


DA Permit SAJ-1993-01395

Attachment G - Compensatory Mitigation Plan
Attachment G - Title Work

Attachment G

This instrument was prepared by
~~and after recording return to:~~

Daniel L. DeCubellis
Carlton Fields Jordan Burt, P.A.
Post Office Box 1171
Orlando, Florida 32802-1171

Inst:201525002693 Date:5/7/2015 Time:1:48 PM
Doc Stamp-Deed:0.00
 DC, Victoria L. Rogers, Hardee County Page 1 of 11

NOTE TO RECORDER: THIS CORRECTIVE FEE SIMPLE DEED CORRECTS THE FEE SIMPLE DEED RECORDED MARCH 18, 2014, AS INSTRUMENT NUMBER 201425001549 OF THE PUBLIC RECORDS OF HARDEE COUNTY, FLORIDA; AND RECORDED IN OFFICIAL RECORDS BOOK 9007, PAGE 2058 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; AND RECORDED IN OFFICIAL RECORDS BOOK 22467, PAGE 571 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; AND RECORDED IN OFFICIAL RECORDS BOOK 9201, PAGE 1425 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND IS BEING RECORDED TO CORRECT A SCRIVENER'S ERROR IN THE LEGAL DESCRIPTION OF CERTAIN PROPERTY LOCATED IN SECTION 20, TOWNSHIP 33 SOUTH, RANGE 24 EAST, HARDEE COUNTY, FLORIDA. DOCUMENTARY STAMP TAX WAS PAID AT THE TIME OF RECORDING THE ABOVE-REFERENCED DEEDS, THEREFORE ONLY MINIMUM DOCUMENTARY STAMP TAX IS DUE AT THE TIME OF THIS RECORDING.

CORRECTIVE FEE SIMPLE DEED

THIS CORRECTIVE FEE SIMPLE DEED is made as of April 22, 2015, by CF INDUSTRIES, INC., a Delaware corporation, whose mailing address is 4 Parkway North, Suite 400, Deerfield, Illinois 60015 ("Grantor") to MOSAIC FERTILIZER, LLC, a Delaware limited liability company, whose mailing address is 3033 Campus Drive, Suite E490, Plymouth, Minnesota 55441-2651 ("Grantee").

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and their respective heirs, legal representatives and assigns).

Witnesseth:

For and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby grants, bargains, sells, aliens, remise, releases, and transfers to Grantee, the real property located in Hardee County, Hillsborough County, Pasco County, and Polk County, Florida, more particularly described as follows:

See Exhibit "A" attached hereto and made a part hereof.

RETURN TO: ✓
FIRST AMERICAN TITLE
JIM DYER
2233 Lee Road, Suite 101
Winter Park, FL 32789

04/28/15 1:48 PM REC'D

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

This deed is without warranties of title, and Grantor makes no warranties of title, whatsoever concerning the real property hereby conveyed.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name by its proper officers thereunto duly authorized, as the day and year first above written.

Signed, sealed and delivered
in the presence of:

Melissa K. Bjella
(Signature of Witness)

Melissa K. Bjella
(Print Name)

Michael P. McGrane
(Signature of Witness)

Michael P. McGrane
(Print Name)

CF INDUSTRIES, INC.,
a Delaware corporation

By: Douglas C. Barnard
Douglas C. Barnard,
as Senior Vice President

STATE OF ILLINOIS
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 22nd day of April, 2015, by Douglas C. Barnard, as Senior Vice President of CF INDUSTRIES, INC., a Delaware corporation, on behalf of the corporation. He ☒ is personally known to me, or has produced ☐ _____ (state) driver's license, or ☐ _____ (type of identification) as identification.



Vicki P. Gabrielsen
(Signature of Notary)

Vicki P. Gabrielsen
(Printed Name)

Notary Public, State of Illinois

EXHIBIT "A"

The lands referred to hereinbelow is situated in Hardee County, Hillsborough County, Pasco County and Polk County, state of Florida, and described as follows:

Parcel I (Hardee County, Florida):

Lands lying in Township 33 South, Range 23 East and Range 24 East, Hardee County, being more particularly described as follows:

Township 33 South Range 23 East:

Section 25: The South 500 feet, LESS the West 1000 feet thereof.

Section 33: All, LESS:

- a) The North 500 feet,
- b) The East 200 feet, LESS the North 500 feet thereof.
- c) The West 800 feet, LESS the North 500 feet thereof.

Section 36: All, LESS the West 1000 feet.

Township 33 South Range 24 East:

Section 6: Begin at the intersection of the south boundary of Section 6 and the west right of way line of County Road 663; thence northwesterly along said west right of way line 1,335 feet; thence westerly, perpendicular to the west right of way line, 700 feet; thence southeasterly, parallel with said west right of way line of County Road 663, to a point on the south boundary of Section 6; thence east along said south boundary of Section 6, to the Point of Beginning.

Section 7: Begin at the intersection of the north boundary of Section 7 and the west right of way line of County Road 663; thence southeasterly along said west right of way line, 975 feet; thence westerly, perpendicular to said west right of way line, 700 feet, thence northwesterly, parallel with said west right of way line of County Road 663, to a point on the north boundary of Section 7; thence east along said north boundary of Section 7, to the Point of Beginning.

Section 20: The following portions of the town of Fort Green Springs as per plat recorded in plat book 2, page 28, of the public records of Hardee County, Florida:

- Lots 3 through 6, inclusive, block 10;
- Lots 1 through 8, inclusive, block 11;
- Lots 1 through 12, inclusive, block 12;
- Lots 1 through 12, inclusive, block 14;
- Lots 1 through 12, inclusive, block 16;

Together with the interest in adjoining vacated streets or alleys pursuant to vacation

resolutions recorded in Official Records Book 121, Page 373 and Official Records Book 223, Page 269 Official of the Public Records of Hardee County, Florida, including the streets and alleys described as follows:

The South ½ of Second Street adjacent to Lot 7, Block 14;

That portion of Orange Street between Blocks 12 and 11 and between Lots 3, 4, 5 and 6 of Blocks 14 and 10;

That portion of First Street from the east side of Citrus Street to the Railroad Company right-of-way;

A 30-foot unnamed street paralleling the Railroad's right-of-way along the easternmost edge of Block 11 extending southwardly from First Street;

Alley in Block 12 between Lots 1-8 on one hand and Lots 9-12 on the other hand;

Alley in Block 14 between Lots 1-6 on one hand and Lots 7-12 on the other hand; and

East ½ of Citrus Street adjoining Blocks 14 and 12 as they adjoin said street.

Section 29: The North 900 feet lying west of CSX Railroad right of way.

Section 30: The East 2900 feet of the North 900 feet, and the South 500 feet of the West 1300 feet.

Section 31: The West 1300 feet of the section.

Section 33: All,

- a) LESS the North 1000 feet, and
- b) LESS the West 1400 feet thereof, lying south of the North 1000 feet thereof.

Section 34: All, LESS the North 1000 feet thereof.

Section 35: All, LESS the North 500 feet thereof.

Section 36: All, LESS the North 500 feet, and LESS that part of the following described parcel lying south of the North 500 feet: Begin at the Northeast corner of Section 36, thence west along the north boundary thereof, 2000 feet, thence south at right angles to the section line, 400 feet, thence southeasterly to a point on the east boundary of said Section 36, said point being 900 feet south of the Northeast corner of Section 36, thence north along said east boundary thereof to the northeast corner of Section 36 and the Point of Beginning.

Parcel II (Hillsborough County, Florida):

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

The West 1/2 of Sections 4 and 9, Township 27 South, Range 22 East; All of Sections 5 and 8, Township 27 South, Range 22 East, all lying and being in Hillsborough County, Florida.

AND

Tracts 1 to 23, inclusive, Tracts 24A, 25B, Tracts 26 to 39, inclusive, and Tracts 40A and 41B, Tracts 42 to 55, inclusive and Tracts 58 to 64, inclusive, Crystal Springs Colony Farms as per map or plat thereof recorded in Plat Book 9, Page 12, in Section 6, Township 27 South, Range 22 East, lying East of Seaboard Coast Line Railroad right-of-way, all lying and being in Hillsborough County, Florida; LESS that portion conveyed to Hillsborough County, a political subdivision of the State of Florida in O.R. Book 1483, Page 98, more particularly described as follows: The North 100 feet of that part of Section 1, Township 27 South, Range 21 East lying East of the Seaboard Air Line Rail Road; also the North 100 feet of Section 6, Township 27 South, Range 22 East, less the East 1340 feet thereof, and less existing right of ways as shown on the plat of Crystal Springs Colony Farms as per map or plat thereof recorded in Plat Book 9, Page 12, of the Public Records of Hillsborough County, Florida.

AND

Tracts 1 to 7, inclusive, Tract 10B, Tracts 11 to 22, inclusive, Tracts 23A and 26C, Tracts 27 to 38, inclusive, Tract 39A, Tracts 43 to 48, inclusive, Tracts 49 to 54, inclusive, and Tracts 59 to 64, inclusive, Crystal Springs Colony Farms as per map or plat thereof recorded in Plat Book 9, Page 12 in Section 7, Township 27 South, Range 22 East, lying East of Seaboard Coast Line Railroad right-of-way, all lying and being Hillsborough County, Florida.

Parcel III (Pasco County, Florida):

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

TRACTS 35, 36, 37, 38, 39, 40, 41, 44, 45, 46, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63 AND 64, IN SECTION 32, TOWNSHIP 26 SOUTH, RANGE 22 EAST, OF CRYSTAL SPRINGS COLONY FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 24, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

TOGETHER WITH THE VACATED PLATTED 40 FOOT ROADS PER RESOLUTION RECORDED IN OFFICIAL RECORDS BOOK 5910, PAGE 1064, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING AND LYING: BETWEEN TRACTS 36 AND 37, BETWEEN TRACTS 38 AND 39, BETWEEN TRACTS 44 AND 45, BETWEEN TRACTS 50 AND 51, BETWEEN TRACTS 52 AND 53, BETWEEN TRACTS 54 AND 55, BETWEEN TRACTS 58 AND 59, BETWEEN TRACTS 60 AND 61 AND BETWEEN TRACTS 62 AND 63, ALL IN SAID SECTION 32, TOWNSHIP 26 SOUTH, RANGE 22 EAST, OF CRYSTAL SPRINGS COLONY FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 24, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Parcel IV (Polk County, Florida):

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

PARCEL 1:

THE EAST 1/4 (LESS AND EXCEPT THE NORTH 660 FEET) OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, OF SECTION 13, TOWNSHIP 30 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA.

PARCEL 2:

THE EAST 1/4 OF SECTION 24, TOWNSHIP 30 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA.

PARCEL 3:

THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, LYING NORTH OF ATLANTIC COAST LINE RAILROAD RIGHT-OF-WAY, IN SECTION 25, TOWNSHIP 30 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA.

PARCEL 4:

THE EAST 365.96 FEET OF THE SOUTH 1320 FEET OF SECTION 7 AND THE WEST 1320 FEET OF THE EAST 1685.96 FEET OF THE SOUTH 330 FEET OF SECTION 7, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA.

PARCEL 5:

THE EAST 1/2 LYING SOUTH AND EAST OF RAILROAD RIGHT-OF-WAY, LESS THAT PART LYING WITHIN THE NORTH 2171 FEET OF SECTION, LESS AND EXCEPT RAILROAD RIGHTS-OF-WAY AND LESS ROAD RIGHT-OF-WAY, SECTION 8, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA.

PARCEL 6:

THE SOUTH 1320.00 FEET OF SECTION 8, LYING WEST OF THE WEST BOUNDARY OF BONNIE MINE SPUR TRACK OF THE CSX TRANSPORTATION RAILROAD, LESS AND EXCEPT:

BEGIN AT THE INTERSECTION OF THE WEST BOUNDARY OF BONNIE MINE SPUR TRACK, AND THE SOUTH BOUNDARY OF SECTION 8, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, AND RUN SOUTH 89°48'23" WEST, ALONG THE SECTION LINE, 750.00 FEET; THENCE NORTH 40°58'48" WEST, 1743.38 FEET TO A POINT ON THE NORTH BOUNDARY OF THE SOUTH 1320.00 FEET OF SECTION 8; THENCE RUN NORTH 89°48'23" EAST, PARALLEL WITH THE SECTION LINE, 1900.00

FEET TO THE WEST BOUNDARY OF THE BONNIE MINE SPUR TRACK OF THE CSX TRANSPORTATION RAILROAD; THENCE SOUTH 0°17'25" WEST, ALONG SAID BOUNDARY, 1320.05 FEET TO THE POINT OF BEGINNING.

PARCEL 7:

THE FOLLOWING DESCRIBED PARCEL IN SECTION 17, TOWNSHIP 30 SOUTH, RANGE 24 EAST POLK COUNTY, FLORIDA:

THE NORTHEAST 1/4 LYING WEST OF BONNIE MINE ROAD AND THE WEST 1/2 OF THE SOUTHEAST 1/4 AND THE WEST 1/2 OF SECTION 17; LESS COMMENCE AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4; RUN NORTH ALONG THE EAST LINE OF SAID WEST 1/2, 585.35 FEET FOR THE POINT OF BEGINNING; CONTINUE NORTH 1608 FEET; THENCE RUN WEST 704.50 FEET TO AN INTERSECTION WITH A LINE LYING 8 FEET EAST OF THE CENTERLINE OF THE MOST EASTERLY TRACK OF BONNIE MINE PLANT RAILYARD; THENCE RUN SOUTH 1607.97 FEET TO A POINT ON A LINE LYING 8 FEET EAST OF THE CENTERLINE OF SAID TRACT; THENCE RUN EAST 715.59 FEET TO THE POINT OF BEGINNING; AND LESS, COMMENCE AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION; RUN NORTH ALONG THE EAST LINE OF SAID WEST 1/2, 585.35 FEET FOR THE POINT OF BEGINNING; RUN WEST, 715.59 FT TO A POINT ON A LINE LYING 8 FEET EAST OF THE CENTERLINE OF MOST EASTERLY TRACT OF BONNIE MINE PLANT RAILYARD; THENCE RUN SOUTH ALONG SAID LINE, 197.62 FEET TO A POINT ON THE WESTERLY EXTENSION OF A LINE LYING 1 FEET SOUTH OF AND PARALLEL WITH EXTENSION FENCE LINE; THENCE RUN EAST ALONG SAID LINE 716.7 FEET TO A POINT ON THE EAST LINE OF SAID WEST 1/2; THENCE RUN NORTH ALONG THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4, 198.13 FEET TO THE POINT OF BEGINNING; AND LESS THAT PART LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY: PART OF SECTIONS 17 AND 20, TOWNSHIP 30 SOUTH, RANGE 24 EAST, DESCRIBED AS: BEGIN 3858.33 FEET NORTH AND 582.70 FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 17; THENCE RUN EAST 16 FEET; THENCE RUN SOUTH 3542.83 FEET; THENCE RUN EAST 222.80 FEET; THENCE RUN SOUTH 07°37'56" EAST, 424.25 FEET; THENCE RUN SOUTH 00°23'05" EAST, 629.60 FEET; THENCE RUN SOUTHWESTERLY ALONG A CURVE 118.69 FEET; THENCE RUN NORTH 89°42'50" WEST, 225.35 FEET; THENCE RUN SOUTH 76°36'49" WEST, 131.16 FEET; THENCE RUN SOUTH 84°11'54" WEST, 215.60 FEET; THENCE RUN NORTH 00°17'34" EAST, 629.91 FEET; THENCE RUN NORTH 07°04'11" WEST, 177.00 FEET; THENCE RUN NORTH 1461.37 FEET; THENCE RUN NORTHEASTERLY ALONG A CURVE 149.17 FEET; THENCE RUN NORTH 07°07'20" EAST, 1397.55 FEET; THENCE RUN NORTHEASTERLY ALONG A CURVE 146.00 FEET; THENCE RUN NORTH 14°05'36" EAST, 422.76 FEET; THENCE RUN NORTHERLY ALONG A CURVE 368.62 FEET TO THE POINT OF BEGINNING AND THAT PART LYING 25 FEET ON EACH SIDE OF A CENTERLINE DESCRIBED AS: BEGIN 339.51 FEET NORTH OF THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17; RUN WEST 1095.63 FEET TO THE WEST BOUNDARY OF PREVIOUSLY DESCRIBED PROPERTY AND THAT PART LYING 25 FEET ON EACH SIDE OF A

CENTERLINE DESCRIBED AS: COMMENCE 339.51 FEET NORTH OF THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, RUN WEST 472.96 FEET FOR A POINT OF BEGINNING; THENCE RUN SOUTH 07°37'56" EAST, 447.70 FEET; RUN THENCE SOUTH 00°23'05" EAST, 631.18 FEET; THENCE RUN THENCE SOUTHWESTERLY ALONG A CURVE 158.25 FEET, RUN THENCE NORTH 89°42'50" WEST, 222.35 FEET; RUN THENCE SOUTH 76°36'49" WEST, 129.82 FEET; RUN THENCE SOUTH 84°11'54" WEST, 219.92 FT TO THE WEST BOUNDARY OF THE FIRST DESCRIBED PROPERTY.

PARCEL 8:

AN UNDIVIDED ONE HALF INTEREST IN THE ROADS MORE PARTICULARLY DESCRIBED AS ROAD "C" AND ROAD "D", AND A PERPETUAL NONEXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES IN THAT PORTION OF ROAD "C", DESCRIBED AS FOLLOWS:

DESCRIPTION OF ROAD C:

THAT PART OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, LYING 25.00 FEET RIGHT AND LEFT OF A CENTERLINE DESCRIBED AS FOLLOWS: BEGIN AT A POINT ON THE WEST RIGHT OF WAY LINE OF BONNIE MINE ROAD, SAID POINT LYING 339.51 FEET NORTH OF THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17; THENCE RUN WEST 1095.63 FEET TO A POINT ON THE WEST BOUNDARY OF THE LAND DESCRIBED IN SCHEDULE A.

DESCRIPTION OF ROAD D:

THAT PART OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, LYING 25.00 FEET RIGHT AND LEFT OF A CENTERLINE DESCRIBED AS FOLLOWS: COMMENCE AT A POINT ON THE WEST RIGHT OF WAY LINE OF BONNIE MINE ROAD, SAID POINT LYING 339.51 FEET NORTH OF THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17; THENCE RUN WEST ALONG THE CENTERLINE OF ROAD 'C', 472.96 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN THE FOLLOWING COURSES AND DISTANCES: THENCE SOUTH 07°37'56" EAST 447.70 FEET; THENCE SOUTH 00°23'05" EAST 631.18 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, CENTRAL ANGLE OF 90°40'15", AN ARC DISTANCE OF 158.25 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°42'50" WEST 222.35 FEET; THENCE SOUTH 76°36'49" WEST 129.82 FEET; THENCE SOUTH 84°11'54" WEST 219.92 FEET TO A POINT ON THE WEST BOUNDARY OF THE LAND DESCRIBED IN SCHEDULE A.

PARCEL 9:

ALL OF SECTION 18, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 660 FEET OF THE WEST 3960 FEET

THEREOF.

PARCEL 10:

THAT PART OF SECTION 7, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT A POINT ON THE SOUTH BOUNDARY OF SECTION 7, SAID POINT LYING 1685.98 FEET WEST OF THE SOUTHEAST CORNER OF SECTION 7, SAID POINT BEING THE SOUTHWEST CORNER OF THE WEST 1320 FEET OF THE EAST 1685.96 FEET OF THE SOUTH 330 FEET OF SAID SECTION; THENCE RUN SOUTH 89°42'49" WEST, ALONG SAID SOUTH BOUNDARY, 657.86 FEET TO A POINT ON THE HIGH WATER LINE OF SKINNED SAPLING CREEK; THENCE ALONG SAID HIGH WATER LINE, THE FOLLOWING COURSES AND DISTANCES: THENCE NORTH 61°36'46" EAST 15.17 FEET; THENCE NORTH 78°06'28" EAST 214.59 FEET; THENCE NORTH 67°26'29" EAST 188.70 FEET; THENCE NORTH 50°09'19" EAST 71.06 FEET; THENCE NORTH 61°55'43" EAST 125.89 FEET; THENCE NORTH 79°25'24" EAST 93.84 FEET TO A POINT ON THE WEST BOUNDARY OF SAID WEST 1320 FEET; THENCE, LEAVING SAID HIGH WATER LINE, ALONG SAID WEST BOUNDARY, SOUTH 00°33'41" EAST 242.54 FEET TO THE POINT OF BEGINNING.

AND

THAT PART OF SECTION 18, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

BEGIN AT A POINT ON THE NORTH BOUNDARY OF SECTION 18, SAID POINT LYING 1334.44 FEET WEST OF THE NORTHEAST CORNER OF SECTION 18, SAID POINT BEING THE NORTHEAST CORNER OF THE EAST 2640 FEET OF THE WEST 3960 FEET OF THE NORTH 660 FEET OF SAID SECTION; THENCE RUN SOUTH 00°28'11" EAST, ALONG THE EAST BOUNDARY OF SAID EAST 2640 FEET, 660 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE SOUTH 89°42'49" WEST, ALONG THE SOUTH BOUNDARY OF SAID PARCEL, 1741.67 FEET; THENCE NORTH 261.36 FEET TO A POINT ON THE HIGH WATER LINE OF SKINNED SAPLING CREEK; THENCE ALONG SAID HIGH WATER LINE, THE FOLLOWING COURSES AND DISTANCES: THENCE SOUTH 73°31'01" EAST 70.84 FEET; THENCE NORTH 76°00'08" EAST 57.92 FEET; THENCE NORTH 59°21'40" EAST 51.43 FEET; THENCE NORTH 74°24'16" EAST 80.31 FEET; THENCE SOUTH 86°46'54" EAST 9.08 FEET; THENCE NORTH 13°25'13" WEST 24.82 FEET; THENCE NORTH 21°58'03" EAST 23.04 FEET; THENCE NORTH 11°48'46" EAST 12.07 FEET; THENCE NORTH 36°19'02" WEST 25.72 FEET; THENCE NORTH 46°12'57" EAST 27.33 FEET; THENCE NORTH 43°33'55" EAST 47.48 FEET; THENCE NORTH 46°10'13" EAST 39.81 FEET; THENCE NORTH 7°43'07" EAST 77.63 FEET; THENCE NORTH 89°33'05" EAST 72.78 FEET; THENCE NORTH 58°18'00" EAST 103.83 FEET; THENCE NORTH 36°42'40" EAST 81.52 FEET; THENCE NORTH 61°36'46" EAST 131.52 FEET TO A POINT ON THE NORTH BOUNDARY OF SECTION 18; THENCE LEAVING SAID HIGH WATER LINE, NORTH 89°42'49" EAST,

ALONG SAID NORTH BOUNDARY, 1009.40 FEET TO THE POINT OF BEGINNING.

PARCEL 11:

ALL OF SECTION 19, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA.

PARCEL 12:

THAT PART OF THE WEST 3/4 OF SECTION 20, TOWNSHIP 30 SOUTH, RANGE 24 EAST POLK COUNTY, FLORIDA LYING WEST OF BONNIE MINE ROAD, LESS THAT PART THEREOF LYING WITHIN FOLLOWING DESCRIBED PROPERTY:

PART OF SECTIONS 17 AND 20 BEING DESCRIBED AS FOLLOWS: BEGIN 3858.33 FEET NORTH AND 582.70 FEET EAST OF SOUTHWEST CORNER OF SOUTHEAST 1/4 OF SECTION 17; RUN THENCE EAST 16 FEET SOUTH, 3542.83 FEET; THENCE EAST 222.80 FEET, SOUTH 07°37'56" EAST, 424.25 FEET; THENCE SOUTH 00°23'05" EAST, 629.60 FEET; THENCE SOUTHWESTERLY ALONG A CURVE 118.69 FEET NORTH 89°42'50" WEST, 225.35 FEET; THENCE SOUTH 76°36'49" WEST, 131.16 FEET; THENCE SOUTH 84°11'54" WEST, 215.60 FEET; THENCE NORTH 00°17'34" EAST, 629.91 FEET; THENCE NORTH 07°04'11" WEST, 177 FEET; THENCE NORTH 1461.37 FEET NORTHEASTERLY ALONG A CURVE 149.17 FEET; THENCE NORTH 07°07'20" EAST, 1397.55 FEET NORTHEASTERLY ALONG CURVE 146.00 FEET; THENCE NORTH 14°05'36" EAST, 422.76 FEET NORTHEASTERLY ALONG A CURVE 368.62 FEET TO THE POINT OF BEGINNING AND THAT PART LYING 25 FEET ON EACH SIDE OF THE CENTERLINE DESCRIBED AS FOLLOWS:

BEGIN 339.51 FEET NORTH OF SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17; THENCE RUN WEST 1095.63 FEET TO WEST BOUNDARY OF PREVIOUS DESCRIPTION OF PROPERTY AND THAT PART LYING 25 FEET ON EACH SIDE OF CENTERLINE DESCRIBED AS FOLLOWS:

COMMENCE 339.51 FEET NORTH OF SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17; THENCE RUN WEST 472.96 FEET FOR POINT OF BEGINNING; THENCE SOUTH 07°37'56" EAST, 447.70 FEET; THENCE SOUTH 00°23'05" EAST, 631.18 FEET SOUTHWESTERLY ALONG A CURVE 158.25 FEET; THENCE NORTH 89°42'50" WEST, 222.35 FEET; THENCE SOUTH 76°36'49" WEST, 129.82 FEET; THENCE SOUTH 84°11'54" WEST, 219.92 FEET TO THE WEST BOUNDARY OF THE FIRST DESCRIBED PROPERTY.

PARCEL 13:

A PORTION OF SECTION 20, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 20; THENCE NORTH

89°57'15" EAST, ALONG THE SOUTH LINE OF SAID SECTION 20, A DISTANCE OF 164.18 FEET TO THE APPARENT EAST RIGHT-OF-WAY OF BONNIE MINE ROAD AND THE POINT OF BEGINNING; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY OF BONNIE MINE ROAD, THE FOLLOWING 14 COURSES: 1) NORTH 15°52'37" EAST, A DISTANCE OF 42.42 FEET; 2) THENCE NORTH 17°11'07" EAST, A DISTANCE OF 196.57 FEET; 3) THENCE NORTH 19°43'50" EAST, A DISTANCE OF 28.39 FEET; 4) THENCE NORTH 20°05'20" EAST, A DISTANCE OF 273.77 FEET; 5) THENCE NORTH 27°06'38" EAST, A DISTANCE OF 159.46 FEET; 6) THENCE NORTH 33°47'05" EAST, A DISTANCE OF 132.89 FEET; 7) THENCE NORTH 34°00'02" EAST, A DISTANCE OF 311.61 FEET; 8) THENCE NORTH 33°53'51" EAST, A DISTANCE OF 138.32 FEET; 9) THENCE NORTH 40°32'41" EAST, A DISTANCE OF 133.35 FEET; 10) THENCE NORTH 58°22'13" EAST, A DISTANCE OF 88.77 FEET; 11) THENCE NORTH 70°52'14" EAST, A DISTANCE OF 137.55 FEET; 12) THENCE NORTH 75°31'38" EAST, A DISTANCE OF 174.89 FEET; 13) THENCE NORTH 75°44'37" EAST, A DISTANCE OF 530.41 FEET; 14) THENCE NORTH 75°49'01" EAST, A DISTANCE OF 423.58 FEET; THENCE SOUTH 14°10'59" EAST, A DISTANCE OF 31.06 FEET; THENCE NORTH 75°49'01" EAST, A DISTANCE OF 10.00 FEET; THENCE NORTH 14°10'59" WEST, A DISTANCE OF 31.06 FEET, TO SAID EASTERLY RIGHT-OF-WAY OF BONNIE MINE ROAD; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, THE FOLLOWING SIX COURSES; 1) NORTH 75°49'01" EAST, A DISTANCE OF 25.08 FEET; 2) THENCE NORTH 76°11'20" EAST, A DISTANCE OF 145.30 FEET; 3) THENCE NORTH 75°45'38" EAST, A DISTANCE OF 409.83 FEET; 4) THENCE NORTH 76°26'51" EAST, A DISTANCE OF 93.79 FEET; 5) THENCE NORTH 75°46'00" EAST, A DISTANCE OF 260.72 FEET; 6) THENCE NORTH 74°28'43" EAST, A DISTANCE OF 253.71 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 624.44 FEET; THENCE SOUTH 67°18'41" WEST, A DISTANCE OF 1830.63 FEET, TO THE SOUTHERLY BOUNDARY OF A RAILROAD EASEMENT RECORDED IN DEED BOOK 911, PAGE 190; THENCE CONTINUE SOUTH 67°16'41" WEST, ALONG THE SOUTH BOUNDARY OF SAID RAILROAD EASEMENT, A DISTANCE OF 1558.66 FEET, TO THE SAID EAST RIGHT-OF-WAY OF BONNIE MINE ROAD; THENCE NORTH 16°43'24" EAST, ALONG SAID EAST RIGHT-OF-WAY OF BONNIE MINE ROAD, A DISTANCE OF 18.97 FEET; THENCE NORTH 15°52'37" EAST, ALONG SAID EAST RIGHT-OF-WAY OF BONNIE MINE ROAD, A DISTANCE OF 8.93 FEET TO THE SOUTH LINE OF SAID SECTION 20, AND THE POINT OF BEGINNING.

PARCEL 14:

THE NORTH 1/4 OF SECTION 30, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, LYING NORTH OF THE ATLANTIC COAST LINE RAILROAD SPUR TRACK.

This instrument was prepared by
and after recording return to:

Inst:201525002694 Date:5/7/2015 Time:1:48 PM
Doc Stamp-Deed:0.00
DC, Victoria L Rogers, Hardee County Page 1 of 18

Daniel L. DeCubellis
Carlton Fields Jordan Burt, P.A.
Post Office Box 1171
Orlando, Florida 32802-1171

NOTE TO RECORDER: THIS CORRECTIVE FEE SIMPLE DEED CORRECTS THE FEE SIMPLE DEED RECORDED MARCH 18, 2014, AS INSTRUMENT NUMBER 201425001548 OF THE PUBLIC RECORDS OF HARDEE COUNTY, FLORIDA AND IS BEING RECORDED TO CORRECT A SCRIVENER'S ERROR IN THE LEGAL DESCRIPTIONS OF CERTAIN PROPERTY LOCATED IN SECTION 6, SECTION 19, SECTION 20 AND SECTION 30, TOWNSHIP 33 SOUTH, RANGE 24 EAST, AND SECTION 1, TOWNSHIP 34 SOUTH, RANGE 24 EAST, HARDEE COUNTY, FLORIDA. DOCUMENTARY STAMP TAX WAS PAID AT THE TIME OF RECORDING THE ABOVE-REFERENCED DEED, THEREFORE ONLY MINIMUM DOCUMENTARY STAMP TAX IS DUE AT THE TIME OF THIS RECORDING.

CORRECTIVE FEE SIMPLE DEED

THIS CORRECTIVE FEE SIMPLE DEED is made as of April 22, 2015, by CF INDUSTRIES, INC., a Delaware corporation, whose mailing address is 4 Parkway North, Suite 400, Deerfield, Illinois 60015 ("Grantor") to SOUTH FT. MEADE LAND MANAGEMENT, INC, a Delaware corporation, whose mailing address is 3033 Campus Drive, Suite E490, Plymouth, Minnesota 55441-2651 ("Grantee").

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and their respective heirs, legal representatives and assigns).

Witnesseth:

For and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby grants, bargains, sells, aliens, remise, releases, and transfers to Grantee, the real property located in Hardee County, Florida, more particularly described as follows:

See Exhibit "A" attached hereto and made a part hereof.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

RETURN TO: ✓
FIRST AMERICAN TITLE
JIM DYER
2233 Lee Road, Suite 101
Winter Park, FL 32789

This deed is without warranties of title, and Grantor makes no warranties of title, whatsoever concerning the real property hereby conveyed.

The conveyance of the real property effected by this deed is subject to, inter alia, that certain Conservation Easement by CF Industries, Inc. to and in favor of the State of Florida Department of Environmental Protection dated December 5, 2012, and recorded January 4, 2013, in Instrument Number 201325000264, and re-recorded March 10, 2014, in Instrument Number 201425001346, in the Public Records of Hardee County, Florida ("Conservation Easement") regarding a portion of the real property defined therein as the "Protected Property." As required by the Conservation Easement, the following terms and restrictions contained therein are hereby inserted into and made a part of this deed:

"4. Prohibited Uses. Except as otherwise provided herein or as authorized or required by the Permit or the Modification or the Corps Permit, or by alteration or amendment of this Easement as provided in paragraph 22, any activity on or use of the Protected Property inconsistent with the purpose of this Conservation Easement is prohibited. Without limiting the foregoing, the following activities and uses are expressly prohibited on the Protected Property:

- a. Construction or placing of structures on, above, or below the ground, including but not limited to: buildings, roads, docks, piers, billboards or other advertising; utilities, or other structures, except as specifically provided in paragraph 5 herein;
- b. Dumping or placing of soil or other substances as land fill, or dumping or placing of trash, waste, hazardous substance, toxic waste, unsightly or offensive materials;
- c. Removal, trimmings, or destruction of trees, shrubs, or other vegetation, except nuisance, invasive, exotic, or nonnative species upon prior written approval by the Department;
- d. Planting or seeding of exotic or nuisance species or other plants that are outside their natural range or zone of dispersal and have, or are able to form, self-sustaining, expanding, and free-living populations in a natural community with which they have not previously associated;
- e. Exploration for or extraction of oil or gas, and excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance, by Grantor or Grantor's successors in interest, in such manner as to affect the surface,
- f. Surface use except for purposes that permit the land or water area to remain in its natural condition;
- g. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat

preservation including, but not limited to, impoundments, ditching, diking, dredging, and fencing, except as specifically provided in paragraph 5 herein;

- h. Acts or uses detrimental to such aforementioned retention and maintenance of land or water areas;
- i. Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites, or properties of historical, architectural, archaeological, or cultural significance;
- j. The use of All-Terrain Vehicles off-road, other than those used for land management or habitat protection activities (existing roads are identified in the Baseline Documentation Report);
- k. Notwithstanding paragraph 5 herein, raising, pasturing and grazing of livestock from the portion of the Protected Property described as Parcel B on **Attachment 1** is prohibited, and Grantor shall fence Parcel B, or, at its option, take other reasonable measures to ensure that livestock are excluded from the portion of the Protected Property described as Parcel B on **Attachment 1**.

...

7. Responsibilities of Parties.

- a. Prior to the release of all reclaimed mine lands from the mitigation requirements of the Modification and of the Army Corps Permit Modification and the reclamation requirements of the associated conceptual reclamation plan ("Maintenance Responsibility Termination Date"), Grantor on behalf of itself and its successors or assigns hereby agrees to bear all costs and liabilities related to the operation, upkeep, or maintenance of the Property to the extent set forth in paragraph 8 below.
- b. Following the Maintenance Responsibility Termination Date, Grantor agrees to bear the costs and liabilities related to the operation, upkeep, and maintenance of the Property, as set forth in paragraph 9.
- c. The DEPARTMENT and its successors or assigns shall have no responsibility for any costs or liabilities related to the operation, upkeep or maintenance of the Property either before or after the Maintenance Responsibility Termination Date, except the DEPARTMENT agrees to bear all costs and liabilities related to any maintenance or enhancement activities it chooses to undertake pursuant to Paragraph 3(e)(ii) herein.
- d. Neither the provisions of this Paragraph nor the provisions of Paragraphs 8 and 9 shall be construed to alter or change the provisions of Paragraph

11. Nor is this Paragraph intended to limit Grantor's responsibilities as owner of the Property.

8. Maintenance Obligations Before Mitigation and Reclamation Release. Without intending to limit Grantor's responsibilities as owner of the Property, until the Maintenance Responsibility Termination Date, the Grantor at its own expense specifically agrees to be responsible for maintaining the ecological conditions of the Protected Property established in the Easement Documentation Report and for supervising tenants to ensure compliance with the provisions of this Conservation Easement.

Pursuant to the terms of this Conservation Easement and in satisfaction of Paragraph 14 of the Modification, the Grantor shall have the following specific maintenance obligations and responsibilities prior to the Maintenance Responsibility Termination Date:

- a. To install fences or, at Grantor's option, make other reasonable efforts to ensure that livestock are excluded from Parcel B of the Protected Property. Reasonable efforts shall include installation of fencing if grazing is authorized in lands from which livestock could reasonably be expected to access Parcel B.
- b. Placement and maintenance of signs identifying the Protected Property as preserved environmentally sensitive lands.
- c. Actions needed to control the spread of invasive exotic plant species to prevent such invasive exotic plant species from expanding significantly beyond the level of their presence as documented in the Easement Documentation Report, provided that in carrying out such efforts, there is no material adverse ecological impact upon the Protected Property. For purposes of this subparagraph, invasive exotic plant species include Brazilian Pepper, Melaleuca, Japanese and Old World Climbing Fern, Skunk Vine, Tropical Soda Apple, Cogan Grass, Torpedo Grass, Air Potato, Lantana, Primrose Willow, and Kudzu.
- d. Removal of trash, waste or unsightly or offensive materials.

9. Maintenance Obligations After Mitigation and Reclamation Release. Without intending to limit Grantor's responsibilities as owner of the Property, the Grantor shall have the following specific management and maintenance obligations and responsibilities pursuant to this Conservation Easement and in satisfaction of Paragraph 14 of the Modification following the Maintenance Responsibility Termination Date:

- a. Maintenance of signs required by paragraph 8, above.
- b. Removal of trash, waste, or unsightly or offensive materials.

c. Maintenance and repair of any fences installed pursuant to Subparagraph 8(a) that are used to exclude livestock from Parcel B of the Protected Property.

• • • •

18. Successors. The covenants, terms, conditions and restrictions of this Conservation Easement shall be binding upon, and inure to the benefit of the parties hereto and their respective personal representatives, heirs, successors and assigns and shall continue as a servitude running in perpetuity with the Protected Property."

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name by its proper officers thereunto duly authorized, as the day and year first above written.

Signed, sealed and delivered
in the presence of:

CF INDUSTRIES, INC.,
a Delaware corporation

Melissa K. Bjella
(Signature of Witness)

Melissa K. Bjella
(Print Name)

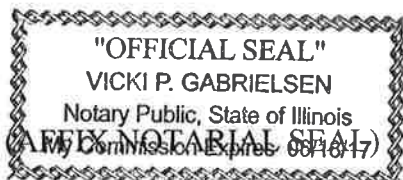
Michael P. McGrane
(Signature of Witness)

Michael P. McGrane
(Print Name)

By: Douglas C. Barnard
Douglas C. Barnard,
as Senior Vice President

STATE OF ILLINOIS
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 22nd day of April, 2015, by Douglas C. Barnard, as Senior Vice President of CF INDUSTRIES, INC., a Delaware corporation, on behalf of the corporation. He ☒ is personally known to me, or has produced ☐ _____ (state) driver's license, or ☐ _____ (type of identification) as identification.



Vicki P. Gabrielsen
(Signature of Notary)
Vicki P. Gabrielsen
(Printed Name)

Notary Public, State of Illinois

EXHIBIT "A"

Lands lying in Township 33 South, Range 23 East and Range 24 East, and in Township 34 South, Range 23 East and Range 24 East, Hardee County, being more particularly described as follows:

Township 33 South, Range 23 East:

Section 20: The East 1/2 of the Southeast 1/4 lying south of State Road no. 62 and the East 1/2 of the Northeast 1/4 lying south of State Road 62.

Section 21: The West 1/2 of the Southwest 1/4, lying south of State Road no. 62 and the West 1/2 of the Northwest 1/4 lying south of State Road 62.

Section 22: The Southeast 1/4 lying south of State Road no. 62.

Section 23: The South 1/2 lying south of State Road no. 62.

Section 24: The South 1/2 lying south of State Road no. 62.

Section 25: The North 1/2, and the South 1/2, LESS the South 500 feet thereof, and the West 1000 feet of the South 500 feet.

Section 26: All.

Section 27: All.

Section 28: All.

Section 29: The East 1/4.

Section 32: The North 3/4 of the East 1/2, LESS the West 1/10 thereof.

Also described as:

Point of beginning being the NE corner of said section 32; thence S0°15'46"W, 3951.03 feet; thence N89°31'22"W, 2374.88 feet; thence N0°22'30"W, 3948.55 feet; thence S89°34'56"E, 1052.03 feet; thence S89°34'57"E, 1315.08 to the Point of Beginning.

Section 33: a) The North 500 feet, and
b) The East 200 feet, LESS the North 500 feet, and
c) The West 800 feet, LESS the North 500 feet, thereof.

Section 34: All.

Section 35: All.

Section 36: The West 1000 feet of the section.

Township 33 South, Range 24 East:

Section 4: All, LESS and except that portion conveyed to IMC- Agrico Company by corrective warranty deed recorded in official records book 545, page 971, of the public records of Hardee County, Florida.

Also described as:

Point of Beginning the NW corner of said section 4; thence N89°57'56"E, 161.31 feet; thence S0°01'45"E, 3151.44 feet; thence N90°00'00"E, 1501.71 feet; thence S0°00'00"E, 1980.00 feet; thence S90°00'00"W, 1661.44 feet; thence N0°02'09"W, 5131.35 feet to the Point of Beginning.

Section 5: All, LESS and except that portion conveyed to IMC-Agrico Company by corrective warranty deed recorded in official records book 545, page 971, of the public records of Hardee County, Florida.

Also described as:

Point of Beginning being the NW corner of said section 5; thence N89°58'03"E, 5290.71 feet; thence S0°02'09"E, 5131.35 feet; thence S90°00'00"W, 2008.56 feet; thence N0°00'00"E, 660.00 feet; thence S90°00'00"W, 660.00 feet; thence N0°00'00"E, 1059.15 feet; thence S89°59'27"W, 2644.83 feet; thence N0°21'09"E, 3409.65 feet to the Point of Beginning.

Section 6: That portion lying easterly of the CSX railroad right-of-way, LESS and except that portion conveyed to IMC-Agrico Company by corrective warranty deed recorded in official records book 545, page 971, of the public records of Hardee County, Florida.

Also the South 3/4 lying westerly of County Road no. 663 right-of-way, LESS the Southwest 1/4 of the Northwest 1/4 and LESS the Northwest 1/4 of the Southwest 1/4 of said Section 6.

Also described as:

Point of Beginning being the NE corner of said Section 6; thence S0°21'09"W, 3409.64 feet; thence S89°57'36"W, 961.50 feet; thence N46°40'07"W, 1311.70 feet; thence S90°00'00"W, 267.11 feet to a point on the east right-of-way of CSX railroad; thence N8°52'40"W along said east right-of-way line, 2535.52 feet; thence N89°53'23"E, 2593.51 feet to the Point of Beginning.

Also:

Point of Beginning being the NW corner of said Section 6; thence N89°53'21"E, 1322.93 feet; thence S0°01'19"E, 1520.65 feet; thence S89°52'11"E, 1509.38 feet to a point on the west right of way line of CSX railroad; thence S8°52'40"E along said west right-of-way line 3993.01 feet; thence S89°40'25"W, 3443.25 feet; thence N0°07'00"W, 1323.75 feet; thence N89°49'34"E,

1321.30 feet; thence N0°01'19"W, 1320.23 feet; thence S89°58'42"W, 1323.49 feet; thence N0°00'39"W, 2838.83 feet to the Point of Beginning; LESS road right-of-way.

All of the above, LESS and except the following described parcels:

The Northwest 1/4 of the Northwest 1/4 of Section 6 and

Begin at the intersection of the south boundary of Section 6 and the west right of way line of County Road 663; thence northwesterly along said west right of way line 1,335 feet; thence westerly, perpendicular to the west right of way line, 700 feet; thence southeasterly, parallel with said west right of way line of County Road 663, to a point on the south boundary of Section 6; thence east along said south boundary of Section 6, to the Point of Beginning.

Section 7: That portion lying westerly of County Road no. 663 right-of-way, LESS and except that portion conveyed to IMC-Agrico Company by corrective warranty deed recorded in official records book 545, page 971, of the public records of Hardee County, Florida.

Also described as:

All west of CSX railroad right-of-way; LESS road right of way. Also LESS parcel of and being more particularly described as follows:

Point of Beginning being the SW corner of SE 1/4 of said Section 7; thence N0°00'00"E, 330.04 feet; thence N89°41'07"E, 1435.01 feet; thence S32°04'15"E, 177.83 feet; thence S8°52'40"E, 180.89 feet; thence S89°41'07"W, 1557.33 feet to the Point of Beginning.

All of the above, LESS and except the following described parcel:

Begin at the intersection of the north boundary of Section 7 and the west right of way line of County Road 663; thence southeasterly along said west right of way line, 975 feet; thence westerly, perpendicular to said west right of way line, 700 feet, thence northwesterly, parallel with said west right of way line of County Road 663, to a point on the north boundary of Section 7; thence east along said north boundary of Section 7, to the Point of Beginning.

Section 9: The Northwest 1/4, LESS and except that portion conveyed to IMC-Agrico Company by corrective warranty deed recorded in official records book 545, page 971, of the public records of Hardee County, Florida.

Also described as:

A parcel of land being in the NW 1/4 of said Section 9, being more particularly described as follows: Point of Beginning being the SE corner of the NW 1/4 of said Section 9; thence N89°52'38"W, 1987.08 feet; thence N0°15'33"E, 1325.58 feet; thence N89°55'11"W, 660.00 feet; thence N0°19'54"E, 995.10 feet; thence S89°57'44"E, 2637.25 feet; thence S0°03'02"W, 2324.14 feet to the Point of Beginning.

Section 17: The South 1/2 of the Southwest 1/4; the Southeast 1/4, less the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of said section 17, and LESS Alderman Road right-of-way; the Southeast 1/4 of the Northeast 1/4 lying east of Alderman Road right-of-way, LESS and except 2 acres more or less being 132 feet off the west side of the Southwest 1/4 of the Southeast 1/4 of the Northeast 1/4 lying east of Alderman Road; and the North 1/4 lying southerly of County Road 664 right-of-way and easterly of Alderman Road right-of-way, LESS and except lot 1 of Hickey Branch Ranch, a subdivision in Sections 8 and 17, Township 33 South, Range 24 East, Hardee County, Florida, as per plat bar B-26, page 4, of the public records of Hardee County, Florida.

Section 18: The North 1/2 of the Southwest 1/4, less Hendry Road right-of-way; and the Northwest 1/4 of the Southeast 1/4, and the Southeast 1/4 of the Southeast 1/4 less road rights-of-ways and LESS railroad right-of-way.

Also a portion of Block 32, of the town of Fort Green per the plat recorded in plat book 2, pages 13 and 14 of the public records of Hardee County, Florida, described as follows:

Begin at the Southeast corner of Block 32 according to the map of the town of Fort Green as recorded in plat book 2, pages 13 and 14 of the public records of Hardee County, Florida and run South 89°43'27" West along the south boundary of said Block 32, 340.00 feet to the Southwest corner thereof; thence North 00°00'12" West along the west boundary of said Block 32, 200.00 feet; thence South 59°44'25" East, 393.64 feet to the Point of Beginning, the same being a part of the Northeast 1/4 of Section 18, Township 33 South, Range 24 East.

Section 19: The Southwest 1/4 lying south of State Road no. 62; the Southwest 1/4 of the Southeast 1/4; the West 1/2 of the Southeast 1/4 of the Southeast 1/4; the south 6 acres of the West 1/2 of the Northeast 1/4 of the Southeast 1/4; and, Commence at the Northeast corner of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 19, Township 33 South, Range 24 East, and run south 84 feet to the Point of Beginning; thence South 67° East, 271.85 feet; thence South 19°16' West, 748.90 feet, to a point in the east line of the West 1/2 of the Southeast 1/4 of the Southeast 1/4; thence north to the Point of Beginning.

Also: Lot 5 of C.M. Johnson's subdivision, being a subdivision in the Northwest 1/4 of the Southeast 1/4 of Section 19, Township 33 South, Range 24 East, Hardee County, Florida, as per plat book 1, page 2- 110, of the public records of Hardee County, Florida.

Also: The East 1/2 of the Southeast 1/4 of the Southeast 1/4, LESS: Commence at the Northeast corner of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 19, Township 33 South, Range 24 East, and run south 84 feet to the point of beginning; thence South 67° East, 271.85 feet; thence South 19°16' West, 748.90 feet, to a point in the east line of the West 1/2 of the Southeast 1/4 of the Southeast 1/4; thence north to the Point of Beginning. Also LESS: the north 170 feet of the east 60 feet of the Southeast 1/4 of the Southeast 1/4; also LESS: the east 30 feet of the East 1/2 of the Southeast 1/4 of the Southeast 1/4, south of the north 170 feet.

Also: the south 190 feet of the east 300 feet of Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4, LESS the east 60 feet for Citrus Street.

Also the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 lying south of State Road no. 62.

Section 20: The Northwest 1/4 of the Northwest 1/4; the East 1/2 of the Northeast 1/4 lying north of State Road no. 62; the East 1/2 of the Southeast 1/4 lying south of State Road no. 62, LESS road right of- way on west line; and the South 1/2 of the Southwest 1/4 of the Southeast 1/4, LESS road rights-of ways.

The following portions of the town of Fort Green Springs as per plat recorded in plat book 2, page 28, of the public records of Hardee County, Florida:

All of Block 2;

A portion of Block 4 described as follows: Begin at the Southeast corner of Block 4, thence run West 140 feet, thence North 120.92 feet, thence East 140 feet, thence South 120.92 feet to the Point of Beginning;

A portion of Block 4 described as follows: Commence at the Northeast corner of Block 4, thence run South 120.92 feet to the Point of Beginning;

Thence South 80 feet; thence West 140 feet; thence North 80 feet; thence East 140 feet to the Point of Beginning; a portion of Block 4 described as follows: Begin at the Northeast corner of Block 4; thence run South 120.92 feet; thence West 140 feet; thence North 120.92 feet; thence East 140 feet to the Point of Beginning;

A portion of Block 4 described as follows: Commence at the Southeast corner of Block 4; thence West 140 feet to the Point of Beginning; thence continue West 70 feet; thence North 150.92 feet; thence East 70 feet; thence South 159.92 feet to the Point of Beginning; a portion of Block 4 described as follows:

Commence at the Northwest corner of Block 4; thence South 75.46 feet to the Point of Beginning; thence continue South 95.46 feet; thence East 120.90 feet; thence North 95.46 feet; thence West 120.85 feet to the Point of Beginning; and Commence at the Northwest corner of Block 4; thence East 120.80 feet to the Point of Beginning; thence continue East 35 feet; thence South 170.92 feet; thence West 35 feet; thence North 170.92 feet to the Point of Beginning;

Lots 1 through 16, inclusive of Block 5;

Lots 13, 14, 15, 16, 20 and 21, Block 7;

Lots 1 through 10, inclusive, and Lots 13 through 22, inclusive, Block 8, together with the South 1/2 of vacated 2nd Street, between Palmetto Street and Pine Street, also the closed 20 foot north-south alley within said Block 8;

Lots 7 through 10, inclusive Block 9;

Lots 11 and 12, Block 18;

Lots 1, 2, 6 and 7, Block 21, together with the East half of Citrus Street lying west of and adjacent to said Lots 6 and 7, together with the vacated alley lying between Lots 1, 2, on the one hand, and 6, 7, on the other hand, Block 21.

Lots 1 through 6, inclusive, Block 22, together with the west half of Citrus Street, lying east of Lots 1, 2, 3 and 4, Block 22;

Lots 1, 2, 5, 6 and 7, Block 23,

Together with any interest in adjoining vacated streets or alleys pursuant to vacation resolutions recorded in Book 121, Page 373; Book 223, Page 269; Book 289, Page 581; and Book 278, Page 662, of the public records of Hardee County, Florida.

The following portions of C.M. Johnston's first addition to town of Fort Green Springs as per plat recorded in plat book 2, page 32, of the public records of Hardee County, Florida:

Lots 1, 2, 3 and 4, Block 5, less and except a portion of said Lot 4, Block 5, more particularly described as follows: Commence at the West 1/4 corner of Section 20, Township 33 South, Range 24 East, thence run South 00°04'32" East, 299.92 feet along the west line of the Southwest 1/4 of said Section 20 to the Point of Beginning; thence continue South 00°04'32" East, 14.50 feet to the Southwest corner of said Lot 4; thence North 89°57'31" East, 250.00 feet along the south line of said Lot 4; thence North 08°54'39" West, 14.60 feet along the east line of Block 5; thence South 89°57'31" West, 242.85 feet along a line 14.5 feet north of and parallel to the south line of said Lot 4, to the Point of Beginning;

Lot 1, Block 6, together with the South 20 feet of Pearle Street lying north of and adjacent to block 6, and the East 30 feet of Citrus Street, lying west of and adjacent to the South 20 feet of Pearle Street and Lot 1, Block 6.

Section 21: The South 1/2 lying south of State Road no. 62.

Section 22: The Northwest 1/4 of the Southwest 1/4, lying south of State Road no. 62; the South 1/2 of the Southwest 1/4; the South 1/2 of the Southeast 1/4; the Northeast 1/4 of the Southeast 1/4, lying south of State Road no. 62; and the West 1/2 of the Northeast 1/4 of the Southwest 1/4 lying south of State Road no. 62.

Also: Lots 1 and 2, of Abbott's Countryside Estates, as per plat thereof recorded in plat bar B-11, page 3, of the public records of Hardee County, Florida.

Section 23: The Southwest 1/4 lying south of State Road no. 62; the West 1/2 of the Southeast 1/4, lying south of State Road no. 62, the East 1/4 of the Northwest 1/4 lying north of State Road no. 62, and the South 1/2 of the Southeast 1/4 of the Southeast 1/4, LESS: Begin at the Northeast corner of the South 1/2 of the Southeast 1/4 of the Southeast 1/4 of said Section 23, thence North 89°07'46" West along the north line

of said tract 435.83 feet to the Point of Beginning, thence continue same line 141.22 feet, thence South 14°00'29" East, 47.42 feet, thence South 88°28'01" East, 80.48 feet, thence North 46°57'45" East, 67.42 feet to the Point of Beginning.

Together with a perpetual easement over and across: the East 30 feet of the North 1/2 of the Southeast 1/4 of the Southeast 1/4 of said Section 23.

Section 24: The South 1/2 of the Northwest 1/4 of the Southwest 1/4; the South 1/2 of the Southwest 1/4, and the South 1/2 of the Southeast 1/4. Together with a perpetual easement over and across: the West 30 feet of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of said Section 24, lying south of State Road no. 62.

Section 25: All.

Section 26: All.

Section 27: All.

Section 28: All.

Section 29: All, LESS and except road rights-of-ways and less CSX railroad right-of-way, and LESS the North 900 feet of the section lying west of CSX railroad right-of-way.

Section 30: All, LESS the East 2900 feet of the North 900 feet, and LESS the South 500 feet of the West 1300 feet, thereof.

Section 31: All, LESS the West 1300 feet of the section.

Section 32: All, LESS and except road rights-of-ways and less CSX railroad right-of-way.

Section 33: The North 1000 feet of the section, and the West 1400 feet, LESS the North 1000 feet thereof.

Section 34: The North 1000 feet of the section.

Section 35: The North 500 feet of the section.

Section 36: The North 500 feet of the section, and that part of the following described parcel lying south of the North 500 feet: Begin at the Northeast corner of Section 36, thence west along the north boundary thereof, 2000 feet, thence south at right angles to the section line, 400 feet, thence southeasterly to a point on the east boundary of said Section 36, said point being 900 feet south of the Northeast corner of Section 36, thence north along said east boundary thereof to the Northeast corner of Section 36 and the Point of Beginning.

Township 33 South, Range 25 East:

Section 19: The West 1/2 of the Southwest 1/4, lying south of State Road no. 62.

Section 30: The Northwest 1/4.

In Township 34 South, Range 23 East:

Section 1: All.

Section 2: All.

Section 3: All.

Section 10: The North 3/4.

Section 11: The North 3/4.

Section 12: The North 3/4.

In Township 34 South, Range 24 East:

Section 1: The Southwest 1/4 LESS and except the following: Begin at the Southwest corner of said Section 1, thence North 02°46'49" East along the West line of said Section 1 a distance of 38.04 feet; thence South 89°51'11" East along a line 38 feet North of and parallel with the South line of said Section 1 a distance of 1656.43 feet; thence South 00°12'46" West a distance of 38.00 feet thence North 89°51'11" West a distance of 1658.13 feet to the Point of Beginning.

Also: Commence at the Northwest corner of the Northwest 1/4 for a Point of Beginning, thence North 89°56'19" East, along the north line of said Northwest 1/4, a distance of 2439.15 feet to the west line of the East 105.00 feet of said Northwest 1/4, thence South 01°04'21" West, along said west line, 2537.63 feet to the south line of said Northwest 1/4, thence South 89°40'06" West, along said south line, 2492.62 feet to the Southwest corner of said Northwest 1/4, thence North 02°16'03" East, along the west line of said Northwest 1/4, a distance of 2551.00 feet to the Point of Beginning.

Also: Commence at the Southwest corner of Southeast 1/4 of said Section 1 for a Point of Beginning, thence North 01°01'29" East, along the west line of said Southeast 1/4, a distance of 2000.60 feet to the north line of the South 2000.00 feet of said Southeast 1/4, thence North 89°37'11" East, along said north line, 811.11 feet, thence South 00°38'59" East, 742.98 feet to the east line of the West 832.58 feet of said Southeast 1/4, thence South 01°01'29" West, along said east line, 1257.41 feet to the south line of said Southeast 1/4, thence South 89°37'11" West, along said south line, 832.83 feet to the Point of Beginning.

Section 2: All.

Section 3: All. (Less portion described in official records book 577, page 492 set forth below)

Section 4: The North 1/2.

Section 5: All of that portion lying westerly of the CSX railroad right-of-way; also that portion of the North 1/4, lying easterly of County Road no. 663 right-of-way.

Section 6: All.

Section 7: All.

Section 8: All of that portion lying westerly of the CSX railroad right-of-way.

Also the following described parcel in Section 10, Township 34 South, Range 24 East, as described in official records Book 577, Page 482, of the public records of Hardee County, Florida: Begin at the Northeast corner of Section 10, Township 34 South, Range 24 East, Hardee County, Florida; thence South 00°25'21" West, along the east line of said Section 10, a distance of 1323.90 feet; thence North 88°43'15" West, 2655.44 feet; thence North 00°31'11" West, 241.27 feet; thence South 82°07'49" East, 658.45 feet; thence North 07°59'40" East, 1156.34 feet to a point on the north line of said Section 10; thence South 89°01'22" East and along said north line, 1853.93 feet to the Point of Beginning.

Also the following described parcel in Sections 4 and 5, Township 34 South, Range 24 East, as described in official records Book 577, Page 492, of the public records of Hardee County, Florida: Beginning at a point on the east boundary of said Section 5, said point being North 01°24'06" East, 2538.29 feet from the Southeast corner of said Section 5; thence North 89°32'27" West, a distance of 2358.09 feet to the easterly right-of-way line of One-Fort Green Springs Grade, said right-of-way being 100 feet easterly from the centerline of SCL (now CSX) railroad as measured at right angles; thence North 08°29'27" West, along said right-of-way, a distance of 1201.99 feet; thence South 89°23'03" East, a distance of 6801.05 feet to a point; thence turn and run South 02°12'21" West, a distance of 1209.60 feet to a point; thence turn and run North 88°58'42" West, a distance of 4219.25 feet to the Point of Beginning, LESS road right-of-way.

Also the following described parcel in Sections 3, 4, 9 and 10, Township 34 South, Range 24 East, as described in official records Book 577, Page 492, of the public records of Hardee County, Florida: Commence at a point on the south boundary of said Section 3, for a Point of Beginning, said point being South 89°01'22" East, 3442.97 feet from the Southwest corner of said Section 3; thence South 07°59'40" West, a distance of 1156.35 feet; thence North 82°07'49" West, a distance of 658.45 feet; thence South 00°31'11" East, a distance of 1189.84 feet; thence South 84°12'19" West, a distance of 2672.36 feet to a point on the west boundary of said Section 10; thence North 00°24'44" East, along said west boundary, a distance of 2321.83 feet to a point, said point being South 00°24'44" West, 251.51 feet from the Northwest corner of said Section 10; thence North 57°53'07" West, a distance of 486.91 feet to a point on the north boundary of said Section 9, said point being North 88°59'01" West, 414.28 feet from the Northeast corner of said Section 9; thence continue North 57°53'07" West, a distance of 1940.72 feet; thence North

01°24'06" East, a distance of 1535.57 feet; thence South 88°58'42" East, 995.25 feet to a point; thence North 02°12'21" East, 1209.60 feet to a point; thence South 89°23'03" East, 1123.40 feet to a point on the west boundary of said Section 3, said point being South 02°12'21" West, 1209.60 feet from the Northwest corner of said Section 3; thence South 02°12'21" West, a distance of 3253.99 feet to a point North 02°12'21" East, 503.00 feet from the Southwest corner of said Section 3; thence South 33°52'35" East, a distance of 612.82 feet to a point on the south boundary of said Section 3, said point being South 89°01'22" East, 361.00 feet from the Southwest corner of said Section 3; thence South 89°01'22" East, a distance of 3081.97 feet to the Point of Beginning.

Also together with easements for ingress, egress, roadway, utilities and any lawful purpose over and across the following properties:

1. Road, drainage, maintenance and utility easement in Section 1, Township 34 South, Range 24 east, Hardee County, Florida, being described as follows:

Commence at the Southwest corner of Section 1, Township 34 South, Range 24 east, Hardee County, Florida; thence South 89°51'11" East and along the south line of said Section 1, 1590.75 feet to the Point of Beginning; thence continue South 89°51'11" East along the same line, 37.38 feet to a point on the west right-of-way line of a county road; thence North 00°12'46" East and along said west line, 38.00 feet; thence North 89°51'11" West and parallel with said south line, 37.38 feet; thence South 00°12'46" East and parallel with said west line, 38.00 feet to the Point of Beginning.

2. Road, drainage, maintenance and utility easement in Section 11, Township 34 South, Range 24 east, Hardee County, Florida, being described as follows:

Begin at the Southeast corner of the North 1/4 of Section 11, Township 34 South, Range 24 East, for a point of beginning; thence North 88°54'23" West, along the south line of said North 1/4, 2634.30 feet to the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of said Section 11; thence North 88°54'27" West along the south line of said Northeast 1/4 of the Northwest 1/4, 658.01 feet to the Northeast corner of the West 3/4 of the South 1/2 of the Northwest 1/4 of said Section 11; thence South 00°21'16" West along the east line of the West 3/4 of the South 1/2 of the Northwest 1/4, 4.95 feet; thence South 88°54'10" West, 1974.02 feet to a point on the west line of said Section 11; thence North 00°25'21" East and along said west line, 45.00 feet; thence South 88°54'10" East, 5266.14 feet to the east line of said Section 11; thence South 00°08'42" West along said east line, 39.70 feet to the Point of Beginning.

3. Road, drainage, maintenance and utility easement in Section 12, Township 34 South, Range 24 East, Hardee County, Florida, being described as follows:

Commence at the Northwest corner of Section 12, Township 34 South, Range 24 East, Hardee County, Florida; thence South 89°51'11" East and along the north line of said Section 12, 1590.75 feet to the Point of Beginning; thence continue South 89°51'11" East along the same line, 37.38 feet to a point on the west right-of-way line of a county road; thence South 00°12'46" West and along said west line, 666.12 feet to a point on the south line of the West 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of said Section 12; thence North

89°53'53" West and along said south line, 964.41 feet to the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of said Section 12; thence South 00°10'19" West and along the west line of said Southeast 1/4 of the Northwest 1/4 of the Northwest 1/4, 666.88 feet to the southwest corner of said tract; thence North 89°56'34" West along the south line of the Northwest 1/4 of the Northwest 1/4 of said Section 12, 662.62 feet to the southwest corner of the Northwest 1/4 of the Northwest 1/4; thence North 00°08'42" East and along the west line of said tract, 34.82 feet; thence South 89°51'11" East and parallel with the north line of said Section 12, 621.40 feet; thence North 00°26'49" East, 670.00 feet; thence South 89°51'11" East and parallel with the north line, 962.50 feet; thence North 00°26'49" East, 630.00 feet to the Point of Beginning.

4. A non-exclusive easement for ingress and egress over and across:

The southerly 30 feet of the Southwest 1/4 of Section 1, Township 34 South, Range 24 East, lying west of the easterly right-of-way of McLeod Road and the southerly 30 feet of Section 2, Township 34 South, Range 24 East, Hardee County, Florida.

5. An exclusive drainage easement over:

Any portion of Section 2, Township 34 South, Range 24 East, lying west of the north-south ditch on the boundary between Sections 2 and 3, Township 34 South, Range 24 East, Hardee County, Florida.

Also together with any appurtenant easement rights or interests by virtue of and as set forth in that certain easement agreement recorded in official records book 337, page 502 of the public records of Hardee County, Florida.

Also together with any appurtenant easement rights or interests by virtue of and as set forth in that certain easement agreement recorded in Instrument #201325002417 of the public records of Hardee County, Florida.

TOGETHER WITH THE 5 FOLLOWING DESCRIBED PARCELS:

Parcel 1 (Former Albritton Parcel):

THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 19, TOWNSHIP 33 SOUTH, RANGE 25 EAST, HARDEE COUNTY, FLORIDA. LESS THE ROAD RIGHT OF WAY FOR MYLES ROAD.

Parcel 2 (Former R.A. Cracker Parcel):

PARCEL 1:

EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 33 SOUTH, RANGE 25 EAST, HARDEE COUNTY, FLORIDA; AND

PARCEL 2:

WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 33 SOUTH, RANGE 25 EAST, HARDEE COUNTY, FLORIDA.

Parcel 3 (Former Dasher Groves, Inc. Parcel):

THAT PORTION OF THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 33 SOUTH, RANGE 25 EAST, LYING WEST OF EXISTING PAVED ROAD, HARDEE COUNTY, FLORIDA.
LESS THE FOLLOWING DESCRIBED PROPERTY:

THE SOUTH 30 FEET OF THE SOUTHWEST 1/4, OF THE SOUTHEAST 1/4 OF SAID SECTION 30, LYING WEST OF AN EXISTING PAVED ROAD AND THE SOUTH 30 FEET OF THE EAST 30 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 30.

AND LESS:

THE SOUTH 494.49 FEET OF THE EAST 540.00 FEET OF THE WEST 3/4 OF THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 33 SOUTH, RANGE 25 EAST, HARDEE COUNTY, FLORIDA. SUBJECT TO ROAD RIGHT OF WAY.

AND ALSO LESS:

THAT PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 33 SOUTH, RANGE 25 EAST, HARDEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID WEST 1/2 AND RUN NORTH ALONG THE EAST LINE OF SAID WEST 1/2, 1,234.58 FEET; THENCE WEST, 40.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF POLK ROAD FOR A POINT OF BEGINNING; THENCE CONTINUE WEST, 200.00 FEET; THENCE NORTH, 217.80 FEET; THENCE EAST, 200.00 FEET TO A POINT ON SAID RIGHT OF WAY LINE; THENCE SOUTH AND ALONG SAID RIGHT OF WAY LINE 217.80 FEET TO POINT OF BEGINNING.

Parcel 4 (Former Richard F. and H. Marie Dasher Parcel):

THE SOUTH 494.49 FEET OF THE EAST 540.00 FEET OF THE WEST 3/4 OF THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 33 SOUTH, RANGE 25 EAST, HARDEE COUNTY, FLORIDA. SUBJECT TO ROAD RIGHT OF WAY.

Parcel 5 (Former Lamb Parcel):

THAT PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 33 SOUTH, RANGE 25 EAST, HARDEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID WEST 1/2 AND RUN NORTH ALONG THE EAST LINE OF SAID WEST 1/2, 1,234.58 FEET; THENCE WEST, 40.00 FEET

TO A POINT ON THE WEST RIGHT OF WAY LINE OF POLK ROAD FOR A POINT OF BEGINNING; THENCE CONTINUE WEST, 200.00 FEET; THENCE NORTH, 217.80 FEET; THENCE EAST, 200.00 FEET TO A POINT ON SAID RIGHT OF WAY LINE; THENCE SOUTH AND ALONG SAID RIGHT OF WAY LINE 217.80 FEET TO THE POINT OF BEGINNING.

ENDORSEMENT NO. 1

ISSUED BY

FIRST AMERICAN TITLE INSURANCE COMPANY

Attach to Policy No. 5011412-127212

Name of Insured: Mosaic Fertilizer, LLC, a Delaware limited liability company

Date of Policy: March 18, 2014

Amount of Insurance: \$85,289,000.00

Schedule A of the Policy is hereby amended as follows:

3. Mosaic Fertilizer, LLC, a Delaware limited liability company, by virtue of (i) that certain Fee Simple Deed recorded on March 18, 2014, as instrument number 201425001549 in the public records of Hardee County, Florida as corrected by that certain Corrective Fee Simple Deed recorded on May 7, 2015, as Instrument number 201525002693 of the public records of Hardee County, Florida; (ii) that certain Fee Simple Deed recorded on March 18, 2014, in Official Records Book 9007, Page 2058 of the public records of Pasco County, Florida as corrected by that certain Corrective Fee Simple Deed recorded on May 8, 2015, in Official Records Book 9187, Page 2321 of the public records of Pasco County, Florida; (iii) that Certain Fee Simple Deed recorded on March 18, 2014, in Official Records Book 22467, Page 571 of the Official Records of Hillsborough County, Florida as corrected by that certain Corrective Fee Simple Deed recorded on May 11, 2015, in Official Records Book 23267, Page 1553 of the public records of Hillsborough County, Florida; and (iv) that certain Fee Simple Deed recorded on March 18, 2014, in Official Records Book 9201, Page 1425 of the public records of Polk County, Florida as corrected by that certain Corrective Fee Simple Deed recorded on May 8, 2015, in Official Records Book 9521, Page 2069 of the public records of Polk County, Florida.

4. Exhibit "A" is deleted and replaced with the attached Exhibit "A".

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Issue Date: May 29, 2015



First American Title Insurance Company

Dennis J. Gilmore

Dennis J. Gilmore
President

Timothy Kemp

Timothy Kemp
Secretary

CARLTON FIELDS JORDEN BURT, P.A.

By: 

Daniel L. DeCubellis, Authorized Countersignature

EXHIBIT "A"

The lands referred to hereinbelow is situated in Hardee County, Hillsborough County, Pasco County and Polk County, state of Florida, and described as follows:

Parcel I (Hardee County, Florida):

Lands lying in Township 33 South, Range 23 East and Range 24 East, Hardee County, being more particularly described as follows:

Township 33 South Range 23 East:

Section 25: The South 500 feet, LESS the West 1000 feet thereof.

Section 33: All, LESS:

- a) The North 500 feet,
- b) The East 200 feet, LESS the North 500 feet thereof.
- c) The West 800 feet, LESS the North 500 feet thereof.

Section 36: All, LESS the West 1000 feet.

Township 33 South Range 24 East:

Section 6: Begin at the intersection of the south boundary of Section 6 and the west right of way line of County Road 663; thence northwesterly along said west right of way line 1,335 feet; thence westerly, perpendicular to the west right of way line, 700 feet; thence southeasterly, parallel with said west right of way line of County Road 663, to a point on the south boundary of Section 6; thence east along said south boundary of Section 6, to the Point of Beginning.

Section 7: Begin at the intersection of the north boundary of Section 7 and the west right of way line of County Road 663; thence southeasterly along said west right of way line, 975 feet; thence westerly, perpendicular to said west right of way line, 700 feet, thence northwesterly, parallel with said west right of way line of County Road 663, to a point on the north boundary of Section 7; thence east along said north boundary of Section 7, to the Point of Beginning.

Section 20: The following portions of the town of Fort Green Springs as per plat recorded in plat book 2, page 28, of the public records of Hardee County, Florida:

- Lots 3 through 6, inclusive, block 10;
- Lots 1 through 8, inclusive, block 11;
- Lots 1 through 12, inclusive, block 12;
- Lots 1 through 12, inclusive, block 14;
- Lots 1 through 12, inclusive, block 16;

Together with the interest in adjoining vacated streets or alleys pursuant to vacation

resolutions recorded in Official Records Book 121, Page 373 and Official Records Book 223, Page 269 Official of the Public Records of Hardee County, Florida, including the streets and alleys described as follows:

The South ½ of Second Street adjacent to Lot 7, Block 14;

That portion of Orange Street between Blocks 12 and 11 and between Lots 3, 4, 5 and 6 of Blocks 14 and 10;

That portion of First Street from the east side of Citrus Street to the Railroad Company right-of-way;

A 30-foot unnamed street paralleling the Railroad's right-of-way along the easternmost edge of Block 11 extending southwardly from First Street;

Alley in Block 12 between Lots 1-8 on one hand and Lots 9-12 on the other hand;

Alley in Block 14 between Lots 1-6 on one hand and Lots 7-12 on the other hand; and

East ½ of Citrus Street adjoining Blocks 14 and 12 as they adjoin said street.

Section 29: The North 900 feet lying west of CSX Railroad right of way.

Section 30: The East 2900 feet of the North 900 feet, and the South 500 feet of the West 1300 feet.

Section 31: The West 1300 feet of the section.

Section 33: All,

a) LESS the North 1000 feet, and

b) LESS the West 1400 feet thereof, lying south of the North 1000 feet thereof.

Section 34: All, LESS the North 1000 feet thereof.

Section 35: All, LESS the North 500 feet thereof.

Section 36: All, LESS the North 500 feet, and LESS that part of the following described parcel lying south of the North 500 feet: Begin at the Northeast corner of Section 36, thence west along the north boundary thereof, 2000 feet, thence south at right angles to the section line, 400 feet, thence southeasterly to a point on the east boundary of said Section 36, said point being 900 feet south of the Northeast corner of Section 36, thence north along said east boundary thereof to the northeast corner of Section 36 and the Point of Beginning.

Parcel II (Hillsborough County, Florida):

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

The West 1/2 of Sections 4 and 9, Township 27 South, Range 22 East; All of Sections 5 and 8, Township 27 South, Range 22 East, all lying and being in Hillsborough County, Florida.

AND

Tracts 1 to 23, inclusive, Tracts 24A, 25B, Tracts 26 to 39, inclusive, and Tracts 40A and 41B, Tracts 42 to 55, inclusive and Tracts 58 to 64, inclusive, Crystal Springs Colony Farms as per map or plat thereof recorded in Plat Book 9, Page 12, in Section 6, Township 27 South, Range 22 East, lying East of Seaboard Coast Line Railroad right-of-way, all lying and being in Hillsborough County, Florida; LESS that portion conveyed to Hillsborough County, a political subdivision of the State of Florida in O.R. Book 1483, Page 98, more particularly described as follows: The North 100 feet of that part of Section 1, Township 27 South, Range 21 East lying East of the Seaboard Air Line Rail Road; also the North 100 feet of Section 6, Township 27 South, Range 22 East, less the East 1340 feet thereof, and less existing right of ways as shown on the plat of Crystal Springs Colony Farms as per map or plat thereof recorded in Plat Book 9, Page 12, of the Public Records of Hillsborough County, Florida.

AND

Tracts 1 to 7, inclusive, Tract 10B, Tracts 11 to 22, inclusive, Tracts 23A and 26C, Tracts 27 to 38, inclusive, Tract 39A, Tracts 43 to 48, inclusive, Tracts 49 to 54, inclusive, and Tracts 59 to 64, inclusive, Crystal Springs Colony Farms as per map or plat thereof recorded in Plat Book 9, Page 12 in Section 7, Township 27 South, Range 22 East, lying East of Seaboard Coast Line Railroad right-of-way, all lying and being Hillsborough County, Florida.

Parcel III (Pasco County, Florida):

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

TRACTS 35, 36, 37, 38, 39, 40, 41, 44, 45, 46, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63 AND 64, IN SECTION 32, TOWNSHIP 26 SOUTH, RANGE 22 EAST, OF CRYSTAL SPRINGS COLONY FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 24, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

TOGETHER WITH THE VACATED PLATTED 40 FOOT ROADS PER RESOLUTION RECORDED IN OFFICIAL RECORDS BOOK 5910, PAGE 1064, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING AND LYING: BETWEEN TRACTS 36 AND 37, BETWEEN TRACTS 38 AND 39, BETWEEN TRACTS 44 AND 45, BETWEEN TRACTS 50 AND 51, BETWEEN TRACTS 52 AND 53, BETWEEN TRACTS 54 AND 55, BETWEEN TRACTS 58 AND 59, BETWEEN TRACTS 60 AND 61 AND BETWEEN TRACTS 62 AND 63, ALL IN SAID SECTION 32, TOWNSHIP 26 SOUTH, RANGE 22 EAST, OF CRYSTAL SPRINGS COLONY FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 24, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Parcel IV (Polk County, Florida):

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

PARCEL 1:

THE EAST 1/4 (LESS AND EXCEPT THE NORTH 660 FEET) OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, OF SECTION 13, TOWNSHIP 30 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA.

PARCEL 2:

THE EAST 1/4 OF SECTION 24, TOWNSHIP 30 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA.

PARCEL 3:

THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, LYING NORTH OF ATLANTIC COAST LINE RAILROAD RIGHT-OF-WAY, IN SECTION 25, TOWNSHIP 30 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA.

PARCEL 4:

THE EAST 365.96 FEET OF THE SOUTH 1320 FEET OF SECTION 7 AND THE WEST 1320 FEET OF THE EAST 1685.96 FEET OF THE SOUTH 330 FEET OF SECTION 7, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA.

PARCEL 5:

THE EAST 1/2 LYING SOUTH AND EAST OF RAILROAD RIGHT-OF-WAY, LESS THAT PART LYING WITHIN THE NORTH 2171 FEET OF SECTION, LESS AND EXCEPT RAILROAD RIGHTS-OF-WAY AND LESS ROAD RIGHT-OF-WAY, SECTION 8, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA.

PARCEL 6:

THE SOUTH 1320.00 FEET OF SECTION 8, LYING WEST OF THE WEST BOUNDARY OF BONNIE MINE SPUR TRACK OF THE CSX TRANSPORTATION RAILROAD, LESS AND EXCEPT:

BEGIN AT THE INTERSECTION OF THE WEST BOUNDARY OF BONNIE MINE SPUR TRACK, AND THE SOUTH BOUNDARY OF SECTION 8, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, AND RUN SOUTH 89°48'23" WEST, ALONG THE SECTION LINE, 750.00 FEET; THENCE NORTH 40°58'48" WEST, 1743.38 FEET TO A POINT ON THE NORTH BOUNDARY OF THE SOUTH 1320.00 FEET OF SECTION 8; THENCE RUN NORTH 89°48'23" EAST, PARALLEL WITH THE SECTION LINE, 1900.00

FEET TO THE WEST BOUNDARY OF THE BONNIE MINE SPUR TRACK OF THE CSX TRANSPORTATION RAILROAD; THENCE SOUTH 0°17'25" WEST, ALONG SAID BOUNDARY, 1320.05 FEET TO THE POINT OF BEGINNING.

PARCEL 7:

THE FOLLOWING DESCRIBED PARCEL IN SECTION 17, TOWNSHIP 30 SOUTH, RANGE 24 EAST POLK COUNTY, FLORIDA:

THE NORTHEAST 1/4 LYING WEST OF BONNIE MINE ROAD AND THE WEST 1/2 OF THE SOUTHEAST 1/4 AND THE WEST 1/2 OF SECTION 17; LESS COMMENCE AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4; RUN NORTH ALONG THE EAST LINE OF SAID WEST 1/2, 585.35 FEET FOR THE POINT OF BEGINNING; CONTINUE NORTH 1608 FEET; THENCE RUN WEST 704.50 FEET TO AN INTERSECTION WITH A LINE LYING 8 FEET EAST OF THE CENTERLINE OF THE MOST EASTERLY TRACK OF BONNIE MINE PLANT RAILYARD; THENCE RUN SOUTH 1607.97 FEET TO A POINT ON A LINE LYING 8 FEET EAST OF THE CENTERLINE OF SAID TRACT; THENCE RUN EAST 715.59 FEET TO THE POINT OF BEGINNING; AND LESS, COMMENCE AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION; RUN NORTH ALONG THE EAST LINE OF SAID WEST 1/2, 585.35 FEET FOR THE POINT OF BEGINNING; RUN WEST, 715.59 FT TO A POINT ON A LINE LYING 8 FEET EAST OF THE CENTERLINE OF MOST EASTERLY TRACT OF BONNIE MINE PLANT RAILYARD; THENCE RUN SOUTH ALONG SAID LINE, 197.62 FEET TO A POINT ON THE WESTERLY EXTENSION OF A LINE LYING 1 FEET SOUTH OF AND PARALLEL WITH EXTENSION FENCE LINE; THENCE RUN EAST ALONG SAID LINE 716.7 FEET TO A POINT ON THE EAST LINE OF SAID WEST 1/2; THENCE RUN NORTH ALONG THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4, 198.13 FEET TO THE POINT OF BEGINNING; AND LESS THAT PART LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY: PART OF SECTIONS 17 AND 20, TOWNSHIP 30 SOUTH, RANGE 24 EAST, DESCRIBED AS: BEGIN 3858.33 FEET NORTH AND 582.70 FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 17; THENCE RUN EAST 16 FEET; THENCE RUN SOUTH 3542.83 FEET; THENCE RUN EAST 222.80 FEET; THENCE RUN SOUTH 07°37'56"EAST, 424.25 FEET; THENCE RUN SOUTH 00°23'05" EAST, 629.60 FEET; THENCE RUN SOUTHWESTERLY ALONG A CURVE 118.69 FEET; THENCE RUN NORTH 89°42'50" WEST, 225.35 FEET; THENCE RUN SOUTH 76°36'49" WEST, 131.16 FEET; THENCE RUN SOUTH 84°11'54" WEST, 215.60 FEET; THENCE RUN NORTH 00°17'34" EAST, 629.91 FEET; THENCE RUN NORTH 07°04'11" WEST, 177.00 FEET; THENCE RUN NORTH 1461.37 FEET; THENCE RUN NORTHEASTERLY ALONG A CURVE 149.17 FEET; THENCE RUN NORTH 07°07'20" EAST, 1397.55 FEET; THENCE RUN NORTHEASTERLY ALONG A CURVE 146.00 FEET; THENCE RUN NORTH 14°05'36" EAST, 422.76 FEET; THENCE RUN NORTHERLY ALONG A CURVE 368.62 FEET TO THE POINT OF BEGINNING AND THAT PART LYING 25 FEET ON EACH SIDE OF A CENTERLINE DESCRIBED AS: BEGIN 339.51 FEET NORTH OF THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17; RUN WEST 1095.63 FEET TO THE WEST BOUNDARY OF PREVIOUSLY DESCRIBED

PROPERTY AND THAT PART LYING 25 FEET ON EACH SIDE OF A CENTERLINE DESCRIBED AS: COMMENCE 339.51 FEET NORTH OF THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, RUN WEST 472.96 FEET FOR A POINT OF BEGINNING; THENCE RUN SOUTH 07°37'56" EAST, 447.70 FEET; RUN THENCE SOUTH 00°23'05" EAST, 631.18 FEET; THENCE RUN THENCE SOUTHWESTERLY ALONG A CURVE 158.25 FEET, RUN THENCE NORTH 89°42'50" WEST, 222.35 FEET; RUN THENCE SOUTH 76°36'49" WEST, 129.82 FEET; RUN THENCE SOUTH 84°11'54" WEST, 219.92 FT TO THE WEST BOUNDARY OF THE FIRST DESCRIBED PROPERTY.

PARCEL 8:

AN UNDIVIDED ONE HALF INTEREST IN THE ROADS MORE PARTICULARLY DESCRIBED AS ROAD "C" AND ROAD "D", AND A PERPETUAL NONEXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES IN THAT PORTION OF ROAD "C", DESCRIBED AS FOLLOWS:

DESCRIPTION OF ROAD C:

THAT PART OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, LYING 25.00 FEET RIGHT AND LEFT OF A CENTERLINE DESCRIBED AS FOLLOWS: BEGIN AT A POINT ON THE WEST RIGHT OF WAY LINE OF BONNIE MINE ROAD, SAID POINT LYING 339.51 FEET NORTH OF THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17; THENCE RUN WEST 1095.63 FEET TO A POINT ON THE WEST BOUNDARY OF THE LAND DESCRIBED IN SCHEDULE A.

DESCRIPTION OF ROAD D:

THAT PART OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, LYING 25.00 FEET RIGHT AND LEFT OF A CENTERLINE DESCRIBED AS FOLLOWS: COMMENCE AT A POINT ON THE WEST RIGHT OF WAY LINE OF BONNIE MINE ROAD, SAID POINT LYING 339.51 FEET NORTH OF THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17; THENCE RUN WEST ALONG THE CENTERLINE OF ROAD 'C', 472.96 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN THE FOLLOWING COURSES AND DISTANCES: THENCE SOUTH 07°37'56" EAST 447.70 FEET; THENCE SOUTH 00°23'05" EAST 631.18 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, CENTRAL ANGLE OF 90°40'15", AN ARC DISTANCE OF 158.25 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°42'50" WEST 222.35 FEET; THENCE SOUTH 76°36'49" WEST 129.82 FEET; THENCE SOUTH 84°11'54" WEST 219.92 FEET TO A POINT ON THE WEST BOUNDARY OF THE LAND DESCRIBED IN SCHEDULE A.

PARCEL 9:

ALL OF SECTION 18, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 660 FEET OF THE WEST 3960 FEET THEREOF.

PARCEL 10:

THAT PART OF SECTION 7, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT A POINT ON THE SOUTH BOUNDARY OF SECTION 7, SAID POINT LYING 1685.98 FEET WEST OF THE SOUTHEAST CORNER OF SECTION 7, SAID POINT BEING THE SOUTHWEST CORNER OF THE WEST 1320 FEET OF THE EAST 1685.96 FEET OF THE SOUTH 330 FEET OF SAID SECTION; THENCE RUN SOUTH 89°42'49" WEST, ALONG SAID SOUTH BOUNDARY, 657.86 FEET TO A POINT ON THE HIGH WATER LINE OF SKINNED SAPLING CREEK; THENCE ALONG SAID HIGH WATER LINE, THE FOLLOWING COURSES AND DISTANCES: THENCE NORTH 61°36'46" EAST 15.17 FEET; THENCE NORTH 78°06'28" EAST 214.59 FEET; THENCE NORTH 67°26'29" EAST 188.70 FEET; THENCE NORTH 50°09'19" EAST 71.06 FEET; THENCE NORTH 61°55'43" EAST 125.89 FEET; THENCE NORTH 79°25'24" EAST 93.84 FEET TO A POINT ON THE WEST BOUNDARY OF SAID WEST 1320 FEET; THENCE, LEAVING SAID HIGH WATER LINE, ALONG SAID WEST BOUNDARY, SOUTH 00°33'41" EAST 242.54 FEET TO THE POINT OF BEGINNING.

AND

THAT PART OF SECTION 18, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

BEGIN AT A POINT ON THE NORTH BOUNDARY OF SECTION 18, SAID POINT LYING 1334.44 FEET WEST OF THE NORTHEAST CORNER OF SECTION 18, SAID POINT BEING THE NORTHEAST CORNER OF THE EAST 2640 FEET OF THE WEST 3960 FEET OF THE NORTH 660 FEET OF SAID SECTION; THENCE RUN SOUTH 00°28'11" EAST, ALONG THE EAST BOUNDARY OF SAID EAST 2640 FEET, 660 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE SOUTH 89°42'49" WEST, ALONG THE SOUTH BOUNDARY OF SAID PARCEL, 1741.67 FEET; THENCE NORTH 261.36 FEET TO A POINT ON THE HIGH WATER LINE OF SKINNED SAPLING CREEK; THENCE ALONG SAID HIGH WATER LINE, THE FOLLOWING COURSES AND DISTANCES: THENCE SOUTH 73°31'01" EAST 70.84 FEET; THENCE NORTH 76°00'08" EAST 57.92 FEET; THENCE NORTH 59°21'40" EAST 51.43 FEET; THENCE NORTH 74°24'16" EAST 80.31 FEET; THENCE SOUTH 86°46'54" EAST 9.08 FEET; THENCE NORTH 13°25'13" WEST 24.82 FEET; THENCE NORTH 21°58'03" EAST 23.04 FEET; THENCE NORTH 11°48'46" EAST 12.07 FEET; THENCE NORTH 36°19'02" WEST 25.72 FEET; THENCE NORTH 46°12'57" EAST 27.33 FEET; THENCE NORTH 43°33'55" EAST 47.48 FEET; THENCE NORTH 46°10'13" EAST 39.81 FEET; THENCE NORTH 7°43'07" EAST 77.63 FEET; THENCE NORTH 89°33'05" EAST 72.78 FEET; THENCE NORTH 58°18'00" EAST 103.83 FEET; THENCE NORTH 36°42'40" EAST 81.52 FEET; THENCE

NORTH 61°36'46" EAST 131.52 FEET TO A POINT ON THE NORTH BOUNDARY OF SECTION 18; THENCE LEAVING SAID HIGH WATER LINE, NORTH 89°42'49" EAST, ALONG SAID NORTH BOUNDARY, 1009.40 FEET TO THE POINT OF BEGINNING.

PARCEL 11:

ALL OF SECTION 19, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA.

PARCEL 12:

THAT PART OF THE WEST 3/4 OF SECTION 20, TOWNSHIP 30 SOUTH, RANGE 24 EAST POLK COUNTY, FLORIDA LYING WEST OF BONNIE MINE ROAD, LESS THAT PART THEREOF LYING WITHIN FOLLOWING DESCRIBED PROPERTY:

PART OF SECTIONS 17 AND 20 BEING DESCRIBED AS FOLLOWS: BEGIN 3858.33 FEET NORTH AND 582.70 FEET EAST OF SOUTHWEST CORNER OF SOUTHEAST 1/4 OF SECTION 17; RUN THENCE EAST 16 FEET SOUTH, 3542.83 FEET; THENCE EAST 222.80 FEET, SOUTH 07°37'56" EAST, 424.25 FEET; THENCE SOUTH 00°23'05" EAST, 629.60 FEET; THENCE SOUTHWESTERLY ALONG A CURVE 118.69 FEET NORTH 89°42'50" WEST, 225.35 FEET; THENCE SOUTH 76°36'49" WEST, 131.16 FEET; THENCE SOUTH 84°11'54" WEST, 215.60 FEET; THENCE NORTH 00°17'34" EAST, 629.91 FEET; THENCE NORTH 07°04'11" WEST, 177 FEET; THENCE NORTH 1461.37 FEET NORTHEASTERLY ALONG A CURVE 149.17 FEET; THENCE NORTH 07°07'20" EAST, 1397.55 FEET NORTHEASTERLY ALONG CURVE 146.00 FEET; THENCE NORTH 14°05'36" EAST, 422.76 FEET NORTHEASTERLY ALONG A CURVE 368.62 FEET TO THE POINT OF BEGINNING AND THAT PART LYING 25 FEET ON EACH SIDE OF THE CENTERLINE DESCRIBED AS FOLLOWS:

BEGIN 339.51 FEET NORTH OF SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17; THENCE RUN WEST 1095.63 FEET TO WEST BOUNDARY OF PREVIOUS DESCRIPTION OF PROPERTY AND THAT PART LYING 25 FEET ON EACH SIDE OF CENTERLINE DESCRIBED AS FOLLOWS:

COMMENCE 339.51 FEET NORTH OF SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17; THENCE RUN WEST 472.96 FEET FOR POINT OF BEGINNING; THENCE SOUTH 07°37'56" EAST, 447.70 FEET; THENCE SOUTH 00°23'05" EAST, 631.18 FEET SOUTHWESTERLY ALONG A CURVE 158.25 FEET; THENCE NORTH 89°42'50" WEST, 222.35 FEET; THENCE SOUTH 76°36'49" WEST, 129.82 FEET; THENCE SOUTH 84°11'54" WEST, 219.92 FEET TO THE WEST BOUNDARY OF THE FIRST DESCRIBED PROPERTY.

PARCEL 13:

A PORTION OF SECTION 20, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 20; THENCE NORTH 89°57'15" EAST, ALONG THE SOUTH LINE OF SAID SECTION 20, A DISTANCE OF 164.18 FEET TO THE APPARENT EAST RIGHT-OF-WAY OF BONNIE MINE ROAD AND THE POINT OF BEGINNING; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY OF BONNIE MINE ROAD, THE FOLLOWING 14 COURSES: 1) NORTH 15°52'37" EAST, A DISTANCE OF 42.42 FEET; 2) THENCE NORTH 17°11'07" EAST, A DISTANCE OF 196.57 FEET; 3) THENCE NORTH 19°43'50" EAST, A DISTANCE OF 28.39 FEET; 4) THENCE NORTH 20°05'20" EAST, A DISTANCE OF 273.77 FEET; 5) THENCE NORTH 27°06'38" EAST, A DISTANCE OF 159.46 FEET; 6) THENCE NORTH 33°47'05" EAST, A DISTANCE OF 132.89 FEET; 7) THENCE NORTH 34°00'02" EAST, A DISTANCE OF 311.61 FEET; 8) THENCE NORTH 33°53'51" EAST, A DISTANCE OF 138.32 FEET; 9) THENCE NORTH 40°32'41" EAST, A DISTANCE OF 133.35 FEET; 10) THENCE NORTH 58°22'13" EAST, A DISTANCE OF 88.77 FEET; 11) THENCE NORTH 70°52'14" EAST, A DISTANCE OF 137.55 FEET; 12) THENCE NORTH 75°31'38" EAST, A DISTANCE OF 174.89 FEET; 13) THENCE NORTH 75°44'37" EAST, A DISTANCE OF 530.41 FEET; 14) THENCE NORTH 75°49'01" EAST, A DISTANCE OF 423.58 FEET; THENCE SOUTH 14°10'59" EAST, A DISTANCE OF 31.06 FEET; THENCE NORTH 75°49'01" EAST, A DISTANCE OF 10.00 FEET; THENCE NORTH 14°10'59" WEST, A DISTANCE OF 31.06 FEET, TO SAID EASTERLY RIGHT-OF-WAY OF BONNIE MINE ROAD; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, THE FOLLOWING SIX COURSES; 1) NORTH 75°49'01" EAST, A DISTANCE OF 25.08 FEET; 2) THENCE NORTH 76°11'20" EAST, A DISTANCE OF 145.30 FEET; 3) THENCE NORTH 75°45'38" EAST, A DISTANCE OF 409.83 FEET; 4) THENCE NORTH 76°26'51" EAST, A DISTANCE OF 93.79 FEET; 5) THENCE NORTH 75°46'00" EAST, A DISTANCE OF 260.72 FEET; 6) THENCE NORTH 74°28'43" EAST, A DISTANCE OF 253.71 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 624.44 FEET; THENCE SOUTH 67°18'41" WEST, A DISTANCE OF 1830.63 FEET, TO THE SOUTHERLY BOUNDARY OF A RAILROAD EASEMENT RECORDED IN DEED BOOK 911, PAGE 190; THENCE CONTINUE SOUTH 67°16'41" WEST, ALONG THE SOUTH BOUNDARY OF SAID RAILROAD EASEMENT, A DISTANCE OF 1558.66 FEET, TO THE SAID EAST RIGHT-OF-WAY OF BONNIE MINE ROAD; THENCE NORTH 16°43'24" EAST, ALONG SAID EAST RIGHT-OF-WAY OF BONNIE MINE ROAD, A DISTANCE OF 18.97 FEET; THENCE NORTH 15°52'37" EAST, ALONG SAID EAST RIGHT-OF-WAY OF BONNIE MINE ROAD, A DISTANCE OF 8.93 FEET TO THE SOUTH LINE OF SAID SECTION 20, AND THE POINT OF BEGINNING.

PARCEL 14:

THE NORTH 1/4 OF SECTION 30, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, LYING NORTH OF THE ATLANTIC COAST LINE RAILROAD SPUR TRACK.

ENDORSEMENT NO. 1

ISSUED BY

FIRST AMERICAN TITLE INSURANCE COMPANY

Attach to Policy No. 5011412-127211

Name of Insured: South Ft. Mead Land Management, Inc., a Delaware corporation

Date of Policy: March 18, 2014

Amount of Insurance: \$542,280,575.00

Schedule A of the Policy is hereby amended as follows:

3. South Ft. Mead Land Management, Inc., a Delaware corporation, by virtue of that certain Fee Simple Deed recorded on March 18, 2014, as instrument number 201425001548 in the public records of Hardee County Florida as corrected by that certain Corrective Fee Simple Deed recorded on May 7, 2015, as Instrument number 201525002694 of the public records of Hardee County, Florida.

4. Exhibit "A" is deleted and replaced with the attached Exhibit "A".

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Issue Date: May 29, 2015



First American Title Insurance Company

A handwritten signature in blue ink, appearing to read "Dennis J. Gilmore".

Dennis J. Gilmore
President

A handwritten signature in blue ink, appearing to read "Timothy Kemp".

Timothy Kemp
Secretary

CARLTON FIELDS JORDEN BURT, P.A.

By:

A large, stylized handwritten signature in blue ink, appearing to read "Daniel L. DeCubellis".
Daniel L. DeCubellis, Authorized Countersignature

EXHIBIT "A"

Lands lying in Township 33 South, Range 23 East and Range 24 East, and in Township 34 South, Range 23 East and Range 24 East, Hardee County, being more particularly described as follows:

Township 33 South, Range 23 East:

Section 20: The East 1/2 of the Southeast 1/4 lying south of State Road no. 62 and the East 1/2 of the Northeast 1/4 lying south of State Road 62.

Section 21: The West 1/2 of the Southwest 1/4, lying south of State Road no. 62 and the West 1/2 of the Northwest 1/4 lying south of State Road 62.

Section 22: The Southeast 1/4 lying south of State Road no. 62.

Section 23: The South 1/2 lying south of State Road no. 62.

Section 24: The South 1/2 lying south of State Road no. 62.

Section 25: The North 1/2, and the South 1/2, LESS the South 500 feet thereof, and the West 1000 feet of the South 500 feet.

Section 26: All.

Section 27: All.

Section 28: All.

Section 29: The East 1/4.

Section 32: The North 3/4 of the East 1/2, LESS the West 1/10 thereof.

Also described as:

Point of beginning being the NE corner of said section 32; thence S0°15'46"W, 3951.03 feet; thence N89°31'22"W, 2374.88 feet; thence N0°22'30"W, 3948.55 feet; thence S89°34'56"E, 1052.03 feet; thence S89°34'57"E, 1315.08 to the Point of Beginning.

Section 33: a) The North 500 feet, and
b) The East 200 feet, LESS the North 500 feet, and
c) The West 800 feet, LESS the North 500 feet, thereof.

Section 34: All.

Section 35: All.

Section 36: The West 1000 feet of the section.

Township 33 South, Range 24 East:

Section 4: All, LESS and except that portion conveyed to IMC- Agrico Company by corrective warranty deed recorded in official records book 545, page 971, of the public records of Hardee County, Florida.

Also described as:

Point of Beginning the NW corner of said section 4; thence N89°57'56"E, 161.31 feet; thence S0°01'45"E, 3151.44 feet; thence N90°00'00"E, 1501.71 feet; thence S0°00'00"E, 1980.00 feet; thence S90°00'00"W, 1661.44 feet; thence N0°02'09"W, 5131.35 feet to the Point of Beginning.

Section 5: All, LESS and except that portion conveyed to IMC-Agrico Company by corrective warranty deed recorded in official records book 545, page 971, of the public records of Hardee County, Florida.

Also described as:

Point of Beginning being the NW corner of said section 5; thence N89°58'03"E, 5290.71 feet; thence S0°02'09"E, 5131.35 feet; thence S90°00'00"W, 2008.56 feet; thence N0°00'00"E, 660.00 feet; thence S90°00'00"W, 660.00 feet; thence N0°00'00"E, 1059.15 feet; thence S89°59'27"W, 2644.83 feet; thence N0°21'09"E, 3409.65 feet to the Point of Beginning.

Section 6: That portion lying easterly of the CSX railroad right-of-way, LESS and except that portion conveyed to IMC-Agrico Company by corrective warranty deed recorded in official records book 545, page 971, of the public records of Hardee County, Florida.

Also the South 3/4 lying westerly of County Road no. 663 right-of-way, LESS the Southwest 1/4 of the Northwest 1/4 and LESS the Northwest 1/4 of the Southwest 1/4 of said Section 6.

Also described as:

Point of Beginning being the NE corner of said Section 6; thence S0°21'09"W, 3409.64 feet; thence S89°57'36"W, 961.50 feet; thence N46°40'07"W, 1311.70 feet; thence S90°00'00"W, 267.11 feet to a point on the east right-of-way of CSX railroad; thence N8°52'40"W along said east right-of-way line, 2535.52 feet; thence N89°53'23"E, 2593.51 feet to the Point of Beginning.

Also:

Point of Beginning being the NW corner of said Section 6; thence N89°53'21"E, 1322.93 feet; thence S0°01'19"E, 1520.65 feet; thence S89°52'11"E, 1509.38 feet to a point on the west right of way line of CSX railroad; thence S8°52'40"E along said west right-of-way line 3993.01 feet; thence S89°40'25"W, 3443.25 feet; thence N0°07'00"W, 1323.75 feet; thence N89°49'34"E,

1321.30 feet; thence N0°01'19"W, 1320.23 feet; thence S89°58'42"W, 1323.49 feet; thence N0°00'39"W, 2838.83 feet to the Point of Beginning; LESS road right-of-way.

