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KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

ASAMS Receipt#800654

Doc Stamp-Deed:

0.70

Prepared by and return to:

Suzanne Fugate

LWR Development, LLC

14400 Covenant Way

Bradenton, FL 34202



SPECIAL WARRANTY DEED 2006116948

THIS SPECIAL WARRANTY DEED, is made this 26th day of June, 2006, by and between **Schroeder-Manatee Ranch, Inc., a Delaware corporation** ("Grantor"), whose address is 14400 Covenant Way, Bradenton, Florida 34202, and **Lakewood Ranch Corporate Park, Inc., a Florida corporation**, whose address is 14400 Covenant Way, Bradenton, Florida 34202 ("Grantee").

WITNESSETH

That the Grantor, in consideration of the sum of Ten Dollars and other valuable consideration paid by the Grantee, receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold to Grantee, its successors and assigns forever the following described real property in ~~Manatee~~ County, Florida:

Sarasota 

See Exhibit "A" attached and incorporated herein ("Land").

To have and hold the same in fee simple forever.

The benefits and obligations hereunder shall inure to and be binding upon the successors and assigns of the respective parties hereto, and the Grantor does hereby fully warrant title to the Land, and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

THIS CONVEYANCE IS NOT SUBJECT TO DOCUMENTARY STAMP TAX UNDER SECTION 201.02(1), FLORIDA STATUTES, BECAUSE IT IS A TRANSFER OF PROPERTY FROM SCHROEDER-MANATEE RANCH, INC., A DELAWARE CORPORATION, TO ITS WHOLLY-OWNED SUBSIDIARY WITHOUT ANY EXCHANGE OF VALUE, PURSUANT TO THE SUPREME COURT OF FLORIDA'S RULING IN CRESCENT MIAMI CENTER, LLC VS FLORIDA DEPARTMENT OF REVENUE, 903 So2d 913 (Fla. 2005).

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument as of the day and year first above written.

