

Imperial Palm Villas

PARCEL 1:

A PORTION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 AND THAT PART OF AREA "E", ROYAL PALMS CONDOMINIUM, AS RECORDED IN CONDOMINIUM BOOK 15, PAGES 91 THROUGH 103, SITUATED IN SECTION 34, TOWNSHIP 24 SOUTH, RANGE 28 EAST, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4, OF THE NORTHWEST 1/4 OF SAID SECTION 34, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; THENCE S. 89°56'22" W. ALONG THE NORTH LINE OF SAID SECTION 34, A DISTANCE OF 30.00 FEET; THENCE DEPARTING SAID NORTH LINE RUN S. 00°02'50" E. 50.24 FEET; THENCE S. 76°36'22" W. 8.23 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 143.00 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 108.32 FEET THROUGH A CENTRAL ANGLE OF 43°24'07" TO A POINT ON SAID CURVE; THENCE DEPARTING SAID CURVE RUN S. 89°56'22" W. ALONG THE NORTH LINE OF AREA "G" OF THE AFORESAID ROYAL PALMS CONDOMINIUM AND A PROJECTION THEREOF A DISTANCE OF 123.89 FEET TO THE NORTHWEST CORNER OF SAID AREA "G"; THENCE S. 00°02'50" E. ALONG THE WESTERLY LINE OF SAID AREA "G", A DISTANCE OF 28.16 FEET TO THE NORTHEAST CORNER OF SAID AREA "E". SAID POINT ALSO BEING THE POINT OF BEGINNING. THENCE RUN ALONG THE EASTERLY LINE OF SAID AREA "E" THE FOLLOWING COURSES AND DISTANCES: S. 00°02'50" E. 89.94 FEET; THENCE S. 45°02'50" E. 28.27 FEET; THENCE S. 00°02'50" E. 96.96 FEET; THENCE S. 45°02'50" E. 15.85 FEET TO THE SOUTHWEST CORNER OF SAID AREA "G"; THENCE S. 00°02'50" E. ALONG THE EASTERLY LINE OF THE AFOREMENTIONED AREA "E", A DISTANCE OF 87.26 FEET; THENCE CONTINUE ALONG SAID EASTERLY LINE OF SAID AREA "E" THE FOLLOWING COURSES AND DISTANCES: S. 41°49'03" W. 85.76 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 732.53 FEET; THENCE FROM A CHORD BEARING OF S. 45°37'46" W. RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 11.66 FEET THROUGH A CENTRAL ANGLE OF 00°54'44" TO A POINT ON SAID CURVE; THENCE DEPARTING SAID CURVE AND SAID EASTERLY LINE OF AREA "E", RUN S. 89°58'58" W. 147.58 FEET; THENCE N. 00°01'02" W. 12.71 FEET; THENCE N. 49°08'17" W. 47.12 FEET; THENCE N. 40°51'43" E. 20.39 FEET; THENCE N. 64°59'35" W. 23.00 FEET; THENCE S. 49°12'28" W. 28.08 FEET; THENCE N. 64°50'27" W. 65.89 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE 47.20 FEET THROUGH A CENTRAL ANGLE OF 90°08'16" TO THE POINT OF TANGENCY; THENCE N. 25°17'49" E. 129.17 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 144.00 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE 112.37 FEET THROUGH A CENTRAL ANGLE OF 44°42'36" TO THE POINT OF TANGENCY; THENCE N. 70°00'25" E. 118.55 FEET TO THE POINT OF CURVATURE OF A CURVE

