# Regulatory Reform Subcommittee

**Tuesday, March 30, 2021**
**4:00 PM – 7:00 PM**
**Webster Hall (212 Knott)**

# Meeting Packet

**Chris Sprowls**
**Speaker**

**Bob Rommel**
**Chair**

# The Florida House of Representatives

**Commerce Committee**
**Regulatory Reform Subcommittee**

**Chris Sprowls**
**Speaker**

**Bob Rommel**
**Chair**

## AGENDA

**Tuesday, March 30, 2021**
**4:00 PM – 7:00 PM**
**Webster Hall (212 Knott)**

I. Call to Order & Roll Call

II. Welcoming Remarks

III. Consideration of the following bills(s):

CS/HB 1645 by *Local Administration & Veterans Affairs Subcommittee, Rep. Drake*
City of Freeport, Walton County

HB 1647 by *Rep. Plasencia*
City of Orlando, Orange County

IV. Adjournment

303 House Office Building, 402 South Monroe Street, Tallahassee, Florida 32399-1300
(850) 717-4870 Fax: (850) 410-0096

# Committee Meeting Notice

## HOUSE OF REPRESENTATIVES

### Regulatory Reform Subcommittee

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|---|---|
| **Start Date and Time:** | Tuesday, March 30, 2021 04:00 pm |
| **End Date and Time:** | Tuesday, March 30, 2021 07:00 pm |
| **Location:** | Webster Hall (212 Knott) |
| **Duration:** | 3.00 hrs |

**Consideration of the following bill(s):**

CS/HB 1645 City of Freeport, Walton County by Local Administration & Veterans Affairs Subcommittee, Drake
HB 1647 City of Orlando, Orange County by Plasencia

This meeting will be live-streamed on https://thefloridachannel.org/. Persons who wish to attend must register at www.myfloridahouse.gov, at least three hours before the meeting, and pick up a pass at the Legislative Welcome Center on the 4th Floor of the Capitol beginning one hour before the start of the meeting. Audience seating will be socially distanced and will be available on a first-come, first-served basis. Registration closes three hours before the meeting starts.

**NOTICE FINALIZED on 03/26/2021 4:08PM by Rigas.Amanda**

# HOUSE OF REPRESENTATIVES LOCAL BILL STAFF ANALYSIS

**BILL #:** CS/HB 1645 City of Freeport, Walton County
**SPONSOR(S):** Local Administration & Veterans Affairs Subcommittee, Drake
**TIED BILLS:** **IDEN./SIM. BILLS:**

| REFERENCE | ACTION | ANALYST | STAFF DIRECTOR or BUDGET/POLICY CHIEF |
|---|---|---|---|
| 1) Local Administration & Veterans Affairs Subcommittee | 15 Y, 0 N, As CS | Renner | Miller |
| 2) Regulatory Reform Subcommittee | | Willson MW | Anstead |
| 3) State Affairs Committee | | | |

## SUMMARY ANALYSIS

Florida's Beverage Law places a limit on the number of "quota licenses" that the Department of Business and Professional Regulation (DBPR) may issue per county. A quota license allows a business to serve any alcoholic beverage regardless of alcoholic content, including liquor. DBPR is not limited by the Beverage Law on the number of licenses it may issue for businesses that serve only malt beverages and wine.

The bill creates an exception to s. 561.20(2), F.S., authorizing DBPR to designate property as a specialty center within the City of Freeport if a minimum of 25 acres adjacent to the specialty center was donated to the Walton County School Board and at the time of the donation the specialty center property and the donated property were owned by the same entity or an entity with common ownership. The specialty center may not comprise more than 15 acres.

The bill creates an exception to ss. 562.45 and 561.01(11), F.S., providing that alcoholic beverages sold for consumption on the premises of a specialty center by a vendor may be consumed anywhere within the specialty center. Additionally, an applicant for an alcoholic beverage license to be located in a specialty center may not be denied licensure based solely on distance from educational facilities if the shortest route of ordinary pedestrian travel along the public thoroughfare from the main entrance of the place of business to the main entrance of the school is at least 500 feet.

According to the Economic Impact Statement filed for the bill, entities will incur minimal costs associated with the implementation of the special use district.

**According to House Rule 5.5(b), a local bill providing an exemption from general law may not be placed on the Special Order Calendar for expedited consideration. Since this bill creates an exemption to general law, the provisions of House Rule 5.5(b) apply.**

## FULL ANALYSIS

## I. SUBSTANTIVE ANALYSIS

A. EFFECT OF PROPOSED CHANGES:

**Present Situation**

Alcoholic Beverage Licensing

The Division of Alcoholic Beverages and Tobacco (DABT) within the Department of Business and Professional Regulation (DBPR) is responsible for regulating the conduct, management, and operation of the manufacturing, packaging, distribution, and sale within the state of alcoholic beverages under Florida's Beverage Law.[1]

The Beverage Law does not limit the number of licenses DABT may issue to businesses who wish to sell malt beverages or wine.[2] However, the Beverage Law limits the number of licenses that may be issued allowing a business to sell any alcoholic beverage regardless of alcoholic content, including liquor or distilled spirits.[3] This license, often referred to as a "quota license," is limited to one license per 7,500 residents per county with a minimum of three licenses per county that has approved the sale of intoxicating liquors.[4]

There are several exceptions to the quota license limitation, and businesses meeting the requirements set out in statute[5] may be issued a special license by DBPR allowing the business to serve any alcoholic beverages regardless of alcoholic content.

Alcoholic beverages sold for consumption on premises must be consumed inside the licensed premises.[6] DBPR may approve a temporary expansion of the licensed premises to include a sidewalk or other outdoor area for special events.[7] The business must pay an application fee of $100, stipulate the timeframe for the special event, submit a sketch outlining the expanded premises, and submit written approval from the county or municipality.

Florida counties and unincorporated municipalities may enact ordinances regulating the location of alcohol beverage businesses, including requiring a certain minimum distance separation between alcohol licenses of similar types; or alcohol establishments and places of worship, schools, municipal buildings, or parks.[8] Unless otherwise regulated by local law, no on premise alcohol establishment can be located within 500 feet of the real property comprising a public or private elementary school, middle school, or secondary school.[9]

The City of Freeport prohibits the sale or distribution of beer, wine, liquor, or other alcoholic beverages within the corporate limits of the city within 1,000 feet of any church or school.[10]

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[1] Chs. 561-565 and 567-568, F.S.
[2] *See ss.* 563.02 and 564.02, F.S.
[3] S. 561.20(1), F.S. *See* s. 565.02(1)(a)-(f), F.S.
[4] S. 561.20(1), F.S.
[5] S. 561.20(2), F.S.
[6] *See* s. 561.01(11), F.S. (defining "licensed premises" and requiring written approval from the county or municipality to include a sidewalk or any other outside area as part of the licensed premise).
[7] S. 561.01(11), F.S.
[8] S. 562.45(2)(a), F.S.
[9] *Id.*
[10] City of Freeport Code of Ordinances, ch. 3, s. 3-2(a). The City measures 1,000 feet by following the shortest route of ordinary pedestrian travel along the public thoroughfare from the main entrance of the business to the nearest point of school facilities. *See* Code of Ordinances, ch. 3, s. 3-2(b).

VERBANA COURT; THENCE RUN NORTH ALONG THE CENTERLINE OF VERBANA COURT AND THE EXTENSION THEREOF TO THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 408; THENCE

OF LOT 15, BLOCK A, OF AFORESAID AZALEA PARK ANNEX REPLAT; THENCE RUN NORTH TO THE NORTHWEST CORNER OF AFORESAID LOT 1, BLOCK A, AZALEA PARK ANNEX REPLAT, ALSO BEING THE POINT OF BEGINNING.

ALSO:

BEGINNING AT A POINT AT THE INTERSECTION OF THE SOUTH RIGHT -OF -WAY LINE OF W MARKS STREET AND THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 4, ALSO KNOWN AS STATE ROAD 400; THENCE RUN NORTHERLY ALONG THE EAST RIGHT-OF -WAY OF SAID STATE ROAD 400, TO THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE AND THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 29 EAST; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE OF STATE ROAD 400, RUN EASTERLY ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 29 EAST, TO A POINT AT THE INTERSECTION OF SAID SECTION LINE AND THE WATER'S EDGE OF LAKE IVANHOE; THENCE RUN NORTHEASTERLY ALONG THE EDGE OF WATER OF LAKE IVANHOE TO THE INTERSECTION OF THE SOUTHERLY EXTENSION OF THE CENTERLINE OF GURTLER DRIVE; THENCE DEPARTING THE WATER'S EDGE OF LAKE IVANHOE, RUN NORTHERLY ALONG THE CENTERLINE OF GURTLER DRIVE TO THE INTERSECTION OF THE CENTERLINE OF E NEW HAMPSHIRE

STREET; THENCE DEPARTING THE CENTERLINE OF GURTLER DRIVE, RUN EAST ALONG THE CENTERLINE OF E NEW HAMPSHIRE STREET TO THE INTERSECTION OF THE SOUTHERLY EXTENSION OF THE EAST LOT LINE OF LOT 1, WELLESLEY OAKS APARTMENTS ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 57, PAGE 21 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN NORTH ALONG SAID SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 1 AND THE EAST LINE OF LOT 1 TO THE NORTHEAST CORNER OF SAID LOT 1, SAID POINT BEING THE SOUTHEAST CORNER OF A PARCEL OF LAND THAT IS THE WEST 90 FEET OF THE EAST 362.60 FEET OF THE NORTH 146.20 FEET OF THE SOUTH 322.40 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 29 EAST AND REFERRED TO IN OFFICIAL RECORDS BOOK 8752, PAGE 4454 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN NORTH TO THE NORTHEAST CORNER OF SAID PARCEL OF LAND; THENCE RUN NORTHWESTERLY ACROSS THE RIGHT-OF-WAY OF E VANDERBILT STREET TO THE SOUTHEAST CORNER OF LOT 27, ROSEMERE FOURTH SECTION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK J, PAGE 29 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN NORTH ALONG THE EAST LINE OF LOT 27 AND LOT 8 OF SAID PLAT TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF E YALE STREET; THENCE DEPARTING SAID EAST

LOT LINE OF LOT 27 AND LOT 8 RUN NORTH ACROSS THE RIGHT-OF-WAY OF E YALE STREET TO THE SOUTHWEST CORNER OF LOT 18, ROSEMERE, BLOCK C, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK G, PAGE 102 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN NORTH ALONG THE WEST LOT LINE OF LOT 18 AND LOT 12 OF SAID BLOCK C TO THE NORTHWEST CORNER OF LOT 12 ALSO BEING THE SOUTH RIGHT-OF-WAY OF E HARVARD STREET; THENCE RUN WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF E HARVARD STREET TO THE OF INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 4, ALSO KNOWN AS STATE ROAD 400; THENCE DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF E HARVARD STREET RUN NORTH ALONG SAID EAST RIGHT-OF-WAY LINE OF S.R. 400 TO THE OF INTERSECTION OF THE CENTERLINE OF BAY RUN STREET; THENCE DEPARTING EAST RIGHT-OF-WAY LINE OF S.R. 400 RUN EAST ALONG THE CENTERLINE OF BAY RUN STREET TO THE INTERSECTION OF THE CENTERLINE OF CLAY AVENUE; THENCE DEPARTING CENTERLINE OF BAY RUN STREET RUN SOUTH ALONG THE CENTERLINE OF CLAY AVENUE TO THE INTERSECTION OF THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 29 EAST; THENCE DEPARTING SAID CENTERLINE OF CLAY AVENUE, RUN EAST ALONG SAID SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 SECTION 13, TOWNSHIP 22 SOUTH, RANGE 29

