

RECIPROCAL EASEMENT AGREEMENT

This Reciprocal Easement Agreement ("Agreement") is made and entered into this 30th day of March, 1994, by and among SOUTHPONTE CONDOMINIUM ASSOCIATION, INC., a Florida corporation not-for-profit ("Southpointe"), PULTE HOME CORPORATION, a Michigan corporation authorized to transact business in the state of Florida ("Pulte") and THE OASIS CONDOMINIUM ASSOCIATION, INC., a Florida corporation not-for-profit ("Oasis").

RECITALS

- A. Southpointe is the condominium association that owns and/or is responsible for the operation of the condominium project(s) situated on that certain real property located in Orange County, Florida and legally described on Exhibit "A" attached hereto and incorporated herein by reference (the "Southpointe Property").
- B. Pulte is the owner of that certain real property located in Orange County, Florida, legally described on Exhibit "B" attached hereto and incorporated herein by reference (the "Pulte Property").
- C. Oasis is the condominium association that will own and/or will be responsible for the operation of the condominium project(s) situated on the Pulte Property.
- D. Southpointe is also the owner of that certain real property located in Orange County, Florida legally described on Exhibit "C" attached hereto and incorporated herein by reference (the "Multi-Purpose Easement Parcel"). The Multi-Purpose Easement Parcel is included in and part of Southpointe Property.
- E. Pulte is also the owner of that certain real property located in Orange County, Florida legally described on Exhibit "D" attached hereto and incorporated herein by reference (the "Drainage Easement Parcel"). The Drainage Easement Parcel is included in and part of the Pulte Property.
- F. The Southpointe Property has been developed into a multi-phase condominium project consisting of 448 condominium units collectively known as "Southpointe".
- G. Pulte intends to develop and is in the process of developing the Pulte Property into a condominium project containing 140 individual condominium units to be known as "The Oasis, a Condominium".
- H. Both the Southpointe Property and the Pulte Property have been developed or are being developed in accordance with the Master Plan of Ventura Country Club Community (the "Master Plan").

I. The parties now desire to grant, convey, disclose and establish certain reciprocal easements for the benefit of their respective parcels, all in accordance with the covenants and conditions set forth herein.

AGREEMENT

NOW, THEREFORE, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. RECITALS. The parties acknowledge and agree that the above-stated Recitals are true and correct and are hereby incorporated in this Agreement for all purposes.

2. PULTE GRANT OF DRAINAGE EASEMENT TO SOUTHPOINTE. Pulte hereby grants, conveys, declares and establishes in favor of Southpointe for the use and benefit of the Southpointe Property a perpetual nonexclusive underground drainage easement under and through the Drainage Easement Parcel for the purpose of draining storm water generated on the Southpointe Property from the Southpointe Property under and through the Drainage Easement Parcel. The easement rights granted herein shall include the right of Southpointe to enter upon the Drainage Easement Parcel as and to the extent reasonably needed, for the purpose of constructing, maintaining, repairing and replacing underground drainage facilities reasonably required to effectuate the purpose(s) of the easement rights granted herein. Any such construction, maintenance, repairs or replacements shall be accomplished in a timely fashion and in a manner that will cause the least amount of disruption to Pulte and Oasis.

3. SOUTHPOINTE GRANT OF MULTI-PURPOSE EASEMENT TO PULTE AND OASIS. Southpointe hereby grants, conveys, declares and establishes in favor of Pulte and Oasis and for the use and benefit of the Pulte Property (i) a perpetual nonexclusive access easement; (ii) a perpetual nonexclusive parking easement; (iii) a perpetual nonexclusive utility easement for existing utility facilities and (iv) a nonexclusive irrigation easement for existing irrigation facilities, all on, over, under, through and across the Multi-Purpose Access Parcel for access, parking, utility and irrigation purposes. The easement rights granted herein shall include the right of Pulte to enter upon the Multi-Purpose Easement Parcel, as and to the extent reasonably needed, for the purpose of constructing, maintaining, repairing and replacing the access areas, parking areas, existing utility facilities and existing irrigation facilities reasonably required to effectuate the purpose(s) of the easement right(s) granted herein. Any such construction, maintenance, repairs or replacements shall be accomplished in a timely fashion and in a manner that will cause the least amount of disruption to Southpointe.

