

MORTGAGEE JOINDER, CONSENT AND SUBORDINATION

For Ten Dollars (\$10.00) and other good and valuable consideration, the adequacy and receipt of which are hereby acknowledged, HANOVER FUNDING, LLC, a Florida limited liability company ("Mortgagee"), the owner and holder of a Mortgage and Security Agreement dated October 10, 2014, given by Hanover Cypress Oaks, LLC, a Florida limited liability company ("Grantor") to Mortgagee, encumbering the real property described on Exhibit "A" attached hereto, which is recorded on October 17, 2014, in Official Records Book 4540 at Page 1219, of the Public Records of Lake County, Florida (the "Mortgage"), does hereby join in and consent to the platting of a subdivision and to the dedications which are expressed in the subdivision plat of CYPRES OAKS PHASE I - A REPLAT, and agrees that the lien, operation and effect of said Mortgage shall be, and is hereby, expressly subordinated to the operation and legal effect of the above plat and the dedications set forth therein.

IN WITNESS WHEREOF, this Mortgagee Joinder, Consent and Subordination is made as of May 28, 2015.

HANOVER FUNDING, LLC, a Florida limited liability company

Richard Perkinson
Print Name: Richard Perkinson

Ryan Kehn
Print Name: Ryan Kehn

By: [Signature]
Name: Stephen W. Orosz
Title: Vice President
Date: 5/28/15

(Corporate Seal)

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 28 day of May, 2015, by Stephen W. Orosz, as Vice President of **HANOVER FUNDING, LLC**, a Florida limited liability company, on behalf of the company. Said person (check one) is personally known to me or produced _____ as identification.



Print Name: Stacey C. Richard
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____

[Signature]

EXHIBIT "A"