EAST, TO THE INTERSECTION OF THE WATER'S EDGE OF LAKE WINYAH; THENCE DEPARTING SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 29 EAST, RUN SOUTHERLY ALONG THE WATER'S EDGE OF LAKE WINYAH, THE WATERS EDGE OF THE CANAL CONNECTING LAKE WINYAH AND LAKE ESTELLE AND CONTINUING ON THE WATER'S EDGE OF LAKE ESTELLE TO THE INTERSECTION OF THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 29 EAST, THENCE DEPARTING THE WATER'S EDGE OF LAKE ESTELLE RUN NORTH ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 29 EAST, AND CONTINUING ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 13, TOWNSHIP 22 SOUTH, RANGE 29 EAST, TO THE INTERSECTION OF THE SOUTH RIGHT-OF -WAY OF DORCHESTER AVENUE; THENCE DEPARTING THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 13, TOWNSHIP 22 SOUTH, RANGE 29 EAST, SECTION 13, TOWNSHIP 22 SOUTH, RANGE 29 EAST, RUN EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF DORCHESTER AVENUE TO THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF MILLS AVENUE ALSO KNOWN AS U.S. 17-92; THENCE DEPARTING THE SOUTH RIGHT-OF-WAY OF DORCHESTER AVENUE, RUN SOUTH ALONG THE EAST RIGHT-OF-WAY OF U.S. 17-92 TO

THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF LAKE SHORE DRIVE; THENCE RUN SOUTHEASTERLY ALONG THE NORTH RIGHT-OF-WAY OF LAKE SHORE DRIVE TO THE INTERSECTION OF THE NORTHERLY EXTENSION OF THE WEST LOT LINE OF LOT 1, ROSE ISLE SECTION ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK T, PAGE 21 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH ALONG SAID WEST LINE OF LOT 1 TO THE INTERSECTION OF THE WATER'S EDGE OF LAKE ROWENA; THENCE RUN WESTERLY ALONG THE WATER'S EDGE OF LAKE ROWENA AND CONTINUE WESTERLY ALONG THE WATER'S EDGE OF LAKE FORMOSA TO THE INTERSECTION OF THE NORTHERLY EXTENSION OF THE CENTERLINE OF ALDEN ROAD; THENCE DEPARTING THE WATER'S EDGE OF LAKE FORMOSA RUN SOUTH ALONG THE CENTERLINE OF ALDEN ROAD TO THE INTERSECTION OF THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 5, BLOCK C OF SECOND REPLAT OF IDLEWILD PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK H, PAGE 98 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING THE CENTERLINE OF ALDEN DRIVE, RUN EAST ALONG SAID SOUTH LOT LINE OF LOT 5 TO THE SOUTHWEST CORNER OF LOT 34 OF SAID BLOCK C; THENCE RUN EAST TO THE SOUTHEAST CORNER OF SAID LOT 34, ALSO BEING THE NORTHEAST CORNER OF LOT 2, LAKE IVANHOE ASSEMBLAGE, ACCORDING TO THE PLAT THEREOF AS RECORDED

IN PLAT BOOK 96, PAGE 85 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTHEAST CORNER OF LOT 34 RUN NORTHEASTERLY ACROSS THE RIGHT-OF-WAY OF NEW YORK AVENUE TO THE SOUTHWEST CORNER OF LOT 1, MIDWAY PARK SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 10, PAGE 150, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN EAST ALONG THE SOUTH LINE OF LOT 1 AND LOT 4 OF SAID MIDWAY PARK SUBDIVISION TO THE SOUTHEAST CORNER OF SAID LOT 4, OF THE AFOREMENTIONED PLAT, THENCE DEPARTING THE SOUTHEAST CORNER OF LOT 4 RUN SOUTHEASTERLY ACROSS THE RIGHT-OF-WAY OF BALTIMORE AVENUE TO THE NORTHWEST CORNER OF LOT 16, FIRST ADDITION TO LAKE HIGHLAND PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK H, PAGE 99, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING THE NORTHWEST CORNER OF LOT 16 RUN EAST ALONG THE NORTH LINE OF LOTS 16,17,18,19 TO THE NORTHEAST CORNER OF LOT 19 OF THE AFOREMENTIONED PLAT; THENCE DEPARTING NORTHEAST CORNER LOT 19 RUN SOUTHEAST ACROSS THE RIGHT-OF-WAY OF ASHER LANE TO A POINT 10' SOUTH OF THE NORTHWEST CORNER OF LOT 26, WISSAHICKSON, BLOCK A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK H, PAGE 44, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN 10' SOUTH OF AND PARALLEL

TO THE NORTH LINE OF LOT 26 AND LOT 27, OF SAID FIRST ADDITION TO LAKE HIGHLAND PARK; THENCE RUN NORTH 10 FEET TO THE NORTHWEST CORNER OF LOT 28; THENCE RUN EAST TO THE NORTHEAST CORNER OF LOT 28, THENCE RUN ALONG THE NORTH LINE OF LOTS 29 AND 30, TO THE NORTHEAST CORNER OF SAID LOT 30 OF THE AFOREMENTIONED PLAT; THENCE RUN NORTHEAST ACROSS THE RIGHT-OF-WAY OF FERRIS AVENUE TO THE NORTHWEST CORNER OF LOT 25, WISSAHICKSON, BLOCK B, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK H, PAGE 44, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN EAST ALONG THE NORTH LINE OF LOT 25 AND LOT 32, TO THE NORTHEAST CORNER OF LOT 32 OF SAID PLAT; THENCE RUN EASTERLY ACROSS THE RIGHT-OF-WAY OF DAUPHIN LANE TO THE NORTHWEST CORNER OF LOT 29, BROOKHAVEN, BLOCK C, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK H, PAGE 18, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN EAST ALONG THE NORTH LINE OF LOT 29, TO THE NORTHEAST CORNER OF LOT 29, OF THE AFOREMENTIONED PLAT; THENCE DEPARTING THE NORTH LINE OF SAID LOT 29 RUN SOUTH ALONG THE EAST LINE OF SAID LOT 29 TO THE SOUTHEAST CORNER OF LOT 22, OF SAID BLOCK C, THE RUN EAST TO THE SOUTHEAST CORNER OF SAID LOT 22, THENCE RUN SOUTH TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF VIRGINIA DRIVE; THENCE RUN

SOUTH TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF BROOKHAVEN DRIVE; THENCE RUN TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF BROOKHAVEN AND THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 4, BROOKHAVEN, BLOCK E, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK H, PAGE 18 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN EASTERLY ALONG SAID SOUTH LOT LINE OF LOT 4 TO THE EAST BOUNDARY LINE OF AFOREMENTIONED PLAT; THENCE DEPARTING SOUTH LOT LINE OF SAID LOT 4 RUN SOUTHWESTERLY ALONG THE EASTERLY AND SOUTHERLY BOUNDARY LINE OF SAID PLAT TO THE EAST RIGHT-OF-WAY OF FERRIS AVENUE; THENCE DEPARTING THE EASTERLY AND SOUTHERLY BOUNDARY LINE OF BROOKHAVEN, RUN WEST TO THE INTERSECTION OF THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 29 EAST AND THE WESTERLY EXTENSION OF THE SOUTH LINE OF SAID PLAT BROOKHAVEN; THENCE, RUN SOUTH ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 29 EAST TO THE INTERSECTION OF THE WATER'S EDGE OF LAKE HIGHLAND; THENCE DEPARTING SAID WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 29 EAST, RUN WEST ALONG THE NORTHERLY WATER'S EDGE OF LAKE HIGHLAND TO THE INTERSECTION OF THE NORTH

LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 29 EAST, THENCE DEPARTING THE WATER'S EDGE OF LAKE HIGHLAND RUN WESTERLY TO THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF HIGHLAND AVENUE; THENCE DEPARTING THE SAID NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, RUN SOUTH ALONG THE EAST RIGHT-OF-WAY OF HIGHLAND AVENUE TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF E MARKS STREET; THENCE RUN WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF E MARKS STREET TO THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 400, ALSO BEING THE POINT OF BEGINNING.

ALSO:

BEGINNING AT THE SOUTHEAST CORNER LOT 4, BLOCK F OF J.E. GROVES SUB-DIVISION, ACCORDING THE PLAT THEREOF IN PLAT BOOK F, PAGE 62 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF ROBINSON STREET, ALSO KNOWN AS STATE ROAD 526, THENCE RUNNING WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF ROBINSON STREET AND ACROSS THE RIGHT-OF-WAY OF MILLS AVENUE TO THE SOUTHEAST CORNER OF LOT 17, BLOCK F, OF EOLA PARK HEIGHTS, ACCORDING TO THE PLAT THERE OF AS RECORDED IN PLAT BOOK H, PAGE 33

OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE CONTINUE RUNNING TO THE WEST 25 FEET TO THE WEST LINE OF THE EAST 1/2 OF SAID LOT 17, THENCE DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID ROBINSON STREET, STATE ROAD 526, RUN ALONG THE WEST LINE OF THE EAST HALF OF SAID LOT 17 TO THE SOUTH LINE OF LOT 8, OF SAID BLOCK F, EOLA PARK HEIGHTS, THENCE DEPARTING THE SAID WEST LINE RUN ALONG THE SOUTH LINE OF LOT 8 A DISTANCE OF 9 FEET TO A POINT THAT IS 34 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID LOT 8, THENCE DEPARTING THE SOUTH LINE OF SAID LOT 8, RUN ALONG THE LINE THAT IS 34 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID LOT 8 TO THE NORTH LINE OF SAID BLOCK F, EOLA PARK HEIGHTS, THENCE CONTINUE NORTH ACROSS THE RIGHT-OF-WAY OF RIDGEWOOD STREET TO THE SOUTH LINE OF BLOCK E, OF SAID EOLA PARK HEIGHTS, AND THE NORTH RIGHT-OF-WAY LINE OF RIDGEWOOD STREET, THENCE RUN EAST ALONG THE SOUTH LINE OF SAID BLOCK E AND THE NORTH RIGHT-OF-WAY LINE OF SAID RIDGEWOOD STREET TO THE SOUTHWEST CORNER OF LOT 16, OF SAID BLOCK E; THENCE DEPARTING THE SOUTH LINE OF SAID BLOCK E AND SAID NORTH RIGHT-OF-WAY LINE OF RIDGEWOOD STREET RUN ALONG THE SAID WEST LINE OF SAID LOT 16 AND LOT 8, BOTH IN BLOCK E, TO THE NORTHWEST CORNER OF SAID LOT 8, ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF E LIVINGSTON