Pulte and Oasis shall comply with Southpointe's parking rules and regulations for the access area as long as those rules and regulations are reasonable and apply equally to all parties to this agreement and as long as those rules and regulations apply to all of the Southpointe Property.

4. MAINTENANCE.

a. Drainage Easement Parcel. Southpointe shall, at its sole cost and expense, have the right and obligation to maintain, or caused to be maintained, the underground drainage facilities installed and constructed within the Drainage Easement Parcel.

b. Multi-Purpose Easement Parcel.

i. Pulte. Until Pulte turns over control of Oasis to the individual condominium unit owners within the Pulte Property, Pulte shall be responsible for maintaining the Multi-Purpose Easement Parcel for the purposes contemplated herein and, except for the cost of the maintenance of the access area located within the Multi-Purpose Easement Parcel, Pulte shall, at its own expense, be responsible for the cost of maintenance of the Multi-Purpose Easement Parcel. The cost for the access area located within the Multi-Purpose Easement Parcel shall be shared equally by Pulte and Southpointe.

ii. Oasis. After Pulte turns over control of Oasis to the individual condominium unit owners within the Pulte Property, Oasis shall be responsible for maintaining the Multi-Purpose Easement Parcel for the purposes contemplated herein and, except for the cost of the maintenance of the access area located within the Multi-Purpose Easement Parcel, Oasis, shall at its own expense, be responsible for the cost of maintenance of the Multi-Purpose Easement Parcel. The cost of maintenance for the access area located within the Multi-Purpose Easement Parcel shall be shared equally by Oasis and Southpointe.

iii. Access Area. As to the access area, the obligation and standard of maintenance shall be consistent with the requirements for the maintenance of common elements contained in Chapter 718, Florida Statutes, as from time to time amended. The maintenance anticipated by this section is the typical maintenance required for paved areas, such as repaving, resealing, striping, etc. Southpointe, in Southpointe's reasonable discretion, shall determine the need and scope of such maintenance and shall be responsible for the completion of any such work. When such decision is made, Southpointe shall inform the other appropriate party of such proposed maintenance and shall send an invoice to that other party informing it of its one half share. Payment shall be made in conformance with subparagraph (c) below.

c. Payments. If any party fails to pay, after ten (10) days written notice from the other party, any sum due under the terms of this Agreement for maintenance performed on the various easement facilities described herein, then the other party may pay all sums due and be entitled to reimbursement from the nonpaying party of such amount, plus interest at the rate of eighteen percent (18%) per annum from the date of payment until reimbursed.

d. Openings and Excavations. All openings and excavations for the purpose of installing, constructing, examining, maintaining or repairing or replacing any underground facilities shall be properly refilled and restored, the surface shall be placed with material identical in size, maturity and quality (i.e. fill, concrete, asphalt, landscaping, etc.) and the property left in as good, safe and aesthetically pleasing a condition as it was prior to such opening or excavation.

5. HEDGE. Pulte, at Pulte's sole cost and expense, shall, within ninety (90) days following the date hereof, plant and install a hedge (the "Hedge") generally along the area depicted on Exhibit "E" attached hereto and incorporated herein by reference. The type of plant material utilized in the Hedge will be the shrubbery commonly referred to as "red-tips" and will be of sufficient height to grow to be four (4) feet high within eighteen (18) months following planting. The Hedge will be maintained in a first class manner and at a height of not less than four (4) feet. The Hedge will be maintained by Pulte until Pulte turns over control of The Oasis to the individual condominium unit owners within the Pulte Property and, thereafter, the Hedge will be maintained by Oasis. If Pulte or Oasis, as the case may be, fail to properly maintain the Hedge, then Southpointe shall have the right to enter upon the Pulte Property to maintain the Hedge at Pulte's or Oasis', as the case may be, reasonable expense.