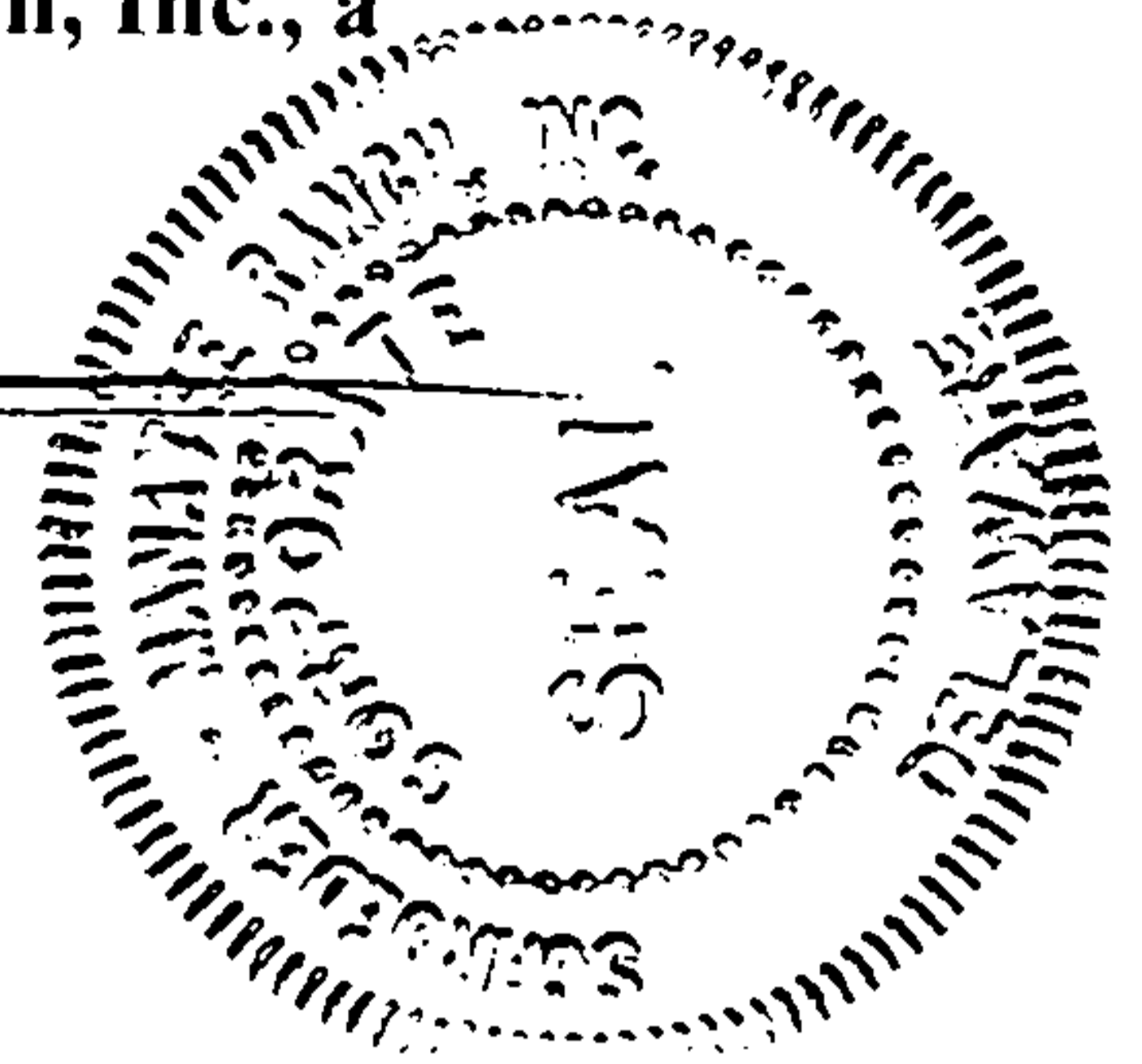
Witnesses:

Suzanne L. Fugate
Print name: Suzanne L. Fugate

Rachel Gray
Print name: Rachel Gray

Schroeder-Manatee Ranch, Inc., a
Delaware corporation

By: *[Signature]*
Rex E. Jensen
its President



STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 26 day of June, 2006,
by Rex E. Jensen, as President of **Schroeder-Manatee Ranch, Inc., a Delaware corporation**, on
behalf of the corporation, who is () personally known to me or () has produced
NA as identification.

Pamela J. Banks
Notary Public
Print Name: _____

My Commission Expires:

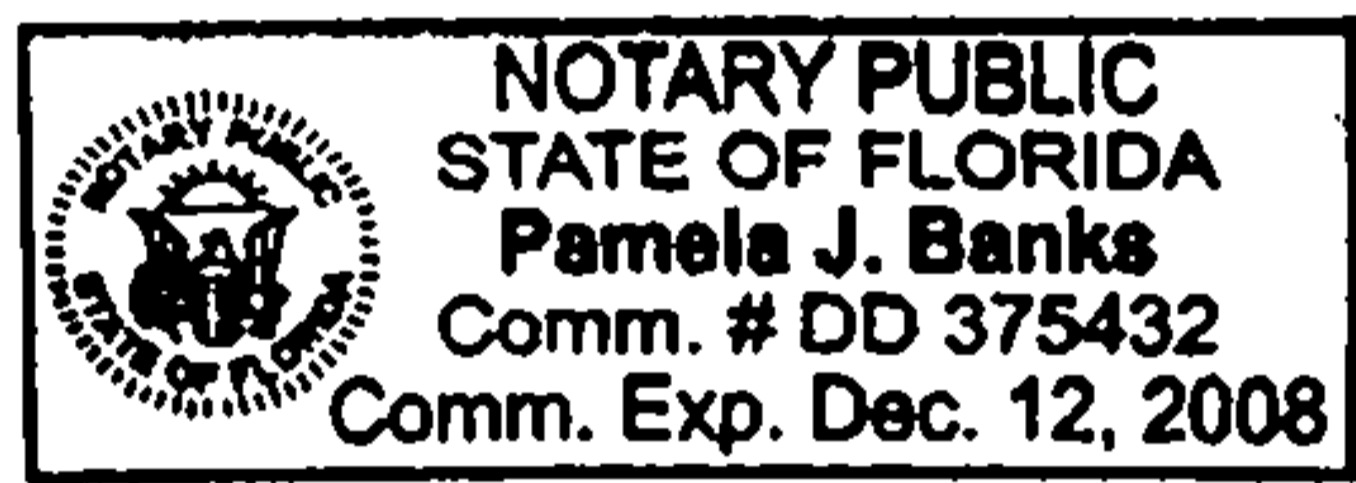


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LEGAL DESCRIPTION (as prepared by the certifying Surveyor and Mapper)

A Tract lying in Sections 5, 6 and 8, Township 36 South, Range 19 East, Sarasota County, Florida and described as follows:

BEGIN at the southwest corner of Tract 501 of the Plat of Lakewood Ranch Corporate Park Unit 5 as recorded in Plat Book 46, Pages 8-8E, of the Public Records of Sarasota County, Florida, said point also being on the easterly right-of-way of Lakewood Ranch Boulevard (170' wide) as recorded on said Lakewood Ranch Corporate Park Unit 5; the following three (3) calls are along the southerly line of said Tract 501; thence S.70°58'32"E., a distance of 69.02 feet; thence N.90°00'00"E., a distance of 77.78 feet; thence N.41°46'23"E., a distance of 60.87 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies N.37°21'37"E., a radial distance of 91.39 feet, said point being a point on the southwesterly line of the O.U.C. Area #2 as recorded in Official Record Book 2820, page 2570 and Official Record Book 2872, page 1014 of said Public Records; the following eleven (11) calls are along said southwesterly line; thence easterly along the arc, through a central angle of 78°48'55", a distance of 125.71 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies S.41°25'34"E., a radial distance of 66.06 feet; thence easterly along the arc, through a central angle of 60°18'28", a distance of 69.53 feet to a point of reverse curvature to the left having a radius of 250.15 feet and a central angle of 38°46'44"; thence easterly along the arc, a distance of 169.31 feet to a point of reverse curvature to the right having a radius of 75.46 feet and a central angle of 63°14'34"; thence easterly along the arc, a distance of 83.29 feet to the end of said curve; thence S.66°50'32"E. along a line non-tangent to the last described curve, a distance of 205.73 feet; thence S.53°03'47"E., a distance of 114.22 feet; thence S.39°30'10"E., a distance of 183.56 feet; thence S.35°41'02"E., a distance of 225.30 feet; thence S.22°05'26"E., a distance of 264.93 feet to the point of curvature of a curve to