STREET, THENCE DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF E LIVINGSTON STREET CONTINUE NORTH ALONG THE PROLONGATION OF THE WEST LINE OF SAID LOT 8 TO THE NORTH RIGHT-OF-WAY LINE OF E LIVINGSTON STREET AND THE SOUTH LINE OF BLOCK B, OF AFORESAID LAKE EOLA HEIGHTS; THENCE RUN WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID BLOCK B TO THE SOUTHWEST CORNER OF LOT 10, OF SAID BLOCK B; THENCE DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID E LIVINGSTON STREET, RUN ALONG THE WEST LINE OF SAID LOT 10 AND LOT 5, BOTH OF BLOCK B TO THE NORTHWEST CORNER OF SAID LOT 5, THENCE DEPARTING THE WEST LINE OF LOT 5 RUN ACROSS THE RIGHT-OF-WAY OF HARWOOD STREET TO THE SOUTHWEST CORNER OF LOT 12, BLOCK A, OF SAID LAKE EOLA HEIGHTS, THENCE RUN NORTH ALONG THE WEST LINE OF SAID LOT 12 AND LOT 9, OF SAID BLOCK A, TO THE NORTHWEST CORNER OF SAID LOT 9; THENCE DEPARTING THE WEST LINE OF SAID LOT 9, RUN NORTH ACROSS THE RIGHT-OF-WAY OF E AMELIA STREET TO THE SOUTHWEST CORNER OF LOT 5, J.W. REEDER SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK K, PAGE 38, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN NORTH ALONG THE WEST LINE OF SAID LOT 5 TO THE NORTHWEST CORNER OF SAID LOT 5, THENCE DEPARTING THE SAID WEST LINE RUN EAST ALONG THE NORTH LINE OF SAID LOT 5 TO THE EAST LINE OF LOT 1, OF SAID

J.W. REEDER SUBDIVISION; THENCE DEPARTING THE NORTH LINE OF SAID LOT 5, RUN NORTH ALONG THE EAST LINE OF SAID LOT 1 TO THE NORTHEAST CORNER; THENCE RUN NORTH ACROSS THE RIGHT-OF-WAY OF MOUNT VERNON STREET TO THE NORTH RIGHT-OF-WAY LINE OF SAID MOUNT VERNON STREET THENCE RUN WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID MOUNT VERNON STREET TO THE INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF N HYER AVENUE, THENCE DEPARTING THE NORTH RIGHT-OF-WAY LINE OF MOUNT VERNON STREET RUN NORTH ALONG THE EAST RIGHT-OF-WAY LINE OF N HYER AVENUE ACROSS AND TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF E CONCORD STREET; THENCE CONTINUE EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID E CONCORD STREET TO THE EAST LINE OF THE WEST 80 FEET OF LOTS 21 AND 22, OF BLOCK A, HARDING'S REVISION OF CARL JANSEN'S ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK H, PAGE 53 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN NORTH ALONG SAID EAST LINE A DISTANCE OF 93.25 MORE OR LESS TO A POINT 5 FEET SOUTH OF THE NORTH LINE OF SAID LOT 21, THENCE RUN EAST AND 5 FEET PARALLEL TO SAID NORTH LINE TO THE EAST LINE OF SAID LOT 21. THENCE RUN NORTH TO THE NORTHEAST CORNER OF LOT 9, OF SAID BLOCK A; ALSO BEING THE SOUTHEAST CORNER OF LOT 6, BLOCK A, CARL JANSEN'S ADDITION TO ORLANDO, ACCORDING TO THE

PLAT THEREOF AS RECORDED IN PLAT BOOK F, PAGE 59 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN ALONG THE SOUTH LINE OF SAID LOT 6 TO THE SOUTHWEST CORNER OF SAID LOT 6, ALSO BEING THE EAST RIGHT-OF-WAY LINE OF N HYER AVENUE, THENCE DEPARTING THE SOUTH LINE OF LOT 6 RUN NORTH ALONG THE SAID EAST RIGHT-OF-WAY LINE OF N HYER AVENUE TO THE NORTHWEST CORNER OF SAID LOT 6, THENCE DEPARTING THE SAID EAST RIGHT-OF-WAY LINE OF N HYER AVENUE RUN NORTHWESTERLY TO THE SOUTHEAST CORNER OF LOT 1, BLOCK A, COLONIAL HILL SUBDIVISION FOR C.B. ROBINSON, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK E, PAGE 37, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN WEST TO THE SOUTHWEST CORNER OF LOT 12 OF SAID BLOCK A, COLONIAL HILL SUBDIVISION FOR C.B. ROBINSON; THENCE RUN WEST ACROSS THE RIGHT-OF-WAY OF N SUMMERLIN AVENUE TO THE SOUTHEAST CORNER OF LOT 1, MRS NORMAN ROBINSON'S ADDITION TO ORLANDO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK E, PAGE 17, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN WEST TO THE SOUTHWEST CORNER OF LOT 4, OF SAID BLOCK A, MRS NORMAN ROBINSON'S ADDITION TO ORLANDO, ALSO BEING THE SOUTHEAST CORNER OF LOT 5, BLOCK A, AMENDED PLAT OF A PORTION OF MRS. NORMAN ROBINSON'S ADDITION TO ORLANDO, ACCORDING TO THE PLAT THEREOF AS RECORDED

IN PLAT BOOK F, PAGE 122, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN WEST TO THE SOUTHWEST CORNER OF LOT 9, OF SAID BLOCK A, AMENDED PLAT OF A PORTION OF MRS. NORMAN ROBINSON'S ADDITION TO ORLANDO; THENCE CONTINUE RUNNING WEST ACROSS THE RIGHT-OF-WAY OF CATHCART AVENUE TO THE SOUTHEAST CORNER OF LOT 8, BLOCK B OF SAID AMENDED PLAT OF A PORTION OF MRS. NORMAN ROBINSON'S ADDITION TO ORLANDO; THEN RUN WEST TO THE SOUTHEAST CORNER OF LOT 4, OF SAID BLOCK B, ALSO BEING THE NORTHWEST CORNER OF LOT 12, OF SAID BLOCK B; THENCE RUN SOUTH ALONG THE WEST LINE OF LOT 12 OF SAID BLOCK B, TO THE SOUTHWEST CORNER OF SAID LOT 12, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF HILLCREST STREET, THENCE DEPARTING THE WEST LINE OF SAID LOT 12, RUN WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF HILLCREST STREET TO THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF BROADWAY AVENUE, THENCE RUN NORTHWESTERLY TO THE SOUTHWEST CORNER OF LOT 5, PARK LAKE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK F, PAGE 128 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN WEST ALONG THE NORTH LINE OF SAID LOT 5 A DISTANCE OF 110 FEET MORE OR LESS TO THE EAST LINE OF THE WEST 50 FEET OF SAID LOT 5, THENCE RUN NORTH 50 FEET EAST OF AND PARALLEL TO THE WEST LINE OF LOT 4,

OF SAID PARK LAKE SUBDIVISION A DISTANCE OF 80 FEET MORE OR LESS TO THE SOUTHEAST CORNER OF LOT 2 OF SAID PARK LAKE SUBDIVISION, THENCE DEPARTING THE SAID LINE PARALLEL TO THE WEST LINE OF LOT 4, RUN ALONG THE SOUTH LINE OF SAID LOT 2 TO THE SOUTHWEST CORNER OF SAID LOT 2, ALSO BEING THE SOUTHEAST CORNER OF LOT 6, BRITTAIN & WAY'S, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK E, PAGE 15 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING THE SOUTH LINE OF SAID LOT 2 RUN SOUTH ALONG THE EAST LINE OF LOT 7 OF SAID BRITTAIN & WAY'S A DISTANCE OF 20 FEET, THENCE RUN WEST AND 20 FEET PARALLEL TO THE NORTH LINE OF SAID LOT 7 A DISTANCE OF 55 FEET, THENCE RUN NORTH AND 55 FEET PARALLEL TO THE EAST LINE OF SAID LOT 7 TO THE SOUTH LINE OF SAID LOT 6, OF BRITTAIN & WAY'S; THENCE RUN WEST ALONG THE SOUTH LINE TO THE SOUTHWEST CORNER OF SAID LOT 6, THENCE DEPARTING SAID SOUTH LINE CONTINUE WEST TO THE CENTERLINE OF HIGHLAND AVENUE, THENCE RUN NORTH ALONG THE CENTERLINE OF HIGHLAND AVENUE TO THE INTERSECTION OF THE CENTERLINE OF STATE ROAD 50, COLONIAL DRIVE; THENCE RUN EAST ALONG THE CENTERLINE OF STATE ROAD 50 TO THE INTERSECTION OF STATE ROAD 50 AND THE SOUTHERLY EXTENSION OF PARK LAKE CIRCLE; THENCE DEPARTING THE CENTERLINE OF STATE ROAD 50 RUN NORTHEASTERLY ALONG THE EXTENSION OF PARK LAKE

CIRCLE TO THE INTERSECTION OF THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 3, TO THE PLAT REFERENCED AS STATE BANK OF ORLANDO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK F, PAGE 18 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN EAST TO THE NORTHWEST CORNER OF SAID LOT 3, THENCE CONTINUE RUNNING EAST ALONG THE NORTH LINE OF SAID LOT 3 TO A POINT THAT IS 80 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 3; THENCE DEPARTING THE NORTH LINE OF SAID LOT 3 RUN NORTH INTO LOT 2 OF SAID STATE BANK OF ORLANDO A DISTANCE OF 50.00 FEET MORE OR LESS AS REFERENCED IN WARRANTY DEED IN OFFICIAL RECORDS BOOK 10628, PAGE 1904 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN EAST A DISTANCE OF 80 FEET MORE OR LESS TO THE EAST LINE OF SAID LOT 2; THENCE RUN SOUTH ON THE SAID EAST LINE OF LOT 2 TO THE NORTHWEST CORNER OF LOT 4 OF STATE BANK OF ORLANDO; THENCE DEPARTING THE EAST LINE OF SAID LOT 2, RUN EAST ALONG THE NORTH LINE OF SAID LOT 4 A DISTANCE OF 50 FEET, SAID POINT BEING THE CENTER OF LOT 5, OF SAID STATE BANK OF ORLANDO; THENCE DEPARTING THE SAID NORTH LINE OF LOT 4, RUN NORTH AND 50 FEET PARALLEL TO THE WEST LINE OF SAID LOT 2 AND THE WEST LINE OF LOT 1 OF SAID STATE BANK OF ORLANDO TO THE NORTHLINE OF SAID LOT 5; THENCE RUN EAST ALONG THE NORTH LINE OF SAID