6. BARRICADES. No party shall erect or permit the erection of any curbing, fencing or other obstructions blocking or limiting the use of the various easements described herein. Notwithstanding the foregoing, each party may each erect, one (1) day in each calendar year but more often if legally necessary, barriers for the purpose of blocking access to their respective parcels to prevent the possibility of dedicating the same for public use. Erection of any barrier for this purpose shall be in a manner and a time and on a day that minimizes the interference with the other party's use. Nothing contained herein shall create any rights to the general public.

7. INSURANCE. Prior to its entry upon the other party's property for any purpose set forth in this Agreement, either party desiring to enter upon the other party's property shall take out and maintain Public Liability Insurance with a Broad Form Property Damage Endorsement with a Combined Single Limit of not less than One Million and No/100 Dollars (\$1,000,000.00).

8. CONSTRUCTION LIENS. No rights created herein to enter upon another party's property shall permit or empower either party to encumber the other party's property. In this regard, neither party shall suffer or permit any construction lien to be placed upon or against the other party's property, and in case of any such construction lien attaching, shall cause the removal the same by payment, transfer to alternative security, or otherwise within thirty (30) days following written notification from such the other party.

9. INDEMNIFICATION. Each party agrees to indemnify and hold the other harmless as follows:

a. Southpointe. Southpointe does hereby covenant and agree that Southpointe will indemnify and save harmless Pulte, Oasis and the individual condominium unit owners within the Pulte Property against and from all liability, actions and causes of action of any kind and nature arising or growing out of or in any way connected with Southpointe's use, occupation, management, maintenance or control of the easement rights granted in favor of Southpointe described herein.

b. Pulte. Pulte does hereby covenant and agree that until Pulte turns over control of Oasis to the individual condominium unit owners within the Pulte Property, Pulte will indemnify and save harmless Southpointe and the individual condominium unit owners within the Southpointe Property from and against all liability, actions or causes of action of any kind and nature arising or growing out of or in any way connected with Pulte's use, occupation, management, maintenance or control of the easement rights granted in favor of Pulte described herein.

c. Oasis. Oasis does hereby covenant and agree that after Pulte turns over control of the Oasis to the individual condominium unit owners within the Pulte Property, Oasis will indemnify and save harmless Southpointe and the individual condominium unit owners within the Southpointe Property from and against all liability, actions or causes of action of any kind and nature arising or growing out of or in any way connected with Oasis' use, occupation, management, maintenance or control of the easement rights granted in favor of Oasis described herein.

10. BENEFIT. All of the covenants, terms, agreements, conditions and restrictions set forth in this Agreement are intended to be and shall be construed as covenants "running with the land", binding upon, inuring to the benefit of and enforceable by the parties hereto, the individual condominium unit owners within the Southpointe Property and the Pulte Property, their respective successors and assigns.

11. **PERPETUITY.** All of the rights and privileges granted herein shall be and remain in effect in perpetuity, unless terminated or modified by a recorded document executed by both parties or their respective successors and assigns.
12. **ENFORCEMENT.** In the event it is necessary for either party to employ an attorney to enforce its right pursuant to this Agreement because of the default of the other party, the defaulting party shall reimburse the nondefaulting party for reasonable attorneys' fees and costs, including reasonable attorneys' fees and costs incurred on the appeal of any lower court decision.
13. **MISCELLANEOUS.** This Agreement shall be construed under the laws of the State of Florida. Venue for any action involving this Agreement shall lie only in Orange County, Florida. This Agreement may only be modified, supplemented or terminated in writing signed by the parties, or their successors or assigns, and any modification shall take effect only upon recordation in the Public Records of Orange County, Florida.
14. **AUTHORIZATION.** The execution and delivery of this Agreement and the performance of the obligations described herein have been duly authorized by all requisite action of Southpointe and Pulte, and all consents, approval or actions on the part of Southpointe and Pulte in connection therewith have been properly and validly obtained. The person(s) signing this Agreement on behalf of Southpointe and Pulte and any documents signed pursuant hereto are duly authorized to do so.
15. **CUMULATIVE REMEDIES.** No remedy conferred upon a party in this Agreement is intended to be exclusive of any other remedy herein or by law provided or permitted, but each shall be cumulative and shall be in addition to every other remedy given hereunder now or hereafter existing at law, in equity or by statute.
16. **FURTHER ASSURANCES AND COOPERATION.** The parties hereto hereby further agree to cooperate with one another to accomplish the intent of this Agreement and to accommodate the development and operation of the condominium project(s) upon their respective parcels. If necessary, the parties agree to reasonably adjust the legal descriptions of the various easements described herein and to approve of or consent to (and, if appropriate, join in) any application or written request for permits, variances, or other approvals that may be reasonably required to develop and operate the condominium project(s) upon their respective parcels as contemplated in the Master Plan.
17. **Other Easements.** This Agreement shall not restrict or otherwise impair any easement rights benefitting or appurtenant to the Southpointe Property or the Pulte Property existing by virtue of separate instruments, reservations or other agreements. The