LEGAL DESCRIPTION

A TRACT OF LAND, BEING TRACTS 1, 2, 8, 9, 15 THROUGH 18, GROVELAND FARMS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 10 AND 11, AND THAT PORTION OF THE LAND BEING THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4, LYING NORTHERLY LINE OF THOSE LANDS DESCRIBED ON THAT CERTAIN ORDER OF TAKING, AS RECORDED IN OFFICIAL RECORDS BOOK 4255, PAGE 1994 OF SAID PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 86, MARSH HAMMOCK PHASE II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 46, PAGES 49 AND 50, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, FOR A POINT OF BEGINNING; THENCE RUN SOUTH 00°13'30" WEST, ALONG THE WEST LINE OF SAID PLAT OF MARSH HAMMOCK PHASE II AND THE WESTERLY LINE OF MARSH HAMMOCK PHASE I, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGES 10 AND 11 OF SAID PUBLIC RECORDS, A DISTANCE OF 2088.36 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY; SAID POINT ALSO LIES ON THE NORTHERLY LINE OF THOSE LANDS DESCRIBED ON THAT CERTAIN ORDER OF TAKING, AS RECORDED IN OFFICIAL RECORDS BOOK 4255, PAGE 1994 OF SAID PUBLIC RECORDS; THENCE RUN ALONG SAID NORTHERLY, WESTERLY AND SOUTHERLY LINE OF SAID LANDS, THE FOLLOWING COURSES; THENCE RUN SOUTHWESTERLY, ALONG SAID NORTHERLY LINE AND SAID NON-TANGENT CURVE, HAVING A RADIUS OF 2830.08 FEET, A CENTRAL ANGLE 05°54'38", AN ARC LENGTH OF 291.95 FEET, A CHORD LENGTH OF 291.82 FEET AND A CHORD BEARING OF SOUTH 55°24'21" WEST; THENCE NON-TANGENT TO SAID CURVE RUN SOUTH 52°15'11" WEST, 317.97 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY; THENCE RUN SOUTHEASTERLY, ALONG SAID WESTERLY LINE AND SAID NON-TANGENT CURVE, HAVING A RADIUS OF 10.79 FEET, A CENTRAL ANGLE 34°13'29", AN ARC LENGTH OF 6.45 FEET, A CHORD LENGTH OF 6.35 FEET AND A CHORD BEARING OF SOUTH 24°02'51" EAST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 41°09'35" EAST, 10.48 FEET; THENCE RUN NORTH 47°34'25" EAST, 2.97 FEET; THENCE RUN SOUTH 45°01'57" EAST, 14.85 FEET; THENCE RUN SOUTH 06°56'09" WEST, 4.93 FEET; THENCE RUN SOUTH 42°18'08" EAST, 4.45 FEET TO A POINT LYING ON THE NORTHERLY LINE OF THAT CERTAIN STATUTORY QUITCLAIM DEED, AS RECORDED IN OFFICIAL RECORDS BOOK 4183, PAGE 1564, SAID PUBLIC RECORDS; THENCE RUN SOUTH 52°01'22" WEST, ALONG SAID NORTHERLY LINE, 20.43 FEET TO A POINT LYING ON THE EASTERLY LINE OF AFORESAID LANDS DESCRIBED ON THAT CERTAIN ORDER OF TAKING, AS RECORDED IN OFFICIAL RECORDS BOOK 4255, PAGE 1994 OF SAID PUBLIC RECORDS; SAID POINT ALSO LIES ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY; THENCE RUN ALONG SAID EASTERLY AND NORTHERLY LINE OF SAID LANDS, THE FOLLOWING COURSES; THENCE RUN NORTHWESTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 45.77 FEET, A CENTRAL ANGLE OF 88°06'29", AN ARC LENGTH OF 70.38 FEET, A CHORD LENGTH OF 63.65 FEET AND A CHORD BEARING OF NORTH 81°35'34" WEST; THENCE NON-TANGENT TO SAID CURVE, RUN SOUTH 52°37'05" WEST, 145.94 FEET TO A POINT LYING ON THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 15; THENCE RUN NORTH 00°13'45" EAST, ALONG SAID WEST LINE, 593.33 FEET TO A POINT LYING ON THE SOUTH LINE OF TRACT 18, OF AFORESAID GROVELAND FARMS; THENCE RUN NORTH 89°34'02" WEST, ALONG THE SOUTH LINE OF SAID TRACT 18 AND THE SOUTH LINE OF TRACT 17 OF SAID PLAT OF GROVELAND FARMS, 1332.33 FEET TO A POINT LYING ON THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 15; THENCE RUN NORTH 00°15'40" EAST, ALONG SAID WEST LINE, 658.53 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF TRACT 9 OF SAID PLAT OF GROVELAND FARMS; THENCE RUN NORTH 89°47'26" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 16, AND THE SOUTH LINE OF SAID TRACT 9, A DISTANCE OF 660.21 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 9, ALSO BEING THE SOUTHEAST CORNER OF THE PROPOSED PLAT OF MARINA DEL REY - PHASE 2; THENCE RUN NORTH 00°15'24" EAST, ALONG THE WEST LINE OF SAID TRACT 9 AND THE WEST LINE OF TRACT 8 OF SAID PLAT OF GROVELAND FARMS, ALSO BEING THE EAST LINE OF THE PROPOSED PLAT OF MARINA DEL REY - PHASE 2, A DISTANCE OF 1317.72 FEET TO A POINT LYING ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16; THENCE RUN SOUTH 89°44'02" EAST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 16, A DISTANCE OF 660.32 FEET TO THE NORTHWEST CORNER OF SAID SECTION 15; THENCE RUN SOUTH 89°47'56" EAST, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 15 (AS MONUMENTED), 1331.23 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 15; THENCE RUN SOUTH 89°42'24" EAST, ALONG THE NORTH LINE OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 15 (AS MONUMENTED), SAID LINE ALSO BEING THE SOUTH LINE OF TRACT "B" OF AFORESAID PLAT OF MARSH HAMMOCK PHASE II, A DISTANCE OF 660.01 FEET TO THE POINT OF BEGINNING.

THE ABOVE TRACT OF LAND, LIES LAKE COUNTY FLORIDA AND CONTAINS 115.736 ACRES, MORE OR LESS.