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CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 36.00 FEET; THENCE RUN NORTHEASTERLY ALONG THE APC OF SAID CURVE 38.14 FEET THROUGH A CENTRAL ANGLE OF 60°41'57" TO A POINT ON SAID CURVE, SAID POINT ALSO BEING ON THE NORTH LINE OF THE AFOREMENTIONED AREA "E"; THENCE N. 89°59'31" E. ALONG SAID NORTH LINE 49.28 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THAT PART OF AREA "E", ROYAL PALMS CONDOMINIUM, AS RECORDED IN CONDOMINIUM BOOK 15, PAGES 91 THROUGH 103, SITUATED IN SECTION 34, TOWNSHIP 24 SOUTH, RANGE 28 EAST, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHWEST 1/4, OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 34, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; THENCE S. 89°56'22" W. ALONG THE NORTH LINE OF SAID SECTION 34, A DISTANCE OF 30.00 FEET; THENCE DEPARTING SAID NORTH LINE RUN S. 00°02'50" E. 50.24 FEET; THENCE S. 76°36'22" W. 8.23 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 143.00 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 108.32 FEET THROUGH A CENTRAL ANGLE OF 43°24'07" TO A POINT ON SAID CURVE; THENCE DEPARTING SAID CURVE RUN S. 89°56'22" W. ALONG THE NORTH LINE OF AREA "G" OF THE AFORESAID ROYAL PALMS CONDOMINIUM AND A PROJECTION THEREOF A DISTANCE OF 123.89 FEET TO THE NORTHWEST CORNER OF SAID AREA "G"; THENCE RUN ALONG THE WESTERLY LINE OF SAID AREA "G" THE FOLLOWING COURSES AND DISTANCES: S. 00°02'50" E. 118.10 FEET; THENCE S. 45°02'50" E. 28.27 FEET; THENCE S. 00°02'50" E. 96.96 FEET; THENCE S. 45°02'50" E. 15.85 FEET TO THE SOUTHWEST CORNER OF SAID AREA "G"; THENCE S. 00°02'50" E. ALONG THE EASTERLY LINE OF SAID AREA "E" A DISTANCE OF 87.26 FEET; THENCE RUN ALONG SAID EASTERLY LINE OF SAID AREA "E" THE FOLLOWING COURSES AND DISTANCES: S. 41°49'03" W. 85.76 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 732.58 FEET; THENCE FROM A CHORD BEARING OF S. 45°37'46" W. RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 11.66 FEET THROUGH A CENTRAL ANGLE OF 00°54'44" TO A POINT ON SAID CURVE; THENCE DEPARTING SAID CURVE AND SAID EASTERLY LINE OF AREA "E" RUN S. 89°58'58" W. 147.58 FEET FOR A POINT OF BEGINNING; SAID POINT BEING A POINT ON A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 21.33 FEET; THENCE FROM A CHORD BEARING OF S. 52°31'54" W. RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 38.94 FEET THROUGH A CENTRAL ANGLE OF 104°35'33" TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 18.67 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 18.06 FEET THROUGH A CENTRAL ANGLE OF 55°25'26" TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 21.33 FEET; THENCE RUN NORTHWESTERLY ALONG

THE ARC OF SAID CURVE 60.66 FEET THROUGH A CENTRAL ANGLE OF 162°54'58" TO THE POINT OF REVERSE CURVATURE OF A CURVE WESTERLY AND HAVING A RADIUS OF 18.67 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE 18.06 FEET THROUGH A CENTRAL ANGLE OF 55°25'26" TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 21.33 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE 33.59 FEET THROUGH A CENTRAL ANGLE OF 90°12'33" TO A POINT ON SAID CURVE; THENCE DEPARTING SAID CURVE RUN N. 39°40'08" W. 2.35 FEET; THENCE N. 49°12'28" E. 28.08 FEET; THENCE S. 64°59'35" E. 23.00 FEET; THENCE S. 40°51'43" W. 20.39 FEET; THENCE S. 49°08'17" E. 47.12 FEET; THENCE S. 00°01'02" E. 12.71 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

TOGETHER WITH AN EASEMENT FOR VEHICULAR ACCESS, INGRESS AND EGRESS AND UTILITY PURPOSES APPURTENANT TO PARCEL 1 HEREIN OVER AND ACROSS THOSE CERTAIN PARCELS DESCRIBED IN EASEMENT DEED FILED MARCH 11, 1998 IN OFFICIAL RECORD BOOK 3964, PAGE 1904, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, TO-WIT:

UTILITY AND INGRESS AND EGRESS EASEMENT NO. 1

AN EASEMENT LYING IN THE NORTHWEST 1/4 OF SECTION 34 TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 34; THENCE N. 89°56'22" E. ALONG THE NORTH LINE OF SAID SECTION 34 FOR 997.66 FEET; THENCE S. 00°03'38" E. FOR 1378.94 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF I-4 (DISNEY WORLD) INTERCHANGE AS SHOWN ON STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 75000-2528, SAID POINT BEING THE SOUTHEAST CORNER OF AN INGRESS/EGRESS AND UTILITY EASEMENT AS SHOWN ON SABAL PALM CONDOMINIUM, AS RECORDED IN CONDOMINIUM BOOK 14, PAGES 55 THROUGH 66, PUBLIC RECORDS, ORANGE COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED INGRESS/EGRESS EASEMENT; THENCE N. 85°58'50" W. ALONG SAID NORTH RIGHT-OF-WAY LINE FOR 96.12 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY, A RADIAL LINE TO SAID POINT BEARING S. 89°05'31" E.; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 460.68 FEET AND A CHORD BEARING OF N. 08°16'44" W. THROUGH A CENTRAL ANGLE OF 18°22'28" FOR 147.74 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 466.67 FEET AND A CHORD BEARING OF N. 23°10'23" W. THROUGH A CENTRAL ANGLE OF 20°05'31" FOR 163.65 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 475.17