LOT 5 AND THE NORTH LINE OF LOT 6, OF SAID STATE BANK OF ORLANDO TO THE NORTHEAST CORNER OF SAID LOT 6, THENCE DEPARTING THE NORTH LINE OF SAID LOT 6 RUN SOUTH TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE RUN EAST ALONG THE SOUTH LINES OF LOTS 9 AND 10 OF SAID STATE BANK OF ORLANDO TO THE SOUTHEAST CORNER OF SAID LOT 10, THENCE DEPARTING THE SOUTH LINE OF LOTS 9 AND 10 RUN NORTH ALONG THE EAST LINE OF SAID LOT 9 TO THE NORTHEAST CORNER OF SAID LOT 9 AND BEING THE NORTHWEST CORNER OF LOT 13, OF SAID STATE BANK OF ORLANDO; THENCE DEPARTING THE EAST LINE OF SAID LOT 9 RUN TO THE EAST ALONG THE NORTH LINE OF LOT 13 TO THE NORTHEAST CORNER OF SAID LOT 13; THENCE DEPARTING THE NORTH LINE OF SAID LOT 13 RUN SOUTH TO THE SOUTHEAST CORNER OF SAID LOT 13; THENCE CROSSING THE RIGHT-OF-WAY OF N SUMMERLIN AVENUE RUN EAST TO THE NORTHWEST CORNER OF LOT 13, FIRST ADDITION TO COLONIAL HILLS ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK F, PAGE 107 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN ALONG THE NORTH LINE OF LOTS 13-24 OF SAID FIRST ADDITION TO COLONIAL HILLS; TO THE NORTHEAST CORNER OF LOT 24; THENCE DEPARTING SAID NORTH LINE OF LOTS 13-24 RUN EAST ACROSS THE RIGHT-OF-WAY OF N HYER AVENUE TO THE WEST LINE OF BLOCK E, OF THE PLAN SHOWING OVERSTREETS OAK HILL SUB-DIVISION

ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK F, PAGE 17, THENCE RUN NORTH ALONG THE WEST LINE OF SAID BLOCK E AND THE EAST RIGHT-OF-WAY LINE OF N HYER AVENUE TO THE NORTHWEST CORNER OF LOT 10, OF SAID BLOCK E; THENCE DEPARTING THE WEST LINE OF SAID BLOCK E AND THE EAST RIGHT-OF-WAY LINE OF SAID N HYER AVENUE RUN EAST ALONG THE NORTH LINE OF SAID LOT 10 TO THE NORTHEAST CORNER OF SAID LOT 10; THENCE DEPARTING THE NORTH LINE OF LOT 10 RUN NORTH ALONG THE WEST LINE OF LOTS 8 AND 7 OF SAID BLOCK E TO THE NORTHWEST CORNER OF SAID LOT 7, BLOCK E, THENCE DEPARTING THE WEST LINE OF SAID LOT 7 RUN EAST ALONG THE NORTH LINE OF SAID LOT 7 TO THE SOUTHEAST CORNER OF LOT 3 OF SAID BLOCK E; THENCE RUN NORTH ALONG THE EAST LINE OF SAID LOT 3 AND THE NORTHERLY EXTENSION THEREOF TO THE CENTERLINE OF E PARK LAKE STREET; THENCE DEPARTING FROM THE NORTHERLY EXTENSION OF LOT 3 RUN TO THE EAST ALONG THE CENTERLINE OF E PARK LAKE STREET ACROSS THE RIGHT-OF-WAY OF N THORNTON AVENUE TO THE INTERSECTION OF THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 19, BLOCK D OF SAID PLAN SHOWING OVERSTREETS OAK HILL SUB-DIVISION, THENCE DEPARTING THE CENTERLINE OF E PARK LAKE STREET RUN NORTH ALONG THE SOUTHERLY EXTENSION OF SAID EAST LINE OF LOT 19 AND THE EAST LINE OF SAID LOT 19 TO THE NORTHEAST CORNER OF SAID LOT 19, THENCE

DEPARTING SAID EAST LINE OF LOT 19 RUN EAST ALONG THE NORTH LINE OF LOT 20 OF SAID BLOCK D TO THE SOUTHEAST CORNER OF LOT 17, OF SAID BLOCK D; THENCE DEPARTING THE NORTH LING OF SAID LOT 20 RUN NORTH ALONG THE EAST LOT LINE OF LOTS 17, 14, 10, 9, 6 TO THE SOUTH LINE OF LOT 3 OF SAID BLOCK D, ALSO BEING THE NORTHEAST CORNER OF SAID LOT 6, THENCE DEPARTING THE EAST LINE OF LOTS 17, 14, 10, 9, 6 RUN WEST TO THE SOUTHWEST CORNER OF LOT 3; THENCE RUN NORTH ALONG THE WEST LINE OF SAID LOT 3 TO THE NORTHWEST CORNER OF SAID LOT 3, BEING THE NORTH LINE OF SAID BLOCK D AND THE SOUTH RIGHT-OF-WAY LINE OF E MARKS STREET; THENCE RUN EAST ALONG THE NORTH LINE OF SAID BLOCK D AND THE SOUTH RIGHT-OF-WAY LINE OF E MARKS STREET TO THE INTERSECTION OF THE SOUTHERLY EXTENSION OF THE EAST LINE OF THE ALLEY LYING IN THE MIDDLE OF BLOCK I, LAKE HIGHLAND HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK Q, PAGE 131 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING THE NORTH LINE OF SAID BLOCK D AND THE SOUTH RIGHT-OF-WAY LINE OF E MARKS STREET RUN NORTH ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID ALLEY LYING IN BLOCK I, AND ALONG THE EAST OF ALLEY ACROSS THE RIGHT-OF-WAY OF WEBER AVENUE TO THE EAST LINE OF THE ALLEY LYING IN BLOCK F, OF SAID LAKE HIGHLAND HEIGHTS, AND ACROSS THE RIGHT-OF-

WAY CANTON AVENUE TO CONTINUE ALONG THE EAST LINE OF ALLY LYING IN BLOCK D, OF SAID LAKE HIGHLAND HEIGHTS TO THE NORTHERLY EXTENSION OF THE EAST LINE OF ALLEY TO THE INTERSECTION OF THE CENTERLINE OF OREGON STREET; THENCE DEPARTING FROM THE NORTHERLY EXTENSION OF THE EAST LINE OF THE ALLEY LYING IN BLOCK D, RUN WEST ALONG THE CENTERLINE OF SAID OREGON STREET TO THE INTERSECTION OF THE CENTERLINE OF N THORNTON AVENUE; THENCE DEPARTING THE CENTERLINE OF OREGON STREET RUN NORTH ALONG THE CENTERLINE OF N THORNTON AVENUE ACROSS THE RIGHT-OF-WAY OF LAKE HIGHLAND DRIVE TO THE NORTH RIGHT-OF-WAY LINE OF SAID LAKE HIGHLAND DRIVE, ALSO BEING THE SOUTH LINE OF BLOCK D, MT. VERNON HEIGHTS ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK E, PAGE 81 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING THE CENTERLINE OF N THORNTON AVENUE OR EXTENSION THEREOF, RUN WEST ALONG THE SOUTH LINE OF SAID BLOCK D AND NORTH RIGHT-OF-WAY LINE OF LAKE HIGHLAND DRIVE TO THE SOUTHWEST CORNER OF LOT 18 OF SAID BLOCK D; THENCE DEPARTING THE SOUTH LINE OF BLOCK D AND THE NORTH RIGHT-OF-WAY LINE OF LAKE HIGHLAND DRIVE RUN NORTH ALONG THE WEST LINE OF SAID LOT 18 AND THE WEST LINE OF LOT 29, OF SAID BLOCK D; THENCE CONTINUE ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 29 TO THE INTERSECTION OF THE

CENTERLINE OF MONTANA STREET; THENCE DEPARTING THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 29, RUN WEST ALONG THE CENTERLINE OF MONTANA STREET TO THE INTERSECTION OF THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 18, BLOCK B OF SAID MT. VERNON HEIGHTS; THENCE DEPARTING THE CENTERLINE OF MONTANA STREET RUN NORTH ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 18 AND SAID WEST LINE TO THE NORTHWEST CORNER OF SAID LOT 18; THENCE CONTINUE NORTH ALONG THE EXTENSION OF THE WEST LINE OF SAID LOT 18 TO THE CENTERLINE OF THE DINKY LINE TRAIL THAT IS FORMERLY THE DINKY LINE RAIL ROAD AND LIES BETWEEN THE PLATS OF SAID MT. VERNON HEIGHTS, AND BROOKHAVEN ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK H, PAGE 18 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; ALSO REFERENCED IN ACL RAILROAD SURVEY OF 1906; THENCE CONTINUE NORTHEASTERLY RUNNING ALONG THE CENTERLINE OF SAID TRAIL TO THE INTERSECTION OF THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 4, BLOCK E, OF SAID BROOKHAVEN; THENCE DEPARTING THE CENTERLINE OF DINKY LINE TRAIL RUN WEST ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 4 TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE RUN ALONG THE SOUTH LINE OF SAID LOT 4 TO THE WESTERLY EXTENSION OF SAID LOT 4 AND THE INTERSECTION OF THE CENTERLINE OF BROOKHAVEN DRIVE;

THENCE DEPARTING THE WESTERLY EXTENSION OF SAID LOT 4, RUN NORTHEASTERLY ALONG THE CENTERLINE OF BROOKHAVEN DRIVE ACROSS THE RIGHT-OF-WAY OF VIRGINIA DRIVE AND TO THE INTERSECTION OF THE CENTERLINE OF HAVEN DRIVE; THENCE CONTINUE RUNNING NORTH ALONG THE CENTERLINE OF HAVEN DRIVE TO THE INTERSECTION OF THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 2, MILLS PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 79 PAGE 52 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; AND LYING NORTH OF THE NORTH LINE OF LOT 24, BLOCK B, OF SAID BROOKHAVEN; THENCE DEPARTING THE CENTERLINE OF HAVEN DRIVE, RUN EAST TO THE EAST LINE OF LOT 3 OF SAID MILLS PARK, ALSO BEING THE WEST LINE OF SAID LOT 2, THENCE DEPARTING THE WESTERLY EXTENSION OF SAID PORTION OF LOT 2, RUN NORTHERLY ALONG THE EAST LINE OF SAID LOT 3 TO THE INTERSECTION OF THE NORTH LINE OF LOT 1, GATEWAY UROLOGY CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 63, PAGE 144 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN WEST TO THE EDGE OF WATER OF LAKE FORMOSA, THENCE NORTHEASTERLY ALONG THE EDGE OF LAKE FORMOSA TO THE INTERSECTION OF THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 1, MCCOY RESTAURANTS, INC. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGE 102 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA;