easement rights granted, conveyed, declared and established herein are intended to be in addition to all other easement rights existing by virtue of separate instruments, reservations or other agreements.

18. GARBAGE DUMPSTER ENCLOSURE. Pulte, at Pulte's sole cost and expense, has replaced one (1) garbage dumpster enclosure at a location on the Southpointe Property. The enclosure is of a similar, type, style and quality and aesthetics as previously existed on the Southpointe Property.

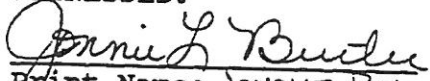
19. EXISTING ROADWAY, PARKING AREAS AND OTHER IMPROVEMENTS. Pulte, at Pulte's sole cost and expense, shall within ninety (90) days following the completion of construction of all new units upon the Pulte Property, repair the existing roadway, parking areas and other improvements located upon the Southpointe Property (and that Access Area depicted on Exhibit "E") that are damaged in connection with the construction of the new condominium units upon the Pulte Property. Such roadway area, parking area and other improvements shall be repaired to an "as new" condition by repaving, resurfacing and restriping the roadway area and parking area. In no event shall Pulte be required to dig up or remove the improvements presently existing within the roadway area and parking area.

20. CURBING/LANDSCAPING. Pulte, at Pulte's sole cost and expense, shall within ninety (90) days following the date hereof, remove the existing asphalt and install concrete curbing, topsoil and sod in that certain "curbed greenbelt" area (the "Curbed Greenbelt Area") depicted on Exhibit "E" attached hereto and incorporated herein by reference. Southpointe shall be responsible for the ongoing maintenance of the Curbed Greenbelt Area.

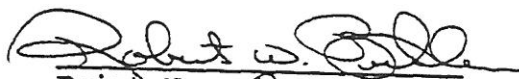
21. OASIS JOINDER AND CONSENT. Oasis is a party to this Reciprocal Easement Agreement for the purpose of joining and consenting to the terms and conditions hereof.

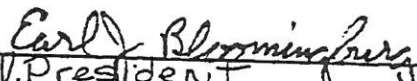
IN WITNESS WHEREOF, this Reciprocal Easement Agreement has been executed as of the date first above written.

WITNESSES:


Print Name: JOHNNIE BUTLER

SOUTHPOINTE CONDOMINIUM ASSOCIATION,
INC., a Florida corporation not-for-
profit


Print Name: ROBERT W. BUTLER

By: 
Its: President

PULTE HOME CORPORATION, a Michigan corporation authorized to transact business in the State of Florida

[Signature]
Print Name: Michael J. Grubbs, AP
Tracy Augustyni
Print Name: TRACY Augustyni

By: [Signature]
Its: Attorney in Fact + Employee

THE OASIS CONDOMINIUM ASSOCIATION, INC., a Florida corporation not-for-profit

[Signature]
Print Name: Michael J. Grubbs, AP
Tracy Augustyni
Print Name: TRACY Augustyni

By: [Signature]
Its: PRESIDENT

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 30 day of MARCH, 1994, by EARL BLOOMINGBURG of SOUTHPOINTE CONDOMINIUM ASSOCIATION, a Florida corporation not-for-profit, on behalf of the corporation. He ~~she~~ is personally known to me ~~or has produced~~ as identification.

[Signature]
Notary Public
Print Name: JONNIE L. BUTLER
My commission expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. DEC. 17, 1994
BONDED THRU GENERAL INS. UND.