All of the above, LESS and except the following described parcels:

The Northwest 1/4 of the Northwest 1/4 of Section 6 and

Begin at the intersection of the south boundary of Section 6 and the west right of way line of County Road 663; thence northwesterly along said west right of way line 1,335 feet; thence westerly, perpendicular to the west right of way line, 700 feet; thence southeasterly, parallel with said west right of way line of County Road 663, to a point on the south boundary of Section 6; thence east along said south boundary of Section 6, to the Point of Beginning.

Section 7: That portion lying westerly of County Road no. 663 right-of-way, LESS and except that portion conveyed to IMC-Agrico Company by corrective warranty deed recorded in official records book 545, page 971, of the public records of Hardee County, Florida.

Also described as:

All west of CSX railroad right-of-way; LESS road right of way. Also LESS parcel of and being more particularly described as follows:

Point of Beginning being the SW corner of SE 1/4 of said Section 7; thence N0°00'00"E, 330.04 feet; thence N89°41'07"E, 1435.01 feet; thence S32°04'15"E, 177.83 feet; thence S8°52'40"E, 180.89 feet; thence S89°41'07"W, 1557.33 feet to the Point of Beginning.

All of the above, LESS and except the following described parcel:

Begin at the intersection of the north boundary of Section 7 and the west right of way line of County Road 663; thence southeasterly along said west right of way line, 975 feet; thence westerly, perpendicular to said west right of way line, 700 feet, thence northwesterly, parallel with said west right of way line of County Road 663, to a point on the north boundary of Section 7; thence east along said north boundary of Section 7, to the Point of Beginning.

Section 9: The Northwest 1/4, LESS and except that portion conveyed to IMC-Agrico Company by corrective warranty deed recorded in official records book 545, page 971, of the public records of Hardee County, Florida.

Also described as:

A parcel of land being in the NW 1/4 of said Section 9, being more particularly described as follows: Point of Beginning being the SE corner of the NW 1/4 of said Section 9; thence N89°52'38"W, 1987.08 feet; thence N0°15'33"E, 1325.58 feet; thence N89°55'11"W, 660.00 feet; thence N0°19'54"E, 995.10 feet; thence S89°57'44"E, 2637.25 feet; thence S0°03'02"W, 2324.14 feet to the Point of Beginning.

Section 17: The South 1/2 of the Southwest 1/4; the Southeast 1/4, less the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of said section 17, and LESS Alderman Road right-of-way; the Southeast 1/4 of the Northeast 1/4 lying east of Alderman Road right-of-way, LESS and except 2 acres more or less being 132 feet off the west side of the Southwest 1/4 of the Southeast 1/4 of the Northeast 1/4 lying east of Alderman Road; and the North 1/4 lying southerly of County Road 664 right-of-way and easterly of Alderman Road right-of-way, LESS and except lot 1 of Hickey Branch Ranch, a subdivision in Sections 8 and 17, Township 33 South, Range 24 East, Hardee County, Florida, as per plat bar B-26, page 4, of the public records of Hardee County, Florida.

Section 18: The North 1/2 of the Southwest 1/4, less Hendry Road right-of-way; and the Northwest 1/4 of the Southeast 1/4, and the Southeast 1/4 of the Southeast 1/4 less road rights-of-ways and LESS railroad right-of-way.

Also a portion of Block 32, of the town of Fort Green per the plat recorded in plat book 2, pages 13 and 14 of the public records of Hardee County, Florida, described as follows:

Begin at the Southeast corner of Block 32 according to the map of the town of Fort Green as recorded in plat book 2, pages 13 and 14 of the public records of Hardee County, Florida and run South $89^{\circ}43'27''$ West along the south boundary of said Block 32, 340.00 feet to the Southwest corner thereof; thence North $00^{\circ}00'12''$ West along the west boundary of said Block 32, 200.00 feet; thence South $59^{\circ}44'25''$ East, 393.64 feet to the Point of Beginning, the same being a part of the Northeast 1/4 of Section 18, Township 33 South, Range 24 East.

Section 19: The Southwest 1/4 lying south of State Road no. 62; the Southwest 1/4 of the Southeast 1/4; the West 1/2 of the Southeast 1/4 of the Southeast 1/4; the south 6 acres of the West 1/2 of the Northeast 1/4 of the Southeast 1/4; and, Commence at the Northeast corner of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 19, Township 33 South, Range 24 East, and run south 84 feet to the Point of Beginning; thence South 67° East, 271.85 feet; thence South $19^{\circ}16'$ West, 748.90 feet, to a point in the east line of the West 1/2 of the Southeast 1/4 of the Southeast 1/4; thence north to the Point of Beginning.

Also: Lot 5 of C.M. Johnson's subdivision, being a subdivision in the Northwest 1/4 of the Southeast 1/4 of Section 19, Township 33 South, Range 24 East, Hardee County, Florida, as per plat book 1, page 2- 110, of the public records of Hardee County, Florida.

Also: The East 1/2 of the Southeast 1/4 of the Southeast 1/4, LESS: Commence at the Northeast corner of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 19, Township 33 South, Range 24 East, and run south 84 feet to the point of beginning; thence South 67° East, 271.85 feet; thence South $19^{\circ}16'$ West, 748.90 feet, to a point in the east line of the West 1/2 of the Southeast 1/4 of the Southeast 1/4; thence north to the Point of Beginning. Also LESS: the north 170 feet of the east 60 feet of the Southeast 1/4 of the Southeast 1/4; also LESS: the east 30 feet of the East 1/2 of the Southeast 1/4 of the Southeast 1/4, south of the north 170 feet.

Also: the south 190 feet of the east 300 feet of Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4, LESS the east 60 feet for Citrus Street.

Also the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 lying south of State Road no. 62.

Section 20: The Northwest 1/4 of the Northwest 1/4; the East 1/2 of the Northeast 1/4 lying north of State Road no. 62; the East 1/2 of the Southeast 1/4 lying south of State Road no. 62, LESS road right of- way on west line; and the South 1/2 of the Southwest 1/4 of the Southeast 1/4, LESS road rights-of ways.

The following portions of the town of Fort Green Springs as per plat recorded in plat book 2, page 28, of the public records of Hardee County, Florida:

All of Block 2;

A portion of Block 4 described as follows: Begin at the Southeast corner of Block 4, thence run West 140 feet, thence North 120.92 feet, thence East 140 feet, thence South 120.92 feet to the Point of Beginning;

A portion of Block 4 described as follows: Commence at the Northeast corner of Block 4, thence run South 120.92 feet to the Point of Beginning;

Thence South 80 feet; thence West 140 feet; thence North 80 feet; thence East 140 feet to the Point of Beginning; a portion of Block 4 described as follows: Begin at the Northeast corner of Block 4; thence run South 120.92 feet; thence West 140 feet; thence North 120.92 feet; thence East 140 feet to the Point of Beginning;

A portion of Block 4 described as follows: Commence at the Southeast corner of Block 4; thence West 140 feet to the Point of Beginning; thence continue West 70 feet; thence North 150.92 feet; thence East 70 feet; thence South 159.92 feet to the Point of Beginning; a portion of Block 4 described as follows:

Commence at the Northwest corner of Block 4; thence South 75.46 feet to the Point of Beginning; thence continue South 95.46 feet; thence East 120.90 feet; thence North 95.46 feet; thence West 120.85 feet to the Point of Beginning; and Commence at the Northwest corner of Block 4; thence East 120.80 feet to the Point of Beginning; thence continue East 35 feet; thence South 170.92 feet; thence West 35 feet; thence North 170.92 feet to the Point of Beginning;

Lots 1 through 16, inclusive of Block 5;

Lots 13, 14, 15, 16, 20 and 21, Block 7;

Lots 1 through 10, inclusive, and Lots 13 through 22, inclusive, Block 8, together with the South 1/2 of vacated 2nd Street, between Palmetto Street and Pine Street, also the closed 20 foot north-south alley within said Block 8;

Lots 7 through 10, inclusive Block 9;

Lots 11 and 12, Block 18;

Lots 1, 2, 6 and 7, Block 21, together with the East half of Citrus Street lying west of and adjacent to said Lots 6 and 7, together with the vacated alley lying between Lots 1, 2, on the one hand, and 6, 7, on the other hand, Block 21.

Lots 1 through 6, inclusive, Block 22, together with the west half of Citrus Street, lying east of Lots 1, 2, 3 and 4, Block 22;

Lots 1, 2, 5, 6 and 7, Block 23.

Together with any interest in adjoining vacated streets or alleys pursuant to vacation resolutions recorded in Book 121, Page 373; Book 223, Page 269; Book 289, Page 581; and Book 278, Page 662, of the public records of Hardee County, Florida.

The following portions of C.M. Johnston's first addition to town of Fort Green Springs as per plat recorded in plat book 2, page 32, of the public records of Hardee County, Florida:

Lots 1, 2, 3 and 4, Block 5, less and except a portion of said Lot 4, Block 5, more particularly described as follows: Commence at the West 1/4 corner of Section 20, Township 33 South, Range 24 East, thence run South 00°04'32" East, 299.92 feet along the west line of the Southwest 1/4 of said Section 20 to the Point of Beginning; thence continue South 00°04'32" East, 14.50 feet to the Southwest corner of said Lot 4; thence North 89°57'31" East, 250.00 feet along the south line of said Lot 4; thence North 08°54'39" West, 14.60 feet along the east line of Block 5; thence South 89°57'31" West, 242.85 feet along a line 14.5 feet north of and parallel to the south line of said Lot 4, to the Point of Beginning;

Lot 1, Block 6, together with the South 20 feet of Pearle Street lying north of and adjacent to block 6, and the East 30 feet of Citrus Street, lying west of and adjacent to the South 20 feet of Pearle Street and Lot 1, Block 6.

Section 21: The South 1/2 lying south of State Road no. 62.

Section 22: The Northwest 1/4 of the Southwest 1/4, lying south of State Road no. 62; the South 1/2 of the Southwest 1/4; the South 1/2 of the Southeast 1/4; the Northeast 1/4 of the Southeast 1/4, lying south of State Road no. 62; and the West 1/2 of the Northeast 1/4 of the Southwest 1/4 lying south of State Road no. 62.

Also: Lots 1 and 2, of Abbott's Countryside Estates, as per plat thereof recorded in plat bar B-11, page 3, of the public records of Hardee County, Florida.

Section 23: The Southwest 1/4 lying south of State Road no. 62; the West 1/2 of the Southeast 1/4, lying south of State Road no. 62, the East 1/4 of the Northwest 1/4 lying north

of State Road no. 62, and the South 1/2 of the Southeast 1/4 of the Southeast 1/4, LESS: Begin at the Northeast corner of the South 1/2 of the Southeast 1/4 of the Southeast 1/4 of said Section 23, thence North 89°07'46" West along the north line of said tract 435.83 feet to the Point of Beginning, thence continue same line 141.22 feet, thence South 14°00'29" East, 47.42 feet, thence South 88°28'01" East, 80.48 feet, thence North 46°57'45" East, 67.42 feet to the Point of Beginning.

Together with a perpetual easement over and across: the East 30 feet of the North 1/2 of the Southeast 1/4 of the Southeast 1/4 of said Section 23.

Section 24: The South 1/2 of the Northwest 1/4 of the Southwest 1/4; the South 1/2 of the Southwest 1/4, and the South 1/2 of the Southeast 1/4. Together with a perpetual easement over and across: the West 30 feet of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of said Section 24, lying south of State Road no. 62.

Section 25: All.

Section 26: All.

Section 27: All.

Section 28: All.

Section 29: All, LESS and except road rights-of-ways and less CSX railroad right-of-way, and LESS the North 900 feet of the section lying west of CSX railroad right-of-way.

Section 30: All, LESS the East 2900 feet of the North 900 feet, and LESS the South 500 feet of the West 1300 feet, thereof.

Section 31: All, LESS the West 1300 feet of the section.

Section 32: All, LESS and except road rights-of-ways and less CSX railroad right-of-way.

Section 33: The North 1000 feet of the section, and the West 1400 feet, LESS the North 1000 feet thereof.

Section 34: The North 1000 feet of the section.

Section 35: The North 500 feet of the section.

Section 36: The North 500 feet of the section, and that part of the following described parcel lying south of the North 500 feet: Begin at the Northeast corner of Section 36, thence west along the north boundary thereof, 2000 feet, thence south at right angles to the section line, 400 feet, thence southeasterly to a point on the east boundary of said Section 36, said point being 900 feet south of the Northeast corner of Section 36,

thence north along said east boundary thereof to the Northeast corner of Section 36 and the Point of Beginning.

Township 33 South, Range 25 East:

Section 19: The West 1/2 of the Southwest 1/4, lying south of State Road no. 62.

Section 30: The Northwest 1/4.

In Township 34 South, Range 23 East:

Section 1: All.

Section 2: All.

Section 3: All.

Section 10: The North 3/4.

Section 11: The North 3/4.

Section 12: The North 3/4.

In Township 34 South, Range 24 East:

Section 1: The Southwest 1/4 LESS and except the following: Begin at the Southwest corner of said Section 1, thence North 02°46'49" East along the West line of said Section 1 a distance of 38.04 feet; thence South 89°51'11" East along a line 38 feet North of and parallel with the South line of said Section 1 a distance of 1656.43 feet; thence South 00°12'46" West a distance of 38.00 feet thence North 89°51'11" West a distance of 1658.13 feet to the Point of Beginning.

Also: Commence at the Northwest corner of the Northwest 1/4 for a Point of Beginning, thence North 89°56'19" East, along the north line of said Northwest 1/4, a distance of 2439.15 feet to the west line of the East 105.00 feet of said Northwest 1/4, thence South 01°04'21" West, along said west line, 2537.63 feet to the south line of said Northwest 1/4, thence South 89°40'06" West, along said south line, 2492.62 feet to the Southwest corner of said Northwest 1/4, thence North 02°16'03" East, along the west line of said Northwest 1/4, a distance of 2551.00 feet to the Point of Beginning.

Also: Commence at the Southwest corner of Southeast 1/4 of said Section 1 for a Point of Beginning, thence North 01°01'29" East, along the west line of said Southeast 1/4, a distance of 2000.60 feet to the north line of the South 2000.00 feet of said Southeast 1/4, thence North 89°37'11" East, along said north line, 811.11 feet, thence South 00°38'59" East, 742.98 feet to the east line of the West 832.58 feet of said Southeast 1/4, thence South 01°01'29" West, along said east line, 1257.41 feet to the south line

of said Southeast 1/4, thence South 89°37'11" West, along said south line, 832.83 feet to the Point of Beginning.

Section 2: All.

Section 3: All. (Less portion described in official records book 577, page 492 set forth below)

Section 4: The North 1/2.

Section 5: All of that portion lying westerly of the CSX railroad right-of-way; also that portion of the North 1/4, lying easterly of County Road no. 663 right-of-way.

Section 6: All.

Section 7: All.

Section 8: All of that portion lying westerly of the CSX railroad right-of-way.

Also the following described parcel in Section 10, Township 34 South, Range 24 East, as described in official records Book 577, Page 482, of the public records of Hardee County, Florida: Begin at the Northeast corner of Section 10, Township 34 South, Range 24 East, Hardee County, Florida; thence South 00°25'21" West, along the east line of said Section 10, a distance of 1323.90 feet; thence North 88°43'15" West, 2655.44 feet; thence North 00°31'11" West, 241.27 feet; thence South 82°07'49" East, 658.45 feet; thence North 07°59'40" East, 1156.34 feet to a point on the north line of said Section 10; thence South 89°01'22" East and along said north line, 1853.93 feet to the Point of Beginning.

Also the following described parcel in Sections 4 and 5, Township 34 South, Range 24 East, as described in official records Book 577, Page 492, of the public records of Hardee County, Florida: Beginning at a point on the east boundary of said Section 5, said point being North 01°24'06" East, 2538.29 feet from the Southeast corner of said Section 5; thence North 89°32'27" West, a distance of 2358.09 feet to the easterly right-of-way line of One-Fort Green Springs Grade, said right-of-way being 100 feet easterly from the centerline of SCL (now CSX) railroad as measured at right angles; thence North 08°29'27" West, along said right-of-way, a distance of 1201.99 feet; thence South 89°23'03" East, a distance of 6801.05 feet to a point; thence turn and run South 02°12'21" West, a distance of 1209.60 feet to a point; thence turn and run North 88°58'42" West, a distance of 4219.25 feet to the Point of Beginning, LESS road right-of-way.

Also the following described parcel in Sections 3, 4, 9 and 10, Township 34 South, Range 24 East, as described in official records Book 577, Page 492, of the public records of Hardee County, Florida: Commence at a point on the south boundary of said Section 3, for a Point of Beginning, said point being South 89°01'22" East, 3442.97 feet from the Southwest corner of said Section 3; thence South 07°59'40" West, a distance of 1156.35 feet; thence North 82°07'49" West, a distance of 658.45 feet; thence South 00°31'11" East, a distance of 1189.84 feet; thence South 84°12'19" West, a distance of 2672.36 feet to a point on the west boundary of said Section

10; thence North 00°24'44" East, along said west boundary, a distance of 2321.83 feet to a point, said point being South 00°24'44" West, 251.51 feet from the Northwest corner of said Section 10; thence North 57°53'07" West, a distance of 486.91 feet to a point on the north boundary of said Section 9, said point being North 88°59'01" West, 414.28 feet from the Northeast corner of said Section 9; thence continue North 57°53'07" West, a distance of 1940.72 feet; thence North 01°24'06" East, a distance of 1535.57 feet; thence South 88°58'42" East, 995.25 feet to a point; thence North 02°12'21" East, 1209.60 feet to a point; thence South 89°23'03" East, 1123.40 feet to a point on the west boundary of said Section 3, said point being South 02°12'21" West, 1209.60 feet from the Northwest corner of said Section 3; thence South 02°12'21" West, a distance of 3253.99 feet to a point North 02°12'21" East, 503.00 feet from the Southwest corner of said Section 3; thence South 33°52'35" East, a distance of 612.82 feet to a point on the south boundary of said Section 3, said point being South 89°01'22" East, 361.00 feet from the Southwest corner of said Section 3; thence South 89°01'22" East, a distance of 3081.97 feet to the Point of Beginning.

Also together with easements for ingress, egress, roadway, utilities and any lawful purpose over and across the following properties:

1. Road, drainage, maintenance and utility easement in Section 1, Township 34 South, Range 24 east, Hardee County, Florida, being described as follows:

Commence at the Southwest corner of Section 1, Township 34 South, Range 24 east, Hardee County, Florida; thence South 89°51'11" East and along the south line of said Section 1, 1590.75 feet to the Point of Beginning; thence continue South 89°51'11" East along the same line, 37.38 feet to a point on the west right-of-way line of a county road; thence North 00°12'46" East and along said west line, 38.00 feet; thence North 89°51'11" West and parallel with said south line, 37.38 feet; thence South 00°12'46" East and parallel with said west line, 38.00 feet to the Point of Beginning.

2. Road, drainage, maintenance and utility easement in Section 11, Township 34 South, Range 24 east, Hardee County, Florida, being described as follows:

Begin at the Southeast corner of the North 1/4 of Section 11, Township 34 South, Range 24 East, for a point of beginning; thence North 88°54'23" West, along the south line of said North 1/4, 2634.30 feet to the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of said Section 11; thence North 88°54'27" West along the south line of said Northeast 1/4 of the Northwest 1/4, 658.01 feet to the Northeast corner of the West 3/4 of the South 1/2 of the Northwest 1/4 of said Section 11; thence South 00°21'16" West along the east line of the West 3/4 of the South 1/2 of the Northwest 1/4, 4.95 feet; thence South 88°54'10" West, 1974.02 feet to a point on the west line of said Section 11; thence North 00°25'21" East and along said west line, 45.00 feet; thence South 88°54'10" East, 5266.14 feet to the east line of said Section 11; thence South 00°08'42" West along said east line, 39.70 feet to the Point of Beginning.

3. Road, drainage, maintenance and utility easement in Section 12, Township 34 South, Range 24 East, Hardee County, Florida, being described as follows:

Commence at the Northwest corner of Section 12, Township 34 South, Range 24 East, Hardee County, Florida; thence South 89°51'11" East and along the north line of said Section 12, 1590.75 feet to the Point of Beginning; thence continue South 89°51'11" East along the same line, 37.38 feet to a point on the west right-of-way line of a county road; thence South 00°12'46" West and along said west line, 666.12 feet to a point on the south line of the West 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of said Section 12; thence North 89°53'53" West and along said south line, 964.41 feet to the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of said Section 12; thence South 00°10'19" West and along the west line of said Southeast 1/4 of the Northwest 1/4 of the Northwest 1/4, 666.88 feet to the southwest corner of said tract; thence North 89°56'34" West along the south line of the Northwest 1/4 of the Northwest 1/4 of said Section 12, 662.62 feet to the southwest corner of the Northwest 1/4 of the Northwest 1/4; thence North 00°08'42" East and along the west line of said tract, 34.82 feet; thence South 89°51'11" East and parallel with the north line of said Section 12, 621.40 feet; thence North 00°26'49" East, 670.00 feet; thence South 89°51'11" East and parallel with the north line, 962.50 feet; thence North 00°26'49" East, 630.00 feet to the Point of Beginning.

4. A non-exclusive easement for ingress and egress over and across:

The southerly 30 feet of the Southwest 1/4 of Section 1, Township 34 South, Range 24 East, lying west of the easterly right-of-way of McLeod Road and the southerly 30 feet of Section 2, Township 34 South, Range 24 East, Hardee County, Florida.

5. An exclusive drainage easement over:

Any portion of Section 2, Township 34 South, Range 24 East, lying west of the north-south ditch on the boundary between Sections 2 and 3, Township 34 South, Range 24 East, Hardee County, Florida.

Also together with any appurtenant easement rights or interests by virtue of and as set forth in that certain easement agreement recorded in official records book 337, page 502 of the public records of Hardee County, Florida.

Also together with any appurtenant easement rights or interests by virtue of and as set forth in that certain easement agreement recorded in Instrument #201325002417 of the public records of Hardee County, Florida.

TOGETHER WITH THE 5 FOLLOWING DESCRIBED PARCELS:

Parcel 1 (Former Albritton Parcel):

THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 19, TOWNSHIP 33 SOUTH, RANGE 25 EAST, HARDEE COUNTY, FLORIDA. LESS THE ROAD RIGHT OF WAY FOR MYLES ROAD.

Parcel 2 (Former R.A. Cracker Parcel):

PARCEL 1:

EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 33 SOUTH, RANGE 25 EAST, HARDEE COUNTY, FLORIDA; AND

PARCEL 2:

WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 33 SOUTH, RANGE 25 EAST, HARDEE COUNTY, FLORIDA.

Parcel 3 (Former Dasher Groves, Inc. Parcel):

THAT PORTION OF THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 33 SOUTH, RANGE 25 EAST, LYING WEST OF EXISTING PAVED ROAD, HARDEE COUNTY, FLORIDA. LESS THE FOLLOWING DESCRIBED PROPERTY:

THE SOUTH 30 FEET OF THE SOUTHWEST 1/4, OF THE SOUTHEAST 1/4 OF SAID SECTION 30, LYING WEST OF AN EXISTING PAVED ROAD AND THE SOUTH 30 FEET OF THE EAST 30 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 30.

AND LESS:

THE SOUTH 494.49 FEET OF THE EAST 540.00 FEET OF THE WEST 3/4 OF THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 33 SOUTH, RANGE 25 EAST, HARDEE COUNTY, FLORIDA. SUBJECT TO ROAD RIGHT OF WAY.

AND ALSO LESS:

THAT PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 33 SOUTH, RANGE 25 EAST, HARDEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID WEST 1/2 AND RUN NORTH ALONG THE EAST LINE OF SAID WEST 1/2, 1,234.58 FEET; THENCE WEST, 40.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF POLK ROAD FOR A POINT OF BEGINNING; THENCE CONTINUE WEST, 200.00 FEET; THENCE NORTH, 217.80 FEET; THENCE EAST, 200.00 FEET TO A POINT ON SAID RIGHT OF WAY LINE; THENCE SOUTH AND ALONG SAID RIGHT OF WAY LINE 217.80 FEET TO POINT OF BEGINNING.

Parcel 4 (Former Richard F. and H. Marie Dasher Parcel):

THE SOUTH 494.49 FEET OF THE EAST 540.00 FEET OF THE WEST 3/4 OF THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 33 SOUTH, RANGE 25 EAST, HARDEE COUNTY, FLORIDA. SUBJECT TO ROAD RIGHT OF WAY.

Parcel 5 (Former Lamb Parcel):

THAT PART OF THE WEST ½ OF THE SOUTHEAST ¼ OF SECTION 30, TOWNSHIP 33 SOUTH, RANGE 25 EAST, HARDEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID WEST ½ AND RUN NORTH ALONG THE EAST LINE OF SAID WEST ½, 1,234.58 FEET; THENCE WEST, 40.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF POLK ROAD FOR A POINT OF BEGINNING; THENCE CONTINUE WEST, 200.00 FEET; THENCE NORTH, 217.80 FEET; THENCE EAST, 200.00 FEET TO A POINT ON SAID RIGHT OF WAY LINE; THENCE SOUTH AND ALONG SAID RIGHT OF WAY LINE 217.80 FEET TO THE POINT OF BEGINNING.

RETURN TO:
FIRST AMERICAN TITLE
JIM DYER
2233 Lee Road, Suite 101
Winter Park, FL 32789

This instrument was prepared by
and after recording return to:

Gary W. Johnson
Carlton Fields Jordan Burt, P.A.
Post Office Box 1171
Orlando, Florida 32802-1171

Inst:201425001549 Date:3/18/2014 Time:10:59 AM
Doc Stamp-Deed:0.70
LB DC, Victoria L Rogers, Hardee County Page 1 of 11

FEE SIMPLE DEED

This Fee Simple Deed is made as of March 17, 2014, by CF INDUSTRIES, INC., a Delaware corporation, whose mailing address is 600 East County Line Road, Plant City, Florida 33565 ("Grantor") to MOSAIC FERTILIZER, LLC, a Delaware limited liability company, whose mailing address is 3033 Campus Drive, Suite E490, Plymouth, Minnesota 55441-2651 ("Grantee").

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and their respective heirs, legal representatives and assigns).

Witnesseth:

For and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby grants, bargains, sells, aliens, remise, releases, and transfers to Grantee, the real property located in Hardee County, Hillsborough County, Pasco County, and Polk County, Florida, more particularly described as follows:

See Exhibit "A" attached hereto and made a part hereof.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

This deed is without warranties of title, and Grantor makes no warranties of title, whatsoever concerning the real property hereby conveyed.

NOTE TO CLERK: DOCUMENTARY STAMP TAX IS BEING PAID AT THE TIME OF RECORDING OF THIS DEED IN HILLSBOROUGH COUNTY, FLORIDA, BASED ON THE FULL AMOUNT OF CONSIDERATION PAID BY GRANTEE TO GRANTOR FOR THE PROPERTY LOCATED IN HARDEE COUNTY, HILLSBOROUGH COUNTY, PASCO COUNTY AND POLK COUNTY CONVEYED HEREBY. ADDITIONAL ORIGINALS OF THIS DEED ARE ALSO BEING RECORDED IN HARDEE COUNTY, PASCO COUNTY, AND POLK COUNTY, FLORIDA, BUT NO DOCUMENTARY STAMP TAX IS BEING PAID IN CONJUNCTION WITH THE RECORDING OF THOSE ADDITIONAL ORIGINAL DEEDS.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name by its proper officers thereunto duly authorized, as the day and year first above written.

Signed, sealed and delivered
in the presence of:

CF INDUSTRIES, INC., a Delaware corporation

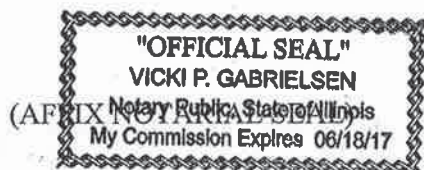
Michael P. McGraw
(Signature of Witness)
Michael P. McGraw
(Print Name)

By: Douglas C. Barnard
Name: Douglas C. Barnard
Title: SVP

Melissa K. Bjella
(Signature of Witness)
MELISSA K. BJELLA
(Print Name)

STATE OF ILLINOIS
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 12th day of March, 2014, by Douglas C. Barnard, as Senior Vice President of CF INDUSTRIES, INC., a Delaware corporation, all on behalf of the corporation. He ☒ is personally known to me, or has produced ☐ _____ (state) driver's license, or ☐ _____ (type of identification) as identification.



Vicki P. Gabrielsen
(Signature of Notary)
Vicki P. Gabrielsen
(Printed Name)
Notary Public, State of Illinois

Exhibit "A"

The lands referred to hereinbelow is situated in Hardee County, Hillsborough County, Pasco County and Polk County, State of Florida, and described as follows:

Parcel I (Hardee County, Florida):

Lands lying in Township 33 South, Range 23 East and Range 24 East, Hardee County, being more particularly described as follows:

Township 33 South Range 23 East:

Section 25: The South 500 feet, LESS the West 1000 feet thereof.

Section 33: All, LESS:

- a) The North 500 feet,
- b) The East 200 feet, LESS the North 500 feet thereof.
- c) The West 800 feet, LESS the North 500 feet thereof.

Section 36: All, LESS the West 1000 feet.

Township 33 South Range 24 East:

Section 6: Begin at the intersection of the south boundary of Section 6 and the west right of way line of County Road 663; thence northwesterly along said west right of way line 1,335 feet; thence westerly, perpendicular to the west right of way line, 700 feet; thence southeasterly, parallel with said west right of way line of County Road 663, to a point on the south boundary of Section 6; thence east along said south boundary of Section 6, to the Point of Beginning.

Section 7: Begin at the intersection of the north boundary of Section 7 and the west right of way line of County Road 663; thence southeasterly along said west right of way line, 975 feet; thence westerly, perpendicular to said west right of way line, 700 feet, thence northwesterly, parallel with said west right of way line of County Road 663, to a point on the north boundary of Section 7; thence east along said north boundary of Section 7, to the Point of Beginning.

Section 20: The following portions of the town of Fort Green Springs as per plat recorded in plat book 2, page 28, of the public records of Hardee County, Florida:

- Lots 3 through 6, inclusive, block 10;
- Lots 1 through 8, inclusive, block 11;
- Lots 1 through 12, inclusive, block 12;
- Lots 1 through 12, inclusive, block 14;
- Lots 1 through 12, inclusive, block 16;

Section 29: The North 900 feet lying west of CSX Railroad right of way.

Section 30: The East 2900 feet of the North 900 feet, and the South 500 feet of the West 1300 feet.

Section 31: The West 1300 feet of the section.

Section 33: All,

- a) LESS the North 1000 feet, and
- b) LESS the West 1400 feet thereof, lying south of the North 1000 feet thereof.

Section 34: All, LESS the North 1000 feet thereof.

Section 35: All, LESS the North 500 feet thereof.

Section 36: All, LESS the North 500 feet, and LESS that part of the following described parcel lying south of the North 500 feet: Begin at the Northeast corner of Section 36, thence west along the north boundary thereof, 2000 feet, thence south at right angles to the section line, 400 feet, thence southeasterly to a point on the east boundary of said Section 36, said point being 900 feet south of the Northeast corner of Section 36, thence north along said east boundary thereof to the northeast corner of Section 36 and the Point of Beginning.

Parcel II (Hillsborough County, Florida):

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

The West 1/2 of Sections 4 and 9, Township 27 South, Range 22 East; All of Sections 5 and 8, Township 27 South, Range 22 East, all lying and being in Hillsborough County, Florida.

AND

Tracts 1 to 23, inclusive, Tracts 24A, 25B, Tracts 26 to 39, inclusive, and Tracts 40A and 41B, Tracts 42 to 55, inclusive and Tracts 58 to 64, inclusive, Crystal Springs Colony Farms as per map or plat thereof recorded in Plat Book 9, Page 12, in Section 6, Township 27 South, Range 22 East, lying East of Seaboard Coast Line Railroad right-of-way, all lying and being in Hillsborough County, Florida; LESS that portion conveyed to Hillsborough County, a political subdivision of the State of Florida in O.R. Book 1483, Page 98, more particularly described as follows: The North 100 feet of that part of Section 1, Township 27 South, Range 21 East lying East of the Seaboard Air Line Rail Road; also the North 100 feet of Section 6, Township 27 South, Range 22 East, less the East 1340 feet thereof, and less existing right of ways as shown on the plat of Crystal Springs Colony Farms as per map or plat thereof recorded in Plat Book 9, Page 12, of the Public Records of Hillsborough County, Florida.

AND

Tracts 1 to 7, inclusive, Tract 10B, Tracts 11 to 22, inclusive, Tracts 23A and 26C, Tracts 27 to 38, inclusive, Tract 39A, Tracts 43 to 48, inclusive, Tracts 49 to 54, inclusive, and Tracts 59 to 64, inclusive, Crystal Springs Colony Farms as per map or plat thereof recorded in Plat Book 9, Page 12 in Section 7, Township 27 South, Range 22 East, lying East of Seaboard Coast Line Railroad right-of-way, all lying and being Hillsborough County, Florida.

Parcel III (Pasco County, Florida):

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

TRACTS 35, 36, 37, 38, 39, 40, 41, 44, 45, 46, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63 AND 64, IN SECTION 32, TOWNSHIP 26 SOUTH, RANGE 22 EAST, OF CRYSTAL SPRINGS COLONY FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 24, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

TOGETHER WITH THE VACATED PLATTED 40 FOOT ROADS PER RESOLUTION RECORDED IN OFFICIAL RECORDS BOOK 5910, PAGE 1064, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING AND LYING: BETWEEN TRACTS 36 AND 37, BETWEEN TRACTS 38 AND 39, BETWEEN TRACTS 44 AND 45, BETWEEN TRACTS 50 AND 51, BETWEEN TRACTS 52 AND 53, BETWEEN TRACTS 54 AND 55, BETWEEN TRACTS 58 AND 59, BETWEEN TRACTS 60 AND 61 AND BETWEEN TRACTS 62 AND 63, ALL IN SAID SECTION 32, TOWNSHIP 26 SOUTH, RANGE 22 EAST, OF CRYSTAL SPRINGS COLONY FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 24, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Parcel IV (Polk County, Florida):

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

PARCEL 1:

THE EAST 1/4 (LESS AND EXCEPT THE NORTH 660 FEET) OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, OF SECTION 13, TOWNSHIP 30 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA.

PARCEL 2:

THE EAST 1/4 OF SECTION 24, TOWNSHIP 30 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA.

PARCEL 3:

THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, LYING NORTH OF ATLANTIC COAST LINE RAILROAD RIGHT-OF-WAY, IN SECTION 25, TOWNSHIP 30 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA.

PARCEL 4:

THE EAST 365.96 FEET OF THE SOUTH 1320 FEET OF SECTION 7 AND THE WEST 1320 FEET OF THE EAST 1685.96 FEET OF THE SOUTH 330 FEET OF SECTION 7, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA.

PARCEL 5:

THE EAST 1/2 LYING SOUTH AND EAST OF RAILROAD RIGHT-OF-WAY, LESS THAT PART LYING WITHIN THE NORTH 2171 FEET OF SECTION, LESS AND EXCEPT RAILROAD RIGHTS-OF-WAY AND LESS ROAD RIGHT-OF-WAY, SECTION 8, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA.

PARCEL 6:

THE SOUTH 1320.00 FEET OF SECTION 8, LYING WEST OF THE WEST BOUNDARY OF BONNIE MINE SPUR TRACK OF THE CSX TRANSPORTATION RAILROAD, LESS AND EXCEPT:

BEGIN AT THE INTERSECTION OF THE WEST BOUNDARY OF BONNIE MINE SPUR TRACK, AND THE SOUTH BOUNDARY OF SECTION 8, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, AND RUN SOUTH 89°48'23" WEST, ALONG THE SECTION LINE, 750.00 FEET; THENCE NORTH 40°58'48" WEST, 1743.38 FEET TO A POINT ON THE NORTH BOUNDARY OF THE SOUTH 1320.00 FEET OF SECTION 8; THENCE RUN NORTH 89°48'23" EAST, PARALLEL WITH THE SECTION LINE, 1900.00 FEET TO THE WEST BOUNDARY OF THE BONNIE MINE SPUR TRACK OF THE CSX TRANSPORTATION RAILROAD; THENCE SOUTH 0°17'25" WEST, ALONG SAID BOUNDARY, 1320.05 FEET TO THE POINT OF BEGINNING.

PARCEL 7:

THE FOLLOWING DESCRIBED PARCEL IN SECTION 17, TOWNSHIP 30 SOUTH, RANGE 24 EAST POLK COUNTY, FLORIDA:

THE NORTHEAST 1/4 LYING WEST OF BONNIE MINE ROAD AND THE WEST 1/2 OF THE SOUTHEAST 1/4 AND THE WEST 1/2 OF SECTION 17; LESS COMMENCE AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4; RUN NORTH ALONG THE EAST LINE OF SAID WEST 1/2, 585.35 FEET FOR THE POINT OF BEGINNING; CONTINUE NORTH 1608 FEET; THENCE RUN WEST 704.50 FEET TO AN

INTERSECTION WITH A LINE LYING 8 FEET EAST OF THE CENTERLINE OF THE MOST EASTERLY TRACK OF BONNIE MINE PLANT RAILYARD; THENCE RUN SOUTH 1607.97 FEET TO A POINT ON A LINE LYING 8 FEET EAST OF THE CENTERLINE OF SAID TRACT; THENCE RUN EAST 715.59 FEET TO THE POINT OF BEGINNING; AND LESS, COMMENCE AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION; RUN NORTH ALONG THE EAST LINE OF SAID WEST 1/2, 585.35 FEET FOR THE POINT OF BEGINNING; RUN WEST, 715.59 FT TO A POINT ON A LINE LYING 8 FEET EAST OF THE CENTERLINE OF MOST EASTERLY TRACT OF BONNIE MINE PLANT RAILYARD; THENCE RUN SOUTH ALONG SAID LINE, 197.62 FEET TO A POINT ON THE WESTERLY EXTENSION OF A LINE LYING 1 FEET SOUTH OF AND PARALLEL WITH EXTENSION FENCE LINE; THENCE RUN EAST ALONG SAID LINE 716.7 FEET TO A POINT ON THE EAST LINE OF SAID WEST 1/2; THENCE RUN NORTH ALONG THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4, 198.13 FEET TO THE POINT OF BEGINNING; AND LESS THAT PART LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY: PART OF SECTIONS 17 AND 20, TOWNSHIP 30 SOUTH, RANGE 24 EAST, DESCRIBED AS: BEGIN 3858.33 FEET NORTH AND 582.70 FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 17; THENCE RUN EAST 16 FEET; THENCE RUN SOUTH 3542.83 FEET; THENCE RUN EAST 222.80 FEET; THENCE RUN SOUTH 07°37'56" EAST, 424.25 FEET; THENCE RUN SOUTH 00°23'05" EAST, 629.60 FEET; THENCE RUN SOUTHWESTERLY ALONG A CURVE 118.69 FEET; THENCE RUN NORTH 89°42'50" WEST, 225.35 FEET; THENCE RUN SOUTH 76°36'49" WEST, 131.16 FEET; THENCE RUN SOUTH 84°11'54" WEST, 215.60 FEET; THENCE RUN NORTH 00°17'34" EAST, 629.91 FEET; THENCE RUN NORTH 07°04'11" WEST, 177.00 FEET; THENCE RUN NORTH 1461.37 FEET; THENCE RUN NORTHEASTERLY ALONG A CURVE 149.17 FEET; THENCE RUN NORTH 07°07'20" EAST, 1397.55 FEET; THENCE RUN NORTHEASTERLY ALONG A CURVE 146.00 FEET; THENCE RUN NORTH 14°05'36" EAST, 422.76 FEET; THENCE RUN NORTHERLY ALONG A CURVE 368.62 FEET TO THE POINT OF BEGINNING AND THAT PART LYING 25 FEET ON EACH SIDE OF A CENTERLINE DESCRIBED AS: BEGIN 339.51 FEET NORTH OF THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17; RUN WEST 1095.63 FEET TO THE WEST BOUNDARY OF PREVIOUSLY DESCRIBED PROPERTY AND THAT PART LYING 25 FEET ON EACH SIDE OF A CENTERLINE DESCRIBED AS: COMMENCE 339.51 FEET NORTH OF THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, RUN WEST 472.96 FEET FOR A POINT OF BEGINNING; THENCE RUN SOUTH 07°37'56" EAST, 447.70 FEET; RUN THENCE SOUTH 00°23'05" EAST, 631.18 FEET; THENCE RUN THENCE SOUTHWESTERLY ALONG A CURVE 158.25 FEET, RUN THENCE NORTH 89°42'50" WEST, 222.35 FEET; RUN THENCE SOUTH 76°36'49" WEST, 129.82 FEET; RUN THENCE SOUTH 84°11'54" WEST, 219.92 FT TO THE WEST BOUNDARY OF THE FIRST DESCRIBED PROPERTY.

PARCEL 8:

AN UNDIVIDED ONE HALF INTEREST IN THE ROADS MORE PARTICULARLY DESCRIBED AS ROAD "C" AND ROAD "D", AND A PERPETUAL NONEXCLUSIVE

EASEMENT FOR INGRESS, EGRESS AND UTILITIES IN THAT PORTION OF ROAD "C", DESCRIBED AS FOLLOWS:

DESCRIPTION OF ROAD C:

THAT PART OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, LYING 25.00 FEET RIGHT AND LEFT OF A CENTERLINE DESCRIBED AS FOLLOWS: BEGIN AT A POINT ON THE WEST RIGHT OF WAY LINE OF BONNIE MINE ROAD, SAID POINT LYING 339.51 FEET NORTH OF THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17; THENCE RUN WEST 1095.63 FEET TO A POINT ON THE WEST BOUNDARY OF THE LAND DESCRIBED IN SCHEDULE A.

DESCRIPTION OF ROAD D:

THAT PART OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, LYING 25.00 FEET RIGHT AND LEFT OF A CENTERLINE DESCRIBED AS FOLLOWS: COMMENCE AT A POINT ON THE WEST RIGHT OF WAY LINE OF BONNIE MINE ROAD, SAID POINT LYING 339.51 FEET NORTH OF THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17; THENCE RUN WEST ALONG THE CENTERLINE OF ROAD 'C', 472.96 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN THE FOLLOWING COURSES AND DISTANCES: THENCE SOUTH 07°37'56" EAST 447.70 FEET; THENCE SOUTH 00°23'05" EAST 631.18 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, CENTRAL ANGLE OF 90°40'15", AN ARC DISTANCE OF 158.25 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°42'50" WEST 222.35 FEET; THENCE SOUTH 76°36'49" WEST 129.82 FEET; THENCE SOUTH 84°11'54" WEST 219.92 FEET TO A POINT ON THE WEST BOUNDARY OF THE LAND DESCRIBED IN SCHEDULE A.

PARCEL 9:

ALL OF SECTION 18, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 660 FEET OF THE WEST 3960 FEET THEREOF.

PARCEL 10:

THAT PART OF SECTION 7, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT A POINT ON THE SOUTH BOUNDARY OF SECTION 7, SAID POINT LYING 1685.98 FEET WEST OF THE SOUTHEAST CORNER OF SECTION 7, SAID POINT BEING THE SOUTHWEST CORNER OF THE WEST 1320 FEET OF THE EAST 1685.96 FEET OF THE SOUTH 330 FEET OF SAID SECTION; THENCE RUN SOUTH 89°42'49" WEST, ALONG SAID SOUTH BOUNDARY, 657.86 FEET TO A POINT ON THE HIGH

WATER LINE OF SKINNED SAPLING CREEK; THENCE ALONG SAID HIGH WATER LINE, THE FOLLOWING COURSES AND DISTANCES: THENCE NORTH 61°36'46" EAST 15.17 FEET; THENCE NORTH 78°06'28" EAST 214.59 FEET; THENCE NORTH 67°26'29" EAST 188.70 FEET; THENCE NORTH 50°09'19" EAST 71.06 FEET; THENCE NORTH 61°55'43" EAST 125.89 FEET; THENCE NORTH 79°25'24" EAST 93.84 FEET TO A POINT ON THE WEST BOUNDARY OF SAID WEST 1320 FEET; THENCE, LEAVING SAID HIGH WATER LINE, ALONG SAID WEST BOUNDARY, SOUTH 00°33'41" EAST 242.54 FEET TO THE POINT OF BEGINNING.

AND

THAT PART OF SECTION 18, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

BEGIN AT A POINT ON THE NORTH BOUNDARY OF SECTION 18, SAID POINT LYING 1334.44 FEET WEST OF THE NORTHEAST CORNER OF SECTION 18, SAID POINT BEING THE NORTHEAST CORNER OF THE EAST 2640 FEET OF THE WEST 3960 FEET OF THE NORTH 660 FEET OF SAID SECTION; THENCE RUN SOUTH 00°28'11" EAST, ALONG THE EAST BOUNDARY OF SAID EAST 2640 FEET, 660 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE SOUTH 89°42'49" WEST, ALONG THE SOUTH BOUNDARY OF SAID PARCEL, 1741.67 FEET; THENCE NORTH 261.36 FEET TO A POINT ON THE HIGH WATER LINE OF SKINNED SAPLING CREEK; THENCE ALONG SAID HIGH WATER LINE, THE FOLLOWING COURSES AND DISTANCES: THENCE SOUTH 73°31'01" EAST 70.84 FEET; THENCE NORTH 76°00'08" EAST 57.92 FEET; THENCE NORTH 59°21'40" EAST 51.43 FEET; THENCE NORTH 74°24'16" EAST 80.31 FEET; THENCE SOUTH 86°46'54" EAST 9.08 FEET; THENCE NORTH 13°25'13" WEST 24.82 FEET; THENCE NORTH 21°58'03" EAST 23.04 FEET; THENCE NORTH 11°48'46" EAST 12.07 FEET; THENCE NORTH 36°19'02" WEST 25.72 FEET; THENCE NORTH 46°12'57" EAST 27.33 FEET; THENCE NORTH 43°33'55" EAST 47.48 FEET; THENCE NORTH 46°10'13" EAST 39.81 FEET; THENCE NORTH 7°43'07" EAST 77.63 FEET; THENCE NORTH 89°33'05" EAST 72.78 FEET; THENCE NORTH 58°18'00" EAST 103.83 FEET; THENCE NORTH 36°42'40" EAST 81.52 FEET; THENCE NORTH 61°36'46" EAST 131.52 FEET TO A POINT ON THE NORTH BOUNDARY OF SECTION 18; THENCE LEAVING SAID HIGH WATER LINE, NORTH 89°42'49" EAST, ALONG SAID NORTH BOUNDARY, 1009.40 FEET TO THE POINT OF BEGINNING.

PARCEL 11:

ALL OF SECTION 19, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA.

PARCEL 12:

THAT PART OF THE WEST 3/4 OF SECTION 20, TOWNSHIP 30 SOUTH, RANGE 24 EAST POLK COUNTY, FLORIDA LYING WEST OF BONNIE MINE ROAD, LESS THAT PART THEREOF LYING WITHIN FOLLOWING DESCRIBED PROPERTY:

PART OF SECTIONS 17 AND 20 BEING DESCRIBED AS FOLLOWS: BEGIN 3858.33 FEET NORTH AND 582.70 FEET EAST OF SOUTHWEST CORNER OF SOUTHEAST 1/4 OF SECTION 17; RUN THENCE EAST 16 FEET SOUTH, 3542.83 FEET; THENCE EAST 222.80 FEET, SOUTH 07°37'56" EAST, 424.25 FEET; THENCE SOUTH 00°23'05" EAST, 629.60 FEET; THENCE SOUTHWESTERLY ALONG A CURVE 118.69 FEET NORTH 89°42'50" WEST, 225.35 FEET; THENCE SOUTH 76°36'49" WEST, 131.16 FEET; THENCE SOUTH 84°11'54" WEST, 215.60 FEET; THENCE NORTH 00°17'34" EAST, 629.91 FEET; THENCE NORTH 07°04'11" WEST, 177 FEET; THENCE NORTH 1461.37 FEET NORTHEASTERLY ALONG A CURVE 149.17 FEET; THENCE NORTH 07°07'20" EAST, 1397.55 FEET NORTHEASTERLY ALONG CURVE 146.00 FEET; THENCE NORTH 14°05'36" EAST, 422.76 FEET NORTHEASTERLY ALONG A CURVE 368.62 FEET TO THE POINT OF BEGINNING AND THAT PART LYING 25 FEET ON EACH SIDE OF THE CENTERLINE DESCRIBED AS FOLLOWS:

BEGIN 339.51 FEET NORTH OF SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17; THENCE RUN WEST 1095.63 FEET TO WEST BOUNDARY OF PREVIOUS DESCRIPTION OF PROPERTY AND THAT PART LYING 25 FEET ON EACH SIDE OF CENTERLINE DESCRIBED AS FOLLOWS:

COMMENCE 339.51 FEET NORTH OF SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17; THENCE RUN WEST 472.96 FEET FOR POINT OF BEGINNING; THENCE SOUTH 07°37'56" EAST, 447.70 FEET; THENCE SOUTH 00°23'05" EAST, 631.18 FEET SOUTHWESTERLY ALONG A CURVE 158.25 FEET; THENCE NORTH 89°42'50" WEST, 222.35 FEET; THENCE SOUTH 76°36'49" WEST, 129.82 FEET; THENCE SOUTH 84°11'54" WEST, 219.92 FEET TO THE WEST BOUNDARY OF THE FIRST DESCRIBED PROPERTY.

PARCEL 13:

A PORTION OF SECTION 20, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 20; THENCE NORTH 89°57'15" EAST, ALONG THE SOUTH LINE OF SAID SECTION 20, A DISTANCE OF 164.18 FEET TO THE APPARENT EAST RIGHT-OF-WAY OF BONNIE MINE ROAD AND THE POINT OF BEGINNING; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY OF BONNIE MINE ROAD, THE FOLLOWING 14 COURSES: 1) NORTH 15°52'37" EAST, A DISTANCE OF 42.42 FEET; 2) THENCE NORTH 17°11'07" EAST, A DISTANCE OF 196.57 FEET; 3) THENCE NORTH 19°43'50" EAST, A DISTANCE OF 28.39 FEET; 4) THENCE NORTH 20°05'20" EAST, A DISTANCE OF 273.77 FEET; 5) THENCE NORTH 27°06'38" EAST, A DISTANCE OF 159.46 FEET; 6) THENCE NORTH 33°47'05" EAST, A DISTANCE OF 132.89 FEET; 7) THENCE NORTH 34°00'02" EAST, A DISTANCE OF 311.61 FEET; 8) THENCE NORTH 33°53'51" EAST, A DISTANCE OF 138.32 FEET; 9) THENCE NORTH 40°32'41" EAST, A DISTANCE OF 133.35 FEET; 10) THENCE NORTH 58°22'13" EAST, A DISTANCE OF 88.77 FEET; 11) THENCE NORTH 70°52'14" EAST, A DISTANCE OF

137.55 FEET; 12) THENCE NORTH 75°31'38" EAST, A DISTANCE OF 174.89 FEET; 13) THENCE NORTH 75°44'37" EAST, A DISTANCE OF 530.41 FEET; 14) THENCE NORTH 75°49'01" EAST, A DISTANCE OF 423.58 FEET; THENCE SOUTH 14°10'59" EAST, A DISTANCE OF 31.06 FEET; THENCE NORTH 75°49'01" EAST, A DISTANCE OF 10.00 FEET; THENCE NORTH 14°10'59" WEST, A DISTANCE OF 31.06 FEET, TO SAID EASTERLY RIGHT-OF-WAY OF BONNIE MINE ROAD; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, THE FOLLOWING SIX COURSES; 1) NORTH 75°49'01" EAST, A DISTANCE OF 25.08 FEET; 2) THENCE NORTH 76°11'20" EAST, A DISTANCE OF 145.30 FEET; 3) THENCE NORTH 75°45'38" EAST, A DISTANCE OF 409.83 FEET; 4) THENCE NORTH 76°26'51" EAST, A DISTANCE OF 93.79 FEET; 5) THENCE NORTH 75°46'00" EAST, A DISTANCE OF 260.72 FEET; 6) THENCE NORTH 74°28'43" EAST, A DISTANCE OF 253.71 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 624.44 FEET; THENCE SOUTH 67°18'41" WEST, A DISTANCE OF 1830.63 FEET, TO THE SOUTHERLY BOUNDARY OF A RAILROAD EASEMENT RECORDED IN DEED BOOK 911, PAGE 190; THENCE CONTINUE SOUTH 67°16'41" WEST, ALONG THE SOUTH BOUNDARY OF SAID RAILROAD EASEMENT, A DISTANCE OF 1558.66 FEET, TO THE SAID EAST RIGHT-OF-WAY OF BONNIE MINE ROAD; THENCE NORTH 16°43'24" EAST, ALONG SAID EAST RIGHT-OF-WAY OF BONNIE MINE ROAD, A DISTANCE OF 18.97 FEET; THENCE NORTH 15°52'37" EAST, ALONG SAID EAST RIGHT-OF-WAY OF BONNIE MINE ROAD, A DISTANCE OF 8.93 FEET TO THE SOUTH LINE OF SAID SECTION 20, AND THE POINT OF BEGINNING.

PARCEL 14:

THE NORTH 1/4 OF SECTION 30, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, LYING NORTH OF THE ATLANTIC COAST LINE RAILROAD SPUR TRACK.

RETURN TO:
FIRST AMERICAN TITLE
JIM DYER
2233 Lee Road, Suite 101
Winter Park, FL 32789

This instrument was prepared by
and after recording return to:

Gary W. Johnson
Carlton Fields Jordan Burt, P.A.
Post Office Box 1171
Orlando, Florida 32802-1171

Inst:201425001548 Date:3/18/2014 Time:10:59 AM
Doc Stamp-Deed:3795964.20
LB DC, Victoria L. Rogers, Hardee County Page 1 of 17

FEE SIMPLE DEED

This Fee Simple Deed is made as of March 17, 2014, by CF INDUSTRIES, INC., a Delaware corporation, whose mailing address is 600 East County Line Road, Plant City, Florida 33565 ("Grantor") to SOUTH FT. MEADE LAND MANAGEMENT, INC, a Delaware corporation, whose mailing address is 3033 Campus Drive, Suite E490, Plymouth, Minnesota 55441-2651 ("Grantee").

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and their respective heirs, legal representatives and assigns).

Witnesseth:

For and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby grants, bargains, sells, aliens, remise, releases, and transfers to Grantee, the real property located in Hardee County, Florida, more particularly described as follows:

See Exhibit "A" attached hereto and made a part hereof.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

This deed is without warranties of title, and Grantor makes no warranties of title, whatsoever concerning the real property hereby conveyed.

The conveyance of the real property effected by this deed is subject to, inter alia, that certain Conservation Easement by CF Industries, Inc. to and in favor of the State of Florida Department of Environmental Protection dated December 5, 2012, and recorded January 4, 2013, in Instrument Number 201325000264, and re-recorded March 10, 2014, in Instrument Number 201425001346, in the Public Records of Hardee County, Florida ("Conservation Easement") regarding a portion of the real property defined therein as the "Protected Property." As required by the Conservation Easement, the following terms and restrictions contained therein are hereby inserted into and made a part of this deed:

“4. Prohibited Uses. Except as otherwise provided herein or as authorized or required by the Permit or the Modification or the Corps Permit, or by alteration or amendment of this Easement as provided in paragraph 22, any activity on or use of the Protected Property inconsistent with the purpose of this Conservation Easement is prohibited. Without limiting the foregoing, the following activities and uses are expressly prohibited on the Protected Property:

- a. Construction or placing of structures on, above, or below the ground, including but not limited to: buildings, roads, docks, piers, billboards or other advertising; utilities, or other structures, except as specifically provided in paragraph 5 herein;
- b. Dumping or placing of soil or other substances as land fill, or dumping or placing of trash, waste, hazardous substance, toxic waste, unsightly or offensive materials;
- c. Removal, trimmings, or destruction of trees, shrubs, or other vegetation, except nuisance, invasive, exotic, or nonnative species upon prior written approval by the Department;
- d. Planting or seeding of exotic or nuisance species or other plants that are outside their natural range or zone of dispersal and have, or are able to form, self-sustaining, expanding, and free-living populations in a natural community with which they have not previously associated;
- e. Exploration for or extraction of oil or gas, and excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance, by Grantor or Grantor’s successors in interest, in such manner as to affect the surface,
- f. Surface use except for purposes that permit the land or water area to remain in its natural condition;
- g. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation including, but not limited to, impoundments, ditching, diking, dredging, and fencing, except as specifically provided in paragraph 5 herein;
- h. Acts or uses detrimental to such aforementioned retention and maintenance of land or water areas;
- i. Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites, or properties of historical, architectural, archaeological, or cultural significance;

- j. The use of All-Terrain Vehicles off-road, other than those used for land management or habitat protection activities (existing roads are identified in the Baseline Documentation Report);
- k. Notwithstanding paragraph 5 herein, raising, pasturing and grazing of livestock from the portion of the Protected Property described as Parcel B on **Attachment 1** is prohibited, and Grantor shall fence Parcel B, or, at its option, take other reasonable measures to ensure that livestock are excluded from the portion of the Protected Property described as Parcel B on **Attachment 1**.

7. Responsibilities of Parties.

- a. Prior to the release of all reclaimed mine lands from the mitigation requirements of the Modification and of the Army Corps Permit Modification and the reclamation requirements of the associated conceptual reclamation plan ("Maintenance Responsibility Termination Date"), Grantor on behalf of itself and its successors or assigns hereby agrees to bear all costs and liabilities related to the operation, upkeep, or maintenance of the Property to the extent set forth in paragraph 8 below.
- b. Following the Maintenance Responsibility Termination Date, Grantor agrees to bear the costs and liabilities related to the operation, upkeep, and maintenance of the Property, as set forth in paragraph 9.
- c. The DEPARTMENT and its successors or assigns shall have no responsibility for any costs or liabilities related to the operation, upkeep or maintenance of the Property either before or after the Maintenance Responsibility Termination Date, except the DEPARTMENT agrees to bear all costs and liabilities related to any maintenance or enhancement activities it chooses to undertake pursuant to Paragraph 3(e)(ii) herein.
- d. Neither the provisions of this Paragraph nor the provisions of Paragraphs 8 and 9 shall be construed to alter or change the provisions of Paragraph 11. Nor is this Paragraph intended to limit Grantor's responsibilities as owner of the Property.

8. Maintenance Obligations Before Mitigation and Reclamation Release. Without intending to limit Grantor's responsibilities as owner of the Property, until the Maintenance Responsibility Termination Date, the Grantor at its own expense specifically agrees to be responsible for maintaining the ecological conditions of the Protected Property established in the Easement Documentation Report and for supervising tenants to ensure compliance with the provisions of this Conservation Easement.

Pursuant to the terms of this Conservation Easement and in satisfaction of Paragraph 14 of the Modification, the Grantor shall have the following specific maintenance obligations and responsibilities prior to the Maintenance Responsibility Termination Date:

- a. To install fences or, at Grantor's option, make other reasonable efforts to ensure that livestock are excluded from Parcel B of the Protected Property. Reasonable efforts shall include installation of fencing if grazing is authorized in lands from which livestock could reasonably be expected to access Parcel B.
- b. Placement and maintenance of signs identifying the Protected Property as preserved environmentally sensitive lands.
- c. Actions needed to control the spread of invasive exotic plant species to prevent such invasive exotic plant species from expanding significantly beyond the level of their presence as documented in the Easement Documentation Report, provided that in carrying out such efforts, there is no material adverse ecological impact upon the Protected Property. For purposes of this subparagraph, invasive exotic plant species include Brazilian Pepper, Melaleuca, Japanese and Old World Climbing Fern, Skunk Vine, Tropical Soda Apple, Cogan Grass, Torpedo Grass, Air Potato, Lantana, Primrose Willow, and Kudzu.
- d. Removal of trash, waste or unsightly or offensive materials.

9. Maintenance Obligations After Mitigation and Reclamation Release. Without intending to limit Grantor's responsibilities as owner of the Property, the Grantor shall have the following specific management and maintenance obligations and responsibilities pursuant to this Conservation Easement and in satisfaction of Paragraph 14 of the Modification following the Maintenance Responsibility Termination Date:

- a. Maintenance of signs required by paragraph 8, above.
- b. Removal of trash, waste, or unsightly or offensive materials.
- c. Maintenance and repair of any fences installed pursuant to Subparagraph 8(a) that are used to exclude livestock from Parcel B of the Protected Property.

18. Successors. The covenants, terms, conditions and restrictions of this Conservation Easement shall be binding upon, and inure to the benefit of the parties hereto and their respective personal representatives, heirs, successors and assigns and shall continue as a servitude running in perpetuity with the Protected Property."

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name by its proper officers thereunto duly authorized, as the day and year first above written.

Signed, sealed and delivered
in the presence of:

CF INDUSTRIES, INC., a Delaware corporation

Michael P. McGraw
(Signature of Witness)

Michael P. McGraw
(Print Name)

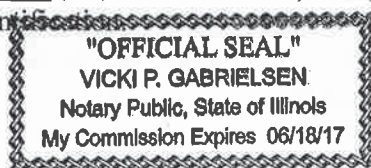
By: Douglas C. Barnard
Name: Douglas C. Barnard
Title: SVP

Melissa K. Bjella
(Signature of Witness)

MELISSA K. BJELLA
(Print Name)

STATE OF ILLINOIS
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 12th day of March, 2014, by Douglas C. Barnard, as Senior Vice President of CF INDUSTRIES, INC., a Delaware corporation, all on behalf of the corporation. He ☒ is personally known to me, or has produced ☐ _____ (state) driver's license, or ☐ _____ (type of identification) as identification.



(AFFIX NOTARIAL SEAL)

Vicki P. Gabrielsen
(Signature of Notary)
Vicki P. Gabrielsen
(Printed Name)

Notary Public, State of Illinois

Exhibit "A"

Lands lying in Township 33 South, Range 23 East, Range 24 East and Range 25 East, and in Township 34 South, Range 23 East and Range 24 East, Hardee County, being more particularly described as follows:

Township 33 South, Range 23 East:

Section 20: The East 1/2 of the Southeast 1/4 lying south of State Road no. 62 and the East 1/2 of the Northeast 1/4 lying south of State Road 62.

Section 21: The West 1/2 of the Southwest 1/4, lying south of State Road no. 62 and the West 1/2 of the Northwest 1/4 lying south of State Road 62.

Section 22: The Southeast 1/4 lying south of State Road no. 62.

Section 23: The South 1/2 lying south of State Road no. 62.

Section 24: The South 1/2 lying south of State Road no. 62.

Section 25: The North 1/2, and the South 1/2, LESS the South 500 feet thereof, and the West 1000 feet of the South 500 feet.

Section 26: All.

Section 27: All.

Section 28: All.

Section 29: The East 1/4.

Section 32: The North 3/4 of the East 1/2, LESS the West 1/10 thereof.

Also described as:

Point of beginning being the NE corner of said section 32; thence S0°15'46"W, 3951.03 feet; thence N89°31'22"W, 2374.88 feet; thence N0°22'30"W, 3948.55 feet; thence S89°34'56"E, 1052.03 feet; thence S89°34'57"E, 1315.08 to the Point of Beginning.

Section 33: a) The North 500 feet, and
b) The East 200 feet, LESS the North 500 feet, and
c) The West 800 feet, LESS the North 500 feet, thereof.

Section 34: All.

Section 35: All.

Section 36: The West 1000 feet of the section.

Township 33 South, Range 24 East:

Section 4: All, LESS and except that portion conveyed to IMC- Agrico Company by corrective warranty deed recorded in official records book 545, page 971, of the public records of Hardee County, Florida.

Also described as:

Point of Beginning the NW corner of said section 4; thence N89°57'56"E, 161.31 feet; thence S0°01'45"E, 3151.44 feet; thence N90°00'00"E, 1501.71 feet; thence S0°00'00"E, 1980.00 feet; thence S90°00'00"W, 1661.44 feet; thence N0°02'09"W, 5131.35 feet to the Point of Beginning.

Section 5: All, LESS and except that portion conveyed to IMC-Agrico Company by corrective warranty deed recorded in official records book 545, page 971, of the public records of Hardee County, Florida.

Also described as:

Point of Beginning being the NW corner of said section 5; thence N89°58'03"E, 5290.71 feet; thence S0°02'09"E, 5131.35 feet; thence S90°00'00"W, 2008.56 feet; thence N0°00'00"E, 660.00 feet; thence S90°00'00"W, 660.00 feet; thence N0°00'00"E, 1059.15 feet; thence S89°59'27"W, 2644.83 feet; thence N0°21'09"E, 3409.65 feet to the Point of Beginning.

Section 6: That portion lying easterly of the CSX railroad right-of-way, LESS and except that portion conveyed to IMC-Agrico Company by corrective warranty deed recorded in official records book 545, page 971, of the public records of Hardee County, Florida.

Also the South 3/4 lying westerly of County Road no. 663 right-of-way, LESS the Southwest 1/4 of the Northwest 1/4 and LESS the Northwest 1/4 of the Southwest 1/4 of said Section 6.

Also described as:

Point of Beginning being the NE corner of said Section 6; thence S0°21'09"W, 3409.64 feet; thence S89°57'36"W, 961.50 feet; thence N46°40'07"W, 1311.70 feet; thence S90°00'00"W, 267.11 feet to a point on the east right-of-way of CSX railroad; thence N8°52'40"W along said east right-of-way line, 2535.52 feet; thence N89°53'23"E, 2593.51 feet to the Point of Beginning.

Also:

Point of Beginning being the NW corner of said Section 6; thence N89°53'21"E, 1322.93 feet; thence S0°01'19"E, 1520.65 feet; thence S89°52'11"E, 1509.38 feet to a point on the west right of way line of CSX railroad; thence S8°52'40"E along said west right-of-way line 3993.01 feet; thence S89°40'25"W, 3443.25 feet; thence N0°07'00"W, 1323.75 feet; thence N89°49'34"E, 1321.30 feet; thence N0°01'19"W, 1320.23 feet; thence S89°58'42"W, 1323.49 feet; thence N0°00'39"W, 2838.83 feet to the Point of Beginning; LESS road right-of-way.

All of the above, LESS and except the following described parcel:

Begin at the intersection of the south boundary of Section 6 and the west right of way line of County Road 663; thence northwesterly along said west right of way line 1,335 feet; thence westerly, perpendicular to the west right of way line, 700 feet; thence southeasterly, parallel with said west right of way line of County Road 663, to a point on the south boundary of Section 6; thence east along said south boundary of Section 6, to the Point of Beginning.

Section 7: That portion lying westerly of County Road no. 663 right-of-way, LESS and except that portion conveyed to IMC-Agrico Company by corrective warranty deed recorded in official records book 545, page 971, of the public records of Hardee County, Florida.

Also described as:

All west of CSX railroad right-of-way; LESS road right of way. Also LESS parcel of and being more particularly described as follows:

Point of Beginning being the SW corner of SE 1/4 of said Section 7; thence N0°00'00"E, 330.04 feet; thence N89°41'07"E, 1435.01 feet; thence S32°04'15"E, 177.83 feet; thence S8°52'40"E, 180.89 feet; thence S89°41'07"W, 1557.33 feet to the Point of Beginning.

All of the above, LESS and except the following described parcel:

Begin at the intersection of the north boundary of Section 7 and the west right of way line of County Road 663; thence southeasterly along said west right of way line, 975 feet; thence westerly, perpendicular to said west right of way line, 700 feet, thence northwesterly, parallel with said west right of way line of County Road 663, to a point on the north boundary of Section 7; thence east along said north boundary of Section 7, to the Point of Beginning.

Section 9: The Northwest 1/4, LESS and except that portion conveyed to IMC-Agrico Company by corrective warranty deed recorded in official records book 545, page 971, of the public records of Hardee County, Florida.

Also described as:

A parcel of land being in the NW 1/4 of said Section 9, being more particularly described as follows: Point of Beginning being the SE corner of the NW 1/4 of said Section 9; thence N89°52'38"W, 1987.08 feet; thence N0°15'33"E, 1325.58 feet; thence N89°55'11"W, 660.00 feet; thence N0°19'54"E, 995.10 feet; thence S89°57'44"E, 2637.25 feet; thence S0°03'02"W, 2324.14 feet to the Point of Beginning.

Section 17: The South 1/2 of the Southwest 1/4; the Southeast 1/4, less the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of said section 17, and LESS Alderman Road right-of-way; the Southeast 1/4 of the Northeast 1/4 lying east of Alderman Road right-of-way, LESS and except 2 acres more or less being 132 feet off the west side of the Southwest 1/4 of the Southeast 1/4 of the Northeast 1/4 lying east of Alderman Road; and the North 1/4 lying southerly of County Road 664 right-of-way and easterly of Alderman Road right-of-way, LESS and except lot 1 of Hickey Branch Ranch, a subdivision in Sections 8 and 17, Township 33 South, Range 24 East,

Hardee County, Florida, as per plat bar B-26, page 4, of the public records of Hardee County, Florida.

Section 18: The North 1/2 of the Southwest 1/4, less Hendry Road right-of-way; and the Northwest 1/4 of the Southeast 1/4, and the Southeast 1/4 of the Southeast 1/4 less road rights-of-ways and LESS railroad right-of-way.

Also a portion of Block 32, of the town of Fort Green per the plat recorded in plat book 2, pages 13 and 14 of the public records of Hardee County, Florida, described as follows:

Begin at the Southeast corner of Block 32 according to the map of the town of Fort Green as recorded in plat book 2, pages 13 and 14 of the public records of Hardee County, Florida and run South 89°43'27" West along the south boundary of said Block 32, 340.00 feet to the Southwest corner thereof; thence North 00°00'12" West along the west boundary of said Block 32, 200.00 feet; thence South 59°44'25" East, 393.64 feet to the Point of Beginning, the same being a part of the Northeast 1/4 of Section 18, Township 33 South, Range 24 East.

Section 19: The Southwest 1/4 lying south of State Road no. 62; the Southwest 1/4 of the Southeast 1/4; the West 1/2 of the Southeast 1/4 of the Southeast 1/4; the south 6 acres of the West 1/2 of the Northeast 1/4 of the Southeast 1/4; and, Commence at the Northeast corner of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 19, Township 33 South, Range 24 East, and run south 84 feet to the Point of Beginning; thence South 67° East, 271.85 feet; thence South 19°16' West, 748.90 feet, to a point in the east line of the West 1/2 of the Southeast 1/4 of the Southeast 1/4; thence north to the Point of Beginning.

Also: Lot 5 of C.M. Johnson's subdivision, being a subdivision in the Northwest 1/4 of the Southeast 1/4 of Section 19, Township 33 South, Range 24 East, Hardee County, Florida, as per plat book 1, page 2- 110, of the public records of Hardee County, Florida.

Also: The East 1/2 of the Southeast 1/4 of the Southeast 1/4, LESS: Commence at the Northeast corner of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 19, Township 33 South, Range 24 East, and run south 84 feet to the point of beginning; thence South 67° East, 271.85 feet; thence South 19°16' West, 748.90 feet, to a point in the east line of the West 1/2 of the Southeast 1/4 of the Southeast 1/4; thence north to the Point of Beginning. Also LESS: the north 170 feet of the east 60 feet of the Southeast 1/4 of the Southeast 1/4; also LESS: the east 30 feet of the East 1/2 of the Southeast 1/4 of the Southeast 1/4, south of the north 170 feet.

Also: the south 190 feet of the east 300 feet of Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4, LESS the east 60 feet for Citrus Street.

Also: the South 1/2 of the Southeast 1/4 of the Northeast 1/4, LESS road rights-of-ways.

Also LESS: Commence at the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of Section 19, Township 33 South, Range 24 East, thence North 89°39'18" East, along the south line of the said Southeast 1/4 of the Northeast 1/4, 138.90 feet to the Point of Beginning, thence North 00°02'52" West and parallel to the west boundary of said Southeast 1/4 of the Northeast 1/4, 149.22 feet, thence North 89°50'40" East and parallel to the centerline of State Road no. 62, 175.00 feet, thence South 00°02'52" East, 148.64 feet to a point on said south line of the

Southeast 1/4 of the Northeast 1/4, thence South 89°39'18" West and along the south line of said Southeast 1/4 of the Northeast 1/4, 175.00 feet to the Point of Beginning, LESS, existing road right-of-way. Also LESS: Begin at the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of Section 19, Township 33 South, Range 24 East, thence North 89°39'18" East along the south line of said Southeast 1/4 of the Northeast 1/4, 138.90 feet, thence North 00°02'52" West and parallel to the west boundary of said Southeast 1/4 of the Northeast 1/4, 156.80 feet, thence South 89°50'40" West and parallel to the centerline of state road no. 62, 138.90 feet to the west line of said Southeast 1/4 of the Northeast 1/4, thence South 00°02'52" East, 156.80 feet to the Point of Beginning, LESS existing road rights-of-ways.

Also the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 lying south of State Road no. 62.

Section 20: The Northwest 1/4 of the Northwest 1/4; the East 1/2 of the Northeast 1/4 lying north of State Road no. 62; the East 1/2 of the Southeast 1/4 lying south of State Road no. 62, LESS road right of- way on west line; and the South 1/2 of the Southwest 1/4 of the Southeast 1/4, LESS road rights-of ways.

The following portions of the town of Fort Green Springs as per plat recorded in plat book 2, page 28, of the public records of Hardee County, Florida:

All of Block 2;

A portion of Block 4 described as follows: Begin at the Southeast corner of Block 4, thence run West 140 feet, thence North 120.92 feet, thence East 140 feet, thence South 120.92 feet to the Point of Beginning;

A portion of Block 4 described as follows: Commence at the Northeast corner of Block 4, thence run South 120.92 feet to the Point of Beginning;

Thence South 80 feet; thence West 140 feet; thence North 80 feet; thence East 140 feet to the Point of Beginning; a portion of Block 4 described as follows: Begin at the Northeast corner of Block 4; thence run South 120.92 feet; thence West 140 feet; thence North 120.92 feet; thence East 140 feet to the Point of Beginning;

A portion of Block 4 described as follows: Commence at the Southeast corner of Block 4; thence West 140 feet to the Point of Beginning; thence continue West 70 feet; thence North 150.92 feet; thence East 70 feet; thence South 159.92 feet to the Point of Beginning; a portion of Block 4 described as follows: Commence at the Northwest corner of Block 4; thence South 75.46 feet to the Point of Beginning; thence continue South 95.46 feet; thence East 120.90 feet; thence North 95.46 feet; thence West 120.85 feet to the Point of Beginning; and Commence at the Northwest corner of Block 4; thence East 120.80 feet to the Point of Beginning; thence continue East 35 feet; thence South 170.92 feet; thence West 35 feet; thence North 170.92 feet to the Point of Beginning;

Lots 1 through 16, inclusive of Block 5;

Lots 13, 14, 15, 16, 20 and 21, Block 7;

All of Block 8, together with the South 1/2 of vacated 2nd Street, between Palmetto Street and Pine Street, also the closed 20 foot north-south alley within said Block 8;

Lots 7 through 10, inclusive Block 9;

Lots A 11 and 12, Block 18;

Lots 1, 2, 6 and 7, Block 21, together with the East 30 feet of Citrus Street lying west of and adjacent to said Lots 6 and 7, Block 21;

Lots 1 through 6, inclusive, Block 22, together with the west 30 feet of Citrus Street, lying east of Lots 1, 2, 3 and 4, Block 22;

Lots 1, 2, 5, 6 and 7, Block 23.

Together with any interest in adjoining vacated streets or alleys pursuant to vacation resolutions recorded in Book 121, Page 373; Book 223, Page 269; Book 289, Page 581; and Book 278, Page 662, of the public records of Hardee County, Florida.

The following portions of C.M. Johnston's first addition to town of Fort Green Springs as per plat recorded in plat book 2, page 32, of the public records of Hardee County, Florida:

Lots 1, 2, 3 and 4, Block 5, less and except a portion of said Lot 4, Block 5, more particularly described as follows: Commence at the West 1/4 corner of Section 20, Township 33 South, Range 24 East, thence run South 00°04'32" East, 299.92 feet along the west line of the Southwest 1/4 of said Section 20 to the Point of Beginning; thence continue South 00°04'32" East, 14.50 feet to the Southwest corner of said Lot 4; thence North 89°57'31" East, 250.00 feet along the south line of said Lot 4; thence North 08°54'39" West, 14.60 feet along the east line of Block 5; thence South 89°57'31" West, 242.85 feet along a line 14.5 feet north of and parallel to the south line of said Lot 4, to the Point of Beginning;

Lot 1, Block 6, together with the South 20 feet of Pearle Street lying north of and adjacent to block 6, and the East 30 feet of Citrus Street, lying west of and adjacent to the South 20 feet of Pearle Street and Lot 1, Block 6.

Section 21: The South 1/2 lying south of State Road no. 62.

Section 22: The Northwest 1/4 of the Southwest 1/4, lying south of State Road no. 62; the South 1/2 of the Southwest 1/4; the South 1/2 of the Southeast 1/4; the Northeast 1/4 of the Southeast 1/4, lying south of State Road no. 62; and the West 1/2 of the Northeast 1/4 of the Southwest 1/4 lying south of State Road no. 62.

Also: Lots 1 and 2, of Abbott's Countryside Estates, as per plat thereof recorded in plat bar B-11, page 3, of the public records of Hardee County, Florida.

Section 23: The Southwest 1/4 lying south of State Road no. 62; the West 1/2 of the Southeast 1/4, lying south of State Road no. 62, the East 1/4 of the Northwest 1/4 lying north of State Road no. 62, and the South 1/2 of the Southeast 1/4 of the Southeast 1/4, LESS: Begin at the Northeast corner of the South 1/2 of the Southeast 1/4 of the Southeast 1/4 of said Section 23, thence North 89°07'46" West along the north line of said tract

435.83 feet to the Point of Beginning, thence continue same line 141.22 feet, thence South 14°00'29" East, 47.42 feet, thence South 88°28'01" East, 80.48 feet, thence North 46°57'45" East, 67.42 feet to the Point of Beginning.

Together with a perpetual easement over and across: the East 30 feet of the North 1/2 of the Southeast 1/4 of the Southeast 1/4 of said Section 23.

Section 24: The South 1/2 of the Northwest 1/4 of the Southwest 1/4; the South 1/2 of the Southwest 1/4, and the South 1/2 of the Southeast 1/4. Together with a perpetual easement over and across: the West 30 feet of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of said Section 24, lying south of State Road no. 62.

Section 25: All.

Section 26: All.

Section 27: All.

Section 28: All.

Section 29: All, LESS and except road rights-of-ways and less CSX railroad right-of-way, and LESS the North 900 feet of the section lying west of CSX railroad right-of-way.

Section 30: All, LESS the East 2900 feet of the North 900 feet, and LESS the South 700 feet of the West 1300 feet, thereof.

Section 31: All, LESS the West 1300 feet of the section.

Section 32: All, LESS and except road rights-of-ways and less CSX railroad right-of-way.

Section 33: The North 1000 feet of the section, and the West 1400 feet, LESS the North 1000 feet thereof.

Section 34: The North 1000 feet of the section.

Section 35: The North 500 feet of the section.

Section 36: The North 500 feet of the section, and that part of the following described parcel lying south of the North 500 feet: Begin at the Northeast corner of Section 36, thence west along the north boundary thereof, 2000 feet, thence south at right angles to the section line, 400 feet, thence southeasterly to a point on the east boundary of said Section 36, said point being 900 feet south of the Northeast corner of Section 36, thence north along said east boundary thereof to the Northeast corner of Section 36 and the Point of Beginning.

Township 33 South, Range 25 East:

Section 19: The West 1/2 of the Southwest 1/4, lying south of State Road no. 62.

Section 30: The Northwest 1/4.

In Township 34 South, Range 23 East:

Section 1: All.

Section 2: All.

Section 3: All.

Section 10: The North 3/4.

Section 11: The North 3/4.

Section 12: The North 3/4.

In Township 34 South, Range 24 East:

Section 1: The Southwest 1/4; also: Commence at the Northwest corner of the Northwest 1/4 for a Point of Beginning, thence North 89°56'19" East, along the north line of said Northwest 1/4, a distance of 2439.15 feet to the west line of the East 105.00 feet of said Northwest 1/4, thence South 01°04'21" West, along said west line, 2537.63 feet to the south line of said Northwest 1/4, thence South 89°40'06" West, along said south line, 2492.62 feet to the Southwest corner of said Northwest 1/4, thence North 02°16'03" East, along the west line of said Northwest 1/4, a distance of 2551.00 feet to the Point of Beginning.

Also: Commence at the Southwest corner of Southeast 1/4 of said Section 1 for a Point of Beginning, thence North 01°01'29" East, along the west line of said Southeast 1/4, a distance of 2000.60 feet to the north line of the South 2000.00 feet of said Southeast 1/4, thence North 89°37'11" East, along said north line, 811.11 feet, thence South 00°38'59" East, 742.98 feet to the east line of the West 832.58 feet of said Southeast 1/4, thence South 01°01'29" West, along said east line, 1257.41 feet to the south line of said Southeast 1/4, thence South 89°37'11" West, along said south line, 832.83 feet to the Point of Beginning.

Section 2: All.

Section 3: All. (Less portion described in official records book 577, page 492 set forth below)

Section 4: The North 1/2.

Section 5: All of that portion lying westerly of the CSX railroad right-of-way; also that portion of the North 1/4, lying easterly of County Road no. 663 right-of-way.

Section 6: All.

Section 7: All.

Section 8: All of that portion lying westerly of the CSX railroad right-of-way.

Also the following described parcel in Section 10, Township 34 South, Range 24 East, as described in official records Book 577, Page 482, of the public records of Hardee County, Florida: Begin at the Northeast corner of Section 10, Township 34 South, Range 24 East, Hardee

County, Florida; thence South 00°25'21" West, along the east line of said Section 10, a distance of 1323.90 feet; thence North 88°43'15" West, 2655.44 feet; thence North 00°31'11" West, 241.27 feet; thence South 82°07'49" East, 658.45 feet; thence North 07°59'40" East, 1156.34 feet to a point on the north line of said Section 10; thence South 89°01'22" East and along said north line, 1853.93 feet to the Point of Beginning.

Also the following described parcel in Sections 4 and 5, Township 34 South, Range 24 East, as described in official records Book 577, Page 492, of the public records of Hardee County, Florida: Beginning at a point on the east boundary of said Section 5, said point being North 01°24'06" East, 2538.29 feet from the Southeast corner of said Section 5; thence North 89°32'27" West, a distance of 2358.09 feet to the easterly right-of-way line of One-Fort Green Springs Grade, said right-of-way being 100 feet easterly from the centerline of SCL (now CSX) railroad as measured at right angles; thence North 08°29'27" West, along said right-of-way, a distance of 1201.99 feet; thence South 89°23'03" East, a distance of 6801.05 feet to a point; thence turn and run South 02°12'21" West, a distance of 1209.60 feet to a point; thence turn and run North 88°58'42" West, a distance of 4219.25 feet to the Point of Beginning, LESS road right-of-way.

Also the following described parcel in Sections 3, 4, 9 and 10, Township 34 South, Range 24 East, as described in official records Book 577, Page 492, of the public records of Hardee County, Florida: Commence at a point on the south boundary of said Section 3, for a Point of Beginning, said point being South 89°01'22" East, 3442.97 feet from the Southwest corner of said Section 3; thence South 07°59'40" West, a distance of 1156.35 feet; thence North 82°07'49" West, a distance of 658.45 feet; thence South 00°31'11" East, a distance of 1189.84 feet; thence South 84°12'19" West, a distance of 2672.36 feet to a point on the west boundary of said Section 10; thence North 00°24'44" East, along said west boundary, a distance of 2321.83 feet to a point, said point being South 00°24'44" West, 251.51 feet from the Northwest corner of said Section 10; thence North 57°53'07" West, a distance of 486.91 feet to a point on the north boundary of said Section 9, said point being North 88°59'01" West, 414.28 feet from the Northeast corner of said Section 9; thence continue North 57°53'07" West, a distance of 1940.72 feet; thence North 01°24'06" East, a distance of 1535.57 feet; thence South 88°58'42" East, 995.25 feet to a point; thence North 02°12'21" East, 1209.60 feet to a point; thence South 89°23'03" East, 1123.40 feet to a point on the west boundary of said Section 3, said point being South 02°12'21" West, 1209.60 feet from the Northwest corner of said Section 3; thence South 02°12'21" West, a distance of 3253.99 feet to a point North 02°12'21" East, 503.00 feet from the Southwest corner of said Section 3; thence South 33°52'35" East, a distance of 612.82 feet to a point on the south boundary of said Section 3, said point being South 89°01'22" East, 361.00 feet from the Southwest corner of said Section 3; thence South 89°01'22" East, a distance of 3081.97 feet to the Point of Beginning.

Also together with easements for ingress, egress, roadway, utilities and any lawful purpose over and across the following properties:

1. Road, drainage, maintenance and utility easement in Section 1, Township 34 South, Range 24 east, Hardee County, Florida, being described as follows:

Commence at the Southwest corner of Section 1, Township 34 South, Range 24 east, Hardee County, Florida; thence South 89°51'11" East and along the south line of said Section 1, 1590.75 feet to the Point of Beginning; thence continue South 89°51'11" East along the same line, 37.38 feet to a point on the west right-of-way line of a county road; thence North 00°12'46" East and along said west line, 38.00 feet; thence North 89°51'11" West and parallel with said south line, 37.38 feet; thence South 00°12'46" East and parallel with said west line, 38.00 feet to the Point of Beginning.

2. Road, drainage, maintenance and utility easement in Section 11, Township 34 South, Range 24 east, Hardee County, Florida, being described as follows:

Begin at the Southeast corner of the North 1/4 of Section 11, Township 34 South, Range 24 East, for a point of beginning; thence North 88°54'23" West, along the south line of said North 1/4, 2634.30 feet to the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of said Section 11; thence North 88°54'27" West along the south line of said Northeast 1/4 of the Northwest 1/4, 658.01 feet to the Northeast corner of the West 3/4 of the South 1/2 of the Northwest 1/4 of said Section 11; thence South 00°21'16" West along the east line of the West 3/4 of the South 1/2 of the Northwest 1/4, 4.95 feet; thence South 88°54'10" West, 1974.02 feet to a point on the west line of said Section 11; thence North 00°25'21" East and along said west line, 45.00 feet; thence South 88°54'10" East, 5266.14 feet to the east line of said Section 11; thence South 00°08'42" West along said east line, 39.70 feet to the Point of Beginning.

3. Road, drainage, maintenance and utility easement in Section 12, Township 34 South, Range 24 East, Hardee County, Florida, being described as follows:

Commence at the Northwest corner of Section 12, Township 34 South, Range 24 East, Hardee County, Florida; thence South 89°51'11" East and along the north line of said Section 12, 1590.75 feet to the Point of Beginning; thence continue South 89°51'11" East along the same line, 37.38 feet to a point on the west right-of-way line of a county road; thence South 00°12'46" West and along said west line, 666.12 feet to a point on the south line of the West 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of said Section 12; thence North 89°53'53" West and along said south line, 964.41 feet to the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of said Section 12; thence South 00°10'19" West and along the west line of said Southeast 1/4 of the Northwest 1/4 of the Northwest 1/4, 666.88 feet to the southwest corner of said tract; thence North 89°56'34" West along the south line of the Northwest 1/4 of the Northwest 1/4 of said Section 12, 662.62 feet to the southwest corner of the Northwest 1/4 of the Northwest 1/4; thence North 00°08'42" East and along the west line of said tract, 34.82 feet; thence South 89°51'11" East and parallel with the north line of said Section 12, 621.40 feet; thence North 00°26'49" East, 670.00 feet; thence South 89°51'11" East and parallel with the north line, 962.50 feet; thence North 00°26'49" East, 630.00 feet to the Point of Beginning.

4. A non-exclusive easement for ingress and egress over and across:

The southerly 30 feet of the Southwest 1/4 of Section 1, Township 34 South, Range 24 East, lying west of the easterly right-of-way of McLeod Road and the southerly 30 feet of Section 2, Township 34 South, Range 24 East, Hardee County, Florida.

5. An exclusive drainage easement over:

Any portion of Section 2, Township 34 South, Range 24 East, lying west of the north-south ditch on the boundary between Sections 2 and 3, Township 34 South, Range 24 East, Hardee County, Florida.

Also together with any appurtenant easement rights or interests by virtue of and as set forth in that certain easement agreement recorded in official records book 337, page 502 of the public records of Hardee County, Florida.

Also together with any appurtenant easement rights or interests by virtue of and as set forth in that certain easement agreement recorded in Instrument #201325002417 of the public records of Hardee County, Florida.

TOGETHER WITH THE 5 FOLLOWING DESCRIBED PARCELS:

Parcel 1 (Former Albritton Parcel):

THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 19, TOWNSHIP 33 SOUTH, RANGE 25 EAST, HARDEE COUNTY, FLORIDA. LESS THE ROAD RIGHT OF WAY FOR MYLES ROAD.

Parcel 2 (Former R.A. Cracker Parcel):

PARCEL 1:

EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 33 SOUTH, RANGE 25 EAST, HARDEE COUNTY, FLORIDA; AND

PARCEL 2:

WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 33 SOUTH, RANGE 25 EAST, HARDEE COUNTY, FLORIDA.

Parcel 3 (Former Dasher Groves, Inc. Parcel):

THAT PORTION OF THE SOUTH ½ OF SECTION 30, TOWNSHIP 33 SOUTH, RANGE 25 EAST, LYING WEST OF EXISTING PAVED ROAD, HARDEE COUNTY, FLORIDA.

LESS THE FOLLOWING DESCRIBED PROPERTY:

THE SOUTH 30 FEET OF THE SOUTHWEST $\frac{1}{4}$, OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SECTION 30, LYING WEST OF AN EXISTING PAVED ROAD AND THE SOUTH 30 FEET OF THE EAST 30 FEET OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SAID SECTION 30.

AND LESS:

THE SOUTH 494.49 FEET OF THE EAST 540.00 FEET OF THE WEST $\frac{3}{4}$ OF THE SOUTH $\frac{1}{2}$ OF SECTION 30, TOWNSHIP 33 SOUTH, RANGE 25 EAST, HARDEE COUNTY, FLORIDA. SUBJECT TO ROAD RIGHT OF WAY.

AND ALSO LESS:

THAT PART OF THE WEST $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 30, TOWNSHIP 33 SOUTH, RANGE 25 EAST, HARDEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID WEST $\frac{1}{2}$ AND RUN NORTH ALONG THE EAST LINE OF SAID WEST $\frac{1}{2}$, 1,234.58 FEET; THENCE WEST, 40.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF POLK ROAD FOR A POINT OF BEGINNING; THENCE CONTINUE WEST, 200.00 FEET; THENCE NORTH, 217.80 FEET; THENCE EAST, 200.00 FEET TO A POINT ON SAID RIGHT OF WAY LINE; THENCE SOUTH AND ALONG SAID RIGHT OF WAY LINE 217.80 FEET TO POINT OF BEGINNING.


Parcel 4 (Former Richard F. and H. Marie Dasher Parcel):

THE SOUTH 494.49 FEET OF THE EAST 540.00 FEET OF THE WEST $\frac{3}{4}$ OF THE SOUTH $\frac{1}{2}$ OF SECTION 30, TOWNSHIP 33 SOUTH, RANGE 25 EAST, HARDEE COUNTY, FLORIDA. SUBJECT TO ROAD RIGHT OF WAY.

Parcel 5 (Former Lamb Parcel):

THAT PART OF THE WEST $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 30, TOWNSHIP 33 SOUTH, RANGE 25 EAST, HARDEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID WEST $\frac{1}{2}$ AND RUN NORTH ALONG THE EAST LINE OF SAID WEST $\frac{1}{2}$, 1,234.58 FEET; THENCE WEST, 40.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF POLK ROAD FOR A POINT OF BEGINNING; THENCE CONTINUE WEST, 200.00 FEET; THENCE NORTH, 217.80 FEET; THENCE EAST, 200.00 FEET TO A POINT ON SAID RIGHT OF WAY LINE; THENCE SOUTH AND ALONG SAID RIGHT OF WAY LINE 217.80 FEET TO THE POINT OF BEGINNING.

 First American Title	Owner's Policy of Title Insurance (with Florida modifications)
	ISSUED BY First American Title Insurance Company
	POLICY NUMBER 5011412- 127211

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at the address shown in Section 18 of the Conditions.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, **FIRST AMERICAN TITLE INSURANCE COMPANY**, a California corporation (the "Company") insures, as of Date of Policy against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
 - (a) A defect in the Title caused by
 - (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
 - (ii) failure of any person or Entity to have authorized a transfer or conveyance;
 - (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
 - (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
 - (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
 - (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
 - (vii) a defective judicial or administrative proceeding.
 - (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
 - (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.

(Covered Risks Continued on Page 2)

In Witness Whereof, First American Title Insurance Company has caused its corporate name to be hereunto affixed by its authorized officers as of Date of Policy shown in Schedule A.

First American Title Insurance Company



Dennis J. Gilmore

Dennis J. Gilmore
President

Timothy Kemp

Timothy Kemp
Secretary

(This Policy is valid only when Schedules A and B are attached)

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COVERED RISKS (Continued)

5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (a) the occupancy, use, or enjoyment of the Land;
 - (b) the character, dimensions, or location of any improvement erected on the Land;
 - (c) the subdivision of land; or
 - (d) environmental protectionif a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.
6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.
7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
9. Title being vested other than as stated in Schedule A or being defective
 - (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
 - (b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records
 - (i) to be timely, or
 - (ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions.

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
 - (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
 3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
 5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

CONDITIONS

1. DEFINITION OF TERMS

The following terms when used in this policy mean:

- (a) "Amount of Insurance": The amount stated in Schedule A, as may be increased or decreased by endorsement to this policy, increased by Section 8(b), or decreased by Sections 10 and 11 of these Conditions.
- (b) "Date of Policy": The date designated as "Date of Policy" in Schedule A.
- (c) "Entity": A corporation, partnership, trust, limited liability company, or other similar legal entity.
- (d) "Insured": The Insured named in Schedule A.
 - (i) The term "Insured" also includes
 - (A) successors to the Title of the Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;
 - (B) successors to an Insured by dissolution, merger, consolidation, distribution, or reorganization;
 - (C) successors to an Insured by its conversion to another kind of Entity;
 - (D) a grantee of an Insured under a deed delivered without payment of actual valuable consideration conveying the Title
 - (1) if the stock, shares, memberships, or other equity interests of the grantee are wholly-owned by the named Insured,
 - (2) if the grantee wholly owns the named Insured,
 - (3) if the grantee is wholly-owned by an affiliated Entity of the named Insured, provided the affiliated Entity and the named Insured are both wholly-owned by the same person or Entity, or
 - (4) if the grantee is a trustee or beneficiary of a trust created by a written instrument established by the Insured named in Schedule A for estate planning purposes.
 - (ii) With regard to (A), (B), (C), and (D) reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor Insured.
- (e) "Insured Claimant": An Insured claiming loss or damage.
- (f) "Knowledge" or "Known": Actual knowledge, not constructive knowledge or notice that may be imputed to an Insured by reason of the Public Records or any other records that impart constructive notice of matters affecting the Title.
- (g) "Land": The land described in Schedule A, and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is insured by this policy.
- (h) "Mortgage": Mortgage, deed of trust, trust deed, or other security instrument, including one evidenced by electronic means authorized by law.
- (i) "Public Records": Records established under state statutes at Date of Policy for the purpose of imparting constructive

notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(d), "Public Records" shall also include environmental protection liens filed in the records of the clerk of the United States District Court for the district where the Land is located.

- (j) "Title": The estate or interest described in Schedule A.
- (k) "Unmarketable Title": Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF INSURANCE

The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured, but only so long as the Insured retains an estate or interest in the Land, or holds an obligation secured by a purchase money Mortgage given by a purchaser from the Insured, or only so long as the Insured shall have liability by reason of warranties in any transfer or conveyance of the Title. This policy shall not continue in force in favor of any purchaser from the Insured of either (i) an estate or interest in the Land, or (ii) an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 5(a) of these Conditions, (ii) in case Knowledge shall come to an Insured hereunder of any claim of title or interest that is adverse to the Title, as insured, and that might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if the Title, as insured, is rejected as Unmarketable Title. If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under the policy shall be reduced to the extent of the prejudice.

4. PROOF OF LOSS

In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter insured against by this policy that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

5. DEFENSE AND PROSECUTION OF ACTIONS

- (a) Upon written request by the Insured, and subject to the options contained in Section 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this policy.

CONDITIONS (Continued)

- (b) The Company shall have the right, in addition to the options contained in Section 7 of these Conditions, at its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently.
- (c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right, in its sole discretion, to appeal any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

- (a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense, shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligations to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.
- (b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company shall have the following additional options:

- (a) To Pay or Tender Payment of the Amount of Insurance.
To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay. Upon the exercise by the Company of this option, all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in this subsection, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.
- (b) To Pay or Otherwise Settle With Parties Other Than the Insured or With the Insured Claimant.
 - (i) To pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or
 - (ii) To pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in subsections (b)(i) or (ii), the Company's obligations to the Insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

8. DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy.

- (a) The extent of liability of the Company for loss or damage under this policy shall not exceed the lesser of
 - (i) the Amount of Insurance; or
 - (ii) the difference between the value of the Title as insured and the value of the Title subject to the risk insured against by this policy.
- (b) If the Company pursues its rights under Section 5 of these Conditions and is unsuccessful in establishing the Title, as insured,
 - (i) the Amount of Insurance shall be increased by 10%, and
 - (ii) the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.
- (c) In addition to the extent of liability under (a) and (b), the Company will also pay those costs, attorneys' fees, and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

CONDITIONS (Continued)

9. LIMITATION OF LIABILITY

- (a) If the Company establishes the Title, or removes the alleged defect, lien, or encumbrance, or cures the lack of a right of access to or from the Land, or cures the claim of Unmarketable Title, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused to the Insured.
- (b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals, adverse to the Title, as insured.
- (c) The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, shall reduce the Amount of Insurance by the amount of the payment.

11. LIABILITY NONCUMULATIVE

The Amount of Insurance shall be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after Date of Policy and which is a charge or lien on the Title, and the amount so paid shall be deemed a payment to the Insured under this policy.

12. PAYMENT OF LOSS

When liability and the extent of loss or damage have been definitely fixed in accordance with these Conditions, the payment shall be made within 30 days.

13. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT

- (a) Whenever the Company shall have settled and paid a claim under this policy, it shall be subrogated and entitled to the rights of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person or property, to the extent of the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant shall execute documents to evidence the transfer to the Company of these rights and remedies. The Insured Claimant shall permit the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies. If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company shall defer the exercise of its right to recover until after the Insured Claimant shall have recovered its loss.
- (b) The Company's right of subrogation includes the rights of the Insured to indemnities, guaranties, other policies of insurance, or bonds, notwithstanding any terms or conditions contained in those instruments that address subrogation rights.

14. ARBITRATION

Unless prohibited by applicable law, arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association may be demanded if agreed to by both the Company and the Insured at the time of a controversy or claim. Arbitrable

matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service of the Company in connection with its issuance or the breach of a policy provision or other obligation. Arbitration pursuant to this policy and under the Rules in effect on the date the demand for arbitration is made, or, at the option of the Insured, the Rules in effect at Date of Policy shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the Land is located permit a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.

The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules.

A copy of the Rules may be obtained from the Company upon request.

15. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT

- (a) This policy together with all endorsements, if any, attached to it by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.
- (b) Any claim of loss or damage that arises out of the status of the Title or by any action asserting such claim whether or not based on negligence shall be restricted to this policy.
- (c) Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.
- (d) Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance.

16. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

17. CHOICE OF LAW; FORUM

- (a) Choice of Law: The Insured acknowledges the Company has underwritten the risks covered by this policy and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the jurisdiction where the Land is located. Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title that are adverse to the Insured and to interpret and enforce the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.
- (b) Choice of Forum: Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

18. NOTICES, WHERE SENT

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at **First American Title Insurance Company, Attn: Claims National Intake Center, 1 First American Way, Santa Ana, California 92707. Phone: 888-632-1642**



First American Title

Owner's Policy of Title Insurance

ISSUED BY

First American Title Insurance Company

POLICY NUMBER

5011412-127211

Schedule A

Name and Address of Title Insurance Company:

FIRST AMERICAN TITLE INSURANCE COMPANY, 1 First American Way, Santa Ana, California 92707

Agent File Number: **22205-09810**

FAST File Numbers: **2037-3049334**

Amount of Insurance: **\$542,280,575.00**

Premium: **\$1,100,074.82**

Date of Policy: **March 18, 2014 at 10:59 a.m.**

1. Name of Insured:

South Ft. Meade Land Management, Inc., a Delaware corporation

2. The estate or interest in the Land that is insured by this policy is:

Fee Simple

3. Title is vested in:

South Ft. Meade Land Management, Inc., a Delaware corporation

4. The Land referred to in this policy is described as follows:

See Exhibit "A" attached hereto and made a part hereof.

5. This Policy incorporates the following endorsements attached hereto:

ALTA 9.2-06 Endorsement (with Florida Modifications)

Florida Survey Endorsement

Florida Contiguity Endorsement

Agent Name:

Carlton Fields Jordan Burt, P.A.

