

INSTRUMENT #2013082219  
OR BK 4355 PG 979 - 987 (9 PGS)  
DATE: 7/23/2013 8:59:16 AM  
NEIL KELLY, CLERK OF THE CIRCUIT COURT  
LAKE COUNTY  
RECORDING FEES \$78.00 DEED DOC \$80500.00

This instrument prepared by

(and return to after recording):  
Rogers Towers, P.A.  
1301 Riverplace Blvd., Suite 1500  
Jacksonville, FL 32207  
Attention: John R. Ibach, Esq.  
FA13-22 / 2922838

*[Space above for recorder's use only]*

### ASSIGNMENT AND ASSUMPTION OF GROUND LEASE

THIS ASSIGNMENT AND ASSUMPTION OF GROUND LEASE (the "Assignment") is dated and effective as of this 11 day of July, 2013, by and between **REDUS FLORIDA COMMERCIAL, LLC**, a Delaware limited liability company ("**Assignor**"), having a mailing address of c/o Wells Fargo Bank, National Association, ORE – SouthEast Region - Wholesale Banking, Independent Drive, 10th Floor, Jacksonville, FL 32202 and **CLERMONT COLLEGE STATION, LLC**, a Florida limited liability company ("**Assignee**"), having a mailing address of 445 Hutchinson Avenue, Suite 800, Columbus, OH 43235,

### RECITALS

For and in consideration of the premises, undertakings and obligations set forth herein and the sum of Ten Dollars (\$10.00), in hand paid, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged by Assignor and Assignee, Assignor and Assignee hereby agree as follows:

1. Assignment. Assignor hereby assigns, transfers and sets-over to Assignee, its successors and assigns, all of Assignor's right, title and interest, as tenant, in and to the following described leases and the leasehold estate arising thereunder:
  - A. The Amended and Partially Restated Lease Agreement (Phase I) by and between John P. Adams and Ann D. Adams Family Limited Partnership ("**Landlord**") and College Station Retail Center, L.L.C. ("**Tenant**"), dated as of June 4, 1997 (but showing notarized execution on December 22, 2003), as amended by First Amendment to Amended and Partially Restated Lease Agreement (Phase I) dated February 9, 2004, and as further amended by the Second Amendment to Amended and Partially Restated Lease Agreement (Phase I) dated March 3, 2006, and as further amended by the Third Amendment to Amended and Partially Restated Lease Agreement (Phase I) dated January 25, 2012 (collectively, the "Phase I Ground Lease"), a memorandum of which was recorded in O.R. Book 2520, Page 782, amended by that certain Amendment to Memorandum of Lease recorded in Official

Records Book 3117, Page 911, which Amendment was corrected by that certain Corrective Amendment to Memorandum of Lease recorded in Official Records Book 4062, Page 526, and as further amended by that certain Third Amendment to Memorandum of Lease recorded in Official Records Book 4120, Page 246, all of the Public Records of Lake County, Florida, and which tenant's interest and leasehold estate was subsequently acquired by Assignor by that certain United States Marshal's Deed dated September 25, 2012, and recorded in Official Records Book 4218, Page 1674, Public Records of Lake County, Florida;