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 28th day of April, 1994, by James Cooper of PULTE HOME CORPORATION, a Michigan corporation authorized to transact business in the State of Florida, on behalf of the corporation. He ~~she~~ is personally known to me ~~or has produced~~ as identification.

Tracy Augustyni
Notary Public
Print Name: TRACY Augustyni
My commission expires:

Notary Public, State of Florida
My Commission Expires: 10/30/1995
Bonded thru Troy Coin Insurance, Inc.

STATE OF Florida)
COUNTY OF Orange)

The foregoing instrument was acknowledged before me this 28th
day of April, 1994, by James Cooper of
THE OASIS CONDOMINIUM ASSOCIATION, INC., a Florida corporation not-
for-profit, on behalf of the corporation. He/she is personally
known to me ~~or has produced~~ _____
as identification.

Tracy Augustini
Notary Public
Print Name: TRACY Augustini
My commission expires:

Notary Public, State of Florida
My Commission Expires May 20, 1995
Bonded Inv. Troy Foin Insurance Inc.

08/12008.2/90122/37254



EXHIBIT "A"

I. Property for which Southpointe has operational responsibility:

A. Southpointe, Unit I, A Condominium as described in Official Records Book 3446, Page 1949, Public Records of Orange County, Florida, as also reflected in Condominium Exhibit Book 8, Pages 65 through 66, inclusive of the Public Records of Orange County, Florida.

B. Southpointe, Unit II, A Condominium as described in Official Records Book 3511, Page 2542, Public Records of Orange County, Florida, as also reflected in Condominium Exhibit Book 9, Pages 50 through 51, inclusive of the Public Records of Orange County, Florida.

C. Southpointe, Unit III, A Condominium as described in Official Records Book 3627, Page 2468, Public Records of Orange County, Florida, as also reflected in Condominium Exhibit Book 11, Pages 45 through 46, inclusive of the Public Records of Orange County, Florida.

D. Southpointe, Unit IV, A Condominium as described in Official Records Book 3757, Page 1682, Public Records of Orange County, Florida, as also reflected in Condominium Exhibit Book 12, Pages 120 through 121, inclusive of the Public Records of Orange County, Florida.

E. Southpointe, Unit V, A Condominium as described in Official Records Book 3867, Page 2850, Public Records of Orange County, Florida, as also reflected in Condominium Exhibit Book 14, Pages 97 through 98, inclusive of the Public Records of Orange County, Florida.

II. Property owned by Southpointe:

A. Multi-Purpose Easement Parcel:

The Multi-Purpose Easement Parcel is described on Exhibit C, attached to this agreement

B. Clubhouse and pool areas:

The legal description for the clubhouse and pool areas are found on page 2 of this Exhibit A.