THENCE RUN EASTERLY ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 1 AND THE NORTH LINE OF SAID LOT 1 TO THE NORTHEAST CORNER OF SAID LOT 1; SAID POINT ALSO BEING THE WEST LINE OF THE PLAT ROWENA PARK NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK S, PAGE 110 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING THE NORTH LINE OF SAID LOT 1, RUN SOUTH ALONG THE WEST LINE OF SAID ROWENA PARK NO. 2 TO THE SOUTHWEST CORNER OF SAID PLAT, ALSO BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK E, OF SAID ROWENA PARK NO. 2; THENCE CONTINUE SOUTH ACROSS THE RIGHT-OF-WAY OF MCCAMY STREET TO THE NORTHWEST CORNER OF LOT 1, BLOCK D, OF ROWENA PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK S, PAGE 25 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH ALONG THE WEST LINE OF SAID ROWENA PARK TO THE NORTHEAST CORNER OF LOT 1, MILLS AND NEBRASKA COMMONS ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 18, PAGE 133 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE CONTINUE SOUTH ALONG THE EAST LINE OF SAID LOT 1 A DISTANCE OF 151.60 FEET MORE OR LESS, THENCE DEPARTING THE EAST LINE OF SAID LOT 1, RUN WEST A DISTANCE OF 227.45 FEET MORE OR LESS ALONG SAID LOT 1, THENCE RUN SOUTH ALONG SAID LOT 1 A DISTANCE OF 112.64 MORE OR LESS TO THE

NORTH RIGHT-OF-WAY LINE OF NEBRASKA STREET; THENCE CONTINUE SOUTH ACROSS THE RIGHT-OF-WAY OF NEBRASKA STREET TO THE SOUTH RIGHT-OF-WAY LINE OF NEBRASKA STREET; THENCE RUN EAST ALONG THE SOUTH RIGHT-OF-WAY OF NEBRASKA STREET TO A POINT IS 50 FEET WEST OF THE NORTHEAST CORNER OF LOT 3, BLOCK K, NORTH PARK ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK E, PAGE 73 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF NEBRASKA STREET RUN THE FOLLOWING CALLS AROUND THE DEED IN OFFICIAL RECORDS BOOK 10936, PAGE 4440 OF THE PUBLIC RECORDS IN ORANGE COUNTY, FLORIDA; RUN SOUTH 50 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID LOT 3 A DISTANCE OF 112.50 FEET MORE OR LESS, THENCE RUN WEST A DISTANCE OF 100 FEET MORE OR LESS TO THE EAST LINE OF LOT 4, BLOCK K, OF SAID NORTH PARK; THENCE RUN SOUTH ALONG THE EAST LINE OF LOT 4 TO THE NORTH RIGHT-OF-WAY LINE OF MINNESOTA STREET; THENCE CONTINUE SOUTH ACROSS THE RIGHT-OF-WAY OF MINNESOTA STREET TO THE NORTHEAST CORNER OF LOT 4, BLOCK L, THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 4, BLOCK L, A DISTANCE OF 75 FEET MORE OR LESS, THENCE DEPARTING THE EAST LINE OF SAID LOT 4 RUN EAST 5 FEET MORE OR LESS INTO LOT 3, OF SAID BLOCK L, THENCE RUN SOUTH 5' EAST OF AND PARALLEL TO THE EAST LINE OF LOT 4, BLOCK L TO THE INTERSECTION

OF THE NORTH RIGHT-OF-WAY LINE OF VIRGINIA DRIVE; THENCE CONTINUE SOUTH ACROSS THE RIGHT-OF-WAY OF VIRGINIA DRIVE TO THE NORTHEAST CORNER OF LOT 7, BLOCK C, FIRST ADDITION TO MT. VERNON HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK E, PAGE 88 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH ALONG THE EAST LINE OF LOTS 7-12, OF SAID BLOCK C, TO THE NORTH RIGHT-OF-WAY LINE OF MONTANA STREET; THENCE DEPARTING THE EAST LINE OF LOTS 7-12, OF SAID BLOCK C, CONTINUE SOUTH ACROSS THE RIGHT-OF-WAY OF SAID MONTANA STREET TO THE NORTHEAST CORNER OF LOT 2, BLOCK Q, HIGHLAND GROVE 2ND ADDITION TO THE CITY OF ORLANDO ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK E, PAGE 18 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE CONTINUE SOUTH TO THE SOUTHEAST CORNER OF LOT 5, BLOCK Q OF SAID HIGHLAND GROVE 2ND ADDITION TO THE CITY OF ORLANDO, ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF LAKE HIGHLAND DRIVE; THENCE RUN ACROSS THE RIGHT-OF-WAY OF LAKE HIGHLAND DRIVE TO THE NORTHEAST CORNER OF LOT 3, BLOCK G, OF AFORESAID FIRST ADDITION TO MT. VERNON HEIGHTS, THENCE RUN SOUTH ALONG THE EAST LINE OF LOTS 3 AND 4 OF SAID BLOCK G TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE DEPARTING THE EAST LINE OF LOTS 3 AND 4, RUN EAST 14.03 FEET MORE OR LESS

ALONG THE NORTH LINE OF LOT 5, OF SAID BLOCK G, THENCE DEPARTING THE NORTH LINE OF SAID LOT ,5 RUN SOUTH 14.03 EAST AND PARALLEL TO THE EAST LINE OF LOTS 6 AND 7 OF SAID BLOCK G, AND THROUGH LOT 8 OF SAID BLOCK G TO THE NORTH RIGHT-OF-WAY LINE OF OREGON STREET; THENCE RUN SOUTH ACROSS THE RIGHT-OF-WAY OF OREGON STREET TO THE SOUTH RIGHT-OF-WAY LINE OF OREGON STREET; THENCE RUN EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF OREGON STREET TO THE NORTHEAST CORNER OF LOT 9, BROSSER SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK H, PAGE 8 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH ALONG THE EAST LINE OF SAID LOT 9 TO THE SOUTHEAST CORNER OF SAID LOT 9, THENCE RUN WEST TO THE SOUTHWEST CORNER OF SAID LOT 9; THENCE RUN SOUTH ALONG THE EAST LINE OF LOTS 12-15 OF SAID BROSSER SUBDIVISION TO THE NORTH RIGHT-OF-WAY LINE OF CANTON STREET; THENCE DEPARTING THE EAST LINE OF LOTS 12-15 OF SAID BROSSER SUBDIVISION, RUN SOUTH ACROSS THE RIGHT-OF-WAY OF CANTON STREET TO THE SOUTH RIGHT-OF-WAY LINE OF CANTON STREET; THENCE RUN EAST TO THE NORTHEAST CORNER OF LOT 18, BLOCK E, OF HIGHLAND GROVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK E, PAGE 8 IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH ALONG THE EAST LINE OF LOTS 18 AND 6, TO THE

SOUTHEAST CORNER OF SAID LOT 6, HIGHLAND GROVE; THENCE RUN SOUTHWESTERLY ACROSS THE RIGHT-OF-WAY OF WEBER STREET TO THE NORTHEAST CORNER OF LOT 1, CFE FEDERAL CREDIT UNION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 92, PAGE 85 IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE CONTINUE SOUTH ALONG THE EAST LINE OF SAID LOT 1 TO THE SOUTHEAST CORNER OF SAID LOT 1, THENCE CONTINUE SOUTH ALONG THE EAST LINE OF LOTS 19-24, BLOCK A, OF HIGHLAND GROVE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK E, PAGE 8 IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING THE EAST LINE OF LOTS 19-24 OF SAID BLOCK A, RUN SOUTHWESTERLY ACROSS THE RIGHT-OF-WAY OF E MARKS STREET TO THE NORTHEAST CORNER OF LOT 7, BLOCK Y, HIGHLAND GROVE 2ND ADDITION TO THE CITY OF ORLANDO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK E, PAGE 18 IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH ALONG THE EAST LINE OF SAID LOT 7, BLOCK Y TO THE SOUTHEAST CORNER OF SAID LOT 7, BLOCK Y; THENCE DEPARTING THE EAST LINE OF SAID LOT 7, BLOCK Y, RUN SOUTH ACROSS THE RIGHT-OF-WAY OF ILLINOIS STREET TO THE NORTHEAST CORNER OF LOT 7, BLOCK Z, OF SAID HIGHLAND GROVE 2ND ADDITION TO THE CITY OF ORLANDO; THENCE RUN SOUTH ALONG THE EAST LINE OF LOTS 7 AND 14

TO THE SOUTHEAST CORNER OF LOT 14; THENCE DEPARTING THE EAST LINE OF SAID LOTS 7 AND 14, RUN SOUTH ACROSS THE RIGHT-OF-WAY OF PARK LAKE STREET TO THE NORTH LINE OF BLOCK CC, OF SAID HIGHLAND GROVE 2ND ADDITION TO THE CITY OF ORLANDO; THENCE RUN EAST LONG THE NORTH LINE OF SAID BLOCK CC AND THE EASTERLY EXTENSION THEREOF TO THE CENTERLINE OF SHINE AVENUE; THENCE DEPARTING THE EXTENSION OF THE NORTH LINE OF SAID BLOCK CC, RUN SOUTH ALONG THE CENTERLINE OF SHINE AVENUE TO THE INTERSECTION OF THE CENTERLINE OF WOODWARD STREET; THENCE DEPARTING THE CENTERLINE OF SHINE AVENUE RUN EAST ALONG THE CENTERLINE OF WOODWARD STREET TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF N FERN CREEK AVENUE; THENCE DEPARTING THE CENTERLINE OF WOODWARD STREET RUN NORTH ALONG THE WEST RIGHT-OF-WAY LINE OF N FERN CREEK AVENUE TO THE INTERSECTION OF THE WESTERLY EXTENSION OF THE CENTERLINE OF WOODWARD STREET; THENCE DEPARTING THE WEST RIGHT-OF-WAY LINE OF N FERN CREEK RUN WEST ACROSS THE RIGHT-OF-WAY OF N FERN CREEK AVENUE AND ALONG THE CENTERLINE OF WOODWARD STREET TO THE INTERSECTION OF THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 6, BLOCK D, COLONIAL GROVE ESTATES "ARBOR VILLA GROVE", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK E, PAGE 95 OF THE PUBLIC RECORDS OF ORANGE COUNTY,

FLORIDA; THENCE DEPARTING THE CENTERLINE OF WOODWARD STREET RUN SOUTH ALONG THE EAST LINE OF SAID LOT 6, BLOCK D TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE DEPARTING THE EAST LINE OF SAID LOT 6, RUN EAST ALONG THE NORTH LINE OF LOTS 12-13 OF SAID BLOCK D TO THE SOUTHWEST CORNER OF LOT 3, OF SAID BLOCK D; THENCE DEPARTING THE NORTH LINE OF LOTS 12-13, RUN NORTH TO THE NORTHWEST CORNER OF SAID BLOCK D, THENCE RUN EAST TO THE NORTHEAST CORNER OF LOT 1, OF SAID BLOCK D; THENCE, RUN EAST ACROSS THE RIGHT-OF-WAY OF ALTALOMA AVENUE TO THE TO THE NORTHWEST CORNER OF LOT 10, BLOCK E, COLONIAL GROVE ESTATES "ARBOR VILLA GROVE", SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF WOODWARD STREET, THENCE CONTINUE EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF WOODWARD STREET TO THE NORTHEAST CORNER OF LOT 8, OF SAID BLOCK E, THENCE DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF WOODWARD STREET RUN SOUTH ALONG THE EAST LINE OF SAID LOT 8 TO THE SOUTHEAST CORNER OF SAID LOT 8; THENCE DEPARTING THE EAST LINE OF SAID LOT 8 RUN EAST ALONG THE NORTH LINE OF LOTS 14-20 OF SAID BLOCK E TO THE NORTHEAST CORNER OF SAID LOT 20; THENCE DEPARTING THE NORTH LINE OF LOTS 14-20 OF SAID BLOCK E, RUN EAST ACROSS THE RIGHT-OF-WAY MERIDALE AVENUE TO THE EAST RIGHT-OF-WAY LINE SAID MERIDALE AVENUE, THENCE RUN NORTH ALONG THE SAID EAST