By:

Gary W. Johnson, Authorized Signatory



First American Title

Exhibit A

ISSUED BY

**First American Title Insurance
Company**

POLICY NUMBER

5011412-127211

Agent File Number: **22205-09810**

FAST File Number: **2037-3049334**

Exhibit "A"

Lands lying in Township 33 South, Range 23 East, Range 24 East and Range 25 East, and in Township 34 South, Range 23 East and Range 24 East, Hardee County, being more particularly described as follows:

Township 33 South, Range 23 East:

Section 20: The East 1/2 of the Southeast 1/4 lying south of State Road no. 62 and the East 1/2 of the Northeast 1/4 lying south of State Road 62.

Section 21: The West 1/2 of the Southwest 1/4, lying south of State Road no. 62 and the West 1/2 of the Northwest 1/4 lying south of State Road 62.

Section 22: The Southeast 1/4 lying south of State Road no. 62.

Section 23: The South 1/2 lying south of State Road no. 62.

Section 24: The South 1/2 lying south of State Road no. 62.

Section 25: The North 1/2, and the South 1/2, LESS the South 500 feet thereof, and the West 1000 feet of the South 500 feet.

Section 26: All.

Section 27: All.

Section 28: All.

Section 29: The East 1/4.

Section 32: The North 3/4 of the East 1/2, LESS the West 1/10 thereof.

Also described as:

Point of beginning being the NE corner of said section 32; thence S0°15'46"W, 3951.03 feet; thence N89°31'22"W, 2374.88 feet; thence N0°22'30"W, 3948.55 feet; thence S89°34'56"E, 1052.03 feet; thence S89°34'57"E, 1315.08 to the Point of Beginning.

Section 33: a) The North 500 feet, and
b) The East 200 feet, LESS the North 500 feet, and
c) The West 800 feet, LESS the North 500 feet, thereof.

Section 34: All.

Section 35: All.

Section 36: The West 1000 feet of the section.

Township 33 South, Range 24 East:

Section 4: All, LESS and except that portion conveyed to IMC- Agrico Company by corrective warranty deed recorded in official records book 545, page 971, of the public records of Hardee County, Florida.

Also described as:

Point of Beginning the NW corner of said section 4; thence N89°57'56"E, 161.31 feet; thence S0°01'45"E, 3151.44 feet; thence N90°00'00"E, 1501.71 feet; thence S0°00'00"E, 1980.00 feet; thence S90°00'00"W, 1661.44 feet; thence N0°02'09"W, 5131.35 feet to the Point of Beginning.

Section 5: All, LESS and except that portion conveyed to IMC-Agrico Company by corrective warranty deed recorded in official records book 545, page 971, of the public records of Hardee County, Florida.

Also described as:

Point of Beginning being the NW corner of said section 5; thence N89°58'03"E, 5290.71 feet; thence S0°02'09"E, 5131.35 feet; thence S90°00'00"W, 2008.56 feet; thence N0°00'00"E, 660.00 feet; thence S90°00'00"W, 660.00 feet; thence N0°00'00"E, 1059.15 feet; thence S89°59'27"W, 2644.83 feet; thence N0°21'09"E, 3409.65 feet to the Point of Beginning.

Section 6: That portion lying easterly of the CSX railroad right-of-way, LESS and except that portion conveyed to IMC-Agrico Company by corrective warranty deed recorded in official records book 545, page 971, of the public records of Hardee County, Florida.

Also the South 3/4 lying westerly of County Road no. 663 right-of-way, LESS the Southwest 1/4 of the Northwest 1/4 and LESS the Northwest 1/4 of the Southwest 1/4 of said Section 6.

Also described as:

Point of Beginning being the NE corner of said Section 6; thence S0°21'09"W, 3409.64 feet; thence S89°57'36"W, 961.50 feet; thence N46°40'07"W, 1311.70 feet; thence S90°00'00"W, 267.11 feet to a point on the east right-of-way of CSX railroad; thence N8°52'40"W along said east right-of-way line, 2535.52 feet; thence N89°53'23"E, 2593.51 feet to the Point of Beginning.

Also:

Point of Beginning being the NW corner of said Section 6; thence N89°53'21"E, 1322.93 feet; thence S0°01'19"E, 1520.65 feet; thence S89°52'11"E, 1509.38 feet to a point on the west right of way line of CSX railroad; thence S8°52'40"E along said west right-of-way line 3993.01 feet; thence S89°40'25"W, 3443.25 feet; thence N0°07'00"W, 1323.75 feet; thence N89°49'34"E, 1321.30 feet; thence N0°01'19"W, 1320.23 feet; thence S89°58'42"W, 1323.49 feet; thence N0°00'39"W, 2838.83 feet to the Point of Beginning; LESS road right-of-way.

All of the above, LESS and except the following described parcel:

Begin at the intersection of the south boundary of Section 6 and the west right of way line of County Road 663; thence northwesterly along said west right of way line 1,335 feet; thence westerly,

perpendicular to the west right of way line, 700 feet; thence southeasterly, parallel with said west right of way line of County Road 663, to a point on the south boundary of Section 6; thence east along said south boundary of Section 6, to the Point of Beginning.

Section 7: That portion lying westerly of County Road no. 663 right-of-way, LESS and except that portion conveyed to IMC-Agrico Company by corrective warranty deed recorded in official records book 545, page 971, of the public records of Hardee County, Florida.

Also described as:

All west of CSX railroad right-of-way; LESS road right of way. Also LESS parcel of and being more particularly described as follows:

Point of Beginning being the SW corner of SE 1/4 of said Section 7; thence N0°00'00"E, 330.04 feet; thence N89°41'07"E, 1435.01 feet; thence S32°04'15"E, 177.83 feet; thence S8°52'40"E, 180.89 feet; thence S89°41'07"W, 1557.33 feet to the Point of Beginning.

All of the above, LESS and except the following described parcel:

Begin at the intersection of the north boundary of Section 7 and the west right of way line of County Road 663; thence southeasterly along said west right of way line, 975 feet; thence westerly, perpendicular to said west right of way line, 700 feet, thence northwesterly, parallel with said west right of way line of County Road 663, to a point on the north boundary of Section 7; thence east along said north boundary of Section 7, to the Point of Beginning.

Section 9: The Northwest 1/4, LESS and except that portion conveyed to IMC-Agrico Company by corrective warranty deed recorded in official records book 545, page 971, of the public records of Hardee County, Florida.

Also described as:

A parcel of land being in the NW 1/4 of said Section 9, being more particularly described as follows: Point of Beginning being the SE corner of the NW 1/4 of said Section 9; thence N89°52'38"W, 1987.08 feet; thence N0°15'33"E, 1325.58 feet; thence N89°55'11"W, 660.00 feet; thence N0°19'54"E, 995.10 feet; thence S89°57'44"E, 2637.25 feet; thence S0°03'02"W, 2324.14 feet to the Point of Beginning.

Section 17: The South 1/2 of the Southwest 1/4; the Southeast 1/4, less the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of said section 17, and LESS Alderman Road right-of-way; the Southeast 1/4 of the Northeast 1/4 lying east of Alderman Road right-of-way, LESS and except 2 acres more or less being 132 feet off the west side of the Southwest 1/4 of the Southeast 1/4 of the Northeast 1/4 lying east of Alderman Road; and the North 1/4 lying southerly of County Road 664 right-of-way and easterly of Alderman Road right-of-way, LESS and except lot 1 of Hickey Branch Ranch, a subdivision in Sections 8 and 17, Township 33 South, Range 24 East, Hardee County, Florida, as per plat bar B-26, page 4, of the public records of Hardee County, Florida.

Section 18: The North 1/2 of the Southwest 1/4, less Hendry Road right-of-way; and the Northwest 1/4 of the Southeast 1/4, and the Southeast 1/4 of the Southeast 1/4 less road rights-of-ways and LESS railroad right-of-way.

Also a portion of Block 32, of the town of Fort Green per the plat recorded in plat book 2, pages 13 and 14 of the public records of Hardee County, Florida, described as follows:

Begin at the Southeast corner of Block 32 according to the map of the town of Fort Green as recorded in plat book 2, pages 13 and 14 of the public records of Hardee County, Florida and run South 89°43'27"

West along the south boundary of said Block 32, 340.00 feet to the Southwest corner thereof; thence North 00°00'12" West along the west boundary of said Block 32, 200.00 feet; thence South 59°44'25" East, 393.64 feet to the Point of Beginning, the same being a part of the Northeast 1/4 of Section 18, Township 33 South, Range 24 East.

Section 19: The Southwest 1/4 lying south of State Road no. 62; the Southwest 1/4 of the Southeast 1/4; the West 1/2 of the Southeast 1/4 of the Southeast 1/4; the south 6 acres of the West 1/2 of the Northeast 1/4 of the Southeast 1/4; and, Commence at the Northeast corner of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 19, Township 33 South, Range 24 East, and run south 84 feet to the Point of Beginning; thence South 67° East, 271.85 feet; thence South 19°16' West, 748.90 feet, to a point in the east line of the West 1/2 of the Southeast 1/4 of the Southeast 1/4; thence north to the Point of Beginning.

Also: Lot 5 of C.M. Johnson's subdivision, being a subdivision in the Northwest 1/4 of the Southeast 1/4 of Section 19, Township 33 South, Range 24 East, Hardee County, Florida, as per plat book 1, page 2-110, of the public records of Hardee County, Florida.

Also: The East 1/2 of the Southeast 1/4 of the Southeast 1/4, LESS: Commence at the Northeast corner of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 19, Township 33 South, Range 24 East, and run south 84 feet to the point of beginning; thence South 67° East, 271.85 feet; thence South 19°16' West, 748.90 feet, to a point in the east line of the West 1/2 of the Southeast 1/4 of the Southeast 1/4; thence north to the Point of Beginning. Also LESS: the north 170 feet of the east 60 feet of the Southeast 1/4 of the Southeast 1/4; also LESS: the east 30 feet of the East 1/2 of the Southeast 1/4 of the Southeast 1/4, south of the north 170 feet.

Also: the south 190 feet of the east 300 feet of Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4, LESS the east 60 feet for Citrus Street.

Also: the South 1/2 of the Southeast 1/4 of the Northeast 1/4, LESS road rights-of-ways.

Also LESS: Commence at the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of Section 19, Township 33 South, Range 24 East, thence North 89°39'18" East, along the south line of the said Southeast 1/4 of the Northeast 1/4, 138.90 feet to the Point of Beginning, thence North 00°02'52" West and parallel to the west boundary of said Southeast 1/4 of the Northeast 1/4, 149.22 feet, thence North 89°50'40" East and parallel to the centerline of State Road no. 62, 175.00 feet, thence South 00°02'52" East, 148.64 feet to a point on said south line of the Southeast 1/4 of the Northeast 1/4, thence South 89°39'18" West and along the south line of said Southeast 1/4 of the Northeast 1/4, 175.00 feet to the Point of Beginning, LESS, existing road right-of way. Also LESS: Begin at the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of Section 19, Township 33 South, Range 24 East, thence North 89°39'18" East along the south line of said Southeast 1/4 of the Northeast 1/4, 138.90 feet, thence North 00°02'52" West and parallel to the west boundary of said Southeast 1/4 of the Northeast 1/4, 156.80 feet, thence South 89°50'40" West and parallel to the centerline of state road no. 62, 138.90 feet to the west line of said Southeast 1/4 of the Northeast 1/4, thence South 00°02'52" East, 156.80 feet to the Point of Beginning, LESS existing road rights-of-ways.

Also the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 lying south of State Road no. 62.

Section 20: The Northwest 1/4 of the Northwest 1/4; the East 1/2 of the Northeast 1/4 lying north of State Road no. 62; the East 1/2 of the Southeast 1/4 lying south of State Road no. 62, LESS road right of- way on west line; and the South 1/2 of the Southwest 1/4 of the Southeast 1/4, LESS road rights-of ways.

The following portions of the town of Fort Green Springs as per plat recorded in plat book 2, page 28, of the public records of Hardee County, Florida:

All of Block 2;

A portion of Block 4 described as follows: Begin at the Southeast corner of Block 4, thence run West 140 feet, thence North 120.92 feet, thence East 140 feet, thence South 120.92 feet to the Point of Beginning;

A portion of Block 4 described as follows: Commence at the Northeast corner of Block 4, thence run South 120.92 feet to the Point of Beginning;

Thence South 80 feet; thence West 140 feet; thence North 80 feet; thence East 140 feet to the Point of Beginning; a portion of Block 4 described as follows: Begin at the Northeast corner of Block 4; thence run South 120.92 feet; thence West 140 feet; thence North 120.92 feet; thence East 140 feet to the Point of Beginning;

A portion of Block 4 described as follows: Commence at the Southeast corner of Block 4; thence West 140 feet to the Point of Beginning; thence continue West 70 feet; thence North 150.92 feet; thence East 70 feet; thence South 159.92 feet to the Point of Beginning; a portion of Block 4 described as follows: Commence at the Northwest corner of Block 4; thence South 75.46 feet to the Point of Beginning; thence continue South 95.46 feet; thence East 120.90 feet; thence North 95.46 feet; thence West 120.85 feet to the Point of Beginning; and Commence at the Northwest corner of Block 4; thence East 120.80 feet to the Point of Beginning; thence continue East 35 feet; thence South 170.92 feet; thence West 35 feet; thence North 170.92 feet to the Point of Beginning;

Lots 1 through 16, inclusive of Block 5;

Lots 13, 14, 15, 16, 20 and 21, Block 7;

All of Block 8, together with the South 1/2 of vacated 2nd Street, between Palmetto Street and Pine Street, also the closed 20 foot north-south alley within said Block 8;

Lots 7 through 10, inclusive Block 9;

Lots A 11 and 12, Block 18;

Lots 1, 2, 6 and 7, Block 21, together with the East 30 feet of Citrus Street lying west of and adjacent to said Lots 6 and 7, Block 21;

Lots 1 through 6, inclusive, Block 22, together with the west 30 feet of Citrus Street, lying east of Lots 1, 2, 3 and 4, Block 22;

Lots 1, 2, 5, 6 and 7, Block 23.

Together with any interest in adjoining vacated streets or alleys pursuant to vacation resolutions recorded in Book 121, Page 373; Book 223, Page 269; Book 289, Page 581; and Book 278, Page 662, of the public records of Hardee County, Florida.

The following portions of C.M. Johnston's first addition to town of Fort Green Springs as per plat recorded in plat book 2, page 32, of the public records of Hardee County, Florida:

Lots 1, 2, 3 and 4, Block 5, less and except a portion of said Lot 4, Block 5, more particularly described as follows: Commence at the West 1/4 corner of Section 20, Township 33 South, Range 24 East, thence run South 00°04'32" East, 299.92 feet along the west line of the Southwest 1/4 of said Section 20 to the Point of Beginning; thence continue South 00°04'32" East, 14.50 feet to the Southwest corner of said Lot 4; thence North 89°57'31" East, 250.00 feet along the south line of said Lot 4; thence North 08°54'39" West, 14.60 feet along the east line of Block 5; thence South 89°57'31" West, 242.85 feet along a line 14.5 feet north of and parallel to the south line of said Lot 4, to the Point of Beginning;

Lot 1, Block 6, together with the South 20 feet of Pearle Street lying north of and adjacent to block 6, and the East 30 feet of Citrus Street, lying west of and adjacent to the South 20 feet of Pearle Street and Lot 1, Block 6.

Section 21: The South 1/2 lying south of State Road no. 62.

Section 22: The Northwest 1/4 of the Southwest 1/4, lying south of State Road no. 62; the South 1/2 of the Southwest 1/4; the South 1/2 of the Southeast 1/4; the Northeast 1/4 of the Southeast 1/4, lying south of State Road no. 62; and the West 1/2 of the Northeast 1/4 of the Southwest 1/4 lying south of State Road no. 62.

Also: Lots 1 and 2, of Abbott's Countryside Estates, as per plat thereof recorded in plat bar B-11, page 3, of the public records of Hardee County, Florida.

Section 23: The Southwest 1/4 lying south of State Road no. 62; the West 1/2 of the Southeast 1/4, lying south of State Road no. 62, the East 1/4 of the Northwest 1/4 lying north of State Road no. 62, and the South 1/2 of the Southeast 1/4 of the Southeast 1/4, LESS: Begin at the Northeast corner of the South 1/2 of the Southeast 1/4 of the Southeast 1/4 of said Section 23, thence North 89°07'46" West along the north line of said tract 435.83 feet to the Point of Beginning, thence continue same line 141.22 feet, thence South 14°00'29" East, 47.42 feet, thence South 88°28'01" East, 80.48 feet, thence North 46°57'45" East, 67.42 feet to the Point of Beginning.

Together with a perpetual easement over and across: the East 30 feet of the North 1/2 of the Southeast 1/4 of the Southeast 1/4 of said Section 23.

Section 24: The South 1/2 of the Northwest 1/4 of the Southwest 1/4; the South 1/2 of the Southwest 1/4, and the South 1/2 of the Southeast 1/4. Together with a perpetual easement over and across: the West 30 feet of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of said Section 24, lying south of State Road no. 62.

Section 25: All.

Section 26: All.

Section 27: All.

Section 28: All.

Section 29: All, LESS and except road rights-of-ways and less CSX railroad right-of-way, and LESS the North 900 feet of the section lying west of CSX railroad right-of-way.

Section 30: All, LESS the East 2900 feet of the North 900 feet, and LESS the South 700 feet of the West 1300 feet, thereof.

Section 31: All, LESS the West 1300 feet of the section.

Section 32: All, LESS and except road rights-of-ways and less CSX railroad right-of-way.

Section 33: The North 1000 feet of the section, and the West 1400 feet, LESS the North 1000 feet thereof.

Section 34: The North 1000 feet of the section.

Section 35: The North 500 feet of the section.

Section 36: The North 500 feet of the section, and that part of the following described parcel lying south of the North 500 feet: Begin at the Northeast corner of Section 36, thence west along the north boundary thereof, 2000 feet, thence south at right angles to the section line, 400 feet, thence southeasterly to a point on the east boundary of said Section 36, said point being 900 feet south of the Northeast corner of Section 36, thence north along said east boundary thereof to the Northeast corner of Section 36 and the Point of Beginning.

Township 33 South, Range 25 East:

Section 19: The West 1/2 of the Southwest 1/4, lying south of State Road no. 62.

Section 30: The Northwest 1/4.

In Township 34 South, Range 23 East:

Section 1: All.

Section 2: All.

Section 3: All.

Section 10: The North 3/4.

Section 11: The North 3/4.

Section 12: The North 3/4.

In Township 34 South, Range 24 East:

Section 1: The Southwest 1/4; also: Commence at the Northwest corner of the Northwest 1/4 for a Point of Beginning, thence North 89°56'19" East, along the north line of said Northwest 1/4, a distance of 2439.15 feet to the west line of the East 105.00 feet of said Northwest 1/4, thence South 01°04'21" West, along said west line, 2537.63 feet to the south line of said Northwest 1/4, thence South 89°40'06" West, along said south line, 2492.62 feet to the Southwest corner of said Northwest 1/4, thence North 02°16'03" East, along the west line of said Northwest 1/4, a distance of 2551.00 feet to the Point of Beginning.

Also: Commence at the Southwest corner of Southeast 1/4 of said Section 1 for a Point of Beginning, thence North 01°01'29" East, along the west line of said Southeast 1/4, a distance of 2000.60 feet to the north line of the South 2000.00 feet of said Southeast 1/4, thence North 89°37'11" East, along said north line, 811.11 feet, thence South 00°38'59" East, 742.98 feet to the east line of the West 832.58 feet of said Southeast 1/4, thence South 01°01'29" West, along said east line, 1257.41 feet to the south line of said Southeast 1/4, thence South 89°37'11" West, along said south line, 832.83 feet to the Point of Beginning.

Section 2: All.

Section 3: All. (Less portion described in official records book 577, page 492 set forth below)

Section 4: The North 1/2.

Section 5: All of that portion lying westerly of the CSX railroad right-of-way; also that portion of the North 1/4, lying easterly of County Road no. 663 right-of-way.

Section 6: All.

Section 7: All.

Section 8: All of that portion lying westerly of the CSX railroad right-of-way.

Also the following described parcel in Section 10, Township 34 South, Range 24 East, as described in official records Book 577, Page 482, of the public records of Hardee County, Florida: Begin at the Northeast corner of Section 10, Township 34 South, Range 24 East, Hardee County, Florida; thence South 00°25'21" West, along the east line of said Section 10, a distance of 1323.90 feet; thence North 88°43'15" West, 2655.44 feet; thence North 00°31'11" West, 241.27 feet; thence South 82°07'49" East, 658.45 feet; thence North 07°59'40" East, 1156.34 feet to a point on the north line of said Section 10; thence South 89°01'22" East and along said north line, 1853.93 feet to the Point of Beginning.

Also the following described parcel in Sections 4 and 5, Township 34 South, Range 24 East, as described in official records Book 577, Page 492, of the public records of Hardee County, Florida: Beginning at a point on the east boundary of said Section 5, said point being North 01°24'06" East, 2538.29 feet from the Southeast corner of said Section 5; thence North 89°32'27" West, a distance of 2358.09 feet to the easterly right-of-way line of One-Fort Green Springs Grade, said right-of-way being 100 feet easterly from the centerline of SCL (now CSX) railroad as measured at right angles; thence North 08°29'27" West, along said right-of-way, a distance of 1201.99 feet; thence South 89°23'03" East, a distance of 6801.05 feet to a point; thence turn and run South 02°12'21" West, a distance of 1209.60 feet to a point; thence turn and run North 88°58'42" West, a distance of 4219.25 feet to the Point of Beginning, LESS road right-of-way.

Also the following described parcel in Sections 3, 4, 9 and 10, Township 34 South, Range 24 East, as described in official records Book 577, Page 492, of the public records of Hardee County, Florida: Commence at a point on the south boundary of said Section 3, for a Point of Beginning, said point being South 89°01'22" East, 3442.97 feet from the Southwest corner of said Section 3; thence South 07°59'40" West, a distance of 1156.35 feet; thence North 82°07'49" West, a distance of 658.45 feet; thence South 00°31'11" East, a distance of 1189.84 feet; thence South 84°12'19" West, a distance of 2672.36 feet to a point on the west boundary of said Section 10; thence North 00°24'44" East, along said west boundary, a distance of 2321.83 feet to a point, said point being South 00°24'44" West, 251.51 feet from the Northwest corner of said Section 10; thence North 57°53'07" West, a distance of 486.91 feet to a point on the north boundary of said Section 9, said point being North 88°59'01" West, 414.28 feet from the Northeast corner of said Section 9; thence continue North 57°53'07" West, a distance of 1940.72 feet; thence North 01°24'06" East, a distance of 1535.57 feet; thence South 88°58'42" East, 995.25 feet to a point; thence North 02°12'21" East, 1209.60 feet to a point; thence South 89°23'03" East, 1123.40 feet to a point on the west boundary of said Section 3, said point being South 02°12'21" West, 1209.60 feet from the Northwest corner of said Section 3; thence South 02°12'21" West, a distance of 3253.99 feet to a point North 02°12'21" East, 503.00 feet from the Southwest corner of said Section 3; thence South 33°52'35" East, a distance of 612.82 feet to a point on the south boundary of said Section 3, said point being South 89°01'22" East, 361.00 feet from the Southwest corner of said Section 3; thence South 89°01'22" East, a distance of 3081.97 feet to the Point of Beginning.

Also together with easements for ingress, egress, roadway, utilities and any lawful purpose over and across the following properties:

1. Road, drainage, maintenance and utility easement in Section 1, Township 34 South, Range 24 east, Hardee County, Florida, being described as follows:

Commence at the Southwest corner of Section 1, Township 34 South, Range 24 east, Hardee County, Florida; thence South 89°51'11" East and along the south line of said Section 1, 1590.75 feet to the Point of Beginning; thence continue South 89°51'11" East along the same line, 37.38 feet to a point on the west right-of-way line of a county road; thence North 00°12'46" East and along said west line, 38.00 feet; thence North 89°51'11" West and parallel with said south line,

37.38 feet; thence South 00°12'46" East and parallel with said west line, 38.00 feet to the Point of Beginning.

2. Road, drainage, maintenance and utility easement in Section 11, Township 34 South, Range 24 East, Hardee County, Florida, being described as follows:

Begin at the Southeast corner of the North 1/4 of Section 11, Township 34 South, Range 24 East, for a point of beginning; thence North 88°54'23" West, along the south line of said North 1/4, 2634.30 feet to the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of said Section 11; thence North 88°54'27" West along the south line of said Northeast 1/4 of the Northwest 1/4, 658.01 feet to the Northeast corner of the West 3/4 of the South 1/2 of the Northwest 1/4 of said Section 11; thence South 00°21'16" West along the east line of the West 3/4 of the South 1/2 of the Northwest 1/4, 4.95 feet; thence South 88°54'10" West, 1974.02 feet to a point on the west line of said Section 11; thence North 00°25'21" East and along said west line, 45.00 feet; thence South 88°54'10" East, 5266.14 feet to the east line of said Section 11; thence South 00°08'42" West along said east line, 39.70 feet to the Point of Beginning.

3. Road, drainage, maintenance and utility easement in Section 12, Township 34 South, Range 24 East, Hardee County, Florida, being described as follows:

Commence at the Northwest corner of Section 12, Township 34 South, Range 24 East, Hardee County, Florida; thence South 89°51'11" East and along the north line of said Section 12, 1590.75 feet to the Point of Beginning; thence continue South 89°51'11" East along the same line, 37.38 feet to a point on the west right-of-way line of a county road; thence South 00°12'46" West and along said west line, 666.12 feet to a point on the south line of the West 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of said Section 12; thence North 89°53'53" West and along said south line, 964.41 feet to the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of said Section 12; thence South 00°10'19" West and along the west line of said Southeast 1/4 of the Northwest 1/4 of the Northwest 1/4, 666.88 feet to the southwest corner of said tract; thence North 89°56'34" West along the south line of the Northwest 1/4 of the Northwest 1/4 of said Section 12, 662.62 feet to the southwest corner of the Northwest 1/4 of the Northwest 1/4; thence North 00°08'42" East and along the west line of said tract, 34.82 feet; thence South 89°51'11" East and parallel with the north line of said Section 12, 621.40 feet; thence North 00°26'49" East, 670.00 feet; thence South 89°51'11" East and parallel with the north line, 962.50 feet; thence North 00°26'49" East, 630.00 feet to the Point of Beginning.

4. A non-exclusive easement for ingress and egress over and across:

The southerly 30 feet of the Southwest 1/4 of Section 1, Township 34 South, Range 24 East, lying west of the easterly right-of-way of McLeod Road and the southerly 30 feet of Section 2, Township 34 South, Range 24 East, Hardee County, Florida.

5. An exclusive drainage easement over:

Any portion of Section 2, Township 34 South, Range 24 East, lying west of the north-south ditch on the boundary between Sections 2 and 3, Township 34 South, Range 24 East, Hardee County, Florida.

Also together with any appurtenant easement rights or interests by virtue of and as set forth in that certain easement agreement recorded in official records book 337, page 502 of the public records of Hardee County, Florida.

Also together with any appurtenant easement rights or interests by virtue of and as set forth in that certain easement agreement recorded in Instrument #201325002417 of the public records of Hardee County, Florida.

TOGETHER WITH THE 5 FOLLOWING DESCRIBED PARCELS:

Parcel 1 (Former Albritton Parcel):

THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 19, TOWNSHIP 33 SOUTH, RANGE 25 EAST, HARDEE COUNTY, FLORIDA. LESS THE ROAD RIGHT OF WAY FOR MYLES ROAD.

Parcel 2 (Former R.A. Cracker Parcel):

PARCEL 1:

EAST $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 19, TOWNSHIP 33 SOUTH, RANGE 25 EAST, HARDEE COUNTY, FLORIDA; AND

PARCEL 2:

WEST $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 19, TOWNSHIP 33 SOUTH, RANGE 25 EAST, HARDEE COUNTY, FLORIDA.

Parcel 3 (Former Dasher Groves, Inc. Parcel):

THAT PORTION OF THE SOUTH $\frac{1}{2}$ OF SECTION 30, TOWNSHIP 33 SOUTH, RANGE 25 EAST, LYING WEST OF EXISTING PAVED ROAD, HARDEE COUNTY, FLORIDA.

LESS THE FOLLOWING DESCRIBED PROPERTY:

THE SOUTH 30 FEET OF THE SOUTHWEST $\frac{1}{4}$, OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SECTION 30, LYING WEST OF AN EXISTING PAVED ROAD AND THE SOUTH 30 FEET OF THE EAST 30 FEET OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SAID SECTION 30.

AND LESS:

THE SOUTH 494.49 FEET OF THE EAST 540.00 FEET OF THE WEST $\frac{3}{4}$ OF THE SOUTH $\frac{1}{2}$ OF SECTION 30, TOWNSHIP 33 SOUTH, RANGE 25 EAST, HARDEE COUNTY, FLORIDA. SUBJECT TO ROAD RIGHT OF WAY.

AND ALSO LESS:

THAT PART OF THE WEST $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 30, TOWNSHIP 33 SOUTH, RANGE 25 EAST, HARDEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID WEST $\frac{1}{2}$ AND RUN NORTH ALONG THE EAST LINE OF SAID WEST $\frac{1}{2}$, 1,234.58 FEET; THENCE WEST, 40.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF POLK ROAD FOR A POINT OF BEGINNING; THENCE CONTINUE WEST, 200.00 FEET; THENCE NORTH, 217.80 FEET; THENCE EAST, 200.00 FEET TO A POINT ON SAID RIGHT OF WAY LINE; THENCE SOUTH AND ALONG SAID RIGHT OF WAY LINE 217.80 FEET TO POINT OF BEGINNING.


Parcel 4 (Former Richard F. and H. Marie Dasher Parcel):

THE SOUTH 494.49 FEET OF THE EAST 540.00 FEET OF THE WEST 3/4 OF THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 33 SOUTH, RANGE 25 EAST, HARDEE COUNTY, FLORIDA. SUBJECT TO ROAD RIGHT OF WAY.

Parcel 5 (Former Lamb Parcel):

THAT PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 33 SOUTH, RANGE 25 EAST, HARDEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID WEST 1/2 AND RUN NORTH ALONG THE EAST LINE OF SAID WEST 1/2, 1,234.58 FEET; THENCE WEST, 40.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF POLK ROAD FOR A POINT OF BEGINNING; THENCE CONTINUE WEST, 200.00 FEET; THENCE NORTH, 217.80 FEET; THENCE EAST, 200.00 FEET TO A POINT ON SAID RIGHT OF WAY LINE; THENCE SOUTH AND ALONG SAID RIGHT OF WAY LINE 217.80 FEET TO THE POINT OF BEGINNING.

 <p>First American Title</p> <p>Schedule B</p>	<p>Owner's Policy of Title Insurance</p> <p>ISSUED BY First American Title Insurance Company</p> <p>POLICY NUMBER 5011412-127211</p>
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Agent File Number: **22205-09810**
FAST File Number: **2037-3049334**

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

As to all Parcels:

1. Any rights, interests, or claims of parties in possession of the land not shown by the public records.
2. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.
3. Any lien, for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the public records.
4. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water.
5. Taxes or special assessments not shown as liens in the public records or in the records of the local tax collecting authority, at Date of Policy.
6. Any minerals or mineral rights leased, granted or retained by current or prior owners.
7. Taxes and assessments for the year 2014 and subsequent years, which are not yet due and payable.

NOTE: Exceptions numbered 1, 3, 4, 5 and 6 above are hereby deleted. Exception numbered 2 is hereby deleted except as to any easement interest referenced in Exhibit "A" to Schedule A hereof that is appurtenant to the fee title portion of the subject property.

8. Deleted.
9. Deleted.

10. Deleted.
11. Reservations in favor of The Trustees of the Internal Improvement Fund recorded in Deed Book 39, Page 266.
12. Deleted.
13. Reservations in favor of The Trustees of the Internal Improvement Fund recorded in Deed Book 39, Page 349.
14. Reservations in favor of The Trustees of the Internal Improvement Fund recorded in Deed Book 39, Page 472. Note: The right of entry and exploration has been released pursuant to Section 270.11, Florida Statutes.
15. Reservations in favor of The Trustees of the Internal Improvement Fund recorded in Deed Book 39, Page 596.
16. Deleted.
17. Deleted.
18. Drainage Easement granted to the State of Florida for the use and benefit of the State of Florida Road Department of Florida recorded October 28, 1968 in Book 82, Page 221.
19. Drainage Easement granted to the State of Florida for the use and benefit of the State of Florida Road Department of Florida recorded October 28, 1968 in Book 82, Page 223.
20. Oil, gas and minerals reserved in Warranty Deed(s) recorded in Book 191, Page 178; Book 191, Page 184; and Book 191, Page 190, as affected by Personal Representative's Distributive Deed recorded in Book 293, Page 395; Personal Representative's Corrective Distributive Deed recorded in Book 295, Page 431; Quit Claim Deed recorded in Book 370, Page 717; Book 370, Page 719; Book 370, Page 723; and Last Will and Testament recorded in Book 370, Page 693; Probate documents recorded in Book 370, Page 704; Book 370, Page 706; and Book 370, Page 714; Probate documents recorded in Book 476, Page 719; and Book 476, Page 731; and Personal Representatives Certificate of Distribution and Deed recorded in Book 641, Page 869; and Corrective recorded in Book 645, Page 754.

Coverage afforded under Paragraph 2(b) of the attached Endorsement – Restrictions, Encroachments, Minerals – Owner's Policy (with Florida modifications) as to this exception is not available and is hereby deleted from such endorsement.

21. Deleted.
22. Rights reserved in that certain Warranty Deed recorded in Book 236, Page 689.
23. Restrictions contained and utilities easement reserved in that certain Warranty Deed recorded in Book 255, Page 236.

Coverage afforded under Paragraph 1(a) of the attached Endorsement – Restrictions, Encroachments, Minerals – Owner's Policy (with Florida modifications) as to this exception is not available and is hereby deleted from such endorsement.

24. Utilities easement reserved in that certain Warranty Deed recorded in Book 257, Page 248.
25. Deleted.
26. Easement granted to Florida Power Corporation recorded in Book 265, Page 719.
27. Easement granted to Florida Power Corporation recorded May 29, 1981 in Book 267, Page 623.
28. Easement granted to Florida Power Corporation recorded June 23, 1981 in Book 268, Page 483.
29. Guying Easement granted to Florida Power Corporation recorded July 8, 1981 in Book 269, Page 2.
30. Easement granted to Florida Power Corporation recorded January 20, 1982 in Book 274, Page 355.
31. 50 foot setback requirement contained in Section 15 of the Hardee County Mining Ordinance as recited in that document recorded February 19, 1982 in Book 275, Page 257.
32. Deleted.
33. Deleted.
34. Mineral reservations as contained in that certain Warranty Deed recorded in Book 280, Page 241.

Coverage afforded under Paragraph 2(b) of the attached Endorsement – Restrictions, Encroachments, Minerals – Owner's Policy (with Florida modifications) as to this exception is not available and is hereby deleted from such endorsement.

35. Easement granted to Florida Power Corporation recorded in Book 281, Page 902.
36. Easement granted to Florida Power Corporation recorded in Book 281, Page 909.
37. Easement granted to Florida Power Corporation recorded in Book 317, Page 578.
38. Deleted.
39. Agreement of Waiver recorded December 5, 1986 in Book 331, Page 671; Agreement of Waiver recorded February 11, 1988 in Book 349, Page 697; and Agreement of Waiver recorded March 18, 1989 in Book 375, Page 672.
40. Easement Agreement recorded April 21, 1981 in Book 337, Page 502.

41. Easement contained in that certain document recorded September 21, 1987 in Book 378, Page 143.
42. Deleted.
43. Perpetual Easement for Roadway as contained in that certain document recorded February 12, 1990 in Book 385, Page 491.
44. Perpetual Easement for Roadway as contained in that certain document recorded February 12, 1990 in Book 385, Page 494.
45. Agreement For Covenant Running With Land recorded May 9, 1990 in Book 390, Page 123.
46. Deleted.
47. Easement granted to Seminole Electric Cooperative, Inc. recorded November 1, 1991 in Book 418, Page 802.
48. Road Easement granted to Hardee County, Florida recorded February 10, 1992 in Book 423, Page 108; and Mutual Use Agreement recorded August 1, 2001 in Book 614, Page 1458.
49. Easement granted to Seminole Electric Cooperative, Inc. recorded February 10, 1992 in Book 423, Page 110; and Mutual Use Agreement recorded August 1, 2001 in Book 614, Page 1458; and Mutual Use Agreement by and between Seminole Electric Cooperative, Inc. and Florida Gas Transmission Company recorded in Book 589, Page 51.
50. Deleted.
51. Deleted.
52. Record of Final Decision of Planning and Zoning Board County of Hardee recorded September 26, 1994 in Book 474, Page 302.
53. Easement granted to Florida Power Corporation recorded November 10, 1994 in Book 476, Page 775.

Coverage afforded under Paragraph 1(d) and Paragraph 2(a) of the attached Endorsement – Restrictions, Encroachments, Minerals – Owner's Policy (with Florida modifications) as to this exception is not available and is hereby deleted from such endorsement.
54. Easement granted to Florida Power Corporation recorded November 10, 1994 in Book 476, Page 780; and Corrective Easement recorded December 29, 1994 in Book 479, Page 274.
55. Easement granted to Florida Power Corporation recorded November 10, 1994 in Book 476, Page 785.
56. Deleted.

57. Release From Agreement For Covenant Running With Land and Agreement For Covenant Running With Land recorded March 8, 1996 in Book 504, Page 361.
58. Transmission Line Easement granted to Florida Power Corporation recorded June 7, 1996 in Book 509, Page 634.
59. Transmission Line Easement granted to Florida Power Corporation recorded June 7, 1996 in Book 509, Page 640.
60. Deleted.
61. Transmission Line Easement granted to Florida Power Corporation recorded June 7, 1996 in Book 509, Page 650.
62. Deleted.
63. Deleted.
64. Record of Final Decision of Board of County Commissioners County of Hardee recorded September 22, 1997 in Book 536, Page 90; recorded September 22, 1997 in Book 536, Page 91; and re-recorded September 23, 1997 in Book 536, Page 106.
65. Declaration of Restrictions and Land Protection Agreement, which includes a right of access in favor of the Florida Department of Environmental Protection, recorded September 30, 1997 in Book 536, Page 429; Agreement and First Amendment to Declaration of Restrictions and Land Protection Agreement recorded August 24, 2000 in Book 594, Page 945; Release of Quit-Claim of Rights Under Declaration of Restrictions and Land Protection Agreement recorded December 10, 2001 in Book 620, Page 884; Release of Lands From Declaration of Restrictions and Land Protection Agreement recorded April 17, 2002 in Book 625, Page 1449; Release of Lands From Declaration of Restrictions and Land Protection Agreement recorded December 6, 2002 in Book 636, Page 105; and Release of Lands From Declaration of Restrictions and Land Protection Agreement recorded April 16, 2004 in Book 662, Page 443, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
66. Deleted.
67. Deleted.
68. Deleted.
69. Reservations and right of first offer contained in that certain Warranty Deed recorded September 30, 1999 in Book 577, Page 482.
70. Reservations and right of first offer contained in that certain Warranty Deed recorded September 30, 1999 in Book 577, Page 487.
71. Reservations and right of first offer contained in that certain Warranty Deed recorded September 30, 1999 in Book 577, Page 492.

72. Deleted.
73. Sovereign Submerged Lands Easement by The Trustees of the Internal Improvement Fund and granted to Florida Gas Transmission Company recorded May 5, 2000 in Book 589, Page 497.
Note: Applies only to submerged lands under any sovereign water body.
74. Stipulated Order of Taking and Final Judgment (Mineral Rights) by Florida Gas Transmission Company, a Delaware corporation vs. CF Industries, Inc., a Delaware corporation, et al., recorded August 31, 2000 in Book 595, Page 317, under Case No. 25-2000-CA-00-331-A; and Natural Gas Transmission Pipeline Easement and Agreement recorded September 11, 2000 in Book 595, Page 880.
75. Road Easement granted to Hardee County recorded September 15, 2000 in Book 596, Page 196.
76. Notice of Adoption and an Amendment to the Development Order for the CFI Hardee Phosphate Complex Mine Development of Regional Impact recorded November 13, 2000 in Book 598, Page 937; Resolution No. 12 -21 Hardee County, Florida recorded September 25, 2012 in Instr. #201225005700; and Notice of Adoption of Amendment to Development Order for a Development of Regional Impact known as Hardee Phosphate Complex Development of Regional Impact recorded October 2, 2012 in Instr. #201225005856.
77. Record of Decision and Notice of Board of County Commissioners County of Hardee recorded February 16, 2001 in Book 603, Page 815; recorded February 16, 2001 in Book 603, Page 822; Amended Record of Decision and Notice of Board of County Commissioners County of Hardee recorded April 30, 2001 in Book 608, Page 592; and recorded April 30, 2001 in Book 608, Page 599.
78. Easement and Agreement recorded July 23, 2001 in Book 614, Page 907.
79. Easement and Agreement recorded July 23, 2001 in Book 614, Page 916.
80. Deleted.
81. Natural Gas Transmission Pipeline Easement and Agreement granted to Gulfstream Natural Gas System LLC recorded September 10, 2001 in Book 616, Page 621.
82. Easement and Agreement recorded October 18, 2001 in Book 618, Page 66.
83. Guying Easement granted to Florida Power Corporation recorded August 22, 2002 in Book 631, Page 683.
84. Easement for Reclaimed Water Pipeline recorded October 8, 2003 in Book 651, Page 772.
85. Guying Easement granted to Florida Power Corporation recorded November 12, 2003 in Book 654, Page 583.
86. State of Florida Department of Environmental Protection Agreement For Covenant Running With Land recorded April 28, 2005 in Book 681, Page 546.

87. Agreement for Reciprocal Waivers of Setback Requirements recorded February 15, 2006 in Book 698, Page 875.
88. Right-of-Way Easement granted to Peace River Electric Cooperative, Inc. recorded February 12, 2007 in Book 720, Page 127.
89. Agreement for Mutual Waivers recorded July 25, 2007 in Book 729, Page 579.
90. Record of Decision and Notice of Board of County Commissioners Hardee County recorded May 19, 2008 in Instr. #200825003914; and Amended Record of Decision and Notice of Board of County Commissioners recorded May 24, 2011 in Instr. #201125003211.
91. Waiver The Board of County Commissioners of Hardee County recorded February 4, 2009 in Instr. #200925000881.
92. Deleted.
93. Deleted.
94. Record of Decision and Notice of Board of County Commissioners Hardee County recorded August 30, 2012 in Instr. #201225005254; Resolution No. 12-21 recorded September 25, 2012 in Instr. #201225005700; and Notice of Adoption of Amendment to Development Order for a Development of Regional Impact known as Hardee Phosphate Complex Development of Regional Impact recorded October 2, 2012 in Instr. #201225005856.
95. Development Agreement recorded September 25, 2012 in Instr. #201225005701.
96. Record of Decision and Notice of Board of County Commissioners Hardee County recorded October 19, 2012 in Instr. #201225006280.
97. Conservation Easement granted to the State of Florida Department of Environmental Protection recorded January 14, 2013 in Instr. #201325000264 and re-recorded March 10, 2014 in Instr. #201425001346.
98. Access Easement Agreement granted to the State of Florida Department of Environmental Protection recorded January 14, 2013 in Instr. #201325000265 and re-recorded March 10, 2014 in Instr. #201425001347.
99. Amended Easement Deed by Court Order in Settlement of Landowner Action K&D Investments, LLP, a Florida Limited Liability Partnership, for itself and all other similarly situated vs. Sprint Communications Company, L.P., et al., recorded February 5, 2013 under Instr. #201325000736, under Case No. 3:11-cv-343-HLA-MCR.
100. Waiver and Release of Land Development Code and Mining Ordinance Setback Requirements Parcel I.D. No. 24-33-24-0000-00770-0000 recorded April 17, 2013 in Instr. #201325002257; Waiver and Release of Land Development Code and Mining Ordinance Setback Requirements Parcel I.D. No. 24-33-24-0000-07440-0000 recorded April 17, 2013 in Instr. #201325002258; Waiver and Release of Land Development Code and Mining Ordinance Setback Requirements Parcel I.D. No. 24-33-24-0000-07540-0000 recorded April 17, 2013 in Instr. #201325002259;

and Waiver and Release of Land Development Code and Mining Ordinance Setback and Noise Requirements recorded April 26, 2013 in Instr. #201325002419.

101. Easement Agreement with Reaphook, Inc. recorded April 26, 2013 in Instr. #201325002417.
102. Unrecorded Option to Purchase Real Estate dated April 24, 2013, by and between CF Industries, Inc. and Reaphook, Inc., and Memorandum of Option to Purchase Real Estate recorded April 26, 2013 in Instr. #201325002420, as assigned to South Ft. Meade Land Management, Inc. by that certain unrecorded Assignment and Assumption Agreement dated March 17, 2014.
103. Matters reflected on the Plat of Abbott's Countryside Estates recorded in Plat Bar B-II, Page 3.
104. Deleted.
105. Riparian and/or littoral rights are not insured.
106. Deleted.
107. Easement granted to Florida Power Corporation recorded January 12, 2004 in Book 657, Page 543.
108. Deleted.
109. Right of Way Easement in favor of Peace River Electric Cooperative, Inc., a corporation, recorded May 9, 2013 in Instrument Number 201325002677.
110. Right of Way Easement in favor of Peace River Electric Cooperative, Inc., a corporation, recorded May 21, 2013 in Instrument Number 201325002905.
111. Unrecorded Pasture Lease dated November 1, 2011, by and between CF Industries, Inc., as landlord, and Albert G. Abbott, as tenant, as assigned to South Ft. Meade Land Management, Inc. by that certain unrecorded Assignment and Assumption Agreement dated March 17, 2014.
112. Unrecorded Grove/Nursery Lease dated January 1, 2014, by and between CF Industries, Inc., as landlord, and Sharon L. Adams and Sylvia Hovind, as tenant, as assigned to South Ft. Meade Land Management, Inc. by that certain unrecorded Assignment and Assumption Agreement dated March 17, 2014.
113. Unrecorded Pasture Lease dated January 1, 2014, by and between CF Industries, Inc., as landlord, and Frank Albritton, as tenant, as assigned to South Ft. Meade Land Management, Inc. by that certain unrecorded Assignment and Assumption Agreement dated March 17, 2014.
114. Unrecorded Grove Lease dated February 1, 2010, by and between CF Industries, Inc., as landlord, and James Hill Albritton and Judith Albritton, as tenant, as assigned to South Ft. Meade Land Management, Inc. by that certain unrecorded Assignment and Assumption Agreement dated March 17, 2014.
115. Unrecorded Grove/Nursery Lease dated November 13, 2013, by and between CF Industries, Inc., as landlord, and James Hill Albritton, as tenant, as assigned to South Ft. Meade Land

Management, Inc. by that certain unrecorded Assignment and Assumption Agreement dated March 17, 2014.

116. Unrecorded Lease dated February 22, 2012, by and between CF Industries, Inc., as landlord, and Jason Merle Brown and Yesenia P. Brown, as tenant, as assigned to South Ft. Meade Land Management, Inc. by that certain unrecorded Assignment and Assumption Agreement dated March 17, 2014.
117. Unrecorded Lease dated February 22, 2012, by and between CF Industries, Inc., as landlord, and John W. Brown and Carol A. Brown, as tenant, as assigned to South Ft. Meade Land Management, Inc. by that certain unrecorded Assignment and Assumption Agreement dated March 17, 2014.
118. Unrecorded Pasture Lease dated October 1, 2011, by and between CF Industries, Inc., as landlord, and J.A. Clark and Linda G. Clark, as tenant, as assigned to South Ft. Meade Land Management, Inc. by that certain unrecorded Assignment and Assumption Agreement dated March 17, 2014.
119. Unrecorded Lease dated August 1, 2011, by and between CF Industries, Inc., as landlord, and Johnson Harvesting, Inc., as tenant, as assigned to South Ft. Meade Land Management, Inc. by that certain unrecorded Assignment and Assumption Agreement dated March 17, 2014.
120. Unrecorded Pasture Lease dated June 10, 2011, by and between CF Industries, Inc., as landlord, and Johnson Harvesting, as tenant, as assigned to South Ft. Meade Land Management, Inc. by that certain unrecorded Assignment and Assumption Agreement dated March 17, 2014.
121. Unrecorded Pasture Lease dated October 1, 2013, by and between CF Industries, Inc., as landlord, and Jeffery Kintziger, as tenant, as assigned to South Ft. Meade Land Management, Inc. by that certain unrecorded Assignment and Assumption Agreement dated March 17, 2014.
122. Unrecorded Lease dated December 18, 2013, by and between CF Industries, Inc., as landlord, and Arden R. Rawls, as tenant, as assigned to South Ft. Meade Land Management, Inc. by that certain unrecorded Assignment and Assumption Agreement dated March 17, 2014.
123. Unrecorded Lease dated December 18, 2013, by and between CF Industries, Inc., as landlord, and Samuel L. Rawls, as Trustee of the Samuel L. Rawls Revocable Trust dated 9/18/1997 and Arden R. Rawls, as Trustee of the Arden R. Rawls Revocable Trust dated 9/18/1997, as tenant, as assigned to South Ft. Meade Land Management, Inc. by that certain unrecorded Assignment and Assumption Agreement dated March 17, 2014.
124. Unrecorded Pasture Lease dated July 1, 2013, by and between CF Industries, Inc., as landlord, and Reaphook, Inc., a Florida corporation, as tenant, as assigned to South Ft. Meade Land Management, Inc. by that certain unrecorded Assignment and Assumption Agreement dated March 17, 2014.
125. Unrecorded Pasture Lease dated January 15, 2012, by and between CF Industries, Inc., as landlord, and Silvermoon Ranch, Inc., as tenant, as assigned to South Ft. Meade Land Management, Inc. by that certain unrecorded Assignment and Assumption Agreement dated March 17, 2014.

126. Unrecorded Pasture Lease dated January 1, 2014, by and between CF Industries, Inc., as landlord, and Donald E. Smith, as tenant, as assigned to South Ft. Meade Land Management, Inc. by that certain unrecorded Assignment and Assumption Agreement dated March 17, 2014.
127. Unrecorded Grove Lease dated January 3, 2008, by and between CF Industries, Inc., as landlord, and Twenty-Two Groves, Inc., as Florida corporation, as tenant, as amended by First Amendment to Grove Lease dated March 7, 2012, as assigned to South Ft. Meade Land Management, Inc. by that certain unrecorded Assignment and Assumption Agreement dated March 17, 2014.
128. Unrecorded Lease dated as of February 19, 2014, between CF Industries, Inc., a Delaware corporation, as landlord, and Nona Dasher Lamb, as tenant, as assigned to South Ft. Meade Land Management, Inc. by that certain unrecorded Assignment and Assumption Agreement dated March 17, 2014.
129. Unrecorded Lease dated as of February 19, 2014, between CF Industries, Inc., a Delaware corporation, as landlord, and Richard F. Dasher and Marie Dasher, as tenant, as assigned to South Ft. Meade Land Management, Inc. by that certain unrecorded Assignment and Assumption Agreement dated March 17, 2014.
130. Unrecorded Lease dated as of February 19, 2014, between CF Industries, Inc., a Delaware corporation, as landlord, and Myles E. Albritton, Jr., and Anita Albritton, husband and wife, as tenant, as assigned to South Ft. Meade Land Management, Inc. by that certain unrecorded Assignment and Assumption Agreement dated March 17, 2014.
131. Unrecorded Lease dated as of February 19, 2014, between CF Industries, Inc., a Delaware corporation, as landlord, and The Dasher Groves, Inc., as tenant, as assigned to South Ft. Meade Land Management, Inc. by that certain unrecorded Assignment and Assumption Agreement dated March 17, 2014.
132. Unrecorded Lease dated as of February 19, 2014, between CF Industries, Inc., a Delaware corporation, as landlord, and R.A. Cracker Partnership, Ltd., a Florida partnership, and Bess A. Stallings, as tenant, as assigned to South Ft. Meade Land Management, Inc. by that certain unrecorded Assignment and Assumption Agreement dated March 17, 2014.
133. Unrecorded Right of Entry Agreement dated September 11, 2008, by and between CF Industries, Inc. and Hardee County, as assigned to South Ft. Meade Land Management, Inc. by that certain unrecorded Assignment and Assumption Agreement dated March 17, 2014.
134. Unrecorded Option to Purchase Real Estate dated February 3, 2012, by and between CF Industries, Inc. and Fort Green Storage LLC, as affected by letter dated May 20, 2013, from Fort Green Storage LLC to CF Industries, Inc., extending option term, as assigned to South Ft. Meade Land Management, Inc. by that certain unrecorded Assignment and Assumption Agreement dated March 17, 2014.
135. Unrecorded Option to Purchase Real Estate dated March 21, 2007, by and between CF Industries, Inc. and Clean Energy LLC, as amended by Letter Agreement dated April 7, 2009, First Amendment to Option to Purchase Real Estate dated as of May 24, 2009, Second Amendment to Option to Purchase Real Estate dated April 16, 2010, Third Amendment to Option to Purchase Real Estate dated May 24, 2011, and Fourth Amendment to Option to Purchase Real Estate dated

as of May 24, 2012, as assigned to South Ft. Meade Land Management, Inc. by that certain unrecorded Assignment and Assumption Agreement dated March 17, 2014.

136. Unrecorded Easement and Agreement dated May 14, 2009, by and between CF Industries, Inc. and The Mosaic Company.
137. Deleted.
138. Deleted.
139. The following matters shown on the Survey prepared by Commercial Due Diligence Services under EM #6353, with an "aerial flown" date of October 10, 2013, and last revised March 4, 2014:
 - a. Possible rights of others in multiple ponds and roads on subject property and encroachment of such ponds and roads onto adjoining land.
 - b. Road Rights of Way for the following: State Road 62, Myles Road, Polk Road and Hampton Road.
140. The following matters shown on the Survey of Parcel 1 (Former Albritton Parcel) prepared by Stacy L. Brown, P.S.M. No. 6516, of Survtech Solutions, Inc., under Drawing No. 20120033_7B, dated January 21, 2014:
 - a. Overhead wire encroaches onto said parcel on East and North sides.
 - b. A portion of Myles Road encroaches into said parcel on the North side.
141. The following matters shown on the Survey of Parcel 2 (Former R.A. Cracker Parcel) prepared by Stacy L. Brown, P.S.M. No. 6516, of Survtech Solutions, Inc., under Drawing No. 20120033_8B, dated January 21, 2014:
 - a. Overhead wire encroaches into said parcel on the East side.
 - b. Encroachment of hog wire fence on West side of Southwesterly corner of said parcel.
 - c. Encroachment of barbed wire fence on West side of said parcel.
 - d. A grass entrance is shown on the North line of Northeasterly portion of said parcel.
142. The following matters shown on the Survey of Parcel 3 (Former Dasher Groves, Inc. Parcel) prepared by Stacy L. Brown, P.S.M. No. 6516, of Survtech Solutions, Inc., under Drawing No. 20120033_9B, dated January 22, 2014:
 - a. Barbed wire fence on North, East, West and South sides of said parcel.
 - b. Encroachment of dirt drive into right of way for Hampton Road on South side of said parcel.
 - c. Gate located on the Northerly portion of the East line of said parcel.

- d. Barbed wire fence encroaches into said parcel from the North and East sides of adjoining Parcel 2.
 - e. Encroachment of barbed wire fence onto said parcel to the North and the South of said parcel.
143. The following matters shown on the Survey of Parcel 4 (Former Richard F. and H. Marie Dasher Parcel) prepared by Stacy L. Brown, P.S.M. No. 6516, of Survtech Solutions, Inc., under Drawing No. 20120033_9B, dated January 22, 2014:
- a. Encroachment of overhead wire in Southeasterly portion of said parcel.
 - b. Encroachment of barbed wire fence throughout said parcel.
 - c. Crushed rock drive encroaches into right of way for Hampton Road.
 - d. Banked areas lie in the Northwesterly portion of said parcel.
144. The following matters shown on the Survey of Parcel 5 (Former Lamb Parcel) prepared by Stacy L. Brown, P.S.M. No. 6516, of Survtech Solutions, Inc., under Drawing No. 20120033_9B, dated January 22, 2014:
- a. Encroachment of barbed wire fence in East, North and West sides of said parcel.
 - b. Shell drive encroaches into right of way for Polk Road on East side of said parcel.
145. Mineral and subsurface interest conveyed by Deed recorded in Book 205, Page 55. Note: The right of entry and exploration has been released pursuant to Section 270.11, Florida Statutes.
146. Covenants contained in Fee Simple Deed recorded March 18, 2014, in Instr. #201425001548.
147. Legal access to the lands lying in Sections 4, 5 and 9 and that portion of Section 6 lying easterly of North County Road 663, all in Township 33 South, Range 24 East, is not insured.

Note: All of the recording information contained in the foregoing Schedule B refers to the Public Records of Hardee County, Florida, and any reference herein to a Book and Page is a reference to the Official Record Books of Hardee County, Florida, unless indicated to the contrary.

Agent File Number: **22205-09810**
Issuing Office File Number: **5011412-127211**

Notices - Where Sent

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this policy and shall be addressed to the Company, Attention: Claims Department, 1 First American Way, Santa Ana, CA 92707.

Service, Quality and Availability

First American Title Insurance Company cares about its customers and their ability to obtain information and service on a convenient, timely and accurate basis. A qualified staff of service representatives is dedicated to serving you. A toll-free number is available for your convenience in obtaining information about coverage and to provide assistance in resolving complaints at 1-800-929-7186. Office hours are from 8:30 a.m. through 5:30 p.m. Monday through Friday.



First American Title

**ENDORSEMENT
RESTRICTIONS, ENCROACHMENTS, MINERALS OWNER'S POLICY: IMPROVED LAND
(with Florida Modification)**

Issued by

First American Title Insurance Company

Issuing Office File No.: **22205-09810**

Attached to Policy No.: **5011412-127211**

The Company insures the Insured against loss or damage sustained by reason of:

1. The existence, at Date of Policy, of any of the following unless expressly excepted in Schedule B:
 - (a) Present violations on the Land of any enforceable covenants, conditions, or restrictions, or any existing improvements on the Land which violate any building setback lines shown on a plat of subdivision recorded or filed in the Public Records.
 - (b) Any instrument referred to in Schedule B as containing covenants, conditions, or restrictions on the Land which, in addition, (i) establishes an easement on the Land; (ii) provides for an option to purchase, a right of first refusal, or the prior approval of a future purchaser or occupant; or (iii) provides a right of re-entry, possibility of reverter, or right of forfeiture because of violations on the Land of any enforceable covenants, conditions, or restrictions.
 - (c) Any encroachment of existing improvements located on the Land onto adjoining land, or any encroachment onto the Land of existing improvements located on adjoining land.
 - (d) Any encroachment of existing improvements located on the Land onto that portion of the Land subject to any easement excepted in Schedule B.
 - (e) Any notices of violation of covenants, conditions, or restrictions relating to environmental protection recorded or filed in the Public Records.
2. Damage to buildings existing at Date of Policy:
 - (a) Which are located on or encroach upon that portion of the Land subject to any easement excepted in Schedule B, which damage results from the exercise of the right to maintain the easement for the purpose for which it was granted or reserved;
 - (b) Resulting from the future exercise of any right existing at Date of Policy to use the surface of the Land for the extraction or development of minerals excepted from the description of the Land or excepted in Schedule B.
3. Any final court order or judgment requiring the removal from any land adjoining the Land of any encroachment, other than fences, landscaping, or driveways, excepted in Schedule B.
4. Any final court order or judgment denying the right to maintain any existing building on the Land because of any violation of covenants, conditions, or restrictions, or building setback lines shown on a plat of subdivision recorded or filed in the Public Records at Date of Policy.

Wherever in this endorsement the words "covenants, conditions, or restrictions" appear, they shall not be deemed to refer to or include the terms, covenants, conditions, or limitations contained in an instrument creating a lease.

As used in paragraphs 1(a) and 4, the words "covenants, conditions, or restrictions" shall not be deemed to refer to or include any covenants, conditions or limitations relating to environmental protection.

This endorsement is made a part of the policy and is subject to all of the terms and provisions thereof and any prior endorsements thereto. Except to the extent expressly stated, it neither modifies any of the terms and provisions of the policy and any prior endorsements, nor does it extend the effective date of the policy and any prior endorsements, nor does it increase the face amount thereof.

Issue Date: _____, 2014

FIRST AMERICAN TITLE INSURANCE COMPANY

Carlton Fields Jordan Burt, P.A.

By: _____
Gary W. Johnson, Authorized Signatory

Form 50-10599 (2-1-11)	Page 27 of 31	ALTA 9.2-06 Restrictions, Easements, Minerals (Rev. 6-17-06) With Florida Modifications
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First American Title

**FLORIDA SURVEY
ENDORSEMENT**

Issued by

First American Title Insurance Company

Issuing Office File No.: **22205-09810**

Attached to Policy No.: **5011412-127211**

The Company hereby acknowledges the lands described in Schedule A, other than Parcel 1 (Former Albritton Parcel), Parcel 2 (Former R.A. Cracker Parcel), Parcel 3 (Former Dasher Groves, Inc. Parcel), Parcel 4 (Former Richard F. and H. Marie Dasher Parcel) and Parcel 5 (former Lamb Parcel), are the same lands described in the Survey prepared by Commercial Due Diligence Services under EM #6433, with an "aerial flown" date of October 10, 2013, and last revised March 4, 2014; however, (i) the Company provides no assurance as to any parcel characterized as an easement in Exhibit "A" to Schedule A hereof, and (ii) the Company does not insure the accuracy or completeness of said survey.

The Company hereby acknowledges the lands described as Parcel 1 (Former Albritton Parcel) in Schedule A are the same lands described in the Survey of said Parcel 1 (Former Albritton Parcel) prepared by Stacy L. Brown, P.S.M. No. 6516, of Survtech Solutions, Inc., under Drawing No. 20120033_7B, dated January 21, 2014; however, (i) the Company provides no assurance as to any parcel characterized as an easement in Exhibit "A" to Schedule A hereof, and (ii) the Company does not insure the accuracy or completeness of said survey.

The Company hereby acknowledges the lands described as Parcel 2 (Former R.A. Cracker Parcel) in Schedule A are the same lands described in the Survey of said Parcel 2 (Former R.A. Cracker Parcel) prepared by Stacy L. Brown, P.S.M. No. 6516, of Survtech Solutions, Inc., under Drawing No. 20120033_8B, dated January 21, 2014; however, (i) the Company provides no assurance as to any parcel characterized as an easement in Exhibit "A" to Schedule A hereof, and (ii) the Company does not insure the accuracy or completeness of said survey.

The Company hereby acknowledges the lands described as Parcel 3 (Former Dasher Groves, Inc. Parcel) in Schedule A are the same lands described in the Survey of said Parcel 3 (Former Dasher Groves, Inc. Parcel) prepared by Stacy L. Brown, P.S.M. No. 6516, of Survtech Solutions, Inc., under Drawing No. 20120033_9B, dated January 22, 2014; however, (i) the Company provides no assurance as to any parcel characterized as an easement in Exhibit "A" to Schedule A hereof, and (ii) the Company does not insure the accuracy or completeness of said survey.

The Company hereby acknowledges the lands described as Parcel 4 (Former Richard F. and H. Marie Dasher Parcel) in Schedule A are the same lands described in the Survey of said Parcel 4 (Former Richard F. and H. Marie Dasher Parcel) prepared by Stacy L. Brown, P.S.M. No. 6516, of Survtech Solutions, Inc., under Drawing No. 20120033_9B, dated January 22, 2014; however, (i) the Company provides no assurance as to any parcel characterized as an easement in Exhibit "A" to Schedule A hereof, and (ii) the Company does not insure the accuracy or completeness of said survey.

The Company hereby acknowledges the lands described as Parcel 5 (Former Lamb Parcel) in Schedule A are the same lands described in the Survey of said Parcel 5 (Former Lamb Parcel) prepared by Stacy L. Brown, P.S.M. No. 6516, of Survtech Solutions, Inc., under Drawing No. 20120033_9B, dated January 22, 2014; however, (i) the Company provides no assurance as to any parcel characterized as an easement in Exhibit "A" to Schedule A hereof, and (ii) the Company does not insure the accuracy or completeness of said survey.

This endorsement is made a part of the policy and is subject to all of the terms and provisions thereof and of any prior endorsements thereto. Except to the extent expressly stated, it neither modifies any of the terms and provisions of the policy and any prior endorsements, nor does it extend the effective date of the policy and any prior endorsements, nor does it increase the face amount thereof.

This endorsement shall not be valid or binding unless signed by either a duly authorized officer or agent of the Company.

Issue Date: _____, 2014

FIRST AMERICAN TITLE INSURANCE COMPANY

Carlton Fields Jordan Burt, P.A.

By: _____
Gary W. Johnson, Authorized Signatory



First American Title

FATIC-769

FLORIDA CONTIGUITY ENDORSEMENT

Issued by

First American Title Insurance Company

Issuing Office File No.: **22205-09810**

Attached to Policy No.: **5011412-127211**

The Company insures the Insured herein against loss or damage by virtue of any inaccuracy in the following statement, to wit:

The parcels in the legal description of the Land, as set forth on Exhibit "A" to Schedule A, lying South of State Road 62 and East of County Road 663 compose a contiguous whole, as depicted on the Survey of the Land prepared by Commercial Due Diligence Services under EM #6433, with an "aerial flown" date of October 10, 2013, and last revised March 4, 2014, without any gaps, gores or overlaps, subject, however, to the lands conveyed to Mosaic Fertilizer, LLC on the effective date of this policy.

The parcels in the legal description of the Land, as set forth on Exhibit "A" to Schedule A, lying South of State Road 62 and West of County Road 663, exclusive of those parcels or portions thereof lying in Sections 19 and 20, Township 33 South, Range 24 East, and that portion of Section 29, Township 33 South, Range 24 East lying West of County Road 663 and East of the CSX Railroad Right-of-Way, compose a contiguous whole, as depicted on the Survey of the Land prepared by Commercial Due Diligence Services under EM #6433, with an "aerial flown" date of October 10, 2013, and last revised March 4, 2014, without any gaps, gores or overlaps, subject, however, to the lands conveyed to Mosaic Fertilizer, LLC on the effective date of this policy.

The parcels in the legal description of the Land, as set forth on Exhibit "A" to Schedule A, in Sections 4 and 5 and that portion of Section 6 lying East of County Road 663 and the CSX Railroad Right-of-Way, all in Township 33 South, Range 24 East, compose a contiguous whole, as depicted on the Survey of the Land prepared by Commercial Due Diligence Services under EM #6433, with an "aerial flown" date of October 10, 2013, and last revised March 4, 2014, without any gaps, gores or overlaps.

The parcels in the legal description of the Land, as set forth on Exhibit "A" to Schedule A, in that portion of Sections 6 and 7 lying West of County Road 663 and the CSX Railroad Right-of-Way, in Township 33 South, Range 24 East, compose a contiguous whole, as depicted on the Survey of the Land prepared by Commercial Due Diligence Services under EM #6433, with an "aerial flown" date of October 10, 2013, and last revised March 4, 2014, without any gaps, gores or overlaps, subject, however, to the lands conveyed to Mosaic Fertilizer, LLC on the effective date of this policy.

The parcels in the legal description of the Land, as set forth on Exhibit "A" to Schedule A, lying in Section 17, Township 33 South, Range 24 East, compose a contiguous whole, as depicted on the Survey of the Land prepared by Commercial Due Diligence Services under EM #6433, with an "aerial flown" date of October 10, 2013, and last revised March 4, 2014, without any gaps, gores or overlaps.

The parcel in the legal description of the Land, as set forth on Exhibit "A" to Schedule A, lying in the Northwest ¼ of the Northwest ¼ of Section 20, Township 33 South, Range 24 East, is contiguous to the parcel in the legal description of the Land, as set forth on Exhibit "A" to Schedule A, lying in the Southwest ¼ of the Southwest ¼ of Section 17, Township 33 South, Range 24 East, as depicted on the Survey of the Land prepared by Commercial Due Diligence Services under EM #6433, with an "aerial

flown" date of October 10, 2013, and last revised March 4, 2014, and the two (2) parcels compose a contiguous whole without any gaps, gores or overlaps.

The parcel in the legal description of the Land, as set forth on Exhibit "A" to Schedule A, lying in the East 1/2 of the Northeast 1/4 of Section 20, Township 33 South, Range 24 East, is contiguous to the parcel in the legal description of the Land, as set forth on Exhibit "A" to Schedule A, lying in the Southeast 1/4 of the Southeast 1/4 of Section 17, Township 33 South, Range 24 East, as depicted on the Survey of the Land prepared by Commercial Due Diligence Services under EM #6433, with an "aerial flown" date of October 10, 2013, and last revised March 4, 2014, and the two (2) parcels compose a contiguous whole without any gaps, gores or overlaps.

The parcel in the legal description of the Land, as set forth on Exhibit "A" to Schedule A, lying in the North 1/2 of the Southwest 1/4 of Section 18, Township 33 South, Range 24 East, is contiguous to the parcel in the legal description of the Land, as set forth on Exhibit "A" to Schedule A, lying in the Northwest 1/4 of the Southeast 1/4 of Section 18, Township 33 South, Range 24 East, as depicted on the Survey of the Land prepared by Commercial Due Diligence Services under EM #6433, with an "aerial flown" date of October 10, 2013, and last revised March 4, 2014, without any gaps, gores or overlaps, subject to the Hendry Road right-of-way. In addition, the parcel in the legal description of the Land, as set forth on Exhibit "A" to Schedule A, lying in Block 32 according to the map of the town of Fort Green as recorded in plat book 2, pages 13 and 14 of the public records of Hardee County, Florida, is contiguous to the parcel Northwest 1/4 of the Southeast 1/4 of Section 18, Township 33 South, Range 24 East, as depicted on the Survey of the Land prepared by Commercial Due Diligence Services under EM #6433, with an "aerial flown" date of October 10, 2013, and last revised March 4, 2014, without any gaps, gores or overlaps, subject to the Hendry Road right-of-way. Together, the Land lying in (i) the North 1/2 of the Southwest 1/4 of Section 18, Township 33 South, Range 24 East, (ii) the Northwest 1/4 of the Southeast 1/4 of Section 18, Township 33 South, Range 24 East, and (iii) Block 32 according to the map of the town of Fort Green as recorded in plat book 2, pages 13 and 14 of the public records of Hardee County, Florida, compose a contiguous whole without any gaps, gores or overlaps, subject to the Hendry Road right-of-way.

This endorsement is made a part of the policy and is subject to all of the terms and provisions thereof and of prior endorsements thereto. Except to the extent expressly stated, it neither modifies any of the terms and provisions of the policy and any prior endorsements, nor does it extend the effective date of the policy and any prior endorsements, nor does it increase the face amount thereof.

This endorsement shall not be valid or binding unless signed by either a duly authorized officer or agent of the Company.

Issue Date: _____, 2014

FIRST AMERICAN TITLE INSURANCE COMPANY

Carlton Fields Jorden Burt, P.A.

By: _____
Gary W. Johnson, Authorized Signatory

(TP 5/99)

 First American Title	Owner's Policy of Title Insurance (with Florida modifications)
	ISSUED BY First American Title Insurance Company
Owner's Policy	POLICY NUMBER 5011412- 127212

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at the address shown in Section 18 of the Conditions.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, **FIRST AMERICAN TITLE INSURANCE COMPANY**, a California corporation (the "Company") insures, as of Date of Policy against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
 - (a) A defect in the Title caused by
 - (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
 - (ii) failure of any person or Entity to have authorized a transfer or conveyance;
 - (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
 - (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
 - (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
 - (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
 - (vii) a defective judicial or administrative proceeding.
 - (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
 - (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.

(Covered Risks Continued on Page 2)

In Witness Whereof, First American Title Insurance Company has caused its corporate name to be hereunto affixed by its authorized officers as of Date of Policy shown in Schedule A.

First American Title Insurance Company



Dennis J. Gilmore

Dennis J. Gilmore
President

Timothy Kemp

Timothy Kemp
Secretary

(This Policy is valid only when Schedules A and B are attached)

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COVERED RISKS (Continued)

5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (a) the occupancy, use, or enjoyment of the Land;
 - (b) the character, dimensions, or location of any improvement erected on the Land;
 - (c) the subdivision of land; or
 - (d) environmental protectionif a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.
6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.
7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
9. Title being vested other than as stated in Schedule A or being defective
 - (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
 - (b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records
 - (i) to be timely, or
 - (ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions.

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
 - (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
 3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
 4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
 5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

CONDITIONS

1. DEFINITION OF TERMS

The following terms when used in this policy mean:

- (a) "Amount of Insurance": The amount stated in Schedule A, as may be increased or decreased by endorsement to this policy, increased by Section 8(b), or decreased by Sections 10 and 11 of these Conditions.
- (b) "Date of Policy": The date designated as "Date of Policy" in Schedule A.
- (c) "Entity": A corporation, partnership, trust, limited liability company, or other similar legal entity.
- (d) "Insured": The Insured named in Schedule A.
 - (i) The term "Insured" also includes
 - (A) successors to the Title of the Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;
 - (B) successors to an Insured by dissolution, merger, consolidation, distribution, or reorganization;
 - (C) successors to an Insured by its conversion to another kind of Entity;
 - (D) a grantee of an Insured under a deed delivered without payment of actual valuable consideration conveying the Title
 - (1) if the stock, shares, memberships, or other equity interests of the grantee are wholly-owned by the named Insured,
 - (2) if the grantee wholly owns the named Insured,
 - (3) if the grantee is wholly-owned by an affiliated Entity of the named Insured, provided the affiliated Entity and the named Insured are both wholly-owned by the same person or Entity, or
 - (4) if the grantee is a trustee or beneficiary of a trust created by a written instrument established by the Insured named in Schedule A for estate planning purposes.
 - (ii) With regard to (A), (B), (C), and (D) reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor Insured.
- (e) "Insured Claimant": An Insured claiming loss or damage.
- (f) "Knowledge" or "Known": Actual knowledge, not constructive knowledge or notice that may be imputed to an Insured by reason of the Public Records or any other records that impart constructive notice of matters affecting the Title.
- (g) "Land": The land described in Schedule A, and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is insured by this policy.
- (h) "Mortgage": Mortgage, deed of trust, trust deed, or other security instrument, including one evidenced by electronic means authorized by law.
- (i) "Public Records": Records established under state statutes at Date of Policy for the purpose of imparting constructive

notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(d), "Public Records" shall also include environmental protection liens filed in the records of the clerk of the United States District Court for the district where the Land is located.

- (j) "Title": The estate or interest described in Schedule A.
- (k) "Unmarketable Title": Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF INSURANCE

The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured, but only so long as the Insured retains an estate or interest in the Land, or holds an obligation secured by a purchase money Mortgage given by a purchaser from the Insured, or only so long as the Insured shall have liability by reason of warranties in any transfer or conveyance of the Title. This policy shall not continue in force in favor of any purchaser from the Insured of either (i) an estate or interest in the Land, or (ii) an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 5(a) of these Conditions, (ii) in case Knowledge shall come to an Insured hereunder of any claim of title or interest that is adverse to the Title, as insured, and that might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if the Title, as insured, is rejected as Unmarketable Title. If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under the policy shall be reduced to the extent of the prejudice.

4. PROOF OF LOSS

In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter insured against by this policy that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

5. DEFENSE AND PROSECUTION OF ACTIONS

- (a) Upon written request by the Insured, and subject to the options contained in Section 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this policy.

CONDITIONS (Continued)

- (b) The Company shall have the right, in addition to the options contained in Section 7 of these Conditions, at its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently.
- (c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right, in its sole discretion, to appeal any adverse judgment or order.
- 6. DUTY OF INSURED CLAIMANT TO COOPERATE**
- (a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense, shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligations to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.
- (b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.
- 7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY**
- In case of a claim under this policy, the Company shall have the following additional options:
- (a) To Pay or Tender Payment of the Amount of Insurance.
To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay. Upon the exercise by the Company of this option, all liability and obligations of the Company to the Insured under this policy, other than, to make the payment required in this subsection, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.
- (b) To Pay or Otherwise Settle With Parties Other Than the Insured or With the Insured Claimant.
- (i) To pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or
- (ii) To pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.
- Upon the exercise by the Company of either of the options provided for in subsections (b)(i) or (ii), the Company's obligations to the Insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.
- 8. DETERMINATION AND EXTENT OF LIABILITY**
- This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy.
- (a) The extent of liability of the Company for loss or damage under this policy shall not exceed the lesser of
- (i) the Amount of Insurance; or
- (ii) the difference between the value of the Title as insured and the value of the Title subject to the risk insured against by this policy.
- (b) If the Company pursues its rights under Section 5 of these Conditions and is unsuccessful in establishing the Title, as insured,
- (i) the Amount of Insurance shall be increased by 10%, and
- (ii) the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.
- (c) In addition to the extent of liability under (a) and (b), the Company will also pay those costs, attorneys' fees, and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

CONDITIONS (Continued)

9. **LIMITATION OF LIABILITY**

- (a) If the Company establishes the Title, or removes the alleged defect, lien, or encumbrance, or cures the lack of a right of access to or from the Land, or cures the claim of Unmarketable Title, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused to the Insured.
- (b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals, adverse to the Title, as insured.
- (c) The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

10. **REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY**

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, shall reduce the Amount of Insurance by the amount of the payment.

11. **LIABILITY NONCUMULATIVE**

The Amount of Insurance shall be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after Date of Policy and which is a charge or lien on the Title, and the amount so paid shall be deemed a payment to the Insured under this policy.

12. **PAYMENT OF LOSS**

When liability and the extent of loss or damage have been definitely fixed in accordance with these Conditions, the payment shall be made within 30 days.

13. **RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT**

- (a) Whenever the Company shall have settled and paid a claim under this policy, it shall be subrogated and entitled to the rights of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person or property, to the extent of the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant shall execute documents to evidence the transfer to the Company of these rights and remedies. The Insured Claimant shall permit the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies. If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company shall defer the exercise of its right to recover until after the Insured Claimant shall have recovered its loss.
- (b) The Company's right of subrogation includes the rights of the Insured to indemnities, guaranties, other policies of insurance, or bonds, notwithstanding any terms or conditions contained in those instruments that address subrogation rights.

14. **ARBITRATION**

Unless prohibited by applicable law, arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association may be demanded if agreed to by both the Company and the Insured at the time of a controversy or claim. Arbitrable

matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service of the Company in connection with its issuance or the breach of a policy provision or other obligation. Arbitration pursuant to this policy and under the Rules in effect on the date the demand for arbitration is made, or, at the option of the Insured, the Rules in effect at Date of Policy shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the Land is located permit a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.

The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules.

A copy of the Rules may be obtained from the Company upon request.

15. **LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT**

- (a) This policy together with all endorsements, if any, attached to it by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.
- (b) Any claim of loss or damage that arises out of the status of the Title or by any action asserting such claim whether or not based on negligence shall be restricted to this policy.
- (c) Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.
- (d) Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance.

16. **SEVERABILITY**

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

17. **CHOICE OF LAW; FORUM**

- (a) Choice of Law: The Insured acknowledges the Company has underwritten the risks covered by this policy and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the jurisdiction where the Land is located. Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title that are adverse to the Insured and to interpret and enforce the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.
- (b) Choice of Forum: Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

18. **NOTICES, WHERE SENT**

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at **First American Title Insurance Company, Attn: Claims National Intake Center, 1 First American Way, Santa Ana, California 92707. Phone: 888-632-1642**



First American Title

ISSUED THROUGH THE OFFICE OF:



FIRST AMERICAN
TITLE INSURANCE
COMPANY

Corporate Office
1 First American Way
Santa Ana, CA 92707
(800) 854-3643



First American Title

Owner's Policy of Title Insurance

ISSUED BY

**First American Title Insurance
Company**

POLICY NUMBER

5011412-127212

Schedule A

Name and Address of Title Insurance Company:

**FIRST AMERICAN TITLE INSURANCE COMPANY, 1 First American Way, Santa Ana, California
92707**

Agent File Number: **22205-09810**

FAST File Numbers: **2037-3049334, 2037-3043096, 2037-3049328 and 2037-3049346**

Amount of Insurance: **\$85,289,000.00**

Premium: \$194,793.30

Date of Policy: **March 18, 2014 at 10:59 a.m. with respect to Parcel I
March 18, 2014 at 10:03 a.m. with respect to Parcel II
March 18, 2014 at 11:52 a.m. with respect to Parcel III
March 17, 2014 at 3:04 p.m. with respect to Parcel IV**

1. Name of Insured:

Mosaic Fertilizer, LLC, a Delaware limited liability company

2. The estate or interest in the Land that is insured by this policy is:

Fee Simple

3. Title is vested in:

Mosaic Fertilizer, LLC, a Delaware limited liability company

4. The Land referred to in this policy is described as follows:

See Exhibit "A" attached hereto and made a part hereof.

5. This Policy incorporates the following endorsements attached hereto:

ALTA 9.2-06 Endorsement (with Florida Modifications)


Florida Survey Endorsement

Florida Contiguity Endorsement

Agent Name:

Carlton Fields Jordan Burt, P.A.

By: 
Gary W. Johnson, Authorized Signatory

 <p>Exhibit A</p>	<p><i>First American Title</i></p>	<p>ISSUED BY First American Title Insurance Company</p> <p>POLICY NUMBER 5011412-127212</p>
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Agent File Number: **22205-09810**
FAST File Number: **2037-3049334, 2037-3043096, 2037-3049328 and 2037-3049346**

Exhibit "A"

The lands referred to hereinbelow is situated in Hardee County, Hillsborough County, Pasco County and Polk County, state of Florida, and described as follows:

Parcel I (Hardee County, Florida):

Lands lying in Township 33 South, Range 23 East and Range 24 East, Hardee County, being more particularly described as follows:

Township 33 South Range 23 East:

Section 25: The South 500 feet, LESS the West 1000 feet thereof.

Section 33: All, LESS:

- a) The North 500 feet,
- b) The East 200 feet, LESS the North 500 feet thereof.
- c) The West 800 feet, LESS the North 500 feet thereof.

Section 36: All, LESS the West 1000 feet.

Township 33 South Range 24 East:

Section 6: Begin at the intersection of the south boundary of Section 6 and the west right of way line of County Road 663; thence northwesterly along said west right of way line 1,335 feet; thence westerly, perpendicular to the west right of way line, 700 feet; thence southeasterly, parallel with said west right of way line of County Road 663, to a point on the south boundary of Section 6; thence east along said south boundary of Section 6, to the Point of Beginning.

Section 7: Begin at the intersection of the north boundary of Section 7 and the west right of way line of County Road 663; thence southeasterly along said west right of way line, 975 feet; thence westerly, perpendicular to said west right of way line, 700 feet, thence northwesterly, parallel with said west right of way line of County Road 663, to a point on the north boundary of Section 7; thence east along said north boundary of Section 7, to the Point of Beginning.

Section 20: The following portions of the town of Fort Green Springs as per plat recorded in plat book 2, page 28, of the public records of Hardee County, Florida:

- Lots 3 through 6, inclusive, block 10;
- Lots 1 through 8, inclusive, block 11;

Lots 1 through 12, inclusive, block 12;
Lots 1 through 12, inclusive, block 14;
Lots 1 through 12, inclusive, block 16;

Section 29: The North 900 feet lying west of CSX Railroad right of way.

Section 30: The East 2900 feet of the North 900 feet, and the South 500 feet of the West 1300 feet.

Section 31: The West 1300 feet of the section.

Section 33: All,

- a) LESS the North 1000 feet, and
- b) LESS the West 1400 feet thereof, lying south of the North 1000 feet thereof.

Section 34: All, LESS the North 1000 feet thereof.

Section 35: All, LESS the North 500 feet thereof.

Section 36: All, LESS the North 500 feet, and LESS that part of the following described parcel lying south of the North 500 feet: Begin at the Northeast corner of Section 36, thence west along the north boundary thereof, 2000 feet, thence south at right angles to the section line, 400 feet, thence southeasterly to a point on the east boundary of said Section 36, said point being 900 feet south of the Northeast corner of Section 36, thence north along said east boundary thereof to the northeast corner of Section 36 and the Point of Beginning.

Parcel II (Hillsborough County, Florida):

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

The West 1/2 of Sections 4 and 9, Township 27 South, Range 22 East; All of Sections 5 and 8, Township 27 South, Range 22 East, all lying and being in Hillsborough County, Florida.

AND

Tracts 1 to 23, inclusive, Tracts 24A, 25B, Tracts 26 to 39, inclusive, and Tracts 40A and 41B, Tracts 42 to 55, inclusive and Tracts 58 to 64, inclusive, Crystal Springs Colony Farms as per map or plat thereof recorded in Plat Book 9, Page 12, in Section 6, Township 27 South, Range 22 East, lying East of Seaboard Coast Line Railroad right-of-way, all lying and being in Hillsborough County, Florida; LESS that portion conveyed to Hillsborough County, a political subdivision of the State of Florida in O.R. Book 1483, Page 98, more particularly described as follows: The North 100 feet of that part of Section 1, Township 27 South, Range 21 East lying East of the Seaboard Air Line Rail Road; also the North 100 feet of Section 6, Township 27 South, Range 22 East, less the East 1340 feet thereof, and less existing right of ways as shown on the plat of Crystal Springs Colony Farms as per map or plat thereof recorded in Plat Book 9, Page 12, of the Public Records of Hillsborough County, Florida.

AND

Tracts 1 to 7, inclusive, Tract 10B, Tracts 11 to 22, inclusive, Tracts 23A and 26C, Tracts 27 to 38, inclusive, Tract 39A, Tracts 43 to 48, inclusive, Tracts 49 to 54, inclusive, and Tracts 59 to 64, inclusive, Crystal Springs Colony Farms as per map or plat thereof recorded in Plat Book 9, Page 12 in Section 7, Township 27 South, Range 22 East, lying East of Seaboard Coast Line Railroad right-of-way, all lying and being in Hillsborough County, Florida.

Parcel III (Pasco County, Florida):

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

TRACTS 35, 36, 37, 38, 39, 40, 41, 44, 45, 46, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63 AND 64, IN SECTION 32, TOWNSHIP 26 SOUTH, RANGE 22 EAST, OF CRYSTAL SPRINGS COLONY FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 24, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

TOGETHER WITH THE VACATED PLATTED 40 FOOT ROADS PER RESOLUTION RECORDED IN OFFICIAL RECORDS BOOK 5910, PAGE 1064, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING AND LYING: BETWEEN TRACTS 36 AND 37, BETWEEN TRACTS 38 AND 39, BETWEEN TRACTS 44 AND 45, BETWEEN TRACTS 50 AND 51, BETWEEN TRACTS 52 AND 53, BETWEEN TRACTS 54 AND 55, BETWEEN TRACTS 58 AND 59, BETWEEN TRACTS 60 AND 61 AND BETWEEN TRACTS 62 AND 63, ALL IN SAID SECTION 32, TOWNSHIP 26 SOUTH, RANGE 22 EAST, OF CRYSTAL SPRINGS COLONY FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 24, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Parcel IV (Polk County, Florida):

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

PARCEL 1:

THE EAST 1/4 (LESS AND EXCEPT THE NORTH 660 FEET) OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, OF SECTION 13, TOWNSHIP 30 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA.

PARCEL 2:

THE EAST 1/4 OF SECTION 24, TOWNSHIP 30 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA.

PARCEL 3:

THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, LYING NORTH OF ATLANTIC COAST LINE RAILROAD RIGHT-OF-WAY, IN SECTION 25, TOWNSHIP 30 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA.

PARCEL 4:

THE EAST 365.96 FEET OF THE SOUTH 1320 FEET OF SECTION 7 AND THE WEST 1320 FEET OF THE EAST 1685.96 FEET OF THE SOUTH 330 FEET OF SECTION 7, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA.

PARCEL 5:

THE EAST 1/2 LYING SOUTH AND EAST OF RAILROAD RIGHT-OF-WAY, LESS THAT PART LYING WITHIN THE NORTH 2171 FEET OF SECTION, LESS AND EXCEPT RAILROAD RIGHTS-OF-WAY AND LESS ROAD RIGHT-OF-WAY, SECTION 8, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA.

PARCEL 6:

THE SOUTH 1320.00 FEET OF SECTION 8, LYING WEST OF THE WEST BOUNDARY OF BONNIE MINE SPUR TRACK OF THE CSX TRANSPORTATION RAILROAD, LESS AND EXCEPT:

BEGIN AT THE INTERSECTION OF THE WEST BOUNDARY OF BONNIE MINE SPUR TRACK, AND THE SOUTH BOUNDARY OF SECTION 8, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, AND RUN SOUTH 89°48'23" WEST, ALONG THE SECTION LINE, 750.00 FEET; THENCE NORTH 40°58'48" WEST, 1743.38 FEET TO A POINT ON THE NORTH BOUNDARY OF THE SOUTH 1320.00 FEET OF SECTION 8; THENCE RUN NORTH 89°48'23" EAST, PARALLEL WITH THE SECTION LINE, 1900.00 FEET TO THE WEST BOUNDARY OF THE BONNIE MINE SPUR TRACK OF THE CSX TRANSPORTATION RAILROAD; THENCE SOUTH 0°17'25" WEST, ALONG SAID BOUNDARY, 1320.05 FEET TO THE POINT OF BEGINNING.

PARCEL 7:

THE FOLLOWING DESCRIBED PARCEL IN SECTION 17, TOWNSHIP 30 SOUTH, RANGE 24 EAST POLK COUNTY, FLORIDA:

THE NORTHEAST 1/4 LYING WEST OF BONNIE MINE ROAD AND THE WEST 1/2 OF THE SOUTHEAST 1/4 AND THE WEST 1/2 OF SECTION 17; LESS COMMENCE AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4; RUN NORTH ALONG THE EAST LINE OF SAID WEST 1/2, 585.35 FEET FOR THE POINT OF BEGINNING; CONTINUE NORTH 1608 FEET; THENCE RUN WEST 704.50 FEET TO AN INTERSECTION WITH A LINE LYING 8 FEET EAST OF THE CENTERLINE OF THE MOST EASTERLY TRACK OF BONNIE MINE PLANT RAILYARD; THENCE RUN SOUTH 1607.97 FEET TO A POINT ON A LINE LYING 8 FEET EAST OF THE CENTERLINE OF SAID TRACT; THENCE RUN EAST 715.59 FEET TO THE POINT OF BEGINNING; AND LESS; COMMENCE AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION; RUN NORTH ALONG THE EAST LINE OF SAID WEST 1/2, 585.35 FEET FOR THE POINT OF BEGINNING; RUN WEST, 715.59 FT TO A POINT ON A LINE LYING 8 FEET EAST OF THE CENTERLINE OF MOST EASTERLY TRACT OF BONNIE MINE PLANT RAILYARD; THENCE RUN SOUTH ALONG SAID LINE, 197.62 FEET TO A POINT ON THE WESTERLY EXTENSION OF A LINE LYING 1 FEET SOUTH OF AND PARALLEL WITH EXTENSION FENCE LINE; THENCE RUN EAST ALONG SAID LINE 716.7 FEET TO A POINT ON THE EAST LINE OF SAID WEST 1/2; THENCE RUN NORTH ALONG THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4, 198.13 FEET TO THE POINT OF BEGINNING; AND LESS THAT PART LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY: PART OF SECTIONS 17 AND 20, TOWNSHIP 30 SOUTH, RANGE 24 EAST, DESCRIBED AS: BEGIN 3858.33 FEET NORTH AND 582.70 FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 17; THENCE RUN EAST 16 FEET; THENCE RUN SOUTH 3542.83 FEET; THENCE RUN EAST 222.80 FEET; THENCE RUN SOUTH 07°37'56" EAST, 424.25 FEET; THENCE RUN SOUTH 00°23'05" EAST, 629.60 FEET; THENCE RUN SOUTHWESTERLY ALONG A CURVE 118.69 FEET; THENCE RUN NORTH 89°42'50" WEST, 225.35 FEET; THENCE RUN SOUTH 76°36'49" WEST, 131.16 FEET; THENCE RUN SOUTH 84°11'54" WEST, 215.60 FEET; THENCE RUN NORTH 00°17'34" EAST, 629.91 FEET; THENCE RUN NORTH 07°04'11" WEST, 177.00 FEET; THENCE RUN NORTH 1461.37 FEET; THENCE RUN NORTHEASTERLY ALONG A CURVE 149.17 FEET; THENCE RUN NORTH 07°07'20" EAST, 1397.55 FEET; THENCE RUN NORTHEASTERLY ALONG A CURVE 146.00 FEET; THENCE RUN NORTH 14°05'36" EAST, 422.76 FEET; THENCE RUN NORTHERLY ALONG A CURVE 368.62 FEET TO THE POINT OF BEGINNING AND THAT PART LYING 25 FEET ON EACH SIDE OF A CENTERLINE DESCRIBED AS: BEGIN 339.51 FEET NORTH OF THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17; RUN WEST 1095.63 FEET TO THE WEST BOUNDARY OF PREVIOUSLY DESCRIBED PROPERTY AND THAT PART LYING 25 FEET ON EACH SIDE OF A CENTERLINE DESCRIBED AS: COMMENCE 339.51 FEET NORTH OF THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, RUN WEST 472.96 FEET FOR A POINT OF BEGINNING; THENCE RUN SOUTH 07°37'56" EAST, 447.70 FEET; RUN THENCE SOUTH 00°23'05" EAST, 631.18 FEET; THENCE RUN THENCE SOUTHWESTERLY ALONG A CURVE 158.25 FEET, RUN THENCE NORTH 89°42'50" WEST, 222.35 FEET; RUN THENCE SOUTH 76°36'49" WEST, 129.82 FEET; RUN THENCE SOUTH 84°11'54" WEST, 219.92 FT TO THE WEST BOUNDARY OF THE

FIRST DESCRIBED PROPERTY.

PARCEL 8:

AN UNDIVIDED ONE HALF INTEREST IN THE ROADS MORE PARTICULARLY DESCRIBED AS ROAD "C" AND ROAD "D", AND A PERPETUAL NONEXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES IN THAT PORTION OF ROAD "C", DESCRIBED AS FOLLOWS:

DESCRIPTION OF ROAD C:

THAT PART OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, LYING 25.00 FEET RIGHT AND LEFT OF A CENTERLINE DESCRIBED AS FOLLOWS: BEGIN AT A POINT ON THE WEST RIGHT OF WAY LINE OF BONNIE MINE ROAD, SAID POINT LYING 339.51 FEET NORTH OF THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17; THENCE RUN WEST 1095.63 FEET TO A POINT ON THE WEST BOUNDARY OF THE LAND DESCRIBED IN SCHEDULE A.

DESCRIPTION OF ROAD D:

THAT PART OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, LYING 25.00 FEET RIGHT AND LEFT OF A CENTERLINE DESCRIBED AS FOLLOWS: COMMENCE AT A POINT ON THE WEST RIGHT OF WAY LINE OF BONNIE MINE ROAD, SAID POINT LYING 339.51 FEET NORTH OF THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17; THENCE RUN WEST ALONG THE CENTERLINE OF ROAD 'C', 472.96 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN THE FOLLOWING COURSES AND DISTANCES: THENCE SOUTH 07°37'56" EAST 447.70 FEET; THENCE SOUTH 00°23'05" EAST 631.18 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, CENTRAL ANGLE OF 90°40'15", AN ARC DISTANCE OF 158.25 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°42'50" WEST 222.35 FEET; THENCE SOUTH 76°36'49" WEST 129.82 FEET; THENCE SOUTH 84°11'54" WEST 219.92 FEET TO A POINT ON THE WEST BOUNDARY OF THE LAND DESCRIBED IN SCHEDULE A.

PARCEL 9:

ALL OF SECTION 18, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 660 FEET OF THE WEST 3960 FEET THEREOF.

PARCEL 10:

THAT PART OF SECTION 7, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT A POINT ON THE SOUTH BOUNDARY OF SECTION 7, SAID POINT LYING 1685.98 FEET WEST OF THE SOUTHEAST CORNER OF SECTION 7, SAID POINT BEING THE SOUTHWEST CORNER OF THE WEST 1320 FEET OF THE EAST 1685.96 FEET OF THE SOUTH 330 FEET OF SAID SECTION; THENCE RUN SOUTH 89°42'49" WEST, ALONG SAID SOUTH BOUNDARY, 657.86 FEET TO A POINT ON THE HIGH WATER LINE OF SKINNED SAPLING CREEK; THENCE ALONG SAID HIGH WATER LINE, THE FOLLOWING COURSES AND DISTANCES: THENCE NORTH 61°36'46" EAST 15.17 FEET; THENCE NORTH 78°06'28" EAST 214.59 FEET; THENCE NORTH 67°26'29" EAST 188.70 FEET; THENCE NORTH 50°09'19" EAST 71.06 FEET; THENCE NORTH 61°55'43" EAST 125.89 FEET; THENCE NORTH 79°25'24" EAST 93.84 FEET TO A POINT ON THE WEST BOUNDARY OF SAID WEST 1320 FEET; THENCE, LEAVING SAID HIGH WATER LINE, ALONG SAID WEST BOUNDARY, SOUTH 00°33'41" EAST 242.54 FEET TO THE POINT OF BEGINNING.

AND

THAT PART OF SECTION 18, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

BEGIN AT A POINT ON THE NORTH BOUNDARY OF SECTION 18, SAID POINT LYING 1334.44 FEET WEST OF THE NORTHEAST CORNER OF SECTION 18, SAID POINT BEING THE NORTHEAST CORNER OF THE EAST 2640 FEET OF THE WEST 3960 FEET OF THE NORTH 660 FEET OF SAID SECTION; THENCE RUN SOUTH 00°28'11" EAST, ALONG THE EAST BOUNDARY OF SAID EAST 2640 FEET, 660 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE SOUTH 89°42'49" WEST, ALONG THE SOUTH BOUNDARY OF SAID PARCEL, 1741.67 FEET; THENCE NORTH 261.36 FEET TO A POINT ON THE HIGH WATER LINE OF SKINNED SAPLING CREEK; THENCE ALONG SAID HIGH WATER LINE, THE FOLLOWING COURSES AND DISTANCES: THENCE SOUTH 73°31'01" EAST 70.84 FEET; THENCE NORTH 76°00'08" EAST 57.92 FEET; THENCE NORTH 59°21'40" EAST 51.43 FEET; THENCE NORTH 74°24'16" EAST 80.31 FEET; THENCE SOUTH 86°46'54" EAST 9.08 FEET; THENCE NORTH 13°25'13" WEST 24.82 FEET; THENCE NORTH 21°58'03" EAST 23.04 FEET; THENCE NORTH 11°48'46" EAST 12.07 FEET; THENCE NORTH 36°19'02" WEST 25.72 FEET; THENCE NORTH 46°12'57" EAST 27.33 FEET; THENCE NORTH 43°33'55" EAST 47.48 FEET; THENCE NORTH 46°10'13" EAST 39.81 FEET; THENCE NORTH 7°43'07" EAST 77.63 FEET; THENCE NORTH 89°33'05" EAST 72.78 FEET; THENCE NORTH 58°18'00" EAST 103.83 FEET; THENCE NORTH 36°42'40" EAST 81.52 FEET; THENCE NORTH 61°36'46" EAST 131.52 FEET TO A POINT ON THE NORTH BOUNDARY OF SECTION 18; THENCE LEAVING SAID HIGH WATER LINE, NORTH 89°42'49" EAST, ALONG SAID NORTH BOUNDARY, 1009.40 FEET TO THE POINT OF BEGINNING.

PARCEL 11:

ALL OF SECTION 19, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA.

PARCEL 12:

THAT PART OF THE WEST 3/4 OF SECTION 20, TOWNSHIP 30 SOUTH, RANGE 24 EAST POLK COUNTY, FLORIDA LYING WEST OF BONNIE MINE ROAD, LESS THAT PART THEREOF LYING WITHIN FOLLOWING DESCRIBED PROPERTY:

PART OF SECTIONS 17 AND 20 BEING DESCRIBED AS FOLLOWS: BEGIN 3858.33 FEET NORTH AND 582.70 FEET EAST OF SOUTHWEST CORNER OF SOUTHEAST 1/4 OF SECTION 17; RUN THENCE EAST 16 FEET SOUTH, 3542.83 FEET; THENCE EAST 222.80 FEET, SOUTH 07°37'56" EAST, 424.25 FEET; THENCE SOUTH 00°23'05" EAST, 629.60 FEET; THENCE SOUTHWESTERLY ALONG A CURVE 118.69 FEET NORTH 89°42'50" WEST, 225.35 FEET; THENCE SOUTH 76°36'49" WEST, 131.16 FEET; THENCE SOUTH 84°11'54" WEST, 215.60 FEET; THENCE NORTH 00°17'34" EAST, 629.91 FEET; THENCE NORTH 07°04'11" WEST, 177 FEET; THENCE NORTH 1461.37 FEET NORTHEASTERLY ALONG A CURVE 149.17 FEET; THENCE NORTH 07°07'20" EAST, 1397.55 FEET NORTHEASTERLY ALONG CURVE 146.00 FEET; THENCE NORTH 14°05'36" EAST, 422.76 FEET NORTHEASTERLY ALONG A CURVE 368.62 FEET TO THE POINT OF BEGINNING AND THAT PART LYING 25 FEET ON EACH SIDE OF THE CENTERLINE DESCRIBED AS FOLLOWS:

BEGIN 339.51 FEET NORTH OF SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17; THENCE RUN WEST 1095.63 FEET TO WEST BOUNDARY OF PREVIOUS DESCRIPTION OF PROPERTY AND THAT PART LYING 25 FEET ON EACH SIDE OF CENTERLINE DESCRIBED AS FOLLOWS:

COMMENCE 339.51 FEET NORTH OF SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17; THENCE RUN WEST 472.96 FEET FOR POINT OF BEGINNING; THENCE SOUTH 07°37'56" EAST, 447.70 FEET; THENCE SOUTH 00°23'05" EAST, 631.18 FEET SOUTHWESTERLY ALONG A CURVE 158.25 FEET; THENCE NORTH 89°42'50" WEST, 222.35 FEET; THENCE SOUTH 76°36'49" WEST, 129.82 FEET; THENCE SOUTH 84°11'54" WEST, 219.92 FEET TO THE WEST BOUNDARY OF THE

FIRST DESCRIBED PROPERTY.