the right having a radius of 1033.46 feet and a central angle of 40°51'07"; thence southerly along the arc a distance of 736.85 feet to a point of curvature of a non-tangent curve to the left, of which the radius point lies S.71°14'19"E., a radial distance of 829.87 feet; thence southerly along the arc, through a central angle of 06°47'03", a distance of 98.26 feet; thence S.11°58'38"W., a distance of 88.25 feet; thence S.02°57'49"W., a distance of 163.54 feet; thence S.13°12'54"E., a distance of 176.20 feet; thence S.15°34'48"E., a distance of 114.65 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies S.55°09'27"W., a radial distance of 137.20 feet, said point being a point on the southwesterly line of said O.U.C. Area #2; the following two (2) calls are along said southwesterly line; thence southerly along the arc, through a central angle of 50°05'44", a distance of 119.96 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies S.85°38'26"E., a radial distance of 150.86 feet; thence southerly along the arc, through a central angle of 12°35'39", a distance of 33.16 feet; thence S.08°14'21"E., a distance of 56.75 feet; thence S.61°32'01"E., a distance of 19.75 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies S.62°18'59"W., a radial distance of 122.05 feet, said point being a point on the southwesterly line of said O.U.C. Area #2; the following three (3) calls are along said southwesterly line; thence southerly along the arc, through a central angle of 49°30'19", a distance of 105.45 feet to a point of reverse curvature to the left having a radius of 101.82 feet and a central angle of 86°02'25"; thence southerly along the arc, a distance of 152.90 feet to a point of reverse curvature to the right having a radius of 1,347.40 feet and a central angle of 04°12'18"; thence southeasterly along the arc, a distance of 98.89 feet; thence S.21°02'07"E., a distance of 5.00 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies N.21°02'07"W., a radial distance of 625.00 feet, said point being on the northerly right-of-way of Communications Parkway as recorded on said plat of Lakewood Ranch Corporate Park Unit 5; the following five (5) calls are