RIGHT-OF-WAY LINE OF MERIDALE AVENUE TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF WOODWARD STREET, THENCE DEPARTING THE EAST RIGHT-OF-WAY LINE OF MERIDALE AVENUE RUN EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF WOODWARD STREET AND ACROSS THE RIGHT-OF-WAY OF N HAMPTON AVENUE TO THE NORTHWEST CORNER OF LOT 4, REPLAT OF COLONIAL GARDENS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK M, PAGE 63 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF WOODWARD STREET RUN EAST ALONG THE NORTH LINE OF SAID LOT 4 TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE DEPARTING THE NORTH LINE OF SAID LOT 4, RUN EAST ACROSS THE RIGHT-OF-WAY OF PALM DRIVE TO THE NORTHWEST CORNER OF LOT 35, OF SAID REPLAT OF COLONIAL GARDENS; THENCE RUN TO THE NORTHEAST CORNER OF SAID LOT 35, ALSO BEING THE WEST LINE OF LOT 37 OF SAID REPLAT OF COLONIAL GARDENS; THENCE RUN NORTH, EAST AND SOUTH ALONG THE LOT LINES OF SAID LOT 37 TO THE SOUTHWEST CORNER OF LOT 44 OF SAID REPLAT OF COLONIAL GARDENS; THENCE RUN EAST ALONG THE SOUTH LINE OF SAID LOT 44 TO THE SOUTHEAST CORNER OF SAID LOT 44; THENCE DEPARTING THE SOUTH LINE OF SAID LOT 44 RUN EAST ACROSS THE RIGHT-OF-WAY OF GARDEN PLAZA TO THE WEST LINE OF THE LOT 1, WENDY'S EAST COLONIAL DRIVE, ACCORDING TO THE

PLAT THEREOF AS RECORDED IN PLAT BOOK 73, PAGE 96 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN NORTH ALONG THE WEST LINE OF SAID LOT 1, WENDY'S EAST COLONIAL DRIVE TO THE NORTHWEST CORNER OF SAID LOT 1, THENCE DEPARTING THE WEST LINE OF SAID LOT 1, RUN EAST TO THE NORTHWEST CORNER OF LOT 65, OF SAID REPLAT OF COLONIAL GARDENS; THENCE RUN EAST TO THE NORTHEAST CORNER OF SAID LOT 65, THENCE RUN EAST ACROSS THE RIGHT-OF-WAY OF FLORAL DRIVE TO THE EAST RIGHT-OF-WAY LINE OF FLORAL DRIVE, THENCE RUN NORTH ALONG THE EAST RIGHT-OF-WAY LINE OF FLORAL DRIVE TO THE NORTHWEST CORNER OF LOT 95, OF SAID REPLAT OF COLONIAL GARDENS; THENCE DEPARTING THE EAST RIGHT-OF-WAY OF FLORAL DRIVE, RUN EAST TO THE NORTHEAST CORNER OF LOT 95; THENCE CONTINUE RUNNING EAST TO THE CENTERLINE OF N BUMBY AVENUE, THENCE RUN SOUTH ALONG THE CENTERLINE OF N BUMBY AVENUE TO THE INTERSECTION OF THE CENTERLINE OF HILLCREST STREET; THENCE DEPARTING THE CENTERLINE OF N BUMBY AVENUE RUN WEST ALONG THE CENTERLINE OF HILLCREST STREET ACROSS THE RIGHT-OF-WAY OF N HILLSIDE AVENUE AND THE RIGHT-OF-WAY OF N HAMPTON AVENUE AND THE RIGHT-OF-WAY OF MERIDALE AVENUE AND THE RIGHT-OF-WAY OF ALTALOMA AVENUE AND ACROSS THE RIGHT-OF-WAY OF N FERNCREEK AVENUE TO THE INTERSECTION OF THE CENTERLINE OF SHINE AVENUE; THENCE

DEPARTING THE CENTERLINE OF HILLCREST STREET RUN SOUTH ALONG THE CENTERLINE OF SHINE AVENUE TO THE INTERSECTION OF THE EASTERLY EXTENSION SOUTH LINE OF LOT 1, BLOCK C, COLONIAL PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK E, PAGE 25 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN WEST ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 1 TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE CONTINUE RUNNING WEST ALONG THE SOUTH LINE OF LOTS 1-5 OF SAID BLOCK C, TO THE NORTHWEST CORNER OF LOT 15, OF SAID BLOCK C; THENCE DEPARTING THE SOUTH LINE OF LOTS 1-5 OF SAID BLOCK C, RUN SOUTH TO THE SOUTHEAST CORNER OF SAID LOT 15, THENCE RUN WEST TO THE SOUTHWEST CORNER OF SAD LOT 15; THENCE RUN NORTH TO THE NORTHEAST CORNER OF LOT 14 OF SAID BLOCK C; THENCE RUN WEST TO THE NORTHWEST CORNER OF SAID LOT 14; THENCE RUN SOUTH TO THE SOUTHWEST CORNER OF SAID LOT 14; THENCE CONTINUE SOUTH ACROSS THE RIGHT-OF-WAY OF E CONCORD STREET TO A POINT 1 FOOT EAST AND PARALLEL TO THE NORTHEAST CORNER OF LOT 8, BLOCK F, OF SAID COLONIAL PARK; THENCE CONTINUE RUNNING SOUTH 1 FOOT PARALLEL TO THE EAST LINE OF SAID LOT 8 TO THE SOUTH LINE OF LOT 7, OF SAID BLOCK F; THENCE RUN WEST 1 FOOT TO THE SOUTHEAST CORNER OF SAID LOT 8, BLOCK F; ALSO BEING THE NORTHEAST CORNER OF LOT 13, OF SAID

BLOCK F; THENCE RUN SOUTH TO THE SOUTHEAST CORNER OF SAID LOT 13; THENCE RUN SOUTHWESTERLY ACROSS THE RIGHT-OF-WAY OF MOUNT VERNON STREET TO THE NORTHEAST CORNER OF LOT 9, BLOCK G, OF SAID COLONIAL PARK; THENCE RUN SOUTH ALONG THE EAST LINE OF LOT 9 OF SAID BLOCK G TO THE SOUTHEAST CORNER OF SAID LOT 9; THENCE DEPARTING THE EAST LINE OF SAID LOT 9 RUN EAST TO THE EAST LINE OF THE WEST 1/2 OF LOT 13, OF SAID BLOCK G; THENCE RUN SOUTH ACROSS THE RIGHT-OF-WAY OF AMELIA STREET TO THE NORTH LINE OF LOT 1, DOWNTOWN BRANCH CENTRAL FLORIDA Y.M.C.A., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, PAGE 50 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN WEST AND SOUTH ALONG THE NORTH AND WEST LINES OF SAID LOT 1, DOWNTOWN BRANCH CENTRAL FLORIDA Y.M.C.A., TO THE NORTHWEST CORNER OF LOT 15, BLOCK B, J.E. GROVES SUB-DIVISION, THENCE DEPARTING THE WEST LINE OF SAID LOT 1, RUN ALONG THE NORTH LINE OF LOTS 15, 14 AND 13, OF BLOCK B, OF SAID J.E. GROVES SUB-DIVISION; TO A POINT THAT IS 11.5 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 13, THENCE DEPARTING THE NORTH LINE OF LOTS 15, 14 AND 13, OF SAID BLOCK B RUN SOUTH AND 11.5 FEET PARALLEL TO THE EAST LINE OF SAID LOT 13, TO THE NORTH RIGHT-OF-WAY LINE OF E LIVINGSTON STREET; THENCE RUN SOUTHEASTERLY ACROSS THE RIGHT-OF-WAY OF E

LIVINGSTON STREET TO THE NORTHEAST CORNER OF LOT 6, BLOCK C OF SAID J.E. GROVES SUB-DIVISION; THENCE RUN SOUTH ALONG THE EAST LINE OF LOTS 6 AND 11, OF SAID BLOCK C TO THE SOUTHEAST CORNER OF SAID LOT 11; THENCE DEPARTING THE EAST LINE OF LOTS 6 AND 11, RUN SOUTH ACROSS THE RIGHT-OF-WAY OF RIDGEWOOD STREET TO THE NORTHEAST CORNER OF LOT 4, BLOCK F, OF SAID J.E. GROVES SUB-DIVISION; THENCE RUN SOUTH TO THE SOUTHEAST CORNER OF SAID LOT 4, BLOCK F, OF SAID J.E. GROVES SUB-DIVISION; ALSO BEING THE POINT OF BEGINNING.