PARCEL 13:

A PORTION OF SECTION 20, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA,
DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 20; THENCE NORTH 89°57'15" EAST, ALONG THE SOUTH LINE OF SAID SECTION 20, A DISTANCE OF 164.18 FEET TO THE APPARENT EAST RIGHT-OF-WAY OF BONNIE MINE ROAD AND THE POINT OF BEGINNING; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY OF BONNIE MINE ROAD, THE FOLLOWING 14 COURSES: 1) NORTH 15°52'37" EAST, A DISTANCE OF 42.42 FEET; 2) THENCE NORTH 17°11'07" EAST, A DISTANCE OF 196.57 FEET; 3) THENCE NORTH 19°43'50" EAST, A DISTANCE OF 28.39 FEET; 4) THENCE NORTH 20°05'20" EAST, A DISTANCE OF 273.77 FEET; 5) THENCE NORTH 27°06'38" EAST, A DISTANCE OF 159.46 FEET; 6) THENCE NORTH 33°47'05" EAST, A DISTANCE OF 132.89 FEET; 7) THENCE NORTH 34°00'02" EAST, A DISTANCE OF 311.61 FEET; 8) THENCE NORTH 33°53'51" EAST, A DISTANCE OF 138.32 FEET; 9) THENCE NORTH 40°32'41" EAST, A DISTANCE OF 133.35 FEET; 10) THENCE NORTH 58°22'13" EAST, A DISTANCE OF 88.77 FEET; 11) THENCE NORTH 70°52'14" EAST, A DISTANCE OF 137.55 FEET; 12) THENCE NORTH 75°31'38" EAST, A DISTANCE OF 174.89 FEET; 13) THENCE NORTH 75°44'37" EAST, A DISTANCE OF 530.41 FEET; 14) THENCE NORTH 75°49'01" EAST, A DISTANCE OF 423.58 FEET; THENCE SOUTH 14°10'59" EAST, A DISTANCE OF 31.06 FEET; THENCE NORTH 75°49'01" EAST, A DISTANCE OF 10.00 FEET; THENCE NORTH 14°10'59" WEST, A DISTANCE OF 31.06 FEET, TO SAID EASTERLY RIGHT-OF-WAY OF BONNIE MINE ROAD; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, THE FOLLOWING SIX COURSES; 1) NORTH 75°49'01" EAST, A DISTANCE OF 25.08 FEET; 2) THENCE NORTH 76°11'20" EAST, A DISTANCE OF 145.30 FEET; 3) THENCE NORTH 75°45'38" EAST, A DISTANCE OF 409.83 FEET; 4) THENCE NORTH 76°26'51" EAST, A DISTANCE OF 93.79 FEET; 5) THENCE NORTH 75°46'00" EAST, A DISTANCE OF 260.72 FEET; 6) THENCE NORTH 74°28'43" EAST, A DISTANCE OF 253.71 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 624.44 FEET; THENCE SOUTH 67°18'41" WEST, A DISTANCE OF 1830.63 FEET, TO THE SOUTHERLY BOUNDARY OF A RAILROAD EASEMENT RECORDED IN DEED BOOK 911, PAGE 190; THENCE CONTINUE SOUTH 67°16'41" WEST, ALONG THE SOUTH BOUNDARY OF SAID RAILROAD EASEMENT, A DISTANCE OF 1558.66 FEET, TO THE SAID EAST RIGHT-OF-WAY OF BONNIE MINE ROAD; THENCE NORTH 16°43'24" EAST, ALONG SAID EAST RIGHT-OF-WAY OF BONNIE MINE ROAD, A DISTANCE OF 18.97 FEET; THENCE NORTH 15°52'37" EAST, ALONG SAID EAST RIGHT-OF-WAY OF BONNIE MINE ROAD, A DISTANCE OF 8.93 FEET TO THE SOUTH LINE OF SAID SECTION 20, AND THE POINT OF BEGINNING.

PARCEL 14:

THE NORTH 1/4 OF SECTION 30, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA,
LYING NORTH OF THE ATLANTIC COAST LINE RAILROAD SPUR TRACK.

 <p>First American Title</p> <p>Schedule B</p>	<p>Owner's Policy of Title Insurance</p> <p>ISSUED BY First American Title Insurance Company</p> <p>POLICY NUMBER 5011412-127212</p>
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Agent File Number: **22205-09810**

FAST File Number: **2037-3049334, 2037-3043096, 2037-3049328 and 2037-3049346**

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

As to all Parcels:

1. Any rights, interests, or claims of parties in possession of the land not shown by the public records.
2. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.
3. Any lien, for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the public records.
4. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water.
5. Taxes or special assessments not shown as liens in the public records or in the records of the local tax collecting authority, at Date of Policy.
6. Any minerals or mineral rights leased, granted or retained by current or prior owners.
7. Taxes and assessments for the year 2014 and subsequent years, which are not yet due and payable.
8. Riparian and/or littoral rights are not insured.
9. Deleted.

NOTE: Exceptions numbered 1, 3, 4, 5 and 6 above are hereby deleted. Exception numbered 2 is hereby deleted except as to any easement interest referenced in Exhibit "A" to Schedule A hereof that is appurtenant to the fee title portion of the subject property.

As to Parcel I (Hardee County, Florida):

10. Deleted.
11. Deleted.
12. Deleted.
13. Deleted.
14. Reservations in favor of The Trustees of the Internal Improvement Fund recorded in Deed Book 39, Page 283.
15. Deleted.
16. Deleted.
17. Deleted.
18. Deleted.
19. Oil, gas and minerals reserved by Mary Ella Lewis in Warranty Deed recorded in Book 18, Page 14, as affected by Quit-Claim Deed recorded in Book 1, Page 174; and Deed recorded in Book 215, Page 1.
20. Drainage Easement granted to the State of Florida for the use and benefit of the State of Florida Road Department of Florida recorded October 28, 1968 in Book 82, Page 221.
21. Deleted.
22. Oil, gas and minerals reserved in Warranty Deed(s) recorded in Book 191, Page 178; Book 191, Page 184; and Book 191, Page 190, as affected by Personal Representative's Distributive Deed recorded in Book 293, Page 395; Personal Representative's Corrective Distributive Deed recorded in Book 295, Page 431; Quit Claim Deed recorded in Book 370, Page 717; Book 370, Page 719; Book 370, Page 723; and Last Will and Testament recorded in Book 370, Page 693; Probate documents recorded in Book 370, Page 704; Book 370, Page 706; and Book 370, Page 714; Probate documents recorded in Book 476, Page 719; and Book 476, Page 731; and Personal Representatives Certificate of Distribution and Deed recorded in Book 641, Page 869; and Corrective recorded in Book 645, Page 754.

Coverage afforded under Paragraph 2(b) of the attached Endorsement – Restrictions, Encroachments, Minerals – Owner's Policy (with Florida modifications) as to this exception is not available and is hereby deleted from such endorsement.
23. Easement granted to Florida Power Corporation recorded November 22, 1977 in Book 228, Page 456.
24. Rights reserved in that certain Warranty Deed recorded in Book 236, Page 689.

25. Deleted.
26. Deleted.
27. Easement granted to Florida Power Corporation recorded in Book 258, Page 504.
28. Deleted.
29. Easement granted to Florida Power Corporation recorded May 29, 1981 in Book 267, Page 623.
30. Deleted.
31. Deleted.
32. Deleted.
33. Deleted.
34. Easement granted to Florida Power Corporation recorded in Book 277, Page 832.

Coverage afforded under Paragraph 1(d) and Paragraph 2(a) of the attached Endorsement – Restrictions, Encroachments, Minerals – Owner's Policy (with Florida modifications) as to this exception is not available and is hereby deleted from such endorsement.

35. Deleted.
36. Deleted.
37. Deleted.
38. Deleted.
39. Deleted.
40. Deleted.
41. Agreement of Waiver recorded December 5, 1986 in Book 331, Page 671; Agreement of Waiver recorded February 11, 1988 in Book 349, Page 697; and Agreement of Waiver recorded March 18, 1989 in Book 375, Page 672.
42. Deleted.
43. Deleted.
44. Deleted.
45. Deleted.

- 46. Deleted.
- 47. Deleted.
- 48. Deleted.
- 49. Deleted.
- 50. Deleted.
- 51. Easement granted to Seminole Electric Cooperative, Inc. recorded February 10, 1992 in Book 423, Page 110; and Mutual Use Agreement recorded August 1, 2001 in Book 614, Page 1458; and Mutual Use Agreement by and between Seminole Electric Cooperative, Inc. and Florida Gas Transmission Company recorded in Book 589, Page 51.
- 52. Deleted.
- 53. Deleted.
- 54. Record of Final Decision of Planning and Zoning Board County of Hardee recorded September 26, 1994 in Book 474, Page 302.
- 55. Easement granted to Florida Power Corporation recorded November 10, 1994 in Book 476, Page 775.

Coverage afforded under Paragraph 1(d) and Paragraph 2(a) of the attached Endorsement – Restrictions, Encroachments, Minerals – Owner's Policy (with Florida modifications) as to this exception is not available and is hereby deleted from such endorsement.
- 56. Deleted.
- 57. Deleted.
- 58. Affidavit of Publication recorded December 18, 1995 in Book 499, Page 682.
- 59. Release From Agreement For Covenant Running With Land and Agreement For Covenant Running With Land recorded March 8, 1996 in Book 504, Page 361.
- 60. Deleted.
- 61. Deleted.
- 62. Deleted.
- 63. Deleted.
- 64. Deleted.

65. Deleted.
66. Deleted.
67. Declaration of Restrictions and Land Protection Agreement, which includes a right of access in favor of the Florida Department of Environmental Protection, recorded September 30, 1997 in Book 536, Page 429; Agreement and First Amendment to Declaration of Restrictions and Land Protection Agreement recorded August 24, 2000 in Book 594, Page 945; Release of Quit-Claim of Rights Under Declaration of Restrictions and Land Protection Agreement recorded December 10, 2001 in Book 620, Page 884; Release of Lands From Declaration of Restrictions and Land Protection Agreement recorded April 17, 2002 in Book 625, Page 1449; Release of Lands From Declaration of Restrictions and Land Protection Agreement recorded December 6, 2002 in Book 636, Page 105; and Release of Lands From Declaration of Restrictions and Land Protection Agreement recorded April 16, 2004 in Book 662, Page 443, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
68. Deleted.
69. Deleted.
70. Deleted.
71. Deleted.
72. Deleted.
73. Deleted.
74. Deleted.
75. Sovereign Submerged Lands Easement by The Trustees of the Internal Improvement Fund and granted to Florida Gas Transmission Company recorded May 5, 2000 in Book 589, Page 497.
Note: Applies only to submerged lands under any sovereign water body.
76. Deleted.
77. Deleted.
78. Notice of Adoption and an Amendment to the Development Order for the CFI Hardee Phosphate Complex Mine Development of Regional Impact recorded November 13, 2000 in Book 598, Page 937; Resolution No. 12 -21 Hardee County, Florida recorded September 25, 2012 in Instr. #201225005700; and Notice of Adoption of Amendment to Development Order for a Development of Regional Impact known as Hardee Phosphate Complex Development of Regional Impact recorded October 2, 2012 in Instr. #201225005856.
79. Record of Decision and Notice of Board of County Commissioners County of Hardee recorded February 16, 2001 in Book 603, Page 815; recorded February 16, 2001 in Book 603, Page 822; Amended Record of Decision and Notice of Board of County Commissioners County of Hardee

recorded April 30, 2001 in Book 608, Page 592; and recorded April 30, 2001 in Book 608, Page 599.

80. Deleted.

81. Deleted.

82. Deleted.

83. Natural Gas Transmission Pipeline Easement and Agreement granted to Gulfstream Natural Gas System LLC recorded September 10, 2001 in Book 616, Page 621.

84. Deleted.

85. Deleted.

86. Deleted.

87. Deleted.

88. Deleted.

89. Agreement for Reciprocal Waivers of Setback Requirements recorded February 15, 2006 in Book 698, Page 875.

90. Deleted.

91. Deleted.

92. Record of Decision and Notice of Board of County Commissioners Hardee County recorded May 19, 2008 in Instr. #200825003914; and Amended Record of Decision and Notice of Board of County Commissioners recorded May 24, 2011 in Instr. #201125003211.

93. Deleted.

94. Deleted.

95. Deleted.

96. Deleted.

97. Deleted.

98. Deleted.

99. Deleted.

100. Deleted.

101. Deleted.
102. Deleted.
103. Deleted.
104. Deleted.
105. Deleted.
106. Easement granted to Florida Power Corporation recorded January 12, 2004 in Book 657, Page 543.
107. Deleted.
108. Right of Way Easement in favor of Peace River Electric Cooperative, Inc., a corporation, recorded May 9, 2013 in Instrument Number 201325002677.
109. Right of Way Easement in favor of Peace River Electric Cooperative, Inc., a corporation, recorded May 21, 2013 in Instrument Number 201325002905.
110. Unrecorded Pasture Lease dated October 1, 2013, by and between CF Industries, Inc., as landlord, and Jeffery Kintziger, as tenant, as assigned to Mosaic Fertilizer, LLC by that certain unrecorded Assignment and Assumption Agreement dated March 17, 2014.
111. Unrecorded Option to Purchase Real Estate dated February 3, 2012, by and between CF Industries, Inc. and Fort Green Storage LLC, as affected by letter dated May 20, 2013, from Fort Green Storage LLC to CF Industries, Inc., extending option term, as assigned to Mosaic Fertilizer, LLC by that certain unrecorded Assignment and Assumption Agreement dated March 17, 2014.
112. Unrecorded Option to Purchase Real Estate dated March 21, 2007, by and between CF Industries, Inc. and Clean Energy LLC, as amended by Letter Agreement dated April 7, 2009, First Amendment to Option to Purchase Real Estate dated as of May 24, 2009, Second Amendment to Option to Purchase Real Estate dated April 16, 2010, Third Amendment to Option to Purchase Real Estate dated May 24, 2011, and Fourth Amendment to Option to Purchase Real Estate dated as of May 24, 2012, as assigned to Mosaic Fertilizer, LLC by that certain unrecorded Assignment and Assumption Agreement dated March 17, 2014.
113. Unrecorded Easement and Agreement dated May 14, 2009, by and between CF Industries, Inc. and The Mosaic Company.
114. The following matters shown on the Survey of Parcel I prepared by Commercial Due Diligence Services under EM #6434, with an "aerial flown" date of October 10, 2013, and last revised March 4, 2014:
 - a. Possible rights of others in multiple roads on subject property and encroachment of such roads onto adjoining land.

- b. Road Rights of Way for the following: State Road 62, Myles Road, Polk Road and Hampton Road.
115. Legal access to the lands lying in Sections 33 and 36, Township 33 South, Range 23 East, and the lands lying in Sections 33, 34, 35 and 36, Township 33 South, Range 24 East, is not insured.
116. Deleted.
117. Deleted.
118. Deleted.
119. Deleted.

Note: All of the recording information contained in the foregoing items 10 through 119, inclusive, refers to the Public Records of Hardee County, Florida, and any reference herein to a Book and Page is a reference to the Official Record Books of Hardee County, Florida, unless indicated to the contrary.

As to Parcel II (Hillsborough County, Florida):

120. Reservations unto the State of Florida for oil, gas, minerals, and fissionable materials as contained in Deed recorded in Deed Book 1438, Page 440. Note: The right of entry and exploration has been released pursuant to Section 270.11, Florida Statutes. **(affects Tract 28, Crystal Springs Colony Farms in Section 7)**
121. Deleted.
122. Perpetual right of way and easement granted to Seaboard Air Line Railroad Company recorded in Book 958, Page 730 and Book 1424, Page 169.
- Coverage afforded under Paragraph 1(d) and Paragraph 2(a) of the attached Endorsement – Restrictions, Encroachments, Minerals – Owner's Policy (with Florida modifications) as to this exception is not available and is hereby deleted from such endorsement.
123. Right of way and easement granted to Florida Gas Transmission Company, a Delaware corporation, by virtue of Easement Grant recorded in Book 1468, Page 485. **(affects Section 7, less Tracts 5, 6 and 7, Crystal Springs Colony Farms)**
124. Right of way and easement granted to Florida Gas Transmission Company, a Delaware corporation, by virtue of Easement Grant recorded in Book 1511, Page 57. **(affects Tract 7, Crystal Springs Colony Farms in Section 7)**
125. Easement granted to Tampa Electric Company, a Florida corporation, recorded in Book 2278, Page 58. **(affects Tract 5, Crystal Springs Colony Farms in Section 7)**
126. Terms and conditions of the Meter Site Lease between Central Phosphates, Inc. and Florida Gas Transmission Company, a Delaware corporation, recorded in Book 3031, Page 373; as modified by Modification of Easement Grant and Quitclaim Deed recorded in Book 3521, Page 1845. **(affects Tracts in Crystal Springs Colony Farms in Section 6)**

Coverage afforded under Paragraph 1(d) and Paragraph 2(a) of the attached Endorsement – Restrictions, Encroachments, Minerals – Owner's Policy (with Florida modifications) as to this exception is not available and is hereby deleted from such endorsement.

127. Easement granted to Tampa Electric Company, a Florida corporation, recorded in Book 3351, Page 1297. **(affects Tracts in Crystal Springs Colony Farms in Section 6)**

Coverage afforded under Paragraph 1(d) and Paragraph 2(a) of the attached Endorsement – Restrictions, Encroachments, Minerals – Owner's Policy (with Florida modifications) as to this exception is not available and is hereby deleted from such endorsement.

128. Easement granted to Tampa Electric Company, a Florida corporation, recorded in Book 3356, Page 1467. **(affects Tracts in Crystal Springs Colony Farms in Section 6)**

Coverage afforded under Paragraph 1(d) and Paragraph 2(a) of the attached Endorsement – Restrictions, Encroachments, Minerals – Owner's Policy (with Florida modifications) as to this exception is not available and is hereby deleted from such endorsement.

129. Easement granted to Florida Power Corporation, a Florida corporation, recorded in Book 3683, Page 362. **(affects Tract 1, Crystal Springs Colony Farms in Section 6)**

130. Easement granted to Tampa Electric Company, a Florida corporation, recorded in Book 6131, Page 308. **(affects Tracts in Crystal Springs Colony Farms in Section 6)**

Coverage afforded under Paragraph 1(d) and Paragraph 2(a) of the attached Endorsement – Restrictions, Encroachments, Minerals – Owner's Policy (with Florida modifications) as to this exception is not available and is hereby deleted from such endorsement.

131. Easement granted to Florida Power Corporation, a Florida corporation, by virtue of Transmission Line Easement recorded in Book 6299, Page 1159. **(affects Tracts in Crystal Springs Colony Farms in Section 6)**

132. Covenants, conditions and restrictions and right of access granted to Hillsborough County as incorporated in Declaration of Restrictions recorded in Book 7897, Page 1945; as amended by Amendment to Declaration of Restrictions recorded in Book 8433, Page 1713. The right of first refusal contained in Section 12 of the Agreement for Exchange of Property attached as Exhibit "A" to Resolution No. R95-173 of the Board of County Commissioners of Hillsborough County, which in turn is attached as Schedule B to the Declaration of Restrictions, has terminated and is of no further force or effect.

133. Tampa Electric Company power line extending East from State Road 39 through Sections 7, 8 and 9, Township 27 South, Range 22 East, for which there is no recorded easement found.

134. Rights of the Public and Hillsborough County, Florida in the streets of Crystal Springs Colony Farms in Sections 6 and 7, Township 27 South, Range 22 East, lying East of S.C.L. Railroad right of way as per map recorded in Plat Book 9, Page 12 as affected by that Resolution vacating right of way dated August 5, 1965 and recorded in Deed Book 1487, Page 10; and Resolution vacating right of way dated October 7, 1965 and recorded in Deed Book 1515, Page 845; and that Final Judgment dated May 12, 1976 and recorded in Book 3120, Page 113.

135. Rights of way for railroad contiguous to the West boundary of caption lands are set forth in instrument recorded in Deed Book N-2, Page 183 and in Deed Book 644, Page 323.
136. Deleted.
137. Agreement concerning Plant City Phosphate Complex Phosphogypsum Stack Expansion entered on December 5, 1995 by and between CF Industries, Inc., the Florida Department of Community Affairs and the Florida Department of Environmental Protection recorded in Book 8013, Page 1981.
138. Development Order for a Development of Regional Impact ("DRI" Development Order") adopted by Hillsborough County, Florida, on June 19, 1996 being Resolution No. 96-161; and by Resolution No. R96-27B recorded in Book 8433, Page 1675; and Book 8433, Page 1699; as affected by Notice of Adoption of a DRI Development Order for the CFI Phosphogypsum Stack Expansion Development of Regional Impact recorded in Book 11356, Page 1294.
139. Terms and conditions of the Agreement between Hillsborough County, a political subdivision of the State of Florida, and CF Industries, Inc., a Delaware corporation, recorded in Book 8433, Page 1694.
140. Easement granted to Tampa Electric Company, a Florida corporation, recorded in Book 9359, Page 607.
141. All right, title and interest of Hillsborough County, a body corporate under the Laws of the State of Florida, in the Deed recorded in Book 7897, Page 1942, of the public records of Hillsborough County, Florida, in an undivided three-fourths interest in, and title in and to an undivided three-fourths interest in, all the phosphate, minerals, and metals that are or may be in, on, or under the said land and an undivided one-half interest in all the petroleum that is or may be in, on, or under said land with the privilege to mine and develop the same, which interest may have been reserved under Section 270.11, Florida Statutes.
142. All right, title and interest of West Coast Regional Water Supply Authority, an interlocal governmental agency of the State of Florida, in the Deed recorded in Book 5371, Page 833, of the public records of Hillsborough County, Florida, in an undivided three-fourths interest in, and title in and to an undivided three-fourths interest in, all the phosphate, minerals, and metals that are or may be in, on, or under the said land and an undivided one-half interest in all the petroleum that is or may be in, on, or under said land with the privilege to mine and develop the same, which interest may have been reserved under Section 270.11, Florida Statutes.
143. Unrecorded Access License and Indemnity Agreement entered into on October 27, 2005, by and between CF Industries, Inc. and Audubon Ranch, as assigned to Mosaic Fertilizer, LLC by that certain unrecorded Assignment and Assumption Agreement dated March 17, 2014.
144. The following matters shown on the Survey of Parcel II prepared by Commercial Due Diligence Services under EM #6354, with an "aerial flown" date of October 12, 2013, and last revised February 5, 2014:

Possible rights of others in multiple roadways and paths through the eastern portion of the subject property.

Note: All of the recording information contained in the foregoing items 120 through 144, inclusive, refers to the Public Records of Hillsborough County, Florida, and any reference herein to a Book and Page is a reference to the Official Record Books of Hillsborough County, Florida, unless indicated to the contrary.

As to Parcel III (Pasco County, Florida):

- 145. Transmission Line Easement granted to Florida Power Corporation recorded June 27, 1991 in Book 2024, Page 310.
- 146. Distribution Line Easement granted to Tampa Electric Company recorded January 3, 1996 in Book 3517, Page 780.
- 147. The following matters shown on the Survey of Parcel III prepared by Commercial Due Diligence Services under EM #6354, with an "aerial flown" date of October 12, 2013, and last revised February 5, 2014:

Possible rights of others in multiple roadways and paths through the southern portion of the subject property.

Note: All of the recording information contained in the foregoing items 145 through 147, inclusive, refers to the Public Records of Pasco County, Florida, and any reference herein to a Book and Page is a reference to the Official Record Books of Pasco County, Florida, unless indicated to the contrary.

As to Parcel IV (Polk County, Florida):

- 148. Railroad Right-of-Way between Pierce Phosphate Company, a New York corporation, and Charlotte Harbor & Northern Railway Company, a Florida corporation, recorded May 13, 1915 in Deed Book 146, Page 454.
- 149. Railroad Right-of-Way between Agricultural Chemical Company, a Connecticut corporation, and Charlotte Harbor & Northern Railway Company, a Florida Corporation, recorded December 22, 1915 in Deed Book 151, Page 80.
- 150. Easement granted to Tampa Electric Company recorded January 25, 1929 in Deed Book 434, Page 512.
- 151. Railroad Right-of-Way between American Agricultural Chemical Company, a Delaware corporation, and Atlantic Coast Line Railroad Company, a Virginia corporation, recorded August 22, 1951 in Deed Book 911, Page 190.
- 152. Railroad Right-of-Way between International Minerals & Chemical Corporation, a New York corporation, and Atlantic Coast Line Railroad Company, a Virginia corporation, recorded October 19, 1951 in Deed Book 914, Page 512.
- 153. Railroad Right-of-Way between International Minerals & Chemical Corporation, a New York corporation, and Seaboard Air Line Railroad Company, a Virginia corporation, recorded December 26, 1951 in Deed Book 919, Page 293.

154. Easement granted to Florida Power Corporation as contained in that certain Lease recorded February 3, 1952 in Deed Book 924, Page 354; and Memorandum and Notice of Final Judgment styled: Wallace Bentley, Sr., et al. vs. City of Tallahassee, a Florida municipality; Florida Power Corporation, a Florida public utility; Progress Telecommunications Corporation, a Florida corporation; Interstate Fibernet, Inc., a Delaware corporation, recorded February 27, 2009 in Book 7826, Page 1652, under Case No. 1998-7107, in the Circuit Court of the Second Judicial Circuit, Leon County, Florida.
155. Easement granted to Florida Power Corporation as contained in that certain Lease recorded February 3, 1952 in Deed Book 924, Page 363.
156. Railroad Right-of-Way between International Minerals & Chemical Corporation, a New York corporation, and Atlantic Coast Line Railroad Company, a Virginia corporation, recorded June 12, 1954 in Deed Book 985, Page 449.
157. Railroad Right-of-Way between American Agricultural Chemical Company, a Delaware corporation, and Atlantic Coast Line Railroad Company, a Virginia corporation, recorded July 30, 1954 in Deed Book 989, Page 143.
158. Easement granted to Houston Texas Gas & Oil Corporation, a Delaware corporation, recorded March 16, 1959 in Book 244, Page 154.
159. Deleted.
160. Deleted.
161. Easement for Gas Pipeline and Meter Site granted to Florida Gas Transmission Company, a Delaware corporation, recorded August 3, 1964 in Book 843, Page 66.
162. Deleted.
163. Deleted.
164. Access Easement granted to Chemicals, Inc., a Florida corporation, recorded January 18, 1965 in Book 893, Page 185.
165. Easement granted to Tampa Electric Company, as affected by document recorded July 8, 1965 in Book 944, Page 592; and Partial Release of Easement recorded May 2, 2000 in Book 4448, Page 1732.
166. Easement granted to Tampa Electric Company, as affected by document recorded July 8, 1965 in Book 944, Page 594; and Partial Release of Easement recorded May 2, 2000 in Book 4448, Page 1734.
167. Deleted.
168. Deed and Assignment by and between Chemicals, Inc., a Florida corporation, and International Minerals & Chemical Corporation, a New York corporation, recorded July 24, 1968 in Book 1163, Page 706.

169. Easement by and between International Minerals & Chemical Corporation, a New York corporation, and Ewell Engineering & Contracting Co., a Florida corporation, recorded October 21, 1969 in Book 1250, Page 964.
170. Easement granted to Tampa Electric Company recorded September 23, 1971 in Book 1387, Page 652.
171. Easement granted to Tampa Electric Company recorded January 29, 1980 in Book 1925, Page 340.
172. Drainage and Utility Easement granted to Polk County recorded April 20, 1981 in Book 2011, Page 67.
173. Easement granted to Tampa Electric Company recorded August 4, 1982 in Book 2098, Page 738.
174. Resolution by the Polk County Board of County Commissioners recorded July 22, 1994 in Book 3417, Page 707.
175. Notice of Adoption of a Development Order Amendment for the Noralyn/Phosphoria Mine Extension Development of Regional Impact Polk County, Florida recorded July 22, 1994 in Book 3417, Page 713.
176. Agreement for Implementation of Chapter 380, Florida Statutes for Farmland Hydro, LP (Green Bay, Florida Facilities) between Farmland Hydro, LP ("FHLP" or "Owner") and the State of Florida, Department of Community Affairs ("Department") recorded April 27, 2000 in Book 4446, Page 93.
177. Notice of Adoption of Development Order for a Development of Regional Impact known as Farmland Hydro, L.P., Company Green Bay Gypsum Stack Expansion recorded October 26, 2001 in Book 4833, Page 1245.
178. Easement for Reclamation by and between Farmland Hydro, Limited Partnership, a Delaware limited partnership, and IMC Phosphates Company, a Delaware limited partnership, formerly known as IMC-AGRICO Company, recorded November 7, 2002 in Book 5166, Page 993.
179. Declaration of Roadway Easements and Agreement for Shared Use by and between CF Industries, Inc., a Delaware corporation, and Kinder-Morgan Operating L.P. "C", a Delaware limited partnership, recorded July 25, 2007 in Book 7372, Page 2191.
180. Electric Transmission Line Easement granted by CF Industries, Inc. to Kinder-Morgan Operating L.P., "C" recorded July 25, 2007 in Book 7372, Page 2201.
181. Deleted.
182. Declaration of Restrictive Covenant by and between Mulberry Phosphates, Inc., a Florida corporation, through its Trustee in bankruptcy V. John Brook, Jr., ("Grantor") and the Florida Department of Environmental Protection ("FDEP") recorded August 14, 2009 in Book 7952, Page 1712, which includes a right of access to FDEP, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

183. Easement for Access and Authorization to Conduct on Site Activities by and between V. John Brook as Chapter 7 Trustee in Bankruptcy for Mulberry Phosphates, Inc., a Florida corporation, debtor, in the United States Bankruptcy Court for the Middle District of Florida, under Case No. 8:01-bk-02002,02004-ALP, recorded August 14, 2009 in Book 7952, Page 1724.
184. Pollution Easement by and between V. John Brook, Jr., acting as Chapter 7 Trustee in Bankruptcy for Mulberry Phosphates, Inc., a Delaware corporation, debtor, in the United States Bankruptcy Court for the Middle District of Florida, under Case No. 8:01-bk-02002,02004-ALP, recorded August 14, 2009 in Book 7952, Page 1733.
185. Easement granted to Tampa Electric Company recorded February 7, 2011 in Book 8317, Page 536.
186. Nonexclusive Roadway and Drainage Easement by and between CF Industries, Inc. and Kinder Morgan Operating L.P. "C" recorded September 14, 2012 in Book 8750, Page 878.
187. Unrecorded Pasture Lease dated May 15, 2012, by and between CF Industries, Inc., as landlord, and Robert Keen, as tenant, as assigned to Mosaic Fertilizer, LLC by that certain unrecorded Assignment and Assumption Agreement dated March 17, 2014.
188. Unrecorded Pasture Lease dated December 21, 2013, by and between CF Industries, Inc., as landlord, and Woods Citrus Tree Removal, as tenant, as assigned to Mosaic Fertilizer, LLC by that certain unrecorded Assignment and Assumption Agreement dated March 17, 2014.
189. The following matters shown on the Survey of Parcel IV prepared by Commercial Due Diligence Services under EM #6356, with an "aerial flown" date of October 12, 2013, and last revised February 5, 2014:
 - a. Existing transformers and power utilities in the vicinity of the southerly boundary of the subject property without the benefit of an easement.
 - b. Any interest or claim of interest in and to Parcel IV by reason of shared ingress and egress with owner and uses of improvements on adjacent property.

Note: All of the recording information contained in the foregoing items 148 through 189, inclusive, refers to the Public Records of Polk County, Florida, and any reference herein to a Book and Page is a reference to the Official Record Books of Polk County, Florida, unless indicated to the contrary.

Agent File Number: **22205-09810**
Issuing Office File Number: **5011412-127212**

Notices - Where Sent

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this policy and shall be addressed to the Company, Attention: Claims Department, 1 First American Way, Santa Ana, CA 92707.

Service, Quality and Availability

First American Title Insurance Company cares about its customers and their ability to obtain information and service on a convenient, timely and accurate basis. A qualified staff of service representatives is dedicated to serving you. A toll-free number is available for your convenience in obtaining information about coverage and to provide assistance in resolving complaints at 1-800-929-7186. Office hours are from 8:30 a.m. through 5:30 p.m. Monday through Friday.



First American Title

**ENDORSEMENT
RESTRICTIONS, ENCROACHMENTS, MINERALS OWNER'S POLICY: IMPROVED LAND
(with Florida Modification)**

Issued by

First American Title Insurance Company

Issuing Office File No.: **22205-09810**

Attached to Policy No.: **5011412-127212**

The Company insures the Insured against loss or damage sustained by reason of:

1. The existence, at Date of Policy, of any of the following unless expressly excepted in Schedule B:
 - (a) Present violations on the Land of any enforceable covenants, conditions, or restrictions, or any existing improvements on the Land which violate any building setback lines shown on a plat of subdivision recorded or filed in the Public Records.
 - (b) Any instrument referred to in Schedule B as containing covenants, conditions, or restrictions on the Land which, in addition, (i) establishes an easement on the Land; (ii) provides for an option to purchase, a right of first refusal, or the prior approval of a future purchaser or occupant; or (iii) provides a right of re-entry, possibility of reverter, or right of forfeiture because of violations on the Land of any enforceable covenants, conditions, or restrictions.
 - (c) Any encroachment of existing improvements located on the Land onto adjoining land, or any encroachment onto the Land of existing improvements located on adjoining land.
 - (d) Any encroachment of existing improvements located on the Land onto that portion of the Land subject to any easement excepted in Schedule B.
 - (e) Any notices of violation of covenants, conditions, or restrictions relating to environmental protection recorded or filed in the Public Records.
2. Damage to buildings existing at Date of Policy:
 - (a) Which are located on or encroach upon that portion of the Land subject to any easement excepted in Schedule B, which damage results from the exercise of the right to maintain the easement for the purpose for which it was granted or reserved;
 - (b) Resulting from the future exercise of any right existing at Date of Policy to use the surface of the Land for the extraction or development of minerals excepted from the description of the Land or excepted in Schedule B.
3. Any final court order or judgment requiring the removal from any land adjoining the Land of any encroachment, other than fences, landscaping, or driveways, excepted in Schedule B.
4. Any final court order or judgment denying the right to maintain any existing building on the Land because of any violation of covenants, conditions, or restrictions, or building setback lines shown on a plat of subdivision recorded or filed in the Public Records at Date of Policy.

Wherever in this endorsement the words "covenants, conditions, or restrictions" appear, they shall not be deemed to refer to or include the terms, covenants, conditions, or limitations contained in an instrument creating a lease.

As used in paragraphs 1(a) and 4, the words "covenants, conditions, or restrictions" shall not be deemed to refer to or include any covenants, conditions or limitations relating to environmental protection.

This endorsement is made a part of the policy and is subject to all of the terms and provisions thereof and any prior endorsements thereto. Except to the extent expressly stated, it neither modifies any of the terms and provisions of the policy and any prior endorsements, nor does it extend the effective date of the policy and any prior endorsements, nor does it increase the face amount thereof.

Issue Date: _____, 2014

FIRST AMERICAN TITLE INSURANCE COMPANY

Carlton Fields Jorden Burt, P.A.

By: _____
Gary W. Johnson, Authorized Signatory

Form 50-10599 (2-1-11)	Page 26 of 32	ALTA 9.2-06 Restrictions, Easements, Minerals (Rev. 6-17-06) With Florida Modifications
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First American Title

FLORIDA SURVEY ENDORSEMENT

Issued by

First American Title Insurance Company

Issuing Office File No.: **22205-09810**

Attached to Policy No.: **5011412-127212**

The Company hereby acknowledges the lands described as Parcel I (Hardee County, Florida) in Schedule A are the same lands described in the Survey of Parcel I prepared by Commercial Due Diligence Services under EM #6434, with an "aerial flown" date of October 10, 2013, and last revised March 4, 2014; however, (i) the Company provides no assurance as to any parcel characterized as an easement in Exhibit "A" to Schedule A hereof, and (ii) the Company does not insure the accuracy or completeness of said survey.

The Company hereby acknowledges the lands described as Parcel II (Hillsborough County, Florida) in Schedule A are the same lands described in the Survey of Parcel II prepared by Commercial Due Diligence Services under EM #6354, with an "aerial flown" date of October 12, 2013, and last revised February 5, 2014; however, the Company does not insure the accuracy or completeness of said survey.

The Company hereby acknowledges the lands described as Parcel III (Pasco County, Florida) in Schedule A are the same lands described in the Survey of Parcel III prepared by Commercial Due Diligence Services under EM #6354, with an "aerial flown" date of October 12, 2013, and last revised February 5, 2014; however, the Company does not insure the accuracy or completeness of said survey.

The Company hereby acknowledges the lands described as Parcel IV (Polk County, Florida) in Schedule A are the same lands described in the Survey of Parcel IV prepared by Commercial Due Diligence Services under EM #6356, with an "aerial flown" date of October 12, 2013, and last revised February 5, 2014; however, the Company does not insure the accuracy or completeness of said survey.

This endorsement is made a part of the policy and is subject to all of the terms and provisions thereof and of any prior endorsements thereto. Except to the extent expressly stated, it neither modifies any of the terms and provisions of the policy and any prior endorsements, nor does it extend the effective date of the policy and any prior endorsements, nor does it increase the face amount thereof.

This endorsement shall not be valid or binding unless signed by either a duly authorized officer or agent of the Company.

Issue Date: _____, 2014

FIRST AMERICAN TITLE INSURANCE COMPANY

Carlton Fields Jordan Burt, P.A.

By: _____
Gary W. Johnson, Authorized Signatory



First American Title

FATIC-769

FLORIDA CONTIGUITY ENDORSEMENT

Issued by

First American Title Insurance Company

Agent File No. **22205-09810**

Attached to Policy No.: **5011412-127212**

The Company insures the Insured herein against loss or damage by virtue of any inaccuracy in the following statement, to wit:

As to Parcel I (Hardee County, Florida):

A. The following described lands comprise a contiguous whole, as depicted on the Survey of Parcel I prepared by Commercial Due Diligence Services under EM #6434, with an "aerial flown" date of October 10, 2013, and last revised March 4, 2014, without any gaps, gores or overlaps:

Township 33 South Range 23 East:

Section 25: The South 500 feet, LESS the West 1000 feet thereof,

and

Section 36: All, LESS the West 1000 feet,

and

Township 33 South Range 24 East:

Section 30: The South 500 feet of the West 1300 feet,

and

Section 31: The West 1300 feet of the section.

B. The following described lands comprise a contiguous whole, as depicted on the Survey of Parcel I prepared by Commercial Due Diligence Services under EM #6434, with an "aerial flown" date of October 10, 2013, and last revised March 4, 2014, without any gaps, gores or overlaps:

Township 33 South Range 23 East:

Section 33: All, LESS:

- a) The North 500 feet,
- b) The East 200 feet, LESS the North 500 feet thereof.
- c) The West 800 feet, LESS the North 500 feet thereof.

C. The following described lands comprise a contiguous whole, as depicted on the Survey of Parcel I prepared by Commercial Due Diligence Services under EM #6434, with an "aerial flown" date of October 10, 2013, and last revised March 4, 2014, without any gaps, gores or overlaps:

Township 33 South Range 23 East:

Section 36: All, LESS the West 1000 feet.

D. The following described lands comprise a contiguous whole, as depicted on the Survey of Parcel I prepared by Commercial Due Diligence Services under EM #6434, with an "aerial flown" date of October 10, 2013, and last revised March 4, 2014, without any gaps, gores or overlaps:

Township 33 South Range 24 East:

Section 6: Begin at the intersection of the south boundary of Section 6 and the west right of way line of County Road 663; thence northwesterly along said west right of way line 1,335 feet; thence westerly, perpendicular to the west right of way line, 700 feet; thence southeasterly, parallel with said west right of way line of County Road 663, to a point on the south boundary of Section 6; thence east along said south boundary of Section 6, to the Point of Beginning.

Section 7: Begin at the intersection of the north boundary of Section 7 and the west right of way line of County Road 663; thence southeasterly along said west right of way line, 975 feet; thence westerly, perpendicular to said west right of way line, 700 feet, thence northwesterly, parallel with said west right of way line of County Road 663, to a point on the north boundary of Section 7; thence east along said north boundary of Section 7, to the Point of Beginning.

E. The following described lands comprise a contiguous whole, as depicted on the Survey of Parcel I prepared by Commercial Due Diligence Services under EM #6434, with an "aerial flown" date of October 10, 2013, and last revised March 4, 2014, without any gaps, gores or overlaps:

The following portions of the town of Fort Green Springs as per plat recorded in plat book 2, page 28, of the public records of Hardee County, Florida: Lots 3 through 6, inclusive, block 10.

F. The following described lands comprise a contiguous whole, as depicted on the Survey of Parcel I prepared by Commercial Due Diligence Services under EM #6434, with an "aerial flown" date of October 10, 2013, and last revised March 4, 2014, without any gaps, gores or overlaps:

The following portions of the town of Fort Green Springs as per plat recorded in plat book 2, page 28, of the public records of Hardee County, Florida: Lots 1 through 8, inclusive, block 11.

G. The following described lands comprise a contiguous whole, as depicted on the Survey of Parcel I prepared by Commercial Due Diligence Services under EM #6434, with an "aerial flown" date of October 10, 2013, and last revised March 4, 2014, without any gaps, gores or overlaps:

The following portions of the town of Fort Green Springs as per plat recorded in plat book 2, page 28, of the public records of Hardee County, Florida: Lots 1 through 12, inclusive, block 12.

H. The following described lands comprise a contiguous whole, as depicted on the Survey of Parcel I prepared by Commercial Due Diligence Services under EM #6434, with an "aerial flown" date of October 10, 2013, and last revised March 4, 2014, without any gaps, gores or overlaps:

The following portions of the town of Fort Green Springs as per plat recorded in plat book 2, page 28, of the public records of Hardee County, Florida: Lots 1 through 12, inclusive, block 14.

- I. The following described lands comprise a contiguous whole, as depicted on the Survey of Parcel I prepared by Commercial Due Diligence Services under EM #6434, with an "aerial flown" date of October 10, 2013, and last revised March 4, 2014, without any gaps, gores or overlaps:

The following portions of the town of Fort Green Springs as per plat recorded in plat book 2, page 28, of the public records of Hardee County, Florida: Lots 1 through 12, inclusive, block 16.

- J. The following described lands comprise a contiguous whole, as depicted on the Survey of Parcel I prepared by Commercial Due Diligence Services under EM #6434, with an "aerial flown" date of October 10, 2013, and last revised March 4, 2014, without any gaps, gores or overlaps:

Township 33 South Range 24 East:

Section 29: The North 900 feet lying west of CSX Railroad right of way,

and

Section 30: The East 2900 feet of the North 900 feet.

- K. The following described lands comprise a contiguous whole, as depicted on the Survey of Parcel I prepared by Commercial Due Diligence Services under EM #6434, with an "aerial flown" date of October 10, 2013, and last revised March 4, 2014, without any gaps, gores or overlaps:

Township 33 South Range 24 East:

Section 33: All,

(a) LESS the North 1000 feet, and

(b) LESS the West 1400 feet thereof, lying south of the North 1000 feet thereof,

and

Section 34: All, LESS the North 1000 feet thereof,

and

Section 35: All, LESS the North 500 feet thereof,

and

Section 36: All, LESS the North 500 feet, and LESS that part of the following described parcel lying south of the North 500 feet: Begin at the Northeast corner of Section 36, thence west along the north boundary thereof, 2000 feet, thence south at right angles to the section line, 400 feet, thence southeasterly to a point on the east boundary of said Section 36, said point being 900 feet south of the Northeast corner of Section 36, thence north along said east boundary thereof to the northeast corner of Section 36 and the Point of Beginning.

As to Parcel II (Hillsborough County, Florida):

Subject to Schedule B, item 134, the tracts included in the legal description of Parcel II (Hillsborough County, Florida), as set forth on Exhibit "A" to Schedule A, compose a contiguous whole, as depicted on the Survey of Parcel II prepared by Commercial Due Diligence Services under EM #6354, with an "aerial flown" date of October 12, 2013, and last revised February 5, 2014, without any gaps, gores or overlaps.

As to Parcel III (Pasco County, Florida):

That portion of Parcel III lying north of Deems Road comprises a contiguous whole, as depicted on the Survey of Parcel III prepared by Commercial Due Diligence Services under EM #6354, with an "aerial flown" date of October 12 2013, and last revised February 5, 2014, without any gaps, gores or overlaps.

That portion of Parcel III lying south of Deems Road comprises a contiguous whole, as depicted on the Survey of Parcel III prepared by Commercial Due Diligence Services under EM #6354, with an "aerial flown" date of October 12 2013, and last revised February 5, 2014, without any gaps, gores or overlaps.

As to Parcel IV (Polk County, Florida):

Parcels 1 through 12, inclusive, and Parcel 14 compose a contiguous whole, as depicted on the Survey of Parcel IV prepared by Commercial Due Diligence Services under EM #6354, with an "aerial flown" date of October 12, 2013, and last revised February 5, 2014, without any gaps, gores or overlaps, except as shown on the Survey.

[The balance of this page has been left blank intentionally.]

This endorsement is made a part of the policy and is subject to all of the terms and provisions thereof and of prior endorsements thereto. Except to the extent expressly stated, it neither modifies any of the terms and provisions of the policy and any prior endorsements, nor does it extend the effective date of the policy and any prior endorsements, nor does it increase the face amount thereof.

This endorsement shall not be valid or binding unless signed by either a duly authorized officer or agent of the Company.

Issue Date: _____, 2014

FIRST AMERICAN TITLE INSURANCE COMPANY

Carlton Fields Jorden Burt, P.A.

By: _____
Gary W. Johnson, Authorized Signatory

(TP 5/99)

This instrument was prepared by
and after recording return to:

Daniel L. DeCubellis
Carlton Fields Jordan Burt, P.A.
Post Office Box 1171
Orlando, Florida 32802-1171

Inst:201525002693 Date:5/7/2015 Time:1:48 PM
Doc Stamp-Deed:0.00
MS DC, Victoria L Rogers, Hardee County Page 1 of 11

NOTE TO RECORDER: THIS CORRECTIVE FEE SIMPLE DEED CORRECTS THE FEE SIMPLE DEED RECORDED MARCH 18, 2014, AS INSTRUMENT NUMBER 201425001549 OF THE PUBLIC RECORDS OF HARDEE COUNTY, FLORIDA; AND RECORDED IN OFFICIAL RECORDS BOOK 9007, PAGE 2058 OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA; AND RECORDED IN OFFICIAL RECORDS BOOK 22467, PAGE 571 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA; AND RECORDED IN OFFICIAL RECORDS BOOK 9201, PAGE 1425 OF THE PUBLIC RECORDS OF POLK COUNTY, FLORIDA AND IS BEING RECORDED TO CORRECT A SCRIVENER'S ERROR IN THE LEGAL DESCRIPTION OF CERTAIN PROPERTY LOCATED IN SECTION 20, TOWNSHIP 33 SOUTH, RANGE 24 EAST, HARDEE COUNTY, FLORIDA. DOCUMENTARY STAMP TAX WAS PAID AT THE TIME OF RECORDING THE ABOVE-REFERENCED DEEDS, THEREFORE ONLY MINIMUM DOCUMENTARY STAMP TAX IS DUE AT THE TIME OF THIS RECORDING.

CORRECTIVE FEE SIMPLE DEED

THIS CORRECTIVE FEE SIMPLE DEED is made as of April 22, 2015, by CF INDUSTRIES, INC., a Delaware corporation, whose mailing address is 4 Parkway North, Suite 400, Deerfield, Illinois 60015 ("Grantor") to MOSAIC FERTILIZER, LLC, a Delaware limited liability company, whose mailing address is 3033 Campus Drive, Suite E490, Plymouth, Minnesota 55441-2651 ("Grantee").

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and their respective heirs, legal representatives and assigns).

Witnesseth:

For and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby grants, bargains, sells, aliens, remise, releases, and transfers to Grantee, the real property located in Hardee County, Hillsborough County, Pasco County, and Polk County, Florida, more particularly described as follows:

See Exhibit "A" attached hereto and made a part hereof.

RETURN TO: ✓
FIRST AMERICAN TITLE
JIM DYER
2233 Lee Road, Suite 101
Winter Park, FL 32789

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

This deed is without warranties of title, and Grantor makes no warranties of title, whatsoever concerning the real property hereby conveyed.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name by its proper officers thereunto duly authorized, as the day and year first above written.

Signed, sealed and delivered
in the presence of:

Melissa K. Bjella
(Signature of Witness)

Melissa K. Bjella
(Print Name)

Michael P. McGrane
(Signature of Witness)

Michael P. McGrane
(Print Name)

CF INDUSTRIES, INC.,
a Delaware corporation

By: Douglas C. Barnard
Douglas C. Barnard,
as Senior Vice President

STATE OF ILLINOIS
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 22nd day of April, 2015, by Douglas C. Barnard, as Senior Vice President of CF INDUSTRIES, INC., a Delaware corporation, on behalf of the corporation. He ☒ is personally known to me, or has produced ☐ _____ (state) driver's license, or ☐ _____ (type of identification) as identification.



Vicki P. Gabrielsen
(Signature of Notary)

Vicki P. Gabrielsen
(Printed Name)

Notary Public, State of Illinois

EXHIBIT "A"

The lands referred to hereinbelow is situated in Hardee County, Hillsborough County, Pasco County and Polk County, state of Florida, and described as follows:

Parcel I (Hardee County, Florida):

Lands lying in Township 33 South, Range 23 East and Range 24 East, Hardee County, being more particularly described as follows:

Township 33 South Range 23 East:

Section 25: The South 500 feet, LESS the West 1000 feet thereof.

Section 33: All, LESS:

- a) The North 500 feet,
- b) The East 200 feet, LESS the North 500 feet thereof.
- c) The West 800 feet, LESS the North 500 feet thereof.

Section 36: All, LESS the West 1000 feet.

Township 33 South Range 24 East:

Section 6: Begin at the intersection of the south boundary of Section 6 and the west right of way line of County Road 663; thence northwesterly along said west right of way line 1,335 feet; thence westerly, perpendicular to the west right of way line, 700 feet; thence southeasterly, parallel with said west right of way line of County Road 663, to a point on the south boundary of Section 6; thence east along said south boundary of Section 6, to the Point of Beginning.

Section 7: Begin at the intersection of the north boundary of Section 7 and the west right of way line of County Road 663; thence southeasterly along said west right of way line, 975 feet; thence westerly, perpendicular to said west right of way line, 700 feet, thence northwesterly, parallel with said west right of way line of County Road 663, to a point on the north boundary of Section 7; thence east along said north boundary of Section 7, to the Point of Beginning.

Section 20: The following portions of the town of Fort Green Springs as per plat recorded in plat book 2, page 28, of the public records of Hardee County, Florida:

- Lots 3 through 6, inclusive, block 10;
- Lots 1 through 8, inclusive, block 11;
- Lots 1 through 12, inclusive, block 12;
- Lots 1 through 12, inclusive, block 14;
- Lots 1 through 12, inclusive, block 16;

Together with the interest in adjoining vacated streets or alleys pursuant to vacation

resolutions recorded in Official Records Book 121, Page 373 and Official Records Book 223, Page 269 Official of the Public Records of Hardee County, Florida, including the streets and alleys described as follows:

The South ½ of Second Street adjacent to Lot 7, Block 14;

That portion of Orange Street between Blocks 12 and 11 and between Lots 3, 4, 5 and 6 of Blocks 14 and 10;

That portion of First Street from the east side of Citrus Street to the Railroad Company right-of-way;

A 30-foot unnamed street paralleling the Railroad's right-of-way along the easternmost edge of Block 11 extending southwardly from First Street;

Alley in Block 12 between Lots 1-8 on one hand and Lots 9-12 on the other hand;

Alley in Block 14 between Lots 1-6 on one hand and Lots 7-12 on the other hand; and

East ½ of Citrus Street adjoining Blocks 14 and 12 as they adjoin said street.

Section 29: The North 900 feet lying west of CSX Railroad right of way.

Section 30: The East 2900 feet of the North 900 feet, and the South 500 feet of the West 1300 feet.

Section 31: The West 1300 feet of the section.

Section 33: All,

- a) LESS the North 1000 feet, and
- b) LESS the West 1400 feet thereof, lying south of the North 1000 feet thereof.

Section 34: All, LESS the North 1000 feet thereof.

Section 35: All, LESS the North 500 feet thereof.

Section 36: All, LESS the North 500 feet, and LESS that part of the following described parcel lying south of the North 500 feet: Begin at the Northeast corner of Section 36, thence west along the north boundary thereof, 2000 feet, thence south at right angles to the section line, 400 feet, thence southeasterly to a point on the east boundary of said Section 36, said point being 900 feet south of the Northeast corner of Section 36, thence north along said east boundary thereof to the northeast corner of Section 36 and the Point of Beginning.

Parcel II (Hillsborough County, Florida):

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

The West 1/2 of Sections 4 and 9, Township 27 South, Range 22 East; All of Sections 5 and 8, Township 27 South, Range 22 East, all lying and being in Hillsborough County, Florida.

AND

Tracts 1 to 23, inclusive, Tracts 24A, 25B, Tracts 26 to 39, inclusive, and Tracts 40A and 41B, Tracts 42 to 55, inclusive and Tracts 58 to 64, inclusive, Crystal Springs Colony Farms as per map or plat thereof recorded in Plat Book 9, Page 12, in Section 6, Township 27 South, Range 22 East, lying East of Seaboard Coast Line Railroad right-of-way, all lying and being in Hillsborough County, Florida; LESS that portion conveyed to Hillsborough County, a political subdivision of the State of Florida in O.R. Book 1483, Page 98, more particularly described as follows: The North 100 feet of that part of Section 1, Township 27 South, Range 21 East lying East of the Seaboard Air Line Rail Road; also the North 100 feet of Section 6, Township 27 South, Range 22 East, less the East 1340 feet thereof, and less existing right of ways as shown on the plat of Crystal Springs Colony Farms as per map or plat thereof recorded in Plat Book 9, Page 12, of the Public Records of Hillsborough County, Florida.

AND

Tracts 1 to 7, inclusive, Tract 10B, Tracts 11 to 22, inclusive, Tracts 23A and 26C, Tracts 27 to 38, inclusive, Tract 39A, Tracts 43 to 48, inclusive, Tracts 49 to 54, inclusive, and Tracts 59 to 64, inclusive, Crystal Springs Colony Farms as per map or plat thereof recorded in Plat Book 9, Page 12 in Section 7, Township 27 South, Range 22 East, lying East of Seaboard Coast Line Railroad right-of-way, all lying and being Hillsborough County, Florida.

Parcel III (Pasco County, Florida):

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

TRACTS 35, 36, 37, 38, 39, 40, 41, 44, 45, 46, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63 AND 64, IN SECTION 32, TOWNSHIP 26 SOUTH, RANGE 22 EAST, OF CRYSTAL SPRINGS COLONY FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 24, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

TOGETHER WITH THE VACATED PLATTED 40 FOOT ROADS PER RESOLUTION RECORDED IN OFFICIAL RECORDS BOOK 5910, PAGE 1064, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING AND LYING: BETWEEN TRACTS 36 AND 37, BETWEEN TRACTS 38 AND 39, BETWEEN TRACTS 44 AND 45, BETWEEN TRACTS 50 AND 51, BETWEEN TRACTS 52 AND 53, BETWEEN TRACTS 54 AND 55, BETWEEN TRACTS 58 AND 59, BETWEEN TRACTS 60 AND 61 AND BETWEEN TRACTS 62 AND 63, ALL IN SAID SECTION 32, TOWNSHIP 26 SOUTH, RANGE 22 EAST, OF CRYSTAL SPRINGS COLONY FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 24, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Parcel IV (Polk County, Florida):

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

PARCEL 1:

THE EAST 1/4 (LESS AND EXCEPT THE NORTH 660 FEET) OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, OF SECTION 13, TOWNSHIP 30 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA.

PARCEL 2:

THE EAST 1/4 OF SECTION 24, TOWNSHIP 30 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA.

PARCEL 3:

THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, LYING NORTH OF ATLANTIC COAST LINE RAILROAD RIGHT-OF-WAY, IN SECTION 25, TOWNSHIP 30 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA.

PARCEL 4:

THE EAST 365.96 FEET OF THE SOUTH 1320 FEET OF SECTION 7 AND THE WEST 1320 FEET OF THE EAST 1685.96 FEET OF THE SOUTH 330 FEET OF SECTION 7, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA.

PARCEL 5:

THE EAST 1/2 LYING SOUTH AND EAST OF RAILROAD RIGHT-OF-WAY, LESS THAT PART LYING WITHIN THE NORTH 2171 FEET OF SECTION, LESS AND EXCEPT RAILROAD RIGHTS-OF-WAY AND LESS ROAD RIGHT-OF-WAY, SECTION 8, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA.

PARCEL 6:

THE SOUTH 1320.00 FEET OF SECTION 8, LYING WEST OF THE WEST BOUNDARY OF BONNIE MINE SPUR TRACK OF THE CSX TRANSPORTATION RAILROAD, LESS AND EXCEPT:

BEGIN AT THE INTERSECTION OF THE WEST BOUNDARY OF BONNIE MINE SPUR TRACK, AND THE SOUTH BOUNDARY OF SECTION 8, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, AND RUN SOUTH 89°48'23" WEST, ALONG THE SECTION LINE, 750.00 FEET; THENCE NORTH 40°58'48" WEST, 1743.38 FEET TO A POINT ON THE NORTH BOUNDARY OF THE SOUTH 1320.00 FEET OF SECTION 8; THENCE RUN NORTH 89°48'23" EAST, PARALLEL WITH THE SECTION LINE, 1900.00

FEET TO THE WEST BOUNDARY OF THE BONNIE MINE SPUR TRACK OF THE CSX TRANSPORTATION RAILROAD; THENCE SOUTH $0^{\circ}17'25''$ WEST, ALONG SAID BOUNDARY, 1320.05 FEET TO THE POINT OF BEGINNING.

PARCEL 7:

THE FOLLOWING DESCRIBED PARCEL IN SECTION 17, TOWNSHIP 30 SOUTH, RANGE 24 EAST POLK COUNTY, FLORIDA:

THE NORTHEAST $\frac{1}{4}$ LYING WEST OF BONNIE MINE ROAD AND THE WEST $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ AND THE WEST $\frac{1}{2}$ OF SECTION 17; LESS COMMENCE AT THE SOUTHEAST CORNER OF THE WEST $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$; RUN NORTH ALONG THE EAST LINE OF SAID WEST $\frac{1}{2}$, 585.35 FEET FOR THE POINT OF BEGINNING; CONTINUE NORTH 1608 FEET; THENCE RUN WEST 704.50 FEET TO AN INTERSECTION WITH A LINE LYING 8 FEET EAST OF THE CENTERLINE OF THE MOST EASTERLY TRACK OF BONNIE MINE PLANT RAILYARD; THENCE RUN SOUTH 1607.97 FEET TO A POINT ON A LINE LYING 8 FEET EAST OF THE CENTERLINE OF SAID TRACT; THENCE RUN EAST 715.59 FEET TO THE POINT OF BEGINNING; AND LESS, COMMENCE AT THE SOUTHEAST CORNER OF THE WEST $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION; RUN NORTH ALONG THE EAST LINE OF SAID WEST $\frac{1}{2}$, 585.35 FEET FOR THE POINT OF BEGINNING; RUN WEST, 715.59 FT TO A POINT ON A LINE LYING 8 FEET EAST OF THE CENTERLINE OF MOST EASTERLY TRACT OF BONNIE MINE PLANT RAILYARD; THENCE RUN SOUTH ALONG SAID LINE, 197.62 FEET TO A POINT ON THE WESTERLY EXTENSION OF A LINE LYING 1 FEET SOUTH OF AND PARALLEL WITH EXTENSION FENCE LINE; THENCE RUN EAST ALONG SAID LINE 716.7 FEET TO A POINT ON THE EAST LINE OF SAID WEST $\frac{1}{2}$; THENCE RUN NORTH ALONG THE EAST LINE OF THE WEST $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$, 198.13 FEET TO THE POINT OF BEGINNING; AND LESS THAT PART LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY: PART OF SECTIONS 17 AND 20, TOWNSHIP 30 SOUTH, RANGE 24 EAST, DESCRIBED AS: BEGIN 3858.33 FEET NORTH AND 582.70 FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 17; THENCE RUN EAST 16 FEET; THENCE RUN SOUTH 3542.83 FEET; THENCE RUN EAST 222.80 FEET; THENCE RUN SOUTH $07^{\circ}37'56''$ EAST, 424.25 FEET; THENCE RUN SOUTH $00^{\circ}23'05''$ EAST, 629.60 FEET; THENCE RUN SOUTHWESTERLY ALONG A CURVE 118.69 FEET; THENCE RUN NORTH $89^{\circ}42'50''$ WEST, 225.35 FEET; THENCE RUN SOUTH $76^{\circ}36'49''$ WEST, 131.16 FEET; THENCE RUN SOUTH $84^{\circ}11'54''$ WEST, 215.60 FEET; THENCE RUN NORTH $00^{\circ}17'34''$ EAST, 629.91 FEET; THENCE RUN NORTH $07^{\circ}04'11''$ WEST, 177.00 FEET; THENCE RUN NORTH 1461.37 FEET; THENCE RUN NORTHEASTERLY ALONG A CURVE 149.17 FEET; THENCE RUN NORTH $07^{\circ}07'20''$ EAST, 1397.55 FEET; THENCE RUN NORTHEASTERLY ALONG A CURVE 146.00 FEET; THENCE RUN NORTH $14^{\circ}05'36''$ EAST, 422.76 FEET; THENCE RUN NORTHERLY ALONG A CURVE 368.62 FEET TO THE POINT OF BEGINNING AND THAT PART LYING 25 FEET ON EACH SIDE OF A CENTERLINE DESCRIBED AS: BEGIN 339.51 FEET NORTH OF THE SOUTHEAST CORNER OF THE WEST $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 17; RUN WEST 1095.63 FEET TO THE WEST BOUNDARY OF PREVIOUSLY DESCRIBED PROPERTY AND THAT PART LYING 25 FEET ON EACH SIDE OF A

CENTERLINE DESCRIBED AS: COMMENCE 339.51 FEET NORTH OF THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, RUN WEST 472.96 FEET FOR A POINT OF BEGINNING; THENCE RUN SOUTH 07°37'56" EAST, 447.70 FEET; RUN THENCE SOUTH 00°23'05" EAST, 631.18 FEET; THENCE RUN THENCE SOUTHWESTERLY ALONG A CURVE 158.25 FEET, RUN THENCE NORTH 89°42'50" WEST, 222.35 FEET; RUN THENCE SOUTH 76°36'49" WEST, 129.82 FEET; RUN THENCE SOUTH 84°11'54" WEST, 219.92 FT TO THE WEST BOUNDARY OF THE FIRST DESCRIBED PROPERTY.

PARCEL 8:

AN UNDIVIDED ONE HALF INTEREST IN THE ROADS MORE PARTICULARLY DESCRIBED AS ROAD "C" AND ROAD "D", AND A PERPETUAL NONEXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES IN THAT PORTION OF ROAD "C", DESCRIBED AS FOLLOWS:

DESCRIPTION OF ROAD C:

THAT PART OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, LYING 25.00 FEET RIGHT AND LEFT OF A CENTERLINE DESCRIBED AS FOLLOWS: BEGIN AT A POINT ON THE WEST RIGHT OF WAY LINE OF BONNIE MINE ROAD, SAID POINT LYING 339.51 FEET NORTH OF THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17; THENCE RUN WEST 1095.63 FEET TO A POINT ON THE WEST BOUNDARY OF THE LAND DESCRIBED IN SCHEDULE A.

DESCRIPTION OF ROAD D:

THAT PART OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, LYING 25.00 FEET RIGHT AND LEFT OF A CENTERLINE DESCRIBED AS FOLLOWS: COMMENCE AT A POINT ON THE WEST RIGHT OF WAY LINE OF BONNIE MINE ROAD, SAID POINT LYING 339.51 FEET NORTH OF THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17; THENCE RUN WEST ALONG THE CENTERLINE OF ROAD 'C', 472.96 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN THE FOLLOWING COURSES AND DISTANCES: THENCE SOUTH 07°37'56" EAST 447.70 FEET; THENCE SOUTH 00°23'05" EAST 631.18 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, CENTRAL ANGLE OF 90°40'15", AN ARC DISTANCE OF 158.25 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°42'50" WEST 222.35 FEET; THENCE SOUTH 76°36'49" WEST 129.82 FEET; THENCE SOUTH 84°11'54" WEST 219.92 FEET TO A POINT ON THE WEST BOUNDARY OF THE LAND DESCRIBED IN SCHEDULE A.

PARCEL 9:

ALL OF SECTION 18, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 660 FEET OF THE WEST 3960 FEET

THEREOF.

PARCEL 10:

THAT PART OF SECTION 7, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT A POINT ON THE SOUTH BOUNDARY OF SECTION 7, SAID POINT LYING 1685.98 FEET WEST OF THE SOUTHEAST CORNER OF SECTION 7, SAID POINT BEING THE SOUTHWEST CORNER OF THE WEST 1320 FEET OF THE EAST 1685.96 FEET OF THE SOUTH 330 FEET OF SAID SECTION; THENCE RUN SOUTH 89°42'49" WEST, ALONG SAID SOUTH BOUNDARY, 657.86 FEET TO A POINT ON THE HIGH WATER LINE OF SKINNED SAPLING CREEK; THENCE ALONG SAID HIGH WATER LINE, THE FOLLOWING COURSES AND DISTANCES: THENCE NORTH 61°36'46" EAST 15.17 FEET; THENCE NORTH 78°06'28" EAST 214.59 FEET; THENCE NORTH 67°26'29" EAST 188.70 FEET; THENCE NORTH 50°09'19" EAST 71.06 FEET; THENCE NORTH 61°55'43" EAST 125.89 FEET; THENCE NORTH 79°25'24" EAST 93.84 FEET TO A POINT ON THE WEST BOUNDARY OF SAID WEST 1320 FEET; THENCE, LEAVING SAID HIGH WATER LINE, ALONG SAID WEST BOUNDARY, SOUTH 00°33'41" EAST 242.54 FEET TO THE POINT OF BEGINNING.

AND

THAT PART OF SECTION 18, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

BEGIN AT A POINT ON THE NORTH BOUNDARY OF SECTION 18, SAID POINT LYING 1334.44 FEET WEST OF THE NORTHEAST CORNER OF SECTION 18, SAID POINT BEING THE NORTHEAST CORNER OF THE EAST 2640 FEET OF THE WEST 3960 FEET OF THE NORTH 660 FEET OF SAID SECTION; THENCE RUN SOUTH 00°28'11" EAST, ALONG THE EAST BOUNDARY OF SAID EAST 2640 FEET, 660 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE SOUTH 89°42'49" WEST, ALONG THE SOUTH BOUNDARY OF SAID PARCEL, 1741.67 FEET; THENCE NORTH 261.36 FEET TO A POINT ON THE HIGH WATER LINE OF SKINNED SAPLING CREEK; THENCE ALONG SAID HIGH WATER LINE, THE FOLLOWING COURSES AND DISTANCES: THENCE SOUTH 73°31'01" EAST 70.84 FEET; THENCE NORTH 76°00'08" EAST 57.92 FEET; THENCE NORTH 59°21'40" EAST 51.43 FEET; THENCE NORTH 74°24'16" EAST 80.31 FEET; THENCE SOUTH 86°46'54" EAST 9.08 FEET; THENCE NORTH 13°25'13" WEST 24.82 FEET; THENCE NORTH 21°58'03" EAST 23.04 FEET; THENCE NORTH 11°48'46" EAST 12.07 FEET; THENCE NORTH 36°19'02" WEST 25.72 FEET; THENCE NORTH 46°12'57" EAST 27.33 FEET; THENCE NORTH 43°33'55" EAST 47.48 FEET; THENCE NORTH 46°10'13" EAST 39.81 FEET; THENCE NORTH 7°43'07" EAST 77.63 FEET; THENCE NORTH 89°33'05" EAST 72.78 FEET; THENCE NORTH 58°18'00" EAST 103.83 FEET; THENCE NORTH 36°42'40" EAST 81.52 FEET; THENCE NORTH 61°36'46" EAST 131.52 FEET TO A POINT ON THE NORTH BOUNDARY OF SECTION 18; THENCE LEAVING SAID HIGH WATER LINE, NORTH 89°42'49" EAST,

ALONG SAID NORTH BOUNDARY, 1009.40 FEET TO THE POINT OF BEGINNING.

PARCEL 11:

ALL OF SECTION 19, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA.

PARCEL 12:

THAT PART OF THE WEST 3/4 OF SECTION 20, TOWNSHIP 30 SOUTH, RANGE 24 EAST POLK COUNTY, FLORIDA LYING WEST OF BONNIE MINE ROAD, LESS THAT PART THEREOF LYING WITHIN FOLLOWING DESCRIBED PROPERTY:

PART OF SECTIONS 17 AND 20 BEING DESCRIBED AS FOLLOWS: BEGIN 3858.33 FEET NORTH AND 582.70 FEET EAST OF SOUTHWEST CORNER OF SOUTHEAST 1/4 OF SECTION 17; RUN THENCE EAST 16 FEET SOUTH, 3542.83 FEET; THENCE EAST 222.80 FEET, SOUTH 07°37'56" EAST, 424.25 FEET; THENCE SOUTH 00°23'05" EAST, 629.60 FEET; THENCE SOUTHWESTERLY ALONG A CURVE 118.69 FEET NORTH 89°42'50" WEST, 225.35 FEET; THENCE SOUTH 76°36'49" WEST, 131.16 FEET; THENCE SOUTH 84°11'54" WEST, 215.60 FEET; THENCE NORTH 00°17'34" EAST, 629.91 FEET; THENCE NORTH 07°04'11" WEST, 177 FEET; THENCE NORTH 1461.37 FEET NORTHEASTERLY ALONG A CURVE 149.17 FEET; THENCE NORTH 07°07'20" EAST, 1397.55 FEET NORTHEASTERLY ALONG CURVE 146.00 FEET; THENCE NORTH 14°05'36" EAST, 422.76 FEET NORTHEASTERLY ALONG A CURVE 368.62 FEET TO THE POINT OF BEGINNING AND THAT PART LYING 25 FEET ON EACH SIDE OF THE CENTERLINE DESCRIBED AS FOLLOWS:

BEGIN 339.51 FEET NORTH OF SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17; THENCE RUN WEST 1095.63 FEET TO WEST BOUNDARY OF PREVIOUS DESCRIPTION OF PROPERTY AND THAT PART LYING 25 FEET ON EACH SIDE OF CENTERLINE DESCRIBED AS FOLLOWS:

COMMENCE 339.51 FEET NORTH OF SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17; THENCE RUN WEST 472.96 FEET FOR POINT OF BEGINNING; THENCE SOUTH 07°37'56" EAST, 447.70 FEET; THENCE SOUTH 00°23'05" EAST, 631.18 FEET SOUTHWESTERLY ALONG A CURVE 158.25 FEET; THENCE NORTH 89°42'50" WEST, 222.35 FEET; THENCE SOUTH 76°36'49" WEST, 129.82 FEET; THENCE SOUTH 84°11'54" WEST, 219.92 FEET TO THE WEST BOUNDARY OF THE FIRST DESCRIBED PROPERTY.

PARCEL 13:

A PORTION OF SECTION 20, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 20; THENCE NORTH

89°57'15" EAST, ALONG THE SOUTH LINE OF SAID SECTION 20, A DISTANCE OF 164.18 FEET TO THE APPARENT EAST RIGHT-OF-WAY OF BONNIE MINE ROAD AND THE POINT OF BEGINNING; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY OF BONNIE MINE ROAD, THE FOLLOWING 14 COURSES: 1) NORTH 15°52'37" EAST, A DISTANCE OF 42.42 FEET; 2) THENCE NORTH 17°11'07" EAST, A DISTANCE OF 196.57 FEET; 3) THENCE NORTH 19°43'50" EAST, A DISTANCE OF 28.39 FEET; 4) THENCE NORTH 20°05'20" EAST, A DISTANCE OF 273.77 FEET; 5) THENCE NORTH 27°06'38" EAST, A DISTANCE OF 159.46 FEET; 6) THENCE NORTH 33°47'05" EAST, A DISTANCE OF 132.89 FEET; 7) THENCE NORTH 34°00'02" EAST, A DISTANCE OF 311.61 FEET; 8) THENCE NORTH 33°53'51" EAST, A DISTANCE OF 138.32 FEET; 9) THENCE NORTH 40°32'41" EAST, A DISTANCE OF 133.35 FEET; 10) THENCE NORTH 58°22'13" EAST, A DISTANCE OF 88.77 FEET; 11) THENCE NORTH 70°52'14" EAST, A DISTANCE OF 137.55 FEET; 12) THENCE NORTH 75°31'38" EAST, A DISTANCE OF 174.89 FEET; 13) THENCE NORTH 75°44'37" EAST, A DISTANCE OF 530.41 FEET; 14) THENCE NORTH 75°49'01" EAST, A DISTANCE OF 423.58 FEET; THENCE SOUTH 14°10'59" EAST, A DISTANCE OF 31.06 FEET; THENCE NORTH 75°49'01" EAST, A DISTANCE OF 10.00 FEET; THENCE NORTH 14°10'59" WEST, A DISTANCE OF 31.06 FEET, TO SAID EASTERLY RIGHT-OF-WAY OF BONNIE MINE ROAD; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, THE FOLLOWING SIX COURSES; 1) NORTH 75°49'01" EAST, A DISTANCE OF 25.08 FEET; 2) THENCE NORTH 76°11'20" EAST, A DISTANCE OF 145.30 FEET; 3) THENCE NORTH 75°45'38" EAST, A DISTANCE OF 409.83 FEET; 4) THENCE NORTH 76°26'51" EAST, A DISTANCE OF 93.79 FEET; 5) THENCE NORTH 75°46'00" EAST, A DISTANCE OF 260.72 FEET; 6) THENCE NORTH 74°28'43" EAST, A DISTANCE OF 253.71 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 624.44 FEET; THENCE SOUTH 67°18'41" WEST, A DISTANCE OF 1830.63 FEET, TO THE SOUTHERLY BOUNDARY OF A RAILROAD EASEMENT RECORDED IN DEED BOOK 911, PAGE 190; THENCE CONTINUE SOUTH 67°16'41" WEST, ALONG THE SOUTH BOUNDARY OF SAID RAILROAD EASEMENT, A DISTANCE OF 1558.66 FEET, TO THE SAID EAST RIGHT-OF-WAY OF BONNIE MINE ROAD; THENCE NORTH 16°43'24" EAST, ALONG SAID EAST RIGHT-OF-WAY OF BONNIE MINE ROAD, A DISTANCE OF 18.97 FEET; THENCE NORTH 15°52'37" EAST, ALONG SAID EAST RIGHT-OF-WAY OF BONNIE MINE ROAD, A DISTANCE OF 8.93 FEET TO THE SOUTH LINE OF SAID SECTION 20, AND THE POINT OF BEGINNING.

PARCEL 14:

THE NORTH 1/4 OF SECTION 30, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, LYING NORTH OF THE ATLANTIC COAST LINE RAILROAD SPUR TRACK.

This instrument was prepared by
and after recording return to:

Inst:201525002694 Date:5/7/2015 Time:1:48 PM
Doc Stamp-Deed:0.00
15 DC, Victoria L Rogers, Hardee County Page 1 of 18

Daniel L. DeCubellis
Carlton Fields Jordan Burt, P.A.
Post Office Box 1171
Orlando, Florida 32802-1171

NOTE TO RECORDER: THIS CORRECTIVE FEE SIMPLE DEED CORRECTS THE FEE SIMPLE DEED RECORDED MARCH 18, 2014, AS INSTRUMENT NUMBER 201425001548 OF THE PUBLIC RECORDS OF HARDEE COUNTY, FLORIDA AND IS BEING RECORDED TO CORRECT A SCRIVENER'S ERROR IN THE LEGAL DESCRIPTIONS OF CERTAIN PROPERTY LOCATED IN SECTION 6, SECTION 19, SECTION 20 AND SECTION 30, TOWNSHIP 33 SOUTH, RANGE 24 EAST, AND SECTION 1, TOWNSHIP 34 SOUTH, RANGE 24 EAST, HARDEE COUNTY, FLORIDA. DOCUMENTARY STAMP TAX WAS PAID AT THE TIME OF RECORDING THE ABOVE-REFERENCED DEED, THEREFORE ONLY MINIMUM DOCUMENTARY STAMP TAX IS DUE AT THE TIME OF THIS RECORDING.

CORRECTIVE FEE SIMPLE DEED

THIS CORRECTIVE FEE SIMPLE DEED is made as of April 22, 2015, by CF INDUSTRIES, INC., a Delaware corporation, whose mailing address is 4 Parkway North, Suite 400, Deerfield, Illinois 60015 ("Grantor") to SOUTH FT. MEADE LAND MANAGEMENT, INC, a Delaware corporation, whose mailing address is 3033 Campus Drive, Suite E490, Plymouth, Minnesota 55441-2651 ("Grantee").

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and their respective heirs, legal representatives and assigns).

Witnesseth:

For and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby grants, bargains, sells, aliens, remise, releases, and transfers to Grantee, the real property located in Hardee County, Florida, more particularly described as follows:

See Exhibit "A" attached hereto and made a part hereof.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

RETURN TO: ✓
FIRST AMERICAN TITLE
JIM DYER
2233 Lee Road, Suite 101
Winter Park, FL 32789

This deed is without warranties of title, and Grantor makes no warranties of title, whatsoever concerning the real property hereby conveyed.

The conveyance of the real property effected by this deed is subject to, inter alia, that certain Conservation Easement by CF Industries, Inc. to and in favor of the State of Florida Department of Environmental Protection dated December 5, 2012, and recorded January 4, 2013, in Instrument Number 201325000264, and re-recorded March 10, 2014, in Instrument Number 201425001346, in the Public Records of Hardee County, Florida ("Conservation Easement") regarding a portion of the real property defined therein as the "Protected Property." As required by the Conservation Easement, the following terms and restrictions contained therein are hereby inserted into and made a part of this deed:

"4. Prohibited Uses. Except as otherwise provided herein or as authorized or required by the Permit or the Modification or the Corps Permit, or by alteration or amendment of this Easement as provided in paragraph 22, any activity on or use of the Protected Property inconsistent with the purpose of this Conservation Easement is prohibited. Without limiting the foregoing, the following activities and uses are expressly prohibited on the Protected Property:

- a. Construction or placing of structures on, above, or below the ground, including but not limited to: buildings, roads, docks, piers, billboards or other advertising; utilities, or other structures, except as specifically provided in paragraph 5 herein;
- b. Dumping or placing of soil or other substances as land fill, or dumping or placing of trash, waste, hazardous substance, toxic waste, unsightly or offensive materials;
- c. Removal, trimmings, or destruction of trees, shrubs, or other vegetation, except nuisance, invasive, exotic, or nonnative species upon prior written approval by the Department;
- d. Planting or seeding of exotic or nuisance species or other plants that are outside their natural range or zone of dispersal and have, or are able to form, self-sustaining, expanding, and free-living populations in a natural community with which they have not previously associated;
- e. Exploration for or extraction of oil or gas, and excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance, by Grantor or Grantor's successors in interest, in such manner as to affect the surface,
- f. Surface use except for purposes that permit the land or water area to remain in its natural condition;
- g. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat

preservation including, but not limited to, impoundments, ditching, diking, dredging, and fencing, except as specifically provided in paragraph 5 herein;

- h. Acts or uses detrimental to such aforementioned retention and maintenance of land or water areas;
- i. Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites, or properties of historical, architectural, archaeological, or cultural significance;
- j. The use of All-Terrain Vehicles off-road, other than those used for land management or habitat protection activities (existing roads are identified in the Baseline Documentation Report);
- k. Notwithstanding paragraph 5 herein, raising, pasturing and grazing of livestock from the portion of the Protected Property described as Parcel B on **Attachment 1** is prohibited, and Grantor shall fence Parcel B, or, at its option, take other reasonable measures to ensure that livestock are excluded from the portion of the Protected Property described as Parcel B on **Attachment 1**.

...

7. Responsibilities of Parties.

- a. Prior to the release of all reclaimed mine lands from the mitigation requirements of the Modification and of the Army Corps Permit Modification and the reclamation requirements of the associated conceptual reclamation plan ("Maintenance Responsibility Termination Date"), Grantor on behalf of itself and its successors or assigns hereby agrees to bear all costs and liabilities related to the operation, upkeep, or maintenance of the Property to the extent set forth in paragraph 8 below.
- b. Following the Maintenance Responsibility Termination Date, Grantor agrees to bear the costs and liabilities related to the operation, upkeep, and maintenance of the Property, as set forth in paragraph 9.
- c. The DEPARTMENT and its successors or assigns shall have no responsibility for any costs or liabilities related to the operation, upkeep or maintenance of the Property either before or after the Maintenance Responsibility Termination Date, except the DEPARTMENT agrees to bear all costs and liabilities related to any maintenance or enhancement activities it chooses to undertake pursuant to Paragraph 3(e)(ii) herein.
- d. Neither the provisions of this Paragraph nor the provisions of Paragraphs 8 and 9 shall be construed to alter or change the provisions of Paragraph

11. Nor is this Paragraph intended to limit Grantor's responsibilities as owner of the Property.

8. Maintenance Obligations Before Mitigation and Reclamation Release. Without intending to limit Grantor's responsibilities as owner of the Property, until the Maintenance Responsibility Termination Date, the Grantor at its own expense specifically agrees to be responsible for maintaining the ecological conditions of the Protected Property established in the Easement Documentation Report and for supervising tenants to ensure compliance with the provisions of this Conservation Easement.

Pursuant to the terms of this Conservation Easement and in satisfaction of Paragraph 14 of the Modification, the Grantor shall have the following specific maintenance obligations and responsibilities prior to the Maintenance Responsibility Termination Date:

- a. To install fences or, at Grantor's option, make other reasonable efforts to ensure that livestock are excluded from Parcel B of the Protected Property. Reasonable efforts shall include installation of fencing if grazing is authorized in lands from which livestock could reasonably be expected to access Parcel B.
- b. Placement and maintenance of signs identifying the Protected Property as preserved environmentally sensitive lands.
- c. Actions needed to control the spread of invasive exotic plant species to prevent such invasive exotic plant species from expanding significantly beyond the level of their presence as documented in the Easement Documentation Report, provided that in carrying out such efforts, there is no material adverse ecological impact upon the Protected Property. For purposes of this subparagraph, invasive exotic plant species include Brazilian Pepper, Melaleuca, Japanese and Old World Climbing Fern, Skunk Vine, Tropical Soda Apple, Cogan Grass, Torpedo Grass, Air Potato, Lantana, Primrose Willow, and Kudzu.
- d. Removal of trash, waste or unsightly or offensive materials.

9. Maintenance Obligations After Mitigation and Reclamation Release. Without intending to limit Grantor's responsibilities as owner of the Property, the Grantor shall have the following specific management and maintenance obligations and responsibilities pursuant to this Conservation Easement and in satisfaction of Paragraph 14 of the Modification following the Maintenance Responsibility Termination Date:

- a. Maintenance of signs required by paragraph 8, above.
- b. Removal of trash, waste, or unsightly or offensive materials.

c. Maintenance and repair of any fences installed pursuant to Subparagraph 8(a) that are used to exclude livestock from Parcel B of the Protected Property.

• • • •

18. Successors. The covenants, terms, conditions and restrictions of this Conservation Easement shall be binding upon, and inure to the benefit of the parties hereto and their respective personal representatives, heirs, successors and assigns and shall continue as a servitude running in perpetuity with the Protected Property."

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name by its proper officers thereunto duly authorized, as the day and year first above written.

Signed, sealed and delivered
in the presence of:

CF INDUSTRIES, INC.,
a Delaware corporation

Melissa K. Bjella
(Signature of Witness)

Melissa K. Bjella
(Print Name)

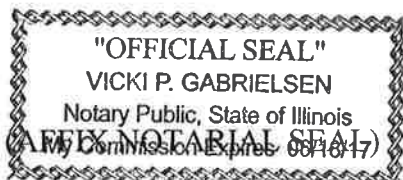
Michael P. McGrane
(Signature of Witness)

Michael P. McGrane
(Print Name)

By: Douglas C. Barnard
Douglas C. Barnard,
as Senior Vice President

STATE OF ILLINOIS
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 22nd day of April, 2015, by Douglas C. Barnard, as Senior Vice President of CF INDUSTRIES, INC., a Delaware corporation, on behalf of the corporation. He ☒ is personally known to me, or has produced ☐ _____ (state) driver's license, or ☐ _____ (type of identification) as identification.



Vicki P. Gabrielsen
(Signature of Notary)
Vicki P. Gabrielsen
(Printed Name)

Notary Public, State of Illinois

EXHIBIT "A"

Lands lying in Township 33 South, Range 23 East and Range 24 East, and in Township 34 South, Range 23 East and Range 24 East, Hardee County, being more particularly described as follows:

Township 33 South, Range 23 East:

Section 20: The East 1/2 of the Southeast 1/4 lying south of State Road no. 62 and the East 1/2 of the Northeast 1/4 lying south of State Road 62.

Section 21: The West 1/2 of the Southwest 1/4, lying south of State Road no. 62 and the West 1/2 of the Northwest 1/4 lying south of State Road 62.

Section 22: The Southeast 1/4 lying south of State Road no. 62.

Section 23: The South 1/2 lying south of State Road no. 62.

Section 24: The South 1/2 lying south of State Road no. 62.

Section 25: The North 1/2, and the South 1/2, LESS the South 500 feet thereof, and the West 1000 feet of the South 500 feet.

Section 26: All.

Section 27: All.

Section 28: All.

Section 29: The East 1/4.

Section 32: The North 3/4 of the East 1/2, LESS the West 1/10 thereof.

Also described as:

Point of beginning being the NE corner of said section 32; thence S0°15'46"W, 3951.03 feet; thence N89°31'22"W, 2374.88 feet; thence N0°22'30"W, 3948.55 feet; thence S89°34'56"E, 1052.03 feet; thence S89°34'57"E, 1315.08 to the Point of Beginning.

Section 33: a) The North 500 feet, and
b) The East 200 feet, LESS the North 500 feet, and
c) The West 800 feet, LESS the North 500 feet, thereof.

Section 34: All.

Section 35: All.

Section 36: The West 1000 feet of the section.

Township 33 South, Range 24 East:

Section 4: All, LESS and except that portion conveyed to IMC- Agrico Company by corrective warranty deed recorded in official records book 545, page 971, of the public records of Hardee County, Florida.

Also described as:

Point of Beginning the NW corner of said section 4; thence N89°57'56"E, 161.31 feet; thence S0°01'45"E, 3151.44 feet; thence N90°00'00"E, 1501.71 feet; thence S0°00'00"E, 1980.00 feet; thence S90°00'00"W, 1661.44 feet; thence N0°02'09"W, 5131.35 feet to the Point of Beginning.

Section 5: All, LESS and except that portion conveyed to IMC-Agrico Company by corrective warranty deed recorded in official records book 545, page 971, of the public records of Hardee County, Florida.

Also described as:

Point of Beginning being the NW corner of said section 5; thence N89°58'03"E, 5290.71 feet; thence S0°02'09"E, 5131.35 feet; thence S90°00'00"W, 2008.56 feet; thence N0°00'00"E, 660.00 feet; thence S90°00'00"W, 660.00 feet; thence N0°00'00"E, 1059.15 feet; thence S89°59'27"W, 2644.83 feet; thence N0°21'09"E, 3409.65 feet to the Point of Beginning.

Section 6: That portion lying easterly of the CSX railroad right-of-way, LESS and except that portion conveyed to IMC-Agrico Company by corrective warranty deed recorded in official records book 545, page 971, of the public records of Hardee County, Florida.

Also the South 3/4 lying westerly of County Road no. 663 right-of-way, LESS the Southwest 1/4 of the Northwest 1/4 and LESS the Northwest 1/4 of the Southwest 1/4 of said Section 6.

Also described as:

Point of Beginning being the NE corner of said Section 6; thence S0°21'09"W, 3409.64 feet; thence S89°57'36"W, 961.50 feet; thence N46°40'07"W, 1311.70 feet; thence S90°00'00"W, 267.11 feet to a point on the east right-of-way of CSX railroad; thence N8°52'40"W along said east right-of-way line, 2535.52 feet; thence N89°53'23"E, 2593.51 feet to the Point of Beginning.

Also:

Point of Beginning being the NW corner of said Section 6; thence N89°53'21"E, 1322.93 feet; thence S0°01'19"E, 1520.65 feet; thence S89°52'11"E, 1509.38 feet to a point on the west right of way line of CSX railroad; thence S8°52'40"E along said west right-of-way line 3993.01 feet; thence S89°40'25"W, 3443.25 feet; thence N0°07'00"W, 1323.75 feet; thence N89°49'34"E,

1321.30 feet; thence N0°01'19"W, 1320.23 feet; thence S89°58'42"W, 1323.49 feet; thence N0°00'39"W, 2838.83 feet to the Point of Beginning; LESS road right-of-way.

All of the above, LESS and except the following described parcels:

The Northwest 1/4 of the Northwest 1/4 of Section 6 and

Begin at the intersection of the south boundary of Section 6 and the west right of way line of County Road 663; thence northwesterly along said west right of way line 1,335 feet; thence westerly, perpendicular to the west right of way line, 700 feet; thence southeasterly, parallel with said west right of way line of County Road 663, to a point on the south boundary of Section 6; thence east along said south boundary of Section 6, to the Point of Beginning.

Section 7: That portion lying westerly of County Road no. 663 right-of-way, LESS and except that portion conveyed to IMC-Agrico Company by corrective warranty deed recorded in official records book 545, page 971, of the public records of Hardee County, Florida.

Also described as:

All west of CSX railroad right-of-way; LESS road right of way. Also LESS parcel of and being more particularly described as follows:

Point of Beginning being the SW corner of SE 1/4 of said Section 7; thence N0°00'00"E, 330.04 feet; thence N89°41'07"E, 1435.01 feet; thence S32°04'15"E, 177.83 feet; thence S8°52'40"E, 180.89 feet; thence S89°41'07"W, 1557.33 feet to the Point of Beginning.

All of the above, LESS and except the following described parcel:

Begin at the intersection of the north boundary of Section 7 and the west right of way line of County Road 663; thence southeasterly along said west right of way line, 975 feet; thence westerly, perpendicular to said west right of way line, 700 feet, thence northwesterly, parallel with said west right of way line of County Road 663, to a point on the north boundary of Section 7; thence east along said north boundary of Section 7, to the Point of Beginning.

Section 9: The Northwest 1/4, LESS and except that portion conveyed to IMC-Agrico Company by corrective warranty deed recorded in official records book 545, page 971, of the public records of Hardee County, Florida.

Also described as:

A parcel of land being in the NW 1/4 of said Section 9, being more particularly described as follows: Point of Beginning being the SE corner of the NW 1/4 of said Section 9; thence N89°52'38"W, 1987.08 feet; thence N0°15'33"E, 1325.58 feet; thence N89°55'11"W, 660.00 feet; thence N0°19'54"E, 995.10 feet; thence S89°57'44"E, 2637.25 feet; thence S0°03'02"W, 2324.14 feet to the Point of Beginning.

Section 17: The South 1/2 of the Southwest 1/4; the Southeast 1/4, less the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of said section 17, and LESS Alderman Road right-of-way; the Southeast 1/4 of the Northeast 1/4 lying east of Alderman Road right-of-way, LESS and except 2 acres more or less being 132 feet off the west side of the Southwest 1/4 of the Southeast 1/4 of the Northeast 1/4 lying east of Alderman Road; and the North 1/4 lying southerly of County Road 664 right-of-way and easterly of Alderman Road right-of-way, LESS and except lot 1 of Hickey Branch Ranch, a subdivision in Sections 8 and 17, Township 33 South, Range 24 East, Hardee County, Florida, as per plat bar B-26, page 4, of the public records of Hardee County, Florida.

Section 18: The North 1/2 of the Southwest 1/4, less Hendry Road right-of-way; and the Northwest 1/4 of the Southeast 1/4, and the Southeast 1/4 of the Southeast 1/4 less road rights-of-ways and LESS railroad right-of-way.

Also a portion of Block 32, of the town of Fort Green per the plat recorded in plat book 2, pages 13 and 14 of the public records of Hardee County, Florida, described as follows:

Begin at the Southeast corner of Block 32 according to the map of the town of Fort Green as recorded in plat book 2, pages 13 and 14 of the public records of Hardee County, Florida and run South 89°43'27" West along the south boundary of said Block 32, 340.00 feet to the Southwest corner thereof; thence North 00°00'12" West along the west boundary of said Block 32, 200.00 feet; thence South 59°44'25" East, 393.64 feet to the Point of Beginning, the same being a part of the Northeast 1/4 of Section 18, Township 33 South, Range 24 East.

Section 19: The Southwest 1/4 lying south of State Road no. 62; the Southwest 1/4 of the Southeast 1/4; the West 1/2 of the Southeast 1/4 of the Southeast 1/4; the south 6 acres of the West 1/2 of the Northeast 1/4 of the Southeast 1/4; and, Commence at the Northeast corner of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 19, Township 33 South, Range 24 East, and run south 84 feet to the Point of Beginning; thence South 67° East, 271.85 feet; thence South 19°16' West, 748.90 feet, to a point in the east line of the West 1/2 of the Southeast 1/4 of the Southeast 1/4; thence north to the Point of Beginning.

Also: Lot 5 of C.M. Johnson's subdivision, being a subdivision in the Northwest 1/4 of the Southeast 1/4 of Section 19, Township 33 South, Range 24 East, Hardee County, Florida, as per plat book 1, page 2- 110, of the public records of Hardee County, Florida.

Also: The East 1/2 of the Southeast 1/4 of the Southeast 1/4, LESS: Commence at the Northeast corner of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 19, Township 33 South, Range 24 East, and run south 84 feet to the point of beginning; thence South 67° East, 271.85 feet; thence South 19°16' West, 748.90 feet, to a point in the east line of the West 1/2 of the Southeast 1/4 of the Southeast 1/4; thence north to the Point of Beginning. Also LESS: the north 170 feet of the east 60 feet of the Southeast 1/4 of the Southeast 1/4; also LESS: the east 30 feet of the East 1/2 of the Southeast 1/4 of the Southeast 1/4, south of the north 170 feet.

Also: the south 190 feet of the east 300 feet of Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4, LESS the east 60 feet for Citrus Street.

Also the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 lying south of State Road no. 62.

Section 20: The Northwest 1/4 of the Northwest 1/4; the East 1/2 of the Northeast 1/4 lying north of State Road no. 62; the East 1/2 of the Southeast 1/4 lying south of State Road no. 62, LESS road right of- way on west line; and the South 1/2 of the Southwest 1/4 of the Southeast 1/4, LESS road rights-of ways.

The following portions of the town of Fort Green Springs as per plat recorded in plat book 2, page 28, of the public records of Hardee County, Florida:

All of Block 2;

A portion of Block 4 described as follows: Begin at the Southeast corner of Block 4, thence run West 140 feet, thence North 120.92 feet, thence East 140 feet, thence South 120.92 feet to the Point of Beginning;

A portion of Block 4 described as follows: Commence at the Northeast corner of Block 4, thence run South 120.92 feet to the Point of Beginning;

Thence South 80 feet; thence West 140 feet; thence North 80 feet; thence East 140 feet to the Point of Beginning; a portion of Block 4 described as follows: Begin at the Northeast corner of Block 4; thence run South 120.92 feet; thence West 140 feet; thence North 120.92 feet; thence East 140 feet to the Point of Beginning;

A portion of Block 4 described as follows: Commence at the Southeast corner of Block 4; thence West 140 feet to the Point of Beginning; thence continue West 70 feet; thence North 150.92 feet; thence East 70 feet; thence South 159.92 feet to the Point of Beginning; a portion of Block 4 described as follows:

Commence at the Northwest corner of Block 4; thence South 75.46 feet to the Point of Beginning; thence continue South 95.46 feet; thence East 120.90 feet; thence North 95.46 feet; thence West 120.85 feet to the Point of Beginning; and Commence at the Northwest corner of Block 4; thence East 120.80 feet to the Point of Beginning; thence continue East 35 feet; thence South 170.92 feet; thence West 35 feet; thence North 170.92 feet to the Point of Beginning;

Lots 1 through 16, inclusive of Block 5;

Lots 13, 14, 15, 16, 20 and 21, Block 7;

Lots 1 through 10, inclusive, and Lots 13 through 22, inclusive, Block 8, together with the South 1/2 of vacated 2nd Street, between Palmetto Street and Pine Street, also the closed 20 foot north-south alley within said Block 8;

Lots 7 through 10, inclusive Block 9;

Lots 11 and 12, Block 18;

Lots 1, 2, 6 and 7, Block 21, together with the East half of Citrus Street lying west of and adjacent to said Lots 6 and 7, together with the vacated alley lying between Lots 1, 2, on the one hand, and 6, 7, on the other hand, Block 21.

Lots 1 through 6, inclusive, Block 22, together with the west half of Citrus Street, lying east of Lots 1, 2, 3 and 4, Block 22;

Lots 1, 2, 5, 6 and 7, Block 23,

Together with any interest in adjoining vacated streets or alleys pursuant to vacation resolutions recorded in Book 121, Page 373; Book 223, Page 269; Book 289, Page 581; and Book 278, Page 662, of the public records of Hardee County, Florida.

The following portions of C.M. Johnston's first addition to town of Fort Green Springs as per plat recorded in plat book 2, page 32, of the public records of Hardee County, Florida:

Lots 1, 2, 3 and 4, Block 5, less and except a portion of said Lot 4, Block 5, more particularly described as follows: Commence at the West 1/4 corner of Section 20, Township 33 South, Range 24 East, thence run South 00°04'32" East, 299.92 feet along the west line of the Southwest 1/4 of said Section 20 to the Point of Beginning; thence continue South 00°04'32" East, 14.50 feet to the Southwest corner of said Lot 4; thence North 89°57'31" East, 250.00 feet along the south line of said Lot 4; thence North 08°54'39" West, 14.60 feet along the east line of Block 5; thence South 89°57'31" West, 242.85 feet along a line 14.5 feet north of and parallel to the south line of said Lot 4, to the Point of Beginning;

Lot 1, Block 6, together with the South 20 feet of Pearle Street lying north of and adjacent to block 6, and the East 30 feet of Citrus Street, lying west of and adjacent to the South 20 feet of Pearle Street and Lot 1, Block 6.

Section 21: The South 1/2 lying south of State Road no. 62.

Section 22: The Northwest 1/4 of the Southwest 1/4, lying south of State Road no. 62; the South 1/2 of the Southwest 1/4; the South 1/2 of the Southeast 1/4; the Northeast 1/4 of the Southeast 1/4, lying south of State Road no. 62; and the West 1/2 of the Northeast 1/4 of the Southwest 1/4 lying south of State Road no. 62.

Also: Lots 1 and 2, of Abbott's Countryside Estates, as per plat thereof recorded in plat bar B-11, page 3, of the public records of Hardee County, Florida.

Section 23: The Southwest 1/4 lying south of State Road no. 62; the West 1/2 of the Southeast 1/4, lying south of State Road no. 62, the East 1/4 of the Northwest 1/4 lying north of State Road no. 62, and the South 1/2 of the Southeast 1/4 of the Southeast 1/4, LESS: Begin at the Northeast corner of the South 1/2 of the Southeast 1/4 of the Southeast 1/4 of said Section 23, thence North 89°07'46" West along the north line

of said tract 435.83 feet to the Point of Beginning, thence continue same line 141.22 feet, thence South 14°00'29" East, 47.42 feet, thence South 88°28'01" East, 80.48 feet, thence North 46°57'45" East, 67.42 feet to the Point of Beginning.

Together with a perpetual easement over and across: the East 30 feet of the North 1/2 of the Southeast 1/4 of the Southeast 1/4 of said Section 23.

Section 24: The South 1/2 of the Northwest 1/4 of the Southwest 1/4; the South 1/2 of the Southwest 1/4, and the South 1/2 of the Southeast 1/4. Together with a perpetual easement over and across: the West 30 feet of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of said Section 24, lying south of State Road no. 62.

Section 25: All.

Section 26: All.

Section 27: All.

Section 28: All.

Section 29: All, LESS and except road rights-of-ways and less CSX railroad right-of-way, and LESS the North 900 feet of the section lying west of CSX railroad right-of-way.

Section 30: All, LESS the East 2900 feet of the North 900 feet, and LESS the South 500 feet of the West 1300 feet, thereof.

Section 31: All, LESS the West 1300 feet of the section.

Section 32: All, LESS and except road rights-of-ways and less CSX railroad right-of-way.

Section 33: The North 1000 feet of the section, and the West 1400 feet, LESS the North 1000 feet thereof.