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along said northerly right-of-way; thence westerly along the arc, through a central angle of $07^{\circ}48'06''$, a distance of 85.10 feet to a point of reverse curvature to the left having a radius of 456.00 feet and a central angle of $49^{\circ}33'30''$; thence southwesterly along the arc, a distance of 394.42 feet; thence $S.27^{\circ}12'29''W.$, a distance of 228.49 feet to a point of curvature to the right having a radius of 644.00 feet and a central angle of $58^{\circ}31'24''$; thence southwesterly along the arc a distance of 657.80 feet; thence $S.85^{\circ}43'53''W.$, a distance of 57.47 feet to a point of curvature to the right having a radius of 50.00 feet and a central angle of $89^{\circ}59'59''$; thence northwesterly along the arc a distance of 78.54 feet to a point on the easterly right-of-way line of Lakewood Ranch Boulevard as recorded in the plat of said Lakewood Ranch Corporate Park Unit 5; the following four (4) calls are along said easterly right-of-way; thence $N.04^{\circ}16'08''W.$, a distance of 780.17 feet to a point of curvature to the left having a radius of 1,085.00 feet and a central angle of $23^{\circ}28'09''$; thence northerly along the arc a distance of 444.43 feet; thence $N.27^{\circ}44'17''W.$, a distance of 364.12 feet to a point of curvature to the right having a radius of 915.00 feet and a central angle of $05^{\circ}36'27''$; thence northwesterly along the arc a distance of 89.55 feet to a point on the easterly line of Tract 504 of said Lakewood Ranch Corporate Park Unit 5; the following eight (8) calls are along the easterly line of said Tract 504; thence $N.00^{\circ}17'18''W.$, a distance of 49.70 feet to a point of curvature to the right having a radius of 30.00 feet and a central angle of $15^{\circ}50'39''$; thence northerly along the arc a distance of 8.30 feet; thence $N.09^{\circ}02'52''E.$, a distance of 102.75 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies $S.84^{\circ}41'31''E.$, a radial distance of 30.00 feet; thence northerly along the arc, through a central angle of $16^{\circ}06'48''$, a distance of 8.44 feet; thence $N.21^{\circ}25'17''E.$, a distance of 68.29 feet to a point of curvature to the right having a radius of 30.00 feet and a central angle of $13^{\circ}33'36''$; thence northeasterly along the arc a distance of 7.10 feet; thence $N.34^{\circ}58'53''E.$, a distance of 47.06 feet; thence $N.12^{\circ}42'31''E.$, a distance of 68.14 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies $S.46^{\circ}16'50''E.$, a radial distance of 170.00 feet, said point being on the southerly right-of-way line of Wireless Court as recorded in plat of said Lakewood Ranch Corporate Park Unit 5; the following eight (8) calls are along said right-of-way; thence northeasterly along the arc, through a central angle of $10^{\circ}51'36''$, a distance of 32.22 feet; thence $N.54^{\circ}34'46''E.$, a distance of 170.46 feet to the point of curvature to the right having a radius of 220.00 feet and a central angle of $67^{\circ}56'38''$; thence easterly along the arc a distance of 260.89 feet; thence $S.57^{\circ}28'36''E.$, a distance of 91.74 feet to a point of curvature to the right having a radius of 25.00 feet and a central angle of $51^{\circ}49'53''$; thence southeasterly along the arc a distance of 22.62 feet to a point of reverse curvature to the left having a radius of 64.00 feet and a central angle of $283^{\circ}39'46''$; thence northeasterly along the arc, a distance of 316.85 feet to a point of reverse curvature to the right having a radius of 25.00 feet and a central angle of $51^{\circ}49'53''$; thence westerly along the arc, a distance of 22.62 feet; thence $N.57^{\circ}28'36''W.$, a distance of 91.74 feet to a point on the easterly line of Tract 503 as recorded in the plat of said Lakewood Ranch Corporate Park Unit 5; the following six (6) calls are along said easterly line; thence $N.40^{\circ}02'51''W.$, a distance of 11.69 feet; thence $N.28^{\circ}46'28''W.$, a distance of 37.97 feet; thence $N.34^{\circ}33'29''W.$, a distance of 72.85 feet; thence $N.20^{\circ}23'15''W.$, a distance of 43.28 feet; thence $N.01^{\circ}20'42''W.$, a distance of 54.67 feet; thence $N.03^{\circ}11'56''E.$, a distance of 43.91 feet to a point on the northeasterly line of Tract 14 as recorded in the plat of said Lakewood Ranch Corporate Park Unit 5; the following eleven (11) calls are along said easterly and northerly line; thence $S.86^{\circ}48'04''E.$, a distance of 30.00 feet; thence $N.03^{\circ}11'56''E.$, a distance of 41.90 feet; thence $N.50^{\circ}05'30''E.$, a distance of 46.74 feet; thence $N.40^{\circ}42'30''W.$, a distance of 216.92 feet; thence $S.45^{\circ}20'18''W.$, a distance of 42.75 feet; thence $S.64^{\circ}19'06''W.$, a distance of 31.91 feet; thence $S.64^{\circ}28'02''W.$, a distance of 75.50 feet; thence $N.87^{\circ}03'28''W.$, a distance of 70.37 feet; thence $N.70^{\circ}09'56''W.$, a distance of 122.60 feet; thence $N.65^{\circ}48'45''W.$, a distance of 20.47 feet; thence $S.52^{\circ}47'47''W.$, a distance of 30.33 feet to a point on the easterly line of Tract 502 as recorded in the plat of said