ALSO:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF N BUMBY AVENUE AND THE CENTERLINE OF E COLONIAL DRIVE, ALSO KNOWN AS STATE ROAD 50, THENCE RUN NORTH ALONG THE CENTERLINE OF N BUMBY AVENUE TO THE INTERSECTION OF THE CENTERLINE OF ROSEDALE ROAD, THENCE DEPARTING THE CENTERLINE OF N BUMBY AVENUE RUN EAST ALONG THE CENTERLINE OF ROSEDALE ROAD TO THE INTERSECTION OF THE CENTERLINE OF N PRIMROSE DRIVE; THENCE DEPARTING THE CENTERLINE OF ROSEDALE ROAD, RUN SOUTH ALONG THE CENTERLINE OF N PRIMROSE DRIVE TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF COLONIAL DRIVE, STATE ROAD 50; THENCE DEPARTING THE CENTERLINE OF N PRIMROSE

DRIVE RUN EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF COLONIAL DRIVE, STATE ROAD 50 TO THE INTERSECTION OF THE NORTHERLY EXTENSION OF THE CENTERLINE OF CALVIN AVENUE; THENCE DEPARTING THE NORTH RIGHT-OF-WAY LINE OF E COLONIAL DRIVE, STATE ROAD 50, RUN SOUTH ALONG THE CENTERLINE OF CALVIN AVENUE TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF E CONCORD STREET; THENCE DEPARTING THE CENTERLINE OF CALVIN AVENUE RUN WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF E CONCORD STREET TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF HERNDON AVENUE; THENCE DEPARTING THE NORTH RIGHT-OF-WAY LINE OF E CONCORD STREET RUN NORTH ALONG THE WEST RIGHT-OF-WAY LINE OF HERNDON AVENUE TO THE NORTHEAST CORNER OF LOT 11, BLOCK A, ORLANDO VILLA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK O, PAGE 19 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN WEST TO THE NORTHWEST CORNER OF SAID LOT 11; THENCE RUN SOUTH TO THE NORTHEAST CORNER OF LOT 22 OF BLOCK E, EAST COLONIAL HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK J, PAGE 3 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN WEST ALONG THE SOUTH LINE OF LOT 21, OF SAID BLOCK E TO THE SOUTHWEST CORNER OF SAID LOT 21; THENCE RUN WEST ACROSS THE UNIMPROVED RIGHT-OF-WAY OF KENNEY AVENUE TO THE SOUTHEAST CORNER OF LOT19, BLOCK

B, OF SAID ORLANDO VILLA, THENCE RUN WEST TO THE SOUTHWEST CORNER OF SAID LOT 19, BLOCK B; THENCE RUN SOUTHWESTERLY TO THE INTERSECTION OF THE CENTERLINE OF E AMELIA STREET; THENCE RUN ALONG THE CENTERLINE E AMELIA STREET TO THE EAST RIGHT-OF-WAY LINE OF MAGUIRE BOULEVARD; THENCE DEPARTING THE CENTERLINE OF E AMELIA STREET, RUN SOUTH ALONG THE EAST RIGHT-OF-WAY LINE OF MAGUIRE BOULEVARD AND CONTINUE ALONG THE EAST RIGHT-OF-WAY LINE OF N CRYSTAL LAKE DRIVE TO THE INTERSECTION OF THE CENTERLINE OF STATE ROAD 408; THENCE DEPARTING THE EAST RIGHT-OF-WAY LINE OF N CRYSTAL LAKE DRIVE RUN WEST ALONG THE CENTERLINE OF STATE ROAD 408 TO THE INTERSECTION OF S BUMBY AVENUE; THENCE DEPARTING THE CENTERLINE OF STATE ROAD 40 RUN NORTH ALONG THE CENTERLINE OF S BUMBY AVENUE TO THE INTERSECTION OF THE E SOUTH STREET; THENCE DEPARTING THE CENTERLINE OF S BUMBY AVENUE RUN WEST ALONG THE CENTERLINE OF E SOUTH STREET TO THE INTERSECTION OF THE CENTERLINE OF S GLENWOOD AVENUE; THENCE DEPARTING THE CENTERLINE OF E SOUTH STREET RUN NORTH ALONG THE CENTERLINE OF S GLENWOOD AVENUE AND CONTINUE ALONG THE CENTERLINE OF N GLENWOOD AVENUE TO THE INTERSECTION OF THE CENTERLINE OF E JEFFERSON STREET; THENCE DEPARTING THE CENTERLINE OF N GLENWOOD AVENUE RUN WEST ALONG THE CENTERLINE OF E JEFFERSON STREET TO THE INTERSECTION

OF THE CENTERLINE OF ROSEARDEN DRIVE; THENCE DEPARTING THE CENTERLINE OF E JEFFERSON STREET RUN NORTH ALONG THE CENTERLINE OF ROSEARDEN DRIVE TO THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF ROBINSON STREET, ALSO KNOWN AS STATE ROAD 526, THENCE DEPARTING THE CENTERLINE OF ROSEARDEN DRIVE, RUN WEST ALONG THE SOUTH RIGHT-OF-WAY LINE OF ROBINSON STREET, STATE ROAD 526 TO THE INTERSECTION OF THE CENTERLINE OF CELIA LANE; THENCE DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF ROBINSON STREET, STATE ROAD 526, RUN SOUTHEAST ALONG THE CENTERLINE OF CELIA LANE TO THE INTERSECTION OF THE CENTERLINE OF E JEFFERSON STREET; THENCE DEPARTING THE CENTERLINE OF CELIA LANE RUN WEST ALONG THE CENTERLINE OF E JEFFERSON STREET TO THE INTERSECTION OF THE CENTERLINE OF N FERN CREEK AVENUE; THENCE DEPARTING THE CENTERLINE OF E JEFFERSON STREET RUN NORTH ALONG THE CENTERLINE OF N FERN CREEK AVENUE TO THE INTERSECTION OF THE CENTERLINE OF RIDGEWOOD STREET; THENCE DEPARTING THE CENTERLINE OF N FERN CREEK AVENUE RUN WEST ALONG THE CENTERLINE OF RIDGEWOOD STREET TO THE INTERSECTION OF THE CENTERLINE OF ALTALOMA AVENUE; THENCE DEPARTING THE CENTERLINE OF RIDGEWOOD STREET RUN SOUTH ALONG THE CENTERLINE OF ALTALOMA AVENUE TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF ROBINSON STREET, STATE ROAD 526;

THENCE DEPARTING THE CENTERLINE OF ALTALOMA AVENUE RUN EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF ROBINSON STREET, STATE ROAD 526 TO THE INTERSECTION OF THE CENTERLINE OF N HAMPTON AVENUE; THENCE DEPARTING THE NORTH RIGHT-OF-WAY LINE OF ROBINSON STREET, STATE ROAD 526, RUN NORTH ALONG THE CENTERLINE OF N HAMPTON AVENUE TO THE INTERSECTION OF THE CENTERLINE OF GLENSIDE LANE; THENCE DEPARTING THE CENTERLINE OF N HAMPTON AVENUE RUN EAST ALONG THE CENTERLINE OF GLENSIDE LANE TO THE INTERSECTION OF THE CENTERLINE OF N FOREST AVENUE; THENCE DEPARTING THE CENTERLINE OF GLENSIDE LANE RUN NORTH ALONG THE CENTERLINE OF N FOREST AVENUE TO THE INTERSECTION OF THE CENTERLINE OF RIDGEWOOD STREET; THENCE DEPARTING THE CENTERLINE OF N FOREST AVENUE RUN EAST ALONG THE CENTERLINE OF RIDGEWOOD STREET TO THE INTERSECTION OF HILLSIDE AVENUE; THENCE DEPARTING THE CENTERLINE OF RIDGEWOOD STREET RUN NORTH ALONG THE CENTERLINE OF HILLSIDE AVENUE TO THE INTERSECTION OF THE CENTERLINE OF BIDWELL STREET; THENCE DEPARTING THE CENTERLINE OF HILLSIDE AVENUE RUN EAST ALONG THE CENTERLINE OF BIDWELL STREET TO THE INTERSECTION OF THE CENTERLINE OF N GLENWOOD AVENUE; THENCE DEPARTING THE CENTERLINE OF BIDWELL STREET RUN NORTH ALONG THE CENTERLINE OF N GLENWOOD AVENUE TO THE INTERSECTION OF THE CENTERLINE

OF E LIVINGSTON STREET; THENCE DEPARTING THE CENTERLINE OF N GLENWOOD AVENUE, RUN EAST ALONG THE CENTERLINE OF E LIVINGSTON STREET TO THE INTERSECTION OF THE SOUTHERLY EXTENSION OF THE EAST LINE OF BLOCK C, FERN COURT SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK R, PAGE 79 IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING THE CENTERLINE OF E LIVINGSTON STREET RUN NORTH ALONG THE SOUTHERLY EXTENSION OF AND THE EAST LINE OF SAID BLOCK C TO THE SOUTH RIGHT-OF-WAY LINE OF STANLEY STREET; THENCE DEPARTING THE EAST LINE OF SAID BLOCK C RUN NORTH ACROSS THE RIGHT-OF-WAY OF STANLEY STREET TO THE SOUTHEAST CORNER OF BLOCK A OF SAID FERN COUNTY SUBDIVISION; THENCE RUN NORTH TO THE NORTHEAST CORNER OF SAID BLOCK A; THENCE RUN NORTH ACROSS THE RIGHT-OF-WAY OF E AMELIA STREET; TO THE NORTH RIGHT-OF-WAY LINE OF SAID E AMELIA STREET; THENCE RUN WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF E AMELIA STREET TO THE SOUTHWEST CORNER OF LOT 9, BLOCK H, EAST VIEW PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK G, PAGE 89 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING THE NORTH RIGHT-OF-WAY LINE OF E AMELIA STREET RUN NORTH ALONG THE WEST LINE OF SAID LOT 9 TO THE SOUTHWEST CORNER OF LOT 1, MOUNT VERNON PLACE, ACCORDING TO THE PLAT THEREOF AS

RECORDED IN PLAT BOOK 53, PAGE 109; THENCE DEPARTING THE WEST LINE OF SAID LOT 9, RUN EAST TO THE SOUTHEAST CORNER OF SAID LOT 1, MOUNT VERNON PLACE; THENCE RUN NORTH TO THE NORTHEAST CORNER OF SAID LOT 1, MOUNT VERNON PLACE; THENCE RUN NORTH ACROSS THE RIGHT-OF-WAY OF MOUNT VERNON STREET; THENCE RUN EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF MOUNT VERNON STREET TO THE SOUTHWEST CORNER OF LOT 1, SCARLATA PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 144 IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING THE NORTH RIGHT-OF-WAY LINE OF MOUNT VERNON STREET; RUN NORTH TO THE NORTHWEST CORNER OF SAID LOT 1, SCARLATA PLAT; THENCE RUN EAST ALONG THE NORTH LINE OF SAID LOT 1, SCARLATA PLAT TO THE SOUTHWEST CORNER OF LOT 3, BLOCK G, OF SAID EAST VIEW PARK; THENCE DEPARTING THE NORTH LINE OF SAID LOT 1, SCARLATA PLAT, RUN NORTH TO THE NORTHWEST CORNER OF SAID LOT 3, EAST VIEW PARK; THENCE RUN NORTH ACROSS THE RIGHT-OF-WAY E CONCORD STREET TO THE NORTH RIGHT-OF-WAY LINE OF SAID E CONCORD STREET; THENCE RUN WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF E CONCORD STREET TO THE SOUTHWEST CORNER OF LOT 18, BLOCK F, OF SAID EAST VIEW PARK; THENCE DEPARTING THE NORTH RIGHT-OF-WAY LINE OF E CONCORD STREET RUN NORTH ALONG THE WEST LINE OF LOTS 18 AND 7 OF SAID BLOCK F TO THE NORTHWEST

CORNER OF SAID LOT 7, BLOCK F; THENCE DEPARTING THE WEST LINE OF LOTS 18 AND 7, BLOCK F, RUN NORTH TO THE CENTERLINE OF HILLCREST STREET; THENCE RUN EAST ALONG THE CENTERLINE OF HILLCREST STREET TO THE INTERSECTION OF THE CENTERLINE OF N BUMBY AVENUE; THENCE DEPARTING THE CENTERLINE OF HILLCREST STREET RUN NORTH ALONG THE CENTERLINE OF N BUMBY AVENUE TO THE POINT OF BEGINNING.