and

- B. The Amended and Partially Restated Lease Agreement (Phase II) by and between John P. Adams and Ann D. Adams Family Limited Partnership ("Landlord") and College Station Retail Center, L.L.C. ("Tenant"), dated as of June 4, 1997 (but showing notarized execution on December 22, 2003), as amended by First Amendment to Amended and Partially Restated Lease Agreement (Phase II) dated February 9, 2004, and as further amended by the Second Amendment to Amended and Partially Restated Lease Agreement (Phase II) dated March 3, 2006, and as further amended by the Third Amendment to Amended and Partially Restated Lease Agreement (Phase II) dated January 25, 2012 (collectively, the "Phase II Ground Lease"), a memorandum of which was recorded in Official Records Book 2532, Page 608, as amended by that certain Amendment to Memorandum of Lease recorded in Official Records Book 4120, Page 252, all of the Public Records of Lake County, Florida, and which tenant's interest and leasehold estate having been subsequently acquired by Assignor by that certain United States Marshal's Deed dated September 25, 2012, and recorded in Official Records Book 4218, Page 1674, Public Records of Lake County, Florida;
2. The Phase I Ground Lease and the Phase II Ground Lease are collectively referred to as the "Leases" and demise the real property located in Lake County, Florida, more particularly described in Exhibit "A" attached hereto.
  3. This Assignment is made without warranty of any kind, express or implied, by Assignor and without recourse of any kind against Assignor.
  4. Assignee hereby accepts the foregoing assignment and hereby expressly assumes and agrees to keep, pay, perform, observe and fulfill all terms, covenants, conditions and obligations of the tenant under the Leases as set forth therein. Assignee agrees to indemnify, defend and hold Assignor, its agents, representatives and employees harmless against and from any and all claims, liabilities, losses, damages and expenses, including reasonable attorney's fees and expenses, with respect to the Assignee's obligations under the Leases arising or accruing on or after the date hereof.

5. The terms and provisions hereof shall be binding upon and inure to the benefit of the respective parties hereto and their successors and assigns. Capitalized terms used, but not defined, herein shall have the meaning ascribed to them in the Agreement. This instrument may be executed in two or more counterparts, each of which, when taken together, shall constitute one and the same instrument.

*[signature page follows]*

IN WITNESS WHEREOF, Assignor has caused this Assignment to be executed as of the day and year first above written.

Signed, Sealed and Delivered  
in the presence of:

ASSIGNOR:

**REDUS FLORIDA COMMERCIAL, LLC,**  
a Delaware limited liability company

By: REDUS Properties, Inc., a Delaware  
corporation

Its: Sole member/manager

Wayne A Anderson Jr  
Print Name: Wayne A Anderson Jr

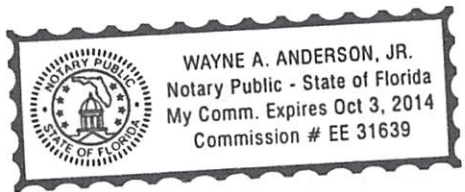
By: [Signature]  
Name: Scott Ferguson  
Title: Assistant Vice President

[Signature]  
Print Name: Anthony C. Martin

STATE OF FLORIDA  
COUNTY OF ORANGE

Sworn to and subscribed before me this 10 day of July, 2013 by Scott Ferguson, the Assistant Vice President of REDUS Properties, Inc., a Delaware corporation, the sole member/manager of REDUS Florida Commercial, LLC, a Delaware limited liability company, on behalf of the corporation and company. He (check one)  is personally known to me or  has proved to me on basis of satisfactory evidence to be the person who executed this instrument.

Wayne A Anderson Jr  
Notary Public, State and County Aforesaid  
Name: Wayne A Anderson Jr  
My Commission Expires: \_\_\_\_\_  
My Commission Number is: \_\_\_\_\_



IN WITNESS WHEREOF, Assignee has caused this Assignment to be executed as of the day and year first above written.

Signed, Sealed and Delivered  
in the presence of:

ASSIGNEE:

**CLERMONT COLLEGE STATION, LLC**, a  
Florida limited liability company

By: [Signature]  
Name: Steven P. Wathen  
Title: Manager  
Date: 7/10/13

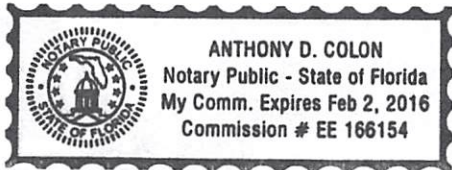
[Signature]  
Print Name: PHILIP KIRKPATRICK

[Signature]  
Print Name: Jay Miller

STATE OF Florida

COUNTY OF Hillsborough

Sworn to and subscribed before me this 10 day of July, 2013 by Steven P. Wathen, the Manager of Clermont College Station, LLC, a Florida limited liability company, on behalf of the company. He (check one)  is personally known to me or  has proved to me on basis of satisfactory evidence to be the person who executed this instrument.