Section 34: The North 1000 feet of the section.

Section 35: The North 500 feet of the section.

Section 36: The North 500 feet of the section, and that part of the following described parcel lying south of the North 500 feet: Begin at the Northeast corner of Section 36, thence west along the north boundary thereof, 2000 feet, thence south at right angles to the section line, 400 feet, thence southeasterly to a point on the east boundary of said Section 36, said point being 900 feet south of the Northeast corner of Section 36, thence north along said east boundary thereof to the Northeast corner of Section 36 and the Point of Beginning.

Township 33 South, Range 25 East:

Section 19: The West 1/2 of the Southwest 1/4, lying south of State Road no. 62.

Section 30: The Northwest 1/4.

In Township 34 South, Range 23 East:

Section 1: All.

Section 2: All.

Section 3: All.

Section 10: The North 3/4.

Section 11: The North 3/4.

Section 12: The North 3/4.

In Township 34 South, Range 24 East:

Section 1: The Southwest 1/4 LESS and except the following: Begin at the Southwest corner of said Section 1, thence North 02°46'49" East along the West line of said Section 1 a distance of 38.04 feet; thence South 89°51'11" East along a line 38 feet North of and parallel with the South line of said Section 1 a distance of 1656.43 feet; thence South 00°12'46" West a distance of 38.00 feet thence North 89°51'11" West a distance of 1658.13 feet to the Point of Beginning.

Also: Commence at the Northwest corner of the Northwest 1/4 for a Point of Beginning, thence North 89°56'19" East, along the north line of said Northwest 1/4, a distance of 2439.15 feet to the west line of the East 105.00 feet of said Northwest 1/4, thence South 01°04'21" West, along said west line, 2537.63 feet to the south line of said Northwest 1/4, thence South 89°40'06" West, along said south line, 2492.62 feet to the Southwest corner of said Northwest 1/4, thence North 02°16'03" East, along the west line of said Northwest 1/4, a distance of 2551.00 feet to the Point of Beginning.

Also: Commence at the Southwest corner of Southeast 1/4 of said Section 1 for a Point of Beginning, thence North 01°01'29" East, along the west line of said Southeast 1/4, a distance of 2000.60 feet to the north line of the South 2000.00 feet of said Southeast 1/4, thence North 89°37'11" East, along said north line, 811.11 feet, thence South 00°38'59" East, 742.98 feet to the east line of the West 832.58 feet of said Southeast 1/4, thence South 01°01'29" West, along said east line, 1257.41 feet to the south line of said Southeast 1/4, thence South 89°37'11" West, along said south line, 832.83 feet to the Point of Beginning.

Section 2: All.

Section 3: All. (Less portion described in official records book 577, page 492 set forth below)

Section 4: The North 1/2.

Section 5: All of that portion lying westerly of the CSX railroad right-of-way; also that portion of the North 1/4, lying easterly of County Road no. 663 right-of-way.

Section 6: All.

Section 7: All.

Section 8: All of that portion lying westerly of the CSX railroad right-of-way.

Also the following described parcel in Section 10, Township 34 South, Range 24 East, as described in official records Book 577, Page 482, of the public records of Hardee County, Florida: Begin at the Northeast corner of Section 10, Township 34 South, Range 24 East, Hardee County, Florida; thence South 00°25'21" West, along the east line of said Section 10, a distance of 1323.90 feet; thence North 88°43'15" West, 2655.44 feet; thence North 00°31'11" West, 241.27 feet; thence South 82°07'49" East, 658.45 feet; thence North 07°59'40" East, 1156.34 feet to a point on the north line of said Section 10; thence South 89°01'22" East and along said north line, 1853.93 feet to the Point of Beginning.

Also the following described parcel in Sections 4 and 5, Township 34 South, Range 24 East, as described in official records Book 577, Page 492, of the public records of Hardee County, Florida: Beginning at a point on the east boundary of said Section 5, said point being North 01°24'06" East, 2538.29 feet from the Southeast corner of said Section 5; thence North 89°32'27" West, a distance of 2358.09 feet to the easterly right-of-way line of One-Fort Green Springs Grade, said right-of-way being 100 feet easterly from the centerline of SCL (now CSX) railroad as measured at right angles; thence North 08°29'27" West, along said right-of-way, a distance of 1201.99 feet; thence South 89°23'03" East, a distance of 6801.05 feet to a point; thence turn and run South 02°12'21" West, a distance of 1209.60 feet to a point; thence turn and run North 88°58'42" West, a distance of 4219.25 feet to the Point of Beginning, LESS road right-of-way.

Also the following described parcel in Sections 3, 4, 9 and 10, Township 34 South, Range 24 East, as described in official records Book 577, Page 492, of the public records of Hardee County, Florida: Commence at a point on the south boundary of said Section 3, for a Point of Beginning, said point being South 89°01'22" East, 3442.97 feet from the Southwest corner of said Section 3; thence South 07°59'40" West, a distance of 1156.35 feet; thence North 82°07'49" West, a distance of 658.45 feet; thence South 00°31'11" East, a distance of 1189.84 feet; thence South 84°12'19" West, a distance of 2672.36 feet to a point on the west boundary of said Section 10; thence North 00°24'44" East, along said west boundary, a distance of 2321.83 feet to a point, said point being South 00°24'44" West, 251.51 feet from the Northwest corner of said Section 10; thence North 57°53'07" West, a distance of 486.91 feet to a point on the north boundary of said Section 9, said point being North 88°59'01" West, 414.28 feet from the Northeast corner of said Section 9; thence continue North 57°53'07" West, a distance of 1940.72 feet; thence North

01°24'06" East, a distance of 1535.57 feet; thence South 88°58'42" East, 995.25 feet to a point; thence North 02°12'21" East, 1209.60 feet to a point; thence South 89°23'03" East, 1123.40 feet to a point on the west boundary of said Section 3, said point being South 02°12'21" West, 1209.60 feet from the Northwest corner of said Section 3; thence South 02°12'21" West, a distance of 3253.99 feet to a point North 02°12'21" East, 503.00 feet from the Southwest corner of said Section 3; thence South 33°52'35" East, a distance of 612.82 feet to a point on the south boundary of said Section 3, said point being South 89°01'22" East, 361.00 feet from the Southwest corner of said Section 3; thence South 89°01'22" East, a distance of 3081.97 feet to the Point of Beginning.

Also together with easements for ingress, egress, roadway, utilities and any lawful purpose over and across the following properties:

1. Road, drainage, maintenance and utility easement in Section 1, Township 34 South, Range 24 east, Hardee County, Florida, being described as follows:

Commence at the Southwest corner of Section 1, Township 34 South, Range 24 east, Hardee County, Florida; thence South 89°51'11" East and along the south line of said Section 1, 1590.75 feet to the Point of Beginning; thence continue South 89°51'11" East along the same line, 37.38 feet to a point on the west right-of-way line of a county road; thence North 00°12'46" East and along said west line, 38.00 feet; thence North 89°51'11" West and parallel with said south line, 37.38 feet; thence South 00°12'46" East and parallel with said west line, 38.00 feet to the Point of Beginning.

2. Road, drainage, maintenance and utility easement in Section 11, Township 34 South, Range 24 east, Hardee County, Florida, being described as follows:

Begin at the Southeast corner of the North 1/4 of Section 11, Township 34 South, Range 24 East, for a point of beginning; thence North 88°54'23" West, along the south line of said North 1/4, 2634.30 feet to the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of said Section 11; thence North 88°54'27" West along the south line of said Northeast 1/4 of the Northwest 1/4, 658.01 feet to the Northeast corner of the West 3/4 of the South 1/2 of the Northwest 1/4 of said Section 11; thence South 00°21'16" West along the east line of the West 3/4 of the South 1/2 of the Northwest 1/4, 4.95 feet; thence South 88°54'10" West, 1974.02 feet to a point on the west line of said Section 11; thence North 00°25'21" East and along said west line, 45.00 feet; thence South 88°54'10" East, 5266.14 feet to the east line of said Section 11; thence South 00°08'42" West along said east line, 39.70 feet to the Point of Beginning.

3. Road, drainage, maintenance and utility easement in Section 12, Township 34 South, Range 24 East, Hardee County, Florida, being described as follows:

Commence at the Northwest corner of Section 12, Township 34 South, Range 24 East, Hardee County, Florida; thence South 89°51'11" East and along the north line of said Section 12, 1590.75 feet to the Point of Beginning; thence continue South 89°51'11" East along the same line, 37.38 feet to a point on the west right-of-way line of a county road; thence South 00°12'46" West and along said west line, 666.12 feet to a point on the south line of the West 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of said Section 12; thence North

89°53'53" West and along said south line, 964.41 feet to the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of said Section 12; thence South 00°10'19" West and along the west line of said Southeast 1/4 of the Northwest 1/4 of the Northwest 1/4, 666.88 feet to the southwest corner of said tract; thence North 89°56'34" West along the south line of the Northwest 1/4 of the Northwest 1/4 of said Section 12, 662.62 feet to the southwest corner of the Northwest 1/4 of the Northwest 1/4; thence North 00°08'42" East and along the west line of said tract, 34.82 feet; thence South 89°51'11" East and parallel with the north line of said Section 12, 621.40 feet; thence North 00°26'49" East, 670.00 feet; thence South 89°51'11" East and parallel with the north line, 962.50 feet; thence North 00°26'49" East, 630.00 feet to the Point of Beginning.

4. A non-exclusive easement for ingress and egress over and across:

The southerly 30 feet of the Southwest 1/4 of Section 1, Township 34 South, Range 24 East, lying west of the easterly right-of-way of McLeod Road and the southerly 30 feet of Section 2, Township 34 South, Range 24 East, Hardee County, Florida.

5. An exclusive drainage easement over:

Any portion of Section 2, Township 34 South, Range 24 East, lying west of the north-south ditch on the boundary between Sections 2 and 3, Township 34 South, Range 24 East, Hardee County, Florida.

Also together with any appurtenant easement rights or interests by virtue of and as set forth in that certain easement agreement recorded in official records book 337, page 502 of the public records of Hardee County, Florida.

Also together with any appurtenant easement rights or interests by virtue of and as set forth in that certain easement agreement recorded in Instrument #201325002417 of the public records of Hardee County, Florida.

TOGETHER WITH THE 5 FOLLOWING DESCRIBED PARCELS:

Parcel 1 (Former Albritton Parcel):

THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 19, TOWNSHIP 33 SOUTH, RANGE 25 EAST, HARDEE COUNTY, FLORIDA. LESS THE ROAD RIGHT OF WAY FOR MYLES ROAD.

Parcel 2 (Former R.A. Cracker Parcel):

PARCEL 1:

EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 33 SOUTH, RANGE 25 EAST, HARDEE COUNTY, FLORIDA; AND

PARCEL 2:

WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 33 SOUTH, RANGE 25 EAST, HARDEE COUNTY, FLORIDA.

Parcel 3 (Former Dasher Groves, Inc. Parcel):

THAT PORTION OF THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 33 SOUTH, RANGE 25 EAST, LYING WEST OF EXISTING PAVED ROAD, HARDEE COUNTY, FLORIDA.
LESS THE FOLLOWING DESCRIBED PROPERTY:

THE SOUTH 30 FEET OF THE SOUTHWEST 1/4, OF THE SOUTHEAST 1/4 OF SAID SECTION 30, LYING WEST OF AN EXISTING PAVED ROAD AND THE SOUTH 30 FEET OF THE EAST 30 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 30.

AND LESS:

THE SOUTH 494.49 FEET OF THE EAST 540.00 FEET OF THE WEST 3/4 OF THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 33 SOUTH, RANGE 25 EAST, HARDEE COUNTY, FLORIDA. SUBJECT TO ROAD RIGHT OF WAY.

AND ALSO LESS:

THAT PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 33 SOUTH, RANGE 25 EAST, HARDEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID WEST 1/2 AND RUN NORTH ALONG THE EAST LINE OF SAID WEST 1/2, 1,234.58 FEET; THENCE WEST, 40.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF POLK ROAD FOR A POINT OF BEGINNING; THENCE CONTINUE WEST, 200.00 FEET; THENCE NORTH, 217.80 FEET; THENCE EAST, 200.00 FEET TO A POINT ON SAID RIGHT OF WAY LINE; THENCE SOUTH AND ALONG SAID RIGHT OF WAY LINE 217.80 FEET TO POINT OF BEGINNING.

Parcel 4 (Former Richard F. and H. Marie Dasher Parcel):

THE SOUTH 494.49 FEET OF THE EAST 540.00 FEET OF THE WEST 3/4 OF THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 33 SOUTH, RANGE 25 EAST, HARDEE COUNTY, FLORIDA. SUBJECT TO ROAD RIGHT OF WAY.

Parcel 5 (Former Lamb Parcel):

THAT PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 33 SOUTH, RANGE 25 EAST, HARDEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID WEST 1/2 AND RUN NORTH ALONG THE EAST LINE OF SAID WEST 1/2, 1,234.58 FEET; THENCE WEST, 40.00 FEET

TO A POINT ON THE WEST RIGHT OF WAY LINE OF POLK ROAD FOR A POINT OF BEGINNING; THENCE CONTINUE WEST, 200.00 FEET; THENCE NORTH, 217.80 FEET; THENCE EAST, 200.00 FEET TO A POINT ON SAID RIGHT OF WAY LINE; THENCE SOUTH AND ALONG SAID RIGHT OF WAY LINE 217.80 FEET TO THE POINT OF BEGINNING.

ENDORSEMENT NO. 1

ISSUED BY

FIRST AMERICAN TITLE INSURANCE COMPANY

Attach to Policy No. 5011412-127212

Name of Insured: Mosaic Fertilizer, LLC, a Delaware limited liability company

Date of Policy: March 18, 2014

Amount of Insurance: \$85,289,000.00

Schedule A of the Policy is hereby amended as follows:

3. Mosaic Fertilizer, LLC, a Delaware limited liability company, by virtue of (i) that certain Fee Simple Deed recorded on March 18, 2014, as instrument number 201425001549 in the public records of Hardee County, Florida as corrected by that certain Corrective Fee Simple Deed recorded on May 7, 2015, as Instrument number 201525002693 of the public records of Hardee County, Florida; (ii) that certain Fee Simple Deed recorded on March 18, 2014, in Official Records Book 9007, Page 2058 of the public records of Pasco County, Florida as corrected by that certain Corrective Fee Simple Deed recorded on May 8, 2015, in Official Records Book 9187, Page 2321 of the public records of Pasco County, Florida; (iii) that Certain Fee Simple Deed recorded on March 18, 2014, in Official Records Book 22467, Page 571 of the Official Records of Hillsborough County, Florida as corrected by that certain Corrective Fee Simple Deed recorded on May 11, 2015, in Official Records Book 23267, Page 1553 of the public records of Hillsborough County, Florida; and (iv) that certain Fee Simple Deed recorded on March 18, 2014, in Official Records Book 9201, Page 1425 of the public records of Polk County, Florida as corrected by that certain Corrective Fee Simple Deed recorded on May 8, 2015, in Official Records Book 9521, Page 2069 of the public records of Polk County, Florida.

4. Exhibit "A" is deleted and replaced with the attached Exhibit "A".

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Issue Date: May 29, 2015



First American Title Insurance Company

Dennis J. Gilmore

Dennis J. Gilmore
President

Timothy Kemp

Timothy Kemp
Secretary

CARLTON FIELDS JORDEN BURT, P.A.

By: 

Daniel L. DeCubellis, Authorized Countersignature

EXHIBIT "A"

The lands referred to hereinbelow is situated in Hardee County, Hillsborough County, Pasco County and Polk County, state of Florida, and described as follows:

Parcel I (Hardee County, Florida):

Lands lying in Township 33 South, Range 23 East and Range 24 East, Hardee County, being more particularly described as follows:

Township 33 South Range 23 East:

Section 25: The South 500 feet, LESS the West 1000 feet thereof.

Section 33: All, LESS:

- a) The North 500 feet,
- b) The East 200 feet, LESS the North 500 feet thereof.
- c) The West 800 feet, LESS the North 500 feet thereof.

Section 36: All, LESS the West 1000 feet.

Township 33 South Range 24 East:

Section 6: Begin at the intersection of the south boundary of Section 6 and the west right of way line of County Road 663; thence northwesterly along said west right of way line 1,335 feet; thence westerly, perpendicular to the west right of way line, 700 feet; thence southeasterly, parallel with said west right of way line of County Road 663, to a point on the south boundary of Section 6; thence east along said south boundary of Section 6, to the Point of Beginning.

Section 7: Begin at the intersection of the north boundary of Section 7 and the west right of way line of County Road 663; thence southeasterly along said west right of way line, 975 feet; thence westerly, perpendicular to said west right of way line, 700 feet, thence northwesterly, parallel with said west right of way line of County Road 663, to a point on the north boundary of Section 7; thence east along said north boundary of Section 7, to the Point of Beginning.

Section 20: The following portions of the town of Fort Green Springs as per plat recorded in plat book 2, page 28, of the public records of Hardee County, Florida:

- Lots 3 through 6, inclusive, block 10;
- Lots 1 through 8, inclusive, block 11;
- Lots 1 through 12, inclusive, block 12;
- Lots 1 through 12, inclusive, block 14;
- Lots 1 through 12, inclusive, block 16;

Together with the interest in adjoining vacated streets or alleys pursuant to vacation

resolutions recorded in Official Records Book 121, Page 373 and Official Records Book 223, Page 269 Official of the Public Records of Hardee County, Florida, including the streets and alleys described as follows:

The South ½ of Second Street adjacent to Lot 7, Block 14;

That portion of Orange Street between Blocks 12 and 11 and between Lots 3, 4, 5 and 6 of Blocks 14 and 10;

That portion of First Street from the east side of Citrus Street to the Railroad Company right-of-way;

A 30-foot unnamed street paralleling the Railroad's right-of-way along the easternmost edge of Block 11 extending southwardly from First Street;

Alley in Block 12 between Lots 1-8 on one hand and Lots 9-12 on the other hand;

Alley in Block 14 between Lots 1-6 on one hand and Lots 7-12 on the other hand; and

East ½ of Citrus Street adjoining Blocks 14 and 12 as they adjoin said street.

Section 29: The North 900 feet lying west of CSX Railroad right of way.

Section 30: The East 2900 feet of the North 900 feet, and the South 500 feet of the West 1300 feet.

Section 31: The West 1300 feet of the section.

Section 33: All,

a) LESS the North 1000 feet, and

b) LESS the West 1400 feet thereof, lying south of the North 1000 feet thereof.

Section 34: All, LESS the North 1000 feet thereof.

Section 35: All, LESS the North 500 feet thereof.

Section 36: All, LESS the North 500 feet, and LESS that part of the following described parcel lying south of the North 500 feet: Begin at the Northeast corner of Section 36, thence west along the north boundary thereof, 2000 feet, thence south at right angles to the section line, 400 feet, thence southeasterly to a point on the east boundary of said Section 36, said point being 900 feet south of the Northeast corner of Section 36, thence north along said east boundary thereof to the northeast corner of Section 36 and the Point of Beginning.

Parcel II (Hillsborough County, Florida):

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

The West 1/2 of Sections 4 and 9, Township 27 South, Range 22 East; All of Sections 5 and 8, Township 27 South, Range 22 East, all lying and being in Hillsborough County, Florida.

AND

Tracts 1 to 23, inclusive, Tracts 24A, 25B, Tracts 26 to 39, inclusive, and Tracts 40A and 41B, Tracts 42 to 55, inclusive and Tracts 58 to 64, inclusive, Crystal Springs Colony Farms as per map or plat thereof recorded in Plat Book 9, Page 12, in Section 6, Township 27 South, Range 22 East, lying East of Seaboard Coast Line Railroad right-of-way, all lying and being in Hillsborough County, Florida; LESS that portion conveyed to Hillsborough County, a political subdivision of the State of Florida in O.R. Book 1483, Page 98, more particularly described as follows: The North 100 feet of that part of Section 1, Township 27 South, Range 21 East lying East of the Seaboard Air Line Rail Road; also the North 100 feet of Section 6, Township 27 South, Range 22 East, less the East 1340 feet thereof, and less existing right of ways as shown on the plat of Crystal Springs Colony Farms as per map or plat thereof recorded in Plat Book 9, Page 12, of the Public Records of Hillsborough County, Florida.

AND

Tracts 1 to 7, inclusive, Tract 10B, Tracts 11 to 22, inclusive, Tracts 23A and 26C, Tracts 27 to 38, inclusive, Tract 39A, Tracts 43 to 48, inclusive, Tracts 49 to 54, inclusive, and Tracts 59 to 64, inclusive, Crystal Springs Colony Farms as per map or plat thereof recorded in Plat Book 9, Page 12 in Section 7, Township 27 South, Range 22 East, lying East of Seaboard Coast Line Railroad right-of-way, all lying and being Hillsborough County, Florida.

Parcel III (Pasco County, Florida):

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

TRACTS 35, 36, 37, 38, 39, 40, 41, 44, 45, 46, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63 AND 64, IN SECTION 32, TOWNSHIP 26 SOUTH, RANGE 22 EAST, OF CRYSTAL SPRINGS COLONY FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 24, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

TOGETHER WITH THE VACATED PLATTED 40 FOOT ROADS PER RESOLUTION RECORDED IN OFFICIAL RECORDS BOOK 5910, PAGE 1064, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING AND LYING: BETWEEN TRACTS 36 AND 37, BETWEEN TRACTS 38 AND 39, BETWEEN TRACTS 44 AND 45, BETWEEN TRACTS 50 AND 51, BETWEEN TRACTS 52 AND 53, BETWEEN TRACTS 54 AND 55, BETWEEN TRACTS 58 AND 59, BETWEEN TRACTS 60 AND 61 AND BETWEEN TRACTS 62 AND 63, ALL IN SAID SECTION 32, TOWNSHIP 26 SOUTH, RANGE 22 EAST, OF CRYSTAL SPRINGS COLONY FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 24, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Parcel IV (Polk County, Florida):

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

PARCEL 1:

THE EAST 1/4 (LESS AND EXCEPT THE NORTH 660 FEET) OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, OF SECTION 13, TOWNSHIP 30 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA.

PARCEL 2:

THE EAST 1/4 OF SECTION 24, TOWNSHIP 30 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA.

PARCEL 3:

THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, LYING NORTH OF ATLANTIC COAST LINE RAILROAD RIGHT-OF-WAY, IN SECTION 25, TOWNSHIP 30 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA.

PARCEL 4:

THE EAST 365.96 FEET OF THE SOUTH 1320 FEET OF SECTION 7 AND THE WEST 1320 FEET OF THE EAST 1685.96 FEET OF THE SOUTH 330 FEET OF SECTION 7, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA.

PARCEL 5:

THE EAST 1/2 LYING SOUTH AND EAST OF RAILROAD RIGHT-OF-WAY, LESS THAT PART LYING WITHIN THE NORTH 2171 FEET OF SECTION, LESS AND EXCEPT RAILROAD RIGHTS-OF-WAY AND LESS ROAD RIGHT-OF-WAY, SECTION 8, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA.

PARCEL 6:

THE SOUTH 1320.00 FEET OF SECTION 8, LYING WEST OF THE WEST BOUNDARY OF BONNIE MINE SPUR TRACK OF THE CSX TRANSPORTATION RAILROAD, LESS AND EXCEPT:

BEGIN AT THE INTERSECTION OF THE WEST BOUNDARY OF BONNIE MINE SPUR TRACK, AND THE SOUTH BOUNDARY OF SECTION 8, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, AND RUN SOUTH 89°48'23" WEST, ALONG THE SECTION LINE, 750.00 FEET; THENCE NORTH 40°58'48" WEST, 1743.38 FEET TO A POINT ON THE NORTH BOUNDARY OF THE SOUTH 1320.00 FEET OF SECTION 8; THENCE RUN NORTH 89°48'23" EAST, PARALLEL WITH THE SECTION LINE, 1900.00

FEET TO THE WEST BOUNDARY OF THE BONNIE MINE SPUR TRACK OF THE CSX TRANSPORTATION RAILROAD; THENCE SOUTH 0°17'25" WEST, ALONG SAID BOUNDARY, 1320.05 FEET TO THE POINT OF BEGINNING.

PARCEL 7:

THE FOLLOWING DESCRIBED PARCEL IN SECTION 17, TOWNSHIP 30 SOUTH, RANGE 24 EAST POLK COUNTY, FLORIDA:

THE NORTHEAST 1/4 LYING WEST OF BONNIE MINE ROAD AND THE WEST 1/2 OF THE SOUTHEAST 1/4 AND THE WEST 1/2 OF SECTION 17; LESS COMMENCE AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4; RUN NORTH ALONG THE EAST LINE OF SAID WEST 1/2, 585.35 FEET FOR THE POINT OF BEGINNING; CONTINUE NORTH 1608 FEET; THENCE RUN WEST 704.50 FEET TO AN INTERSECTION WITH A LINE LYING 8 FEET EAST OF THE CENTERLINE OF THE MOST EASTERLY TRACK OF BONNIE MINE PLANT RAILYARD; THENCE RUN SOUTH 1607.97 FEET TO A POINT ON A LINE LYING 8 FEET EAST OF THE CENTERLINE OF SAID TRACT; THENCE RUN EAST 715.59 FEET TO THE POINT OF BEGINNING; AND LESS, COMMENCE AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION; RUN NORTH ALONG THE EAST LINE OF SAID WEST 1/2, 585.35 FEET FOR THE POINT OF BEGINNING; RUN WEST, 715.59 FT TO A POINT ON A LINE LYING 8 FEET EAST OF THE CENTERLINE OF MOST EASTERLY TRACT OF BONNIE MINE PLANT RAILYARD; THENCE RUN SOUTH ALONG SAID LINE, 197.62 FEET TO A POINT ON THE WESTERLY EXTENSION OF A LINE LYING 1 FEET SOUTH OF AND PARALLEL WITH EXTENSION FENCE LINE; THENCE RUN EAST ALONG SAID LINE 716.7 FEET TO A POINT ON THE EAST LINE OF SAID WEST 1/2; THENCE RUN NORTH ALONG THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4, 198.13 FEET TO THE POINT OF BEGINNING; AND LESS THAT PART LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY: PART OF SECTIONS 17 AND 20, TOWNSHIP 30 SOUTH, RANGE 24 EAST, DESCRIBED AS: BEGIN 3858.33 FEET NORTH AND 582.70 FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 17; THENCE RUN EAST 16 FEET; THENCE RUN SOUTH 3542.83 FEET; THENCE RUN EAST 222.80 FEET; THENCE RUN SOUTH 07°37'56"EAST, 424.25 FEET; THENCE RUN SOUTH 00°23'05" EAST, 629.60 FEET; THENCE RUN SOUTHWESTERLY ALONG A CURVE 118.69 FEET; THENCE RUN NORTH 89°42'50" WEST, 225.35 FEET; THENCE RUN SOUTH 76°36'49" WEST, 131.16 FEET; THENCE RUN SOUTH 84°11'54" WEST, 215.60 FEET; THENCE RUN NORTH 00°17'34" EAST, 629.91 FEET; THENCE RUN NORTH 07°04'11" WEST, 177.00 FEET; THENCE RUN NORTH 1461.37 FEET; THENCE RUN NORTHEASTERLY ALONG A CURVE 149.17 FEET; THENCE RUN NORTH 07°07'20" EAST, 1397.55 FEET; THENCE RUN NORTHEASTERLY ALONG A CURVE 146.00 FEET; THENCE RUN NORTH 14°05'36" EAST, 422.76 FEET; THENCE RUN NORTHERLY ALONG A CURVE 368.62 FEET TO THE POINT OF BEGINNING AND THAT PART LYING 25 FEET ON EACH SIDE OF A CENTERLINE DESCRIBED AS: BEGIN 339.51 FEET NORTH OF THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17; RUN WEST 1095.63 FEET TO THE WEST BOUNDARY OF PREVIOUSLY DESCRIBED

PROPERTY AND THAT PART LYING 25 FEET ON EACH SIDE OF A CENTERLINE DESCRIBED AS: COMMENCE 339.51 FEET NORTH OF THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, RUN WEST 472.96 FEET FOR A POINT OF BEGINNING; THENCE RUN SOUTH 07°37'56" EAST, 447.70 FEET; RUN THENCE SOUTH 00°23'05" EAST, 631.18 FEET; THENCE RUN THENCE SOUTHWESTERLY ALONG A CURVE 158.25 FEET, RUN THENCE NORTH 89°42'50" WEST, 222.35 FEET; RUN THENCE SOUTH 76°36'49" WEST, 129.82 FEET; RUN THENCE SOUTH 84°11'54" WEST, 219.92 FT TO THE WEST BOUNDARY OF THE FIRST DESCRIBED PROPERTY.

PARCEL 8:

AN UNDIVIDED ONE HALF INTEREST IN THE ROADS MORE PARTICULARLY DESCRIBED AS ROAD "C" AND ROAD "D", AND A PERPETUAL NONEXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES IN THAT PORTION OF ROAD "C", DESCRIBED AS FOLLOWS:

DESCRIPTION OF ROAD C:

THAT PART OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, LYING 25.00 FEET RIGHT AND LEFT OF A CENTERLINE DESCRIBED AS FOLLOWS: BEGIN AT A POINT ON THE WEST RIGHT OF WAY LINE OF BONNIE MINE ROAD, SAID POINT LYING 339.51 FEET NORTH OF THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17; THENCE RUN WEST 1095.63 FEET TO A POINT ON THE WEST BOUNDARY OF THE LAND DESCRIBED IN SCHEDULE A.

DESCRIPTION OF ROAD D:

THAT PART OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, LYING 25.00 FEET RIGHT AND LEFT OF A CENTERLINE DESCRIBED AS FOLLOWS: COMMENCE AT A POINT ON THE WEST RIGHT OF WAY LINE OF BONNIE MINE ROAD, SAID POINT LYING 339.51 FEET NORTH OF THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17; THENCE RUN WEST ALONG THE CENTERLINE OF ROAD 'C', 472.96 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN THE FOLLOWING COURSES AND DISTANCES: THENCE SOUTH 07°37'56" EAST 447.70 FEET; THENCE SOUTH 00°23'05" EAST 631.18 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, CENTRAL ANGLE OF 90°40'15", AN ARC DISTANCE OF 158.25 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°42'50" WEST 222.35 FEET; THENCE SOUTH 76°36'49" WEST 129.82 FEET; THENCE SOUTH 84°11'54" WEST 219.92 FEET TO A POINT ON THE WEST BOUNDARY OF THE LAND DESCRIBED IN SCHEDULE A.

PARCEL 9:

ALL OF SECTION 18, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 660 FEET OF THE WEST 3960 FEET THEREOF.

PARCEL 10:

THAT PART OF SECTION 7, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT A POINT ON THE SOUTH BOUNDARY OF SECTION 7, SAID POINT LYING 1685.98 FEET WEST OF THE SOUTHEAST CORNER OF SECTION 7, SAID POINT BEING THE SOUTHWEST CORNER OF THE WEST 1320 FEET OF THE EAST 1685.96 FEET OF THE SOUTH 330 FEET OF SAID SECTION; THENCE RUN SOUTH 89°42'49" WEST, ALONG SAID SOUTH BOUNDARY, 657.86 FEET TO A POINT ON THE HIGH WATER LINE OF SKINNED SAPLING CREEK; THENCE ALONG SAID HIGH WATER LINE, THE FOLLOWING COURSES AND DISTANCES: THENCE NORTH 61°36'46" EAST 15.17 FEET; THENCE NORTH 78°06'28" EAST 214.59 FEET; THENCE NORTH 67°26'29" EAST 188.70 FEET; THENCE NORTH 50°09'19" EAST 71.06 FEET; THENCE NORTH 61°55'43" EAST 125.89 FEET; THENCE NORTH 79°25'24" EAST 93.84 FEET TO A POINT ON THE WEST BOUNDARY OF SAID WEST 1320 FEET; THENCE, LEAVING SAID HIGH WATER LINE, ALONG SAID WEST BOUNDARY, SOUTH 00°33'41" EAST 242.54 FEET TO THE POINT OF BEGINNING.

AND

THAT PART OF SECTION 18, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

BEGIN AT A POINT ON THE NORTH BOUNDARY OF SECTION 18, SAID POINT LYING 1334.44 FEET WEST OF THE NORTHEAST CORNER OF SECTION 18, SAID POINT BEING THE NORTHEAST CORNER OF THE EAST 2640 FEET OF THE WEST 3960 FEET OF THE NORTH 660 FEET OF SAID SECTION; THENCE RUN SOUTH 00°28'11" EAST, ALONG THE EAST BOUNDARY OF SAID EAST 2640 FEET, 660 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE SOUTH 89°42'49" WEST, ALONG THE SOUTH BOUNDARY OF SAID PARCEL, 1741.67 FEET; THENCE NORTH 261.36 FEET TO A POINT ON THE HIGH WATER LINE OF SKINNED SAPLING CREEK; THENCE ALONG SAID HIGH WATER LINE, THE FOLLOWING COURSES AND DISTANCES: THENCE SOUTH 73°31'01" EAST 70.84 FEET; THENCE NORTH 76°00'08" EAST 57.92 FEET; THENCE NORTH 59°21'40" EAST 51.43 FEET; THENCE NORTH 74°24'16" EAST 80.31 FEET; THENCE SOUTH 86°46'54" EAST 9.08 FEET; THENCE NORTH 13°25'13" WEST 24.82 FEET; THENCE NORTH 21°58'03" EAST 23.04 FEET; THENCE NORTH 11°48'46" EAST 12.07 FEET; THENCE NORTH 36°19'02" WEST 25.72 FEET; THENCE NORTH 46°12'57" EAST 27.33 FEET; THENCE NORTH 43°33'55" EAST 47.48 FEET; THENCE NORTH 46°10'13" EAST 39.81 FEET; THENCE NORTH 7°43'07" EAST 77.63 FEET; THENCE NORTH 89°33'05" EAST 72.78 FEET; THENCE NORTH 58°18'00" EAST 103.83 FEET; THENCE NORTH 36°42'40" EAST 81.52 FEET; THENCE

NORTH 61°36'46" EAST 131.52 FEET TO A POINT ON THE NORTH BOUNDARY OF SECTION 18; THENCE LEAVING SAID HIGH WATER LINE, NORTH 89°42'49" EAST, ALONG SAID NORTH BOUNDARY, 1009.40 FEET TO THE POINT OF BEGINNING.

PARCEL 11:

ALL OF SECTION 19, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA.

PARCEL 12:

THAT PART OF THE WEST 3/4 OF SECTION 20, TOWNSHIP 30 SOUTH, RANGE 24 EAST POLK COUNTY, FLORIDA LYING WEST OF BONNIE MINE ROAD, LESS THAT PART THEREOF LYING WITHIN FOLLOWING DESCRIBED PROPERTY:

PART OF SECTIONS 17 AND 20 BEING DESCRIBED AS FOLLOWS: BEGIN 3858.33 FEET NORTH AND 582.70 FEET EAST OF SOUTHWEST CORNER OF SOUTHEAST 1/4 OF SECTION 17; RUN THENCE EAST 16 FEET SOUTH, 3542.83 FEET; THENCE EAST 222.80 FEET, SOUTH 07°37'56" EAST, 424.25 FEET; THENCE SOUTH 00°23'05" EAST, 629.60 FEET; THENCE SOUTHWESTERLY ALONG A CURVE 118.69 FEET NORTH 89°42'50" WEST, 225.35 FEET; THENCE SOUTH 76°36'49" WEST, 131.16 FEET; THENCE SOUTH 84°11'54" WEST, 215.60 FEET; THENCE NORTH 00°17'34" EAST, 629.91 FEET; THENCE NORTH 07°04'11" WEST, 177 FEET; THENCE NORTH 1461.37 FEET NORTHEASTERLY ALONG A CURVE 149.17 FEET; THENCE NORTH 07°07'20" EAST, 1397.55 FEET NORTHEASTERLY ALONG CURVE 146.00 FEET; THENCE NORTH 14°05'36" EAST, 422.76 FEET NORTHEASTERLY ALONG A CURVE 368.62 FEET TO THE POINT OF BEGINNING AND THAT PART LYING 25 FEET ON EACH SIDE OF THE CENTERLINE DESCRIBED AS FOLLOWS:

BEGIN 339.51 FEET NORTH OF SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17; THENCE RUN WEST 1095.63 FEET TO WEST BOUNDARY OF PREVIOUS DESCRIPTION OF PROPERTY AND THAT PART LYING 25 FEET ON EACH SIDE OF CENTERLINE DESCRIBED AS FOLLOWS:

COMMENCE 339.51 FEET NORTH OF SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17; THENCE RUN WEST 472.96 FEET FOR POINT OF BEGINNING; THENCE SOUTH 07°37'56" EAST, 447.70 FEET; THENCE SOUTH 00°23'05" EAST, 631.18 FEET SOUTHWESTERLY ALONG A CURVE 158.25 FEET; THENCE NORTH 89°42'50" WEST, 222.35 FEET; THENCE SOUTH 76°36'49" WEST, 129.82 FEET; THENCE SOUTH 84°11'54" WEST, 219.92 FEET TO THE WEST BOUNDARY OF THE FIRST DESCRIBED PROPERTY.

PARCEL 13:

A PORTION OF SECTION 20, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 20; THENCE NORTH 89°57'15" EAST, ALONG THE SOUTH LINE OF SAID SECTION 20, A DISTANCE OF 164.18 FEET TO THE APPARENT EAST RIGHT-OF-WAY OF BONNIE MINE ROAD AND THE POINT OF BEGINNING; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY OF BONNIE MINE ROAD, THE FOLLOWING 14 COURSES: 1) NORTH 15°52'37" EAST, A DISTANCE OF 42.42 FEET; 2) THENCE NORTH 17°11'07" EAST, A DISTANCE OF 196.57 FEET; 3) THENCE NORTH 19°43'50" EAST, A DISTANCE OF 28.39 FEET; 4) THENCE NORTH 20°05'20" EAST, A DISTANCE OF 273.77 FEET; 5) THENCE NORTH 27°06'38" EAST, A DISTANCE OF 159.46 FEET; 6) THENCE NORTH 33°47'05" EAST, A DISTANCE OF 132.89 FEET; 7) THENCE NORTH 34°00'02" EAST, A DISTANCE OF 311.61 FEET; 8) THENCE NORTH 33°53'51" EAST, A DISTANCE OF 138.32 FEET; 9) THENCE NORTH 40°32'41" EAST, A DISTANCE OF 133.35 FEET; 10) THENCE NORTH 58°22'13" EAST, A DISTANCE OF 88.77 FEET; 11) THENCE NORTH 70°52'14" EAST, A DISTANCE OF 137.55 FEET; 12) THENCE NORTH 75°31'38" EAST, A DISTANCE OF 174.89 FEET; 13) THENCE NORTH 75°44'37" EAST, A DISTANCE OF 530.41 FEET; 14) THENCE NORTH 75°49'01" EAST, A DISTANCE OF 423.58 FEET; THENCE SOUTH 14°10'59" EAST, A DISTANCE OF 31.06 FEET; THENCE NORTH 75°49'01" EAST, A DISTANCE OF 10.00 FEET; THENCE NORTH 14°10'59" WEST, A DISTANCE OF 31.06 FEET, TO SAID EASTERLY RIGHT-OF-WAY OF BONNIE MINE ROAD; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, THE FOLLOWING SIX COURSES; 1) NORTH 75°49'01" EAST, A DISTANCE OF 25.08 FEET; 2) THENCE NORTH 76°11'20" EAST, A DISTANCE OF 145.30 FEET; 3) THENCE NORTH 75°45'38" EAST, A DISTANCE OF 409.83 FEET; 4) THENCE NORTH 76°26'51" EAST, A DISTANCE OF 93.79 FEET; 5) THENCE NORTH 75°46'00" EAST, A DISTANCE OF 260.72 FEET; 6) THENCE NORTH 74°28'43" EAST, A DISTANCE OF 253.71 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 624.44 FEET; THENCE SOUTH 67°18'41" WEST, A DISTANCE OF 1830.63 FEET, TO THE SOUTHERLY BOUNDARY OF A RAILROAD EASEMENT RECORDED IN DEED BOOK 911, PAGE 190; THENCE CONTINUE SOUTH 67°16'41" WEST, ALONG THE SOUTH BOUNDARY OF SAID RAILROAD EASEMENT, A DISTANCE OF 1558.66 FEET, TO THE SAID EAST RIGHT-OF-WAY OF BONNIE MINE ROAD; THENCE NORTH 16°43'24" EAST, ALONG SAID EAST RIGHT-OF-WAY OF BONNIE MINE ROAD, A DISTANCE OF 18.97 FEET; THENCE NORTH 15°52'37" EAST, ALONG SAID EAST RIGHT-OF-WAY OF BONNIE MINE ROAD, A DISTANCE OF 8.93 FEET TO THE SOUTH LINE OF SAID SECTION 20, AND THE POINT OF BEGINNING.

PARCEL 14:

THE NORTH 1/4 OF SECTION 30, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, LYING NORTH OF THE ATLANTIC COAST LINE RAILROAD SPUR TRACK.

ENDORSEMENT NO. 1

ISSUED BY

FIRST AMERICAN TITLE INSURANCE COMPANY

Attach to Policy No. 5011412-127211

Name of Insured: South Ft. Mead Land Management, Inc., a Delaware corporation

Date of Policy: March 18, 2014

Amount of Insurance: \$542,280,575.00

Schedule A of the Policy is hereby amended as follows:

3. South Ft. Mead Land Management, Inc., a Delaware corporation, by virtue of that certain Fee Simple Deed recorded on March 18, 2014, as instrument number 201425001548 in the public records of Hardee County Florida as corrected by that certain Corrective Fee Simple Deed recorded on May 7, 2015, as Instrument number 201525002694 of the public records of Hardee County, Florida.

4. Exhibit "A" is deleted and replaced with the attached Exhibit "A".

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Issue Date: May 29, 2015



First American Title Insurance Company

A handwritten signature in blue ink, appearing to read "Dennis J. Gilmore".

Dennis J. Gilmore
President

A handwritten signature in blue ink, appearing to read "Timothy Kemp".

Timothy Kemp
Secretary

CARLTON FIELDS JORDEN BURT, P.A.

By:

A large, stylized handwritten signature in blue ink, appearing to read "Daniel L. DeCubellis".
Daniel L. DeCubellis, Authorized Countersignature

EXHIBIT "A"

Lands lying in Township 33 South, Range 23 East and Range 24 East, and in Township 34 South, Range 23 East and Range 24 East, Hardee County, being more particularly described as follows:

Township 33 South, Range 23 East:

Section 20: The East 1/2 of the Southeast 1/4 lying south of State Road no. 62 and the East 1/2 of the Northeast 1/4 lying south of State Road 62.

Section 21: The West 1/2 of the Southwest 1/4, lying south of State Road no. 62 and the West 1/2 of the Northwest 1/4 lying south of State Road 62.

Section 22: The Southeast 1/4 lying south of State Road no. 62.

Section 23: The South 1/2 lying south of State Road no. 62.

Section 24: The South 1/2 lying south of State Road no. 62.

Section 25: The North 1/2, and the South 1/2, LESS the South 500 feet thereof, and the West 1000 feet of the South 500 feet.

Section 26: All.

Section 27: All.

Section 28: All.

Section 29: The East 1/4.

Section 32: The North 3/4 of the East 1/2, LESS the West 1/10 thereof.

Also described as:

Point of beginning being the NE corner of said section 32; thence S0°15'46"W, 3951.03 feet; thence N89°31'22"W, 2374.88 feet; thence N0°22'30"W, 3948.55 feet; thence S89°34'56"E, 1052.03 feet; thence S89°34'57"E, 1315.08 to the Point of Beginning.

Section 33: a) The North 500 feet, and
b) The East 200 feet, LESS the North 500 feet, and
c) The West 800 feet, LESS the North 500 feet, thereof.

Section 34: All.

Section 35: All.

Section 36: The West 1000 feet of the section.

Township 33 South, Range 24 East:

Section 4: All, LESS and except that portion conveyed to IMC- Agrico Company by corrective warranty deed recorded in official records book 545, page 971, of the public records of Hardee County, Florida.

Also described as:

Point of Beginning the NW corner of said section 4; thence N89°57'56"E, 161.31 feet; thence S0°01'45"E, 3151.44 feet; thence N90°00'00"E, 1501.71 feet; thence S0°00'00"E, 1980.00 feet; thence S90°00'00"W, 1661.44 feet; thence N0°02'09"W, 5131.35 feet to the Point of Beginning.

Section 5: All, LESS and except that portion conveyed to IMC-Agrico Company by corrective warranty deed recorded in official records book 545, page 971, of the public records of Hardee County, Florida.

Also described as:

Point of Beginning being the NW corner of said section 5; thence N89°58'03"E, 5290.71 feet; thence S0°02'09"E, 5131.35 feet; thence S90°00'00"W, 2008.56 feet; thence N0°00'00"E, 660.00 feet; thence S90°00'00"W, 660.00 feet; thence N0°00'00"E, 1059.15 feet; thence S89°59'27"W, 2644.83 feet; thence N0°21'09"E, 3409.65 feet to the Point of Beginning.

Section 6: That portion lying easterly of the CSX railroad right-of-way, LESS and except that portion conveyed to IMC-Agrico Company by corrective warranty deed recorded in official records book 545, page 971, of the public records of Hardee County, Florida.

Also the South 3/4 lying westerly of County Road no. 663 right-of-way, LESS the Southwest 1/4 of the Northwest 1/4 and LESS the Northwest 1/4 of the Southwest 1/4 of said Section 6.

Also described as:

Point of Beginning being the NE corner of said Section 6; thence S0°21'09"W, 3409.64 feet; thence S89°57'36"W, 961.50 feet; thence N46°40'07"W, 1311.70 feet; thence S90°00'00"W, 267.11 feet to a point on the east right-of-way of CSX railroad; thence N8°52'40"W along said east right-of-way line, 2535.52 feet; thence N89°53'23"E, 2593.51 feet to the Point of Beginning.

Also:

Point of Beginning being the NW corner of said Section 6; thence N89°53'21"E, 1322.93 feet; thence S0°01'19"E, 1520.65 feet; thence S89°52'11"E, 1509.38 feet to a point on the west right of way line of CSX railroad; thence S8°52'40"E along said west right-of-way line 3993.01 feet; thence S89°40'25"W, 3443.25 feet; thence N0°07'00"W, 1323.75 feet; thence N89°49'34"E,

1321.30 feet; thence N0°01'19"W, 1320.23 feet; thence S89°58'42"W, 1323.49 feet; thence N0°00'39"W, 2838.83 feet to the Point of Beginning; LESS road right-of-way.

All of the above, LESS and except the following described parcels:

The Northwest 1/4 of the Northwest 1/4 of Section 6 and

Begin at the intersection of the south boundary of Section 6 and the west right of way line of County Road 663; thence northwesterly along said west right of way line 1,335 feet; thence westerly, perpendicular to the west right of way line, 700 feet; thence southeasterly, parallel with said west right of way line of County Road 663, to a point on the south boundary of Section 6; thence east along said south boundary of Section 6, to the Point of Beginning.

Section 7: That portion lying westerly of County Road no. 663 right-of-way, LESS and except that portion conveyed to IMC-Agrico Company by corrective warranty deed recorded in official records book 545, page 971, of the public records of Hardee County, Florida.

Also described as:

All west of CSX railroad right-of-way; LESS road right of way. Also LESS parcel of and being more particularly described as follows:

Point of Beginning being the SW corner of SE 1/4 of said Section 7; thence N0°00'00"E, 330.04 feet; thence N89°41'07"E, 1435.01 feet; thence S32°04'15"E, 177.83 feet; thence S8°52'40"E, 180.89 feet; thence S89°41'07"W, 1557.33 feet to the Point of Beginning.

All of the above, LESS and except the following described parcel:

Begin at the intersection of the north boundary of Section 7 and the west right of way line of County Road 663; thence southeasterly along said west right of way line, 975 feet; thence westerly, perpendicular to said west right of way line, 700 feet, thence northwesterly, parallel with said west right of way line of County Road 663, to a point on the north boundary of Section 7; thence east along said north boundary of Section 7, to the Point of Beginning.

Section 9: The Northwest 1/4, LESS and except that portion conveyed to IMC-Agrico Company by corrective warranty deed recorded in official records book 545, page 971, of the public records of Hardee County, Florida.

Also described as:

A parcel of land being in the NW 1/4 of said Section 9, being more particularly described as follows: Point of Beginning being the SE corner of the NW 1/4 of said Section 9; thence N89°52'38"W, 1987.08 feet; thence N0°15'33"E, 1325.58 feet; thence N89°55'11"W, 660.00 feet; thence N0°19'54"E, 995.10 feet; thence S89°57'44"E, 2637.25 feet; thence S0°03'02"W, 2324.14 feet to the Point of Beginning.

Section 17: The South 1/2 of the Southwest 1/4; the Southeast 1/4, less the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of said section 17, and LESS Alderman Road right-of-way; the Southeast 1/4 of the Northeast 1/4 lying east of Alderman Road right-of-way, LESS and except 2 acres more or less being 132 feet off the west side of the Southwest 1/4 of the Southeast 1/4 of the Northeast 1/4 lying east of Alderman Road; and the North 1/4 lying southerly of County Road 664 right-of-way and easterly of Alderman Road right-of-way, LESS and except lot 1 of Hickey Branch Ranch, a subdivision in Sections 8 and 17, Township 33 South, Range 24 East, Hardee County, Florida, as per plat bar B-26, page 4, of the public records of Hardee County, Florida.

Section 18: The North 1/2 of the Southwest 1/4, less Hendry Road right-of-way; and the Northwest 1/4 of the Southeast 1/4, and the Southeast 1/4 of the Southeast 1/4 less road rights-of-ways and LESS railroad right-of-way.

Also a portion of Block 32, of the town of Fort Green per the plat recorded in plat book 2, pages 13 and 14 of the public records of Hardee County, Florida, described as follows:

Begin at the Southeast corner of Block 32 according to the map of the town of Fort Green as recorded in plat book 2, pages 13 and 14 of the public records of Hardee County, Florida and run South $89^{\circ}43'27''$ West along the south boundary of said Block 32, 340.00 feet to the Southwest corner thereof; thence North $00^{\circ}00'12''$ West along the west boundary of said Block 32, 200.00 feet; thence South $59^{\circ}44'25''$ East, 393.64 feet to the Point of Beginning, the same being a part of the Northeast 1/4 of Section 18, Township 33 South, Range 24 East.

Section 19: The Southwest 1/4 lying south of State Road no. 62; the Southwest 1/4 of the Southeast 1/4; the West 1/2 of the Southeast 1/4 of the Southeast 1/4; the south 6 acres of the West 1/2 of the Northeast 1/4 of the Southeast 1/4; and, Commence at the Northeast corner of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 19, Township 33 South, Range 24 East, and run south 84 feet to the Point of Beginning; thence South 67° East, 271.85 feet; thence South $19^{\circ}16'$ West, 748.90 feet, to a point in the east line of the West 1/2 of the Southeast 1/4 of the Southeast 1/4; thence north to the Point of Beginning.

Also: Lot 5 of C.M. Johnson's subdivision, being a subdivision in the Northwest 1/4 of the Southeast 1/4 of Section 19, Township 33 South, Range 24 East, Hardee County, Florida, as per plat book 1, page 2- 110, of the public records of Hardee County, Florida.

Also: The East 1/2 of the Southeast 1/4 of the Southeast 1/4, LESS: Commence at the Northeast corner of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 19, Township 33 South, Range 24 East, and run south 84 feet to the point of beginning; thence South 67° East, 271.85 feet; thence South $19^{\circ}16'$ West, 748.90 feet, to a point in the east line of the West 1/2 of the Southeast 1/4 of the Southeast 1/4; thence north to the Point of Beginning. Also LESS: the north 170 feet of the east 60 feet of the Southeast 1/4 of the Southeast 1/4; also LESS: the east 30 feet of the East 1/2 of the Southeast 1/4 of the Southeast 1/4, south of the north 170 feet.

Also: the south 190 feet of the east 300 feet of Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4, LESS the east 60 feet for Citrus Street.

Also the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 lying south of State Road no. 62.

Section 20: The Northwest 1/4 of the Northwest 1/4; the East 1/2 of the Northeast 1/4 lying north of State Road no. 62; the East 1/2 of the Southeast 1/4 lying south of State Road no. 62, LESS road right of- way on west line; and the South 1/2 of the Southwest 1/4 of the Southeast 1/4, LESS road rights-of ways.

The following portions of the town of Fort Green Springs as per plat recorded in plat book 2, page 28, of the public records of Hardee County, Florida:

All of Block 2;

A portion of Block 4 described as follows: Begin at the Southeast corner of Block 4, thence run West 140 feet, thence North 120.92 feet, thence East 140 feet, thence South 120.92 feet to the Point of Beginning;

A portion of Block 4 described as follows: Commence at the Northeast corner of Block 4, thence run South 120.92 feet to the Point of Beginning;

Thence South 80 feet; thence West 140 feet; thence North 80 feet; thence East 140 feet to the Point of Beginning; a portion of Block 4 described as follows: Begin at the Northeast corner of Block 4; thence run South 120.92 feet; thence West 140 feet; thence North 120.92 feet; thence East 140 feet to the Point of Beginning;

A portion of Block 4 described as follows: Commence at the Southeast corner of Block 4; thence West 140 feet to the Point of Beginning; thence continue West 70 feet; thence North 150.92 feet; thence East 70 feet; thence South 159.92 feet to the Point of Beginning; a portion of Block 4 described as follows:

Commence at the Northwest corner of Block 4; thence South 75.46 feet to the Point of Beginning; thence continue South 95.46 feet; thence East 120.90 feet; thence North 95.46 feet; thence West 120.85 feet to the Point of Beginning; and Commence at the Northwest corner of Block 4; thence East 120.80 feet to the Point of Beginning; thence continue East 35 feet; thence South 170.92 feet; thence West 35 feet; thence North 170.92 feet to the Point of Beginning;

Lots 1 through 16, inclusive of Block 5;

Lots 13, 14, 15, 16, 20 and 21, Block 7;

Lots 1 through 10, inclusive, and Lots 13 through 22, inclusive, Block 8, together with the South 1/2 of vacated 2nd Street, between Palmetto Street and Pine Street, also the closed 20 foot north-south alley within said Block 8;

Lots 7 through 10, inclusive Block 9;

Lots 11 and 12, Block 18;

Lots 1, 2, 6 and 7, Block 21, together with the East half of Citrus Street lying west of and adjacent to said Lots 6 and 7, together with the vacated alley lying between Lots 1, 2, on the one hand, and 6, 7, on the other hand, Block 21.

Lots 1 through 6, inclusive, Block 22, together with the west half of Citrus Street, lying east of Lots 1, 2, 3 and 4, Block 22;

Lots 1, 2, 5, 6 and 7, Block 23.

Together with any interest in adjoining vacated streets or alleys pursuant to vacation resolutions recorded in Book 121, Page 373; Book 223, Page 269; Book 289, Page 581; and Book 278, Page 662, of the public records of Hardee County, Florida.

The following portions of C.M. Johnston's first addition to town of Fort Green Springs as per plat recorded in plat book 2, page 32, of the public records of Hardee County, Florida:

Lots 1, 2, 3 and 4, Block 5, less and except a portion of said Lot 4, Block 5, more particularly described as follows: Commence at the West 1/4 corner of Section 20, Township 33 South, Range 24 East, thence run South 00°04'32" East, 299.92 feet along the west line of the Southwest 1/4 of said Section 20 to the Point of Beginning; thence continue South 00°04'32" East, 14.50 feet to the Southwest corner of said Lot 4; thence North 89°57'31" East, 250.00 feet along the south line of said Lot 4; thence North 08°54'39" West, 14.60 feet along the east line of Block 5; thence South 89°57'31" West, 242.85 feet along a line 14.5 feet north of and parallel to the south line of said Lot 4, to the Point of Beginning;

Lot 1, Block 6, together with the South 20 feet of Pearle Street lying north of and adjacent to block 6, and the East 30 feet of Citrus Street, lying west of and adjacent to the South 20 feet of Pearle Street and Lot 1, Block 6.

Section 21: The South 1/2 lying south of State Road no. 62.

Section 22: The Northwest 1/4 of the Southwest 1/4, lying south of State Road no. 62; the South 1/2 of the Southwest 1/4; the South 1/2 of the Southeast 1/4; the Northeast 1/4 of the Southeast 1/4, lying south of State Road no. 62; and the West 1/2 of the Northeast 1/4 of the Southwest 1/4 lying south of State Road no. 62.

Also: Lots 1 and 2, of Abbott's Countryside Estates, as per plat thereof recorded in plat bar B-11, page 3, of the public records of Hardee County, Florida.

Section 23: The Southwest 1/4 lying south of State Road no. 62; the West 1/2 of the Southeast 1/4, lying south of State Road no. 62, the East 1/4 of the Northwest 1/4 lying north

of State Road no. 62, and the South 1/2 of the Southeast 1/4 of the Southeast 1/4, LESS: Begin at the Northeast corner of the South 1/2 of the Southeast 1/4 of the Southeast 1/4 of said Section 23, thence North 89°07'46" West along the north line of said tract 435.83 feet to the Point of Beginning, thence continue same line 141.22 feet, thence South 14°00'29" East, 47.42 feet, thence South 88°28'01" East, 80.48 feet, thence North 46°57'45" East, 67.42 feet to the Point of Beginning.

Together with a perpetual easement over and across: the East 30 feet of the North 1/2 of the Southeast 1/4 of the Southeast 1/4 of said Section 23.

Section 24: The South 1/2 of the Northwest 1/4 of the Southwest 1/4; the South 1/2 of the Southwest 1/4, and the South 1/2 of the Southeast 1/4. Together with a perpetual easement over and across: the West 30 feet of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of said Section 24, lying south of State Road no. 62.

Section 25: All.

Section 26: All.

Section 27: All.

Section 28: All.

Section 29: All, LESS and except road rights-of-ways and less CSX railroad right-of-way, and LESS the North 900 feet of the section lying west of CSX railroad right-of-way.

Section 30: All, LESS the East 2900 feet of the North 900 feet, and LESS the South 500 feet of the West 1300 feet, thereof.

Section 31: All, LESS the West 1300 feet of the section.

Section 32: All, LESS and except road rights-of-ways and less CSX railroad right-of-way.

Section 33: The North 1000 feet of the section, and the West 1400 feet, LESS the North 1000 feet thereof.

Section 34: The North 1000 feet of the section.

Section 35: The North 500 feet of the section.

Section 36: The North 500 feet of the section, and that part of the following described parcel lying south of the North 500 feet: Begin at the Northeast corner of Section 36, thence west along the north boundary thereof, 2000 feet, thence south at right angles to the section line, 400 feet, thence southeasterly to a point on the east boundary of said Section 36, said point being 900 feet south of the Northeast corner of Section 36,

thence north along said east boundary thereof to the Northeast corner of Section 36 and the Point of Beginning.

Township 33 South, Range 25 East:

Section 19: The West 1/2 of the Southwest 1/4, lying south of State Road no. 62.

Section 30: The Northwest 1/4.

In Township 34 South, Range 23 East:

Section 1: All.

Section 2: All.

Section 3: All.

Section 10: The North 3/4.

Section 11: The North 3/4.

Section 12: The North 3/4.

In Township 34 South, Range 24 East:

Section 1: The Southwest 1/4 LESS and except the following: Begin at the Southwest corner of said Section 1, thence North 02°46'49" East along the West line of said Section 1 a distance of 38.04 feet; thence South 89°51'11" East along a line 38 feet North of and parallel with the South line of said Section 1 a distance of 1656.43 feet; thence South 00°12'46" West a distance of 38.00 feet thence North 89°51'11" West a distance of 1658.13 feet to the Point of Beginning.

Also: Commence at the Northwest corner of the Northwest 1/4 for a Point of Beginning, thence North 89°56'19" East, along the north line of said Northwest 1/4, a distance of 2439.15 feet to the west line of the East 105.00 feet of said Northwest 1/4, thence South 01°04'21" West, along said west line, 2537.63 feet to the south line of said Northwest 1/4, thence South 89°40'06" West, along said south line, 2492.62 feet to the Southwest corner of said Northwest 1/4, thence North 02°16'03" East, along the west line of said Northwest 1/4, a distance of 2551.00 feet to the Point of Beginning.

Also: Commence at the Southwest corner of Southeast 1/4 of said Section 1 for a Point of Beginning, thence North 01°01'29" East, along the west line of said Southeast 1/4, a distance of 2000.60 feet to the north line of the South 2000.00 feet of said Southeast 1/4, thence North 89°37'11" East, along said north line, 811.11 feet, thence South 00°38'59" East, 742.98 feet to the east line of the West 832.58 feet of said Southeast 1/4, thence South 01°01'29" West, along said east line, 1257.41 feet to the south line

of said Southeast 1/4, thence South 89°37'11" West, along said south line, 832.83 feet to the Point of Beginning.

Section 2: All.

Section 3: All. (Less portion described in official records book 577, page 492 set forth below)

Section 4: The North 1/2.

Section 5: All of that portion lying westerly of the CSX railroad right-of-way; also that portion of the North 1/4, lying easterly of County Road no. 663 right-of-way.

Section 6: All.

Section 7: All.

Section 8: All of that portion lying westerly of the CSX railroad right-of-way.

Also the following described parcel in Section 10, Township 34 South, Range 24 East, as described in official records Book 577, Page 482, of the public records of Hardee County, Florida: Begin at the Northeast corner of Section 10, Township 34 South, Range 24 East, Hardee County, Florida; thence South 00°25'21" West, along the east line of said Section 10, a distance of 1323.90 feet; thence North 88°43'15" West, 2655.44 feet; thence North 00°31'11" West, 241.27 feet; thence South 82°07'49" East, 658.45 feet; thence North 07°59'40" East, 1156.34 feet to a point on the north line of said Section 10; thence South 89°01'22" East and along said north line, 1853.93 feet to the Point of Beginning.

Also the following described parcel in Sections 4 and 5, Township 34 South, Range 24 East, as described in official records Book 577, Page 492, of the public records of Hardee County, Florida: Beginning at a point on the east boundary of said Section 5, said point being North 01°24'06" East, 2538.29 feet from the Southeast corner of said Section 5; thence North 89°32'27" West, a distance of 2358.09 feet to the easterly right-of-way line of One-Fort Green Springs Grade, said right-of-way being 100 feet easterly from the centerline of SCL (now CSX) railroad as measured at right angles; thence North 08°29'27" West, along said right-of-way, a distance of 1201.99 feet; thence South 89°23'03" East, a distance of 6801.05 feet to a point; thence turn and run South 02°12'21" West, a distance of 1209.60 feet to a point; thence turn and run North 88°58'42" West, a distance of 4219.25 feet to the Point of Beginning, LESS road right-of-way.

Also the following described parcel in Sections 3, 4, 9 and 10, Township 34 South, Range 24 East, as described in official records Book 577, Page 492, of the public records of Hardee County, Florida: Commence at a point on the south boundary of said Section 3, for a Point of Beginning, said point being South 89°01'22" East, 3442.97 feet from the Southwest corner of said Section 3; thence South 07°59'40" West, a distance of 1156.35 feet; thence North 82°07'49" West, a distance of 658.45 feet; thence South 00°31'11" East, a distance of 1189.84 feet; thence South 84°12'19" West, a distance of 2672.36 feet to a point on the west boundary of said Section

10; thence North 00°24'44" East, along said west boundary, a distance of 2321.83 feet to a point, said point being South 00°24'44" West, 251.51 feet from the Northwest corner of said Section 10; thence North 57°53'07" West, a distance of 486.91 feet to a point on the north boundary of said Section 9, said point being North 88°59'01" West, 414.28 feet from the Northeast corner of said Section 9; thence continue North 57°53'07" West, a distance of 1940.72 feet; thence North 01°24'06" East, a distance of 1535.57 feet; thence South 88°58'42" East, 995.25 feet to a point; thence North 02°12'21" East, 1209.60 feet to a point; thence South 89°23'03" East, 1123.40 feet to a point on the west boundary of said Section 3, said point being South 02°12'21" West, 1209.60 feet from the Northwest corner of said Section 3; thence South 02°12'21" West, a distance of 3253.99 feet to a point North 02°12'21" East, 503.00 feet from the Southwest corner of said Section 3; thence South 33°52'35" East, a distance of 612.82 feet to a point on the south boundary of said Section 3, said point being South 89°01'22" East, 361.00 feet from the Southwest corner of said Section 3; thence South 89°01'22" East, a distance of 3081.97 feet to the Point of Beginning.

Also together with easements for ingress, egress, roadway, utilities and any lawful purpose over and across the following properties:

1. Road, drainage, maintenance and utility easement in Section 1, Township 34 South, Range 24 east, Hardee County, Florida, being described as follows:

Commence at the Southwest corner of Section 1, Township 34 South, Range 24 east, Hardee County, Florida; thence South 89°51'11" East and along the south line of said Section 1, 1590.75 feet to the Point of Beginning; thence continue South 89°51'11" East along the same line, 37.38 feet to a point on the west right-of-way line of a county road; thence North 00°12'46" East and along said west line, 38.00 feet; thence North 89°51'11" West and parallel with said south line, 37.38 feet; thence South 00°12'46" East and parallel with said west line, 38.00 feet to the Point of Beginning.

2. Road, drainage, maintenance and utility easement in Section 11, Township 34 South, Range 24 east, Hardee County, Florida, being described as follows:

Begin at the Southeast corner of the North 1/4 of Section 11, Township 34 South, Range 24 East, for a point of beginning; thence North 88°54'23" West, along the south line of said North 1/4, 2634.30 feet to the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of said Section 11; thence North 88°54'27" West along the south line of said Northeast 1/4 of the Northwest 1/4, 658.01 feet to the Northeast corner of the West 3/4 of the South 1/2 of the Northwest 1/4 of said Section 11; thence South 00°21'16" West along the east line of the West 3/4 of the South 1/2 of the Northwest 1/4, 4.95 feet; thence South 88°54'10" West, 1974.02 feet to a point on the west line of said Section 11; thence North 00°25'21" East and along said west line, 45.00 feet; thence South 88°54'10" East, 5266.14 feet to the east line of said Section 11; thence South 00°08'42" West along said east line, 39.70 feet to the Point of Beginning.

3. Road, drainage, maintenance and utility easement in Section 12, Township 34 South, Range 24 East, Hardee County, Florida, being described as follows:

Commence at the Northwest corner of Section 12, Township 34 South, Range 24 East, Hardee County, Florida; thence South 89°51'11" East and along the north line of said Section 12, 1590.75 feet to the Point of Beginning; thence continue South 89°51'11" East along the same line, 37.38 feet to a point on the west right-of-way line of a county road; thence South 00°12'46" West and along said west line, 666.12 feet to a point on the south line of the West 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of said Section 12; thence North 89°53'53" West and along said south line, 964.41 feet to the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of said Section 12; thence South 00°10'19" West and along the west line of said Southeast 1/4 of the Northwest 1/4 of the Northwest 1/4, 666.88 feet to the southwest corner of said tract; thence North 89°56'34" West along the south line of the Northwest 1/4 of the Northwest 1/4 of said Section 12, 662.62 feet to the southwest corner of the Northwest 1/4 of the Northwest 1/4; thence North 00°08'42" East and along the west line of said tract, 34.82 feet; thence South 89°51'11" East and parallel with the north line of said Section 12, 621.40 feet; thence North 00°26'49" East, 670.00 feet; thence South 89°51'11" East and parallel with the north line, 962.50 feet; thence North 00°26'49" East, 630.00 feet to the Point of Beginning.

4. A non-exclusive easement for ingress and egress over and across:

The southerly 30 feet of the Southwest 1/4 of Section 1, Township 34 South, Range 24 East, lying west of the easterly right-of-way of McLeod Road and the southerly 30 feet of Section 2, Township 34 South, Range 24 East, Hardee County, Florida.

5. An exclusive drainage easement over:

Any portion of Section 2, Township 34 South, Range 24 East, lying west of the north-south ditch on the boundary between Sections 2 and 3, Township 34 South, Range 24 East, Hardee County, Florida.

Also together with any appurtenant easement rights or interests by virtue of and as set forth in that certain easement agreement recorded in official records book 337, page 502 of the public records of Hardee County, Florida.

Also together with any appurtenant easement rights or interests by virtue of and as set forth in that certain easement agreement recorded in Instrument #201325002417 of the public records of Hardee County, Florida.

TOGETHER WITH THE 5 FOLLOWING DESCRIBED PARCELS:

Parcel 1 (Former Albritton Parcel):

THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 19, TOWNSHIP 33 SOUTH, RANGE 25 EAST, HARDEE COUNTY, FLORIDA. LESS THE ROAD RIGHT OF WAY FOR MYLES ROAD.

Parcel 2 (Former R.A. Cracker Parcel):

PARCEL 1:

EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 33 SOUTH, RANGE 25 EAST, HARDEE COUNTY, FLORIDA; AND

PARCEL 2:

WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 33 SOUTH, RANGE 25 EAST, HARDEE COUNTY, FLORIDA.

Parcel 3 (Former Dasher Groves, Inc. Parcel):

THAT PORTION OF THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 33 SOUTH, RANGE 25 EAST, LYING WEST OF EXISTING PAVED ROAD, HARDEE COUNTY, FLORIDA.
LESS THE FOLLOWING DESCRIBED PROPERTY:

THE SOUTH 30 FEET OF THE SOUTHWEST 1/4, OF THE SOUTHEAST 1/4 OF SAID SECTION 30, LYING WEST OF AN EXISTING PAVED ROAD AND THE SOUTH 30 FEET OF THE EAST 30 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 30.

AND LESS:

THE SOUTH 494.49 FEET OF THE EAST 540.00 FEET OF THE WEST 3/4 OF THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 33 SOUTH, RANGE 25 EAST, HARDEE COUNTY, FLORIDA. SUBJECT TO ROAD RIGHT OF WAY.

AND ALSO LESS:

THAT PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 33 SOUTH, RANGE 25 EAST, HARDEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID WEST 1/2 AND RUN NORTH ALONG THE EAST LINE OF SAID WEST 1/2, 1,234.58 FEET; THENCE WEST, 40.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF POLK ROAD FOR A POINT OF BEGINNING; THENCE CONTINUE WEST, 200.00 FEET; THENCE NORTH, 217.80 FEET; THENCE EAST, 200.00 FEET TO A POINT ON SAID RIGHT OF WAY LINE; THENCE SOUTH AND ALONG SAID RIGHT OF WAY LINE 217.80 FEET TO POINT OF BEGINNING.

Parcel 4 (Former Richard F. and H. Marie Dasher Parcel):

THE SOUTH 494.49 FEET OF THE EAST 540.00 FEET OF THE WEST 3/4 OF THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 33 SOUTH, RANGE 25 EAST, HARDEE COUNTY, FLORIDA. SUBJECT TO ROAD RIGHT OF WAY.

Parcel 5 (Former Lamb Parcel):

THAT PART OF THE WEST $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 30, TOWNSHIP 33 SOUTH, RANGE 25 EAST, HARDEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID WEST $\frac{1}{2}$ AND RUN NORTH ALONG THE EAST LINE OF SAID WEST $\frac{1}{2}$, 1,234.58 FEET; THENCE WEST, 40.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF POLK ROAD FOR A POINT OF BEGINNING; THENCE CONTINUE WEST, 200.00 FEET; THENCE NORTH, 217.80 FEET; THENCE EAST, 200.00 FEET TO A POINT ON SAID RIGHT OF WAY LINE; THENCE SOUTH AND ALONG SAID RIGHT OF WAY LINE 217.80 FEET TO THE POINT OF BEGINNING.

RETURN TO:
FIRST AMERICAN TITLE
JIM DYER
2233 Lee Road, Suite 101
Winter Park, FL 32789

This instrument was prepared by
and after recording return to:

Gary W. Johnson
Carlton Fields Jorden Burt, P.A.
Post Office Box 1171
Orlando, Florida 32802-1171

Inst:201425001549 Date:3/18/2014 Time:10:59 AM
Doc Stamp-Deed:0.70
LB DC, Victoria L Rogers, Hardee County Page 1 of 11

FEE SIMPLE DEED

This Fee Simple Deed is made as of March 17, 2014, by CF INDUSTRIES, INC., a Delaware corporation, whose mailing address is 600 East County Line Road, Plant City, Florida 33565 ("Grantor") to MOSAIC FERTILIZER, LLC, a Delaware limited liability company, whose mailing address is 3033 Campus Drive, Suite E490, Plymouth, Minnesota 55441-2651 ("Grantee").

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and their respective heirs, legal representatives and assigns).

Witnesseth:

For and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby grants, bargains, sells, aliens, remise, releases, and transfers to Grantee, the real property located in Hardee County, Hillsborough County, Pasco County, and Polk County, Florida, more particularly described as follows:

See Exhibit "A" attached hereto and made a part hereof.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

This deed is without warranties of title, and Grantor makes no warranties of title, whatsoever concerning the real property hereby conveyed.

NOTE TO CLERK: DOCUMENTARY STAMP TAX IS BEING PAID AT THE TIME OF RECORDING OF THIS DEED IN HILLSBOROUGH COUNTY, FLORIDA, BASED ON THE FULL AMOUNT OF CONSIDERATION PAID BY GRANTEE TO GRANTOR FOR THE PROPERTY LOCATED IN HARDEE COUNTY, HILLSBOROUGH COUNTY, PASCO COUNTY AND POLK COUNTY CONVEYED HEREBY. ADDITIONAL ORIGINALS OF THIS DEED ARE ALSO BEING RECORDED IN HARDEE COUNTY, PASCO COUNTY, AND POLK COUNTY, FLORIDA, BUT NO DOCUMENTARY STAMP TAX IS BEING PAID IN CONJUNCTION WITH THE RECORDING OF THOSE ADDITIONAL ORIGINAL DEEDS.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name by its proper officers thereunto duly authorized, as the day and year first above written.

Signed, sealed and delivered
in the presence of:

CF INDUSTRIES, INC., a Delaware corporation

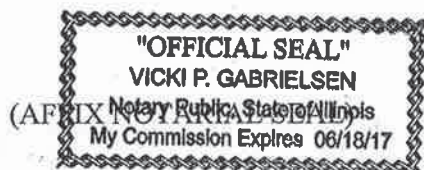
Michael P. McGraw
(Signature of Witness)
Michael P. McGraw
(Print Name)

By: Douglas C. Barnard
Name: Douglas C. Barnard
Title: SVP

Melissa K. Bjella
(Signature of Witness)
MELISSA K. BJELLA
(Print Name)

STATE OF ILLINOIS
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 12th day of March, 2014, by Douglas C. Barnard, as Senior Vice President of CF INDUSTRIES, INC., a Delaware corporation, all on behalf of the corporation. He ☒ is personally known to me, or has produced ☐ _____ (state) driver's license, or ☐ _____ (type of identification) as identification.



Vicki P. Gabrielsen
(Signature of Notary)
Vicki P. Gabrielsen
(Printed Name)
Notary Public, State of Illinois

Exhibit "A"

The lands referred to hereinbelow is situated in Hardee County, Hillsborough County, Pasco County and Polk County, State of Florida, and described as follows:

Parcel I (Hardee County, Florida):

Lands lying in Township 33 South, Range 23 East and Range 24 East, Hardee County, being more particularly described as follows:

Township 33 South Range 23 East:

Section 25: The South 500 feet, LESS the West 1000 feet thereof.

Section 33: All, LESS:

- a) The North 500 feet,
- b) The East 200 feet, LESS the North 500 feet thereof.
- c) The West 800 feet, LESS the North 500 feet thereof.

Section 36: All, LESS the West 1000 feet.

Township 33 South Range 24 East:

Section 6: Begin at the intersection of the south boundary of Section 6 and the west right of way line of County Road 663; thence northwesterly along said west right of way line 1,335 feet; thence westerly, perpendicular to the west right of way line, 700 feet; thence southeasterly, parallel with said west right of way line of County Road 663, to a point on the south boundary of Section 6; thence east along said south boundary of Section 6, to the Point of Beginning.

Section 7: Begin at the intersection of the north boundary of Section 7 and the west right of way line of County Road 663; thence southeasterly along said west right of way line, 975 feet; thence westerly, perpendicular to said west right of way line, 700 feet, thence northwesterly, parallel with said west right of way line of County Road 663, to a point on the north boundary of Section 7; thence east along said north boundary of Section 7, to the Point of Beginning.

Section 20: The following portions of the town of Fort Green Springs as per plat recorded in plat book 2, page 28, of the public records of Hardee County, Florida:

- Lots 3 through 6, inclusive, block 10;
- Lots 1 through 8, inclusive, block 11;
- Lots 1 through 12, inclusive, block 12;
- Lots 1 through 12, inclusive, block 14;
- Lots 1 through 12, inclusive, block 16;

Section 29: The North 900 feet lying west of CSX Railroad right of way.

Section 30: The East 2900 feet of the North 900 feet, and the South 500 feet of the West 1300 feet.

Section 31: The West 1300 feet of the section.

Section 33: All,

- a) LESS the North 1000 feet, and
- b) LESS the West 1400 feet thereof, lying south of the North 1000 feet thereof.

Section 34: All, LESS the North 1000 feet thereof.

Section 35: All, LESS the North 500 feet thereof.

Section 36: All, LESS the North 500 feet, and LESS that part of the following described parcel lying south of the North 500 feet: Begin at the Northeast corner of Section 36, thence west along the north boundary thereof, 2000 feet, thence south at right angles to the section line, 400 feet, thence southeasterly to a point on the east boundary of said Section 36, said point being 900 feet south of the Northeast corner of Section 36, thence north along said east boundary thereof to the northeast corner of Section 36 and the Point of Beginning.

Parcel II (Hillsborough County, Florida):

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

The West 1/2 of Sections 4 and 9, Township 27 South, Range 22 East; All of Sections 5 and 8, Township 27 South, Range 22 East, all lying and being in Hillsborough County, Florida.

AND

Tracts 1 to 23, inclusive, Tracts 24A, 25B, Tracts 26 to 39, inclusive, and Tracts 40A and 41B, Tracts 42 to 55, inclusive and Tracts 58 to 64, inclusive, Crystal Springs Colony Farms as per map or plat thereof recorded in Plat Book 9, Page 12, in Section 6, Township 27 South, Range 22 East, lying East of Seaboard Coast Line Railroad right-of-way, all lying and being in Hillsborough County, Florida; LESS that portion conveyed to Hillsborough County, a political subdivision of the State of Florida in O.R. Book 1483, Page 98, more particularly described as follows: The North 100 feet of that part of Section 1, Township 27 South, Range 21 East lying East of the Seaboard Air Line Rail Road; also the North 100 feet of Section 6, Township 27 South, Range 22 East, less the East 1340 feet thereof, and less existing right of ways as shown on the plat of Crystal Springs Colony Farms as per map or plat thereof recorded in Plat Book 9, Page 12, of the Public Records of Hillsborough County, Florida.

AND

Tracts 1 to 7, inclusive, Tract 10B, Tracts 11 to 22, inclusive, Tracts 23A and 26C, Tracts 27 to 38, inclusive, Tract 39A, Tracts 43 to 48, inclusive, Tracts 49 to 54, inclusive, and Tracts 59 to 64, inclusive, Crystal Springs Colony Farms as per map or plat thereof recorded in Plat Book 9, Page 12 in Section 7, Township 27 South, Range 22 East, lying East of Seaboard Coast Line Railroad right-of-way, all lying and being Hillsborough County, Florida.

Parcel III (Pasco County, Florida):

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

TRACTS 35, 36, 37, 38, 39, 40, 41, 44, 45, 46, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63 AND 64, IN SECTION 32, TOWNSHIP 26 SOUTH, RANGE 22 EAST, OF CRYSTAL SPRINGS COLONY FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 24, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

TOGETHER WITH THE VACATED PLATTED 40 FOOT ROADS PER RESOLUTION RECORDED IN OFFICIAL RECORDS BOOK 5910, PAGE 1064, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING AND LYING: BETWEEN TRACTS 36 AND 37, BETWEEN TRACTS 38 AND 39, BETWEEN TRACTS 44 AND 45, BETWEEN TRACTS 50 AND 51, BETWEEN TRACTS 52 AND 53, BETWEEN TRACTS 54 AND 55, BETWEEN TRACTS 58 AND 59, BETWEEN TRACTS 60 AND 61 AND BETWEEN TRACTS 62 AND 63, ALL IN SAID SECTION 32, TOWNSHIP 26 SOUTH, RANGE 22 EAST, OF CRYSTAL SPRINGS COLONY FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 24, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Parcel IV (Polk County, Florida):

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

PARCEL 1:

THE EAST 1/4 (LESS AND EXCEPT THE NORTH 660 FEET) OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, OF SECTION 13, TOWNSHIP 30 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA.

PARCEL 2:

THE EAST 1/4 OF SECTION 24, TOWNSHIP 30 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA.

PARCEL 3:

THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, LYING NORTH OF ATLANTIC COAST LINE RAILROAD RIGHT-OF-WAY, IN SECTION 25, TOWNSHIP 30 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA.

PARCEL 4:

THE EAST 365.96 FEET OF THE SOUTH 1320 FEET OF SECTION 7 AND THE WEST 1320 FEET OF THE EAST 1685.96 FEET OF THE SOUTH 330 FEET OF SECTION 7, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA.

PARCEL 5:

THE EAST 1/2 LYING SOUTH AND EAST OF RAILROAD RIGHT-OF-WAY, LESS THAT PART LYING WITHIN THE NORTH 2171 FEET OF SECTION, LESS AND EXCEPT RAILROAD RIGHTS-OF-WAY AND LESS ROAD RIGHT-OF-WAY, SECTION 8, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA.

PARCEL 6:

THE SOUTH 1320.00 FEET OF SECTION 8, LYING WEST OF THE WEST BOUNDARY OF BONNIE MINE SPUR TRACK OF THE CSX TRANSPORTATION RAILROAD, LESS AND EXCEPT:

BEGIN AT THE INTERSECTION OF THE WEST BOUNDARY OF BONNIE MINE SPUR TRACK, AND THE SOUTH BOUNDARY OF SECTION 8, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, AND RUN SOUTH 89°48'23" WEST, ALONG THE SECTION LINE, 750.00 FEET; THENCE NORTH 40°58'48" WEST, 1743.38 FEET TO A POINT ON THE NORTH BOUNDARY OF THE SOUTH 1320.00 FEET OF SECTION 8; THENCE RUN NORTH 89°48'23" EAST, PARALLEL WITH THE SECTION LINE, 1900.00 FEET TO THE WEST BOUNDARY OF THE BONNIE MINE SPUR TRACK OF THE CSX TRANSPORTATION RAILROAD; THENCE SOUTH 0°17'25" WEST, ALONG SAID BOUNDARY, 1320.05 FEET TO THE POINT OF BEGINNING.

PARCEL 7:

THE FOLLOWING DESCRIBED PARCEL IN SECTION 17, TOWNSHIP 30 SOUTH, RANGE 24 EAST POLK COUNTY, FLORIDA:

THE NORTHEAST 1/4 LYING WEST OF BONNIE MINE ROAD AND THE WEST 1/2 OF THE SOUTHEAST 1/4 AND THE WEST 1/2 OF SECTION 17; LESS COMMENCE AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4; RUN NORTH ALONG THE EAST LINE OF SAID WEST 1/2, 585.35 FEET FOR THE POINT OF BEGINNING; CONTINUE NORTH 1608 FEET; THENCE RUN WEST 704.50 FEET TO AN

INTERSECTION WITH A LINE LYING 8 FEET EAST OF THE CENTERLINE OF THE MOST EASTERLY TRACK OF BONNIE MINE PLANT RAILYARD; THENCE RUN SOUTH 1607.97 FEET TO A POINT ON A LINE LYING 8 FEET EAST OF THE CENTERLINE OF SAID TRACT; THENCE RUN EAST 715.59 FEET TO THE POINT OF BEGINNING; AND LESS, COMMENCE AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION; RUN NORTH ALONG THE EAST LINE OF SAID WEST 1/2, 585.35 FEET FOR THE POINT OF BEGINNING; RUN WEST, 715.59 FT TO A POINT ON A LINE LYING 8 FEET EAST OF THE CENTERLINE OF MOST EASTERLY TRACT OF BONNIE MINE PLANT RAILYARD; THENCE RUN SOUTH ALONG SAID LINE, 197.62 FEET TO A POINT ON THE WESTERLY EXTENSION OF A LINE LYING 1 FEET SOUTH OF AND PARALLEL WITH EXTENSION FENCE LINE; THENCE RUN EAST ALONG SAID LINE 716.7 FEET TO A POINT ON THE EAST LINE OF SAID WEST 1/2; THENCE RUN NORTH ALONG THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4, 198.13 FEET TO THE POINT OF BEGINNING; AND LESS THAT PART LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY: PART OF SECTIONS 17 AND 20, TOWNSHIP 30 SOUTH, RANGE 24 EAST, DESCRIBED AS: BEGIN 3858.33 FEET NORTH AND 582.70 FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 17; THENCE RUN EAST 16 FEET; THENCE RUN SOUTH 3542.83 FEET; THENCE RUN EAST 222.80 FEET; THENCE RUN SOUTH 07°37'56" EAST, 424.25 FEET; THENCE RUN SOUTH 00°23'05" EAST, 629.60 FEET; THENCE RUN SOUTHWESTERLY ALONG A CURVE 118.69 FEET; THENCE RUN NORTH 89°42'50" WEST, 225.35 FEET; THENCE RUN SOUTH 76°36'49" WEST, 131.16 FEET; THENCE RUN SOUTH 84°11'54" WEST, 215.60 FEET; THENCE RUN NORTH 00°17'34" EAST, 629.91 FEET; THENCE RUN NORTH 07°04'11" WEST, 177.00 FEET; THENCE RUN NORTH 1461.37 FEET; THENCE RUN NORTHEASTERLY ALONG A CURVE 149.17 FEET; THENCE RUN NORTH 07°07'20" EAST, 1397.55 FEET; THENCE RUN NORTHEASTERLY ALONG A CURVE 146.00 FEET; THENCE RUN NORTH 14°05'36" EAST, 422.76 FEET; THENCE RUN NORTHERLY ALONG A CURVE 368.62 FEET TO THE POINT OF BEGINNING AND THAT PART LYING 25 FEET ON EACH SIDE OF A CENTERLINE DESCRIBED AS: BEGIN 339.51 FEET NORTH OF THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17; RUN WEST 1095.63 FEET TO THE WEST BOUNDARY OF PREVIOUSLY DESCRIBED PROPERTY AND THAT PART LYING 25 FEET ON EACH SIDE OF A CENTERLINE DESCRIBED AS: COMMENCE 339.51 FEET NORTH OF THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, RUN WEST 472.96 FEET FOR A POINT OF BEGINNING; THENCE RUN SOUTH 07°37'56" EAST, 447.70 FEET; RUN THENCE SOUTH 00°23'05" EAST, 631.18 FEET; THENCE RUN THENCE SOUTHWESTERLY ALONG A CURVE 158.25 FEET, RUN THENCE NORTH 89°42'50" WEST, 222.35 FEET; RUN THENCE SOUTH 76°36'49" WEST, 129.82 FEET; RUN THENCE SOUTH 84°11'54" WEST, 219.92 FT TO THE WEST BOUNDARY OF THE FIRST DESCRIBED PROPERTY.

PARCEL 8:

AN UNDIVIDED ONE HALF INTEREST IN THE ROADS MORE PARTICULARLY DESCRIBED AS ROAD "C" AND ROAD "D", AND A PERPETUAL NONEXCLUSIVE

EASEMENT FOR INGRESS, EGRESS AND UTILITIES IN THAT PORTION OF ROAD "C", DESCRIBED AS FOLLOWS:

DESCRIPTION OF ROAD C:

THAT PART OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, LYING 25.00 FEET RIGHT AND LEFT OF A CENTERLINE DESCRIBED AS FOLLOWS: BEGIN AT A POINT ON THE WEST RIGHT OF WAY LINE OF BONNIE MINE ROAD, SAID POINT LYING 339.51 FEET NORTH OF THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17; THENCE RUN WEST 1095.63 FEET TO A POINT ON THE WEST BOUNDARY OF THE LAND DESCRIBED IN SCHEDULE A.

DESCRIPTION OF ROAD D:

THAT PART OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, LYING 25.00 FEET RIGHT AND LEFT OF A CENTERLINE DESCRIBED AS FOLLOWS: COMMENCE AT A POINT ON THE WEST RIGHT OF WAY LINE OF BONNIE MINE ROAD, SAID POINT LYING 339.51 FEET NORTH OF THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17; THENCE RUN WEST ALONG THE CENTERLINE OF ROAD 'C', 472.96 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN THE FOLLOWING COURSES AND DISTANCES: THENCE SOUTH 07°37'56" EAST 447.70 FEET; THENCE SOUTH 00°23'05" EAST 631.18 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, CENTRAL ANGLE OF 90°40'15", AN ARC DISTANCE OF 158.25 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°42'50" WEST 222.35 FEET; THENCE SOUTH 76°36'49" WEST 129.82 FEET; THENCE SOUTH 84°11'54" WEST 219.92 FEET TO A POINT ON THE WEST BOUNDARY OF THE LAND DESCRIBED IN SCHEDULE A.

PARCEL 9:

ALL OF SECTION 18, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 660 FEET OF THE WEST 3960 FEET THEREOF.

PARCEL 10:

THAT PART OF SECTION 7, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT A POINT ON THE SOUTH BOUNDARY OF SECTION 7, SAID POINT LYING 1685.98 FEET WEST OF THE SOUTHEAST CORNER OF SECTION 7, SAID POINT BEING THE SOUTHWEST CORNER OF THE WEST 1320 FEET OF THE EAST 1685.96 FEET OF THE SOUTH 330 FEET OF SAID SECTION; THENCE RUN SOUTH 89°42'49" WEST, ALONG SAID SOUTH BOUNDARY, 657.86 FEET TO A POINT ON THE HIGH

WATER LINE OF SKINNED SAPLING CREEK; THENCE ALONG SAID HIGH WATER LINE, THE FOLLOWING COURSES AND DISTANCES: THENCE NORTH 61°36'46" EAST 15.17 FEET; THENCE NORTH 78°06'28" EAST 214.59 FEET; THENCE NORTH 67°26'29" EAST 188.70 FEET; THENCE NORTH 50°09'19" EAST 71.06 FEET; THENCE NORTH 61°55'43" EAST 125.89 FEET; THENCE NORTH 79°25'24" EAST 93.84 FEET TO A POINT ON THE WEST BOUNDARY OF SAID WEST 1320 FEET; THENCE, LEAVING SAID HIGH WATER LINE, ALONG SAID WEST BOUNDARY, SOUTH 00°33'41" EAST 242.54 FEET TO THE POINT OF BEGINNING.

AND

THAT PART OF SECTION 18, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

BEGIN AT A POINT ON THE NORTH BOUNDARY OF SECTION 18, SAID POINT LYING 1334.44 FEET WEST OF THE NORTHEAST CORNER OF SECTION 18, SAID POINT BEING THE NORTHEAST CORNER OF THE EAST 2640 FEET OF THE WEST 3960 FEET OF THE NORTH 660 FEET OF SAID SECTION; THENCE RUN SOUTH 00°28'11" EAST, ALONG THE EAST BOUNDARY OF SAID EAST 2640 FEET, 660 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE SOUTH 89°42'49" WEST, ALONG THE SOUTH BOUNDARY OF SAID PARCEL, 1741.67 FEET; THENCE NORTH 261.36 FEET TO A POINT ON THE HIGH WATER LINE OF SKINNED SAPLING CREEK; THENCE ALONG SAID HIGH WATER LINE, THE FOLLOWING COURSES AND DISTANCES: THENCE SOUTH 73°31'01" EAST 70.84 FEET; THENCE NORTH 76°00'08" EAST 57.92 FEET; THENCE NORTH 59°21'40" EAST 51.43 FEET; THENCE NORTH 74°24'16" EAST 80.31 FEET; THENCE SOUTH 86°46'54" EAST 9.08 FEET; THENCE NORTH 13°25'13" WEST 24.82 FEET; THENCE NORTH 21°58'03" EAST 23.04 FEET; THENCE NORTH 11°48'46" EAST 12.07 FEET; THENCE NORTH 36°19'02" WEST 25.72 FEET; THENCE NORTH 46°12'57" EAST 27.33 FEET; THENCE NORTH 43°33'55" EAST 47.48 FEET; THENCE NORTH 46°10'13" EAST 39.81 FEET; THENCE NORTH 7°43'07" EAST 77.63 FEET; THENCE NORTH 89°33'05" EAST 72.78 FEET; THENCE NORTH 58°18'00" EAST 103.83 FEET; THENCE NORTH 36°42'40" EAST 81.52 FEET; THENCE NORTH 61°36'46" EAST 131.52 FEET TO A POINT ON THE NORTH BOUNDARY OF SECTION 18; THENCE LEAVING SAID HIGH WATER LINE, NORTH 89°42'49" EAST, ALONG SAID NORTH BOUNDARY, 1009.40 FEET TO THE POINT OF BEGINNING.

PARCEL 11:

ALL OF SECTION 19, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA.

PARCEL 12:

THAT PART OF THE WEST 3/4 OF SECTION 20, TOWNSHIP 30 SOUTH, RANGE 24 EAST POLK COUNTY, FLORIDA LYING WEST OF BONNIE MINE ROAD, LESS THAT PART THEREOF LYING WITHIN FOLLOWING DESCRIBED PROPERTY:

PART OF SECTIONS 17 AND 20 BEING DESCRIBED AS FOLLOWS: BEGIN 3858.33 FEET NORTH AND 582.70 FEET EAST OF SOUTHWEST CORNER OF SOUTHEAST 1/4 OF SECTION 17; RUN THENCE EAST 16 FEET SOUTH, 3542.83 FEET; THENCE EAST 222.80 FEET, SOUTH 07°37'56" EAST, 424.25 FEET; THENCE SOUTH 00°23'05" EAST, 629.60 FEET; THENCE SOUTHWESTERLY ALONG A CURVE 118.69 FEET NORTH 89°42'50" WEST, 225.35 FEET; THENCE SOUTH 76°36'49" WEST, 131.16 FEET; THENCE SOUTH 84°11'54" WEST, 215.60 FEET; THENCE NORTH 00°17'34" EAST, 629.91 FEET; THENCE NORTH 07°04'11" WEST, 177 FEET; THENCE NORTH 1461.37 FEET NORTHEASTERLY ALONG A CURVE 149.17 FEET; THENCE NORTH 07°07'20" EAST, 1397.55 FEET NORTHEASTERLY ALONG CURVE 146.00 FEET; THENCE NORTH 14°05'36" EAST, 422.76 FEET NORTHEASTERLY ALONG A CURVE 368.62 FEET TO THE POINT OF BEGINNING AND THAT PART LYING 25 FEET ON EACH SIDE OF THE CENTERLINE DESCRIBED AS FOLLOWS:

BEGIN 339.51 FEET NORTH OF SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17; THENCE RUN WEST 1095.63 FEET TO WEST BOUNDARY OF PREVIOUS DESCRIPTION OF PROPERTY AND THAT PART LYING 25 FEET ON EACH SIDE OF CENTERLINE DESCRIBED AS FOLLOWS:

COMMENCE 339.51 FEET NORTH OF SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17; THENCE RUN WEST 472.96 FEET FOR POINT OF BEGINNING; THENCE SOUTH 07°37'56" EAST, 447.70 FEET; THENCE SOUTH 00°23'05" EAST, 631.18 FEET SOUTHWESTERLY ALONG A CURVE 158.25 FEET; THENCE NORTH 89°42'50" WEST, 222.35 FEET; THENCE SOUTH 76°36'49" WEST, 129.82 FEET; THENCE SOUTH 84°11'54" WEST, 219.92 FEET TO THE WEST BOUNDARY OF THE FIRST DESCRIBED PROPERTY.

PARCEL 13:

A PORTION OF SECTION 20, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 20; THENCE NORTH 89°57'15" EAST, ALONG THE SOUTH LINE OF SAID SECTION 20, A DISTANCE OF 164.18 FEET TO THE APPARENT EAST RIGHT-OF-WAY OF BONNIE MINE ROAD AND THE POINT OF BEGINNING; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY OF BONNIE MINE ROAD, THE FOLLOWING 14 COURSES: 1) NORTH 15°52'37" EAST, A DISTANCE OF 42.42 FEET; 2) THENCE NORTH 17°11'07" EAST, A DISTANCE OF 196.57 FEET; 3) THENCE NORTH 19°43'50" EAST, A DISTANCE OF 28.39 FEET; 4) THENCE NORTH 20°05'20" EAST, A DISTANCE OF 273.77 FEET; 5) THENCE NORTH 27°06'38" EAST, A DISTANCE OF 159.46 FEET; 6) THENCE NORTH 33°47'05" EAST, A DISTANCE OF 132.89 FEET; 7) THENCE NORTH 34°00'02" EAST, A DISTANCE OF 311.61 FEET; 8) THENCE NORTH 33°53'51" EAST, A DISTANCE OF 138.32 FEET; 9) THENCE NORTH 40°32'41" EAST, A DISTANCE OF 133.35 FEET; 10) THENCE NORTH 58°22'13" EAST, A DISTANCE OF 88.77 FEET; 11) THENCE NORTH 70°52'14" EAST, A DISTANCE OF

137.55 FEET; 12) THENCE NORTH 75°31'38" EAST, A DISTANCE OF 174.89 FEET; 13) THENCE NORTH 75°44'37" EAST, A DISTANCE OF 530.41 FEET; 14) THENCE NORTH 75°49'01" EAST, A DISTANCE OF 423.58 FEET; THENCE SOUTH 14°10'59" EAST, A DISTANCE OF 31.06 FEET; THENCE NORTH 75°49'01" EAST, A DISTANCE OF 10.00 FEET; THENCE NORTH 14°10'59" WEST, A DISTANCE OF 31.06 FEET, TO SAID EASTERLY RIGHT-OF-WAY OF BONNIE MINE ROAD; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, THE FOLLOWING SIX COURSES; 1) NORTH 75°49'01" EAST, A DISTANCE OF 25.08 FEET; 2) THENCE NORTH 76°11'20" EAST, A DISTANCE OF 145.30 FEET; 3) THENCE NORTH 75°45'38" EAST, A DISTANCE OF 409.83 FEET; 4) THENCE NORTH 76°26'51" EAST, A DISTANCE OF 93.79 FEET; 5) THENCE NORTH 75°46'00" EAST, A DISTANCE OF 260.72 FEET; 6) THENCE NORTH 74°28'43" EAST, A DISTANCE OF 253.71 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 624.44 FEET; THENCE SOUTH 67°18'41" WEST, A DISTANCE OF 1830.63 FEET, TO THE SOUTHERLY BOUNDARY OF A RAILROAD EASEMENT RECORDED IN DEED BOOK 911, PAGE 190; THENCE CONTINUE SOUTH 67°16'41" WEST, ALONG THE SOUTH BOUNDARY OF SAID RAILROAD EASEMENT, A DISTANCE OF 1558.66 FEET, TO THE SAID EAST RIGHT-OF-WAY OF BONNIE MINE ROAD; THENCE NORTH 16°43'24" EAST, ALONG SAID EAST RIGHT-OF-WAY OF BONNIE MINE ROAD, A DISTANCE OF 18.97 FEET; THENCE NORTH 15°52'37" EAST, ALONG SAID EAST RIGHT-OF-WAY OF BONNIE MINE ROAD, A DISTANCE OF 8.93 FEET TO THE SOUTH LINE OF SAID SECTION 20, AND THE POINT OF BEGINNING.

PARCEL 14:

THE NORTH 1/4 OF SECTION 30, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, LYING NORTH OF THE ATLANTIC COAST LINE RAILROAD SPUR TRACK.

RETURN TO:
FIRST AMERICAN TITLE
JIM DYER
2233 Lee Road, Suite 101
Winter Park, FL 32789

This instrument was prepared by
and after recording return to:

Gary W. Johnson
Carlton Fields Jordan Burt, P.A.
Post Office Box 1171
Orlando, Florida 32802-1171

Inst:201425001548 Date:3/18/2014 Time:10:59 AM
Doc Stamp-Deed:3795964.20
LB DC, Victoria L. Rogers, Hardee County Page 1 of 17

FEE SIMPLE DEED

This Fee Simple Deed is made as of March 17, 2014, by CF INDUSTRIES, INC., a Delaware corporation, whose mailing address is 600 East County Line Road, Plant City, Florida 33565 ("Grantor") to SOUTH FT. MEADE LAND MANAGEMENT, INC, a Delaware corporation, whose mailing address is 3033 Campus Drive, Suite E490, Plymouth, Minnesota 55441-2651 ("Grantee").

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and their respective heirs, legal representatives and assigns).

Witnesseth:

For and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby grants, bargains, sells, aliens, remise, releases, and transfers to Grantee, the real property located in Hardee County, Florida, more particularly described as follows:

See Exhibit "A" attached hereto and made a part hereof.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

This deed is without warranties of title, and Grantor makes no warranties of title, whatsoever concerning the real property hereby conveyed.