LESS THE FOLLOWING:

BEGINNING AT THE NORTHEAST CORNER OF LOT 2, BLOCK B, WOODLAWN PARK ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK J, PAGE 84 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF E JEFFERSON STREET, THENCE RUN EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF E JEFFERSON STREET TO THE INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF N PRIMROSE DRIVE; THENCE DEPARTING THE EAST RIGHT-OF-WAY LINE OF E JEFFERSON STREET RUN NORTH ALONG THE EAST RIGHT-OF-WAY LINE OF N PRIMROSE DRIVE TO THE INTERSECTION OF THE CENTERLINE OF E JEFFERSON STREET; THENCE DEPARTING THE EAST RIGHT-OF-LINE OF N PRIMROSE DRIVE RUN EAST ALONG THE CENTERLINE OF E JEFFERSON STREET TO THE WEST RIGHT-OF-

WAY LINE OF N CRYSTAL LAKE DRIVE; THENCE DEPARTING THE CENTERLINE OF E JEFFERSON STREET RUN SOUTH ALONG THE WEST RIGHT-OF-WAY LINE OF N CRYSTAL LAKE DRIVE TO THE INTERSECTION OF THE CENTERLINE OF E CENTRAL BOULEVARD; THENCE DEPARTING THE WEST RIGHT-OF-WAY LINE OF N CRYSTAL LAKE DRIVE, RUN WEST ALONG THE CENTERLINE OF E CENTRAL BOULEVARD TO THE INTERSECTION OF THE CENTERLINE OF MAYNARD AVENUE; THENCE DEPARTING THE CENTERLINE OF E CENTRAL BOULEVARD, RUN SOUTH ALONG THE CENTERLINE OF MAYNARD AVENUE TO THE INTERSECTION OF THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 5, BLOCK D, GROVE LANE SUBDIVISION, ACCORDING TO THE PLAT THERE OF AS RECORDED IN PLAT BOOK R, PAGE 53 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING THE CENTERLINE OF MAYNARD AVENUE RUN WEST TO THE NORTHWEST CORNER OF SAID LOT 5, BLOCK D, THENCE RUN SOUTH TO THE NORTHEAST CORNER OF LOT 6, BLOCK B, CARLISLE LANE SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK R, PAGE 104 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN WEST TO THE NORTHWEST CORNER OF SAID LOT 6, BLOCK B; THENCE RUN SOUTHWESTERLY ACROSS THE RIGHT-OF-WAY OF S LAKEWOOD AVENUE TO THE NORTHEAST CORNER OF LOT 7, BLOCK A, OF SAID CARLISLE LANE SUBDIVISION; THENCE RUN WEST TO THE NORTHWEST CORNER OF SAID LOT 7, BLOCK A;

THENCE RUN SOUTH ALONG THE WEST LINE OF SAID LOT 7, BLOCK A, TO THE NORTHEAST CORNER OF LOT 12, BLOCK A, PRIMROSE PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK T, PAGE 74 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING THE WEST LINE OF SAID LOT 4, RUN WEST ALONG THE NORTH LINE OF SAID LOT 12, BLOCK A TO THE INTERSECTION OF THE CENTERLINE OF PRIMROSE COURT; THENCE DEPARTING THE NORTH LINE AND EXTENSION THEREOF OF SAID LOT 12, RUN SOUTH AND WEST ALONG THE CENTERLINE OF PRIMROSE COURT TO THE INTERSECTION OF THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 18, OF SAID BLOCK A, PRIMROSE PARK; THENCE DEPARTING THE CENTERLINE OF PRIMROSE COURT RUN SOUTH ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 18 TO THE SOUTHEAST CORNER OF SAID LOT 18; THENCE DEPARTING THE EAST LINE OF SAID LOT 18 RUN WEST ALONG THE SOUTH LINE OF LOTS 18-20 OF SAID BLOCK A TO THE EAST RIGHT-OF-WAY LINE OF S PRIMROSE DRIVE, THENCE DEPARTING THE SOUTH LINE OF SAID LOTS 18-20, RUN NORTH ALONG THE EAST RIGHT-OF-WAY LINE OF S PRIMROSE DRIVE AND N PRIMROSE DRIVE TO THE SOUTH RIGHT-OF-WAY LINE OF E JEFFERSON STREET ; THENCE DEPARTING THE EAST RIGHT-OF-WAY LINE OF N PRIMROSE DRIVE RUN WEST TO THE WEST-RIGHT-OF-WAY LINE OF SAID N PRIMROSE DRIVE; THENCE RUN SOUTH ALONG THE WEST RIGHT-OF-WAY LINE OF N PRIMROSE

DRIVE AND S PRIMROSE DRIVE TO THE NORTHEAST CORNER OF LOT 3, BLOCK D, ROLANDO ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK Q, PAGE 85 IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING THE WEST RIGHT-OF-WAY OF S PRIMROSE DRIVE RUN WEST TO THE NORTHWEST CORNER OF SAID LOT 3, BLOCK D, THENCE RUN SOUTH TO THE NORTHEAST CORNER OF LOT 22, OF SAID BLOCK D, ROLANDO ESTATES; THENCE RUN WEST TO THE NORTHWEST CORNER OF LOT 20, OF SAID BLOCK D; THENCE RUN SOUTH ALONG THE WEST LINE OF SAID LOT 20 AND THE EXTENSION THEREOF TO THE CENTERLINE OF E JACKSON STREET; THENCE PARTING FROM THE WEST LINE OF LOT 20 AND THE EXTENSION THEREOF, RUN WEST ALONG THE CENTERLINE OF E JACKSON STREET TO THE INTERSECTION OF THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 4, BLOCK A OF SAID ROLANDO ESTATES; THENCE DEPARTING THE CENTERLINE OF E JACKSON STREET, RUN NORTH ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 20 TO THE NORTHWEST CORNER OF SAID LOT 5, THENCE DEPARTING THE WEST LINE OF LOT 5, RUN WEST TO THE SOUTHWEST CORNER OF LOT 19, OF SAID BLOCK A; THENCE RUN NORTH TO THE NORTHWEST CORNER OF SAID LOT 19; THENCE RUN SOUTH TO THE SOUTHWEST CORNER OF SAID LOT 19; THENCE CONTINUE SOUTH TO THE CENTERLINE OF E JACKSON STREET; THENCE RUN WEST ALONG THE CENTERLINE OF E JACKSON

STREET TO THE INTERSECTION OF THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 3, BLOCK A, OF SAID ROLANDO ESTATES; THENCE DEPARTING THE CENTERLINE OF E JACKSON STREET RUN NORTH ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 4 TO THE NORTHEAST CORNER OF SAID LOT 4, THENCE RUN WEST TO THE NORTHWEST CORNER OF SAID LOT 4; THENCE RUN NORTH TO THE NORTHEAST CORNER OF LOT 19, OF SAID BLOCK A; THENCE CONTINUE NORTH TO THE CENTERLINE OF E CHURCH STREET; THENCE RUN WEST ALONG THE CENTERLINE OF E CHURCH STREET TO THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF S BUMBY AVENUE; THENCE DEPARTING THE CENTERLINE OF E CHURCH STREET RUN NORTH ALONG THE EAST RIGHT-OF-WAY LINE OF S BUMBY AVENUE TO THE INTERSECTION OF THE CENTERLINE OF E PINE STREET; THENCE DEPARTING THE EAST RIGHT-OF-WAY LINE OF S BUMBY AVENUE RUN EAST ALONG THE CENTERLINE OF E PINE STREET TO THE INTERSECTION OF THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 12, SMITH AND HAYES ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK F, PAGE 95; THENCE DEPARTING THE CENTERLINE OF E PINE STREET, RUN NORTH ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 12 TO THE SOUTHEAST CORNER OF SAID LOT 12, THENCE CONTINUE NORTH ALONG THE WEST LINE OF LOTS 48 AND 13 OF SAID BLOCK A, SMITH AND HAYES ADDITION; THENCE DEPARTING THE WEST LINE OF SAID LOTS

48 AND 13 RUN NORTHEAST ACROSS THE RIGHT-OF-WAY OF E CENTRAL BOULEVARD TO THE SOUTHEAST CORNER OF LOT 49, BLOCK B, OF SAID SMITH AND HAYES ADDITION; THENCE RUN NORTH TO THE NORTHEAST CORNER OF LOT 14, OF SAID BLOCK B, SMITH AND HAYES ADDITION; THENCE RUN NORTHWESTERLY ACROSS THE RIGHT-OF-WAY OF KILGORE STREET TO THE SOUTHEAST CORNER OF LOT 10, BLOCK A, OF SAID SMITH AND HAYES ADDITION; THENCE RUN NORTH TO THE NORTHWEST CORNER OF LOT 11, OF SAID BLOCK A, SMITH AND HAYES ADDITION; THENCE RUN NORTH ACROSS THE RIGHT-OF-WAY OF E WASHINGTON STREET TO THE SOUTHEAST CORNER OF LOT 23, BLOCK B, OF AFORESAID WOODLAWN PARK ADDITION, THENCE RUN NORTH TO THE NORTHEAST CORNER OF AFORESAID LOT 2, BLOCK B THE POINT OF BEGINNING.

ALSO LESS THE FOLLOWING:

LOT 16, BLOCK A AND LOTS 3-7, BLOCK C, OF CARLISLE LANE SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK R, PAGE 104 OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA;
AND
LOTS 3-6 BLOCK B AND LOTS 3-6, BLOCK C, OF GROVE LANE SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK R, PAGE 53 OF THE PUBLIC RECORDS OF

ORANGE COUNTY FLORIDA;
AND
BEGINNING AT THE SOUTHWEST CORNER OF LOT 16, BLOCK A, OF CARLISLE LANE SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK R, PAGE 104 OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA; THENCE RUN SOUTH 120 FEET, THENCE RUN EAST 141.25 FEET, THENCE RUN NORTH 120 FEET, THENCE RUN WEST 141.25 FEET TO THE POINT OF BEGINNING.

Section 2. Notwithstanding s. 561.20(1), Florida Statutes, in the areas herein described as the Orlando Main Street Small Restaurant Incentive Areas, the Division of Alcoholic Beverages and Tobacco of the Department of Business and Professional Regulation shall issue a special alcoholic beverage license to a bona fide restaurant in the Orlando Main Street Small Restaurant Incentive Areas described in section 1 that is licensed by the Division of Hotels and Restaurants, occupies at least 1,800 square feet of contiguous space used as a part of the food service establishment, is equipped to serve meals to 80 persons at one time, and derives at least 51 percent of its gross food and beverage revenue from the sale of food and nonalcoholic beverages during the first 60-day operating period and each 12-month operating period thereafter. Failure of any licensee issued this special license to meet the required percentage of

food and nonalcoholic beverage gross revenues during the covered operating period shall result in the revocation of the license or denial of the pending application for a permanent license of a licensee operating with a temporary license. A licensee whose license is revoked, or an applicant whose pending application for a permanent license is denied, or any person required to qualify on the special food service alcohol license application, is ineligible to have any interest in a subsequent application for such license for a period of 120 days after the date of the final denial or revocation.

Section 3. This act shall take effect upon becoming a law.