

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 Eagle Pointe, 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 1202, 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 EAGLE POINTE PHASE IV - 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 July 21, 2016.

HANOVER FUNDING, LLC, a Florida limited liability company

[Signature]
Print Name: Ben Snyder
[Signature]
Print Name: Peggy Jensen

By: [Signature]
Name: Steve Orosz
Title: Vice President
Date: 7/21/16

(Corporate Seal)

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 21st day of July, 2016, by Steve 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.

[Signature]
Print Name: Peggy Jensen
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____

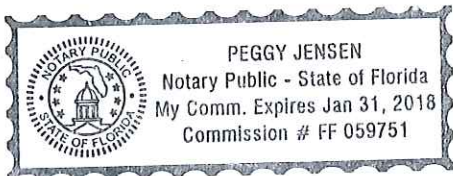


EXHIBIT "A"

A TRACT OF LAND BEING A PORTION OF PARCELS 1, 2 AND 3, EAGLE POINT, PHASE I, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 59, PAGES 38 THROUGH 42, PUBLIC RECORDS OF LAKE COUNTY, FLORIDA, LYING IN SECTION 9, TOWNSHIP 22 SOUTH, RANGE 25 EAST BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF TRACT "C", EAGLE POINT PHASE II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 66, PAGES 51 THROUGH 53 OF SAID PUBLIC RECORDS, FOR A POINT OF BEGINNING; THENCE RUN ALONG THE EASTERLY LINE OF PARCEL-3 AND PARCEL -2, OF SAID PLAT OF EAGLE POINT PHASE I, THE FOLLOWING COURSES: THENCE RUN SOUTH 04°16'02" EAST, 119.53 FEET; THENCE RUN SOUTH 10°27'47" WEST, 361.73 FEET; THENCE RUN SOUTH 10°11'22" WEST, 108.86 FEET; THENCE RUN SOUTH 32°01'35" WEST, 166.24 FEET; THENCE RUN SOUTH 32°35'45" WEST, 138.69 FEET; THENCE RUN SOUTH 47°12'22" WEST, 84.92 FEET; THENCE RUN SOUTH 01°15'35" WEST, 105.16 FEET; THENCE RUN SOUTH 21°19'48" WEST, 168.50 FEET; THENCE RUN SOUTH 06°21'34" WEST, 85.66 FEET; THENCE RUN SOUTH 16°46'07" WEST, 20.84 FEET; THENCE DEPARTING SAID EASTERLY LINE, RUN NORTH 62°34'58" WEST, 341.52 FEET; THENCE RUN NORTH 27°25'02" EAST, 74.80 FEET; THENCE RUN NORTH 62°34'58" WEST, 50.00 FEET TO A POINT LYING ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, A CHORD LENGTH OF 35.36 FEET AND A CHORD BEARING OF NORTH 17°34'58" WEST TO THE POINT OF TANGENCY; THENCE RUN NORTH 62°34'58" WEST, 200.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, A CHORD LENGTH OF 35.36 FEET AND A CHORD BEARING OF SOUTH 72°25'02" WEST; THENCE RUN NORTH 62°34'58" WEST, RADIAL TO SAID CURVE, 50.00 FEET TO A POINT LYING ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, A CHORD LENGTH OF 35.36 FEET AND A CHORD BEARING OF NORTH 17°34'58" WEST TO THE POINT OF TANGENCY; THENCE RUN NORTH 62°34'58" WEST, 200.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, A CHORD LENGTH OF 35.36 FEET AND A CHORD BEARING OF SOUTH 72°25'02" WEST; THENCE RUN NORTH 62°34'58" WEST, RADIAL TO SAID CURVE, 50.00 FEET TO A POINT LYING ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN NORTHWESTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AN ARC LENGTH OF 39.27 FEET, A CHORD LENGTH OF 35.36 FEET AND A CHORD BEARING OF NORTH 17°34'58" WEST TO THE POINT OF TANGENCY; THENCE RUN NORTH 62°34'58" WEST, 65.00 FEET TO A POINT LYING ON THE WESTERLY LINE OF AFORESAID PARCEL-2; THENCE RUN NORTH 27°25'02" EAST, ALONG SAID WESTERLY LINE, 50.00 FEET TO A POINT LYING ON THE SOUTHERLY LINE OF AFORESAID PARCEL-3; THENCE RUN ALONG THE SOUTHERLY AND WESTERLY LINES OF SAID PARCEL-3, THE FOLLOWING COURSES: NORTH 62°34'58" WEST, 20.