

LEGAL DESCRIPTION:

A PORTION OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 25 EAST

AND

A REPLAT OF TRACTS 20 AND 21, LYING IN SECTION 30, TOWNSHIP 22 SOUTH, RANGE 25 EAST, ACCORDING TO THE PLAT OF GROVELAND FARMS, RECORDED IN PLAT BOOK 2 PAGES 10 AND 11, OF THE PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID TRACT 21, THENCE SOUTH 00°34'58" EAST, 665.60 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 21; THENCE SOUTH 89°54'24" WEST ALONG THE SOUTH LINE OF SAID TRACT 21, A DISTANCE OF 663.89 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 30; THENCE NORTH 89°33'33" WEST ALONG THE SOUTH LINE OF SAID TRACT 20, A DISTANCE OF 668.16 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 20; THENCE NORTH 00°19'51" WEST, 660.05 FEET TO THE NORTHWEST CORNER OF SAID TRACT 20, SAID POINT BEING ON THE SOUTH LINE OF THE SOUTH 165 FEET OF THE NORTHEAST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 30; THENCE SOUTH 89°23'28" WEST, 631.53 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROUTE 33 PER DEPARTMENT OF TRANSPORTATION MAINTENANCE AFFIDAVIT EXECUTED ON APRIL 20, 1998 , SAID POINT BEING 33 FEET EAST OF THE PHYSICAL CENTERLINE OF STATE ROUTE 33, AS LOCATED IN THE FIELD ON MARCH 10, 2016; THENCE NORTH 00°34'38" WEST ALONG SAID RIGHT-OF-WAY LINE, 80.00 FEET; THENCE NORTH 89°23'28" EAST, 150.34 FEET; THENCE NORTH 00°36'32" WEST, 84.03 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTH 165 FEET; THENCE NORTH 89°45'41" EAST, 1146.69 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 165 FEET; THENCE SOUTH 00°42'12" EAST, 165.00 FEET TO THE SOUTHEAST CORNER OF SAID SOUTH 165 FEET; THENCE NORTH 89°45'35" EAST ALONG THE NORTH LINE OF TRACT 21, A DISTANCE OF 663.23 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING IN LAKE COUNTY, FLORIDA AND CONTAINING 24.82 ACRES (1,081,159 SQUARE FEET).



EXHIBIT "L"