[Signature]  
Notary Public, State and County, Aforesaid  
Name: ANTHONY D. COLON  
My Commission Expires: 2-2-16  
My Commission Number is: EE166154



**EXHIBIT "A"**

**LEGAL DESCRIPTION OF PROPERTY**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LAKE, STATE OF FL, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE SOUTH 00° 50'10" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 1373.53 FEET TO A POINT; THENCE LEAVING THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 28, NORTH 89° 22'20" WEST, A DISTANCE OF 50.00 FEET TO A POINT AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 50 (VARIABLE WIDTH RIGHT-OF-WAY) AND THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH HANCOCK ROAD (100-FOOT RIGHT-OF-WAY), SAID POINT BEING THE POINT OF BEGINNING;

THENCE SOUTH 00° 50'10" WEST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID SOUTH HANCOCK ROAD, A DISTANCE OF 620.18 FEET TO A POINT; THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF SAID SOUTH HANCOCK ROAD, SOUTH 89°32'18" WEST, A DISTANCE OF 425.63 FEET TO A POINT; THENCE NORTH 00° 07'55" EAST, A DISTANCE OF 154.64 FEET TO A POINT; THENCE NORTH 08° 42'51" WEST, A DISTANCE OF 44.08 FEET TO A POINT; THENCE NORTH 00° 36'23" EAST, A DISTANCE OF 84.60 FEET TO A POINT; THENCE SOUTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 5° 23'15" AND A CHORD BEARING AND DISTANCE OF SOUTH 75° 55'25" WEST, 18.80 FEET; FOR AN ARC DISTANCE OF 18.81 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 17° 50'14" AND A CHORD BEARING AND DISTANCE OF SOUTH 82° 08'55" WEST, 71.31 FEET) FOR AN ARC DISTANCE OF 71.60 FEET TO A POINT; THENCE NORTH 89°23'37" WEST, A DISTANCE OF 153.21 FEET TO A POINT; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 29° 34'22" AND A CHORD BEARING AND DISTANCE OF SOUTH 75°49'12" WEST, 20.42 FEET) FOR AN ARC DISTANCE OF 20.65 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 40.29 FEET, A CENTRAL ANGLE OF 28° 39'43" AND A CHORD BEARING AND DISTANCE OF SOUTH 75° 21' 52" WEST, 19.95 FEET) FOR AN ARC DISTANCE OF 20.16 FEET TO A POINT; THENCE NORTH 89° 23'37" WEST, A DISTANCE OF 129.43 FEET TO A POINT; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 89° 32'21" AND A CHORD BEARING AND DISTANCE OF SOUTH 45° 50'12" WEST, 28.17 FEET) FOR AN ARC DISTANCE OF 31.26 FEET TO A POINT; THENCE SOUTH 01° 04'02" WEST, A DISTANCE OF 4.68 FEET TO A POINT; THENCE NORTH 88° 55'58" WEST, A DISTANCE OF 29.95 FEET TO A POINT; THENCE SOUTH 00° 27'13" WEST, A DISTANCE OF 241.47 FEET TO A POINT; THENCE SOUTH 89° 32'18" WEST, A DISTANCE OF 332.14 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF

HOOK STREET CONNECTOR (60-FOOT RIGHT-OF-WAY); THENCE NORTHWESTERLY ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID HOOK STREET CONNECTOR AND ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 6° 16'15" AND A CHORD BEARING AND DISTANCE OF NORTH 12°00'53" WEST, 36.10 FEET) FOR AN ARC DISTANCE OF 36.12 FEET TO A POINT; THENCE CONTINUING ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID HOOK STREET CONNECTOR THE FOLLOWING THREE COURSES AND DISTANCES: THENCE NORTH 15°09'01" WEST, A DISTANCE OF 105.25 FEET TO A POINT; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 220.00 FEET, A CENTRAL ANGLE OF 15° 45'21" AND A CHORD BEARING AND DISTANCE OF NORTH 07°16'20" WEST, 60.31 FEET) FOR AN ARC DISTANCE OF 60.50 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE NORTH 00° 36'20" EAST ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28 AND ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID HOOK STREET CONNECTOR, A DISTANCE OF 447.23 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 50; THENCE LEAVING THE WEST LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 28 AND THE EASTERLY RIGHT-OF-WAY LINE OF SAID HOOK STREET CONNECTOR, SOUTH 89° 22'20" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 50, A DISTANCE OF 396.48 FEET TO A POINT; THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 50, SOUTH 00° 34'20" WEST, A DISTANCE OF 261.02 FEET TO A POINT; THENCE SOUTH 89° 23'37" EAST, A DISTANCE OF 5.03 FEET TO A POINT; THENCE SOUTH 00° 57'13" WEST, A DISTANCE OF 70.88 FEET TO A POINT; THENCE SOUTH 89° 33'24" EAST, A DISTANCE OF 360.71 FEET TO A POINT; THENCE NORTH 78° 47'55" EAST, A DISTANCE OF 85.83 FEET TO A POINT; THENCE NORTH 00° 36'23" EAST, A DISTANCE OF 313.14 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 50; THENCE SOUTH 89° 22'20" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 50, A DISTANCE OF 427.01 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH COMMON AREA #3, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE SOUTH 00° 50'10" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 1373.53 FEET TO A POINT; THENCE LEAVING THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 28, NORTH 89° 22'20" WEST, A DISTANCE OF 50.00 FEET TO A POINT AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 50 (VARIABLE WIDTH RIGHT-OF-WAY) AND THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH HANCOCK ROAD (100-FOOT RIGHT-OF-WAY); THENCE NORTH 89° 22'20" WEST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 50 A DISTANCE OF 427.01 FEET TO THE POINT OF BEGINNING;

THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 50, SOUTH 00° 36'23" WEST, A DISTANCE OF 62.17 FEET TO A POINT; THENCE SOUTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 22° 31'54" AND A CHORD BEARING AND DISTANCE OF SOUTH 76° 32'14" WEST, 9.77 FEET) FOR AN ARC DISTANCE OF 9.83 FEET TO A POINT; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 50.07 FEET,

A CENTRAL ANGLE OF 54° 32'17" AND A CHORD BEARING AND DISTANCE OF NORTH 64° 58'36" WEST, 45.88 FEET) FOR AN ARC DISTANCE OF 47.66 FEET TO A POINT; THENCE NORTH 89° 25' 24" WEST, A DISTANCE OF 347.09 FEET TO A POINT; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 33° 44'02" AND A CHORD BEARING AND DISTANCE OF SOUTH 68° 06'12" WEST, 29.02 FEET) FOR AN ARC DISTANCE OF 29.44 FEET TO A POINT; THENCE SOUTH 56° 50'34" WEST, A DISTANCE OF 29.21 FEET TO A POINT; THENCE NORTH 00° 34'20" EAST, A DISTANCE OF 73.27 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 50; THENCE SOUTH 89° 22'20" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 50, A DISTANCE OF 449.48 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

PHASE 2A:

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE SOUTH 00° 50'10" WEST ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 1373.53 FEET TO A POINT; THENCE LEAVING THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 28, NORTH 89° 22'20" WEST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 50 (VARIABLE WIDTH RIGHT OF WAY) AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 477.01 FEET TO A POINT; THENCE LEAVING THE SOUTHERLY RIGHT OF WAY LINE OF SAID STATE ROAD 50, SOUTH 00° 36'23" WEST, A DISTANCE OF 62.17 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00° 36'23" WEST, A DISTANCE OF 250.97 FEET TO A POINT; THENCE SOUTH 78° 47'55" WEST, A DISTANCE OF 85.83 FEET TO A POINT; THENCE NORTH 89° 33'24" WEST, A DISTANCE OF 360.71 FEET TO A POINT; THENCE NORTH 00° 57' 13" EAST, A DISTANCE OF 70.88 FEET TO A POINT; THENCE NORTH 89° 23'37" WEST, A DISTANCE OF 5.03 FEET TO A POINT; THENCE NORTH 00° 34'20" EAST, A DISTANCE OF 187.75 FEET TO A POINT; THENCE NORTH 56° 50'34" EAST, A DISTANCE OF 29.21 FEET TO A POINT; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 33° 44'02" AND A CHORD BEARING AND DISTANCE OF NORTH 68° 06'12" EAST, 29.02 FEET) FOR AN ARC DISTANCE OF 29.44 FEET TO A POINT; THENCE SOUTH 89° 25'24" EAST, A DISTANCE OF 347.09 FEET TO A POINT; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 50.07 FEET, A CENTRAL ANGLE OF 54° 32'17" AND A CHORD BEARING AND DISTANCE OF SOUTH 64° 58'36" EAST, 45.88 FEET) FOR AN ARC DISTANCE OF 47.66 FEET TO A POINT; THENCE NORTHEASTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 22° 31'54" AND A CHORD BEARING AND DISTANCE OF NORTH 76° 32'14" EAST, 9.77 FEET) FOR AN ARC DISTANCE OF 9.83 FEET TO THE POINT OF BEGINNING.

PHASE 2B:

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 22 SOUTH, RANGE 26 EAST, LAKE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:



COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE SOUTH 00° 50'10" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 28, A DISTANCE OF 1373.53 FEET TO A POINT; THENCE LEAVING THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 28, NORTH 89° 22'20" WEST, A DISTANCE OF 50.00 FEET TO A POINT AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 50 (VARIABLE WIDTH RIGHT OF WAY) AND THE WESTERLY RIGHT OF WAY LINE OF SOUTH HANCOCK ROAD (100-FOOT RIGHT OF WAY); THENCE SOUTH 00° 50'10" WEST, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID SOUTH HANCOCK ROAD, A DISTANCE OF 620.18 FEET TO A POINT; THENCE LEAVING THE WESTERLY RIGHT OF WAY LINE OF SAID SOUTH HANCOCK ROAD, SOUTH 89° 32'18" WEST, A DISTANCE OF 425.63 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 89° 32'18" WEST, A DISTANCE OF 468.19 FEET TO A POINT; THENCE NORTH 00° 27'13" EAST, A DISTANCE OF 241.47 FEET TO A POINT; THENCE SOUTH 88° 55'58" EAST, A DISTANCE OF 29.95 FEET TO A POINT; THENCE NORTH 01° 04'02" EAST, A DISTANCE OF 4.68 FEET TO A POINT; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 89° 32'21" AND A CHORD BEARING AND DISTANCE OF NORTH 45° 50'12" EAST, 28.17 FEET) FOR AN ARC DISTANCE OF 31.26 FEET TO A POINT; THENCE SOUTH 89° 23'37" EAST, A DISTANCE OF 129.43 FEET TO A POINT; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 40.29 FEET, A CENTRAL ANGLE OF 28° 39'43" AND A CHORD BEARING AND DISTANCE OF NORTH 75° 21'52" EAST, 19.95 FEET) FOR AN ARC DISTANCE OF 20.16 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 29° 34'22" AND A CHORD BEARING AND DISTANCE OF NORTH 75° 49'12" EAST, 20.42 FEET) FOR AN ARC DISTANCE OF 20.65 FEET TO A POINT; THENCE SOUTH 89° 23'37" EAST, A DISTANCE OF 153.21 FEET TO A POINT; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 17° 50'14" AND A CHORD BEARING AND DISTANCE OF NORTH 82° 08'55" EAST, 71.31 FEET) FOR AN ARC DISTANCE OF 71.60 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 5° 23'15" AND A CHORD BEARING AND DISTANCE OF NORTH 75° 55'25" EAST, 18.80 FEET) FOR AN ARC DISTANCE OF 18.81 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 00° 36'23" WEST, A DISTANCE OF 84.60 FEET TO A POINT; THENCE SOUTH 08° 42'51" EAST, A DISTANCE OF 44.08 FEET TO A POINT; THENCE SOUTH 00° 07'55" WEST, A DISTANCE OF 154.64 FEET TO THE POINT OF BEGINNING.