From a Northeasterly corner of Tract 11, Ventura, a portion of Phase II Subdivision, as recorded in Plat Book 11, Page 124, Public Records of Orange County, Florida, run South 69 degrees 17 minutes 35 seconds West 145.00 feet along the North boundary of said Tract 11 and the boundary of SOUTHPOINTE UNIT I, a Condominium, as recorded in Condominium Book 8, Page 65, Public Records of Orange County, Florida; thence run Southerly along the Westerly boundary of said SOUTHPOINTE UNIT I with the following courses and distances: South 20 degrees 42 minutes 25 seconds East 132.00 feet; thence run South 69 degrees 17 minutes 35 seconds West 50.00 feet; thence run South 24 degrees 17 minutes 35 seconds West 35.00 feet; thence run South 20 degrees 42 minutes 25 seconds East 64.67 feet; thence run South 65 degrees 42 minutes 25 seconds East 108.54 feet; thence run South 20 degrees 42 minutes 25 seconds East 69.94 feet; thence run South 24 degrees 17 minutes 35 seconds West 43.18 feet; thence run South 20 degrees 42 minutes 25 seconds East 113.50 feet for the POINT OF BEGINNING; thence run South 65 degrees 42 minutes 25 seconds East 62.07 feet; thence run North 69 degrees 17 minutes 35 seconds East 90.89 feet to a point on a nontangent curve concave Northeasterly and having a radius of 191.00 feet; thence from a tangent bearing of South 13 degrees 41 minutes 35 seconds East, run Southeasterly 98.42 feet along the arc of said curve through a central angle of 29 degrees 31 minutes 25 seconds; thence run South 46 degrees 35 minutes 32 seconds West 174.24 feet; thence run South 01 degrees 35 minutes 32 seconds West 62.06 feet; thence run South 43 degrees 24 minutes 28 seconds East 37.72 feet to a corner on the Northerly boundary of SOUTHPOINTE UNIT Y, a Condominium, as recorded in Condominium Book 14, Page 97, Public Records of Orange County, Florida; thence leaving the aforesaid Westerly boundary of SOUTHPOINTE UNIT I, run South 02 degrees 00 minutes 14 seconds West 101.58 feet along said Northerly boundary; thence run North 69 degrees 54 minutes 47 seconds West 103.80 feet along said Northerly boundary to a corner on the Easterly boundary of SOUTHPOINTE UNIT III, a Condominium, as recorded in Condominium Book 11, Page 45, Public Records of Orange County, Florida; thence run Northerly along said Easterly boundary with the following courses and distances: North 62 degrees 00 minutes 00 seconds West 169.32 feet; thence run North 45 degrees 06 minutes 26 seconds East 57.47 feet; thence run North 00 degrees 06 minutes 26 seconds East 164.07 feet to a point on the Southerly boundary of SOUTHPOINTE UNIT II, a Condominium, as recorded in Condominium Book 9, Page 50, Public Records of Orange County, Florida; thence leaving the aforesaid Easterly boundary, run Easterly along said Southerly boundary with the following courses and distances: South 65 degrees 42 minutes 25 seconds East 20.41 feet; thence run North 69 degrees 17 minutes 35 seconds East 83.91 feet; thence run North 24 degrees 17 minutes 35 seconds East 26.18 feet to the Point of Beginning.

CONTAINING: 1.642 Acres, more or less.

AND

OR 4122PG4534

All that certain parcel of land shown as the "OUT PARCEL" on SOUTHPOINTE UNIT II, a Condominium, as recorded in Condominium Book 9, Page 50, Public Records of Orange County, Florida being described as follows: From the Northwest corner of Tract 11, Ventura, a portion of Phase II Subdivision, as recorded in Plat Book 11, Page 124, Public Records of Orange County, Florida, run North 89 degrees 17 minutes 35 seconds East 356.61 feet along the North boundary of said Tract 11; thence run South 20 degrees 42 minutes 25 seconds East 241.54 feet; thence run South 24 degrees 17 minutes 35 seconds West 18.17 feet for the POINT OF BEGINNING, said Point of Beginning being a corner on the boundary of that certain parcel of land shown as the "OUT PARCEL" on SOUTHPOINTE UNIT II, a Condominium, as recorded in Condominium Book 9, Page 50, Public Records of Orange County, Florida; thence run South 65 degrees 42 minutes 25 seconds East 29.72 feet along said boundary; thence run South 24 degrees 17 minutes 35 seconds West 68.70 feet along said boundary; thence run North 89 degrees 53 minutes 34 seconds West 83.95 feet along said boundary; thence run North 44 degrees 53 minutes 34 seconds West 83.15 feet along said boundary; thence run North 69 degrees 41 minutes 39 seconds East 104.75 feet along said boundary to the Point of Beginning.

CONTAINING: 0.246 Acres, more or less.

SUBJECT TO: Easements.