The conveyance of the real property effected by this deed is subject to, inter alia, that certain Conservation Easement by CF Industries, Inc. to and in favor of the State of Florida Department of Environmental Protection dated December 5, 2012, and recorded January 4, 2013, in Instrument Number 201325000264, and re-recorded March 10, 2014, in Instrument Number 201425001346, in the Public Records of Hardee County, Florida ("Conservation Easement") regarding a portion of the real property defined therein as the "Protected Property." As required by the Conservation Easement, the following terms and restrictions contained therein are hereby inserted into and made a part of this deed:

“4. Prohibited Uses. Except as otherwise provided herein or as authorized or required by the Permit or the Modification or the Corps Permit, or by alteration or amendment of this Easement as provided in paragraph 22, any activity on or use of the Protected Property inconsistent with the purpose of this Conservation Easement is prohibited. Without limiting the foregoing, the following activities and uses are expressly prohibited on the Protected Property:

- a. Construction or placing of structures on, above, or below the ground, including but not limited to: buildings, roads, docks, piers, billboards or other advertising; utilities, or other structures, except as specifically provided in paragraph 5 herein;
- b. Dumping or placing of soil or other substances as land fill, or dumping or placing of trash, waste, hazardous substance, toxic waste, unsightly or offensive materials;
- c. Removal, trimmings, or destruction of trees, shrubs, or other vegetation, except nuisance, invasive, exotic, or nonnative species upon prior written approval by the Department;
- d. Planting or seeding of exotic or nuisance species or other plants that are outside their natural range or zone of dispersal and have, or are able to form, self-sustaining, expanding, and free-living populations in a natural community with which they have not previously associated;
- e. Exploration for or extraction of oil or gas, and excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance, by Grantor or Grantor’s successors in interest, in such manner as to affect the surface,
- f. Surface use except for purposes that permit the land or water area to remain in its natural condition;
- g. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation including, but not limited to, impoundments, ditching, diking, dredging, and fencing, except as specifically provided in paragraph 5 herein;
- h. Acts or uses detrimental to such aforementioned retention and maintenance of land or water areas;
- i. Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites, or properties of historical, architectural, archaeological, or cultural significance;

- j. The use of All-Terrain Vehicles off-road, other than those used for land management or habitat protection activities (existing roads are identified in the Baseline Documentation Report);
- k. Notwithstanding paragraph 5 herein, raising, pasturing and grazing of livestock from the portion of the Protected Property described as Parcel B on **Attachment 1** is prohibited, and Grantor shall fence Parcel B, or, at its option, take other reasonable measures to ensure that livestock are excluded from the portion of the Protected Property described as Parcel B on **Attachment 1**.

7. Responsibilities of Parties.

- a. Prior to the release of all reclaimed mine lands from the mitigation requirements of the Modification and of the Army Corps Permit Modification and the reclamation requirements of the associated conceptual reclamation plan ("Maintenance Responsibility Termination Date"), Grantor on behalf of itself and its successors or assigns hereby agrees to bear all costs and liabilities related to the operation, upkeep, or maintenance of the Property to the extent set forth in paragraph 8 below.
- b. Following the Maintenance Responsibility Termination Date, Grantor agrees to bear the costs and liabilities related to the operation, upkeep, and maintenance of the Property, as set forth in paragraph 9.
- c. The DEPARTMENT and its successors or assigns shall have no responsibility for any costs or liabilities related to the operation, upkeep or maintenance of the Property either before or after the Maintenance Responsibility Termination Date, except the DEPARTMENT agrees to bear all costs and liabilities related to any maintenance or enhancement activities it chooses to undertake pursuant to Paragraph 3(e)(ii) herein.
- d. Neither the provisions of this Paragraph nor the provisions of Paragraphs 8 and 9 shall be construed to alter or change the provisions of Paragraph 11. Nor is this Paragraph intended to limit Grantor's responsibilities as owner of the Property.

8. Maintenance Obligations Before Mitigation and Reclamation Release. Without intending to limit Grantor's responsibilities as owner of the Property, until the Maintenance Responsibility Termination Date, the Grantor at its own expense specifically agrees to be responsible for maintaining the ecological conditions of the Protected Property established in the Easement Documentation Report and for supervising tenants to ensure compliance with the provisions of this Conservation Easement.

Pursuant to the terms of this Conservation Easement and in satisfaction of Paragraph 14 of the Modification, the Grantor shall have the following specific maintenance obligations and responsibilities prior to the Maintenance Responsibility Termination Date:

- a. To install fences or, at Grantor's option, make other reasonable efforts to ensure that livestock are excluded from Parcel B of the Protected Property. Reasonable efforts shall include installation of fencing if grazing is authorized in lands from which livestock could reasonably be expected to access Parcel B.
- b. Placement and maintenance of signs identifying the Protected Property as preserved environmentally sensitive lands.
- c. Actions needed to control the spread of invasive exotic plant species to prevent such invasive exotic plant species from expanding significantly beyond the level of their presence as documented in the Easement Documentation Report, provided that in carrying out such efforts, there is no material adverse ecological impact upon the Protected Property. For purposes of this subparagraph, invasive exotic plant species include Brazilian Pepper, Melaleuca, Japanese and Old World Climbing Fern, Skunk Vine, Tropical Soda Apple, Cogan Grass, Torpedo Grass, Air Potato, Lantana, Primrose Willow, and Kudzu.
- d. Removal of trash, waste or unsightly or offensive materials.

9. Maintenance Obligations After Mitigation and Reclamation Release. Without intending to limit Grantor's responsibilities as owner of the Property, the Grantor shall have the following specific management and maintenance obligations and responsibilities pursuant to this Conservation Easement and in satisfaction of Paragraph 14 of the Modification following the Maintenance Responsibility Termination Date:

- a. Maintenance of signs required by paragraph 8, above.
- b. Removal of trash, waste, or unsightly or offensive materials.
- c. Maintenance and repair of any fences installed pursuant to Subparagraph 8(a) that are used to exclude livestock from Parcel B of the Protected Property.

18. Successors. The covenants, terms, conditions and restrictions of this Conservation Easement shall be binding upon, and inure to the benefit of the parties hereto and their respective personal representatives, heirs, successors and assigns and shall continue as a servitude running in perpetuity with the Protected Property."

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name by its proper officers thereunto duly authorized, as the day and year first above written.

Signed, sealed and delivered
in the presence of:

CF INDUSTRIES, INC., a Delaware corporation

Michael P. McGraw
(Signature of Witness)

Michael P. McGraw
(Print Name)

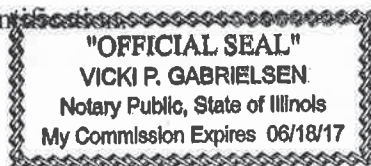
By: Douglas C. Barnard
Name: Douglas C. Barnard
Title: SVP

Melissa K. Bjella
(Signature of Witness)

MELISSA K. BJELLA
(Print Name)

STATE OF ILLINOIS
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 12th day of March, 2014, by Douglas C. Barnard, as Senior Vice President of CF INDUSTRIES, INC., a Delaware corporation, all on behalf of the corporation. He ☒ is personally known to me, or has produced ☐ _____ (state) driver's license, or ☐ _____ (type of identification) as identification.



(AFFIX NOTARIAL SEAL)

Vicki P. Gabrielsen
(Signature of Notary)
Vicki P. Gabrielsen
(Printed Name)

Notary Public, State of Illinois

Exhibit "A"

Lands lying in Township 33 South, Range 23 East, Range 24 East and Range 25 East, and in Township 34 South, Range 23 East and Range 24 East, Hardee County, being more particularly described as follows:

Township 33 South, Range 23 East:

Section 20: The East 1/2 of the Southeast 1/4 lying south of State Road no. 62 and the East 1/2 of the Northeast 1/4 lying south of State Road 62.

Section 21: The West 1/2 of the Southwest 1/4, lying south of State Road no. 62 and the West 1/2 of the Northwest 1/4 lying south of State Road 62.

Section 22: The Southeast 1/4 lying south of State Road no. 62.

Section 23: The South 1/2 lying south of State Road no. 62.

Section 24: The South 1/2 lying south of State Road no. 62.

Section 25: The North 1/2, and the South 1/2, LESS the South 500 feet thereof, and the West 1000 feet of the South 500 feet.

Section 26: All.

Section 27: All.

Section 28: All.

Section 29: The East 1/4.

Section 32: The North 3/4 of the East 1/2, LESS the West 1/10 thereof.

Also described as:

Point of beginning being the NE corner of said section 32; thence S0°15'46"W, 3951.03 feet; thence N89°31'22"W, 2374.88 feet; thence N0°22'30"W, 3948.55 feet; thence S89°34'56"E, 1052.03 feet; thence S89°34'57"E, 1315.08 to the Point of Beginning.

Section 33: a) The North 500 feet, and
b) The East 200 feet, LESS the North 500 feet, and
c) The West 800 feet, LESS the North 500 feet, thereof.

Section 34: All.

Section 35: All.

Section 36: The West 1000 feet of the section.

Township 33 South, Range 24 East:

Section 4: All, LESS and except that portion conveyed to IMC- Agrico Company by corrective warranty deed recorded in official records book 545, page 971, of the public records of Hardee County, Florida.

Also described as:

Point of Beginning the NW corner of said section 4; thence N89°57'56"E, 161.31 feet; thence S0°01'45"E, 3151.44 feet; thence N90°00'00"E, 1501.71 feet; thence S0°00'00"E, 1980.00 feet; thence S90°00'00"W, 1661.44 feet; thence N0°02'09"W, 5131.35 feet to the Point of Beginning.

Section 5: All, LESS and except that portion conveyed to IMC-Agrico Company by corrective warranty deed recorded in official records book 545, page 971, of the public records of Hardee County, Florida.

Also described as:

Point of Beginning being the NW corner of said section 5; thence N89°58'03"E, 5290.71 feet; thence S0°02'09"E, 5131.35 feet; thence S90°00'00"W, 2008.56 feet; thence N0°00'00"E, 660.00 feet; thence S90°00'00"W, 660.00 feet; thence N0°00'00"E, 1059.15 feet; thence S89°59'27"W, 2644.83 feet; thence N0°21'09"E, 3409.65 feet to the Point of Beginning.

Section 6: That portion lying easterly of the CSX railroad right-of-way, LESS and except that portion conveyed to IMC-Agrico Company by corrective warranty deed recorded in official records book 545, page 971, of the public records of Hardee County, Florida.

Also the South 3/4 lying westerly of County Road no. 663 right-of-way, LESS the Southwest 1/4 of the Northwest 1/4 and LESS the Northwest 1/4 of the Southwest 1/4 of said Section 6.

Also described as:

Point of Beginning being the NE corner of said Section 6; thence S0°21'09"W, 3409.64 feet; thence S89°57'36"W, 961.50 feet; thence N46°40'07"W, 1311.70 feet; thence S90°00'00"W, 267.11 feet to a point on the east right-of-way of CSX railroad; thence N8°52'40"W along said east right-of-way line, 2535.52 feet; thence N89°53'23"E, 2593.51 feet to the Point of Beginning.

Also:

Point of Beginning being the NW corner of said Section 6; thence N89°53'21"E, 1322.93 feet; thence S0°01'19"E, 1520.65 feet; thence S89°52'11"E, 1509.38 feet to a point on the west right of way line of CSX railroad; thence S8°52'40"E along said west right-of-way line 3993.01 feet; thence S89°40'25"W, 3443.25 feet; thence N0°07'00"W, 1323.75 feet; thence N89°49'34"E, 1321.30 feet; thence N0°01'19"W, 1320.23 feet; thence S89°58'42"W, 1323.49 feet; thence N0°00'39"W, 2838.83 feet to the Point of Beginning; LESS road right-of-way.

All of the above, LESS and except the following described parcel:

Begin at the intersection of the south boundary of Section 6 and the west right of way line of County Road 663; thence northwesterly along said west right of way line 1,335 feet; thence westerly, perpendicular to the west right of way line, 700 feet; thence southeasterly, parallel with said west right of way line of County Road 663, to a point on the south boundary of Section 6; thence east along said south boundary of Section 6, to the Point of Beginning.

Section 7: That portion lying westerly of County Road no. 663 right-of-way, LESS and except that portion conveyed to IMC-Agrico Company by corrective warranty deed recorded in official records book 545, page 971, of the public records of Hardee County, Florida.

Also described as:

All west of CSX railroad right-of-way; LESS road right of way. Also LESS parcel of and being more particularly described as follows:

Point of Beginning being the SW corner of SE 1/4 of said Section 7; thence N0°00'00"E, 330.04 feet; thence N89°41'07"E, 1435.01 feet; thence S32°04'15"E, 177.83 feet; thence S8°52'40"E, 180.89 feet; thence S89°41'07"W, 1557.33 feet to the Point of Beginning.

All of the above, LESS and except the following described parcel:

Begin at the intersection of the north boundary of Section 7 and the west right of way line of County Road 663; thence southeasterly along said west right of way line, 975 feet; thence westerly, perpendicular to said west right of way line, 700 feet, thence northwesterly, parallel with said west right of way line of County Road 663, to a point on the north boundary of Section 7; thence east along said north boundary of Section 7, to the Point of Beginning.

Section 9: The Northwest 1/4, LESS and except that portion conveyed to IMC-Agrico Company by corrective warranty deed recorded in official records book 545, page 971, of the public records of Hardee County, Florida.

Also described as:

A parcel of land being in the NW 1/4 of said Section 9, being more particularly described as follows: Point of Beginning being the SE corner of the NW 1/4 of said Section 9; thence N89°52'38"W, 1987.08 feet; thence N0°15'33"E, 1325.58 feet; thence N89°55'11"W, 660.00 feet; thence N0°19'54"E, 995.10 feet; thence S89°57'44"E, 2637.25 feet; thence S0°03'02"W, 2324.14 feet to the Point of Beginning.

Section 17: The South 1/2 of the Southwest 1/4; the Southeast 1/4, less the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of said section 17, and LESS Alderman Road right-of-way; the Southeast 1/4 of the Northeast 1/4 lying east of Alderman Road right-of-way, LESS and except 2 acres more or less being 132 feet off the west side of the Southwest 1/4 of the Southeast 1/4 of the Northeast 1/4 lying east of Alderman Road; and the North 1/4 lying southerly of County Road 664 right-of-way and easterly of Alderman Road right-of-way, LESS and except lot 1 of Hickey Branch Ranch, a subdivision in Sections 8 and 17, Township 33 South, Range 24 East,

Hardee County, Florida, as per plat bar B-26, page 4, of the public records of Hardee County, Florida.

Section 18: The North 1/2 of the Southwest 1/4, less Hendry Road right-of-way; and the Northwest 1/4 of the Southeast 1/4, and the Southeast 1/4 of the Southeast 1/4 less road rights-of-ways and LESS railroad right-of-way.

Also a portion of Block 32, of the town of Fort Green per the plat recorded in plat book 2, pages 13 and 14 of the public records of Hardee County, Florida, described as follows:

Begin at the Southeast corner of Block 32 according to the map of the town of Fort Green as recorded in plat book 2, pages 13 and 14 of the public records of Hardee County, Florida and run South 89°43'27" West along the south boundary of said Block 32, 340.00 feet to the Southwest corner thereof; thence North 00°00'12" West along the west boundary of said Block 32, 200.00 feet; thence South 59°44'25" East, 393.64 feet to the Point of Beginning, the same being a part of the Northeast 1/4 of Section 18, Township 33 South, Range 24 East.

Section 19: The Southwest 1/4 lying south of State Road no. 62; the Southwest 1/4 of the Southeast 1/4; the West 1/2 of the Southeast 1/4 of the Southeast 1/4; the south 6 acres of the West 1/2 of the Northeast 1/4 of the Southeast 1/4; and, Commence at the Northeast corner of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 19, Township 33 South, Range 24 East, and run south 84 feet to the Point of Beginning; thence South 67° East, 271.85 feet; thence South 19°16' West, 748.90 feet, to a point in the east line of the West 1/2 of the Southeast 1/4 of the Southeast 1/4; thence north to the Point of Beginning.

Also: Lot 5 of C.M. Johnson's subdivision, being a subdivision in the Northwest 1/4 of the Southeast 1/4 of Section 19, Township 33 South, Range 24 East, Hardee County, Florida, as per plat book 1, page 2- 110, of the public records of Hardee County, Florida.

Also: The East 1/2 of the Southeast 1/4 of the Southeast 1/4, LESS: Commence at the Northeast corner of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 19, Township 33 South, Range 24 East, and run south 84 feet to the point of beginning; thence South 67° East, 271.85 feet; thence South 19°16' West, 748.90 feet, to a point in the east line of the West 1/2 of the Southeast 1/4 of the Southeast 1/4; thence north to the Point of Beginning. Also LESS: the north 170 feet of the east 60 feet of the Southeast 1/4 of the Southeast 1/4; also LESS: the east 30 feet of the East 1/2 of the Southeast 1/4 of the Southeast 1/4, south of the north 170 feet.

Also: the south 190 feet of the east 300 feet of Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4, LESS the east 60 feet for Citrus Street.

Also: the South 1/2 of the Southeast 1/4 of the Northeast 1/4, LESS road rights-of-ways.

Also LESS: Commence at the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of Section 19, Township 33 South, Range 24 East, thence North 89°39'18" East, along the south line of the said Southeast 1/4 of the Northeast 1/4, 138.90 feet to the Point of Beginning, thence North 00°02'52" West and parallel to the west boundary of said Southeast 1/4 of the Northeast 1/4, 149.22 feet, thence North 89°50'40" East and parallel to the centerline of State Road no. 62, 175.00 feet, thence South 00°02'52" East, 148.64 feet to a point on said south line of the

Southeast 1/4 of the Northeast 1/4, thence South 89°39'18" West and along the south line of said Southeast 1/4 of the Northeast 1/4, 175.00 feet to the Point of Beginning, LESS, existing road right-of-way. Also LESS: Begin at the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of Section 19, Township 33 South, Range 24 East, thence North 89°39'18" East along the south line of said Southeast 1/4 of the Northeast 1/4, 138.90 feet, thence North 00°02'52" West and parallel to the west boundary of said Southeast 1/4 of the Northeast 1/4, 156.80 feet, thence South 89°50'40" West and parallel to the centerline of state road no. 62, 138.90 feet to the west line of said Southeast 1/4 of the Northeast 1/4, thence South 00°02'52" East, 156.80 feet to the Point of Beginning, LESS existing road rights-of-ways.

Also the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 lying south of State Road no. 62.

Section 20: The Northwest 1/4 of the Northwest 1/4; the East 1/2 of the Northeast 1/4 lying north of State Road no. 62; the East 1/2 of the Southeast 1/4 lying south of State Road no. 62, LESS road right of- way on west line; and the South 1/2 of the Southwest 1/4 of the Southeast 1/4, LESS road rights-of ways.

The following portions of the town of Fort Green Springs as per plat recorded in plat book 2, page 28, of the public records of Hardee County, Florida:

All of Block 2;

A portion of Block 4 described as follows: Begin at the Southeast corner of Block 4, thence run West 140 feet, thence North 120.92 feet, thence East 140 feet, thence South 120.92 feet to the Point of Beginning;

A portion of Block 4 described as follows: Commence at the Northeast corner of Block 4, thence run South 120.92 feet to the Point of Beginning;

Thence South 80 feet; thence West 140 feet; thence North 80 feet; thence East 140 feet to the Point of Beginning; a portion of Block 4 described as follows: Begin at the Northeast corner of Block 4; thence run South 120.92 feet; thence West 140 feet; thence North 120.92 feet; thence East 140 feet to the Point of Beginning;

A portion of Block 4 described as follows: Commence at the Southeast corner of Block 4; thence West 140 feet to the Point of Beginning; thence continue West 70 feet; thence North 150.92 feet; thence East 70 feet; thence South 159.92 feet to the Point of Beginning; a portion of Block 4 described as follows: Commence at the Northwest corner of Block 4; thence South 75.46 feet to the Point of Beginning; thence continue South 95.46 feet; thence East 120.90 feet; thence North 95.46 feet; thence West 120.85 feet to the Point of Beginning; and Commence at the Northwest corner of Block 4; thence East 120.80 feet to the Point of Beginning; thence continue East 35 feet; thence South 170.92 feet; thence West 35 feet; thence North 170.92 feet to the Point of Beginning;

Lots 1 through 16, inclusive of Block 5;

Lots 13, 14, 15, 16, 20 and 21, Block 7;

All of Block 8, together with the South 1/2 of vacated 2nd Street, between Palmetto Street and Pine Street, also the closed 20 foot north-south alley within said Block 8;

Lots 7 through 10, inclusive Block 9;

Lots A 11 and 12, Block 18;

Lots 1, 2, 6 and 7, Block 21, together with the East 30 feet of Citrus Street lying west of and adjacent to said Lots 6 and 7, Block 21;

Lots 1 through 6, inclusive, Block 22, together with the west 30 feet of Citrus Street, lying east of Lots 1, 2, 3 and 4, Block 22;

Lots 1, 2, 5, 6 and 7, Block 23.

Together with any interest in adjoining vacated streets or alleys pursuant to vacation resolutions recorded in Book 121, Page 373; Book 223, Page 269; Book 289, Page 581; and Book 278, Page 662, of the public records of Hardee County, Florida.

The following portions of C.M. Johnston's first addition to town of Fort Green Springs as per plat recorded in plat book 2, page 32, of the public records of Hardee County, Florida:

Lots 1, 2, 3 and 4, Block 5, less and except a portion of said Lot 4, Block 5, more particularly described as follows: Commence at the West 1/4 corner of Section 20, Township 33 South, Range 24 East, thence run South 00°04'32" East, 299.92 feet along the west line of the Southwest 1/4 of said Section 20 to the Point of Beginning; thence continue South 00°04'32" East, 14.50 feet to the Southwest corner of said Lot 4; thence North 89°57'31" East, 250.00 feet along the south line of said Lot 4; thence North 08°54'39" West, 14.60 feet along the east line of Block 5; thence South 89°57'31" West, 242.85 feet along a line 14.5 feet north of and parallel to the south line of said Lot 4, to the Point of Beginning;

Lot 1, Block 6, together with the South 20 feet of Pearle Street lying north of and adjacent to block 6, and the East 30 feet of Citrus Street, lying west of and adjacent to the South 20 feet of Pearle Street and Lot 1, Block 6.

Section 21: The South 1/2 lying south of State Road no. 62.

Section 22: The Northwest 1/4 of the Southwest 1/4, lying south of State Road no. 62; the South 1/2 of the Southwest 1/4; the South 1/2 of the Southeast 1/4; the Northeast 1/4 of the Southeast 1/4, lying south of State Road no. 62; and the West 1/2 of the Northeast 1/4 of the Southwest 1/4 lying south of State Road no. 62.

Also: Lots 1 and 2, of Abbott's Countryside Estates, as per plat thereof recorded in plat bar B-11, page 3, of the public records of Hardee County, Florida.

Section 23: The Southwest 1/4 lying south of State Road no. 62; the West 1/2 of the Southeast 1/4, lying south of State Road no. 62, the East 1/4 of the Northwest 1/4 lying north of State Road no. 62, and the South 1/2 of the Southeast 1/4 of the Southeast 1/4, LESS: Begin at the Northeast corner of the South 1/2 of the Southeast 1/4 of the Southeast 1/4 of said Section 23, thence North 89°07'46" West along the north line of said tract

435.83 feet to the Point of Beginning, thence continue same line 141.22 feet, thence South 14°00'29" East, 47.42 feet, thence South 88°28'01" East, 80.48 feet, thence North 46°57'45" East, 67.42 feet to the Point of Beginning.

Together with a perpetual easement over and across: the East 30 feet of the North 1/2 of the Southeast 1/4 of the Southeast 1/4 of said Section 23.

Section 24: The South 1/2 of the Northwest 1/4 of the Southwest 1/4; the South 1/2 of the Southwest 1/4, and the South 1/2 of the Southeast 1/4. Together with a perpetual easement over and across: the West 30 feet of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of said Section 24, lying south of State Road no. 62.

Section 25: All.

Section 26: All.

Section 27: All.

Section 28: All.

Section 29: All, LESS and except road rights-of-ways and less CSX railroad right-of-way, and LESS the North 900 feet of the section lying west of CSX railroad right-of-way.

Section 30: All, LESS the East 2900 feet of the North 900 feet, and LESS the South 700 feet of the West 1300 feet, thereof.

Section 31: All, LESS the West 1300 feet of the section.

Section 32: All, LESS and except road rights-of-ways and less CSX railroad right-of-way.

Section 33: The North 1000 feet of the section, and the West 1400 feet, LESS the North 1000 feet thereof.

Section 34: The North 1000 feet of the section.

Section 35: The North 500 feet of the section.

Section 36: The North 500 feet of the section, and that part of the following described parcel lying south of the North 500 feet: Begin at the Northeast corner of Section 36, thence west along the north boundary thereof, 2000 feet, thence south at right angles to the section line, 400 feet, thence southeasterly to a point on the east boundary of said Section 36, said point being 900 feet south of the Northeast corner of Section 36, thence north along said east boundary thereof to the Northeast corner of Section 36 and the Point of Beginning.

Township 33 South, Range 25 East:

Section 19: The West 1/2 of the Southwest 1/4, lying south of State Road no. 62.

Section 30: The Northwest 1/4.

In Township 34 South, Range 23 East:

Section 1: All.

Section 2: All.

Section 3: All.

Section 10: The North 3/4.

Section 11: The North 3/4.

Section 12: The North 3/4.

In Township 34 South, Range 24 East:

Section 1: The Southwest 1/4; also: Commence at the Northwest corner of the Northwest 1/4 for a Point of Beginning, thence North 89°56'19" East, along the north line of said Northwest 1/4, a distance of 2439.15 feet to the west line of the East 105.00 feet of said Northwest 1/4, thence South 01°04'21" West, along said west line, 2537.63 feet to the south line of said Northwest 1/4, thence South 89°40'06" West, along said south line, 2492.62 feet to the Southwest corner of said Northwest 1/4, thence North 02°16'03" East, along the west line of said Northwest 1/4, a distance of 2551.00 feet to the Point of Beginning.

Also: Commence at the Southwest corner of Southeast 1/4 of said Section 1 for a Point of Beginning, thence North 01°01'29" East, along the west line of said Southeast 1/4, a distance of 2000.60 feet to the north line of the South 2000.00 feet of said Southeast 1/4, thence North 89°37'11" East, along said north line, 811.11 feet, thence South 00°38'59" East, 742.98 feet to the east line of the West 832.58 feet of said Southeast 1/4, thence South 01°01'29" West, along said east line, 1257.41 feet to the south line of said Southeast 1/4, thence South 89°37'11" West, along said south line, 832.83 feet to the Point of Beginning.

Section 2: All.

Section 3: All. (Less portion described in official records book 577, page 492 set forth below)

Section 4: The North 1/2.

Section 5: All of that portion lying westerly of the CSX railroad right-of-way; also that portion of the North 1/4, lying easterly of County Road no. 663 right-of-way.

Section 6: All.

Section 7: All.

Section 8: All of that portion lying westerly of the CSX railroad right-of-way.

Also the following described parcel in Section 10, Township 34 South, Range 24 East, as described in official records Book 577, Page 482, of the public records of Hardee County, Florida: Begin at the Northeast corner of Section 10, Township 34 South, Range 24 East, Hardee

County, Florida; thence South 00°25'21" West, along the east line of said Section 10, a distance of 1323.90 feet; thence North 88°43'15" West, 2655.44 feet; thence North 00°31'11" West, 241.27 feet; thence South 82°07'49" East, 658.45 feet; thence North 07°59'40" East, 1156.34 feet to a point on the north line of said Section 10; thence South 89°01'22" East and along said north line, 1853.93 feet to the Point of Beginning.

Also the following described parcel in Sections 4 and 5, Township 34 South, Range 24 East, as described in official records Book 577, Page 492, of the public records of Hardee County, Florida: Beginning at a point on the east boundary of said Section 5, said point being North 01°24'06" East, 2538.29 feet from the Southeast corner of said Section 5; thence North 89°32'27" West, a distance of 2358.09 feet to the easterly right-of-way line of One-Fort Green Springs Grade, said right-of-way being 100 feet easterly from the centerline of SCL (now CSX) railroad as measured at right angles; thence North 08°29'27" West, along said right-of-way, a distance of 1201.99 feet; thence South 89°23'03" East, a distance of 6801.05 feet to a point; thence turn and run South 02°12'21" West, a distance of 1209.60 feet to a point; thence turn and run North 88°58'42" West, a distance of 4219.25 feet to the Point of Beginning, LESS road right-of-way.

Also the following described parcel in Sections 3, 4, 9 and 10, Township 34 South, Range 24 East, as described in official records Book 577, Page 492, of the public records of Hardee County, Florida: Commence at a point on the south boundary of said Section 3, for a Point of Beginning, said point being South 89°01'22" East, 3442.97 feet from the Southwest corner of said Section 3; thence South 07°59'40" West, a distance of 1156.35 feet; thence North 82°07'49" West, a distance of 658.45 feet; thence South 00°31'11" East, a distance of 1189.84 feet; thence South 84°12'19" West, a distance of 2672.36 feet to a point on the west boundary of said Section 10; thence North 00°24'44" East, along said west boundary, a distance of 2321.83 feet to a point, said point being South 00°24'44" West, 251.51 feet from the Northwest corner of said Section 10; thence North 57°53'07" West, a distance of 486.91 feet to a point on the north boundary of said Section 9, said point being North 88°59'01" West, 414.28 feet from the Northeast corner of said Section 9; thence continue North 57°53'07" West, a distance of 1940.72 feet; thence North 01°24'06" East, a distance of 1535.57 feet; thence South 88°58'42" East, 995.25 feet to a point; thence North 02°12'21" East, 1209.60 feet to a point; thence South 89°23'03" East, 1123.40 feet to a point on the west boundary of said Section 3, said point being South 02°12'21" West, 1209.60 feet from the Northwest corner of said Section 3; thence South 02°12'21" West, a distance of 3253.99 feet to a point North 02°12'21" East, 503.00 feet from the Southwest corner of said Section 3; thence South 33°52'35" East, a distance of 612.82 feet to a point on the south boundary of said Section 3, said point being South 89°01'22" East, 361.00 feet from the Southwest corner of said Section 3; thence South 89°01'22" East, a distance of 3081.97 feet to the Point of Beginning.

Also together with easements for ingress, egress, roadway, utilities and any lawful purpose over and across the following properties:

1. Road, drainage, maintenance and utility easement in Section 1, Township 34 South, Range 24 east, Hardee County, Florida, being described as follows:

Commence at the Southwest corner of Section 1, Township 34 South, Range 24 east, Hardee County, Florida; thence South 89°51'11" East and along the south line of said Section 1, 1590.75 feet to the Point of Beginning; thence continue South 89°51'11" East along the same line, 37.38 feet to a point on the west right-of-way line of a county road; thence North 00°12'46" East and along said west line, 38.00 feet; thence North 89°51'11" West and parallel with said south line, 37.38 feet; thence South 00°12'46" East and parallel with said west line, 38.00 feet to the Point of Beginning.

2. Road, drainage, maintenance and utility easement in Section 11, Township 34 South, Range 24 east, Hardee County, Florida, being described as follows:

Begin at the Southeast corner of the North 1/4 of Section 11, Township 34 South, Range 24 East, for a point of beginning; thence North 88°54'23" West, along the south line of said North 1/4, 2634.30 feet to the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of said Section 11; thence North 88°54'27" West along the south line of said Northeast 1/4 of the Northwest 1/4, 658.01 feet to the Northeast corner of the West 3/4 of the South 1/2 of the Northwest 1/4 of said Section 11; thence South 00°21'16" West along the east line of the West 3/4 of the South 1/2 of the Northwest 1/4, 4.95 feet; thence South 88°54'10" West, 1974.02 feet to a point on the west line of said Section 11; thence North 00°25'21" East and along said west line, 45.00 feet; thence South 88°54'10" East, 5266.14 feet to the east line of said Section 11; thence South 00°08'42" West along said east line, 39.70 feet to the Point of Beginning.

3. Road, drainage, maintenance and utility easement in Section 12, Township 34 South, Range 24 East, Hardee County, Florida, being described as follows:

Commence at the Northwest corner of Section 12, Township 34 South, Range 24 East, Hardee County, Florida; thence South 89°51'11" East and along the north line of said Section 12, 1590.75 feet to the Point of Beginning; thence continue South 89°51'11" East along the same line, 37.38 feet to a point on the west right-of-way line of a county road; thence South 00°12'46" West and along said west line, 666.12 feet to a point on the south line of the West 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of said Section 12; thence North 89°53'53" West and along said south line, 964.41 feet to the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of said Section 12; thence South 00°10'19" West and along the west line of said Southeast 1/4 of the Northwest 1/4 of the Northwest 1/4, 666.88 feet to the southwest corner of said tract; thence North 89°56'34" West along the south line of the Northwest 1/4 of the Northwest 1/4 of said Section 12, 662.62 feet to the southwest corner of the Northwest 1/4 of the Northwest 1/4; thence North 00°08'42" East and along the west line of said tract, 34.82 feet; thence South 89°51'11" East and parallel with the north line of said Section 12, 621.40 feet; thence North 00°26'49" East, 670.00 feet; thence South 89°51'11" East and parallel with the north line, 962.50 feet; thence North 00°26'49" East, 630.00 feet to the Point of Beginning.

4. A non-exclusive easement for ingress and egress over and across:

The southerly 30 feet of the Southwest 1/4 of Section 1, Township 34 South, Range 24 East, lying west of the easterly right-of-way of McLeod Road and the southerly 30 feet of Section 2, Township 34 South, Range 24 East, Hardee County, Florida.

5. An exclusive drainage easement over:

Any portion of Section 2, Township 34 South, Range 24 East, lying west of the north-south ditch on the boundary between Sections 2 and 3, Township 34 South, Range 24 East, Hardee County, Florida.

Also together with any appurtenant easement rights or interests by virtue of and as set forth in that certain easement agreement recorded in official records book 337, page 502 of the public records of Hardee County, Florida.

Also together with any appurtenant easement rights or interests by virtue of and as set forth in that certain easement agreement recorded in Instrument #201325002417 of the public records of Hardee County, Florida.

TOGETHER WITH THE 5 FOLLOWING DESCRIBED PARCELS:

Parcel 1 (Former Albritton Parcel):

THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 19, TOWNSHIP 33 SOUTH, RANGE 25 EAST, HARDEE COUNTY, FLORIDA. LESS THE ROAD RIGHT OF WAY FOR MYLES ROAD.

Parcel 2 (Former R.A. Cracker Parcel):

PARCEL 1:

EAST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 33 SOUTH, RANGE 25 EAST, HARDEE COUNTY, FLORIDA; AND

PARCEL 2:

WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 33 SOUTH, RANGE 25 EAST, HARDEE COUNTY, FLORIDA.

Parcel 3 (Former Dasher Groves, Inc. Parcel):

THAT PORTION OF THE SOUTH ½ OF SECTION 30, TOWNSHIP 33 SOUTH, RANGE 25 EAST, LYING WEST OF EXISTING PAVED ROAD, HARDEE COUNTY, FLORIDA.

LESS THE FOLLOWING DESCRIBED PROPERTY:

THE SOUTH 30 FEET OF THE SOUTHWEST $\frac{1}{4}$, OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SECTION 30, LYING WEST OF AN EXISTING PAVED ROAD AND THE SOUTH 30 FEET OF THE EAST 30 FEET OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SAID SECTION 30.

AND LESS:

THE SOUTH 494.49 FEET OF THE EAST 540.00 FEET OF THE WEST $\frac{3}{4}$ OF THE SOUTH $\frac{1}{2}$ OF SECTION 30, TOWNSHIP 33 SOUTH, RANGE 25 EAST, HARDEE COUNTY, FLORIDA. SUBJECT TO ROAD RIGHT OF WAY.

AND ALSO LESS:

THAT PART OF THE WEST $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 30, TOWNSHIP 33 SOUTH, RANGE 25 EAST, HARDEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID WEST $\frac{1}{2}$ AND RUN NORTH ALONG THE EAST LINE OF SAID WEST $\frac{1}{2}$, 1,234.58 FEET; THENCE WEST, 40.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF POLK ROAD FOR A POINT OF BEGINNING; THENCE CONTINUE WEST, 200.00 FEET; THENCE NORTH, 217.80 FEET; THENCE EAST, 200.00 FEET TO A POINT ON SAID RIGHT OF WAY LINE; THENCE SOUTH AND ALONG SAID RIGHT OF WAY LINE 217.80 FEET TO POINT OF BEGINNING.


Parcel 4 (Former Richard F. and H. Marie Dasher Parcel):

THE SOUTH 494.49 FEET OF THE EAST 540.00 FEET OF THE WEST $\frac{3}{4}$ OF THE SOUTH $\frac{1}{2}$ OF SECTION 30, TOWNSHIP 33 SOUTH, RANGE 25 EAST, HARDEE COUNTY, FLORIDA. SUBJECT TO ROAD RIGHT OF WAY.

Parcel 5 (Former Lamb Parcel):

THAT PART OF THE WEST $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 30, TOWNSHIP 33 SOUTH, RANGE 25 EAST, HARDEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID WEST $\frac{1}{2}$ AND RUN NORTH ALONG THE EAST LINE OF SAID WEST $\frac{1}{2}$, 1,234.58 FEET; THENCE WEST, 40.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF POLK ROAD FOR A POINT OF BEGINNING; THENCE CONTINUE WEST, 200.00 FEET; THENCE NORTH, 217.80 FEET; THENCE EAST, 200.00 FEET TO A POINT ON SAID RIGHT OF WAY LINE; THENCE SOUTH AND ALONG SAID RIGHT OF WAY LINE 217.80 FEET TO THE POINT OF BEGINNING.

 First American Title	Owner's Policy of Title Insurance (with Florida modifications)
	ISSUED BY First American Title Insurance Company
	POLICY NUMBER 5011412- 127211
Owner's Policy	

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at the address shown in Section 18 of the Conditions.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, **FIRST AMERICAN TITLE INSURANCE COMPANY**, a California corporation (the "Company") insures, as of Date of Policy against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
 - (a) A defect in the Title caused by
 - (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
 - (ii) failure of any person or Entity to have authorized a transfer or conveyance;
 - (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
 - (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
 - (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
 - (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
 - (vii) a defective judicial or administrative proceeding.
 - (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
 - (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.

(Covered Risks Continued on Page 2)

In Witness Whereof, First American Title Insurance Company has caused its corporate name to be hereunto affixed by its authorized officers as of Date of Policy shown in Schedule A.

First American Title Insurance Company



Dennis J. Gilmore

Dennis J. Gilmore
President

Timothy Kemp

Timothy Kemp
Secretary

(This Policy is valid only when Schedules A and B are attached)

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COVERED RISKS (Continued)

5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (a) the occupancy, use, or enjoyment of the Land;
 - (b) the character, dimensions, or location of any improvement erected on the Land;
 - (c) the subdivision of land; or
 - (d) environmental protectionif a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.
6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.
7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
9. Title being vested other than as stated in Schedule A or being defective
 - (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
 - (b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records
 - (i) to be timely, or
 - (ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions.

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
- (c) resulting in no loss or damage to the Insured Claimant;
- (d) attaching or created subsequent to Date of Policy; or
- (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

CONDITIONS

1. DEFINITION OF TERMS

The following terms when used in this policy mean:

- (a) "Amount of Insurance": The amount stated in Schedule A, as may be increased or decreased by endorsement to this policy, increased by Section 8(b), or decreased by Sections 10 and 11 of these Conditions.
- (b) "Date of Policy": The date designated as "Date of Policy" in Schedule A.
- (c) "Entity": A corporation, partnership, trust, limited liability company, or other similar legal entity.
- (d) "Insured": The Insured named in Schedule A.
 - (i) The term "Insured" also includes
 - (A) successors to the Title of the Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;
 - (B) successors to an Insured by dissolution, merger, consolidation, distribution, or reorganization;
 - (C) successors to an Insured by its conversion to another kind of Entity;
 - (D) a grantee of an Insured under a deed delivered without payment of actual valuable consideration conveying the Title
 - (1) if the stock, shares, memberships, or other equity interests of the grantee are wholly-owned by the named Insured,
 - (2) if the grantee wholly owns the named Insured,
 - (3) if the grantee is wholly-owned by an affiliated Entity of the named Insured, provided the affiliated Entity and the named Insured are both wholly-owned by the same person or Entity, or
 - (4) if the grantee is a trustee or beneficiary of a trust created by a written instrument established by the Insured named in Schedule A for estate planning purposes.
 - (ii) With regard to (A), (B), (C), and (D) reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor Insured.
- (e) "Insured Claimant": An Insured claiming loss or damage.
- (f) "Knowledge" or "Known": Actual knowledge, not constructive knowledge or notice that may be imputed to an Insured by reason of the Public Records or any other records that impart constructive notice of matters affecting the Title.
- (g) "Land": The land described in Schedule A, and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is insured by this policy.
- (h) "Mortgage": Mortgage, deed of trust, trust deed, or other security instrument, including one evidenced by electronic means authorized by law.
- (i) "Public Records": Records established under state statutes at Date of Policy for the purpose of imparting constructive

notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(d), "Public Records" shall also include environmental protection liens filed in the records of the clerk of the United States District Court for the district where the Land is located.

- (j) "Title": The estate or interest described in Schedule A.
- (k) "Unmarketable Title": Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF INSURANCE

The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured, but only so long as the Insured retains an estate or interest in the Land, or holds an obligation secured by a purchase money Mortgage given by a purchaser from the Insured, or only so long as the Insured shall have liability by reason of warranties in any transfer or conveyance of the Title. This policy shall not continue in force in favor of any purchaser from the Insured of either (i) an estate or interest in the Land, or (ii) an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 5(a) of these Conditions, (ii) in case Knowledge shall come to an Insured hereunder of any claim of title or interest that is adverse to the Title, as insured, and that might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if the Title, as insured, is rejected as Unmarketable Title. If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under the policy shall be reduced to the extent of the prejudice.

4. PROOF OF LOSS

In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter insured against by this policy that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

5. DEFENSE AND PROSECUTION OF ACTIONS

- (a) Upon written request by the Insured, and subject to the options contained in Section 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this policy.

CONDITIONS (Continued)

- (b) The Company shall have the right, in addition to the options contained in Section 7 of these Conditions, at its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently.
- (c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right, in its sole discretion, to appeal any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

- (a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense, shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligations to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.
- (b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company shall have the following additional options:

- (a) To Pay or Tender Payment of the Amount of Insurance.
To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay. Upon the exercise by the Company of this option, all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in this subsection, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.
- (b) To Pay or Otherwise Settle With Parties Other Than the Insured or With the Insured Claimant.
 - (i) To pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or
 - (ii) To pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in subsections (b)(i) or (ii), the Company's obligations to the Insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

8. DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy.

- (a) The extent of liability of the Company for loss or damage under this policy shall not exceed the lesser of
 - (i) the Amount of Insurance; or
 - (ii) the difference between the value of the Title as insured and the value of the Title subject to the risk insured against by this policy.
- (b) If the Company pursues its rights under Section 5 of these Conditions and is unsuccessful in establishing the Title, as insured,
 - (i) the Amount of Insurance shall be increased by 10%, and
 - (ii) the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.
- (c) In addition to the extent of liability under (a) and (b), the Company will also pay those costs, attorneys' fees, and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

CONDITIONS (Continued)

9. LIMITATION OF LIABILITY

- (a) If the Company establishes the Title, or removes the alleged defect, lien, or encumbrance, or cures the lack of a right of access to or from the Land, or cures the claim of Unmarketable Title, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused to the Insured.
- (b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals, adverse to the Title, as insured.
- (c) The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, shall reduce the Amount of Insurance by the amount of the payment.

11. LIABILITY NONCUMULATIVE

The Amount of Insurance shall be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after Date of Policy and which is a charge or lien on the Title, and the amount so paid shall be deemed a payment to the Insured under this policy.

12. PAYMENT OF LOSS

When liability and the extent of loss or damage have been definitely fixed in accordance with these Conditions, the payment shall be made within 30 days.

13. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT

- (a) Whenever the Company shall have settled and paid a claim under this policy, it shall be subrogated and entitled to the rights of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person or property, to the extent of the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant shall execute documents to evidence the transfer to the Company of these rights and remedies. The Insured Claimant shall permit the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies. If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company shall defer the exercise of its right to recover until after the Insured Claimant shall have recovered its loss.
- (b) The Company's right of subrogation includes the rights of the Insured to indemnities, guaranties, other policies of insurance, or bonds, notwithstanding any terms or conditions contained in those instruments that address subrogation rights.

14. ARBITRATION

Unless prohibited by applicable law, arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association may be demanded if agreed to by both the Company and the Insured at the time of a controversy or claim. Arbitrable

matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service of the Company in connection with its issuance or the breach of a policy provision or other obligation. Arbitration pursuant to this policy and under the Rules in effect on the date the demand for arbitration is made, or, at the option of the Insured, the Rules in effect at Date of Policy shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the Land is located permit a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.

The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules.

A copy of the Rules may be obtained from the Company upon request.

15. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT

- (a) This policy together with all endorsements, if any, attached to it by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.
- (b) Any claim of loss or damage that arises out of the status of the Title or by any action asserting such claim whether or not based on negligence shall be restricted to this policy.
- (c) Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.
- (d) Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance.

16. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

17. CHOICE OF LAW; FORUM

- (a) Choice of Law: The Insured acknowledges the Company has underwritten the risks covered by this policy and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the jurisdiction where the Land is located. Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title that are adverse to the Insured and to interpret and enforce the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.
- (b) Choice of Forum: Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

18. NOTICES, WHERE SENT

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at **First American Title Insurance Company, Attn: Claims National Intake Center, 1 First American Way, Santa Ana, California 92707. Phone: 888-632-1642**



First American Title

Owner's Policy of Title Insurance

ISSUED BY

First American Title Insurance Company

POLICY NUMBER

5011412-127211

Schedule A

Name and Address of Title Insurance Company:

FIRST AMERICAN TITLE INSURANCE COMPANY, 1 First American Way, Santa Ana, California 92707

Agent File Number: **22205-09810**

FAST File Numbers: **2037-3049334**

Amount of Insurance: **\$542,280,575.00**

Premium: **\$1,100,074.82**

Date of Policy: **March 18, 2014 at 10:59 a.m.**

1. Name of Insured:

South Ft. Meade Land Management, Inc., a Delaware corporation

2. The estate or interest in the Land that is insured by this policy is:

Fee Simple

3. Title is vested in:

South Ft. Meade Land Management, Inc., a Delaware corporation

4. The Land referred to in this policy is described as follows:

See Exhibit "A" attached hereto and made a part hereof.

5. This Policy incorporates the following endorsements attached hereto:

ALTA 9.2-06 Endorsement (with Florida Modifications)

Florida Survey Endorsement


Florida Contiguity Endorsement

Agent Name:

Carlton Fields Jordan Burt, P.A.

By:

Gary W. Johnson, Authorized Signatory

 Exhibit A	First American Title	ISSUED BY First American Title Insurance Company POLICY NUMBER 5011412-127211
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Agent File Number: **22205-09810**
FAST File Number: **2037-3049334**

Exhibit "A"

Lands lying in Township 33 South, Range 23 East, Range 24 East and Range 25 East, and in Township 34 South, Range 23 East and Range 24 East, Hardee County, being more particularly described as follows:

Township 33 South, Range 23 East:

- Section 20: The East 1/2 of the Southeast 1/4 lying south of State Road no. 62 and the East 1/2 of the Northeast 1/4 lying south of State Road 62.
- Section 21: The West 1/2 of the Southwest 1/4, lying south of State Road no. 62 and the West 1/2 of the Northwest 1/4 lying south of State Road 62.
- Section 22: The Southeast 1/4 lying south of State Road no. 62.
- Section 23: The South 1/2 lying south of State Road no. 62.
- Section 24: The South 1/2 lying south of State Road no. 62.
- Section 25: The North 1/2, and the South 1/2, LESS the South 500 feet thereof, and the West 1000 feet of the South 500 feet.
- Section 26: All.
- Section 27: All.
- Section 28: All.
- Section 29: The East 1/4.
- Section 32: The North 3/4 of the East 1/2, LESS the West 1/10 thereof.

Also described as:

Point of beginning being the NE corner of said section 32; thence S0°15'46"W, 3951.03 feet; thence N89°31'22"W, 2374.88 feet; thence N0°22'30"W, 3948.55 feet; thence S89°34'56"E, 1052.03 feet; thence S89°34'57"E, 1315.08 to the Point of Beginning.

- Section 33: a) The North 500 feet, and
 - b) The East 200 feet, LESS the North 500 feet, and
 - c) The West 800 feet, LESS the North 500 feet, thereof.

Section 34: All.

Section 35: All.

Section 36: The West 1000 feet of the section.

Township 33 South, Range 24 East:

Section 4: All, LESS and except that portion conveyed to IMC- Agrico Company by corrective warranty deed recorded in official records book 545, page 971, of the public records of Hardee County, Florida.

Also described as:

Point of Beginning the NW corner of said section 4; thence N89°57'56"E, 161.31 feet; thence S0°01'45"E, 3151.44 feet; thence N90°00'00"E, 1501.71 feet; thence S0°00'00"E, 1980.00 feet; thence S90°00'00"W, 1661.44 feet; thence N0°02'09"W, 5131.35 feet to the Point of Beginning.

Section 5: All, LESS and except that portion conveyed to IMC-Agrico Company by corrective warranty deed recorded in official records book 545, page 971, of the public records of Hardee County, Florida.

Also described as:

Point of Beginning being the NW corner of said section 5; thence N89°58'03"E, 5290.71 feet; thence S0°02'09"E, 5131.35 feet; thence S90°00'00"W, 2008.56 feet; thence N0°00'00"E, 660.00 feet; thence S90°00'00"W, 660.00 feet; thence N0°00'00"E, 1059.15 feet; thence S89°59'27"W, 2644.83 feet; thence N0°21'09"E, 3409.65 feet to the Point of Beginning.

Section 6: That portion lying easterly of the CSX railroad right-of-way, LESS and except that portion conveyed to IMC-Agrico Company by corrective warranty deed recorded in official records book 545, page 971, of the public records of Hardee County, Florida.

Also the South 3/4 lying westerly of County Road no. 663 right-of-way, LESS the Southwest 1/4 of the Northwest 1/4 and LESS the Northwest 1/4 of the Southwest 1/4 of said Section 6.

Also described as:

Point of Beginning being the NE corner of said Section 6; thence S0°21'09"W, 3409.64 feet; thence S89°57'36"W, 961.50 feet; thence N46°40'07"W, 1311.70 feet; thence S90°00'00"W, 267.11 feet to a point on the east right-of-way of CSX railroad; thence N8°52'40"W along said east right-of-way line, 2535.52 feet; thence N89°53'23"E, 2593.51 feet to the Point of Beginning.

Also:

Point of Beginning being the NW corner of said Section 6; thence N89°53'21"E, 1322.93 feet; thence S0°01'19"E, 1520.65 feet; thence S89°52'11"E, 1509.38 feet to a point on the west right of way line of CSX railroad; thence S8°52'40"E along said west right-of-way line 3993.01 feet; thence S89°40'25"W, 3443.25 feet; thence N0°07'00"W, 1323.75 feet; thence N89°49'34"E, 1321.30 feet; thence N0°01'19"W, 1320.23 feet; thence S89°58'42"W, 1323.49 feet; thence N0°00'39"W, 2838.83 feet to the Point of Beginning; LESS road right-of-way.

All of the above, LESS and except the following described parcel:

Begin at the intersection of the south boundary of Section 6 and the west right of way line of County Road 663; thence northwesterly along said west right of way line 1,335 feet; thence westerly,

perpendicular to the west right of way line, 700 feet; thence southeasterly, parallel with said west right of way line of County Road 663, to a point on the south boundary of Section 6; thence east along said south boundary of Section 6, to the Point of Beginning.

Section 7: That portion lying westerly of County Road no. 663 right-of-way, LESS and except that portion conveyed to IMC-Agrico Company by corrective warranty deed recorded in official records book 545, page 971, of the public records of Hardee County, Florida.

Also described as:

All west of CSX railroad right-of-way; LESS road right of way. Also LESS parcel of and being more particularly described as follows:

Point of Beginning being the SW corner of SE 1/4 of said Section 7; thence N0°00'00"E, 330.04 feet; thence N89°41'07"E, 1435.01 feet; thence S32°04'15"E, 177.83 feet; thence S8°52'40"E, 180.89 feet; thence S89°41'07"W, 1557.33 feet to the Point of Beginning.

All of the above, LESS and except the following described parcel:

Begin at the intersection of the north boundary of Section 7 and the west right of way line of County Road 663; thence southeasterly along said west right of way line, 975 feet; thence westerly, perpendicular to said west right of way line, 700 feet, thence northwesterly, parallel with said west right of way line of County Road 663, to a point on the north boundary of Section 7; thence east along said north boundary of Section 7, to the Point of Beginning.

Section 9: The Northwest 1/4, LESS and except that portion conveyed to IMC-Agrico Company by corrective warranty deed recorded in official records book 545, page 971, of the public records of Hardee County, Florida.

Also described as:

A parcel of land being in the NW 1/4 of said Section 9, being more particularly described as follows: Point of Beginning being the SE corner of the NW 1/4 of said Section 9; thence N89°52'38"W, 1987.08 feet; thence N0°15'33"E, 1325.58 feet; thence N89°55'11"W, 660.00 feet; thence N0°19'54"E, 995.10 feet; thence S89°57'44"E, 2637.25 feet; thence S0°03'02"W, 2324.14 feet to the Point of Beginning.

Section 17: The South 1/2 of the Southwest 1/4; the Southeast 1/4, less the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of said section 17, and LESS Alderman Road right-of-way; the Southeast 1/4 of the Northeast 1/4 lying east of Alderman Road right-of-way, LESS and except 2 acres more or less being 132 feet off the west side of the Southwest 1/4 of the Southeast 1/4 of the Northeast 1/4 lying east of Alderman Road; and the North 1/4 lying southerly of County Road 664 right-of-way and easterly of Alderman Road right-of-way, LESS and except lot 1 of Hickey Branch Ranch, a subdivision in Sections 8 and 17, Township 33 South, Range 24 East, Hardee County, Florida, as per plat bar B-26, page 4, of the public records of Hardee County, Florida.

Section 18: The North 1/2 of the Southwest 1/4, less Hendry Road right-of-way; and the Northwest 1/4 of the Southeast 1/4, and the Southeast 1/4 of the Southeast 1/4 less road rights-of-ways and LESS railroad right-of-way.

Also a portion of Block 32, of the town of Fort Green per the plat recorded in plat book 2, pages 13 and 14 of the public records of Hardee County, Florida, described as follows:

Begin at the Southeast corner of Block 32 according to the map of the town of Fort Green as recorded in plat book 2, pages 13 and 14 of the public records of Hardee County, Florida and run South 89°43'27"

West along the south boundary of said Block 32, 340.00 feet to the Southwest corner thereof; thence North 00°00'12" West along the west boundary of said Block 32, 200.00 feet; thence South 59°44'25" East, 393.64 feet to the Point of Beginning, the same being a part of the Northeast 1/4 of Section 18, Township 33 South, Range 24 East.

Section 19: The Southwest 1/4 lying south of State Road no. 62; the Southwest 1/4 of the Southeast 1/4; the West 1/2 of the Southeast 1/4 of the Southeast 1/4; the south 6 acres of the West 1/2 of the Northeast 1/4 of the Southeast 1/4; and, Commence at the Northeast corner of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 19, Township 33 South, Range 24 East, and run south 84 feet to the Point of Beginning; thence South 67° East, 271.85 feet; thence South 19°16' West, 748.90 feet, to a point in the east line of the West 1/2 of the Southeast 1/4 of the Southeast 1/4; thence north to the Point of Beginning.

Also: Lot 5 of C.M. Johnson's subdivision, being a subdivision in the Northwest 1/4 of the Southeast 1/4 of Section 19, Township 33 South, Range 24 East, Hardee County, Florida, as per plat book 1, page 2-110, of the public records of Hardee County, Florida.

Also: The East 1/2 of the Southeast 1/4 of the Southeast 1/4, LESS: Commence at the Northeast corner of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 19, Township 33 South, Range 24 East, and run south 84 feet to the point of beginning; thence South 67° East, 271.85 feet; thence South 19°16' West, 748.90 feet, to a point in the east line of the West 1/2 of the Southeast 1/4 of the Southeast 1/4; thence north to the Point of Beginning. Also LESS: the north 170 feet of the east 60 feet of the Southeast 1/4 of the Southeast 1/4; also LESS: the east 30 feet of the East 1/2 of the Southeast 1/4 of the Southeast 1/4, south of the north 170 feet.

Also: the south 190 feet of the east 300 feet of Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4, LESS the east 60 feet for Citrus Street.

Also: the South 1/2 of the Southeast 1/4 of the Northeast 1/4, LESS road rights-of-ways.

Also LESS: Commence at the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of Section 19, Township 33 South, Range 24 East, thence North 89°39'18" East, along the south line of the said Southeast 1/4 of the Northeast 1/4, 138.90 feet to the Point of Beginning, thence North 00°02'52" West and parallel to the west boundary of said Southeast 1/4 of the Northeast 1/4, 149.22 feet, thence North 89°50'40" East and parallel to the centerline of State Road no. 62, 175.00 feet, thence South 00°02'52" East, 148.64 feet to a point on said south line of the Southeast 1/4 of the Northeast 1/4, thence South 89°39'18" West and along the south line of said Southeast 1/4 of the Northeast 1/4, 175.00 feet to the Point of Beginning, LESS, existing road right-of way. Also LESS: Begin at the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of Section 19, Township 33 South, Range 24 East, thence North 89°39'18" East along the south line of said Southeast 1/4 of the Northeast 1/4, 138.90 feet, thence North 00°02'52" West and parallel to the west boundary of said Southeast 1/4 of the Northeast 1/4, 156.80 feet, thence South 89°50'40" West and parallel to the centerline of state road no. 62, 138.90 feet to the west line of said Southeast 1/4 of the Northeast 1/4, thence South 00°02'52" East, 156.80 feet to the Point of Beginning, LESS existing road rights-of-ways.

Also the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 lying south of State Road no. 62.

Section 20: The Northwest 1/4 of the Northwest 1/4; the East 1/2 of the Northeast 1/4 lying north of State Road no. 62; the East 1/2 of the Southeast 1/4 lying south of State Road no. 62, LESS road right of- way on west line; and the South 1/2 of the Southwest 1/4 of the Southeast 1/4, LESS road rights-of ways.

The following portions of the town of Fort Green Springs as per plat recorded in plat book 2, page 28, of the public records of Hardee County, Florida:

All of Block 2;

A portion of Block 4 described as follows: Begin at the Southeast corner of Block 4, thence run West 140 feet, thence North 120.92 feet, thence East 140 feet, thence South 120.92 feet to the Point of Beginning;

A portion of Block 4 described as follows: Commence at the Northeast corner of Block 4, thence run South 120.92 feet to the Point of Beginning;

Thence South 80 feet; thence West 140 feet; thence North 80 feet; thence East 140 feet to the Point of Beginning; a portion of Block 4 described as follows: Begin at the Northeast corner of Block 4; thence run South 120.92 feet; thence West 140 feet; thence North 120.92 feet; thence East 140 feet to the Point of Beginning;

A portion of Block 4 described as follows: Commence at the Southeast corner of Block 4; thence West 140 feet to the Point of Beginning; thence continue West 70 feet; thence North 150.92 feet; thence East 70 feet; thence South 159.92 feet to the Point of Beginning; a portion of Block 4 described as follows: Commence at the Northwest corner of Block 4; thence South 75.46 feet to the Point of Beginning; thence continue South 95.46 feet; thence East 120.90 feet; thence North 95.46 feet; thence West 120.85 feet to the Point of Beginning; and Commence at the Northwest corner of Block 4; thence East 120.80 feet to the Point of Beginning; thence continue East 35 feet; thence South 170.92 feet; thence West 35 feet; thence North 170.92 feet to the Point of Beginning;

Lots 1 through 16, inclusive of Block 5;

Lots 13, 14, 15, 16, 20 and 21, Block 7;

All of Block 8, together with the South 1/2 of vacated 2nd Street, between Palmetto Street and Pine Street, also the closed 20 foot north-south alley within said Block 8;

Lots 7 through 10, inclusive Block 9;

Lots A 11 and 12, Block 18;

Lots 1, 2, 6 and 7, Block 21, together with the East 30 feet of Citrus Street lying west of and adjacent to said Lots 6 and 7, Block 21;

Lots 1 through 6, inclusive, Block 22, together with the west 30 feet of Citrus Street, lying east of Lots 1, 2, 3 and 4, Block 22;

Lots 1, 2, 5, 6 and 7, Block 23.

Together with any interest in adjoining vacated streets or alleys pursuant to vacation resolutions recorded in Book 121, Page 373; Book 223, Page 269; Book 289, Page 581; and Book 278, Page 662, of the public records of Hardee County, Florida.

The following portions of C.M. Johnston's first addition to town of Fort Green Springs as per plat recorded in plat book 2, page 32, of the public records of Hardee County, Florida:

Lots 1, 2, 3 and 4, Block 5, less and except a portion of said Lot 4, Block 5, more particularly described as follows: Commence at the West 1/4 corner of Section 20, Township 33 South, Range 24 East, thence run South 00°04'32" East, 299.92 feet along the west line of the Southwest 1/4 of said Section 20 to the Point of Beginning; thence continue South 00°04'32" East, 14.50 feet to the Southwest corner of said Lot 4; thence North 89°57'31" East, 250.00 feet along the south line of said Lot 4; thence North 08°54'39" West, 14.60 feet along the east line of Block 5; thence South 89°57'31" West, 242.85 feet along a line 14.5 feet north of and parallel to the south line of said Lot 4, to the Point of Beginning;

Lot 1, Block 6, together with the South 20 feet of Pearle Street lying north of and adjacent to block 6, and the East 30 feet of Citrus Street, lying west of and adjacent to the South 20 feet of Pearle Street and Lot 1, Block 6.

Section 21: The South 1/2 lying south of State Road no. 62.

Section 22: The Northwest 1/4 of the Southwest 1/4, lying south of State Road no. 62; the South 1/2 of the Southwest 1/4; the South 1/2 of the Southeast 1/4; the Northeast 1/4 of the Southeast 1/4, lying south of State Road no. 62; and the West 1/2 of the Northeast 1/4 of the Southwest 1/4 lying south of State Road no. 62.

Also: Lots 1 and 2, of Abbott's Countryside Estates, as per plat thereof recorded in plat bar B-11, page 3, of the public records of Hardee County, Florida.

Section 23: The Southwest 1/4 lying south of State Road no. 62; the West 1/2 of the Southeast 1/4, lying south of State Road no. 62, the East 1/4 of the Northwest 1/4 lying north of State Road no. 62, and the South 1/2 of the Southeast 1/4 of the Southeast 1/4, LESS: Begin at the Northeast corner of the South 1/2 of the Southeast 1/4 of the Southeast 1/4 of said Section 23, thence North 89°07'46" West along the north line of said tract 435.83 feet to the Point of Beginning, thence continue same line 141.22 feet, thence South 14°00'29" East, 47.42 feet, thence South 88°28'01" East, 80.48 feet, thence North 46°57'45" East, 67.42 feet to the Point of Beginning.

Together with a perpetual easement over and across: the East 30 feet of the North 1/2 of the Southeast 1/4 of the Southeast 1/4 of said Section 23.

Section 24: The South 1/2 of the Northwest 1/4 of the Southwest 1/4; the South 1/2 of the Southwest 1/4, and the South 1/2 of the Southeast 1/4. Together with a perpetual easement over and across: the West 30 feet of the North 1/2 of the Northwest 1/4 of the Southwest 1/4 of said Section 24, lying south of State Road no. 62.

Section 25: All.

Section 26: All.

Section 27: All.

Section 28: All.

Section 29: All, LESS and except road rights-of-ways and less CSX railroad right-of-way, and LESS the North 900 feet of the section lying west of CSX railroad right-of-way.

Section 30: All, LESS the East 2900 feet of the North 900 feet, and LESS the South 700 feet of the West 1300 feet, thereof.

Section 31: All, LESS the West 1300 feet of the section.

Section 32: All, LESS and except road rights-of-ways and less CSX railroad right-of-way.

Section 33: The North 1000 feet of the section, and the West 1400 feet, LESS the North 1000 feet thereof.

Section 34: The North 1000 feet of the section.

Section 35: The North 500 feet of the section.

Section 36: The North 500 feet of the section, and that part of the following described parcel lying south of the North 500 feet: Begin at the Northeast corner of Section 36, thence west along the north boundary thereof, 2000 feet, thence south at right angles to the section line, 400 feet, thence southeasterly to a point on the east boundary of said Section 36, said point being 900 feet south of the Northeast corner of Section 36, thence north along said east boundary thereof to the Northeast corner of Section 36 and the Point of Beginning.

Township 33 South, Range 25 East:

Section 19: The West 1/2 of the Southwest 1/4, lying south of State Road no. 62.

Section 30: The Northwest 1/4.

In Township 34 South, Range 23 East:

Section 1: All.

Section 2: All.

Section 3: All.

Section 10: The North 3/4.

Section 11: The North 3/4.

Section 12: The North 3/4.

In Township 34 South, Range 24 East:

Section 1: The Southwest 1/4; also: Commence at the Northwest corner of the Northwest 1/4 for a Point of Beginning, thence North 89°56'19" East, along the north line of said Northwest 1/4, a distance of 2439.15 feet to the west line of the East 105.00 feet of said Northwest 1/4, thence South 01°04'21" West, along said west line, 2537.63 feet to the south line of said Northwest 1/4, thence South 89°40'06" West, along said south line, 2492.62 feet to the Southwest corner of said Northwest 1/4, thence North 02°16'03" East, along the west line of said Northwest 1/4, a distance of 2551.00 feet to the Point of Beginning.

Also: Commence at the Southwest corner of Southeast 1/4 of said Section 1 for a Point of Beginning, thence North 01°01'29" East, along the west line of said Southeast 1/4, a distance of 2000.60 feet to the north line of the South 2000.00 feet of said Southeast 1/4, thence North 89°37'11" East, along said north line, 811.11 feet, thence South 00°38'59" East, 742.98 feet to the east line of the West 832.58 feet of said Southeast 1/4, thence South 01°01'29" West, along said east line, 1257.41 feet to the south line of said Southeast 1/4, thence South 89°37'11" West, along said south line, 832.83 feet to the Point of Beginning.

Section 2: All.

Section 3: All. (Less portion described in official records book 577, page 492 set forth below)

Section 4: The North 1/2.

Section 5: All of that portion lying westerly of the CSX railroad right-of-way; also that portion of the North 1/4, lying easterly of County Road no. 663 right-of-way.

Section 6: All.

Section 7: All.

Section 8: All of that portion lying westerly of the CSX railroad right-of-way.

Also the following described parcel in Section 10, Township 34 South, Range 24 East, as described in official records Book 577, Page 482, of the public records of Hardee County, Florida: Begin at the Northeast corner of Section 10, Township 34 South, Range 24 East, Hardee County, Florida; thence South 00°25'21" West, along the east line of said Section 10, a distance of 1323.90 feet; thence North 88°43'15" West, 2655.44 feet; thence North 00°31'11" West, 241.27 feet; thence South 82°07'49" East, 658.45 feet; thence North 07°59'40" East, 1156.34 feet to a point on the north line of said Section 10; thence South 89°01'22" East and along said north line, 1853.93 feet to the Point of Beginning.

Also the following described parcel in Sections 4 and 5, Township 34 South, Range 24 East, as described in official records Book 577, Page 492, of the public records of Hardee County, Florida: Beginning at a point on the east boundary of said Section 5, said point being North 01°24'06" East, 2538.29 feet from the Southeast corner of said Section 5; thence North 89°32'27" West, a distance of 2358.09 feet to the easterly right-of-way line of One-Fort Green Springs Grade, said right-of-way being 100 feet easterly from the centerline of SCL (now CSX) railroad as measured at right angles; thence North 08°29'27" West, along said right-of-way, a distance of 1201.99 feet; thence South 89°23'03" East, a distance of 6801.05 feet to a point; thence turn and run South 02°12'21" West, a distance of 1209.60 feet to a point; thence turn and run North 88°58'42" West, a distance of 4219.25 feet to the Point of Beginning, LESS road right-of-way.

Also the following described parcel in Sections 3, 4, 9 and 10, Township 34 South, Range 24 East, as described in official records Book 577, Page 492, of the public records of Hardee County, Florida: Commence at a point on the south boundary of said Section 3, for a Point of Beginning, said point being South 89°01'22" East, 3442.97 feet from the Southwest corner of said Section 3; thence South 07°59'40" West, a distance of 1156.35 feet; thence North 82°07'49" West, a distance of 658.45 feet; thence South 00°31'11" East, a distance of 1189.84 feet; thence South 84°12'19" West, a distance of 2672.36 feet to a point on the west boundary of said Section 10; thence North 00°24'44" East, along said west boundary, a distance of 2321.83 feet to a point, said point being South 00°24'44" West, 251.51 feet from the Northwest corner of said Section 10; thence North 57°53'07" West, a distance of 486.91 feet to a point on the north boundary of said Section 9, said point being North 88°59'01" West, 414.28 feet from the Northeast corner of said Section 9; thence continue North 57°53'07" West, a distance of 1940.72 feet; thence North 01°24'06" East, a distance of 1535.57 feet; thence South 88°58'42" East, 995.25 feet to a point; thence North 02°12'21" East, 1209.60 feet to a point; thence South 89°23'03" East, 1123.40 feet to a point on the west boundary of said Section 3, said point being South 02°12'21" West, 1209.60 feet from the Northwest corner of said Section 3; thence South 02°12'21" West, a distance of 3253.99 feet to a point North 02°12'21" East, 503.00 feet from the Southwest corner of said Section 3; thence South 33°52'35" East, a distance of 612.82 feet to a point on the south boundary of said Section 3, said point being South 89°01'22" East, 361.00 feet from the Southwest corner of said Section 3; thence South 89°01'22" East, a distance of 3081.97 feet to the Point of Beginning.

Also together with easements for ingress, egress, roadway, utilities and any lawful purpose over and across the following properties:

1. Road, drainage, maintenance and utility easement in Section 1, Township 34 South, Range 24 east, Hardee County, Florida, being described as follows:

Commence at the Southwest corner of Section 1, Township 34 South, Range 24 east, Hardee County, Florida; thence South 89°51'11" East and along the south line of said Section 1, 1590.75 feet to the Point of Beginning; thence continue South 89°51'11" East along the same line, 37.38 feet to a point on the west right-of-way line of a county road; thence North 00°12'46" East and along said west line, 38.00 feet; thence North 89°51'11" West and parallel with said south line,

37.38 feet; thence South 00°12'46" East and parallel with said west line, 38.00 feet to the Point of Beginning.

2. Road, drainage, maintenance and utility easement in Section 11, Township 34 South, Range 24 East, Hardee County, Florida, being described as follows:

Begin at the Southeast corner of the North 1/4 of Section 11, Township 34 South, Range 24 East, for a point of beginning; thence North 88°54'23" West, along the south line of said North 1/4, 2634.30 feet to the Southeast corner of the Northeast 1/4 of the Northwest 1/4 of said Section 11; thence North 88°54'27" West along the south line of said Northeast 1/4 of the Northwest 1/4, 658.01 feet to the Northeast corner of the West 3/4 of the South 1/2 of the Northwest 1/4 of said Section 11; thence South 00°21'16" West along the east line of the West 3/4 of the South 1/2 of the Northwest 1/4, 4.95 feet; thence South 88°54'10" West, 1974.02 feet to a point on the west line of said Section 11; thence North 00°25'21" East and along said west line, 45.00 feet; thence South 88°54'10" East, 5266.14 feet to the east line of said Section 11; thence South 00°08'42" West along said east line, 39.70 feet to the Point of Beginning.

3. Road, drainage, maintenance and utility easement in Section 12, Township 34 South, Range 24 East, Hardee County, Florida, being described as follows:

Commence at the Northwest corner of Section 12, Township 34 South, Range 24 East, Hardee County, Florida; thence South 89°51'11" East and along the north line of said Section 12, 1590.75 feet to the Point of Beginning; thence continue South 89°51'11" East along the same line, 37.38 feet to a point on the west right-of-way line of a county road; thence South 00°12'46" West and along said west line, 666.12 feet to a point on the south line of the West 1/2 of the Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of said Section 12; thence North 89°53'53" West and along said south line, 964.41 feet to the Northwest corner of the Southeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of said Section 12; thence South 00°10'19" West and along the west line of said Southeast 1/4 of the Northwest 1/4 of the Northwest 1/4, 666.88 feet to the southwest corner of said tract; thence North 89°56'34" West along the south line of the Northwest 1/4 of the Northwest 1/4 of said Section 12, 662.62 feet to the southwest corner of the Northwest 1/4 of the Northwest 1/4; thence North 00°08'42" East and along the west line of said tract, 34.82 feet; thence South 89°51'11" East and parallel with the north line of said Section 12, 621.40 feet; thence North 00°26'49" East, 670.00 feet; thence South 89°51'11" East and parallel with the north line, 962.50 feet; thence North 00°26'49" East, 630.00 feet to the Point of Beginning.

4. A non-exclusive easement for ingress and egress over and across:

The southerly 30 feet of the Southwest 1/4 of Section 1, Township 34 South, Range 24 East, lying west of the easterly right-of-way of McLeod Road and the southerly 30 feet of Section 2, Township 34 South, Range 24 East, Hardee County, Florida.

5. An exclusive drainage easement over:

Any portion of Section 2, Township 34 South, Range 24 East, lying west of the north-south ditch on the boundary between Sections 2 and 3, Township 34 South, Range 24 East, Hardee County, Florida.

Also together with any appurtenant easement rights or interests by virtue of and as set forth in that certain easement agreement recorded in official records book 337, page 502 of the public records of Hardee County, Florida.

Also together with any appurtenant easement rights or interests by virtue of and as set forth in that certain easement agreement recorded in Instrument #201325002417 of the public records of Hardee County, Florida.

TOGETHER WITH THE 5 FOLLOWING DESCRIBED PARCELS:

Parcel 1 (Former Albritton Parcel):

THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 19, TOWNSHIP 33 SOUTH, RANGE 25 EAST, HARDEE COUNTY, FLORIDA. LESS THE ROAD RIGHT OF WAY FOR MYLES ROAD.

Parcel 2 (Former R.A. Cracker Parcel):

PARCEL 1:

EAST $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 19, TOWNSHIP 33 SOUTH, RANGE 25 EAST, HARDEE COUNTY, FLORIDA; AND

PARCEL 2:

WEST $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 19, TOWNSHIP 33 SOUTH, RANGE 25 EAST, HARDEE COUNTY, FLORIDA.

Parcel 3 (Former Dasher Groves, Inc. Parcel):

THAT PORTION OF THE SOUTH $\frac{1}{2}$ OF SECTION 30, TOWNSHIP 33 SOUTH, RANGE 25 EAST, LYING WEST OF EXISTING PAVED ROAD, HARDEE COUNTY, FLORIDA.

LESS THE FOLLOWING DESCRIBED PROPERTY:

THE SOUTH 30 FEET OF THE SOUTHWEST $\frac{1}{4}$, OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SECTION 30, LYING WEST OF AN EXISTING PAVED ROAD AND THE SOUTH 30 FEET OF THE EAST 30 FEET OF THE SOUTHEAST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SAID SECTION 30.

AND LESS:

THE SOUTH 494.49 FEET OF THE EAST 540.00 FEET OF THE WEST $\frac{3}{4}$ OF THE SOUTH $\frac{1}{2}$ OF SECTION 30, TOWNSHIP 33 SOUTH, RANGE 25 EAST, HARDEE COUNTY, FLORIDA. SUBJECT TO ROAD RIGHT OF WAY.

AND ALSO LESS:

THAT PART OF THE WEST $\frac{1}{2}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 30, TOWNSHIP 33 SOUTH, RANGE 25 EAST, HARDEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID WEST $\frac{1}{2}$ AND RUN NORTH ALONG THE EAST LINE OF SAID WEST $\frac{1}{2}$, 1,234.58 FEET; THENCE WEST, 40.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF POLK ROAD FOR A POINT OF BEGINNING; THENCE CONTINUE WEST, 200.00 FEET; THENCE NORTH, 217.80 FEET; THENCE EAST, 200.00 FEET TO A POINT ON SAID RIGHT OF WAY LINE; THENCE SOUTH AND ALONG SAID RIGHT OF WAY LINE 217.80 FEET TO POINT OF BEGINNING.


Parcel 4 (Former Richard F. and H. Marie Dasher Parcel):

THE SOUTH 494.49 FEET OF THE EAST 540.00 FEET OF THE WEST 3/4 OF THE SOUTH 1/2 OF SECTION 30, TOWNSHIP 33 SOUTH, RANGE 25 EAST, HARDEE COUNTY, FLORIDA. SUBJECT TO ROAD RIGHT OF WAY.

Parcel 5 (Former Lamb Parcel):

THAT PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 33 SOUTH, RANGE 25 EAST, HARDEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID WEST 1/2 AND RUN NORTH ALONG THE EAST LINE OF SAID WEST 1/2, 1,234.58 FEET; THENCE WEST, 40.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF POLK ROAD FOR A POINT OF BEGINNING; THENCE CONTINUE WEST, 200.00 FEET; THENCE NORTH, 217.80 FEET; THENCE EAST, 200.00 FEET TO A POINT ON SAID RIGHT OF WAY LINE; THENCE SOUTH AND ALONG SAID RIGHT OF WAY LINE 217.80 FEET TO THE POINT OF BEGINNING.

 <p>First American Title</p> <p>Schedule B</p>	<p>Owner's Policy of Title Insurance</p> <p>ISSUED BY First American Title Insurance Company</p> <p>POLICY NUMBER 5011412-127211</p>
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Agent File Number: **22205-09810**
FAST File Number: **2037-3049334**

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

As to all Parcels:

1. Any rights, interests, or claims of parties in possession of the land not shown by the public records.
2. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.
3. Any lien, for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the public records.
4. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water.
5. Taxes or special assessments not shown as liens in the public records or in the records of the local tax collecting authority, at Date of Policy.
6. Any minerals or mineral rights leased, granted or retained by current or prior owners.
7. Taxes and assessments for the year 2014 and subsequent years, which are not yet due and payable.

NOTE: Exceptions numbered 1, 3, 4, 5 and 6 above are hereby deleted. Exception numbered 2 is hereby deleted except as to any easement interest referenced in Exhibit "A" to Schedule A hereof that is appurtenant to the fee title portion of the subject property.

8. Deleted.
9. Deleted.

10. Deleted.
11. Reservations in favor of The Trustees of the Internal Improvement Fund recorded in Deed Book 39, Page 266.
12. Deleted.
13. Reservations in favor of The Trustees of the Internal Improvement Fund recorded in Deed Book 39, Page 349.
14. Reservations in favor of The Trustees of the Internal Improvement Fund recorded in Deed Book 39, Page 472. Note: The right of entry and exploration has been released pursuant to Section 270.11, Florida Statutes.
15. Reservations in favor of The Trustees of the Internal Improvement Fund recorded in Deed Book 39, Page 596.
16. Deleted.
17. Deleted.
18. Drainage Easement granted to the State of Florida for the use and benefit of the State of Florida Road Department of Florida recorded October 28, 1968 in Book 82, Page 221.
19. Drainage Easement granted to the State of Florida for the use and benefit of the State of Florida Road Department of Florida recorded October 28, 1968 in Book 82, Page 223.
20. Oil, gas and minerals reserved in Warranty Deed(s) recorded in Book 191, Page 178; Book 191, Page 184; and Book 191, Page 190, as affected by Personal Representative's Distributive Deed recorded in Book 293, Page 395; Personal Representative's Corrective Distributive Deed recorded in Book 295, Page 431; Quit Claim Deed recorded in Book 370, Page 717; Book 370, Page 719; Book 370, Page 723; and Last Will and Testament recorded in Book 370, Page 693; Probate documents recorded in Book 370, Page 704; Book 370, Page 706; and Book 370, Page 714; Probate documents recorded in Book 476, Page 719; and Book 476, Page 731; and Personal Representatives Certificate of Distribution and Deed recorded in Book 641, Page 869; and Corrective recorded in Book 645, Page 754.

Coverage afforded under Paragraph 2(b) of the attached Endorsement – Restrictions, Encroachments, Minerals – Owner's Policy (with Florida modifications) as to this exception is not available and is hereby deleted from such endorsement.

21. Deleted.
22. Rights reserved in that certain Warranty Deed recorded in Book 236, Page 689.
23. Restrictions contained and utilities easement reserved in that certain Warranty Deed recorded in Book 255, Page 236.

Coverage afforded under Paragraph 1(a) of the attached Endorsement – Restrictions, Encroachments, Minerals – Owner's Policy (with Florida modifications) as to this exception is not available and is hereby deleted from such endorsement.

24. Utilities easement reserved in that certain Warranty Deed recorded in Book 257, Page 248.
25. Deleted.
26. Easement granted to Florida Power Corporation recorded in Book 265, Page 719.
27. Easement granted to Florida Power Corporation recorded May 29, 1981 in Book 267, Page 623.
28. Easement granted to Florida Power Corporation recorded June 23, 1981 in Book 268, Page 483.
29. Guying Easement granted to Florida Power Corporation recorded July 8, 1981 in Book 269, Page 2.
30. Easement granted to Florida Power Corporation recorded January 20, 1982 in Book 274, Page 355.
31. 50 foot setback requirement contained in Section 15 of the Hardee County Mining Ordinance as recited in that document recorded February 19, 1982 in Book 275, Page 257.
32. Deleted.
33. Deleted.
34. Mineral reservations as contained in that certain Warranty Deed recorded in Book 280, Page 241.

Coverage afforded under Paragraph 2(b) of the attached Endorsement – Restrictions, Encroachments, Minerals – Owner's Policy (with Florida modifications) as to this exception is not available and is hereby deleted from such endorsement.

35. Easement granted to Florida Power Corporation recorded in Book 281, Page 902.
36. Easement granted to Florida Power Corporation recorded in Book 281, Page 909.
37. Easement granted to Florida Power Corporation recorded in Book 317, Page 578.
38. Deleted.
39. Agreement of Waiver recorded December 5, 1986 in Book 331, Page 671; Agreement of Waiver recorded February 11, 1988 in Book 349, Page 697; and Agreement of Waiver recorded March 18, 1989 in Book 375, Page 672.
40. Easement Agreement recorded April 21, 1981 in Book 337, Page 502.

41. Easement contained in that certain document recorded September 21, 1987 in Book 378, Page 143.
42. Deleted.
43. Perpetual Easement for Roadway as contained in that certain document recorded February 12, 1990 in Book 385, Page 491.
44. Perpetual Easement for Roadway as contained in that certain document recorded February 12, 1990 in Book 385, Page 494.
45. Agreement For Covenant Running With Land recorded May 9, 1990 in Book 390, Page 123.
46. Deleted.
47. Easement granted to Seminole Electric Cooperative, Inc. recorded November 1, 1991 in Book 418, Page 802.
48. Road Easement granted to Hardee County, Florida recorded February 10, 1992 in Book 423, Page 108; and Mutual Use Agreement recorded August 1, 2001 in Book 614, Page 1458.
49. Easement granted to Seminole Electric Cooperative, Inc. recorded February 10, 1992 in Book 423, Page 110; and Mutual Use Agreement recorded August 1, 2001 in Book 614, Page 1458; and Mutual Use Agreement by and between Seminole Electric Cooperative, Inc. and Florida Gas Transmission Company recorded in Book 589, Page 51.
50. Deleted.
51. Deleted.
52. Record of Final Decision of Planning and Zoning Board County of Hardee recorded September 26, 1994 in Book 474, Page 302.
53. Easement granted to Florida Power Corporation recorded November 10, 1994 in Book 476, Page 775.

Coverage afforded under Paragraph 1(d) and Paragraph 2(a) of the attached Endorsement – Restrictions, Encroachments, Minerals – Owner's Policy (with Florida modifications) as to this exception is not available and is hereby deleted from such endorsement.
54. Easement granted to Florida Power Corporation recorded November 10, 1994 in Book 476, Page 780; and Corrective Easement recorded December 29, 1994 in Book 479, Page 274.
55. Easement granted to Florida Power Corporation recorded November 10, 1994 in Book 476, Page 785.
56. Deleted.

57. Release From Agreement For Covenant Running With Land and Agreement For Covenant Running With Land recorded March 8, 1996 in Book 504, Page 361.
58. Transmission Line Easement granted to Florida Power Corporation recorded June 7, 1996 in Book 509, Page 634.
59. Transmission Line Easement granted to Florida Power Corporation recorded June 7, 1996 in Book 509, Page 640.
60. Deleted.
61. Transmission Line Easement granted to Florida Power Corporation recorded June 7, 1996 in Book 509, Page 650.
62. Deleted.
63. Deleted.
64. Record of Final Decision of Board of County Commissioners County of Hardee recorded September 22, 1997 in Book 536, Page 90; recorded September 22, 1997 in Book 536, Page 91; and re-recorded September 23, 1997 in Book 536, Page 106.
65. Declaration of Restrictions and Land Protection Agreement, which includes a right of access in favor of the Florida Department of Environmental Protection, recorded September 30, 1997 in Book 536, Page 429; Agreement and First Amendment to Declaration of Restrictions and Land Protection Agreement recorded August 24, 2000 in Book 594, Page 945; Release of Quit-Claim of Rights Under Declaration of Restrictions and Land Protection Agreement recorded December 10, 2001 in Book 620, Page 884; Release of Lands From Declaration of Restrictions and Land Protection Agreement recorded April 17, 2002 in Book 625, Page 1449; Release of Lands From Declaration of Restrictions and Land Protection Agreement recorded December 6, 2002 in Book 636, Page 105; and Release of Lands From Declaration of Restrictions and Land Protection Agreement recorded April 16, 2004 in Book 662, Page 443, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
66. Deleted.
67. Deleted.
68. Deleted.
69. Reservations and right of first offer contained in that certain Warranty Deed recorded September 30, 1999 in Book 577, Page 482.
70. Reservations and right of first offer contained in that certain Warranty Deed recorded September 30, 1999 in Book 577, Page 487.
71. Reservations and right of first offer contained in that certain Warranty Deed recorded September 30, 1999 in Book 577, Page 492.

72. Deleted.
73. Sovereign Submerged Lands Easement by The Trustees of the Internal Improvement Fund and granted to Florida Gas Transmission Company recorded May 5, 2000 in Book 589, Page 497.
Note: Applies only to submerged lands under any sovereign water body.
74. Stipulated Order of Taking and Final Judgment (Mineral Rights) by Florida Gas Transmission Company, a Delaware corporation vs. CF Industries, Inc., a Delaware corporation, et al., recorded August 31, 2000 in Book 595, Page 317, under Case No. 25-2000-CA-00-331-A; and Natural Gas Transmission Pipeline Easement and Agreement recorded September 11, 2000 in Book 595, Page 880.
75. Road Easement granted to Hardee County recorded September 15, 2000 in Book 596, Page 196.
76. Notice of Adoption and an Amendment to the Development Order for the CFI Hardee Phosphate Complex Mine Development of Regional Impact recorded November 13, 2000 in Book 598, Page 937; Resolution No. 12 -21 Hardee County, Florida recorded September 25, 2012 in Instr. #201225005700; and Notice of Adoption of Amendment to Development Order for a Development of Regional Impact known as Hardee Phosphate Complex Development of Regional Impact recorded October 2, 2012 in Instr. #201225005856.
77. Record of Decision and Notice of Board of County Commissioners County of Hardee recorded February 16, 2001 in Book 603, Page 815; recorded February 16, 2001 in Book 603, Page 822; Amended Record of Decision and Notice of Board of County Commissioners County of Hardee recorded April 30, 2001 in Book 608, Page 592; and recorded April 30, 2001 in Book 608, Page 599.
78. Easement and Agreement recorded July 23, 2001 in Book 614, Page 907.
79. Easement and Agreement recorded July 23, 2001 in Book 614, Page 916.
80. Deleted.
81. Natural Gas Transmission Pipeline Easement and Agreement granted to Gulfstream Natural Gas System LLC recorded September 10, 2001 in Book 616, Page 621.
82. Easement and Agreement recorded October 18, 2001 in Book 618, Page 66.
83. Guying Easement granted to Florida Power Corporation recorded August 22, 2002 in Book 631, Page 683.
84. Easement for Reclaimed Water Pipeline recorded October 8, 2003 in Book 651, Page 772.
85. Guying Easement granted to Florida Power Corporation recorded November 12, 2003 in Book 654, Page 583.
86. State of Florida Department of Environmental Protection Agreement For Covenant Running With Land recorded April 28, 2005 in Book 681, Page 546.

87. Agreement for Reciprocal Waivers of Setback Requirements recorded February 15, 2006 in Book 698, Page 875.
88. Right-of-Way Easement granted to Peace River Electric Cooperative, Inc. recorded February 12, 2007 in Book 720, Page 127.
89. Agreement for Mutual Waivers recorded July 25, 2007 in Book 729, Page 579.
90. Record of Decision and Notice of Board of County Commissioners Hardee County recorded May 19, 2008 in Instr. #200825003914; and Amended Record of Decision and Notice of Board of County Commissioners recorded May 24, 2011 in Instr. #201125003211.
91. Waiver The Board of County Commissioners of Hardee County recorded February 4, 2009 in Instr. #200925000881.
92. Deleted.
93. Deleted.
94. Record of Decision and Notice of Board of County Commissioners Hardee County recorded August 30, 2012 in Instr. #201225005254; Resolution No. 12-21 recorded September 25, 2012 in Instr. #201225005700; and Notice of Adoption of Amendment to Development Order for a Development of Regional Impact known as Hardee Phosphate Complex Development of Regional Impact recorded October 2, 2012 in Instr. #201225005856.
95. Development Agreement recorded September 25, 2012 in Instr. #201225005701.
96. Record of Decision and Notice of Board of County Commissioners Hardee County recorded October 19, 2012 in Instr. #201225006280.
97. Conservation Easement granted to the State of Florida Department of Environmental Protection recorded January 14, 2013 in Instr. #201325000264 and re-recorded March 10, 2014 in Instr. #201425001346.
98. Access Easement Agreement granted to the State of Florida Department of Environmental Protection recorded January 14, 2013 in Instr. #201325000265 and re-recorded March 10, 2014 in Instr. #201425001347.
99. Amended Easement Deed by Court Order in Settlement of Landowner Action K&D Investments, LLP, a Florida Limited Liability Partnership, for itself and all other similarly situated vs. Sprint Communications Company, L.P., et al., recorded February 5, 2013 under Instr. #201325000736, under Case No. 3:11-cv-343-HLA-MCR.
100. Waiver and Release of Land Development Code and Mining Ordinance Setback Requirements Parcel I.D. No. 24-33-24-0000-00770-0000 recorded April 17, 2013 in Instr. #201325002257; Waiver and Release of Land Development Code and Mining Ordinance Setback Requirements Parcel I.D. No. 24-33-24-0000-07440-0000 recorded April 17, 2013 in Instr. #201325002258; Waiver and Release of Land Development Code and Mining Ordinance Setback Requirements Parcel I.D. No. 24-33-24-0000-07540-0000 recorded April 17, 2013 in Instr. #201325002259;

and Waiver and Release of Land Development Code and Mining Ordinance Setback and Noise Requirements recorded April 26, 2013 in Instr. #201325002419.

101. Easement Agreement with Reaphook, Inc. recorded April 26, 2013 in Instr. #201325002417.
102. Unrecorded Option to Purchase Real Estate dated April 24, 2013, by and between CF Industries, Inc. and Reaphook, Inc., and Memorandum of Option to Purchase Real Estate recorded April 26, 2013 in Instr. #201325002420, as assigned to South Ft. Meade Land Management, Inc. by that certain unrecorded Assignment and Assumption Agreement dated March 17, 2014.
103. Matters reflected on the Plat of Abbott's Countryside Estates recorded in Plat Bar B-II, Page 3.
104. Deleted.
105. Riparian and/or littoral rights are not insured.
106. Deleted.
107. Easement granted to Florida Power Corporation recorded January 12, 2004 in Book 657, Page 543.
108. Deleted.
109. Right of Way Easement in favor of Peace River Electric Cooperative, Inc., a corporation, recorded May 9, 2013 in Instrument Number 201325002677.
110. Right of Way Easement in favor of Peace River Electric Cooperative, Inc., a corporation, recorded May 21, 2013 in Instrument Number 201325002905.
111. Unrecorded Pasture Lease dated November 1, 2011, by and between CF Industries, Inc., as landlord, and Albert G. Abbott, as tenant, as assigned to South Ft. Meade Land Management, Inc. by that certain unrecorded Assignment and Assumption Agreement dated March 17, 2014.
112. Unrecorded Grove/Nursery Lease dated January 1, 2014, by and between CF Industries, Inc., as landlord, and Sharon L. Adams and Sylvia Hovind, as tenant, as assigned to South Ft. Meade Land Management, Inc. by that certain unrecorded Assignment and Assumption Agreement dated March 17, 2014.
113. Unrecorded Pasture Lease dated January 1, 2014, by and between CF Industries, Inc., as landlord, and Frank Albritton, as tenant, as assigned to South Ft. Meade Land Management, Inc. by that certain unrecorded Assignment and Assumption Agreement dated March 17, 2014.
114. Unrecorded Grove Lease dated February 1, 2010, by and between CF Industries, Inc., as landlord, and James Hill Albritton and Judith Albritton, as tenant, as assigned to South Ft. Meade Land Management, Inc. by that certain unrecorded Assignment and Assumption Agreement dated March 17, 2014.
115. Unrecorded Grove/Nursery Lease dated November 13, 2013, by and between CF Industries, Inc., as landlord, and James Hill Albritton, as tenant, as assigned to South Ft. Meade Land

Management, Inc. by that certain unrecorded Assignment and Assumption Agreement dated March 17, 2014.

116. Unrecorded Lease dated February 22, 2012, by and between CF Industries, Inc., as landlord, and Jason Merle Brown and Yesenia P. Brown, as tenant, as assigned to South Ft. Meade Land Management, Inc. by that certain unrecorded Assignment and Assumption Agreement dated March 17, 2014.
117. Unrecorded Lease dated February 22, 2012, by and between CF Industries, Inc., as landlord, and John W. Brown and Carol A. Brown, as tenant, as assigned to South Ft. Meade Land Management, Inc. by that certain unrecorded Assignment and Assumption Agreement dated March 17, 2014.
118. Unrecorded Pasture Lease dated October 1, 2011, by and between CF Industries, Inc., as landlord, and J.A. Clark and Linda G. Clark, as tenant, as assigned to South Ft. Meade Land Management, Inc. by that certain unrecorded Assignment and Assumption Agreement dated March 17, 2014.
119. Unrecorded Lease dated August 1, 2011, by and between CF Industries, Inc., as landlord, and Johnson Harvesting, Inc., as tenant, as assigned to South Ft. Meade Land Management, Inc. by that certain unrecorded Assignment and Assumption Agreement dated March 17, 2014.
120. Unrecorded Pasture Lease dated June 10, 2011, by and between CF Industries, Inc., as landlord, and Johnson Harvesting, as tenant, as assigned to South Ft. Meade Land Management, Inc. by that certain unrecorded Assignment and Assumption Agreement dated March 17, 2014.
121. Unrecorded Pasture Lease dated October 1, 2013, by and between CF Industries, Inc., as landlord, and Jeffery Kintziger, as tenant, as assigned to South Ft. Meade Land Management, Inc. by that certain unrecorded Assignment and Assumption Agreement dated March 17, 2014.
122. Unrecorded Lease dated December 18, 2013, by and between CF Industries, Inc., as landlord, and Arden R. Rawls, as tenant, as assigned to South Ft. Meade Land Management, Inc. by that certain unrecorded Assignment and Assumption Agreement dated March 17, 2014.
123. Unrecorded Lease dated December 18, 2013, by and between CF Industries, Inc., as landlord, and Samuel L. Rawls, as Trustee of the Samuel L. Rawls Revocable Trust dated 9/18/1997 and Arden R. Rawls, as Trustee of the Arden R. Rawls Revocable Trust dated 9/18/1997, as tenant, as assigned to South Ft. Meade Land Management, Inc. by that certain unrecorded Assignment and Assumption Agreement dated March 17, 2014.
124. Unrecorded Pasture Lease dated July 1, 2013, by and between CF Industries, Inc., as landlord, and Reaphook, Inc., a Florida corporation, as tenant, as assigned to South Ft. Meade Land Management, Inc. by that certain unrecorded Assignment and Assumption Agreement dated March 17, 2014.
125. Unrecorded Pasture Lease dated January 15, 2012, by and between CF Industries, Inc., as landlord, and Silvermoon Ranch, Inc., as tenant, as assigned to South Ft. Meade Land Management, Inc. by that certain unrecorded Assignment and Assumption Agreement dated March 17, 2014.

126. Unrecorded Pasture Lease dated January 1, 2014, by and between CF Industries, Inc., as landlord, and Donald E. Smith, as tenant, as assigned to South Ft. Meade Land Management, Inc. by that certain unrecorded Assignment and Assumption Agreement dated March 17, 2014.
127. Unrecorded Grove Lease dated January 3, 2008, by and between CF Industries, Inc., as landlord, and Twenty-Two Groves, Inc., as Florida corporation, as tenant, as amended by First Amendment to Grove Lease dated March 7, 2012, as assigned to South Ft. Meade Land Management, Inc. by that certain unrecorded Assignment and Assumption Agreement dated March 17, 2014.
128. Unrecorded Lease dated as of February 19, 2014, between CF Industries, Inc., a Delaware corporation, as landlord, and Nona Dasher Lamb, as tenant, as assigned to South Ft. Meade Land Management, Inc. by that certain unrecorded Assignment and Assumption Agreement dated March 17, 2014.
129. Unrecorded Lease dated as of February 19, 2014, between CF Industries, Inc., a Delaware corporation, as landlord, and Richard F. Dasher and Marie Dasher, as tenant, as assigned to South Ft. Meade Land Management, Inc. by that certain unrecorded Assignment and Assumption Agreement dated March 17, 2014.
130. Unrecorded Lease dated as of February 19, 2014, between CF Industries, Inc., a Delaware corporation, as landlord, and Myles E. Albritton, Jr., and Anita Albritton, husband and wife, as tenant, as assigned to South Ft. Meade Land Management, Inc. by that certain unrecorded Assignment and Assumption Agreement dated March 17, 2014.
131. Unrecorded Lease dated as of February 19, 2014, between CF Industries, Inc., a Delaware corporation, as landlord, and The Dasher Groves, Inc., as tenant, as assigned to South Ft. Meade Land Management, Inc. by that certain unrecorded Assignment and Assumption Agreement dated March 17, 2014.
132. Unrecorded Lease dated as of February 19, 2014, between CF Industries, Inc., a Delaware corporation, as landlord, and R.A. Cracker Partnership, Ltd., a Florida partnership, and Bess A. Stallings, as tenant, as assigned to South Ft. Meade Land Management, Inc. by that certain unrecorded Assignment and Assumption Agreement dated March 17, 2014.
133. Unrecorded Right of Entry Agreement dated September 11, 2008, by and between CF Industries, Inc. and Hardee County, as assigned to South Ft. Meade Land Management, Inc. by that certain unrecorded Assignment and Assumption Agreement dated March 17, 2014.
134. Unrecorded Option to Purchase Real Estate dated February 3, 2012, by and between CF Industries, Inc. and Fort Green Storage LLC, as affected by letter dated May 20, 2013, from Fort Green Storage LLC to CF Industries, Inc., extending option term, as assigned to South Ft. Meade Land Management, Inc. by that certain unrecorded Assignment and Assumption Agreement dated March 17, 2014.
135. Unrecorded Option to Purchase Real Estate dated March 21, 2007, by and between CF Industries, Inc. and Clean Energy LLC, as amended by Letter Agreement dated April 7, 2009, First Amendment to Option to Purchase Real Estate dated as of May 24, 2009, Second Amendment to Option to Purchase Real Estate dated April 16, 2010, Third Amendment to Option to Purchase Real Estate dated May 24, 2011, and Fourth Amendment to Option to Purchase Real Estate dated

as of May 24, 2012, as assigned to South Ft. Meade Land Management, Inc. by that certain unrecorded Assignment and Assumption Agreement dated March 17, 2014.

136. Unrecorded Easement and Agreement dated May 14, 2009, by and between CF Industries, Inc. and The Mosaic Company.
137. Deleted.
138. Deleted.
139. The following matters shown on the Survey prepared by Commercial Due Diligence Services under EM #6353, with an "aerial flown" date of October 10, 2013, and last revised March 4, 2014:
 - a. Possible rights of others in multiple ponds and roads on subject property and encroachment of such ponds and roads onto adjoining land.
 - b. Road Rights of Way for the following: State Road 62, Myles Road, Polk Road and Hampton Road.
140. The following matters shown on the Survey of Parcel 1 (Former Albritton Parcel) prepared by Stacy L. Brown, P.S.M. No. 6516, of Survtech Solutions, Inc., under Drawing No. 20120033_7B, dated January 21, 2014:
 - a. Overhead wire encroaches onto said parcel on East and North sides.
 - b. A portion of Myles Road encroaches into said parcel on the North side.
141. The following matters shown on the Survey of Parcel 2 (Former R.A. Cracker Parcel) prepared by Stacy L. Brown, P.S.M. No. 6516, of Survtech Solutions, Inc., under Drawing No. 20120033_8B, dated January 21, 2014:
 - a. Overhead wire encroaches into said parcel on the East side.
 - b. Encroachment of hog wire fence on West side of Southwesterly corner of said parcel.
 - c. Encroachment of barbed wire fence on West side of said parcel.
 - d. A grass entrance is shown on the North line of Northeasterly portion of said parcel.
142. The following matters shown on the Survey of Parcel 3 (Former Dasher Groves, Inc. Parcel) prepared by Stacy L. Brown, P.S.M. No. 6516, of Survtech Solutions, Inc., under Drawing No. 20120033_9B, dated January 22, 2014:
 - a. Barbed wire fence on North, East, West and South sides of said parcel.
 - b. Encroachment of dirt drive into right of way for Hampton Road on South side of said parcel.
 - c. Gate located on the Northerly portion of the East line of said parcel.