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 113°2'13", AN ARC LENGTH OF 5.03 FEET, A CHORD LENGTH OF 5.03 FEET AND A CHORD BEARING OF NORTH 56°48'51" WEST; THENCE NON-TANGENT TO SAID CURVE, RUN NORTH 27°25'02" EAST, 303.37 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 10°56'33", AN ARC LENGTH OF 105.04 FEET, A CHORD LENGTH OF 104.88 FEET AND A CHORD BEARING OF NORTH 21°56'45" EAST; THENCE NON-TANGENT TO SAID CURVE, RUN NORTH 27°25'02" EAST, 125.37 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 29°28'45", AN ARC LENGTH OF 154.35 FEET, A CHORD LENGTH OF 152.66 FEET AND A CHORD BEARING OF NORTH 12°40'40" EAST TO A POINT LYING ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 85.00 FEET, A CENTRAL ANGLE OF 33°30'56", AN ARC LENGTH OF 49.72 FEET, A CHORD LENGTH OF 49.02 FEET AND A CHORD BEARING OF NORTH 66°34'48" EAST TO THE POINT OF TANGENCY; SAID POINT LIES ON THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF AFORESAID PLAT OF EAGLE POINT PHASE II; THENCE RUN ALONG SAID WESTERLY EXTENSION THEREOF AND THE SOUTHERLY LINE OF SAID PLAT OF EAGLE POINT PHASE II, THE FOLLOWING COURSES: THENCE RUN NORTH 83°40'14" EAST, 52.51 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 94°45'32", AN ARC LENGTH OF 41.35 FEET, A CHORD LENGTH OF 36.79 FEET AND A CHORD BEARING OF SOUTH 48°57'00" EAST TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE WESTERLY; THENCE RUN SOUTHERLY, ALONG SAID CURVE, HAVING A RADIUS OF 425.00 FEET, A CENTRAL ANGLE OF 02°32'47", AN ARC LENGTH OF 18.89 FEET, A CHORD LENGTH OF 18.89 FEET AND A CHORD BEARING OF SOUTH 00°17'50" EAST; THENCE RUN SOUTH 89°01'27" EAST, RADIAL TO SAID CURVE, 50.00 FEET TO A POINT LYING ON A NON-TANGENT CURVE, CONCAVE WESTERLY; THENCE RUN NORTHERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 475.00 FEET, A CENTRAL ANGLE OF 03°29'59", AN ARC LENGTH OF 29.01 FEET, A CHORD LENGTH OF 29.01 FEET AND A CHORD BEARING OF NORTH 00°46'26" WEST TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 86°11'40", AN ARC LENGTH OF 37.61 FEET, A CHORD LENGTH OF 34.16 FEET AND A CHORD BEARING OF NORTH 40°34'24" EAST TO THE POINT OF TANGENCY; THENCE RUN NORTH 83°40'14" EAST, 200.32 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 92°43'02", AN ARC LENGTH OF 40.46 FEET, A CHORD LENGTH OF 36.18 FEET AND A CHORD BEARING OF SOUTH 49°58'15" EAST TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE WESTERLY; THENCE RUN SOUTHERLY, ALONG SAID CURVE, HAVING A RADIUS OF 725.00 FEET, A CENTRAL ANGLE OF 01°31'40", AN ARC LENGTH OF 19.33 FEET, A CHORD LENGTH OF 19.33 FEET AND A CHORD BEARING OF SOUTH 02°50'54" EAST; THENCE RUN NORTH 87°54'56" EAST, RADIAL TO SAID CURVE, 50.00 FEET TO A POINT LYING ON A NON-TANGENT CURVE, CONCAVE WESTERLY; THENCE RUN NORTHERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 775.00 FEET, A CENTRAL ANGLE OF 01°52'04", AN ARC LENGTH OF 25.26 FEET, A CHORD LENGTH OF 25.26 FEET AND A CHORD BEARING OF NORTH 03°01'05" WEST TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 87°37'21", AN ARC LENGTH OF 38.23 FEET, A CHORD LENGTH OF 34.61 FEET AND A CHORD BEARING OF NORTH 39°51'33" EAST TO THE POINT OF TANGENCY; THENCE RUN NORTH 83°40'14" EAST, 200.14 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 91°54'06", AN ARC LENGTH OF 40.10 FEET, A CHORD LENGTH OF 35.84 FEET AND A CHORD BEARING OF SOUTH 50°22'43" EAST TO THE POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE WESTERLY; THENCE RUN SOUTHERLY, ALONG SAID CURVE, HAVING A RADIUS OF 1025.00 FEET, A CENTRAL ANGLE OF 01°05'29", AN ARC LENGTH OF 19.52 FEET, A CHORD LENGTH OF 19.52 FEET AND A CHORD BEARING OF SOUTH 03°52'55" EAST; THENCE RUN NORTH 86°39'49" EAST, RADIAL TO SAID CURVE, 50.00 FEET TO A POINT LYING ON A NON-TANGENT CURVE, CONCAVE WESTERLY; THENCE RUN SOUTHERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 1075.00 FEET, A CENTRAL ANGLE OF 02°46'19", AN ARC LENGTH OF 52.01 FEET, A CHORD LENGTH OF 52.00 FEET AND A CHORD BEARING OF SOUTH 01°57'02" EAST; THENCE RUN NORTH 89°26'08" EAST, RADIAL TO SAID CURVE, 256.31 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN LAKE COUNTY, FLORIDA AND CONTAINS 25.471 ACRES, MORE OR LESS.