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Lakewood Ranch Corporate Park Unit 5; the following three (3) calls are along the easterly line of said Tract 502; thence N.29°07'35"W., a distance of 74.53 feet; thence N.51°33'43"W., a distance of 88.07 feet; thence N.11°02'30"W., a distance of 142.99 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies S.79°27'42"E., a radial distance of 1,115.00 feet, said point being a point on the easterly right-of-way of said Lakewood Ranch Boulevard; the following two (2) calls are along the easterly right-of-way line of said Lakewood Ranch Boulevard; thence northerly along the arc, through a central angle of 08°29'10", a distance of 165.14 feet; thence N.19°01'28"E., a distance of 346.66 feet to the POINT OF BEGINNING.

Containing 3,346,932 square feet or 76.8350 acres, more or less.

AND ALSO - LEGAL DESCRIPTION (as prepared by the certifying Surveyor and Mapper)

A Tract lying in Sections 5, 6, 7 and 8, Township 36 South, Range 19 East, Sarasota County, Florida and described as follows:

COMMENCING at the southeast corner of Lot 1, Tract 1 of the Plat of Lakewood Ranch Corporate Park Unit 5 as recorded in Plat Book 46, Pages 8-8E, of the Public Records of Sarasota County, Florida, also being on the westerly right-of-way of Lakewood Ranch Boulevard (170' wide) as recorded on said plat of Lakewood Ranch Corporate Park Unit 5, said point being a point of curvature of a non-tangent curve to the left, of which the radius point lies N.77°10'06"W., a radial distance of 1,285.00 feet; the following three (3) calls are along the westerly right-of-way of said plat of Lakewood Ranch Boulevard; thence southwesterly along the arc, through a central angle of 18°22'37", a distance of 412.15 feet; thence S.05°32'43"E., a distance of 75.56 feet to the POINT OF BEGINNING; said point being the southeast corner of premises described in Official Record Instrument Number 2003115619 of said Public Records; thence continue along said right-of-way, S.05°32'43"E., a distance of 460.83 feet to a point of curvature to the right having a radius of 50.00 feet and a central angle of 87°25'07"; thence southwesterly along the arc a distance of 76.29 feet to a point on the northerly right-of-way of Satellite Court as recorded in the plat of said Lakewood Ranch Corporate Park Unit 5, being a point of reverse curvature to the left having a radius of 342.00 feet and a central angle of 17°42'04"; the following eleven (11) calls are along the right-of-way line of said Satellite Court; thence westerly along the arc, a distance of 105.66 feet to a point of compound curvature to the left having a radius of 180.00 feet and a central angle of 12°59'03"; thence southwesterly along the arc, a distance of 40.79 feet to a point of reverse curvature to the right having a radius of 283.52 feet and a central angle of 29°26'44"; thence southwesterly along the arc, a distance of 145.70 feet to a point of compound curvature to the right having a radius of 120.00 feet and a central angle of 07°57'05"; thence westerly along the arc, a distance of 16.65 feet to a point of compound curvature to the right having a radius of 270.00 feet and a central angle of 17°26'29"; thence westerly along the arc, a distance of 82.19 feet; thence N.73°58'25"W., a distance of 6.49 feet to a point of curvature to the right having a radius of 26.00 feet and a central angle of 51°31'17"; thence northwesterly along the arc a distance of 23.38 feet to a point of reverse curvature to the left having a radius of 64.00 feet and a central angle of 283°02'34"; thence southerly along the arc, a distance of 316.16 feet to a point of reverse curvature to the right having a radius of 26.00 feet and a central angle of 51°31'17"; thence easterly along the arc, a distance of 23.38 feet; thence S.73°58'25"E., a distance of 6.49 feet to a point of curvature to the left having a radius of 330.00 feet and a central angle of 17°03'49"; thence easterly along the arc a distance of 98.28 feet to a point on the southerly line of Tract 505 as recorded in the plat of said Lakewood Ranch Corporate Park Unit 5; the following fourteen (14) calls are along said southerly line of said Tract 505; thence S.16°01'35"W., along a line non-tangent to the last described curve, a distance