- d. Barbed wire fence encroaches into said parcel from the North and East sides of adjoining Parcel 2.
 - e. Encroachment of barbed wire fence onto said parcel to the North and the South of said parcel.
143. The following matters shown on the Survey of Parcel 4 (Former Richard F. and H. Marie Dasher Parcel) prepared by Stacy L. Brown, P.S.M. No. 6516, of Survtech Solutions, Inc., under Drawing No. 20120033_9B, dated January 22, 2014:
- a. Encroachment of overhead wire in Southeasterly portion of said parcel.
 - b. Encroachment of barbed wire fence throughout said parcel.
 - c. Crushed rock drive encroaches into right of way for Hampton Road.
 - d. Banked areas lie in the Northwesterly portion of said parcel.
144. The following matters shown on the Survey of Parcel 5 (Former Lamb Parcel) prepared by Stacy L. Brown, P.S.M. No. 6516, of Survtech Solutions, Inc., under Drawing No. 20120033_9B, dated January 22, 2014:
- a. Encroachment of barbed wire fence in East, North and West sides of said parcel.
 - b. Shell drive encroaches into right of way for Polk Road on East side of said parcel.
145. Mineral and subsurface interest conveyed by Deed recorded in Book 205, Page 55. Note: The right of entry and exploration has been released pursuant to Section 270.11, Florida Statutes.
146. Covenants contained in Fee Simple Deed recorded March 18, 2014, in Instr. #201425001548.
147. Legal access to the lands lying in Sections 4, 5 and 9 and that portion of Section 6 lying easterly of North County Road 663, all in Township 33 South, Range 24 East, is not insured.

Note: All of the recording information contained in the foregoing Schedule B refers to the Public Records of Hardee County, Florida, and any reference herein to a Book and Page is a reference to the Official Record Books of Hardee County, Florida, unless indicated to the contrary.

Agent File Number: **22205-09810**
Issuing Office File Number: **5011412-127211**

Notices - Where Sent

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this policy and shall be addressed to the Company, Attention: Claims Department, 1 First American Way, Santa Ana, CA 92707.

Service, Quality and Availability

First American Title Insurance Company cares about its customers and their ability to obtain information and service on a convenient, timely and accurate basis. A qualified staff of service representatives is dedicated to serving you. A toll-free number is available for your convenience in obtaining information about coverage and to provide assistance in resolving complaints at 1-800-929-7186. Office hours are from 8:30 a.m. through 5:30 p.m. Monday through Friday.



First American Title

**ENDORSEMENT
RESTRICTIONS, ENCROACHMENTS, MINERALS OWNER'S POLICY: IMPROVED LAND
(with Florida Modification)**

Issued by

First American Title Insurance Company

Issuing Office File No.: **22205-09810**

Attached to Policy No.: **5011412-127211**

The Company insures the Insured against loss or damage sustained by reason of:

1. The existence, at Date of Policy, of any of the following unless expressly excepted in Schedule B:
 - (a) Present violations on the Land of any enforceable covenants, conditions, or restrictions, or any existing improvements on the Land which violate any building setback lines shown on a plat of subdivision recorded or filed in the Public Records.
 - (b) Any instrument referred to in Schedule B as containing covenants, conditions, or restrictions on the Land which, in addition, (i) establishes an easement on the Land; (ii) provides for an option to purchase, a right of first refusal, or the prior approval of a future purchaser or occupant; or (iii) provides a right of re-entry, possibility of reverter, or right of forfeiture because of violations on the Land of any enforceable covenants, conditions, or restrictions.
 - (c) Any encroachment of existing improvements located on the Land onto adjoining land, or any encroachment onto the Land of existing improvements located on adjoining land.
 - (d) Any encroachment of existing improvements located on the Land onto that portion of the Land subject to any easement excepted in Schedule B.
 - (e) Any notices of violation of covenants, conditions, or restrictions relating to environmental protection recorded or filed in the Public Records.
2. Damage to buildings existing at Date of Policy:
 - (a) Which are located on or encroach upon that portion of the Land subject to any easement excepted in Schedule B, which damage results from the exercise of the right to maintain the easement for the purpose for which it was granted or reserved;
 - (b) Resulting from the future exercise of any right existing at Date of Policy to use the surface of the Land for the extraction or development of minerals excepted from the description of the Land or excepted in Schedule B.
3. Any final court order or judgment requiring the removal from any land adjoining the Land of any encroachment, other than fences, landscaping, or driveways, excepted in Schedule B.
4. Any final court order or judgment denying the right to maintain any existing building on the Land because of any violation of covenants, conditions, or restrictions, or building setback lines shown on a plat of subdivision recorded or filed in the Public Records at Date of Policy.

Wherever in this endorsement the words "covenants, conditions, or restrictions" appear, they shall not be deemed to refer to or include the terms, covenants, conditions, or limitations contained in an instrument creating a lease.

As used in paragraphs 1(a) and 4, the words "covenants, conditions, or restrictions" shall not be deemed to refer to or include any covenants, conditions or limitations relating to environmental protection.

This endorsement is made a part of the policy and is subject to all of the terms and provisions thereof and any prior endorsements thereto. Except to the extent expressly stated, it neither modifies any of the terms and provisions of the policy and any prior endorsements, nor does it extend the effective date of the policy and any prior endorsements, nor does it increase the face amount thereof.

Issue Date: _____, 2014

FIRST AMERICAN TITLE INSURANCE COMPANY

Carlton Fields Jordan Burt, P.A.

By: _____
Gary W. Johnson, Authorized Signatory

Form 50-10599 (2-1-11)	Page 27 of 31	ALTA 9.2-06 Restrictions, Easements, Minerals (Rev. 6-17-06) With Florida Modifications
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First American Title

**FLORIDA SURVEY
ENDORSEMENT**

Issued by

First American Title Insurance Company

Issuing Office File No.: **22205-09810**

Attached to Policy No.: **5011412-127211**

The Company hereby acknowledges the lands described in Schedule A, other than Parcel 1 (Former Albritton Parcel), Parcel 2 (Former R.A. Cracker Parcel), Parcel 3 (Former Dasher Groves, Inc. Parcel), Parcel 4 (Former Richard F. and H. Marie Dasher Parcel) and Parcel 5 (former Lamb Parcel), are the same lands described in the Survey prepared by Commercial Due Diligence Services under EM #6433, with an "aerial flown" date of October 10, 2013, and last revised March 4, 2014; however, (i) the Company provides no assurance as to any parcel characterized as an easement in Exhibit "A" to Schedule A hereof, and (ii) the Company does not insure the accuracy or completeness of said survey.

The Company hereby acknowledges the lands described as Parcel 1 (Former Albritton Parcel) in Schedule A are the same lands described in the Survey of said Parcel 1 (Former Albritton Parcel) prepared by Stacy L. Brown, P.S.M. No. 6516, of Survtech Solutions, Inc., under Drawing No. 20120033_7B, dated January 21, 2014; however, (i) the Company provides no assurance as to any parcel characterized as an easement in Exhibit "A" to Schedule A hereof, and (ii) the Company does not insure the accuracy or completeness of said survey.

The Company hereby acknowledges the lands described as Parcel 2 (Former R.A. Cracker Parcel) in Schedule A are the same lands described in the Survey of said Parcel 2 (Former R.A. Cracker Parcel) prepared by Stacy L. Brown, P.S.M. No. 6516, of Survtech Solutions, Inc., under Drawing No. 20120033_8B, dated January 21, 2014; however, (i) the Company provides no assurance as to any parcel characterized as an easement in Exhibit "A" to Schedule A hereof, and (ii) the Company does not insure the accuracy or completeness of said survey.

The Company hereby acknowledges the lands described as Parcel 3 (Former Dasher Groves, Inc. Parcel) in Schedule A are the same lands described in the Survey of said Parcel 3 (Former Dasher Groves, Inc. Parcel) prepared by Stacy L. Brown, P.S.M. No. 6516, of Survtech Solutions, Inc., under Drawing No. 20120033_9B, dated January 22, 2014; however, (i) the Company provides no assurance as to any parcel characterized as an easement in Exhibit "A" to Schedule A hereof, and (ii) the Company does not insure the accuracy or completeness of said survey.

The Company hereby acknowledges the lands described as Parcel 4 (Former Richard F. and H. Marie Dasher Parcel) in Schedule A are the same lands described in the Survey of said Parcel 4 (Former Richard F. and H. Marie Dasher Parcel) prepared by Stacy L. Brown, P.S.M. No. 6516, of Survtech Solutions, Inc., under Drawing No. 20120033_9B, dated January 22, 2014; however, (i) the Company provides no assurance as to any parcel characterized as an easement in Exhibit "A" to Schedule A hereof, and (ii) the Company does not insure the accuracy or completeness of said survey.

The Company hereby acknowledges the lands described as Parcel 5 (Former Lamb Parcel) in Schedule A are the same lands described in the Survey of said Parcel 5 (Former Lamb Parcel) prepared by Stacy L. Brown, P.S.M. No. 6516, of Survtech Solutions, Inc., under Drawing No. 20120033_9B, dated January 22, 2014; however, (i) the Company provides no assurance as to any parcel characterized as an easement in Exhibit "A" to Schedule A hereof, and (ii) the Company does not insure the accuracy or completeness of said survey.

This endorsement is made a part of the policy and is subject to all of the terms and provisions thereof and of any prior endorsements thereto. Except to the extent expressly stated, it neither modifies any of the terms and provisions of the policy and any prior endorsements, nor does it extend the effective date of the policy and any prior endorsements, nor does it increase the face amount thereof.

This endorsement shall not be valid or binding unless signed by either a duly authorized officer or agent of the Company.

Issue Date: _____, 2014

FIRST AMERICAN TITLE INSURANCE COMPANY

Carlton Fields Jordan Burt, P.A.

By: _____
Gary W. Johnson, Authorized Signatory



First American Title

FATIC-769

FLORIDA CONTIGUITY ENDORSEMENT

Issued by

First American Title Insurance Company

Issuing Office File No.: **22205-09810**

Attached to Policy No.: **5011412-127211**

The Company insures the Insured herein against loss or damage by virtue of any inaccuracy in the following statement, to wit:

The parcels in the legal description of the Land, as set forth on Exhibit "A" to Schedule A, lying South of State Road 62 and East of County Road 663 compose a contiguous whole, as depicted on the Survey of the Land prepared by Commercial Due Diligence Services under EM #6433, with an "aerial flown" date of October 10, 2013, and last revised March 4, 2014, without any gaps, gores or overlaps, subject, however, to the lands conveyed to Mosaic Fertilizer, LLC on the effective date of this policy.

The parcels in the legal description of the Land, as set forth on Exhibit "A" to Schedule A, lying South of State Road 62 and West of County Road 663, exclusive of those parcels or portions thereof lying in Sections 19 and 20, Township 33 South, Range 24 East, and that portion of Section 29, Township 33 South, Range 24 East lying West of County Road 663 and East of the CSX Railroad Right-of-Way, compose a contiguous whole, as depicted on the Survey of the Land prepared by Commercial Due Diligence Services under EM #6433, with an "aerial flown" date of October 10, 2013, and last revised March 4, 2014, without any gaps, gores or overlaps, subject, however, to the lands conveyed to Mosaic Fertilizer, LLC on the effective date of this policy.

The parcels in the legal description of the Land, as set forth on Exhibit "A" to Schedule A, in Sections 4 and 5 and that portion of Section 6 lying East of County Road 663 and the CSX Railroad Right-of-Way, all in Township 33 South, Range 24 East, compose a contiguous whole, as depicted on the Survey of the Land prepared by Commercial Due Diligence Services under EM #6433, with an "aerial flown" date of October 10, 2013, and last revised March 4, 2014, without any gaps, gores or overlaps.

The parcels in the legal description of the Land, as set forth on Exhibit "A" to Schedule A, in that portion of Sections 6 and 7 lying West of County Road 663 and the CSX Railroad Right-of-Way, in Township 33 South, Range 24 East, compose a contiguous whole, as depicted on the Survey of the Land prepared by Commercial Due Diligence Services under EM #6433, with an "aerial flown" date of October 10, 2013, and last revised March 4, 2014, without any gaps, gores or overlaps, subject, however, to the lands conveyed to Mosaic Fertilizer, LLC on the effective date of this policy.

The parcels in the legal description of the Land, as set forth on Exhibit "A" to Schedule A, lying in Section 17, Township 33 South, Range 24 East, compose a contiguous whole, as depicted on the Survey of the Land prepared by Commercial Due Diligence Services under EM #6433, with an "aerial flown" date of October 10, 2013, and last revised March 4, 2014, without any gaps, gores or overlaps.

The parcel in the legal description of the Land, as set forth on Exhibit "A" to Schedule A, lying in the Northwest ¼ of the Northwest ¼ of Section 20, Township 33 South, Range 24 East, is contiguous to the parcel in the legal description of the Land, as set forth on Exhibit "A" to Schedule A, lying in the Southwest ¼ of the Southwest ¼ of Section 17, Township 33 South, Range 24 East, as depicted on the Survey of the Land prepared by Commercial Due Diligence Services under EM #6433, with an "aerial

flown" date of October 10, 2013, and last revised March 4, 2014, and the two (2) parcels compose a contiguous whole without any gaps, gores or overlaps.

The parcel in the legal description of the Land, as set forth on Exhibit "A" to Schedule A, lying in the East 1/2 of the Northeast 1/4 of Section 20, Township 33 South, Range 24 East, is contiguous to the parcel in the legal description of the Land, as set forth on Exhibit "A" to Schedule A, lying in the Southeast 1/4 of the Southeast 1/4 of Section 17, Township 33 South, Range 24 East, as depicted on the Survey of the Land prepared by Commercial Due Diligence Services under EM #6433, with an "aerial flown" date of October 10, 2013, and last revised March 4, 2014, and the two (2) parcels compose a contiguous whole without any gaps, gores or overlaps.

The parcel in the legal description of the Land, as set forth on Exhibit "A" to Schedule A, lying in the North 1/2 of the Southwest 1/4 of Section 18, Township 33 South, Range 24 East, is contiguous to the parcel in the legal description of the Land, as set forth on Exhibit "A" to Schedule A, lying in the Northwest 1/4 of the Southeast 1/4 of Section 18, Township 33 South, Range 24 East, as depicted on the Survey of the Land prepared by Commercial Due Diligence Services under EM #6433, with an "aerial flown" date of October 10, 2013, and last revised March 4, 2014, without any gaps, gores or overlaps, subject to the Hendry Road right-of-way. In addition, the parcel in the legal description of the Land, as set forth on Exhibit "A" to Schedule A, lying in Block 32 according to the map of the town of Fort Green as recorded in plat book 2, pages 13 and 14 of the public records of Hardee County, Florida, is contiguous to the parcel Northwest 1/4 of the Southeast 1/4 of Section 18, Township 33 South, Range 24 East, as depicted on the Survey of the Land prepared by Commercial Due Diligence Services under EM #6433, with an "aerial flown" date of October 10, 2013, and last revised March 4, 2014, without any gaps, gores or overlaps, subject to the Hendry Road right-of-way. Together, the Land lying in (i) the North 1/2 of the Southwest 1/4 of Section 18, Township 33 South, Range 24 East, (ii) the Northwest 1/4 of the Southeast 1/4 of Section 18, Township 33 South, Range 24 East, and (iii) Block 32 according to the map of the town of Fort Green as recorded in plat book 2, pages 13 and 14 of the public records of Hardee County, Florida, compose a contiguous whole without any gaps, gores or overlaps, subject to the Hendry Road right-of-way.

This endorsement is made a part of the policy and is subject to all of the terms and provisions thereof and of prior endorsements thereto. Except to the extent expressly stated, it neither modifies any of the terms and provisions of the policy and any prior endorsements, nor does it extend the effective date of the policy and any prior endorsements, nor does it increase the face amount thereof.

This endorsement shall not be valid or binding unless signed by either a duly authorized officer or agent of the Company.

Issue Date: _____, 2014

FIRST AMERICAN TITLE INSURANCE COMPANY

Carlton Fields Jorden Burt, P.A.

By: _____
Gary W. Johnson, Authorized Signatory

(TP 5/99)

 First American Title	Owner's Policy of Title Insurance (with Florida modifications)
	ISSUED BY First American Title Insurance Company
Owner's Policy	POLICY NUMBER 5011412- 127212

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at the address shown in Section 18 of the Conditions.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, **FIRST AMERICAN TITLE INSURANCE COMPANY**, a California corporation (the "Company") insures, as of Date of Policy against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
 - (a) A defect in the Title caused by
 - (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
 - (ii) failure of any person or Entity to have authorized a transfer or conveyance;
 - (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
 - (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
 - (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
 - (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
 - (vii) a defective judicial or administrative proceeding.
 - (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
 - (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.

(Covered Risks Continued on Page 2)

In Witness Whereof, First American Title Insurance Company has caused its corporate name to be hereunto affixed by its authorized officers as of Date of Policy shown in Schedule A.

First American Title Insurance Company



Dennis J. Gilmore

Dennis J. Gilmore
President

Timothy Kemp

Timothy Kemp
Secretary

(This Policy is valid only when Schedules A and B are attached)

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COVERED RISKS (Continued)

5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (a) the occupancy, use, or enjoyment of the Land;
 - (b) the character, dimensions, or location of any improvement erected on the Land;
 - (c) the subdivision of land; or
 - (d) environmental protectionif a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.
6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.
7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
9. Title being vested other than as stated in Schedule A or being defective
 - (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
 - (b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records
 - (i) to be timely, or
 - (ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions.

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
 - (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
 3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
 4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
 5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

CONDITIONS

1. DEFINITION OF TERMS

The following terms when used in this policy mean:

- (a) "Amount of Insurance": The amount stated in Schedule A, as may be increased or decreased by endorsement to this policy, increased by Section 8(b), or decreased by Sections 10 and 11 of these Conditions.
- (b) "Date of Policy": The date designated as "Date of Policy" in Schedule A.
- (c) "Entity": A corporation, partnership, trust, limited liability company, or other similar legal entity.
- (d) "Insured": The Insured named in Schedule A.
 - (i) The term "Insured" also includes
 - (A) successors to the Title of the Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;
 - (B) successors to an Insured by dissolution, merger, consolidation, distribution, or reorganization;
 - (C) successors to an Insured by its conversion to another kind of Entity;
 - (D) a grantee of an Insured under a deed delivered without payment of actual valuable consideration conveying the Title
 - (1) if the stock, shares, memberships, or other equity interests of the grantee are wholly-owned by the named Insured,
 - (2) if the grantee wholly owns the named Insured,
 - (3) if the grantee is wholly-owned by an affiliated Entity of the named Insured, provided the affiliated Entity and the named Insured are both wholly-owned by the same person or Entity, or
 - (4) if the grantee is a trustee or beneficiary of a trust created by a written instrument established by the Insured named in Schedule A for estate planning purposes.
 - (ii) With regard to (A), (B), (C), and (D) reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor Insured.
- (e) "Insured Claimant": An Insured claiming loss or damage.
- (f) "Knowledge" or "Known": Actual knowledge, not constructive knowledge or notice that may be imputed to an Insured by reason of the Public Records or any other records that impart constructive notice of matters affecting the Title.
- (g) "Land": The land described in Schedule A, and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is insured by this policy.
- (h) "Mortgage": Mortgage, deed of trust, trust deed, or other security instrument, including one evidenced by electronic means authorized by law.
- (i) "Public Records": Records established under state statutes at Date of Policy for the purpose of imparting constructive

notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(d), "Public Records" shall also include environmental protection liens filed in the records of the clerk of the United States District Court for the district where the Land is located.

- (j) "Title": The estate or interest described in Schedule A.
- (k) "Unmarketable Title": Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF INSURANCE

The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured, but only so long as the Insured retains an estate or interest in the Land, or holds an obligation secured by a purchase money Mortgage given by a purchaser from the Insured, or only so long as the Insured shall have liability by reason of warranties in any transfer or conveyance of the Title. This policy shall not continue in force in favor of any purchaser from the Insured of either (i) an estate or interest in the Land, or (ii) an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 5(a) of these Conditions, (ii) in case Knowledge shall come to an Insured hereunder of any claim of title or interest that is adverse to the Title, as insured, and that might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if the Title, as insured, is rejected as Unmarketable Title. If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under the policy shall be reduced to the extent of the prejudice.

4. PROOF OF LOSS

In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter insured against by this policy that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

5. DEFENSE AND PROSECUTION OF ACTIONS

- (a) Upon written request by the Insured, and subject to the options contained in Section 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this policy.

CONDITIONS (Continued)

- (b) The Company shall have the right, in addition to the options contained in Section 7 of these Conditions, at its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently.
- (c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right, in its sole discretion, to appeal any adverse judgment or order.
- 6. DUTY OF INSURED CLAIMANT TO COOPERATE**
- (a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense, shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligations to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.
- (b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.
- 7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY**
- In case of a claim under this policy, the Company shall have the following additional options:
- (a) To Pay or Tender Payment of the Amount of Insurance.
To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay. Upon the exercise by the Company of this option, all liability and obligations of the Company to the Insured under this policy, other than, to make the payment required in this subsection, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.
- (b) To Pay or Otherwise Settle With Parties Other Than the Insured or With the Insured Claimant.
- (i) To pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or
- (ii) To pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.
- Upon the exercise by the Company of either of the options provided for in subsections (b)(i) or (ii), the Company's obligations to the Insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.
- 8. DETERMINATION AND EXTENT OF LIABILITY**
- This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy.
- (a) The extent of liability of the Company for loss or damage under this policy shall not exceed the lesser of
- (i) the Amount of Insurance; or
- (ii) the difference between the value of the Title as insured and the value of the Title subject to the risk insured against by this policy.
- (b) If the Company pursues its rights under Section 5 of these Conditions and is unsuccessful in establishing the Title, as insured,
- (i) the Amount of Insurance shall be increased by 10%, and
- (ii) the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.
- (c) In addition to the extent of liability under (a) and (b), the Company will also pay those costs, attorneys' fees, and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

CONDITIONS (Continued)

9. **LIMITATION OF LIABILITY**

- (a) If the Company establishes the Title, or removes the alleged defect, lien, or encumbrance, or cures the lack of a right of access to or from the Land, or cures the claim of Unmarketable Title, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused to the Insured.
- (b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals, adverse to the Title, as insured.
- (c) The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

10. **REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY**

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, shall reduce the Amount of Insurance by the amount of the payment.

11. **LIABILITY NONCUMULATIVE**

The Amount of Insurance shall be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after Date of Policy and which is a charge or lien on the Title, and the amount so paid shall be deemed a payment to the Insured under this policy.

12. **PAYMENT OF LOSS**

When liability and the extent of loss or damage have been definitely fixed in accordance with these Conditions, the payment shall be made within 30 days.

13. **RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT**

- (a) Whenever the Company shall have settled and paid a claim under this policy, it shall be subrogated and entitled to the rights of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person or property, to the extent of the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant shall execute documents to evidence the transfer to the Company of these rights and remedies. The Insured Claimant shall permit the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies. If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company shall defer the exercise of its right to recover until after the Insured Claimant shall have recovered its loss.
- (b) The Company's right of subrogation includes the rights of the Insured to indemnities, guaranties, other policies of insurance, or bonds, notwithstanding any terms or conditions contained in those instruments that address subrogation rights.

14. **ARBITRATION**

Unless prohibited by applicable law, arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association may be demanded if agreed to by both the Company and the Insured at the time of a controversy or claim. Arbitrable

matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service of the Company in connection with its issuance or the breach of a policy provision or other obligation. Arbitration pursuant to this policy and under the Rules in effect on the date the demand for arbitration is made, or, at the option of the Insured, the Rules in effect at Date of Policy shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the Land is located permit a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.

The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules.

A copy of the Rules may be obtained from the Company upon request.

15. **LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT**

- (a) This policy together with all endorsements, if any, attached to it by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.
- (b) Any claim of loss or damage that arises out of the status of the Title or by any action asserting such claim whether or not based on negligence shall be restricted to this policy.
- (c) Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.
- (d) Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance.

16. **SEVERABILITY**

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

17. **CHOICE OF LAW; FORUM**

- (a) **Choice of Law:** The Insured acknowledges the Company has underwritten the risks covered by this policy and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the jurisdiction where the Land is located. Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title that are adverse to the Insured and to interpret and enforce the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.
- (b) **Choice of Forum:** Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

18. **NOTICES, WHERE SENT**

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at **First American Title Insurance Company, Attn: Claims National Intake Center, 1 First American Way, Santa Ana, California 92707. Phone: 888-632-1642**



First American Title

ISSUED THROUGH THE OFFICE OF:



FIRST AMERICAN
TITLE INSURANCE
COMPANY

Corporate Office
1 First American Way
Santa Ana, CA 92707
(800) 854-3643



First American Title

Owner's Policy of Title Insurance

ISSUED BY

**First American Title Insurance
Company**

POLICY NUMBER

5011412-127212

Schedule A

Name and Address of Title Insurance Company:

**FIRST AMERICAN TITLE INSURANCE COMPANY, 1 First American Way, Santa Ana, California
92707**

Agent File Number: **22205-09810**

FAST File Numbers: **2037-3049334, 2037-3043096, 2037-3049328 and 2037-3049346**

Amount of Insurance: **\$85,289,000.00**

Premium: \$194,793.30

Date of Policy: **March 18, 2014 at 10:59 a.m. with respect to Parcel I
March 18, 2014 at 10:03 a.m. with respect to Parcel II
March 18, 2014 at 11:52 a.m. with respect to Parcel III
March 17, 2014 at 3:04 p.m. with respect to Parcel IV**

1. Name of Insured:

Mosaic Fertilizer, LLC, a Delaware limited liability company

2. The estate or interest in the Land that is insured by this policy is:

Fee Simple

3. Title is vested in:

Mosaic Fertilizer, LLC, a Delaware limited liability company

4. The Land referred to in this policy is described as follows:

See Exhibit "A" attached hereto and made a part hereof.

5. This Policy incorporates the following endorsements attached hereto:

ALTA 9.2-06 Endorsement (with Florida Modifications)


Florida Survey Endorsement

Florida Contiguity Endorsement

Agent Name:

Carlton Fields Jordan Burt, P.A.

By: 
Gary W. Johnson, Authorized Signatory

 <p>Exhibit A</p>	<p><i>First American Title</i></p>	<p>ISSUED BY First American Title Insurance Company</p> <p>POLICY NUMBER 5011412-127212</p>
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Agent File Number: **22205-09810**
 FAST File Number: **2037-3049334, 2037-3043096, 2037-3049328 and 2037-3049346**

Exhibit "A"

The lands referred to hereinbelow is situated in Hardee County, Hillsborough County, Pasco County and Polk County, state of Florida, and described as follows:

Parcel I (Hardee County, Florida):

Lands lying in Township 33 South, Range 23 East and Range 24 East, Hardee County, being more particularly described as follows:

Township 33 South Range 23 East:

Section 25: The South 500 feet, LESS the West 1000 feet thereof.

Section 33: All, LESS:

- a) The North 500 feet,
- b) The East 200 feet, LESS the North 500 feet thereof.
- c) The West 800 feet, LESS the North 500 feet thereof.

Section 36: All, LESS the West 1000 feet.

Township 33 South Range 24 East:

Section 6: Begin at the intersection of the south boundary of Section 6 and the west right of way line of County Road 663; thence northwesterly along said west right of way line 1,335 feet; thence westerly, perpendicular to the west right of way line, 700 feet; thence southeasterly, parallel with said west right of way line of County Road 663, to a point on the south boundary of Section 6; thence east along said south boundary of Section 6, to the Point of Beginning.

Section 7: Begin at the intersection of the north boundary of Section 7 and the west right of way line of County Road 663; thence southeasterly along said west right of way line, 975 feet; thence westerly, perpendicular to said west right of way line, 700 feet, thence northwesterly, parallel with said west right of way line of County Road 663, to a point on the north boundary of Section 7; thence east along said north boundary of Section 7, to the Point of Beginning.

Section 20: The following portions of the town of Fort Green Springs as per plat recorded in plat book 2, page 28, of the public records of Hardee County, Florida:

- Lots 3 through 6, inclusive, block 10;
- Lots 1 through 8, inclusive, block 11;

Lots 1 through 12, inclusive, block 12;
Lots 1 through 12, inclusive, block 14;
Lots 1 through 12, inclusive, block 16;

Section 29: The North 900 feet lying west of CSX Railroad right of way.

Section 30: The East 2900 feet of the North 900 feet, and the South 500 feet of the West 1300 feet.

Section 31: The West 1300 feet of the section.

Section 33: All,

- a) LESS the North 1000 feet, and
- b) LESS the West 1400 feet thereof, lying south of the North 1000 feet thereof.

Section 34: All, LESS the North 1000 feet thereof.

Section 35: All, LESS the North 500 feet thereof.

Section 36: All, LESS the North 500 feet, and LESS that part of the following described parcel lying south of the North 500 feet: Begin at the Northeast corner of Section 36, thence west along the north boundary thereof, 2000 feet, thence south at right angles to the section line, 400 feet, thence southeasterly to a point on the east boundary of said Section 36, said point being 900 feet south of the Northeast corner of Section 36, thence north along said east boundary thereof to the northeast corner of Section 36 and the Point of Beginning.

Parcel II (Hillsborough County, Florida):

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

The West 1/2 of Sections 4 and 9, Township 27 South, Range 22 East; All of Sections 5 and 8, Township 27 South, Range 22 East, all lying and being in Hillsborough County, Florida.

AND

Tracts 1 to 23, inclusive, Tracts 24A, 25B, Tracts 26 to 39, inclusive, and Tracts 40A and 41B, Tracts 42 to 55, inclusive and Tracts 58 to 64, inclusive, Crystal Springs Colony Farms as per map or plat thereof recorded in Plat Book 9, Page 12, in Section 6, Township 27 South, Range 22 East, lying East of Seaboard Coast Line Railroad right-of-way, all lying and being in Hillsborough County, Florida; LESS that portion conveyed to Hillsborough County, a political subdivision of the State of Florida in O.R. Book 1483, Page 98, more particularly described as follows: The North 100 feet of that part of Section 1, Township 27 South, Range 21 East lying East of the Seaboard Air Line Rail Road; also the North 100 feet of Section 6, Township 27 South, Range 22 East, less the East 1340 feet thereof, and less existing right of ways as shown on the plat of Crystal Springs Colony Farms as per map or plat thereof recorded in Plat Book 9, Page 12, of the Public Records of Hillsborough County, Florida.

AND

Tracts 1 to 7, inclusive, Tract 10B, Tracts 11 to 22, inclusive, Tracts 23A and 26C, Tracts 27 to 38, inclusive, Tract 39A, Tracts 43 to 48, inclusive, Tracts 49 to 54, inclusive, and Tracts 59 to 64, inclusive, Crystal Springs Colony Farms as per map or plat thereof recorded in Plat Book 9, Page 12 in Section 7, Township 27 South, Range 22 East, lying East of Seaboard Coast Line Railroad right-of-way, all lying and being in Hillsborough County, Florida.

Parcel III (Pasco County, Florida):

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

TRACTS 35, 36, 37, 38, 39, 40, 41, 44, 45, 46, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63 AND 64, IN SECTION 32, TOWNSHIP 26 SOUTH, RANGE 22 EAST, OF CRYSTAL SPRINGS COLONY FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 24, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

TOGETHER WITH THE VACATED PLATTED 40 FOOT ROADS PER RESOLUTION RECORDED IN OFFICIAL RECORDS BOOK 5910, PAGE 1064, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA, BEING AND LYING: BETWEEN TRACTS 36 AND 37, BETWEEN TRACTS 38 AND 39, BETWEEN TRACTS 44 AND 45, BETWEEN TRACTS 50 AND 51, BETWEEN TRACTS 52 AND 53, BETWEEN TRACTS 54 AND 55, BETWEEN TRACTS 58 AND 59, BETWEEN TRACTS 60 AND 61 AND BETWEEN TRACTS 62 AND 63, ALL IN SAID SECTION 32, TOWNSHIP 26 SOUTH, RANGE 22 EAST, OF CRYSTAL SPRINGS COLONY FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 24, OF THE PUBLIC RECORDS OF PASCO COUNTY, FLORIDA.

Parcel IV (Polk County, Florida):

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

PARCEL 1:

THE EAST 1/4 (LESS AND EXCEPT THE NORTH 660 FEET) OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, OF SECTION 13, TOWNSHIP 30 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA.

PARCEL 2:

THE EAST 1/4 OF SECTION 24, TOWNSHIP 30 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA.

PARCEL 3:

THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, LYING NORTH OF ATLANTIC COAST LINE RAILROAD RIGHT-OF-WAY, IN SECTION 25, TOWNSHIP 30 SOUTH, RANGE 23 EAST, POLK COUNTY, FLORIDA.

PARCEL 4:

THE EAST 365.96 FEET OF THE SOUTH 1320 FEET OF SECTION 7 AND THE WEST 1320 FEET OF THE EAST 1685.96 FEET OF THE SOUTH 330 FEET OF SECTION 7, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA.

PARCEL 5:

THE EAST 1/2 LYING SOUTH AND EAST OF RAILROAD RIGHT-OF-WAY, LESS THAT PART LYING WITHIN THE NORTH 2171 FEET OF SECTION, LESS AND EXCEPT RAILROAD RIGHTS-OF-WAY AND LESS ROAD RIGHT-OF-WAY, SECTION 8, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA.

PARCEL 6:

THE SOUTH 1320.00 FEET OF SECTION 8, LYING WEST OF THE WEST BOUNDARY OF BONNIE MINE SPUR TRACK OF THE CSX TRANSPORTATION RAILROAD, LESS AND EXCEPT:

BEGIN AT THE INTERSECTION OF THE WEST BOUNDARY OF BONNIE MINE SPUR TRACK, AND THE SOUTH BOUNDARY OF SECTION 8, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, AND RUN SOUTH 89°48'23" WEST, ALONG THE SECTION LINE, 750.00 FEET; THENCE NORTH 40°58'48" WEST, 1743.38 FEET TO A POINT ON THE NORTH BOUNDARY OF THE SOUTH 1320.00 FEET OF SECTION 8; THENCE RUN NORTH 89°48'23" EAST, PARALLEL WITH THE SECTION LINE, 1900.00 FEET TO THE WEST BOUNDARY OF THE BONNIE MINE SPUR TRACK OF THE CSX TRANSPORTATION RAILROAD; THENCE SOUTH 0°17'25" WEST, ALONG SAID BOUNDARY, 1320.05 FEET TO THE POINT OF BEGINNING.

PARCEL 7:

THE FOLLOWING DESCRIBED PARCEL IN SECTION 17, TOWNSHIP 30 SOUTH, RANGE 24 EAST POLK COUNTY, FLORIDA:

THE NORTHEAST 1/4 LYING WEST OF BONNIE MINE ROAD AND THE WEST 1/2 OF THE SOUTHEAST 1/4 AND THE WEST 1/2 OF SECTION 17; LESS COMMENCE AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4; RUN NORTH ALONG THE EAST LINE OF SAID WEST 1/2, 585.35 FEET FOR THE POINT OF BEGINNING; CONTINUE NORTH 1608 FEET; THENCE RUN WEST 704.50 FEET TO AN INTERSECTION WITH A LINE LYING 8 FEET EAST OF THE CENTERLINE OF THE MOST EASTERLY TRACK OF BONNIE MINE PLANT RAILYARD; THENCE RUN SOUTH 1607.97 FEET TO A POINT ON A LINE LYING 8 FEET EAST OF THE CENTERLINE OF SAID TRACT; THENCE RUN EAST 715.59 FEET TO THE POINT OF BEGINNING; AND LESS; COMMENCE AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION; RUN NORTH ALONG THE EAST LINE OF SAID WEST 1/2, 585.35 FEET FOR THE POINT OF BEGINNING; RUN WEST, 715.59 FT TO A POINT ON A LINE LYING 8 FEET EAST OF THE CENTERLINE OF MOST EASTERLY TRACT OF BONNIE MINE PLANT RAILYARD; THENCE RUN SOUTH ALONG SAID LINE, 197.62 FEET TO A POINT ON THE WESTERLY EXTENSION OF A LINE LYING 1 FEET SOUTH OF AND PARALLEL WITH EXTENSION FENCE LINE; THENCE RUN EAST ALONG SAID LINE 716.7 FEET TO A POINT ON THE EAST LINE OF SAID WEST 1/2; THENCE RUN NORTH ALONG THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4, 198.13 FEET TO THE POINT OF BEGINNING; AND LESS THAT PART LYING WITHIN THE FOLLOWING DESCRIBED PROPERTY: PART OF SECTIONS 17 AND 20, TOWNSHIP 30 SOUTH, RANGE 24 EAST, DESCRIBED AS: BEGIN 3858.33 FEET NORTH AND 582.70 FEET EAST OF THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 17; THENCE RUN EAST 16 FEET; THENCE RUN SOUTH 3542.83 FEET; THENCE RUN EAST 222.80 FEET; THENCE RUN SOUTH 07°37'56" EAST, 424.25 FEET; THENCE RUN SOUTH 00°23'05" EAST, 629.60 FEET; THENCE RUN SOUTHWESTERLY ALONG A CURVE 118.69 FEET; THENCE RUN NORTH 89°42'50" WEST, 225.35 FEET; THENCE RUN SOUTH 76°36'49" WEST, 131.16 FEET; THENCE RUN SOUTH 84°11'54" WEST, 215.60 FEET; THENCE RUN NORTH 00°17'34" EAST, 629.91 FEET; THENCE RUN NORTH 07°04'11" WEST, 177.00 FEET; THENCE RUN NORTH 1461.37 FEET; THENCE RUN NORTHEASTERLY ALONG A CURVE 149.17 FEET; THENCE RUN NORTH 07°07'20" EAST, 1397.55 FEET; THENCE RUN NORTHEASTERLY ALONG A CURVE 146.00 FEET; THENCE RUN NORTH 14°05'36" EAST, 422.76 FEET; THENCE RUN NORTHERLY ALONG A CURVE 368.62 FEET TO THE POINT OF BEGINNING AND THAT PART LYING 25 FEET ON EACH SIDE OF A CENTERLINE DESCRIBED AS: BEGIN 339.51 FEET NORTH OF THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17; RUN WEST 1095.63 FEET TO THE WEST BOUNDARY OF PREVIOUSLY DESCRIBED PROPERTY AND THAT PART LYING 25 FEET ON EACH SIDE OF A CENTERLINE DESCRIBED AS: COMMENCE 339.51 FEET NORTH OF THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, RUN WEST 472.96 FEET FOR A POINT OF BEGINNING; THENCE RUN SOUTH 07°37'56" EAST, 447.70 FEET; RUN THENCE SOUTH 00°23'05" EAST, 631.18 FEET; THENCE RUN THENCE SOUTHWESTERLY ALONG A CURVE 158.25 FEET, RUN THENCE NORTH 89°42'50" WEST, 222.35 FEET; RUN THENCE SOUTH 76°36'49" WEST, 129.82 FEET; RUN THENCE SOUTH 84°11'54" WEST, 219.92 FT TO THE WEST BOUNDARY OF THE

FIRST DESCRIBED PROPERTY.

PARCEL 8:

AN UNDIVIDED ONE HALF INTEREST IN THE ROADS MORE PARTICULARLY DESCRIBED AS ROAD "C" AND ROAD "D", AND A PERPETUAL NONEXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES IN THAT PORTION OF ROAD "C", DESCRIBED AS FOLLOWS:

DESCRIPTION OF ROAD C:

THAT PART OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, LYING 25.00 FEET RIGHT AND LEFT OF A CENTERLINE DESCRIBED AS FOLLOWS: BEGIN AT A POINT ON THE WEST RIGHT OF WAY LINE OF BONNIE MINE ROAD, SAID POINT LYING 339.51 FEET NORTH OF THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17; THENCE RUN WEST 1095.63 FEET TO A POINT ON THE WEST BOUNDARY OF THE LAND DESCRIBED IN SCHEDULE A.

DESCRIPTION OF ROAD D:

THAT PART OF SECTION 17, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, LYING 25.00 FEET RIGHT AND LEFT OF A CENTERLINE DESCRIBED AS FOLLOWS: COMMENCE AT A POINT ON THE WEST RIGHT OF WAY LINE OF BONNIE MINE ROAD, SAID POINT LYING 339.51 FEET NORTH OF THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17; THENCE RUN WEST ALONG THE CENTERLINE OF ROAD 'C', 472.96 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING; THENCE RUN THE FOLLOWING COURSES AND DISTANCES: THENCE SOUTH 07°37'56" EAST 447.70 FEET; THENCE SOUTH 00°23'05" EAST 631.18 FEET TO A POINT OF CURVE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, CENTRAL ANGLE OF 90°40'15", AN ARC DISTANCE OF 158.25 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°42'50" WEST 222.35 FEET; THENCE SOUTH 76°36'49" WEST 129.82 FEET; THENCE SOUTH 84°11'54" WEST 219.92 FEET TO A POINT ON THE WEST BOUNDARY OF THE LAND DESCRIBED IN SCHEDULE A.

PARCEL 9:

ALL OF SECTION 18, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 660 FEET OF THE WEST 3960 FEET THEREOF.

PARCEL 10:

THAT PART OF SECTION 7, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT A POINT ON THE SOUTH BOUNDARY OF SECTION 7, SAID POINT LYING 1685.98 FEET WEST OF THE SOUTHEAST CORNER OF SECTION 7, SAID POINT BEING THE SOUTHWEST CORNER OF THE WEST 1320 FEET OF THE EAST 1685.96 FEET OF THE SOUTH 330 FEET OF SAID SECTION; THENCE RUN SOUTH 89°42'49" WEST, ALONG SAID SOUTH BOUNDARY, 657.86 FEET TO A POINT ON THE HIGH WATER LINE OF SKINNED SAPLING CREEK; THENCE ALONG SAID HIGH WATER LINE, THE FOLLOWING COURSES AND DISTANCES: THENCE NORTH 61°36'46" EAST 15.17 FEET; THENCE NORTH 78°06'28" EAST 214.59 FEET; THENCE NORTH 67°26'29" EAST 188.70 FEET; THENCE NORTH 50°09'19" EAST 71.06 FEET; THENCE NORTH 61°55'43" EAST 125.89 FEET; THENCE NORTH 79°25'24" EAST 93.84 FEET TO A POINT ON THE WEST BOUNDARY OF SAID WEST 1320 FEET; THENCE, LEAVING SAID HIGH WATER LINE, ALONG SAID WEST BOUNDARY, SOUTH 00°33'41" EAST 242.54 FEET TO THE POINT OF BEGINNING.

AND

THAT PART OF SECTION 18, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

BEGIN AT A POINT ON THE NORTH BOUNDARY OF SECTION 18, SAID POINT LYING 1334.44 FEET WEST OF THE NORTHEAST CORNER OF SECTION 18, SAID POINT BEING THE NORTHEAST CORNER OF THE EAST 2640 FEET OF THE WEST 3960 FEET OF THE NORTH 660 FEET OF SAID SECTION; THENCE RUN SOUTH 00°28'11" EAST, ALONG THE EAST BOUNDARY OF SAID EAST 2640 FEET, 660 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL; THENCE SOUTH 89°42'49" WEST, ALONG THE SOUTH BOUNDARY OF SAID PARCEL, 1741.67 FEET; THENCE NORTH 261.36 FEET TO A POINT ON THE HIGH WATER LINE OF SKINNED SAPLING CREEK; THENCE ALONG SAID HIGH WATER LINE, THE FOLLOWING COURSES AND DISTANCES: THENCE SOUTH 73°31'01" EAST 70.84 FEET; THENCE NORTH 76°00'08" EAST 57.92 FEET; THENCE NORTH 59°21'40" EAST 51.43 FEET; THENCE NORTH 74°24'16" EAST 80.31 FEET; THENCE SOUTH 86°46'54" EAST 9.08 FEET; THENCE NORTH 13°25'13" WEST 24.82 FEET; THENCE NORTH 21°58'03" EAST 23.04 FEET; THENCE NORTH 11°48'46" EAST 12.07 FEET; THENCE NORTH 36°19'02" WEST 25.72 FEET; THENCE NORTH 46°12'57" EAST 27.33 FEET; THENCE NORTH 43°33'55" EAST 47.48 FEET; THENCE NORTH 46°10'13" EAST 39.81 FEET; THENCE NORTH 7°43'07" EAST 77.63 FEET; THENCE NORTH 89°33'05" EAST 72.78 FEET; THENCE NORTH 58°18'00" EAST 103.83 FEET; THENCE NORTH 36°42'40" EAST 81.52 FEET; THENCE NORTH 61°36'46" EAST 131.52 FEET TO A POINT ON THE NORTH BOUNDARY OF SECTION 18; THENCE LEAVING SAID HIGH WATER LINE, NORTH 89°42'49" EAST, ALONG SAID NORTH BOUNDARY, 1009.40 FEET TO THE POINT OF BEGINNING.

PARCEL 11:

ALL OF SECTION 19, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA.

PARCEL 12:

THAT PART OF THE WEST 3/4 OF SECTION 20, TOWNSHIP 30 SOUTH, RANGE 24 EAST POLK COUNTY, FLORIDA LYING WEST OF BONNIE MINE ROAD, LESS THAT PART THEREOF LYING WITHIN FOLLOWING DESCRIBED PROPERTY:

PART OF SECTIONS 17 AND 20 BEING DESCRIBED AS FOLLOWS: BEGIN 3858.33 FEET NORTH AND 582.70 FEET EAST OF SOUTHWEST CORNER OF SOUTHEAST 1/4 OF SECTION 17; RUN THENCE EAST 16 FEET SOUTH, 3542.83 FEET; THENCE EAST 222.80 FEET, SOUTH 07°37'56" EAST, 424.25 FEET; THENCE SOUTH 00°23'05" EAST, 629.60 FEET; THENCE SOUTHWESTERLY ALONG A CURVE 118.69 FEET NORTH 89°42'50" WEST, 225.35 FEET; THENCE SOUTH 76°36'49" WEST, 131.16 FEET; THENCE SOUTH 84°11'54" WEST, 215.60 FEET; THENCE NORTH 00°17'34" EAST, 629.91 FEET; THENCE NORTH 07°04'11" WEST, 177 FEET; THENCE NORTH 1461.37 FEET NORTHEASTERLY ALONG A CURVE 149.17 FEET; THENCE NORTH 07°07'20" EAST, 1397.55 FEET NORTHEASTERLY ALONG CURVE 146.00 FEET; THENCE NORTH 14°05'36" EAST, 422.76 FEET NORTHEASTERLY ALONG A CURVE 368.62 FEET TO THE POINT OF BEGINNING AND THAT PART LYING 25 FEET ON EACH SIDE OF THE CENTERLINE DESCRIBED AS FOLLOWS:

BEGIN 339.51 FEET NORTH OF SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17; THENCE RUN WEST 1095.63 FEET TO WEST BOUNDARY OF PREVIOUS DESCRIPTION OF PROPERTY AND THAT PART LYING 25 FEET ON EACH SIDE OF CENTERLINE DESCRIBED AS FOLLOWS:

COMMENCE 339.51 FEET NORTH OF SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17; THENCE RUN WEST 472.96 FEET FOR POINT OF BEGINNING; THENCE SOUTH 07°37'56" EAST, 447.70 FEET; THENCE SOUTH 00°23'05" EAST, 631.18 FEET SOUTHWESTERLY ALONG A CURVE 158.25 FEET; THENCE NORTH 89°42'50" WEST, 222.35 FEET; THENCE SOUTH 76°36'49" WEST, 129.82 FEET; THENCE SOUTH 84°11'54" WEST, 219.92 FEET TO THE WEST BOUNDARY OF THE

FIRST DESCRIBED PROPERTY.


PARCEL 13:

A PORTION OF SECTION 20, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA,
DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 20; THENCE NORTH 89°57'15" EAST, ALONG THE SOUTH LINE OF SAID SECTION 20, A DISTANCE OF 164.18 FEET TO THE APPARENT EAST RIGHT-OF-WAY OF BONNIE MINE ROAD AND THE POINT OF BEGINNING; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY OF BONNIE MINE ROAD, THE FOLLOWING 14 COURSES: 1) NORTH 15°52'37" EAST, A DISTANCE OF 42.42 FEET; 2) THENCE NORTH 17°11'07" EAST, A DISTANCE OF 196.57 FEET; 3) THENCE NORTH 19°43'50" EAST, A DISTANCE OF 28.39 FEET; 4) THENCE NORTH 20°05'20" EAST, A DISTANCE OF 273.77 FEET; 5) THENCE NORTH 27°06'38" EAST, A DISTANCE OF 159.46 FEET; 6) THENCE NORTH 33°47'05" EAST, A DISTANCE OF 132.89 FEET; 7) THENCE NORTH 34°00'02" EAST, A DISTANCE OF 311.61 FEET; 8) THENCE NORTH 33°53'51" EAST, A DISTANCE OF 138.32 FEET; 9) THENCE NORTH 40°32'41" EAST, A DISTANCE OF 133.35 FEET; 10) THENCE NORTH 58°22'13" EAST, A DISTANCE OF 88.77 FEET; 11) THENCE NORTH 70°52'14" EAST, A DISTANCE OF 137.55 FEET; 12) THENCE NORTH 75°31'38" EAST, A DISTANCE OF 174.89 FEET; 13) THENCE NORTH 75°44'37" EAST, A DISTANCE OF 530.41 FEET; 14) THENCE NORTH 75°49'01" EAST, A DISTANCE OF 423.58 FEET; THENCE SOUTH 14°10'59" EAST, A DISTANCE OF 31.06 FEET; THENCE NORTH 75°49'01" EAST, A DISTANCE OF 10.00 FEET; THENCE NORTH 14°10'59" WEST, A DISTANCE OF 31.06 FEET, TO SAID EASTERLY RIGHT-OF-WAY OF BONNIE MINE ROAD; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, THE FOLLOWING SIX COURSES: 1) NORTH 75°49'01" EAST, A DISTANCE OF 25.08 FEET; 2) THENCE NORTH 76°11'20" EAST, A DISTANCE OF 145.30 FEET; 3) THENCE NORTH 75°45'38" EAST, A DISTANCE OF 409.83 FEET; 4) THENCE NORTH 76°26'51" EAST, A DISTANCE OF 93.79 FEET; 5) THENCE NORTH 75°46'00" EAST, A DISTANCE OF 260.72 FEET; 6) THENCE NORTH 74°28'43" EAST, A DISTANCE OF 253.71 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 624.44 FEET; THENCE SOUTH 67°18'41" WEST, A DISTANCE OF 1830.63 FEET, TO THE SOUTHERLY BOUNDARY OF A RAILROAD EASEMENT RECORDED IN DEED BOOK 911, PAGE 190; THENCE CONTINUE SOUTH 67°16'41" WEST, ALONG THE SOUTH BOUNDARY OF SAID RAILROAD EASEMENT, A DISTANCE OF 1558.66 FEET, TO THE SAID EAST RIGHT-OF-WAY OF BONNIE MINE ROAD; THENCE NORTH 16°43'24" EAST, ALONG SAID EAST RIGHT-OF-WAY OF BONNIE MINE ROAD, A DISTANCE OF 18.97 FEET; THENCE NORTH 15°52'37" EAST, ALONG SAID EAST RIGHT-OF-WAY OF BONNIE MINE ROAD, A DISTANCE OF 8.93 FEET TO THE SOUTH LINE OF SAID SECTION 20, AND THE POINT OF BEGINNING.

PARCEL 14:

THE NORTH 1/4 OF SECTION 30, TOWNSHIP 30 SOUTH, RANGE 24 EAST, POLK COUNTY, FLORIDA,
LYING NORTH OF THE ATLANTIC COAST LINE RAILROAD SPUR TRACK.

 <p>First American Title</p> <p>Schedule B</p>	<p>Owner's Policy of Title Insurance</p> <p>ISSUED BY First American Title Insurance Company</p> <p>POLICY NUMBER 5011412-127212</p>
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Agent File Number: **22205-09810**

FAST File Number: **2037-3049334, 2037-3043096, 2037-3049328 and 2037-3049346**

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

As to all Parcels:

1. Any rights, interests, or claims of parties in possession of the land not shown by the public records.
2. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.
3. Any lien, for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the public records.
4. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the land prior to Date of Policy, and any adverse claim to all or part of the land that is, at Date of Policy, or was previously under water.
5. Taxes or special assessments not shown as liens in the public records or in the records of the local tax collecting authority, at Date of Policy.
6. Any minerals or mineral rights leased, granted or retained by current or prior owners.
7. Taxes and assessments for the year 2014 and subsequent years, which are not yet due and payable.
8. Riparian and/or littoral rights are not insured.
9. Deleted.

NOTE: Exceptions numbered 1, 3, 4, 5 and 6 above are hereby deleted. Exception numbered 2 is hereby deleted except as to any easement interest referenced in Exhibit "A" to Schedule A hereof that is appurtenant to the fee title portion of the subject property.

As to Parcel I (Hardee County, Florida):

10. Deleted.
11. Deleted.
12. Deleted.
13. Deleted.
14. Reservations in favor of The Trustees of the Internal Improvement Fund recorded in Deed Book 39, Page 283.
15. Deleted.
16. Deleted.
17. Deleted.
18. Deleted.
19. Oil, gas and minerals reserved by Mary Ella Lewis in Warranty Deed recorded in Book 18, Page 14, as affected by Quit-Claim Deed recorded in Book 1, Page 174; and Deed recorded in Book 215, Page 1.
20. Drainage Easement granted to the State of Florida for the use and benefit of the State of Florida Road Department of Florida recorded October 28, 1968 in Book 82, Page 221.
21. Deleted.
22. Oil, gas and minerals reserved in Warranty Deed(s) recorded in Book 191, Page 178; Book 191, Page 184; and Book 191, Page 190, as affected by Personal Representative's Distributive Deed recorded in Book 293, Page 395; Personal Representative's Corrective Distributive Deed recorded in Book 295, Page 431; Quit Claim Deed recorded in Book 370, Page 717; Book 370, Page 719; Book 370, Page 723; and Last Will and Testament recorded in Book 370, Page 693; Probate documents recorded in Book 370, Page 704; Book 370, Page 706; and Book 370, Page 714; Probate documents recorded in Book 476, Page 719; and Book 476, Page 731; and Personal Representatives Certificate of Distribution and Deed recorded in Book 641, Page 869; and Corrective recorded in Book 645, Page 754.

Coverage afforded under Paragraph 2(b) of the attached Endorsement – Restrictions, Encroachments, Minerals – Owner's Policy (with Florida modifications) as to this exception is not available and is hereby deleted from such endorsement.
23. Easement granted to Florida Power Corporation recorded November 22, 1977 in Book 228, Page 456.
24. Rights reserved in that certain Warranty Deed recorded in Book 236, Page 689.

- 25. Deleted.
- 26. Deleted.
- 27. Easement granted to Florida Power Corporation recorded in Book 258, Page 504.
- 28. Deleted.
- 29. Easement granted to Florida Power Corporation recorded May 29, 1981 in Book 267, Page 623.
- 30. Deleted.
- 31. Deleted.
- 32. Deleted.
- 33. Deleted.
- 34. Easement granted to Florida Power Corporation recorded in Book 277, Page 832.

Coverage afforded under Paragraph 1(d) and Paragraph 2(a) of the attached Endorsement – Restrictions, Encroachments, Minerals – Owner's Policy (with Florida modifications) as to this exception is not available and is hereby deleted from such endorsement.

- 35. Deleted.
- 36. Deleted.
- 37. Deleted.
- 38. Deleted.
- 39. Deleted.
- 40. Deleted.
- 41. Agreement of Waiver recorded December 5, 1986 in Book 331, Page 671; Agreement of Waiver recorded February 11, 1988 in Book 349, Page 697; and Agreement of Waiver recorded March 18, 1989 in Book 375, Page 672.
- 42. Deleted.
- 43. Deleted.
- 44. Deleted.
- 45. Deleted.

- 46. Deleted.
- 47. Deleted.
- 48. Deleted.
- 49. Deleted.
- 50. Deleted.
- 51. Easement granted to Seminole Electric Cooperative, Inc. recorded February 10, 1992 in Book 423, Page 110; and Mutual Use Agreement recorded August 1, 2001 in Book 614, Page 1458; and Mutual Use Agreement by and between Seminole Electric Cooperative, Inc. and Florida Gas Transmission Company recorded in Book 589, Page 51.
- 52. Deleted.
- 53. Deleted.
- 54. Record of Final Decision of Planning and Zoning Board County of Hardee recorded September 26, 1994 in Book 474, Page 302.
- 55. Easement granted to Florida Power Corporation recorded November 10, 1994 in Book 476, Page 775.

Coverage afforded under Paragraph 1(d) and Paragraph 2(a) of the attached Endorsement – Restrictions, Encroachments, Minerals – Owner's Policy (with Florida modifications) as to this exception is not available and is hereby deleted from such endorsement.
- 56. Deleted.
- 57. Deleted.
- 58. Affidavit of Publication recorded December 18, 1995 in Book 499, Page 682.
- 59. Release From Agreement For Covenant Running With Land and Agreement For Covenant Running With Land recorded March 8, 1996 in Book 504, Page 361.
- 60. Deleted.
- 61. Deleted.
- 62. Deleted.
- 63. Deleted.
- 64. Deleted.

- 65. Deleted.
- 66. Deleted.
- 67. Declaration of Restrictions and Land Protection Agreement, which includes a right of access in favor of the Florida Department of Environmental Protection, recorded September 30, 1997 in Book 536, Page 429; Agreement and First Amendment to Declaration of Restrictions and Land Protection Agreement recorded August 24, 2000 in Book 594, Page 945; Release of Quit-Claim of Rights Under Declaration of Restrictions and Land Protection Agreement recorded December 10, 2001 in Book 620, Page 884; Release of Lands From Declaration of Restrictions and Land Protection Agreement recorded April 17, 2002 in Book 625, Page 1449; Release of Lands From Declaration of Restrictions and Land Protection Agreement recorded December 6, 2002 in Book 636, Page 105; and Release of Lands From Declaration of Restrictions and Land Protection Agreement recorded April 16, 2004 in Book 662, Page 443, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
- 68. Deleted.
- 69. Deleted.
- 70. Deleted.
- 71. Deleted.
- 72. Deleted.
- 73. Deleted.
- 74. Deleted.
- 75. Sovereign Submerged Lands Easement by The Trustees of the Internal Improvement Fund and granted to Florida Gas Transmission Company recorded May 5, 2000 in Book 589, Page 497.
Note: Applies only to submerged lands under any sovereign water body.
- 76. Deleted.
- 77. Deleted.
- 78. Notice of Adoption and an Amendment to the Development Order for the CFI Hardee Phosphate Complex Mine Development of Regional Impact recorded November 13, 2000 in Book 598, Page 937; Resolution No. 12 -21 Hardee County, Florida recorded September 25, 2012 in Instr. #201225005700; and Notice of Adoption of Amendment to Development Order for a Development of Regional Impact known as Hardee Phosphate Complex Development of Regional Impact recorded October 2, 2012 in Instr. #201225005856.
- 79. Record of Decision and Notice of Board of County Commissioners County of Hardee recorded February 16, 2001 in Book 603, Page 815; recorded February 16, 2001 in Book 603, Page 822; Amended Record of Decision and Notice of Board of County Commissioners County of Hardee

recorded April 30, 2001 in Book 608, Page 592; and recorded April 30, 2001 in Book 608, Page 599.

80. Deleted.

81. Deleted.

82. Deleted.

83. Natural Gas Transmission Pipeline Easement and Agreement granted to Gulfstream Natural Gas System LLC recorded September 10, 2001 in Book 616, Page 621.

84. Deleted.

85. Deleted.

86. Deleted.

87. Deleted.

88. Deleted.

89. Agreement for Reciprocal Waivers of Setback Requirements recorded February 15, 2006 in Book 698, Page 875.

90. Deleted.

91. Deleted.

92. Record of Decision and Notice of Board of County Commissioners Hardee County recorded May 19, 2008 in Instr. #200825003914; and Amended Record of Decision and Notice of Board of County Commissioners recorded May 24, 2011 in Instr. #201125003211.

93. Deleted.

94. Deleted.

95. Deleted.

96. Deleted.

97. Deleted.

98. Deleted.

99. Deleted.

100. Deleted.

101. Deleted.
102. Deleted.
103. Deleted.
104. Deleted.
105. Deleted.
106. Easement granted to Florida Power Corporation recorded January 12, 2004 in Book 657, Page 543.
107. Deleted.
108. Right of Way Easement in favor of Peace River Electric Cooperative, Inc., a corporation, recorded May 9, 2013 in Instrument Number 201325002677.
109. Right of Way Easement in favor of Peace River Electric Cooperative, Inc., a corporation, recorded May 21, 2013 in Instrument Number 201325002905.
110. Unrecorded Pasture Lease dated October 1, 2013, by and between CF Industries, Inc., as landlord, and Jeffery Kintziger, as tenant, as assigned to Mosaic Fertilizer, LLC by that certain unrecorded Assignment and Assumption Agreement dated March 17, 2014.
111. Unrecorded Option to Purchase Real Estate dated February 3, 2012, by and between CF Industries, Inc. and Fort Green Storage LLC, as affected by letter dated May 20, 2013, from Fort Green Storage LLC to CF Industries, Inc., extending option term, as assigned to Mosaic Fertilizer, LLC by that certain unrecorded Assignment and Assumption Agreement dated March 17, 2014.
112. Unrecorded Option to Purchase Real Estate dated March 21, 2007, by and between CF Industries, Inc. and Clean Energy LLC, as amended by Letter Agreement dated April 7, 2009, First Amendment to Option to Purchase Real Estate dated as of May 24, 2009, Second Amendment to Option to Purchase Real Estate dated April 16, 2010, Third Amendment to Option to Purchase Real Estate dated May 24, 2011, and Fourth Amendment to Option to Purchase Real Estate dated as of May 24, 2012, as assigned to Mosaic Fertilizer, LLC by that certain unrecorded Assignment and Assumption Agreement dated March 17, 2014.
113. Unrecorded Easement and Agreement dated May 14, 2009, by and between CF Industries, Inc. and The Mosaic Company.
114. The following matters shown on the Survey of Parcel I prepared by Commercial Due Diligence Services under EM #6434, with an "aerial flown" date of October 10, 2013, and last revised March 4, 2014:
 - a. Possible rights of others in multiple roads on subject property and encroachment of such roads onto adjoining land.

- b. Road Rights of Way for the following: State Road 62, Myles Road, Polk Road and Hampton Road.
115. Legal access to the lands lying in Sections 33 and 36, Township 33 South, Range 23 East, and the lands lying in Sections 33, 34, 35 and 36, Township 33 South, Range 24 East, is not insured.
116. Deleted.
117. Deleted.
118. Deleted.
119. Deleted.

Note: All of the recording information contained in the foregoing items 10 through 119, inclusive, refers to the Public Records of Hardee County, Florida, and any reference herein to a Book and Page is a reference to the Official Record Books of Hardee County, Florida, unless indicated to the contrary.

As to Parcel II (Hillsborough County, Florida):

120. Reservations unto the State of Florida for oil, gas, minerals, and fissionable materials as contained in Deed recorded in Deed Book 1438, Page 440. Note: The right of entry and exploration has been released pursuant to Section 270.11, Florida Statutes. **(affects Tract 28, Crystal Springs Colony Farms in Section 7)**
121. Deleted.
122. Perpetual right of way and easement granted to Seaboard Air Line Railroad Company recorded in Book 958, Page 730 and Book 1424, Page 169.
- Coverage afforded under Paragraph 1(d) and Paragraph 2(a) of the attached Endorsement – Restrictions, Encroachments, Minerals – Owner's Policy (with Florida modifications) as to this exception is not available and is hereby deleted from such endorsement.
123. Right of way and easement granted to Florida Gas Transmission Company, a Delaware corporation, by virtue of Easement Grant recorded in Book 1468, Page 485. **(affects Section 7, less Tracts 5, 6 and 7, Crystal Springs Colony Farms)**
124. Right of way and easement granted to Florida Gas Transmission Company, a Delaware corporation, by virtue of Easement Grant recorded in Book 1511, Page 57. **(affects Tract 7, Crystal Springs Colony Farms in Section 7)**
125. Easement granted to Tampa Electric Company, a Florida corporation, recorded in Book 2278, Page 58. **(affects Tract 5, Crystal Springs Colony Farms in Section 7)**
126. Terms and conditions of the Meter Site Lease between Central Phosphates, Inc. and Florida Gas Transmission Company, a Delaware corporation, recorded in Book 3031, Page 373; as modified by Modification of Easement Grant and Quitclaim Deed recorded in Book 3521, Page 1845. **(affects Tracts in Crystal Springs Colony Farms in Section 6)**

Coverage afforded under Paragraph 1(d) and Paragraph 2(a) of the attached Endorsement – Restrictions, Encroachments, Minerals – Owner's Policy (with Florida modifications) as to this exception is not available and is hereby deleted from such endorsement.

127. Easement granted to Tampa Electric Company, a Florida corporation, recorded in Book 3351, Page 1297. **(affects Tracts in Crystal Springs Colony Farms in Section 6)**

Coverage afforded under Paragraph 1(d) and Paragraph 2(a) of the attached Endorsement – Restrictions, Encroachments, Minerals – Owner's Policy (with Florida modifications) as to this exception is not available and is hereby deleted from such endorsement.

128. Easement granted to Tampa Electric Company, a Florida corporation, recorded in Book 3356, Page 1467. **(affects Tracts in Crystal Springs Colony Farms in Section 6)**

Coverage afforded under Paragraph 1(d) and Paragraph 2(a) of the attached Endorsement – Restrictions, Encroachments, Minerals – Owner's Policy (with Florida modifications) as to this exception is not available and is hereby deleted from such endorsement.

129. Easement granted to Florida Power Corporation, a Florida corporation, recorded in Book 3683, Page 362. **(affects Tract 1, Crystal Springs Colony Farms in Section 6)**

130. Easement granted to Tampa Electric Company, a Florida corporation, recorded in Book 6131, Page 308. **(affects Tracts in Crystal Springs Colony Farms in Section 6)**

Coverage afforded under Paragraph 1(d) and Paragraph 2(a) of the attached Endorsement – Restrictions, Encroachments, Minerals – Owner's Policy (with Florida modifications) as to this exception is not available and is hereby deleted from such endorsement.

131. Easement granted to Florida Power Corporation, a Florida corporation, by virtue of Transmission Line Easement recorded in Book 6299, Page 1159. **(affects Tracts in Crystal Springs Colony Farms in Section 6)**

132. Covenants, conditions and restrictions and right of access granted to Hillsborough County as incorporated in Declaration of Restrictions recorded in Book 7897, Page 1945; as amended by Amendment to Declaration of Restrictions recorded in Book 8433, Page 1713. The right of first refusal contained in Section 12 of the Agreement for Exchange of Property attached as Exhibit "A" to Resolution No. R95-173 of the Board of County Commissioners of Hillsborough County, which in turn is attached as Schedule B to the Declaration of Restrictions, has terminated and is of no further force or effect.

133. Tampa Electric Company power line extending East from State Road 39 through Sections 7, 8 and 9, Township 27 South, Range 22 East, for which there is no recorded easement found.

134. Rights of the Public and Hillsborough County, Florida in the streets of Crystal Springs Colony Farms in Sections 6 and 7, Township 27 South, Range 22 East, lying East of S.C.L. Railroad right of way as per map recorded in Plat Book 9, Page 12 as affected by that Resolution vacating right of way dated August 5, 1965 and recorded in Deed Book 1487, Page 10; and Resolution vacating right of way dated October 7, 1965 and recorded in Deed Book 1515, Page 845; and that Final Judgment dated May 12, 1976 and recorded in Book 3120, Page 113.

135. Rights of way for railroad contiguous to the West boundary of caption lands are set forth in instrument recorded in Deed Book N-2, Page 183 and in Deed Book 644, Page 323.
136. Deleted.
137. Agreement concerning Plant City Phosphate Complex Phosphogypsum Stack Expansion entered on December 5, 1995 by and between CF Industries, Inc., the Florida Department of Community Affairs and the Florida Department of Environmental Protection recorded in Book 8013, Page 1981.
138. Development Order for a Development of Regional Impact ("DRI" Development Order") adopted by Hillsborough County, Florida, on June 19, 1996 being Resolution No. 96-161; and by Resolution No. R96-27B recorded in Book 8433, Page 1675; and Book 8433, Page 1699; as affected by Notice of Adoption of a DRI Development Order for the CFI Phosphogypsum Stack Expansion Development of Regional Impact recorded in Book 11356, Page 1294.
139. Terms and conditions of the Agreement between Hillsborough County, a political subdivision of the State of Florida, and CF Industries, Inc., a Delaware corporation, recorded in Book 8433, Page 1694.
140. Easement granted to Tampa Electric Company, a Florida corporation, recorded in Book 9359, Page 607.
141. All right, title and interest of Hillsborough County, a body corporate under the Laws of the State of Florida, in the Deed recorded in Book 7897, Page 1942, of the public records of Hillsborough County, Florida, in an undivided three-fourths interest in, and title in and to an undivided three-fourths interest in, all the phosphate, minerals, and metals that are or may be in, on, or under the said land and an undivided one-half interest in all the petroleum that is or may be in, on, or under said land with the privilege to mine and develop the same, which interest may have been reserved under Section 270.11, Florida Statutes.
142. All right, title and interest of West Coast Regional Water Supply Authority, an interlocal governmental agency of the State of Florida, in the Deed recorded in Book 5371, Page 833, of the public records of Hillsborough County, Florida, in an undivided three-fourths interest in, and title in and to an undivided three-fourths interest in, all the phosphate, minerals, and metals that are or may be in, on, or under the said land and an undivided one-half interest in all the petroleum that is or may be in, on, or under said land with the privilege to mine and develop the same, which interest may have been reserved under Section 270.11, Florida Statutes.
143. Unrecorded Access License and Indemnity Agreement entered into on October 27, 2005, by and between CF Industries, Inc. and Audubon Ranch, as assigned to Mosaic Fertilizer, LLC by that certain unrecorded Assignment and Assumption Agreement dated March 17, 2014.
144. The following matters shown on the Survey of Parcel II prepared by Commercial Due Diligence Services under EM #6354, with an "aerial flown" date of October 12, 2013, and last revised February 5, 2014:

Possible rights of others in multiple roadways and paths through the eastern portion of the subject property.

Note: All of the recording information contained in the foregoing items 120 through 144, inclusive, refers to the Public Records of Hillsborough County, Florida, and any reference herein to a Book and Page is a reference to the Official Record Books of Hillsborough County, Florida, unless indicated to the contrary.

As to Parcel III (Pasco County, Florida):

145. Transmission Line Easement granted to Florida Power Corporation recorded June 27, 1991 in Book 2024, Page 310.
146. Distribution Line Easement granted to Tampa Electric Company recorded January 3, 1996 in Book 3517, Page 780.
147. The following matters shown on the Survey of Parcel III prepared by Commercial Due Diligence Services under EM #6354, with an "aerial flown" date of October 12, 2013, and last revised February 5, 2014:

Possible rights of others in multiple roadways and paths through the southern portion of the subject property.

Note: All of the recording information contained in the foregoing items 145 through 147, inclusive, refers to the Public Records of Pasco County, Florida, and any reference herein to a Book and Page is a reference to the Official Record Books of Pasco County, Florida, unless indicated to the contrary.

As to Parcel IV (Polk County, Florida):

148. Railroad Right-of-Way between Pierce Phosphate Company, a New York corporation, and Charlotte Harbor & Northern Railway Company, a Florida corporation, recorded May 13, 1915 in Deed Book 146, Page 454.
149. Railroad Right-of-Way between Agricultural Chemical Company, a Connecticut corporation, and Charlotte Harbor & Northern Railway Company, a Florida Corporation, recorded December 22, 1915 in Deed Book 151, Page 80.
150. Easement granted to Tampa Electric Company recorded January 25, 1929 in Deed Book 434, Page 512.
151. Railroad Right-of-Way between American Agricultural Chemical Company, a Delaware corporation, and Atlantic Coast Line Railroad Company, a Virginia corporation, recorded August 22, 1951 in Deed Book 911, Page 190.
152. Railroad Right-of-Way between International Minerals & Chemical Corporation, a New York corporation, and Atlantic Coast Line Railroad Company, a Virginia corporation, recorded October 19, 1951 in Deed Book 914, Page 512.
153. Railroad Right-of-Way between International Minerals & Chemical Corporation, a New York corporation, and Seaboard Air Line Railroad Company, a Virginia corporation, recorded December 26, 1951 in Deed Book 919, Page 293.

154. Easement granted to Florida Power Corporation as contained in that certain Lease recorded February 3, 1952 in Deed Book 924, Page 354; and Memorandum and Notice of Final Judgment styled: Wallace Bentley, Sr., et al. vs. City of Tallahassee, a Florida municipality; Florida Power Corporation, a Florida public utility; Progress Telecommunications Corporation, a Florida corporation; Interstate Fibernet, Inc., a Delaware corporation, recorded February 27, 2009 in Book 7826, Page 1652, under Case No. 1998-7107, in the Circuit Court of the Second Judicial Circuit, Leon County, Florida.
155. Easement granted to Florida Power Corporation as contained in that certain Lease recorded February 3, 1952 in Deed Book 924, Page 363.
156. Railroad Right-of-Way between International Minerals & Chemical Corporation, a New York corporation, and Atlantic Coast Line Railroad Company, a Virginia corporation, recorded June 12, 1954 in Deed Book 985, Page 449.
157. Railroad Right-of-Way between American Agricultural Chemical Company, a Delaware corporation, and Atlantic Coast Line Railroad Company, a Virginia corporation, recorded July 30, 1954 in Deed Book 989, Page 143.
158. Easement granted to Houston Texas Gas & Oil Corporation, a Delaware corporation, recorded March 16, 1959 in Book 244, Page 154.
159. Deleted.
160. Deleted.
161. Easement for Gas Pipeline and Meter Site granted to Florida Gas Transmission Company, a Delaware corporation, recorded August 3, 1964 in Book 843, Page 66.
162. Deleted.
163. Deleted.
164. Access Easement granted to Chemicals, Inc., a Florida corporation, recorded January 18, 1965 in Book 893, Page 185.
165. Easement granted to Tampa Electric Company, as affected by document recorded July 8, 1965 in Book 944, Page 592; and Partial Release of Easement recorded May 2, 2000 in Book 4448, Page 1732.
166. Easement granted to Tampa Electric Company, as affected by document recorded July 8, 1965 in Book 944, Page 594; and Partial Release of Easement recorded May 2, 2000 in Book 4448, Page 1734.
167. Deleted.
168. Deed and Assignment by and between Chemicals, Inc., a Florida corporation, and International Minerals & Chemical Corporation, a New York corporation, recorded July 24, 1968 in Book 1163, Page 706.

169. Easement by and between International Minerals & Chemical Corporation, a New York corporation, and Ewell Engineering & Contracting Co., a Florida corporation, recorded October 21, 1969 in Book 1250, Page 964.
170. Easement granted to Tampa Electric Company recorded September 23, 1971 in Book 1387, Page 652.
171. Easement granted to Tampa Electric Company recorded January 29, 1980 in Book 1925, Page 340.
172. Drainage and Utility Easement granted to Polk County recorded April 20, 1981 in Book 2011, Page 67.
173. Easement granted to Tampa Electric Company recorded August 4, 1982 in Book 2098, Page 738.
174. Resolution by the Polk County Board of County Commissioners recorded July 22, 1994 in Book 3417, Page 707.
175. Notice of Adoption of a Development Order Amendment for the Noralyn/Phosphoria Mine Extension Development of Regional Impact Polk County, Florida recorded July 22, 1994 in Book 3417, Page 713.
176. Agreement for Implementation of Chapter 380, Florida Statutes for Farmland Hydro, LP (Green Bay, Florida Facilities) between Farmland Hydro, LP ("FHLP" or "Owner") and the State of Florida, Department of Community Affairs ("Department") recorded April 27, 2000 in Book 4446, Page 93.
177. Notice of Adoption of Development Order for a Development of Regional Impact known as Farmland Hydro, L.P., Company Green Bay Gypsum Stack Expansion recorded October 26, 2001 in Book 4833, Page 1245.
178. Easement for Reclamation by and between Farmland Hydro, Limited Partnership, a Delaware limited partnership, and IMC Phosphates Company, a Delaware limited partnership, formerly known as IMC-AGRICO Company, recorded November 7, 2002 in Book 5166, Page 993.
179. Declaration of Roadway Easements and Agreement for Shared Use by and between CF Industries, Inc., a Delaware corporation, and Kinder-Morgan Operating L.P. "C", a Delaware limited partnership, recorded July 25, 2007 in Book 7372, Page 2191.
180. Electric Transmission Line Easement granted by CF Industries, Inc. to Kinder-Morgan Operating L.P., "C" recorded July 25, 2007 in Book 7372, Page 2201.
181. Deleted.
182. Declaration of Restrictive Covenant by and between Mulberry Phosphates, Inc., a Florida corporation, through its Trustee in bankruptcy V. John Brook, Jr., ("Grantor") and the Florida Department of Environmental Protection ("FDEP") recorded August 14, 2009 in Book 7952, Page 1712, which includes a right of access to FDEP, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

183. Easement for Access and Authorization to Conduct on Site Activities by and between V. John Brook as Chapter 7 Trustee in Bankruptcy for Mulberry Phosphates, Inc., a Florida corporation, debtor, in the United States Bankruptcy Court for the Middle District of Florida, under Case No. 8:01-bk-02002,02004-ALP, recorded August 14, 2009 in Book 7952, Page 1724.
184. Pollution Easement by and between V. John Brook, Jr., acting as Chapter 7 Trustee in Bankruptcy for Mulberry Phosphates, Inc., a Delaware corporation, debtor, in the United States Bankruptcy Court for the Middle District of Florida, under Case No. 8:01-bk-02002,02004-ALP, recorded August 14, 2009 in Book 7952, Page 1733.
185. Easement granted to Tampa Electric Company recorded February 7, 2011 in Book 8317, Page 536.
186. Nonexclusive Roadway and Drainage Easement by and between CF Industries, Inc. and Kinder Morgan Operating L.P. "C" recorded September 14, 2012 in Book 8750, Page 878.
187. Unrecorded Pasture Lease dated May 15, 2012, by and between CF Industries, Inc., as landlord, and Robert Keen, as tenant, as assigned to Mosaic Fertilizer, LLC by that certain unrecorded Assignment and Assumption Agreement dated March 17, 2014.
188. Unrecorded Pasture Lease dated December 21, 2013, by and between CF Industries, Inc., as landlord, and Woods Citrus Tree Removal, as tenant, as assigned to Mosaic Fertilizer, LLC by that certain unrecorded Assignment and Assumption Agreement dated March 17, 2014.
189. The following matters shown on the Survey of Parcel IV prepared by Commercial Due Diligence Services under EM #6356, with an "aerial flown" date of October 12, 2013, and last revised February 5, 2014:
 - a. Existing transformers and power utilities in the vicinity of the southerly boundary of the subject property without the benefit of an easement.
 - b. Any interest or claim of interest in and to Parcel IV by reason of shared ingress and egress with owner and uses of improvements on adjacent property.

Note: All of the recording information contained in the foregoing items 148 through 189, inclusive, refers to the Public Records of Polk County, Florida, and any reference herein to a Book and Page is a reference to the Official Record Books of Polk County, Florida, unless indicated to the contrary.

Agent File Number: **22205-09810**
Issuing Office File Number: **5011412-127212**

Notices - Where Sent

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this policy and shall be addressed to the Company, Attention: Claims Department, 1 First American Way, Santa Ana, CA 92707.

Service, Quality and Availability

First American Title Insurance Company cares about its customers and their ability to obtain information and service on a convenient, timely and accurate basis. A qualified staff of service representatives is dedicated to serving you. A toll-free number is available for your convenience in obtaining information about coverage and to provide assistance in resolving complaints at 1-800-929-7186. Office hours are from 8:30 a.m. through 5:30 p.m. Monday through Friday.



First American Title

**ENDORSEMENT
RESTRICTIONS, ENCROACHMENTS, MINERALS OWNER'S POLICY: IMPROVED LAND
(with Florida Modification)**

Issued by

First American Title Insurance Company

Issuing Office File No.: **22205-09810**

Attached to Policy No.: **5011412-127212**

The Company insures the Insured against loss or damage sustained by reason of:

1. The existence, at Date of Policy, of any of the following unless expressly excepted in Schedule B:
 - (a) Present violations on the Land of any enforceable covenants, conditions, or restrictions, or any existing improvements on the Land which violate any building setback lines shown on a plat of subdivision recorded or filed in the Public Records.
 - (b) Any instrument referred to in Schedule B as containing covenants, conditions, or restrictions on the Land which, in addition, (i) establishes an easement on the Land; (ii) provides for an option to purchase, a right of first refusal, or the prior approval of a future purchaser or occupant; or (iii) provides a right of re-entry, possibility of reverter, or right of forfeiture because of violations on the Land of any enforceable covenants, conditions, or restrictions.
 - (c) Any encroachment of existing improvements located on the Land onto adjoining land, or any encroachment onto the Land of existing improvements located on adjoining land.
 - (d) Any encroachment of existing improvements located on the Land onto that portion of the Land subject to any easement excepted in Schedule B.
 - (e) Any notices of violation of covenants, conditions, or restrictions relating to environmental protection recorded or filed in the Public Records.
2. Damage to buildings existing at Date of Policy:
 - (a) Which are located on or encroach upon that portion of the Land subject to any easement excepted in Schedule B, which damage results from the exercise of the right to maintain the easement for the purpose for which it was granted or reserved;
 - (b) Resulting from the future exercise of any right existing at Date of Policy to use the surface of the Land for the extraction or development of minerals excepted from the description of the Land or excepted in Schedule B.
3. Any final court order or judgment requiring the removal from any land adjoining the Land of any encroachment, other than fences, landscaping, or driveways, excepted in Schedule B.
4. Any final court order or judgment denying the right to maintain any existing building on the Land because of any violation of covenants, conditions, or restrictions, or building setback lines shown on a plat of subdivision recorded or filed in the Public Records at Date of Policy.

Wherever in this endorsement the words "covenants, conditions, or restrictions" appear, they shall not be deemed to refer to or include the terms, covenants, conditions, or limitations contained in an instrument creating a lease.

As used in paragraphs 1(a) and 4, the words "covenants, conditions, or restrictions" shall not be deemed to refer to or include any covenants, conditions or limitations relating to environmental protection.

This endorsement is made a part of the policy and is subject to all of the terms and provisions thereof and any prior endorsements thereto. Except to the extent expressly stated, it neither modifies any of the terms and provisions of the policy and any prior endorsements, nor does it extend the effective date of the policy and any prior endorsements, nor does it increase the face amount thereof.

Issue Date: _____, 2014

FIRST AMERICAN TITLE INSURANCE COMPANY

Carlton Fields Jorden Burt, P.A.

By: _____
Gary W. Johnson, Authorized Signatory

Form 50-10599 (2-1-11)	Page 26 of 32	ALTA 9.2-06 Restrictions, Easements, Minerals (Rev. 6-17-06) With Florida Modifications
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First American Title

FLORIDA SURVEY ENDORSEMENT

Issued by

First American Title Insurance Company

Issuing Office File No.: **22205-09810**

Attached to Policy No.: **5011412-127212**

The Company hereby acknowledges the lands described as Parcel I (Hardee County, Florida) in Schedule A are the same lands described in the Survey of Parcel I prepared by Commercial Due Diligence Services under EM #6434, with an "aerial flown" date of October 10, 2013, and last revised March 4, 2014; however, (i) the Company provides no assurance as to any parcel characterized as an easement in Exhibit "A" to Schedule A hereof, and (ii) the Company does not insure the accuracy or completeness of said survey.

The Company hereby acknowledges the lands described as Parcel II (Hillsborough County, Florida) in Schedule A are the same lands described in the Survey of Parcel II prepared by Commercial Due Diligence Services under EM #6354, with an "aerial flown" date of October 12, 2013, and last revised February 5, 2014; however, the Company does not insure the accuracy or completeness of said survey.

The Company hereby acknowledges the lands described as Parcel III (Pasco County, Florida) in Schedule A are the same lands described in the Survey of Parcel III prepared by Commercial Due Diligence Services under EM #6354, with an "aerial flown" date of October 12, 2013, and last revised February 5, 2014; however, the Company does not insure the accuracy or completeness of said survey.

The Company hereby acknowledges the lands described as Parcel IV (Polk County, Florida) in Schedule A are the same lands described in the Survey of Parcel IV prepared by Commercial Due Diligence Services under EM #6356, with an "aerial flown" date of October 12, 2013, and last revised February 5, 2014; however, the Company does not insure the accuracy or completeness of said survey.

This endorsement is made a part of the policy and is subject to all of the terms and provisions thereof and of any prior endorsements thereto. Except to the extent expressly stated, it neither modifies any of the terms and provisions of the policy and any prior endorsements, nor does it extend the effective date of the policy and any prior endorsements, nor does it increase the face amount thereof.

This endorsement shall not be valid or binding unless signed by either a duly authorized officer or agent of the Company.

Issue Date: _____, 2014

FIRST AMERICAN TITLE INSURANCE COMPANY

Carlton Fields Jordan Burt, P.A.

By: _____
Gary W. Johnson, Authorized Signatory



First American Title

FATIC-769

FLORIDA CONTIGUITY ENDORSEMENT

Issued by

First American Title Insurance Company

Agent File No. **22205-09810**

Attached to Policy No.: **5011412-127212**

The Company insures the Insured herein against loss or damage by virtue of any inaccuracy in the following statement, to wit:

As to Parcel I (Hardee County, Florida):

A. The following described lands comprise a contiguous whole, as depicted on the Survey of Parcel I prepared by Commercial Due Diligence Services under EM #6434, with an "aerial flown" date of October 10, 2013, and last revised March 4, 2014, without any gaps, gores or overlaps:

Township 33 South Range 23 East:

Section 25: The South 500 feet, LESS the West 1000 feet thereof,

and

Section 36: All, LESS the West 1000 feet,

and

Township 33 South Range 24 East:

Section 30: The South 500 feet of the West 1300 feet,

and

Section 31: The West 1300 feet of the section.

B. The following described lands comprise a contiguous whole, as depicted on the Survey of Parcel I prepared by Commercial Due Diligence Services under EM #6434, with an "aerial flown" date of October 10, 2013, and last revised March 4, 2014, without any gaps, gores or overlaps:

Township 33 South Range 23 East:

Section 33: All, LESS:

- a) The North 500 feet,
- b) The East 200 feet, LESS the North 500 feet thereof.
- c) The West 800 feet, LESS the North 500 feet thereof.

C. The following described lands comprise a contiguous whole, as depicted on the Survey of Parcel I prepared by Commercial Due Diligence Services under EM #6434, with an "aerial flown" date of October 10, 2013, and last revised March 4, 2014, without any gaps, gores or overlaps:

Township 33 South Range 23 East:

Section 36: All, LESS the West 1000 feet.

D. The following described lands comprise a contiguous whole, as depicted on the Survey of Parcel I prepared by Commercial Due Diligence Services under EM #6434, with an "aerial flown" date of October 10, 2013, and last revised March 4, 2014, without any gaps, gores or overlaps:

Township 33 South Range 24 East:

Section 6: Begin at the intersection of the south boundary of Section 6 and the west right of way line of County Road 663; thence northwesterly along said west right of way line 1,335 feet; thence westerly, perpendicular to the west right of way line, 700 feet; thence southeasterly, parallel with said west right of way line of County Road 663, to a point on the south boundary of Section 6; thence east along said south boundary of Section 6, to the Point of Beginning.

Section 7: Begin at the intersection of the north boundary of Section 7 and the west right of way line of County Road 663; thence southeasterly along said west right of way line, 975 feet; thence westerly, perpendicular to said west right of way line, 700 feet, thence northwesterly, parallel with said west right of way line of County Road 663, to a point on the north boundary of Section 7; thence east along said north boundary of Section 7, to the Point of Beginning.

E. The following described lands comprise a contiguous whole, as depicted on the Survey of Parcel I prepared by Commercial Due Diligence Services under EM #6434, with an "aerial flown" date of October 10, 2013, and last revised March 4, 2014, without any gaps, gores or overlaps:

The following portions of the town of Fort Green Springs as per plat recorded in plat book 2, page 28, of the public records of Hardee County, Florida: Lots 3 through 6, inclusive, block 10.

F. The following described lands comprise a contiguous whole, as depicted on the Survey of Parcel I prepared by Commercial Due Diligence Services under EM #6434, with an "aerial flown" date of October 10, 2013, and last revised March 4, 2014, without any gaps, gores or overlaps:

The following portions of the town of Fort Green Springs as per plat recorded in plat book 2, page 28, of the public records of Hardee County, Florida: Lots 1 through 8, inclusive, block 11.

G. The following described lands comprise a contiguous whole, as depicted on the Survey of Parcel I prepared by Commercial Due Diligence Services under EM #6434, with an "aerial flown" date of October 10, 2013, and last revised March 4, 2014, without any gaps, gores or overlaps:

The following portions of the town of Fort Green Springs as per plat recorded in plat book 2, page 28, of the public records of Hardee County, Florida: Lots 1 through 12, inclusive, block 12.

H. The following described lands comprise a contiguous whole, as depicted on the Survey of Parcel I prepared by Commercial Due Diligence Services under EM #6434, with an "aerial flown" date of October 10, 2013, and last revised March 4, 2014, without any gaps, gores or overlaps:

The following portions of the town of Fort Green Springs as per plat recorded in plat book 2, page 28, of the public records of Hardee County, Florida: Lots 1 through 12, inclusive, block 14.

- I. The following described lands comprise a contiguous whole, as depicted on the Survey of Parcel I prepared by Commercial Due Diligence Services under EM #6434, with an "aerial flown" date of October 10, 2013, and last revised March 4, 2014, without any gaps, gores or overlaps:

The following portions of the town of Fort Green Springs as per plat recorded in plat book 2, page 28, of the public records of Hardee County, Florida: Lots 1 through 12, inclusive, block 16.

- J. The following described lands comprise a contiguous whole, as depicted on the Survey of Parcel I prepared by Commercial Due Diligence Services under EM #6434, with an "aerial flown" date of October 10, 2013, and last revised March 4, 2014, without any gaps, gores or overlaps:

Township 33 South Range 24 East:

Section 29: The North 900 feet lying west of CSX Railroad right of way,

and

Section 30: The East 2900 feet of the North 900 feet.

- K. The following described lands comprise a contiguous whole, as depicted on the Survey of Parcel I prepared by Commercial Due Diligence Services under EM #6434, with an "aerial flown" date of October 10, 2013, and last revised March 4, 2014, without any gaps, gores or overlaps:

Township 33 South Range 24 East:

Section 33: All,

(a) LESS the North 1000 feet, and

(b) LESS the West 1400 feet thereof, lying south of the North 1000 feet thereof,

and

Section 34: All, LESS the North 1000 feet thereof,

and

Section 35: All, LESS the North 500 feet thereof,

and

Section 36: All, LESS the North 500 feet, and LESS that part of the following described parcel lying south of the North 500 feet: Begin at the Northeast corner of Section 36, thence west along the north boundary thereof, 2000 feet, thence south at right angles to the section line, 400 feet, thence southeasterly to a point on the east boundary of said Section 36, said point being 900 feet south of the Northeast corner of Section 36, thence north along said east boundary thereof to the northeast corner of Section 36 and the Point of Beginning.

As to Parcel II (Hillsborough County, Florida):

Subject to Schedule B, item 134, the tracts included in the legal description of Parcel II (Hillsborough County, Florida), as set forth on Exhibit "A" to Schedule A, compose a contiguous whole, as depicted on the Survey of Parcel II prepared by Commercial Due Diligence Services under EM #6354, with an "aerial flown" date of October 12, 2013, and last revised February 5, 2014, without any gaps, gores or overlaps.

As to Parcel III (Pasco County, Florida):

That portion of Parcel III lying north of Deems Road comprises a contiguous whole, as depicted on the Survey of Parcel III prepared by Commercial Due Diligence Services under EM #6354, with an "aerial flown" date of October 12 2013, and last revised February 5, 2014, without any gaps, gores or overlaps.

That portion of Parcel III lying south of Deems Road comprises a contiguous whole, as depicted on the Survey of Parcel III prepared by Commercial Due Diligence Services under EM #6354, with an "aerial flown" date of October 12 2013, and last revised February 5, 2014, without any gaps, gores or overlaps.

As to Parcel IV (Polk County, Florida):

Parcels 1 through 12, inclusive, and Parcel 14 compose a contiguous whole, as depicted on the Survey of Parcel IV prepared by Commercial Due Diligence Services under EM #6354, with an "aerial flown" date of October 12, 2013, and last revised February 5, 2014, without any gaps, gores or overlaps, except as shown on the Survey.

[The balance of this page has been left blank intentionally.]

This endorsement is made a part of the policy and is subject to all of the terms and provisions thereof and of prior endorsements thereto. Except to the extent expressly stated, it neither modifies any of the terms and provisions of the policy and any prior endorsements, nor does it extend the effective date of the policy and any prior endorsements, nor does it increase the face amount thereof.

This endorsement shall not be valid or binding unless signed by either a duly authorized officer or agent of the Company.

Issue Date: _____, 2014

FIRST AMERICAN TITLE INSURANCE COMPANY

Carlton Fields Jorden Burt, P.A.