FEET AND A CHORD BEARING OF N. 60°13'04" W. THROUGH A CENTRAL ANGLE OF 46°49'21" FOR 389.32 FEET; THENCE N. 84°19'24" W. FOR 59.42 FEET; THENCE N. 05°40'36" E. FOR 74.00 FEET; THENCE S. 84°19'24" E. FOR 59.42 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A TANGENT BEARING S. 84°55'18" E.; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 554.17 FEET, THROUGH A CENTRAL ANGLE OF 46°49'18" FOR 452.87 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A CHORD BEARING OF S. 18°01'47"E.; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 556.67 FEET, THROUGH A CENTRAL ANGLE OF 38°56'59" FOR 378.43 FEET TO THE POINT OF BEGINNING.

AND

40' INGRESS/EGRESS AND UTILITY EASEMENT NO. 2

AN EASEMENT BEING 40.00 FEET IN WIDTH AND LYING IN SECTION 34, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA: SAID EASEMENT LYING 20.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 34; THENCE N. 89°56'22" E. ALONG THE NORTH LINE OF SAID SECTION 34 FOR 997.66 FEET; THENCE S. 00°03'38" E. FOR 1378.94 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF I-4 (DISNEY WORLD) INTERCHANGE AS SHOWN IN STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 75000-2528; THENCE N. 85°58'50" W. ALONG SAID NORTH RIGHT-OF-WAY LINE FOR 42.05 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, SAID POINT LYING ALONG THE CENTERLINE OF AN INGRESS/EGRESS AND UTILITY EASEMENT AS SHOWN IN SABAL PALMS CONDOMINIUM, AS RECORDED IN CONDOMINIUM BOOK 14, PAGES 55 THROUGH 66, PUBLIC RECORDS, ORANGE COUNTY, FLORIDA, SAID POINT HAVING A RADIAL BEARING OF S. 88°45'53" E.; THENCE NORTHWESTERLY ALONG SAID CENTERLINE ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 514.67 FEET THROUGH A CENTRAL ANGLE OF 85°33'31" FOR 768.55 FEET TO THE POINT OF TANGENCY; THENCE N. 84°19'24" W. ALONG SAID CENTERLINE FOR 39.42 FEET; THENCE LEAVING SAID CENTERLINE, N. 05°40'36" E. FOR 37.00 FEET TO THE NORTH LINE OF SAID INGRESS/EGRESS EASEMENT BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED EASEMENT CENTERLINE; THENCE CONTINUE N. 05°40'36" E. FOR 13.48 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 100.75 FEET, THROUGH A CENTRAL ANGLE OF 100°06'34" FOR 176.03 FEET TO THE POINT OF TANGENCY; THENCE S. 74°12'50" E. FOR 128.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY; THENCE EASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 120.00 FEET, THROUGH A CENTRAL ANGLE OF 37°41'47" FOR 78.95 FEET TO THE POINT OF TANGENCY; THENCE N. 68°05'23" E. FOR 187.27 FEET TO THE POINT OF

CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 444.31 FEET, THROUGH A CENTRAL ANGLE OF 16°12'20" FOR 125.67 FEET TO THE POINT OF TANGENCY; THENCE N. 84°17'43" E. FOR 140.01 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 210.53 FEET THROUGH A CENTRAL ANGLE OF 37°47'09" FOR 138.84 FEET TO THE POINT OF TANGENCY; THENCE N. 46°30'34" E. FOR 56.37 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 752.58 FEET, THROUGH A CENTRAL ANGLE OF 01°33'01" FOR 20.36 FEET TO THE POINT OF TERMINATION OF SAID CENTERLINE.

PARCEL 4:

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR VEHICULAR AND PEDESTRIAN TRAFFIC AND PARKING, UTILITY SERVICES AND DRAINAGE AS RESERVED OVER AND ACROSS THE "CONDOMINIUM PROPERTY" PURSUANT TO DECLARATION OF CONDOMINIUM FOR ROYAL PALMS CONDOMINIUM FILED MARCH 16, 1988 IN OFFICIAL RECORD BOOK 3965, PAGE 2031, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

PARCEL 5:

TOGETHER WITH A NON-EXCLUSIVE TEMPORARY CONSTRUCTION EASEMENT AS DESCRIBED IN THAT CERTAIN EASEMENT DEED FILED JUNE 10, 1994 IN OFFICIAL RECORD BOOK 4753, PAGE 4496, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AS DESCRIBED ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.