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of 38.73 feet; thence N.83°56'30"E., a distance of 37.00 feet; thence N.86°38'15"E., a distance of 34.29 feet to a point of curvature to the right having a radius of 30.00 feet and a central angle of 16°51'42"; thence easterly along the arc a distance of 8.83 feet; thence S.87°57'33"E., a distance of 54.90 feet; thence S.84°27'41"E., a distance of 16.75 feet; thence S.68°15'10"E., a distance of 31.28 feet; thence S.52°17'24"E., a distance of 16.50 feet; thence S.49°48'18"E., a distance of 44.57 feet; thence S.87°22'39"E., a distance of 38.49 feet; thence S.38°59'09"E., a distance of 120.15 feet; thence S.41°20'11"E., a distance of 83.10 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies S.40°43'40"W., a radial distance of 30.00 feet; thence southeasterly along the arc, through a central angle of 24°55'06", a distance of 13.05 feet; thence N.65°09'38"E., a distance of 43.29 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies N.65°09'38"E., a radial distance of 1,085.00 feet; said point being on the westerly right-of-way line of said Lakewood Ranch Boulevard; the following three (3) calls are along said westerly right-of-way; thence southeasterly along the arc, through a central angle of 02°53'55", a distance of 54.89 feet; thence S.27°44'17"E., a distance of 364.12 feet to the point of curvature to the right having a radius of 915.00 feet and a central angle of 23°02'09"; thence southerly along the arc a distance of 367.88 feet to a point on the northerly line of Tract 506 of said Lakewood Ranch Corporate Park Unit 5; the following five (5) calls are along the northerly, westerly and southerly line of said Tract 506; thence S.38°31'20"W., a distance of 42.90 feet; thence S.36°02'02"W., a distance of 93.87 feet; thence S.71°01'04"W., a distance of 44.59 feet; thence S.04°16'08"E., a distance of 64.02 feet; thence N.85°43'52"E., a distance of 133.01 feet to a point on the westerly right-of-way of said Lakewood Ranch Boulevard; the following two (2) calls are along said right-of-way; thence S.04°16'08"E., a distance of 608.67 feet to a point of curvature to the right having a radius of 50.00 feet and a central angle of 90°00'01"; thence southwestwardly along the arc a distance of 78.54 feet; thence S.85°43'53"W., a distance of 153.33 feet to a point of curvature to the right having a radius of 344.00 feet and a central angle of 28°56'29"; thence westerly along the arc a distance of 173.76 feet; thence N.24°40'22"E., a distance of 70.89 feet; thence N.35°32'16"W., a distance of 1,321.08 feet; thence N.54°57'00"W., a distance of 908.02 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies N.68°39'39"W., a radial distance of 109.10 feet; said point being a point on the southerly line of O.U.C. Area #5 as recorded in Official Record Book 2820, page 2570 and Official Record Book 2872, page 1014 of said Public Records; the following thirteen (13) calls are along said southerly line; thence northerly along the arc, through a central angle of 48°47'59", a distance of 92.92 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies N.62°24'14"E., a radial distance of 291.29 feet; thence northeasterly along the arc, through a central angle of 106°52'19", a distance of 543.33 feet to a point of reverse curvature to the left having a radius of 388.92 feet and a central angle of 44°24'11"; thence northeasterly along the arc, a distance of 301.41 feet to the point of reverse curvature to the right having a radius of 62.04 feet and a central angle of 60°09'28"; thence northeasterly along the arc, a distance of 65.14 feet to the point of curvature of a non-tangent curve to the right, of which the radius point lies S.05°01'25"W., a radial distance of 151.25 feet; thence southeasterly along the arc, through a central angle of 63°51'05", a distance of 168.56 feet; thence S.21°07'30"E., a distance of 62.07 feet to the point of curvature to the left having a radius of 152.89 feet and a central angle of 51°07'39"; thence southeasterly along the arc a distance of 136.43 feet; thence S.72°15'09"E., a distance of 74.70 feet; thence N.54°07'55"E., a distance of 43.82 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies N.14°16'14"W., a radial distance of 839.91 feet; thence easterly along the arc, through a central angle of 13°08'08", a distance of 192.56 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies N.27°33'58"W., a radial distance of 108.75 feet; thence northeasterly along the arc, through a central angle of 42°45'34", a distance of 81.16 feet; thence N.19°40'28"E., a distance of 175.62 feet to the point of curvature of

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a non-tangent curve to the right, of which the radius point lies S.68°42'44"E., a radial distance of 485.24 feet; thence northeasterly along the arc, through a central angle of 07°04'30", a distance of 59.92 feet to the southerly line of premises described in Official Record Instrument Number 2003115619 of said Public Records; thence S.89°41'59"E., along said southerly line, a distance of 173.93 feet to the POINT OF BEGINNING.