By: _____
Gary W. Johnson, Authorized Signatory

(TP 5/99)

DA Permit SAJ-1993-01395

Attachment G - Compensatory Mitigation Plan

Attachment H - Temporal Lag Tables

Table C-51 (math behind 4 of the Tractors)

"r" = 3.00% = Discount Rate (enter 0.03 for 3%)

C-51 "counts" value at end of the year (impact wetland in year 0, loss "counted" year 0)

Tfactor = ratio of the Present Worth of proposed wetland functions LOSS/LIFT compared to the Maximum possible.

t Present Worth PW Year	a (1+r) ^{-t}	<--- maximum (MAX) --->				Mine Year 0 / 2016				Mine Year 1 / 2017				Mine Year 2 / 2018				Mine Year 3 / 2019			
		b Change	c MAX	d PW	a X c	b Change	c LOSS	d PW	a X c	b Change	c LOSS	d PW	a X c	b Change	c LOSS	d PW	a X c	b Change	c LOSS	d PW	a X c
0	2016	1.000	1.000	1.0000	= a X c	1.000	1.000	1.0000	= a X c	0.000	0.000	0.0000	= a X c	0.000	0.000	0.0000	= a X c	0.000	0.000	0.0000	= a X c
1	2017	0.9709	1.000	0.9709		0.000	1.000	0.9709		1.000	1.000	0.9709		0.000	0.000	0.0000		0.000	0.000	0.0000	
2	2018	0.9426	1.000	0.9426		0.000	1.000	0.9426		0.000	1.000	0.9426		1.000	1.000	0.9426		0.000	0.000	0.0000	
3	2019	0.9151	1.000	0.9151		0.000	1.000	0.9151		0.000	1.000	0.9151		0.000	1.000	0.9151		1.000	1.000	0.9151	
4	2020	0.8885	1.000	0.8885		0.000	1.000	0.8885		0.000	1.000	0.8885		0.000	1.000	0.8885		0.000	1.000	0.8885	
5	2021	0.8626	1.000	0.8626		0.000	1.000	0.8626		0.000	1.000	0.8626		0.000	1.000	0.8626		0.000	1.000	0.8626	
6	2022	0.8375	1.000	0.8375		0.000	1.000	0.8375		0.000	1.000	0.8375		0.000	1.000	0.8375		0.000	1.000	0.8375	
7	2023	0.8131	1.000	0.8131		0.000	1.000	0.8131		0.000	1.000	0.8131		0.000	1.000	0.8131		0.000	1.000	0.8131	
8	2024	0.7894	1.000	0.7894		0.000	1.000	0.7894		0.000	1.000	0.7894		0.000	1.000	0.7894		0.000	1.000	0.7894	
9	2025	0.7664	1.000	0.7664		0.000	1.000	0.7664		0.000	1.000	0.7664		0.000	1.000	0.7664		0.000	1.000	0.7664	
10	2026	0.7441	1.000	0.7441		0.000	1.000	0.7441		0.000	1.000	0.7441		0.000	1.000	0.7441		0.000	1.000	0.7441	
11	2027	0.7224	1.000	0.7224		0.000	1.000	0.7224		0.000	1.000	0.7224		0.000	1.000	0.7224		0.000	1.000	0.7224	
12	2028	0.7014	1.000	0.7014		0.000	1.000	0.7014		0.000	1.000	0.7014		0.000	1.000	0.7014		0.000	1.000	0.7014	
13	2029	0.6810	1.000	0.6810		0.000	1.000	0.6810		0.000	1.000	0.6810		0.000	1.000	0.6810		0.000	1.000	0.6810	
14	2030	0.6611	1.000	0.6611		0.000	1.000	0.6611		0.000	1.000	0.6611		0.000	1.000	0.6611		0.000	1.000	0.6611	
15	2031	0.6419	1.000	0.6419		0.000	1.000	0.6419		0.000	1.000	0.6419		0.000	1.000	0.6419		0.000	1.000	0.6419	
16	2032	0.6232	1.000	0.6232		0.000	1.000	0.6232		0.000	1.000	0.6232		0.000	1.000	0.6232		0.000	1.000	0.6232	
17	2033	0.6050	1.000	0.6050		0.000	1.000	0.6050		0.000	1.000	0.6050		0.000	1.000	0.6050		0.000	1.000	0.6050	
18	2034	0.5874	1.000	0.5874		0.000	1.000	0.5874		0.000	1.000	0.5874		0.000	1.000	0.5874		0.000	1.000	0.5874	
19	2035	0.5703	1.000	0.5703		0.000	1.000	0.5703		0.000	1.000	0.5703		0.000	1.000	0.5703		0.000	1.000	0.5703	
20	2036	0.5537	1.000	0.5537		0.000	1.000	0.5537		0.000	1.000	0.5537		0.000	1.000	0.5537		0.000	1.000	0.5537	
21	2037	0.5375	1.000	0.5375		0.000	1.000	0.5375		0.000	1.000	0.5375		0.000	1.000	0.5375		0.000	1.000	0.5375	
22	2038	0.5219	1.000	0.5219		0.000	1.000	0.5219		0.000	1.000	0.5219		0.000	1.000	0.5219		0.000	1.000	0.5219	
23	2039	0.5067	1.000	0.5067		0.000	1.000	0.5067		0.000	1.000	0.5067		0.000	1.000	0.5067		0.000	1.000	0.5067	
24	2040	0.4919	1.000	0.4919		0.000	1.000	0.4919		0.000	1.000	0.4919		0.000	1.000	0.4919		0.000	1.000	0.4919	
25	2041	0.4776	1.000	0.4776		0.000	1.000	0.4776		0.000	1.000	0.4776		0.000	1.000	0.4776		0.000	1.000	0.4776	
26	2042	0.4637	1.000	0.4637		0.000	1.000	0.4637		0.000	1.000	0.4637		0.000	1.000	0.4637		0.000	1.000	0.4637	
27	2043	0.4502	1.000	0.4502		0.000	1.000	0.4502		0.000	1.000	0.4502		0.000	1.000	0.4502		0.000	1.000	0.4502	
28	2044	0.4371	1.000	0.4371		0.000	1.000	0.4371		0.000	1.000	0.4371		0.000	1.000	0.4371		0.000	1.000	0.4371	
29	2045	0.4243	1.000	0.4243		0.000	1.000	0.4243		0.000	1.000	0.4243		0.000	1.000	0.4243		0.000	1.000	0.4243	
30	2046	0.4120	1.000	0.4120		0.000	1.000	0.4120		0.000	1.000	0.4120		0.000	1.000	0.4120		0.000	1.000	0.4120	
31	2047	0.4000	1.000	0.4000		0.000	1.000	0.4000		0.000	1.000	0.4000		0.000	1.000	0.4000		0.000	1.000	0.4000	
32	2048	0.3883	1.000	0.3883		0.000	1.000	0.3883		0.000	1.000	0.3883		0.000	1.000	0.3883		0.000	1.000	0.3883	
33	2049	0.3770	1.000	0.3770		0.000	1.000	0.3770		0.000	1.000	0.3770		0.000	1.000	0.3770		0.000	1.000	0.3770	
		MAX = 34.000				LOSS = 34.000				LOSS = 33.000				LOSS = 32.000				LOSS = 31.000			
		MAX PW = 21.7658				PW = 21.7658				PW = 20.7658				PW = 19.7949				PW = 18.8523			
		--> MAX PW = 21.7658				--> MAX PW = 21.7658				--> MAX PW = 21.7658				--> MAX PW = 21.7658				--> MAX PW = 21.7658			
		Tfactor = 1.0000				Tfactor = 0.9541				Tfactor = 0.9095				Tfactor = 0.8661				Tfactor = 0.8661			

[illegible]

YEAR Tforest

0	0.924578		2016
1	0.880831		2017
2	0.838359		2018
3	0.797123		2019
4	0.757088		2020
5	0.718220		2021
6	0.680483		2022
7	0.643846		2023
8	0.608276		2024
9	0.573742		2025
10	0.540213		2026
11	0.507661		2027
12	0.476058		2028
13	0.445375		2029
14	0.415585		2030
15	0.386663		2031
16	0.358584		2032
17	0.331322		2033
18	0.304855		2034
19	0.279158		2035
20	0.254490		2036
21	0.230821		2037
22	0.208121		2038
23	0.186363		2039
24	0.165519		2040
25	0.145422		2041
26	0.126051		2042
27	0.107384		2043
28	0.089401		2044
29	0.072082		2045
30	0.055407		2046
31	0.039639		2047
32	0.025030		2048
33	0.011548		2049

Page 2 of 35

(Forested Year Built for tYear = 0)											
*r =		3.00%			= Discount Rate (enter 0.03 for 3%)						
Tfactor = ratio of the Present Worth of proposed wetland functions LOSS/LIFT compared to the Maximum possible.											
		Community Structure			Water Environment			Landscape Support			
t	a		b	c	d	b	c	d	b	c	d
Present Worth PW			Change	LIFT	PW	Change	LIFT	PW	Change	LIFT	PW
Year	0	(1+r) ^{-t}		0.000	=a X c/3		0.000	=a X c/3		0.000	=a X c/3
0	2016	1.0000	0.500	0.500	0.1667	1.000	1.000	0.3333	0.500	0.500	0.1667
1	2017	0.9709	0.025	0.525	0.1699	0.000	1.000	0.3236	0.250	0.750	0.2427
2	2018	0.9426	0.025	0.550	0.1728	0.000	1.000	0.3142	0.100	0.850	0.2671
3	2019	0.9151	0.025	0.575	0.1754	0.000	1.000	0.3050	0.100	0.950	0.2898
4	2020	0.8885	0.025	0.600	0.1777	0.000	1.000	0.2962	0.050	1.000	0.2962
5	2021	0.8626	0.025	0.625	0.1797	0.000	1.000	0.2875	0.000	1.000	0.2875
6	2022	0.8375	0.025	0.650	0.1815	0.000	1.000	0.2792	0.000	1.000	0.2792
7	2023	0.8131	0.025	0.675	0.1829	0.000	1.000	0.2710	0.000	1.000	0.2710
8	2024	0.7894	0.025	0.700	0.1842	0.000	1.000	0.2631	0.000	1.000	0.2631
9	2025	0.7664	0.025	0.725	0.1852	0.000	1.000	0.2555	0.000	1.000	0.2555
10	2026	0.7441	0.025	0.750	0.1860	0.000	1.000	0.2480	0.000	1.000	0.2480
11	2027	0.7224	0.050	0.800	0.1926	0.000	1.000	0.2408	0.000	1.000	0.2408
12	2028	0.7014	0.050	0.850	0.1987	0.000	1.000	0.2338	0.000	1.000	0.2338
13	2029	0.6810	0.050	0.900	0.2043	0.000	1.000	0.2270	0.000	1.000	0.2270
14	2030	0.6611	0.050	0.950	0.2094	0.000	1.000	0.2204	0.000	1.000	0.2204
15	2031	0.6419	0.050	1.000	0.2140	0.000	1.000	0.2140	0.000	1.000	0.2140
16	2032	0.6232	0.000	1.000	0.2077	0.000	1.000	0.2077	0.000	1.000	0.2077
17	2033	0.6050	0.000	1.000	0.2017	0.000	1.000	0.2017	0.000	1.000	0.2017
18	2034	0.5874	0.000	1.000	0.1958	0.000	1.000	0.1958	0.000	1.000	0.1958
19	2035	0.5703	0.000	1.000	0.1901	0.000	1.000	0.1901	0.000	1.000	0.1901
20	2036	0.5537	0.000	1.000	0.1846	0.000	1.000	0.1846	0.000	1.000	0.1846
21	2037	0.5375	0.000	1.000	0.1792	0.000	1.000	0.1792	0.000	1.000	0.1792
22	2038	0.5219	0.000	1.000	0.1740	0.000	1.000	0.1740	0.000	1.000	0.1740
23	2039	0.5067	0.000	1.000	0.1689	0.000	1.000	0.1689	0.000	1.000	0.1689
24	2040	0.4919	0.000	1.000	0.1640	0.000	1.000	0.1640	0.000	1.000	0.1640
25	2041	0.4776	0.000	1.000	0.1592	0.000	1.000	0.1592	0.000	1.000	0.1592
26	2042	0.4637	0.000	1.000	0.1546	0.000	1.000	0.1546	0.000	1.000	0.1546
27	2043	0.4502	0.000	1.000	0.1501	0.000	1.000	0.1501	0.000	1.000	0.1501
28	2044	0.4371	0.000	1.000	0.1457	0.000	1.000	0.1457	0.000	1.000	0.1457
29	2045	0.4243	0.000	1.000	0.1414	0.000	1.000	0.1414	0.000	1.000	0.1414
30	2046	0.4120	0.000	1.000	0.1373	0.000	1.000	0.1373	0.000	1.000	0.1373
31	2047	0.4000	0.000	1.000	0.1333	0.000	1.000	0.1333	0.000	1.000	0.1333
32	2048	0.3883	0.000	1.000	0.1294	0.000	1.000	0.1294	0.000	1.000	0.1294
33	2049	0.3770	0.000	1.000	0.1257	0.000	1.000	0.1257	0.000	1.000	0.1257

Page 3 of 35

(Forested Year Built for tYear = 1)										
r =		3.00%			= Discount Rate (enter 0.03 for 3%)					
Tfactor = ratio of the Present Worth of proposed wetland functions LOSS/LIFT compared to the Maximum possible.										
		Community Structure			Water Environment			Landscape Support		
t	a	b	c	d	b	c	d	b	c	d
Present Worth PW		Change	LIFT	PW	Change	LIFT	PW	Change	LIFT	PW
Year	0	(1+r) ^t	0.000	=a X c/3	0.000	0.000	=a X c/3	0.000	0.000	=a X c/3
0	2016	1.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
1	2017	0.9709	0.500	0.500	0.1618	1.000	1.000	0.3236	0.500	0.500
2	2018	0.9426	0.025	0.525	0.1650	0.000	1.000	0.3142	0.250	0.750
3	2019	0.9151	0.025	0.550	0.1678	0.000	1.000	0.3050	0.100	0.850
4	2020	0.8885	0.025	0.575	0.1703	0.000	1.000	0.2962	0.100	0.950
5	2021	0.8626	0.025	0.600	0.1725	0.000	1.000	0.2875	0.050	1.000
6	2022	0.8375	0.025	0.625	0.1745	0.000	1.000	0.2792	0.000	1.000
7	2023	0.8131	0.025	0.650	0.1762	0.000	1.000	0.2710	0.000	1.000
8	2024	0.7894	0.025	0.675	0.1776	0.000	1.000	0.2631	0.000	1.000
9	2025	0.7664	0.025	0.700	0.1788	0.000	1.000	0.2555	0.000	1.000
10	2026	0.7441	0.025	0.725	0.1798	0.000	1.000	0.2480	0.000	1.000
11	2027	0.7224	0.025	0.750	0.1806	0.000	1.000	0.2408	0.000	1.000
12	2028	0.7014	0.050	0.800	0.1870	0.000	1.000	0.2338	0.000	1.000
13	2029	0.6810	0.050	0.850	0.1929	0.000	1.000	0.2270	0.000	1.000
14	2030	0.6611	0.050	0.900	0.1983	0.000	1.000	0.2204	0.000	1.000
15	2031	0.6419	0.050	0.950	0.2033	0.000	1.000	0.2140	0.000	1.000
16	2032	0.6232	0.050	1.000	0.2077	0.000	1.000	0.2077	0.000	1.000
17	2033	0.6050	0.000	1.000	0.2017	0.000	1.000	0.2017	0.000	1.000
18	2034	0.5874	0.000	1.000	0.1958	0.000	1.000	0.1958	0.000	1.000
19	2035	0.5703	0.000	1.000	0.1901	0.000	1.000	0.1901	0.000	1.000
20	2036	0.5537	0.000	1.000	0.1846	0.000	1.000	0.1846	0.000	1.000
21	2037	0.5375	0.000	1.000	0.1792	0.000	1.000	0.1792	0.000	1.000
22	2038	0.5219	0.000	1.000	0.1740	0.000	1.000	0.1740	0.000	1.000
23	2039	0.5067	0.000	1.000	0.1689	0.000	1.000	0.1689	0.000	1.000
24	2040	0.4919	0.000	1.000	0.1640	0.000	1.000	0.1640	0.000	1.000
25	2041	0.4776	0.000	1.000	0.1592	0.000	1.000	0.1592	0.000	1.000
26	2042	0.4637	0.000	1.000	0.1546	0.000	1.000	0.1546	0.000	1.000
27	2043	0.4502	0.000	1.000	0.1501	0.000	1.000	0.1501	0.000	1.000
28	2044	0.4371	0.000	1.000	0.1457	0.000	1.000	0.1457	0.000	1.000
29	2045	0.4243	0.000	1.000	0.1414	0.000	1.000	0.1414	0.000	1.000
30	2046	0.4120	0.000	1.000	0.1373	0.000	1.000	0.1373	0.000	1.000
31	2047	0.4000	0.000	1.000	0.1333	0.000	1.000	0.1333	0.000	1.000
32	2048	0.3883	0.000	1.000	0.1294	0.000	1.000	0.1294	0.000	1.000
33	2049	0.3770	0.000	1.000	0.1257	0.000	1.000	0.1257	0.000	1.000
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Page 4 of 35

(Forested Year Built for tYear = 2)											
*r =		3.00% = Discount Rate (enter 0.03 for 3%)									
Tfactor = ratio of the Present Worth of proposed wetland functions LOSS/LIFT compared to the Maximum possible.											
		Community Structure				Water Environment			Landscape Support		
t	a	b	c	d	b	c	d	b	c	d	
Present Worth PW		Change	LIFT	PW	Change	LIFT	PW	Change	LIFT	PW	
Year	0	(1+r) ^{-t}	0.000	=a X c/3	0.000	0.000	=a X c/3	0.000	0.000	=a X c/3	
0	2016	1.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
1	2017	0.9709	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
2	2018	0.9426	0.500	0.500	0.1571	1.000	1.000	0.3142	0.500	0.500	0.1571
3	2019	0.9151	0.025	0.525	0.1601	0.000	1.000	0.3050	0.250	0.750	0.2288
4	2020	0.8885	0.025	0.550	0.1629	0.000	1.000	0.2962	0.100	0.850	0.2517
5	2021	0.8626	0.025	0.575	0.1653	0.000	1.000	0.2875	0.100	0.950	0.2732
6	2022	0.8375	0.025	0.600	0.1675	0.000	1.000	0.2792	0.050	1.000	0.2792
7	2023	0.8131	0.025	0.625	0.1694	0.000	1.000	0.2710	0.000	1.000	0.2710
8	2024	0.7894	0.025	0.650	0.1710	0.000	1.000	0.2631	0.000	1.000	0.2631
9	2025	0.7664	0.025	0.675	0.1724	0.000	1.000	0.2555	0.000	1.000	0.2555
10	2026	0.7441	0.025	0.700	0.1736	0.000	1.000	0.2480	0.000	1.000	0.2480
11	2027	0.7224	0.025	0.725	0.1746	0.000	1.000	0.2408	0.000	1.000	0.2408
12	2028	0.7014	0.025	0.750	0.1753	0.000	1.000	0.2338	0.000	1.000	0.2338
13	2029	0.6810	0.050	0.800	0.1816	0.000	1.000	0.2270	0.000	1.000	0.2270
14	2030	0.6611	0.050	0.850	0.1873	0.000	1.000	0.2204	0.000	1.000	0.2204
15	2031	0.6419	0.050	0.900	0.1926	0.000	1.000	0.2140	0.000	1.000	0.2140
16	2032	0.6232	0.050	0.950	0.1973	0.000	1.000	0.2077	0.000	1.000	0.2077
17	2033	0.6050	0.050	1.000	0.2017	0.000	1.000	0.2017	0.000	1.000	0.2017
18	2034	0.5874	0.000	1.000	0.1958	0.000	1.000	0.1958	0.000	1.000	0.1958
19	2035	0.5703	0.000	1.000	0.1901	0.000	1.000	0.1901	0.000	1.000	0.1901
20	2036	0.5537	0.000	1.000	0.1846	0.000	1.000	0.1846	0.000	1.000	0.1846
21	2037	0.5375	0.000	1.000	0.1792	0.000	1.000	0.1792	0.000	1.000	0.1792
22	2038	0.5219	0.000	1.000	0.1740	0.000	1.000	0.1740	0.000	1.000	0.1740
23	2039	0.5067	0.000	1.000	0.1689	0.000	1.000	0.1689	0.000	1.000	0.1689
24	2040	0.4919	0.000	1.000	0.1640	0.000	1.000	0.1640	0.000	1.000	0.1640
25	2041	0.4776	0.000	1.000	0.1592	0.000	1.000	0.1592	0.000	1.000	0.1592
26	2042	0.4637	0.000	1.000	0.1546	0.000	1.000	0.1546	0.000	1.000	0.1546
27	2043	0.4502	0.000	1.000	0.1501	0.000	1.000	0.1501	0.000	1.000	0.1501
28	2044	0.4371	0.000	1.000	0.1457	0.000	1.000	0.1457	0.000	1.000	0.1457
29	2045	0.4243	0.000	1.000	0.1414	0.000	1.000	0.1414	0.000	1.000	0.1414
30	2046	0.4120	0.000	1.000	0.1373	0.000	1.000	0.1373	0.000	1.000	0.1373
31	2047	0.4000	0.000	1.000	0.1333	0.000	1.000	0.1333	0.000	1.000	0.1333
32	2048	0.3883	0.000	1.000	0.1294	0.000	1.000	0.1294	0.000	1.000	0.1294
33	2049	0.3770	0.000	1.000	0.1257	0.000	1.000	0.1257	0.000	1.000	0.1257

Page 5 of 35

(Forested Year Built for tYear = 3)																				
*r = 3.00% = Discount Rate (enter 0.03 for 3%)																				
Tfactor = ratio of the Present Worth of proposed wetland functions LOSS/LIFT compared to the Maximum possible.																				
			Community Structure			Water Environment			Landscape Support											
t	a		b	c	d	b	c	d	b	c	d									
Present Worth PW			Change	LIFT	PW	Change	LIFT	PW	Change	LIFT	PW	Change	LIFT	PW						
Year	0	(1+r)-t		0.000	=a X c/3		0.000	=a X c/3		0.000	=a X c/3		0.000	=a X c/3						
0	2016	1.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000						
1	2017	0.9709	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000						
2	2018	0.9426	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000						
3	2019	0.9151	0.500	0.500	0.1525	1.000	1.000	0.3050	0.500	0.500	0.1525	0.500	0.500	0.1525						
4	2020	0.8885	0.025	0.525	0.1555	0.000	1.000	0.2962	0.250	0.750	0.2221	0.250	0.750	0.2221						
5	2021	0.8626	0.025	0.550	0.1581	0.000	1.000	0.2875	0.100	0.850	0.2444	0.100	0.850	0.2444						
6	2022	0.8375	0.025	0.575	0.1605	0.000	1.000	0.2792	0.100	0.950	0.2652	0.100	0.950	0.2652						
7	2023	0.8131	0.025	0.600	0.1626	0.000	1.000	0.2710	0.050	1.000	0.2710	0.050	1.000	0.2710						
8	2024	0.7894	0.025	0.625	0.1645	0.000	1.000	0.2631	0.000	1.000	0.2631	0.000	1.000	0.2631						
9	2025	0.7664	0.025	0.650	0.1661	0.000	1.000	0.2555	0.000	1.000	0.2555	0.000	1.000	0.2555						
10	2026	0.7441	0.025	0.675	0.1674	0.000	1.000	0.2480	0.000	1.000	0.2480	0.000	1.000	0.2480						
11	2027	0.7224	0.025	0.700	0.1686	0.000	1.000	0.2408	0.000	1.000	0.2408	0.000	1.000	0.2408						
12	2028	0.7014	0.025	0.725	0.1695	0.000	1.000	0.2338	0.000	1.000	0.2338	0.000	1.000	0.2338						
13	2029	0.6810	0.025	0.750	0.1702	0.000	1.000	0.2270	0.000	1.000	0.2270	0.000	1.000	0.2270						
14	2030	0.6611	0.050	0.800	0.1763	0.000	1.000	0.2204	0.000	1.000	0.2204	0.000	1.000	0.2204						
15	2031	0.6419	0.050	0.850	0.1819	0.000	1.000	0.2140	0.000	1.000	0.2140	0.000	1.000	0.2140						
16	2032	0.6232	0.050	0.900	0.1870	0.000	1.000	0.2077	0.000	1.000	0.2077	0.000	1.000	0.2077						
17	2033	0.6050	0.050	0.950	0.1916	0.000	1.000	0.2017	0.000	1.000	0.2017	0.000	1.000	0.2017						
18	2034	0.5874	0.050	1.000	0.1958	0.000	1.000	0.1958	0.000	1.000	0.1958	0.000	1.000	0.1958						
19	2035	0.5703	0.000	1.000	0.1901	0.000	1.000	0.1901	0.000	1.000	0.1901	0.000	1.000	0.1901						
20	2036	0.5537	0.000	1.000	0.1846															

Page 6 of 35

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Page 7 of 35

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Page 8 of 35

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Page 9 of 35

(Forested Year Built for tYear = 7)										
*r= 3.00% = Discount Rate (enter 0.03 for 3%)										
Tfactor = ratio of the Present Worth of proposed wetland functions LOSS/LIFT compared to the Maximum possible.										

Page 10 of 35

(Forested Year Built for tYear = 8)											
*r= 3.00% = Discount Rate (enter 0.03 for 3%)											
Tfactor = ratio of the Present Worth of proposed wetland functions LOSS/LIFT compared to the Maximum possible.											

Page 11 of 35

(Forested Year Built for tYear = 9)											
*r=		3.00%						= Discount Rate (enter 0.03 for 3%)			
Tfactor = ratio of the Present Worth of proposed wetland functions LOSS/LIFT compared to the Maximum possible.											
			Community Structure			Water Environment			Landscape Support		
t	a		b	c	d	b	c	d	b	c	d
Present Worth PW			Change	LIFT	PW	Change	LIFT	PW	Change	LIFT	PW
Year	0	(1+r)-t		0.000	=a X c/3		0.000	=a X c/3		0.000	=a X c/3
0	2016	1.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
1	2017	0.9709	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
2	2018	0.9426	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
3	2019	0.9151	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
4	2020	0.8885	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
5	2021	0.8626	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
6	2022	0.8375	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
7	2023	0.8131	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
8	2024	0.7894	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
9	2025	0.7664	0.500	0.500	0.1277	1.000	1.000	0.2555	0.500	0.500	0.1277
10	2026	0.7441	0.025	0.525	0.1302	0.000	1.000	0.2480	0.250	0.750	0.1860
11	2027	0.7224	0.025	0.550	0.1324	0.000	1.000	0.2408	0.100	0.850	0.2047
12	2028	0.7014	0.025	0.575	0.1344	0.000	1.000	0.2338	0.100	0.950	0.2221
13	2029	0.6810	0.025	0.600	0.1362	0.000	1.000	0.2270	0.050	1.000	0.2270
14	2030	0.6611	0.025	0.625	0.1377	0.000	1.000	0.2204	0.000	1.000	0.2204
15	2031	0.6419	0.025	0.650	0.1391	0.000	1.000	0.2140	0.000	1.000	0.2140
16	2032	0.6232	0.025	0.675	0.1402	0.000	1.000	0.2077	0.000	1.000	0.2077
17	2033	0.6050	0.025	0.700	0.1412	0.000	1.000	0.2017	0.000	1.000	0.2017
18	2034	0.5874	0.025	0.725	0.1420	0.000	1.000	0.1958	0.000	1.000	0.1958
19	2035	0.5703	0.025	0.750	0.1426	0.000	1.000	0.1901	0.000	1.000	0.1901
20	2036	0.5537	0.050	0.800	0.1476	0.000	1.000	0.1846	0.000	1.000	0.1846
21	2037	0.5375	0.050	0.850	0.1523	0.000	1.000	0.1792	0.000	1.000	0.1792
22	2038	0.5219	0.050	0.900	0.1566	0.000	1.000	0.1740	0.000	1.000	0.1740
23	2039	0.5067	0.050	0.950	0.1605	0.000	1.000	0.1689	0.000	1.000	0.1689
24	2040	0.4919	0.050	1.000	0.1640	0.000	1.000	0.1640	0.000	1.000	0.1640
25	2041	0.4776	0.000	1.000	0.1592	0.000	1.000	0.1592	0.000	1.000	0.1592
26	2042	0.4637	0.000	1.000	0.1546	0.000	1.000	0.1546	0.000	1.000	0.1546
27	2043	0.4502	0.000	1.000	0.1501	0.000	1.000	0.1501	0.000	1.000	0.1501
28	2044	0.4371	0.000	1.000	0.1457	0.000	1.000	0.1457	0.000	1.000	0.1457
29	2045	0.4243	0.000	1.000	0.1414	0.000	1.000	0.1414	0.000	1.000	0.1414
30	2046	0.4120	0.000	1.000	0.1373	0.000	1.000	0.1373	0.000	1.000	0.1373
31	2047	0.4000	0.000	1.000	0.1333	0.000	1.000	0.1333	0.000	1.000	0.1333
32	2048	0.3883	0.000	1.000	0.1294	0.000	1.000	0.1294	0.000	1.000	0.1294
33	2049	0.3770	0.000	1.000	0.1257	0.000	1.000	0.1257	0.000	1.000	0.1257
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Page 12 of 35

(Forested Year Built for tYear = 10)										
r =		3.00%			= Discount Rate (enter 0.03 for 3%)					
Tfactor = ratio of the Present Worth of proposed wetland functions LOSS/LIFT compared to the Maximum possible.										
		Community Structure			Water Environment			Landscape Support		
t	a	b	c	d	b	c	d	b	c	d
Present Worth PW		Change	LIFT	PW	Change	LIFT	PW	Change	LIFT	PW
Year	0	(1+r)*t	0.000	=a X c/3	0.000	0.000	=a X c/3	0.000	0.000	=a X c/3
0	2016	1.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
1	2017	0.9709	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
2	2018	0.9426	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
3	2019	0.9151	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
4	2020	0.8885	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
5	2021	0.8626	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
6	2022	0.8375	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
7	2023	0.8131	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
8	2024	0.7894	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
9	2025	0.7664	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
10	2026	0.7441	0.500	0.500	0.1240	1.000	1.000	0.2480	0.500	0.500
11	2027	0.7224	0.025	0.525	0.1264	0.000	1.000	0.2408	0.250	0.750
12	2028	0.7014	0.025	0.550	0.1286	0.000	1.000	0.2338	0.100	0.850
13	2029	0.6810	0.025	0.575	0.1305	0.000	1.000	0.2270	0.100	0.950
14	2030	0.6611	0.025	0.600	0.1322	0.000	1.000	0.2204	0.050	1.000
15	2031	0.6419	0.025	0.625	0.1337	0.000	1.000	0.2140	0.000	1.000
16	2032	0.6232	0.025	0.650	0.1350	0.000	1.000	0.2077	0.000	1.000
17	2033	0.6050	0.025	0.675	0.1361	0.000	1.000	0.2017	0.000	1.000
18	2034	0.5874	0.025	0.700	0.1371	0.000	1.000	0.1958	0.000	1.000
19	2035	0.5703	0.025	0.725	0.1378	0.000	1.000	0.1901	0.000	1.000
20	2036	0.5537	0.025	0.750	0.1384	0.000	1.000	0.1846	0.000	1.000
21	2037	0.5375	0.050	0.800	0.1433	0.000	1.000	0.1792	0.000	1.000
22	2038	0.5219	0.050	0.850	0.1479	0.000	1.000	0.1740	0.000	1.000
23	2039	0.5067	0.050	0.900	0.1520	0.000	1.000	0.1689	0.000	1.000
24	2040	0.4919	0.050	0.950	0.1558	0.000	1.000	0.1640	0.000	1.000
25	2041	0.4776	0.050	1.000	0.1592	0.000	1.000	0.1592	0.000	1.000
26	2042	0.4637	0.000	1.000	0.1546	0.000	1.000	0.1546	0.000	1.000
27	2043	0.4502	0.000	1.000	0.1501	0.000	1.000	0.1501	0.000	1.000
28	2044	0.4371	0.000	1.000	0.1457	0.000	1.000	0.1457	0.000	1.000
29	2045	0.4243	0.000	1.000	0.1414	0.000	1.000	0.1414	0.000	1.000
30	2046	0.4120	0.000	1.000	0.1373	0.000	1.000	0.1373	0.000	1.000
31	2047	0.4000	0.000	1.000	0.1333	0.000	1.000	0.1333	0.000	1.000
32	2048	0.3883	0.000	1.000	0.1294					

Page 14 of 35

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Page 15 of 35

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Page 16 of 35

(Forested Year Built for tYear = 14)										
r =		3.00%			= Discount Rate (enter 0.03 for 3%)					
Tfactor = ratio of the Present Worth of proposed wetland functions LOSS/LIFT compared to the Maximum possible.										
		Community Structure			Water Environment			Landscape Support		
t	a	b	c	d	b	c	d	b	c	d
Present Worth PW		Change	LIFT	PW	Change	LIFT	PW	Change	LIFT	PW
Year	0	(1+r)*t	0.000	=a X c/3	0.000	0.000	=a X c/3	0.000	0.000	=a X c/3
0	2016	1.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
1	2017	0.9709	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
2	2018	0.9426	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
3	2019	0.9151	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
4	2020	0.8885	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
5	2021	0.8626	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
6	2022	0.8375	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
7	2023	0.8131	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
8	2024	0.7894	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
9	2025	0.7664	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
10	2026	0.7441	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
11	2027	0.7224	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
12	2028	0.7014	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
13	2029	0.6810	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
14	2030	0.6611	0.500	0.500	0.1102	1.000	1.000	0.2204	0.500	0.500
15	2031	0.6419	0.025	0.525	0.1123	0.000	1.000	0.2140	0.250	0.750
16	2032	0.6232	0.025	0.550	0.1142	0.000	1.000	0.2077	0.100	0.850
17	2033	0.6050	0.025	0.575	0.1160	0.000	1.000	0.2017	0.100	0.950
18	2034	0.5874	0.025	0.600	0.1175	0.000	1.000	0.1958	0.050	1.000
19	2035	0.5703	0.025	0.625	0.1188	0.000	1.000	0.1901	0.000	1.000
20	2036	0.5537	0.025	0.650	0.1200	0.000	1.000	0.1846	0.000	1.000
21	2037	0.5375	0.025	0.675	0.1209	0.000	1.000	0.1792	0.000	1.000
22	2038	0.5219	0.025	0.700	0.1218	0.000	1.000	0.1740	0.000	1.000
23	2039	0.5067	0.025	0.725	0.1225	0.000	1.000	0.1689	0.000	1.000
24	2040	0.4919	0.025	0.750	0.1230	0.000	1.000	0.1640	0.000	1.000
25	2041	0.4776	0.050	0.800	0.1274	0.000	1.000	0.1592	0.000	1.000
26	2042	0.4637	0.050	0.850	0.1314	0.000	1.000	0.1546	0.000	1.000
27	2043	0.4502	0.050	0.900	0.1351	0.000	1.000	0.1501	0.000	1.000
28	2044	0.4371	0.050	0.950	0.1384	0.000	1.000	0.1457	0.000	1.000
29	2045	0.4243	0.050	1.000	0.1414	0.000	1.000	0.1414	0.000	1.000
30	2046	0.4120	0.000	1.000	0.1373	0.000	1.000	0.1373	0.000	1.000
31	2047	0.4000	0.000	1.000	0.1333	0.000	1.000	0.1333	0.000	1.000
32	2048	0.3883	0.000	1.000	0.1294					

Page 17 of 35

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Page 18 of 35

(Forested Year Built for tYear = 16)										
*r=		3.00%			= Discount Rate (enter 0.03 for 3%)					
Tfactor = ratio of the Present Worth of proposed wetland functions LOSS/LIFT compared to the Maximum possible.										
		Community Structure			Water Environment			Landscape Support		
t	a	b	c	d	b	c	d	b	c	d
Present Worth PW		Change	LIFT	PW	Change	LIFT	PW	Change	LIFT	PW
Year	0	(1+r) ^t	0.000	=a X c/3	0.000	0.000	=a X c/3	0.000	0.000	=a X c/3
0	2016	1.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
1	2017	0.9709	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
2	2018	0.9426	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
3	2019	0.9151	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
4	2020	0.8885	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
5	2021	0.8626	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
6	2022	0.8375	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
7	2023	0.8131	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
8	2024	0.7894	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
9	2025	0.7664	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
10	2026	0.7441	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
11	2027	0.7224	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
12	2028	0.7014	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
13	2029	0.6810	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
14	2030	0.6611	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
15	2031	0.6419	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
16	2032	0.6232	0.500	0.500	0.1039	1.000	1.000	0.2077	0.500	0.500
17	2033	0.6050	0.025	0.525	0.1059	0.000	1.000	0.2017	0.250	0.750
18	2034	0.5874	0.025	0.550	0.1077	0.000	1.000	0.1958	0.100	0.850
19	2035	0.5703	0.025	0.575	0.1093	0.000	1.000	0.1901	0.100	0.950
20	2036	0.5537	0.025	0.600	0.1107	0.000	1.000	0.1846	0.050	1.000
21	2037	0.5375	0.025	0.625	0.1120	0.000	1.000	0.1792	0.000	1.000
22	2038	0.5219	0.025	0.650	0.1131	0.000	1.000	0.1740	0.000	1.000
23	2039	0.5067	0.025	0.675	0.1140	0.000	1.000	0.1689	0.000	1.000
24	2040	0.4919	0.025	0.700	0.1148	0.000	1.000	0.1640	0.000	1.000
25	2041	0.4776	0.025	0.725	0.1154	0.000	1.000	0.1592	0.000	1.000
26	2042	0.4637	0.025	0.750	0.1159	0.000	1.000	0.1546	0.000	1.000
27	2043	0.4502	0.050	0.800	0.1201	0.000	1.000	0.1501	0.000	1.000
28	2044	0.4371	0.050	0.850	0.1238	0.000	1.000	0.1457	0.000	1.000
29	2045	0.4243	0.050	0.900	0.1273	0.000	1.000	0.1414	0.000	1.000
30	2046	0.4120	0.050	0.950	0.1305	0.000	1.000	0.1373	0.000	1.000
31	2047	0.4000	0.050	1.000	0.1333	0.000	1.000	0.1333	0.000	1.000
32	2048	0.3883	0.000	1.000	0.1294	0.000	1.000	0.1294	0.000	1.000
33	2049	0.3770	0.000	1.000	0.1257	0.000	1.000	0.1257	0.000	1.000

Page 19 of 35

(Forested Year Built for tYear = 17)										
r =		3.00%			= Discount Rate (enter 0.03 for 3%)					
Tfactor = ratio of the Present Worth of proposed wetland functions LOSS/LIFT compared to the Maximum possible.										
		Community Structure			Water Environment			Landscape Support		
t	a	b	c	d	b	c	d	b	c	d
Present Worth PW		Change	LIFT	PW	Change	LIFT	PW	Change	LIFT	PW
Year	0	(1+r) ^t	0.000	=a X c/3	0.000	0.000	=a X c/3	0.000	0.000	=a X c/3
0	2016	1.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
1	2017	0.9709	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
2	2018	0.9426	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
3	2019	0.9151	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
4	2020	0.8885	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
5	2021	0.8626	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
6	2022	0.8375	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
7	2023	0.8131	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
8	2024	0.7894	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
9	2025	0.7664	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
10	2026	0.7441	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
11	2027	0.7224	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
12	2028	0.7014	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
13	2029	0.6810	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
14	2030	0.6611	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
15	2031	0.6419	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
16	2032	0.6232	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
17	2033	0.6050	0.500	0.500	0.1008	1.000	1.000	0.2017	0.500	0.500
18	2034	0.5874	0.025	0.525	0.1028	0.000	1.000	0.1958	0.250	0.750
19	2035	0.5703	0.025	0.550	0.1046	0.000	1.000	0.1901	0.100	0.850
20	2036	0.5537	0.025	0.575	0.1061	0.000	1.000	0.1846	0.100	0.950
21	2037	0.5375	0.025	0.600	0.1075	0.000	1.000	0.1792	0.050	1.000
22	2038	0.5219	0.025	0.625	0.1087	0.000	1.000	0.1740	0.000	1.000
23	2039	0.5067	0.025	0.650	0.1098	0.000	1.000	0.1689	0.000	1.000
24	2040	0.4919	0.025	0.675	0.1107	0.000	1.000	0.1640	0.000	1.000
25	2041	0.4776	0.025	0.700	0.1114	0.000	1.000	0.1592	0.000	1.000
26	2042	0.4637	0.025	0.725	0.1121	0.000	1.000	0.1546	0.000	1.000
27	2043	0.4502	0.025	0.750	0.1125	0.000	1.000	0.1501	0.000	1.000
28	2044	0.4371	0.050	0.800	0.1166	0.000	1.000	0.1457	0.000	1.000
29	2045	0.4243	0.050	0.850	0.1202	0.000	1.000	0.1414	0.000	1.000
30	2046	0.4120	0.050	0.900	0.1236	0.000	1.000	0.1373	0.000	1.000
31	2047	0.4000	0.050	0.950	0.1267	0.000	1.000	0.1333	0.000	1.000
32	2048	0.3883	0.050	1.000	0.1294	0.000	1.000	0.1294	0.000	1.000
33	2049	0.3770	0.000	1.000	0.1257	0.000	1.000	0.1257	0.000	1.000

Page 20 of 35

(Forested Year Built for tYear = 18)											
*r=		3.00%			= Discount Rate (enter 0.03 for 3%)						
Tfactor = ratio of the Present Worth of proposed wetland functions LOSS/LIFT compared to the Maximum possible.											
		Community Structure			Water Environment			Landscape Support			
t	a	b	c	d	b	c	d	b	c	d	
Present Worth PW		Change	LIFT	PW	Change	LIFT	PW	Change	LIFT	PW	
Year	0	(1+r) ^{-t}	0.000	=a X c/3	0.000	0.000	=a X c/3	0.000	0.000	=a X c/3	
0	2016	1.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
1	2017	0.9709	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
2	2018	0.9426	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
3	2019	0.9151	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
4	2020	0.8885	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
5	2021	0.8626	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
6	2022	0.8375	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
7	2023	0.8131	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
8	2024	0.7894	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
9	2025	0.7664	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
10	2026	0.7441	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
11	2027	0.7224	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
12	2028	0.7014	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
13	2029	0.6810	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
14	2030	0.6611	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
15	2031	0.6419	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
16	2032	0.6232	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
17	2033	0.6050	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
18	2034	0.5874	0.500	0.500	0.0979	1.000	1.000	0.1958	0.500	0.500	0.0979
19	2035	0.5703	0.025	0.525	0.0998	0.000	1.000	0.1901	0.250	0.750	0.1426
20	2036	0.5537	0.025	0.550	0.1015	0.000	1.000	0.1846	0.100	0.850	0.1569
21	2037	0.5375	0.025	0.575	0.1030	0.000	1.000	0.1792	0.100	0.950	0.1702
22	2038	0.5219	0.025	0.600	0.1044	0.000	1.000	0.1740	0.050	1.000	0.1740
23	2039	0.5067	0.025	0.625	0.1056	0.000	1.000	0.1689	0.000	1.000	0.1689
24	2040	0.4919	0.025	0.650	0.1066	0.000	1.000	0.1640	0.000	1.000	0.1640
25	2041	0.4776	0.025	0.675	0.1075	0.000	1.000	0.1592	0.000	1.000	0.1592
26	2042	0.4637	0.025	0.700	0.1082	0.000	1.000	0.1546	0.000	1.000	0.1546
27	2043	0.4502	0.025	0.725	0.1088	0.000	1.000	0.1501	0.000	1.000	0.1501
28	2044	0.4371	0.025	0.750	0.1093	0.000	1.000	0.1457	0.000	1.000	0.1457
29	2045	0.4243	0.050	0.800	0.1132	0.000	1.000	0.1414	0.000	1.000	0.1414
30	2046	0.4120	0.050	0.850	0.1167	0.000	1.000	0.1373	0.000	1.000	0.1373
31	2047	0.4000	0.050	0.900	0.1200	0.000	1.000	0.1333	0.000	1.000	0.1333
32	2048	0.3883	0.050	0.950	0.1230	0.000	1.000	0.1294	0.000	1.000	0.1294
33	2049	0.3770	0.050	1.000	0.1257	0.000	1.000	0.1257	0.000	1.000	0.1257

Page 21 of 35

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Page 22 of 35

(Forested Year Built for tYear = 20)											
r =		3.00%		= Discount Rate (enter 0.03 for 3%)							
Tfactor = ratio of the Present Worth of proposed wetland functions LOSS/LIFT compared to the Maximum possible.											
			Community Structure			Water Environment			Landscape Support		
t	a		b	c	d	b	c	d	b	c	d
Present Worth PW			Change	LIFT	PW	Change	LIFT	PW	Change	LIFT	PW
Year	0	(1+r)*t		0.000	=a X c/3		0.000	=a X c/3		0.000	=a X c/3
0	2016	1.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
1	2017	0.9709	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
2	2018	0.9426	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
3	2019	0.9151	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
4	2020	0.8885	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
5	2021	0.8626	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
6	2022	0.8375	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
7	2023	0.8131	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
8	2024	0.7894	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
9	2025	0.7664	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
10	2026	0.7441	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
11	2027	0.7224	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
12	2028	0.7014	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
13	2029	0.6810	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
14	2030	0.6611	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
15	2031	0.6419	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
16	2032	0.6232	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
17	2033	0.6050	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
18	2034	0.5874	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
19	2035	0.5703	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
20	2036	0.5537	0.500	0.500	0.0923	1.000	1.000	0.1846	0.500	0.500	0.0923
21	2037	0.5375	0.025	0.525	0.0941	0.000	1.000	0.1792	0.250	0.750	0.1344
22	2038	0.5219	0.025	0.550	0.0957	0.000	1.000	0.1740	0.100	0.850	0.1479
23	2039	0.5067	0.025	0.575	0.0971	0.000	1.000	0.1689	0.100	0.950	0.1605
24	2040	0.4919	0.025	0.600	0.0984	0.000	1.000	0.1640	0.050	1.000	0.1640
25	2041	0.4776	0.025	0.625	0.0995	0.000	1.000	0.1592	0.000	1.000	0.1592
26	2042	0.4637	0.025	0.650	0.1005	0.000	1.000	0.1546	0.000	1.000	0.1546
27	2043	0.4502	0.025	0.675	0.1013	0.000	1.000	0.1501	0.000	1.000	0.1501
28	2044	0.4371	0.025	0.700	0.1020	0.000	1.000	0.1457	0.000	1.000	0.1457
29	2045	0.4243	0.025	0.725	0.1026	0.000	1.000	0			

Page 23 of 35

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Page 24 of 35

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Page 25 of 35

(Forested Year Built for tYear = 23)																	
*r=		3.00% = Discount Rate (enter 0.03 for 3%)															
Tfactor = ratio of the Present Worth of proposed wetland functions LOSS/LIFT compared to the Maximum possible.																	
		Community Structure			Water Environment			Landscape Support									
t		a	b	c	d	b	c	d	b	c	d						
Present Worth PW			Change	LIFT	PW	Change	LIFT	PW	Change	LIFT	PW						
Year	0	(1+r) ^{-t}		0.000	=a X c ³		0.000	=a X c ³		0.000	=a X c ³						
0	2016	1.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000						
1	2017	0.9709	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000						
2	2018	0.9426	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000						
3	2019	0.9151	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000						
4	2020	0.8885	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000						
5	2021	0.8626	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000						
6	2022	0.8375	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000						
7	2023	0.8131	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000						
8	2024	0.7894	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000						
9	2025	0.7664	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000						
10	2026	0.7441	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000						
11	2027	0.7224	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000						
12	2028	0.7014	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000						
13	2029	0.6810	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000						
14	2030	0.6611	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000						
15	2031	0.6419	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000						
16	2032	0.6232	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000						
17	2033	0.6050	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000						
18	2034	0.5874	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000						
19	2035	0.5703	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000						
20	2036	0.5537	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000						
21	2037	0.5375	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000						
22	2038	0.5219	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000						
23	2039	0.5067	0.500	0.500	0.0844	1.000	1.000	0.1689	0.500	0.500	0.0844						
24	2040	0.4919	0.025	0.525	0.0861	0.000	1.000	0.1640	0.250	0.750	0.1230						
25	2041	0.4776	0.025	0.550	0.0876	0.000	1.000	0.1592	0.100	0.850	0.1353						
26	2042	0.4637	0.025	0.575	0.0889	0.000	1.000	0.1546	0.100	0.950	0.1468						
27	2043	0.4502	0.025	0.600	0.0900	0.000	1.000	0.1501	0.050	1.000	0.1501						
28	2044	0.4371	0.025	0.625	0.0911	0.000	1.000	0.1457	0.000	1.000	0.1457						
29	2045	0.4243	0.025	0.650	0.0919	0.000	1.000	0.1414	0.000	1.000	0.1414						
30	2046	0.4120	0.025	0.675	0.0927	0.000	1.000	0.1373	0.000	1.000	0.1373						
31	2047	0.4000	0.025	0.700	0.0933	0.000	1.000	0.1333	0.000	1.000	0.1333						
32	2048	0.3883	0.025	0.725	0.0938	0.000	1.000	0.1294	0.000	1.000	0.1294						
33	2049	0.3770	0.025	0.750	0.0943	0.000	1.000	0.1257	0.000	1.000	0.1257						

Page 26 of 35

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Page 27 of 35

(Forested Year Built for tYear = 25)										
r = 3.00% = Discount Rate (enter 0.03 for 3%)										
Tfactor = ratio of the Present Worth of proposed wetland functions LOSS/LIFT compared to the Maximum possible.										
		Community Structure			Water Environment			Landscape Support		
t	a	b	c	d	b	c	d	b	c	d
Present Worth PW		Change	LIFT	PW	Change	LIFT	PW	Change	LIFT	PW
Year	0	(1+r)*t	0.000	=a X c/3	0.000	0.000	=a X c/3	0.000	0.000	=a X c/3
0	2016	1.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
1	2017	0.9709	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
2	2018	0.9426	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
3	2019	0.9151	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
4	2020	0.8885	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
5	2021	0.8626	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
6	2022	0.8375	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
7	2023	0.8131	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
8	2024	0.7894	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
9	2025	0.7664	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
10	2026	0.7441	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
11	2027	0.7224	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
12	2028	0.7014	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
13	2029	0.6810	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
14	2030	0.6611	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
15	2031	0.6419	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
16	2032	0.6232	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
17	2033	0.6050	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
18	2034	0.5874	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
19	2035	0.5703	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
20	2036	0.5537	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
21	2037	0.5375	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
22	2038	0.5219	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
23	2039	0.5067	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
24	2040	0.4919	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
25	2041	0.4776	0.500	0.500	0.0796	1.000	1.000	0.1592	0.500	0.500
26	2042	0.4637	0.025	0.525	0.0811	0.000	1.000	0.1546	0.250	0.750
27	2043	0.4502	0.025	0.550	0.0825	0.000	1.000	0.1501	0.100	0.850
28	2044	0.4371	0.025	0.575	0.0838	0.000	1.000	0.1457	0.100	0.950
29	2045	0.4243	0.025	0.600	0.0849	0.000	1.000	0.1414	0.050	1.000
30	2046	0.4120	0.025	0.625	0.0858	0.000	1.000	0.1373	0.000	1.000
31	2047	0.4000	0.025	0.650	0.0867	0.000	1.000	0.1333	0.000	1.000
32	2048	0.3883	0.025	0.675	0.0874	0.000	1.000	0.1294	0.000	1.0

Page 28 of 35

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Page 29 of 35

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Page 31 of 35

(Forested Year Built for tYear = 29)										
r =		3.00%			= Discount Rate (enter 0.03 for 3%)					
Tfactor = ratio of the Present Worth of proposed wetland functions LOSS/LIFT compared to the Maximum possible.										
		Community Structure			Water Environment			Landscape Support		
t	a	b	c	d	b	c	d	b	c	d
Present Worth PW		Change	LIFT	PW	Change	LIFT	PW	Change	LIFT	PW
Year	0	(1+r)*t	0.000	=a X c/3	0.000	0.000	=a X c/3	0.000	0.000	=a X c/3
0	2016	1.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
1	2017	0.9709	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
2	2018	0.9426	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
3	2019	0.9151	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
4	2020	0.8885	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
5	2021	0.8626	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
6	2022	0.8375	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
7	2023	0.8131	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
8	2024	0.7894	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
9	2025	0.7664	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
10	2026	0.7441	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
11	2027	0.7224	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
12	2028	0.7014	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
13	2029	0.6810	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
14	2030	0.6611	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
15	2031	0.6419	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
16	2032	0.6232	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
17	2033	0.6050	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
18	2034	0.5874	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
19	2035	0.5703	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
20	2036	0.5537	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
21	2037	0.5375	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
22	2038	0.5219	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
23	2039	0.5067	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
24	2040	0.4919	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
25	2041	0.4776	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
26	2042	0.4637	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
27	2043	0.4502	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
28	2044	0.4371	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
29	2045	0.4243	0.500	0.500	0.0707	1.000	1.000	0.1414	0.500	0.500
30	2046	0.4120	0.025	0.525	0.0721	0.000	1.000	0.1373	0.250	0.750
31	2047	0.4000	0.025	0.550	0.0733	0.000	1.000	0.1333	0.100	0.850
32	2048	0.3883	0.025	0.575	0.0744					

Page 32 of 35

(Forested Year Built for tYear = 30)											
*r= 3.00% = Discount Rate (enter 0.03 for 3%)											
Tfactor = ratio of the Present Worth of proposed wetland functions LOSS/LIFT compared to the Maximum possible.											
			Community Structure			Water Environment			Landscape Support		
t	a		b	c	d	b	c	d	b	c	d
Present Worth PW			Change	LIFT	PW	Change	LIFT	PW	Change	LIFT	PW
Year	0	(1+r) ^{-t}		0.000	=a X c/3		0.000	=a X c/3		0.000	=a X c/3
0	2016	1.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
1	2017	0.9709	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
2	2018	0.9426	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
3	2019	0.9151	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
4	2020	0.8885	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
5	2021	0.8626	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
6	2022	0.8375	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
7	2023	0.8131	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
8	2024	0.7894	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
9	2025	0.7664	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
10	2026	0.7441	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
11	2027	0.7224	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
12	2028	0.7014	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
13	2029	0.6810	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
14	2030	0.6611	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
15	2031	0.6419	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
16	2032	0.6232	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
17	2033	0.6050	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
18	2034	0.5874	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
19	2035	0.5703	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
20	2036	0.5537	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
21	2037	0.5375	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
22	2038	0.5219	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
23	2039	0.5067	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
24	2040	0.4919	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
25	2041	0.4776	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
26	2042	0.4637	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
27	2043	0.4502	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
28	2044	0.4371	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
29	2045	0.4243	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
30	2046	0.4120	0.500	0.500	0.0687	1.000	1.000	0.1373	0.500	0.500	0.0687
31	2047	0.4000	0.025	0.525	0.0700	0.000	1.000	0.1333	0.250	0.750	0.1000
32	2048	0.3883	0.025	0.550	0.0712	0.000	1.000	0.1294	0.100	0.850	0.1100
33	2049	0.3770	0.025	0.575	0.0723	0.000	1.000	0.1257	0.100	0.950	0.1194
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Page 33 of 35

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Page 34 of 35

(Forested Year Built for tYear = 32)											
*r= 3.00% = Discount Rate (enter 0.03 for 3%)											
Tfactor = ratio of the Present Worth of proposed wetland functions LOSS/LIFT compared to the Maximum possible.											
			Community Structure			Water Environment			Landscape Support		
t	a		b	c	d	b	c	d	b	c	d
Present Worth PW			Change	LIFT	PW	Change	LIFT	PW	Change	LIFT	PW
Year	0	(1+r) ^{-t}		0.000	=a X c/3		0.000	=a X c/3		0.000	=a X c/3
0	2016	1.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
1	2017	0.9709	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
2	2018	0.9426	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
3	2019	0.9151	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
4	2020	0.8885	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
5	2021	0.8626	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
6	2022	0.8375	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
7	2023	0.8131	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
8	2024	0.7894	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
9	2025	0.7664	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
10	2026	0.7441	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
11	2027	0.7224	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
12	2028	0.7014	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
13	2029	0.6810	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
14	2030	0.6611	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
15	2031	0.6419	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
16	2032	0.6232	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
17	2033	0.6050	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
18	2034	0.5874	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
19	2035	0.5703	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
20	2036	0.5537	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
21	2037	0.5375	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
22	2038	0.5219	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
23	2039	0.5067	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
24	2040	0.4919	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
25	2041	0.4776	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
26	2042	0.4637	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
27	2043	0.4502	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
28	2044	0.4371	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
29	2045	0.4243	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
30	2046	0.4120	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
31	2047	0.4000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
32	2048	0.3883	0.500	0.500	0.0647	1.000	1.000	0.1294	0.500	0.500	0.0647
33	2049	0.3770	0.025	0.525	0.0660	0.000	1.000	0.1257	0.250	0.750	0.0943

Page 35 of 35

(Forested Year Built for tYear = 33)											
r = 3.00% = Discount Rate (enter 0.03 for 3%)											
Tfactor = ratio of the Present Worth of proposed wetland functions LOSS/LIFT compared to the Maximum possible.											
			Community Structure			Water Environment			Landscape Support		
t	a		b	c	d	b	c	d	b	c	d
Present Worth PW			Change	LIFT	PW	Change	LIFT	PW	Change	LIFT	PW
Year	0	(1+r) ^t		0.000	=a X c/3		0.000	=a X c/3		0.000	=a X c/3
0	2016	1.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
1	2017	0.9709	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
2	2018	0.9426	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
3	2019	0.9151	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
4	2020	0.8885	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
5	2021	0.8626	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
6	2022	0.8375	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
7	2023	0.8131	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
8	2024	0.7894	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
9	2025	0.7664	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
10	2026	0.7441	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
11	2027	0.7224	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
12	2028	0.7014	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
13	2029	0.6810	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
14	2030	0.6611	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
15	2031	0.6419	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
16	2032	0.6232	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
17	2033	0.6050	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
18	2034	0.5874	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
19	2035	0.5703	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
20	2036	0.5537	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
21	2037	0.5375	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
22	2038	0.5219	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
23	2039	0.5067	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
24	2040	0.4919	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
25	2041	0.4776	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
26	2042	0.4637	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
27	2043	0.4502	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
28	2044	0.4371	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
29	2045	0.4243	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
30	2046	0.4120	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
31	2047	0.4000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
32	2048	0.3883	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000
33	2049	0.3770	0.500	0.500	0.0628	1.000	1.000	0.1257	0.500	0.500	0.0628

YEAR	tHERB	
0	0.974385	2016
1	0.929188	2017
2	0.885306	2018
3	0.842703	2019
4	0.801341	2020
5	0.761184	2021
6	0.722196	2022
7	0.684344	2023
8	0.647594	2024
9	0.611914	2025
10	0.577274	2026
11	0.543643	2027
12	0.510991	2028
13	0.479291	2029
14	0.448513	2030
15	0.418632	2031
16	0.389622	2032
17	0.361456	2033
18	0.334111	2034
19	0.307562	2035
20	0.281786	2036
21	0.256762	2037
22	0.232466	2038
23	0.208877	2039
24	0.185976	2040
25	0.163742	2041
26	0.142155	2042
27	0.121197	2043
28	0.10085	2044
29	0.081095	2045
30	0.061916	2046
31	0.043575	2047
32	0.026329	2048
33	0.011548	2049

Table 4-8-A-i (H)
UMAM Temporal Lag Factor for Herbaceous Mitigation Wetlands
Page 2 of 35

(Herbaceous Year Built for tYear =0)											
r = 3.00% = Discount Rate (enter 0.03 for 3%)											
Tfactor = ratio of the Present Worth of proposed stream of functions LOSS/LIFT compared to the Maximum possible.											
			Community Structure			Water Environment			Landscape Support		
t	a		b	c	d	b	c	d	b	c	d
Present Worth PW			Change	LIFT	PW	Change	LIFT	PW	Change	LIFT	PW
Year	0	(1+r)-t		0.000	=a X c/3		0.000	=a X c/3		0.000	=a X c/3
0	2016	1.0000	0.500	0.500	0.1667	1.000	1.000	0.3333	0.500	0.500	0.1667
1	2017	0.9709	0.250	0.750	0.2427	0.000	1.000	0.3236	0.250	0.750	0.2427
2	2018	0.9426	0.250	1.000	0.3142	0.000	1.000	0.3142	0.100	0.850	0.2671
3	2019	0.9151	0.000	1.000	0.3050	0.000	1.000	0.3050	0.100	0.950	0.2898
4	2020	0.8885	0.000	1.000	0.2962	0.000	1.000	0.2962	0.050	1.000	0.2962
5	2021	0.8626	0.000	1.000	0.2875	0.000	1.000	0.2875	0.000	1.000	0.2875
6	2022	0.8375	0.000	1.000	0.2792	0.000	1.000	0.2792	0.000	1.000	0.2792
7	2023	0.8131	0.000	1.000	0.2710	0.000	1.000	0.2710	0.000	1.000	0.2710
8	2024	0.7894	0.000	1.000	0.2631	0.000	1.000	0.2631	0.000	1.000	0.2631
9	2025	0.7664	0.000	1.000	0.2555	0.000	1.000	0.2555	0.000	1.000	0.2555
10	2026	0.7441	0.000	1.000	0.2480	0.000	1.000	0.2480	0.000	1.000	0.2480
11	2027	0.7224	0.000	1.000	0.2408	0.000	1.000	0.2408	0.000	1.000	0.2408
12	2028	0.7014	0.000	1.000	0.2338	0.000	1.000	0.2338	0.000	1.000	0.2338
13	2029	0.6810	0.000	1.000	0.2270	0.000	1.000	0.2270	0.000	1.000	0.2270
14	2030	0.6611	0.000	1.000	0.2204	0.000	1.000	0.2204	0.000	1.000	0.2204
15	2031	0.6419	0.000	1.000	0.2140	0.000	1.000	0.2140	0.000	1.000	0.2140
16	2032	0.6232	0.000	1.000	0.2077	0.000	1.000	0.2077	0.000	1.000	0.2077
17	2033	0.6050	0.000	1.000	0.2017	0.000	1.000	0.2017	0.000	1.000	0.2017
18	2034	0.5874	0.000	1.000	0.1958	0.000	1.000	0.1958	0.000	1.000	0.1958
19	2035	0.5703	0.000	1.000	0.1901	0.000	1.000	0.1901	0.000	1.000	0.1901
20	2036	0.5537	0.000	1.000	0.1846	0.000	1.000	0.1846	0.000	1.000	0.1846
21	2037	0.5375	0.000	1.000	0.1792	0.000	1.000	0.1792	0.000	1.000	0.1792
22	2038	0.5219	0.000	1.000	0.1740	0.000	1.000	0.1740	0.000	1.000	0.1740
23	2039	0.5067	0.000	1.000	0.1689	0.000	1.000	0.1689	0.000	1.000	0.1689
24	2040	0.4919	0.000	1.000	0.1640	0.000	1.000	0.1640	0.000	1.000	0.1640
25	2041	0.4776	0.000	1.000	0.1592	0.000	1.000	0.1592	0.000	1.000	0.1592
26	2042	0.4637	0.000	1.000	0.1546	0.000	1.000	0.1546	0.000	1.000	0.1546
27	2043	0.4502	0.000	1.000	0.1501	0.000	1.000	0.1501	0.000	1.000	0.1501
28	2044	0.4371	0.000	1.000	0.1457	0.000	1.000	0.1457	0.000	1.000	0.1457
29	2045	0.4243	0.000	1.000	0.1414	0.000	1.000	0.1414	0.000	1.000	0.1414
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Page 3 of 35

(Herbaceous Year Built for tYear =1)																				
r = 3.00% = Discount Rate (enter 0.03 for 3%)																				
Tfactor = ratio of the Present Worth of proposed wetland functions LOSS/LIFT compared to the Maximum possible.																				
			Community Structure			Water Environment			Landscape Support											
t	a		b	c	d	b	c	d	b	c	d									
Present Worth PW			Change	LIFT	PW	Change	LIFT	PW	Change	LIFT	PW									
Year	0	(1+r)-t		0.000	=a X c/3		0.000	=a X c/3		0.000	=a X c/3									
0	2016	1.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000						
1	2017	0.9709	0.500	0.500	0.1618	1.000	1.000	0.3236	0.500	0.500	0.1618									
2	2018	0.9426	0.250	0.750	0.2356	0.000	1.000	0.3142	0.250	0.750	0.2356									
3	2019	0.9151	0.250	1.000	0.3050	0.000	1.000	0.3050	0.100	0.850	0.2593									
4	2020	0.8885	0.000	1.000	0.2962	0.000	1.000	0.2962	0.100	0.950	0.2814									
5	2021	0.8626	0.000	1.000	0.2875	0.000	1.000	0.2875	0.050	1.000	0.2875									
6	2022	0.8375	0.000	1.000	0.2792	0.000	1.000	0.2792	0.000	1.000	0.2792									
7	2023	0.8131	0.000	1.000	0.2710	0.000	1.000	0.2710	0.000	1.000	0.2710									
8	2024	0.7894	0.000	1.000	0.2631	0.000	1.000	0.2631	0.000	1.000	0.2631									
9	2025	0.7664	0.000	1.000	0.2555	0.000	1.000	0.2555	0.000	1.000	0.2555									
10	2026	0.7441	0.000	1.000	0.2480	0.000	1.000	0.2480	0.000	1.000	0.2480									
11	2027	0.7224	0.000	1.000	0.2408	0.000	1.000	0.2408	0.000	1.000	0.2408									
12	2028	0.7014	0.000	1.000	0.2338	0.000	1.000	0.2338	0.000	1.000	0.2338									
13	2029	0.6810	0.000	1.000	0.2270	0.000	1.000	0.2270	0.000	1.000	0.2270									
14	2030	0.6611	0.000	1.000	0.2204	0.000	1.000	0.2204	0.000	1.000	0.2204									
15	2031	0.6419	0.000	1.000	0.2140	0.000	1.000	0.2140	0.000	1.000	0.2140									
16	2032	0.6232	0.000	1.000	0.2077	0.000	1.000	0.2077	0.000	1.000	0.2077									
17	2033	0.6050	0.000	1.000	0.2017	0.000	1.000	0.2017	0.000	1.000	0.2017									
18	2034	0.5874	0.000	1.000	0.1958	0.000	1.000	0.1958	0.000	1.000	0.1958									
19	2035	0.5703	0.000	1.000	0.1901	0.000	1.000	0.1901	0.000	1.000	0.1901									
20	2036	0.5537	0.000	1.000	0.1846	0.000	1.000	0.1846	0.000	1.000	0.1846									
21	2037	0.5375	0.000	1.000	0.1792	0.000	1.000	0.1792	0.000	1.000	0.1792									
22	2038	0.5219	0.000	1.000	0.1740	0.000	1.000	0.1740	0.000	1.000	0.1740									
23	2039	0.5067	0.000	1.000	0.1689	0.000	1.000	0.1689												

Page 4 of 35

(Herbaceous Year Built for tYear =2)																			
r = 3.00% = Discount Rate (enter 0.03 for 3%)																			
Tfactor = ratio of the Present Worth of proposed wetland functions LOSS/LIFT compared to the Maximum possible.																			
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Page 5 of 35

(Herbaceous Year Built for tYear =3)																			
r = 3.00% = Discount Rate (enter 0.03 for 3%)																			
Tfactor = ratio of the Present Worth of proposed wetland functions LOSS/LIFT compared to the Maximum possible.																			
		</																	

Page 6 of 35

(Herbaceous Year Built for tYear =4)												
*r= 3.00%= Discount Rate (enter 0.03 for 3%)												
Tfactor = ratio of the Present Worth of proposed wetland functions LOSS/LIFT compared to the Maximum possible.												
			Community Structure			Water Environment			Landscape Support			
t	a		b	c	d	b	c	d	b	c	d	
Present Worth PW			Change	LIFT	PW	Change	LIFT	PW	Change	LIFT	PW	
Year	0	(1+r)-t		0.000	=a X c/3		0.000	=a X c/3		0.000	=a X c/3	
0	2016	1.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	
1	2017	0.9709	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	
2	2018	0.9426	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	
3	2019	0.9151	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	
4	2020	0.8885	0.500	0.500	0.1481	1.000	1.000	0.2962	0.500	0.500	0.1481	
5	2021	0.8626	0.250	0.750	0.2157	0.000	1.000	0.2875	0.250	0.750	0.2157	
6	2022	0.8375	0.250	1.000	0.2792	0.000	1.000	0.2792	0.100	0.850	0.2373	
7	2023	0.8131	0.000	1.000	0.2710	0.000	1.000	0.2710	0.100	0.950	0.2575	
8	2024	0.7894	0.000	1.000	0.2631	0.000	1.000	0.2631	0.050	1.000	0.2631	
9	2025	0.7664	0.000	1.000	0.2555	0.000	1.000	0.2555	0.000	1.000	0.2555	
10	2026	0.7441	0.000	1.000	0.2480	0.000	1.000	0.2480	0.000	1.000	0.2480	
11	2027	0.7224	0.000	1.000	0.2408	0.000	1.000	0.2408	0.000	1.000	0.2408	
12	2028	0.7014	0.000	1.000	0.2338	0.000	1.000	0.2338	0.000	1.000	0.2338	
13	2029	0.6810	0.000	1.000	0.2270	0.000	1.000	0.2270	0.000	1.000	0.2270	
14	2030	0.6611	0.000	1.000	0.2204	0.000	1.000	0.2204	0.000	1.000	0.2204	
15	2031	0.6419	0.000	1.000	0.2140	0.000	1.000	0.2140	0.000	1.000	0.2140	
16	2032	0.6232	0.000	1.000	0.2077	0.000	1.000	0.2077	0.000	1.000	0.2077	
17	2033	0.6050	0.000	1.000	0.2017	0.000	1.000	0.2017	0.000	1.000	0.2017	
18	2034	0.5874	0.000	1.000	0.1958	0.000	1.000	0.1958	0.000	1.000	0.1958	
19	2035	0.5703	0.000	1.000	0.1901	0.000	1.000	0.1901	0.000	1.000	0.1901	
20	2036	0.5537	0.000	1.000	0.1846	0.000	1.000	0.1846	0.000	1.000	0.1846	
21	2037	0.5375	0.000	1.000	0.1792	0.000	1.000	0.1792	0.000	1.000	0.1792	
22	2038	0.5219	0.000	1.000	0.1740	0.000	1.000	0.1740	0.000	1.000	0.1740	
23	2039	0.5067	0.000	1.000	0.1689	0.000	1.000	0.1689	0.000	1.000	0.1689	
24	2040	0.4919	0.000	1.000	0.1640	0.000	1.000	0.1640	0.000	1.000	0.1640	
25	2041	0.4776	0.000	1.000	0.1592	0.000	1.000	0.1592	0.000	1.000	0.1592	
26	2042	0.4637	0.000	1.000	0.1546	0.000	1.000	0.1546	0.000	1.000	0.1546	
27	2043	0.4502	0.000	1.000	0.1501	0.000	1.000	0.1501	0.000	1.000	0.1501	
28	2044	0.4371	0.000	1.000	0.1457	0.000	1.000	0.1457	0.000	1.000	0.1457	
29	2045	0.4243	0.000	1.000	0.1414	0.000	1.000	0.1414	0.000	1.000	0.1414	
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Page 7 of 35

(Herbaceous Year Built for tYear =5)																				
r = 3.00% = Discount Rate (enter 0.03 for 3%)																				
Tfactor = ratio of the Present Worth of proposed wetland functions LOSS/LIFT compared to the Maximum possible.																				
			Community Structure			Water Environment			Landscape Support											
t		a	b	c	d	b	c	d	b	c	d	b	c	d						
Present Worth PW			Change	LIFT	PW	Change	LIFT	PW	Change	LIFT	PW	Change	LIFT	PW						
Year	0	(1+r)-t		0.000	=a X c/3		0.000	=a X c/3		0.000	=a X c/3		0.000	=a X c/3						
0	2016	1.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000						
1	2017	0.9709	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000						
2	2018	0.9426	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000						
3	2019	0.9151	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000						
4	2020	0.8885	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000						
5	2021	0.8626	0.500	0.500	0.1438	1.000	1.000	0.2875	0.500	0.500	0.1438	0.250	0.250	0.0769						
6	2022	0.8375	0.250	0.750	0.2094	0.000	1.000	0.2792	0.250	0.750	0.2094	0.100	0.850	0.2304						
7	2023	0.8131	0.250	1.000	0.2710	0.000	1.000	0.2710	0.100	0.850	0.2304	0.000	1.000	0.2204						
8	2024	0.7894	0.000	1.000	0.2631	0.000	1.000	0.2631	0.100	0.950	0.2500	0.000	1.000	0.2017						
9	2025	0.7664	0.000	1.000	0.2555	0.000	1.000	0.2555	0.050	1.000	0.2555	0.000	1.000	0.2017						
10	2026	0.7441	0.000	1.000	0.2480	0.000	1.000	0.2480	0.000	1.000	0.2480	0.000	1.000	0.2017						
11	2027	0.7224	0.000	1.000	0.2408	0.000	1.000	0.2408	0.000	1.000	0.2408	0.000	1.000	0.2017						
12	2028	0.7014	0.000	1.000	0.2338	0.000	1.000	0.2338	0.000	1.000	0.2338	0.000	1.000	0.2017						
13	2029	0.6810	0.000	1.000	0.2270	0.000	1.000	0.2270	0.000	1.000	0.2270	0.000	1.000	0.2017						
14	2030	0.6611	0.000	1.000	0.2204	0.000	1.000	0.2204	0.000	1.000	0.2204	0.000	1.000	0.2017						
15	2031	0.6419	0.000	1.000	0.2140	0.000	1.000	0.2140	0.000	1.000	0.2140	0.000	1.000	0.2017						
16	2032	0.6232	0.000	1.000	0.2077	0.000	1.000	0.2077	0.000	1.000	0.2077	0.000	1.000	0.2017						
17	2033	0.6050	0.000	1.000	0.2017	0.000	1.000	0.2017	0.000	1.000	0.2017	0.000	1.000	0.2017						
18	2034	0.5874	0.000	1.000	0.1958	0.000	1.000	0.1958	0.000	1.000	0.1958	0.000	1.000	0.1958						
19	2035	0.5703	0.000	1.000	0.1901	0.000	1.000	0.1901	0.000	1.000	0.1901	0.000	1.000	0.1901						
20	2036	0.5537	0.000	1.000	0.1846	0.000	1.000	0.1846	0.000	1.000	0.1846	0.000	1.000	0.1846						
21	2037	0.5375	0.0																	

Page 8 of 35

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Page 9 of 35

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Page 10 of 35

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Page 11 of 35

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Page 12 of 35

(Herbaceous Year Built for tYear =10)																				
r = 3.00% = Discount Rate (enter 0.03 for 3%)																				
Tfactor = ratio of the Present Worth of proposed wetland functions LOSS/LIFT compared to the Maximum possible.																				
			Community Structure			Water Environment			Landscape Support											
t	a		b	c	d	b	c	d	b	c	d	b	c	d						
Present Worth PW			Change	LIFT	PW	Change	LIFT	PW	Change	LIFT	PW	Change	LIFT	PW						
Year	0	(1+r)-t		0.000	=a X c/3		0.000	=a X c/3		0.000	=a X c/3		0.000	=a X c/3						
0	2016	1.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000						
1	2017	0.9709	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000						
2	2018	0.9426	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000						
3	2019	0.9151	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000						
4	2020	0.8885	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000						
5	2021	0.8626	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000						
6	2022	0.8375	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000						
7	2023	0.8131	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000						
8	2024	0.7894	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000						
9	2025	0.7664	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000						
10	2026	0.7441	0.500	0.500	0.1240	1.000	1.000	0.2480	0.500	0.500	0.1240	0.500	0.500	0.1240						
11	2027	0.7224	0.250	0.750	0.1806	0.000	1.000	0.2408	0.250	0.750	0.1806	0.000	1.000	0.2408						
12	2028	0.7014	0.250	1.000	0.2338	0.000	1.000	0.2338	0.100	0.850	0.1987	0.000	1.000	0.2338						
13	2029	0.6810	0.000	1.000	0.2270	0.000	1.000	0.2270	0.100	0.950	0.2156	0.000	1.000	0.2270						
14	2030	0.6611	0.000	1.000	0.2204	0.000	1.000	0.2204	0.050	1.000	0.2204	0.000	1.000	0.2204						
15	2031	0.6419	0.000	1.000	0.2140	0.000	1.000	0.2140	0.000	1.000	0.2140	0.000	1.000	0.2140						
16	2032	0.6232	0.000	1.000	0.2077	0.000	1.000	0.2077	0.000	1.000	0.2077	0.000	1.000	0.2077						
17	2033	0.6050	0.000	1.000	0.2017	0.000	1.000	0.2017	0.000	1.000	0.2017	0.000	1.000	0.2017						
18	2034	0.5874	0.000	1.000	0.1958	0.000	1.000	0.1958	0.000	1.000	0.1958	0.000	1.000	0.1958						
19	2035	0.5703	0.000	1.000	0.1901	0.000	1.000	0.1901	0.000	1.000	0.1901	0.000	1.000	0.1901						
20	2036	0.5537	0.000	1.000	0.1846	0.000	1.000	0.1846	0.000	1.000	0.1846	0.000	1.000	0.1846						
21	2037	0.5375	0.000	1.000	0.1792	0.000	1.000	0.1792	0.000</											

Page 13 of 35

(Herbaceous Year Built for tYear =11)																				
r = 3.00% = Discount Rate (enter 0.03 for 3%)																				
Tfactor = ratio of the Present Worth of proposed wetland functions LOSS/LIFT compared to the Maximum possible.																				
			Community Structure			Water Environment			Landscape Support											
t	a		b	c	d	b	c	d	b	c	d	b	c	d						
Present Worth PW			Change	LIFT	PW	Change	LIFT	PW	Change	LIFT	PW	Change	LIFT	PW						
Year	0	(1+r)-t		0.000	=a X c/3		0.000	=a X c/3		0.000	=a X c/3		0.000	=a X c/3						
0	2016	1.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000						
1	2017	0.9709	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000						
2	2018	0.9426	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000						
3	2019	0.9151	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000						
4	2020	0.8885	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000						
5	2021	0.8626	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000						
6	2022	0.8375	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000						
7	2023	0.8131	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000						
8	2024	0.7894	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000						
9	2025	0.7664	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000						
10	2026	0.7441	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000						
11	2027	0.7224	0.500	0.500	0.1204	1.000	1.000	0.2408	0.500	0.500	0.1204	0.500	0.500	0.1204						
12	2028	0.7014	0.250	0.750	0.1753	0.000	1.000	0.2338	0.250	0.750	0.1753	0.100	0.850	0.1929						
13	2029	0.6810	0.250	1.000	0.2270	0.000	1.000	0.2270	0.100	0.850	0.1929	0.100	0.850	0.1929						
14	2030	0.6611	0.000	1.000	0.2204	0.000	1.000	0.2204	0.100	0.950	0.2094	0.100	0.950	0.2094						
15	2031	0.6419	0.000	1.000	0.2140	0.000	1.000	0.2140	0.050	1.000	0.2140	0.050	1.000	0.2140						
16	2032	0.6232	0.000	1.000	0.2077	0.000	1.000	0.2077	0.000	1.000	0.2077	0.000	1.000	0.2077						
17	2033	0.6050	0.000	1.000	0.2017	0.000	1.000	0.2017	0.000	1.000	0.2017	0.000	1.000	0.2017						
18	2034	0.5874	0.000	1.000	0.1958	0.000	1.000	0.1958	0.000	1.000	0.1958	0.000	1.000	0.1958						
19	2035	0.5703	0.000	1.000	0.1901	0.000	1.000	0.1901	0.000	1.000	0.1901	0.000	1.000	0.1901						
20	2036	0.5537	0.000	1.000	0.1846	0.000	1.000	0.1846	0.000	1.000	0.1846	0.000	1.000	0.1846						
21	2037	0.5375	0.000	1.000	0.1792	0.000	1.000	0.1792	0.000</											

Page 14 of 35

(Herbaceous Year Built for tYear =12)														
r = 3.00% = Discount Rate (enter 0.03 for 3%)														
Tfactor = ratio of the Present Worth of proposed wetland functions LOSS/LIFT compared to the Maximum possible.														
			Community Structure			Water Environment			Landscape Support					
t		a	b	c	d	b	c	d	b	c	d			
Present Worth PW			Change	LIFT	PW	Change	LIFT	PW	Change	LIFT	PW			
Year	0	(1+r)-t		0.000	=a X c/3		0.000	=a X c/3		0.000	=a X c/3			
0	2016	1.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000			
1	2017	0.9709	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000			
2	2018	0.9426	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000			
3	2019	0.9151	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000			
4	2020	0.8885	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000			
5	2021	0.8626	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000			
6	2022	0.8375	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000			
7	2023	0.8131	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000			
8	2024	0.7894	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000			
9	2025	0.7664	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000			
10	2026	0.7441	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000			
11	2027	0.7224	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000			
12	2028	0.7014	0.500	0.500	0.1169	1.000	1.000	0.2338	0.500	0.500	0.1169			
13	2029	0.6810	0.250	0.750	0.1702	0.000	1.000	0.2270	0.250	0.750	0.1702			
14	2030	0.6611	0.250	1.000	0.2204	0.000	1.000	0.2204	0.100	0.850	0.1873			
15	2031	0.6419	0.000	1.000	0.2140	0.000	1.000	0.2140	0.100	0.950	0.2033			
16	2032	0.6232	0.000	1.000	0.2077	0.000	1.000	0.2077	0.050	1.000	0.2077			
17	2033	0.6050	0.000	1.000	0.2017	0.000	1.000	0.2017	0.000	1.000	0.2017			
18	2034	0.5874	0.000	1.000	0.1958	0.000	1.000	0.1958	0.000	1.000	0.1958			
19	2035	0.5703	0.000	1.000	0.1901	0.000	1.000	0.1901	0.000	1.000	0.1901			
20	2036	0.5537	0.000	1.000	0.1846	0.000	1.000	0.1846	0.000	1.000	0.1846			
21	2037	0.5375	0.000	1.000	0.1792	0.000	1.000	0.1792	0.000	1.000	0.1792			
22	2038	0.5219	0.000	1.000	0.1740	0.000	1.000	0.1740	0.000	1.000	0.1740			
23	2039	0.5067	0.000	1.000	0.1689	0.000	1.000	0.1689	0.000	1.000	0.1689			
24	2040	0.4919	0.000	1.000	0.1640	0.000	1.000	0.1640	0.000	1.000	0.1640			
25	2041	0.4776	0.000	1.000	0.1592	0.000	1.000	0.1592	0.000	1.000	0.1592			
26	2042	0.4637	0.000	1.000	0.1546	0.000	1.000	0.1546	0.000	1.000	0.1546			
27	2043	0.4502	0.000	1.000	0.1501	0.000	1.000	0.1501	0.000	1.000	0.1501			
28	2044	0.4371	0.000	1.000	0.1457	0.000	1.000	0.1457	0.000	1.000	0.1457			
29	2045	0.4243	0.000	1.000	0.1414	0.000	1.000	0.1414	0.000	1.000	0.1414			
30	2046	0.4120	0.000	1.000	0.1373	0.000	1.000	0.1373	0.000	1.000	0.1373			
31	2047	0.4000	0.000	1.000	0.1333	0.000	1.000	0.1333	0.000	1.000	0.1333			
32	2048	0.3883	0.000	1.000	0.1294	0.000	1.000	0.1294	0.000	1.000	0.1294			
33	2049	0.3770	0.000	1.000	0.1257	0.000	1.000	0.1257	0.000	1.000	0.1257			

Page 15 of 35

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Page 16 of 35

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Page 17 of 35

(Herbaceous Year Built for tYear =15)																			
r = 3.00% = Discount Rate (enter 0.03 for 3%)																			
Tfactor = ratio of the Present Worth of proposed wetland functions LOSS/LIFT compared to the Maximum possible.																			
			Community Structure			Water Environment			Landscape Support										
t	a		b	c	d	b	c	d	b	c	d								
Present Worth PW			Change	LIFT	PW	Change	LIFT	PW	Change	LIFT	PW								
Year	0	(1+r)-t		0.000	=a X c/3		0.000	=a X c/3		0.000	=a X c/3								
0	2016	1.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000								
1	2017	0.9709	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000								
2	2018	0.9426	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000								
3	2019	0.9151	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000								
4	2020	0.8885	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000								
5	2021	0.8626	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000								
6	2022	0.8375	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000								
7	2023	0.8131	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000								
8	2024	0.7894	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000								
9	2025	0.7664	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000								
10	2026	0.7441	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000								
11	2027	0.7224	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000								
12	2028	0.7014	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000								
13	2029	0.6810	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000								
14	2030	0.6611	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000								
15	2031	0.6419	0.500	0.500	0.1070	1.000	1.000	0.2140	0.500	0.500	0.1070								
16	2032	0.6232	0.250	0.750	0.1558	0.000	1.000	0.2077	0.250	0.750	0.1558								
17	2033	0.6050	0.250	1.000	0.2017	0.000	1.000	0.2017	0.100	0.850	0.1714								
18	2034	0.5874	0.000	1.000	0.1958	0.000	1.000	0.1958	0.100	0.950	0.1860								
19	2035	0.5703	0.000	1.000	0.1901	0.000	1.000	0.1901	0.050	1.000	0.1901								
20	2036	0.5537	0.000	1.000	0.1846	0.000	1.000	0.1846	0.000	1.000	0.1846								
21	2037	0.5375	0.000	1.000	0.1792	0.000	1.000	0.1792	0.000	1.000	0.1792								
22	2038	0.5219	0.000	1.000	0.1740	0.000	1.000	0.1740	0.000	1.000	0.1740								
23	2039	0.5067	0.000	1.000	0.1689	0.000	1.000	0.1689	0.000	1.000	0.1689								
24	2040	0.4919	0.000	1.000	0.1640	0.000	1.000	0.1640	0.000	1.000	0.1640								
25	2041	0.4776	0.000	1.000	0.1592	0.000	1.000	0.1592	0.000	1.000									

Page 18 of 35

(Herbaceous Year Built for tYear =16)																			
r = 3.00% = Discount Rate (enter 0.03 for 3%)																			
Tfactor = ratio of the Present Worth of proposed wetland functions LOSS/LIFT compared to the Maximum possible.																			

Page 19 of 35

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Page 20 of 35

(Herbaceous Year Built for tYear =18)																				
r = 3.00% = Discount Rate (enter 0.03 for 3%)																				
Tfactor = ratio of the Present Worth of proposed wetland functions LOSS/LIFT compared to the Maximum possible.																				

Page 21 of 35

(Herbaceous Year Built for tYear =19)																			
r = 3.00% = Discount Rate (enter 0.03 for 3%)																			
Tfactor = ratio of the Present Worth of proposed wetland functions LOSS/LIFT compared to the Maximum possible.																			

Page 22 of 35

(Herbaceous Year Built for tYear =20)														
r = 3.00% = Discount Rate (enter 0.03 for 3%)														
Tfactor = ratio of the Present Worth of proposed wetland functions LOSS/LIFT compared to the Maximum possible.														
			Community Structure			Water Environment			Landscape Support					
t	a		b	c	d	b	c	d	b	c	d			
Present Worth PW			Change	LIFT	PW	Change	LIFT	PW	Change	LIFT	PW			
Year	0	(1+r)-t		0.000	=a X c/3		0.000	=a X c/3		0.000	=a X c/3			
0	2016	1.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000			
1	2017	0.9709	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000			
2	2018	0.9426	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000			
3	2019	0.9151	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000			
4	2020	0.8885	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000			
5	2021	0.8626	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000			
6	2022	0.8375	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000			
7	2023	0.8131	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000			
8	2024	0.7894	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000			
9	2025	0.7664	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000			
10	2026	0.7441	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000			
11	2027	0.7224	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000			
12	2028	0.7014	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000			
13	2029	0.6810	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000			
14	2030	0.6611	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000			
15	2031	0.6419	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000			
16	2032	0.6232	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000			
17	2033	0.6050	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000			
18	2034	0.5874	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000			
19	2035	0.5703	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000			
20	2036	0.5537	0.500	0.500	0.0923	1.000	1.000	0.1846	0.500	0.500	0.0923			
21	2037	0.5375	0.250	0.750	0.1344	0.000	1.000	0.1792	0.250	0.750	0.1344			
22	2038	0.5219	0.250	1.000	0.1740	0.000	1.000	0.1740	0.100	0.850	0.1479			
23	2039	0.5067	0.000	1.000	0.1689	0.000	1.000	0.1689	0.100	0.950	0.1605			
24	2040	0.4919	0.000	1.000	0.1640	0.000	1.000	0.1640	0.050	1.000	0.1640			
25	2041	0.4776	0.000	1.000	0.1592	0.000	1.000	0.1592	0.000	1.000	0.1592			
26	2042	0.4637	0.000	1.000	0.1546	0.000	1.000	0.1546	0.000	1.000	0.1546			
27	2043	0.4502	0.000	1.000	0.1501	0.000	1.000	0.1501	0.000	1.000	0.1501			
28	2044	0.4371	0.000	1.000	0.1457	0.000	1.000	0.1457	0.000	1.000	0.1457			
29	2045	0.4243	0.000	1.000	0.1414	0.000	1.000	0.1414	0.000	1.000	0.1414			
30	2046	0.4120	0.000	1.000	0.1373	0.000	1.000	0.1373	0.000	1.000	0.1373			
31	2047	0.4000	0.000	1.000	0.1333	0.000	1.000	0.1333	0.000	1.000	0.1333			
32	2048	0.3883	0.000	1.000	0.1294	0.000	1.000	0.1294	0.000	1.000	0.1294			
33	2049	0.3770	0.000	1.000	0.1257	0.000	1.000	0.1257	0.000	1.000	0.1257			
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Page 23 of 35

(Herbaceous Year Built for tYear =21)																								
r = 3.00% = Discount Rate (enter 0.03 for 3%)																								
Tfactor = ratio of the Present Worth of proposed wetland functions LOSS/LIFT compared to the Maximum possible.																								
			Community Structure				Water Environment				Landscape Support													
t	a		b	c	d	b	c	d	b	c	d	b	c	d										
Present Worth PW			Change	LIFT	PW	Change	LIFT	PW	Change	LIFT	PW	Change	LIFT	PW										
Year	0	(1+r)-t		0.000	=a X c/3		0.000	=a X c/3		0.000	=a X c/3		0.000	=a X c/3										
0	2016	1.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000										
1	2017	0.9709	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000										
2	2018	0.9426	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000										
3	2019	0.9151	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000										
4	2020	0.8885	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000										
5	2021	0.8626	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000										
6	2022	0.8375	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000										
7	2023	0.8131	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000										
8	2024	0.7894	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000										
9	2025	0.7664	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000										
10	2026	0.7441	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000										
11	2027	0.7224	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000										
12	2028	0.7014	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000										
13	2029	0.6810	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000										
14	2030	0.6611	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000										
15	2031	0.6419	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000										
16	2032	0.6232	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000										
17	2033	0.6050	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000										
18	2034	0.5874	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000										
19	2035	0.5703	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000										
20	2036	0.5537	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000										
21	2037	0.5375	0.500	0.500	0.0896	1.000	1.000	0.1792	0.500	0.500	0.0896	0.500	0.500	0.0896										
22	2038	0.5219	0.250	0.750	0.1305	0.000	1.000	0.1740	0.250	0.750	0.1305	0.250	0.750	0.1305										
23	2039	0.5067	0.250	1.000	0.1689	0.000	1.000	0.1689	0.100	0.850	0.1436	0.100	0.850	0.1436										
24	2040	0.4919	0.000	1.000	0.1640	0.000	1.000	0.1640	0.100	0.950	0.1558	0.100	0.950	0.1558										
25	2041	0.4776	0.000	1.000	0.1592	0.000	1.000	0.1592	0.050	1.000	0.1592	0.050	1.000	0.1592										
26	2042	0.4637	0.000	1.000	0.1546	0.000	1.000	0.1546	0.000	1.000	0.1546	0.000	1.000	0.1546										
27	2043	0.4502	0.000	1.000	0.1501	0.000	1.000	0.1501	0.000	1.000	0.1501	0.000	1.000	0.1501										
28	2044	0.4371	0.000	1.000	0.1457	0.000	1.000	0.1457	0.000	1.000	0.1457	0.000	1.000	0.1457										
29	2045	0.4243	0.000	1.000	0.1414	0.000	1.000	0.1414	0.000	1.000	0.1414	0.000	1.000	0.1414										
30	2046	0.4120	0.000	1.000	0.1373	0.000	1.000	0.1373	0.000	1.000	0.1373	0.000	1.000	0.1373										
31	2047	0.4000	0.000	1.000	0.1333	0.000	1.000	0.1333	0.000	1.000	0.1333	0.000	1.000	0.1333										
32	2048	0.3883	0.000	1.000	0.1294	0.000	1.000	0.1294	0.000	1.000	0.1294	0.000	1.000	0.1294										
33	2049	0.3770	0.000	1.000	0.1257	0.000	1.000	0.1257	0.000	1.000	0.1257	0.000	1.000	0.1257										

Page 24 of 35

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Page 25 of 35

(Herbaceous Year Built for tYear =23)																			
r = 3.00% = Discount Rate (enter 0.03 for 3%)																			
Tfactor = ratio of the Present Worth of proposed wetland functions LOSS/LIFT compared to the Maximum possible.																			
		</																	

Page 26 of 35

(Herbaceous Year Built for tYear =24)																		
r = 3.00% = Discount Rate (enter 0.03 for 3%)																		
Tfactor = ratio of the Present Worth of proposed wetland functions LOSS/LIFT compared to the Maximum possible.																		
			Community Structure				Water Environment				Landscape Support							
t		a	b	c	d	b	c	d	b	c	d	b	c	d				
Present Worth PW			Change	LIFT	PW	Change	LIFT	PW	Change	LIFT	PW	Change	LIFT	PW				
Year	0	(1+r)-t		0.000	=a X c/3		0.000	=a X c/3		0.000	=a X c/3		0.000	=a X c/3				
0	2016	1.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
1	2017	0.9709	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
2	2018	0.9426	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
3	2019	0.9151	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
4	2020	0.8885	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
5	2021	0.8626	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
6	2022	0.8375	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
7	2023	0.8131	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
8	2024	0.7894	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
9	2025	0.7664	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
10	2026	0.7441	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
11	2027	0.7224	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
12	2028	0.7014	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
13	2029	0.6810	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
14	2030	0.6611	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
15	2031	0.6419	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
16	2032	0.6232	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
17	2033	0.6050	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
18	2034	0.5874	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
19	2035	0.5703	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
20	2036	0.5537	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
21	2037	0.5375	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
22	2038	0.5219	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
23	2039	0.5067	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
24	2040	0.4919	0.500	0.500	0.0820	1.000	1.000	0.1640	0.500	0.500	0.0820	0.500	0.500	0.0820				
25	2041	0.4776	0.250	0.750	0.1194	0.000	1.000	0.1592	0.250	0.750	0.1194	0.250	0.750	0.1194				
26	2042	0.4637	0.250	1.000	0.1546	0.000	1.000	0.1546	0.100	0.850	0.1314	0.100	0.850	0.1314				
27	2043	0.4502	0.000	1.000	0.1501	0.000	1.000	0.1501	0.100	0.950	0.1426	0.100	0.950	0.1426				
28	2044	0.4371	0.000	1.000	0.1457	0.000	1.000	0.1457	0.050	1.000	0.1457	0.050	1.000	0.1457				
29	2045	0.4243	0.000	1.000	0.1414	0.000	1.000	0.1414	0.000	1.000	0.1414	0.000	1.000	0.1414				
30	2046	0.4120	0.000	1.000	0.1373	0.000	1.000	0.1373	0.000	1.000	0.1373	0.000	1.000	0.1373				
31	2047	0.4000	0.000	1.000	0.1333	0.000	1.000	0.1333	0.000	1.000	0.1333	0.000	1.000	0.1333				
32	2048	0.3883	0.000	1.000	0.1294	0.000	1.000	0.1294	0.000	1.000	0.1294	0.000	1.000	0.1294				
33	2049	0.3770	0.000	1.000	0.1257	0.000	1.000	0.1257	0.000	1.000	0.1257	0.000	1.000	0.1257				
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Page 27 of 35

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Page 28 of 35

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Table 4-8-A-i (H)
 UMAM Temporal Lag Factor for Herbaceous Mitigation Wetlands
 Page 29 of 35

(Herbaceous Year Built for tYear =27)										
		*r = 3.00% = Discount Rate (enter 0.03 for 3%)								
		Tfactor = ratio of the Present Worth of proposed wetland functions LOSS/LIFT compared to the Maximum possible.								
		Community Structure			Water Environment			Landscape Support		
t	a	b	c	d	b	c	d	b	c	d
Present Worth PW		Change	LIFT	PW	Change	LIFT	PW	Change	LIFT	PW
Year	0	(1+r)-t		=a X c/3		0.000	=a X c/3		0.000	=a X c/3
0	2016	1.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.0000
1	2017	0.9709	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.0000
2	2018	0.9426	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.0000
3	2019	0.9151	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.0000
4	2020	0.8885	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.0000
5	2021	0.8626	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.0000
6	2022	0.8375	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.0000
7	2023	0.8131	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.0000
8	2024	0.7894	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.0000
9	2025	0.7664	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.0000
10	2026	0.7441	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.0000
11	2027	0.7224	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.0000
12	2028	0.7014	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.0000
13	2029	0.6810	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.0000
14	2030	0.6611	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.0000
15	2031	0.6419	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.0000
16	2032	0.6232	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.0000
17	2033	0.6050	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.0000
18	2034	0.5874	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.0000
19	2035	0.5703	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.0000
20	2036	0.5537	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.0000
21	2037	0.5375	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.0000
22	2038	0.5219	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.0000
23	2039	0.5067	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.0000
24	2040	0.4919	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.0000
25	2041	0.4776	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.0000
26	2042	0.4637	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.0000
27	2043	0.4502	0.500	0.500	0.0750	1.000	1.000	0.1501	0.500	0.500
28	2044	0.4371	0.250	0.750	0.1093	0.000	1.000	0.1457	0.250	0.750
29	2045	0.4243	0.250	1.000	0.1414	0.000	1.000	0.1414	0.100	0.850
30	2046	0.4120	0.000	1.000	0.1373	0.000	1.000	0.1373	0.100	0.950
31	2047	0.4000	0.000	1.000	0.1333	0.000	1.000	0.1333	0.050	1.000
32	2048	0.3883	0.000	1.000	0.1294	0.000	1.000	0.1294	0.000	1.000
33	2049	0.3770	0.000	1.000	0.1257	0.000	1.000	0.1257	0.000	1.000
ΣPW =		21.7658								
			LIFT =	6.250		LIFT =	7.000		LIFT =	6.050
Sum =		2.6380		0.8515			0.9630			0.8234
divide by:		21.7658								
Therb =		0.1212								

Page 30 of 35

(Herbaceous Year Built for tYear =28)																				
r = 3.00% = Discount Rate (enter 0.03 for 3%)																				
Tfactor = ratio of the Present Worth of proposed wetland functions LOSS/LIFT compared to the Maximum possible.																				

Table 4-8-A-i (H)
 UMAM Temporal Lag Factor for Herbaceous Mitigation Wetlands
 Page 31 of 35

(Herbaceous Year Built for tYear =29)										
		*r = 3.00% = Discount Rate (enter 0.03 for 3%)								
Tfactor = ratio of the Present Worth of proposed wetland functions LOSS/LIFT compared to the Maximum possible.										
		Community Structure			Water Environment			Landscape Support		
t	a	b	c	d	b	c	d	b	c	d
Present Worth PW		Change	LIFT	PW	Change	LIFT	PW	Change	LIFT	PW
Year	0	(1+r)-t	0.000	=a X c/3	0.000	0.000	=a X c/3	0.000	0.000	=a X c/3
0	2016	1.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
1	2017	0.9709	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
2	2018	0.9426	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
3	2019	0.9151	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
4	2020	0.8885	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
5	2021	0.8626	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
6	2022	0.8375	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
7	2023	0.8131	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
8	2024	0.7894	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
9	2025	0.7664	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
10	2026	0.7441	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
11	2027	0.7224	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
12	2028	0.7014	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
13	2029	0.6810	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
14	2030	0.6611	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
15	2031	0.6419	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
16	2032	0.6232	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
17	2033	0.6050	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
18	2034	0.5874	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
19	2035	0.5703	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
20	2036	0.5537	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
21	2037	0.5375	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
22	2038	0.5219	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
23	2039	0.5067	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
24	2040	0.4919	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
25	2041	0.4776	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
26	2042	0.4637	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
27	2043	0.4502	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
28	2044	0.4371	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
29	2045	0.4243	0.500	0.500	0.0707	1.000	1.000	0.1414	0.500	0.500
30	2046	0.4120	0.250	0.750	0.1030	0.000	1.000	0.1373	0.250	0.750
31	2047	0.4000	0.250	1.000	0.1333	0.000	1.000	0.1333	0.100	0.850
32	2048	0.3883	0.000	1.000	0.1294	0.000	1.000	0.1294	0.100	0.950
33	2049	0.3770	0.000	1.000	0.1257	0.000	1.000	0.1257	0.050	1.000

Page 32 of 35

(Herbaceous Year Built for tYear =30)																		
r = 3.00% = Discount Rate (enter 0.03 for 3%)																		
Tfactor = ratio of the Present Worth of proposed wetland functions LOSS/LIFT compared to the Maximum possible.																		
			Community Structure			Water Environment			Landscape Support									
t		a	b	c	d	b	c	d	b	c	d	b	c	d				
Present Worth PW			Change	LIFT	PW	Change	LIFT	PW	Change	LIFT	PW	Change	LIFT	PW				
Year	0	(1+r)-t		0.000	=a X c/3		0.000	=a X c/3		0.000	=a X c/3		0.000	=a X c/3				
0	2016	1.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
1	2017	0.9709	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
2	2018	0.9426	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
3	2019	0.9151	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
4	2020	0.8885	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
5	2021	0.8626	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
6	2022	0.8375	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
7	2023	0.8131	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
8	2024	0.7894	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
9	2025	0.7664	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
10	2026	0.7441	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
11	2027	0.7224	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
12	2028	0.7014	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
13	2029	0.6810	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
14	2030	0.6611	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
15	2031	0.6419	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
16	2032	0.6232	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
17	2033	0.6050	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
18	2034	0.5874	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
19	2035	0.5703	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
20	2036	0.5537	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
21	2037	0.5375	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
22	2038	0.5219	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
23	2039	0.5067	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
24	2040	0.4919	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
25	2041	0.4776	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
26	2042	0.4637	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
27	2043	0.4502	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
28	2044	0.4371	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
29	2045	0.4243	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
30	2046	0.4120	0.500	0.500	0.0687	1.000	1.000	0.1373	0.500	0.500	0.0687							
31	2047	0.4000	0.250	0.750	0.1000	0.000	1.000	0.1333	0.250	0.750	0.1000							
32	2048	0.3883	0.250	1.000	0.1294	0.000	1.000	0.1294	0.100	0.850	0.1100							
33	2049	0.3770	0.000	1.000	0.1257	0.000	1.000	0.1257	0.100	0.950	0.1194							

Page 33 of 35

(Herbaceous Year Built for tYear =31)																				
r = 3.00% = Discount Rate (enter 0.03 for 3%)																				
Tfactor = ratio of the Present Worth of proposed wetland functions LOSS/LIFT compared to the Maximum possible.																				
			Community Structure			Water Environment			Landscape Support											
t		a	b	c	d	b	c	d	b	c	d	b	c	d						
Present Worth PW			Change	LIFT	PW	Change	LIFT	PW	Change	LIFT	PW	Change	LIFT	PW						
Year	0	(1+r)-t		0.000	=a X c/3		0.000	=a X c/3		0.000	=a X c/3		0.000	=a X c/3						
0	2016	1.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000						
1	2017	0.9709	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000						
2	2018	0.9426	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000						
3	2019	0.9151	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000						
4	2020	0.8885	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000						
5	2021	0.8626	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000						
6	2022	0.8375	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000						
7	2023	0.8131	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000						
8	2024	0.7894	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000						
9	2025	0.7664	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000						
10	2026	0.7441	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000						
11	2027	0.7224	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000						
12	2028	0.7014	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000						
13	2029	0.6810	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000						
14	2030	0.6611	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000						
15	2031	0.6419	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000						
16	2032	0.6232	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000						
17	2033	0.6050	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000						
18	2034	0.5874	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000						
19	2035	0.5703	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000						
20	2036	0.5537	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000						
21	2037	0.5375	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000						
22	2038	0.5219	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000						
23	2039	0.5067	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000						
24	2040	0.4919	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000						
25	2041	0.4776	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000						
26	2042	0.4637	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000						
27	2043	0.4502	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000						
28	2044	0.4371	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000						
29	2045	0.4243	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000						
30	2046	0.4120	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000						
31	2047	0.4000	0.500	0.500	0.0667	1.000	1.000	0.1333	0.500	0.500	0.0667									
32	2048	0.3883	0.250	0.750	0.0971	0.000	1.000	0.1294	0.250	0.750	0.0971									
33	2049	0.3770	0.250	1.000	0.1257	0.000	1.000	0.1257	0.100	0.850	0.1068									

Page 34 of 35

(Herbaceous Year Built for tYear = 32)																		
r = 3.00% = Discount Rate (enter 0.03 for 3%)																		
Tfactor = ratio of the Present Worth of proposed wetland functions LOSS/LIFT compared to the Maximum possible.																		
			Community Structure				Water Environment				Landscape Support							
t		a	b	c	d	b	c	d	b	c	d	b	c	d				
Present Worth PW			Change	LIFT	PW	Change	LIFT	PW	Change	LIFT	PW	Change	LIFT	PW				
Year	0	(1+r)-t		0.000	=a X c/3		0.000	=a X c/3		0.000	=a X c/3		0.000	=a X c/3				
0	2016	1.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
1	2017	0.9709	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
2	2018	0.9426	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
3	2019	0.9151	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
4	2020	0.8885	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
5	2021	0.8626	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
6	2022	0.8375	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
7	2023	0.8131	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
8	2024	0.7894	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
9	2025	0.7664	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
10	2026	0.7441	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
11	2027	0.7224	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
12	2028	0.7014	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
13	2029	0.6810	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
14	2030	0.6611	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
15	2031	0.6419	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
16	2032	0.6232	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
17	2033	0.6050	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
18	2034	0.5874	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
19	2035	0.5703	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
20	2036	0.5537	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
21	2037	0.5375	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
22	2038	0.5219	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
23	2039	0.5067	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
24	2040	0.4919	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
25	2041	0.4776	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
26	2042	0.4637	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
27	2043	0.4502	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
28	2044	0.4371	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
29	2045	0.4243	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
30	2046	0.4120	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
31	2047	0.4000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000	0.0000				
32	2048	0.3883	0.500	0.500	0.0647	1.000	1.000	0.1294	0.500	0.500	0.0647	0.500	0.500	0.0647				
33	2049	0.3770	0.250	0.750	0.0943	0.000	1.000	0.1257	0.250	0.750	0.0943							
																		</

Table 4-8-A-i (H)
 UMAM Temporal Lag Factor for Herbaceous Mitigation Wetlands
 Page 35 of 35

(Herbaceous Year Built for tYear =33)										
*r =		3.00% = Discount Rate (enter 0.03 for 3%)								
Tfactor = ratio of the Present Worth of proposed wetland functions LOSS/LIFT compared to the Maximum possible.										
		Community Structure			Water Environment			Landscape Support		
t	a	b	c	d	b	c	d	b	c	d
Present Worth PW		Change	LIFT	PW	Change	LIFT	PW	Change	LIFT	PW
Year	0	(1+r)-t	0.000	=a X c/3	0.000	0.000	=a X c/3	0.000	0.000	=a X c/3
0	2016	1.0000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
1	2017	0.9709	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
2	2018	0.9426	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
3	2019	0.9151	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
4	2020	0.8885	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
5	2021	0.8626	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
6	2022	0.8375	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
7	2023	0.8131	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
8	2024	0.7894	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
9	2025	0.7664	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
10	2026	0.7441	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
11	2027	0.7224	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
12	2028	0.7014	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
13	2029	0.6810	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
14	2030	0.6611	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
15	2031	0.6419	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
16	2032	0.6232	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
17	2033	0.6050	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
18	2034	0.5874	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
19	2035	0.5703	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
20	2036	0.5537	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
21	2037	0.5375	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
22	2038	0.5219	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
23	2039	0.5067	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
24	2040	0.4919	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
25	2041	0.4776	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
26	2042	0.4637	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
27	2043	0.4502	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
28	2044	0.4371	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
29	2045	0.4243	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
30	2046	0.4120	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
31	2047	0.4000	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
32	2048	0.3883	0.000	0.000	0.0000	0.000	0.000	0.0000	0.000	0.000
33	2049	0.3770	0.500	0.500	0.0628	1.000	1.000	0.1257	0.500	0.0628