Containing 2,084,994 square feet or 47.8649 acres, more or less.

AND ALSO - LEGAL DESCRIPTION (as prepared by the certifying Surveyor and Mapper)

A Tract lying in Sections 5 and 8, Township 36 South, Range 19 East, Sarasota County, Florida and described as follows:

BEGIN at the northwest corner of Tract 508 of the Plat of Lakewood Ranch Corporate Park Unit 5 as recorded in Plat Book 46, Pages 8-8E, of the Public Records of Sarasota County, Florida, said point also being on the southerly right-of-way of Communications Parkway (100' wide) as recorded on said plat of Lakewood Ranch Corporate Park Unit 5; the following three (3) calls are along the westerly line of said Tract 508; thence S.14°16'20"E., a distance of 326.30 feet; thence S.09°21'13"E., a distance of 207.86 feet; thence S.28°35'51"E., a distance of 62.63 feet to a point on the northerly line of O.U.C. Area #3, as recorded in Official Record Book 2820, page 2570 and Official Record Book 2872, page 1014 of said Public Records; the following two (2) calls are along said northerly line; thence S.61°24'09"W., a distance of 329.55 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies S.26°46'24"W., a radial distance of 409.46 feet; thence westerly along the arc, through a central angle of 24°20'41", a distance of 173.98 feet to a point on the easterly line of Tract 507 of said plat of Lakewood Ranch Corporate Park Unit 5; thence N.44°34'20"W. along said easterly line, a distance of 177.53 feet to the point of curvature of a non-tangent curve to the left, of which the radius point lies N.44°34'20"W., a radial distance of 744.00 feet, said point being a point on the southerly right-of-way of Communications Parkway; the following three (3) calls are along the southerly right-of-way of said right-of-way; thence northeasterly along the arc, through a central angle of 18°13'12", a distance of 236.59 feet; thence N.27°12'29"E., a distance of 228.49 feet to a point of curve to the right having a radius of 356.00 feet and a central angle of 42°26'38"; thence northeasterly along the arc a distance of 263.72 feet to the POINT OF BEGINNING.

Containing 234,635 square feet or 5.3866 acres, more or less.

AND ALSO - LEGAL DESCRIPTION (as prepared by the certifying Surveyor and Mapper)

A Tract lying in Section 8, Township 36 South, Range 19 East, Sarasota County, Florida and described as follows:

BEGIN at the northwest corner of Tract 507 of the Plat of Lakewood Ranch Corporate Park Unit 5 as recorded in Plat Book 46, Pages 8-8E, of the Public Records of Sarasota County, Florida, said point also being on the southerly right-of-way of Communications Parkway (100' wide) as recorded on said plat of Lakewood Ranch Corporate Park Unit 5; thence, S.24°47'54"E., along the westerly line of said Tract 507 a distance of 444.45 feet to a point on the northerly line of O.U.C. Area #3 as recorded in Official Record book 2820, page 2570 and Official Record Book 2872, page 1014 of said Public Records; thence S.52°24'10"W., along said northerly line, a distance of 602.98 feet;

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thence N.06°17'15"W., a distance of 493.70 feet to the point of curvature to the right having a radius of 4,915.00 feet and a central angle of 01°49'38"; thence northerly along the arc a distance of 156.75 feet to the point of compound curve to the right having a radius of 50.00 feet and a central angle of 90°11'29"; thence northeasterly along the arc, a distance of 78.71 feet to a point on the southerly right-of-way of said Communications Parkway; the following two (2) calls are along said right-of-way; thence N.85°43'53"E., a distance of 57.44 feet to the point of curvature to the left having a radius of 744.00 feet and a central angle of 20°31'46"; thence easterly along the arc a distance of 266.58 feet to the POINT OF BEGINNING.

Containing 256,138 square feet or 5.8801 acres, more or less.

Total Tract containing 5,922,699 square feet or 135.9665 acres, more or less.