PULTE PROPERTY

Legal Description

THE OASIS

A portion of Tract 12, "VENTURA A PLANNED UNIT DEVELOPMENT TRACT 12, A PORTION OF PHASE II" subdivision, as recorded in Plat Book 14, Page 57, Public Records of Orange County, Florida, described as follows:

Starting at the northern most corner of the aforesaid Tract 12, said point being on a curve of the westerly right-of-way line of Woodgate Blvd., said curve being concave to the southwest and having a radius of 962.97 feet; thence run southeasterly along the arc of said curve 42.92 feet thru a central angle of $02^{\circ}33'14''$ to the POINT OF BEGINNING; thence continue along the arc of said curve concave to the southwest, having a radius of 962.97 feet with a central angle of $25^{\circ}01'57''$, a distance of 420.72 feet to the point of compound curvature of a curve to the southwest; said curve having a radius of 498.88 feet and a central angle of $21^{\circ}57'19''$; thence run southerly along the arc of said curve 191.17 feet to a point; thence S $77^{\circ}20'24''$ W, 292.39 feet; thence N $81^{\circ}00'34''$ W, 642.17 feet; thence N $00^{\circ}06'14''$ E, 68.17 feet; thence S $89^{\circ}53'46''$ E, 36.00 feet; thence N $00^{\circ}06'14''$ E, 127.28 feet; thence N $65^{\circ}04'21''$ E, 574.19 feet to the POINT OF BEGINNING.

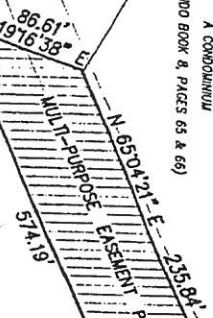
THE OASIS

A CONDOMINIUM
SECTION 10, TOWNSHIP 23 SOUTH, RANGE 30 EAST
CITY OF ORLANDO - ORANGE COUNTY, FLORIDA

"SOUHPORITE UNIT I"
A CONDOMINIUM
(CONDO BOOK 14, PAGES 97 & 98)

OR Bk 4737 P 8844
Orange Co FL 4864468

"SOUHPORITE UNIT I"
A CONDOMINIUM
(CONDO BOOK 8, PAGES 65 & 66)



| CURVE | RADIUS | ARC LENGTH | DELTA |
|-------|---------|------------|--------------|
| 1 | 962.97' | 42.92' | 02°31'4\"/> |
| 2 | 962.97' | 40.57' | 02°24'49\"/> |

POINT OF BEGINNING
MULTI-PURPOSE EASEMENT PARCEL
NORTHERN MOST CORNER TRACT 12

1 PARCEL 12

WOODGATE BLVD (PRIVATE)

Legal Description
MULTI-PURPOSE EASEMENT PARCEL
A portion of Section 10, Township 23 South, Range 30 East, Orange County, Florida, being more particularly described as follows:
Beginning at the northern most center of Tract 12, "VENURA A PLANNED UNIT DEVELOPMENT TRACT 12, A PORTION OF PHASE II," subdivision as recorded in Plat Book 14, Page 57, Public Records of Orange County, Florida; said point being the point on the curve of the westerly right of way line of Woodgate Blvd.; said curve being concave to the southwest and having a point on the curve 96.51 feet thence from a tangent bearing of S 39°47'36\"/>

PARCEL 7A
(ORANGE & UTILITY EASEMENT AREA)
VENURA A PLANNED UNIT DEVELOPMENT TRACT 12
A PORTION OF PHASE II
(PLAT BOOK 14, PAGE 57)

PREPARED FOR:
PLUTE HOME CORPORATION

PLM GANUNG - BELTON ASSOC., INC.
Professional surveying company
501 E. Jackson Street, Suite 222, Orlando, FL 32801 (407) 422-5042

JOB NO. 93425
SHEET 1 OF 1
DATE 11/16/93
SCALE 1" = 100'

[Signature]
REGISTERED PROFESSIONAL SURVEYOR
NO. 7143 - 1993

SPECIAL PURPOSE SURVEY - NOT A SURVEY
I HEREBY CERTIFY THAT THE SECTIONS OF REFERENCE MADE IN THIS INSTRUMENT ARE CORRECT AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF FLORIDA. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ANY KIND, AND I AM NOT RESPONSIBLE FOR ANY DAMAGES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR FROM THIS INSTRUMENT.

MULTI-PURPOSE EASEMENT PARCEL
SKETCH OF DESCRIPTION
EXHIBIT "C"

THE OASIS

- A CONDOMINIUM -
SECTION 10, TOWNSHIP 23 SOUTH, RANGE 30 EAST
CITY OF ORLANDO - ORANGE COUNTY, FLORIDA

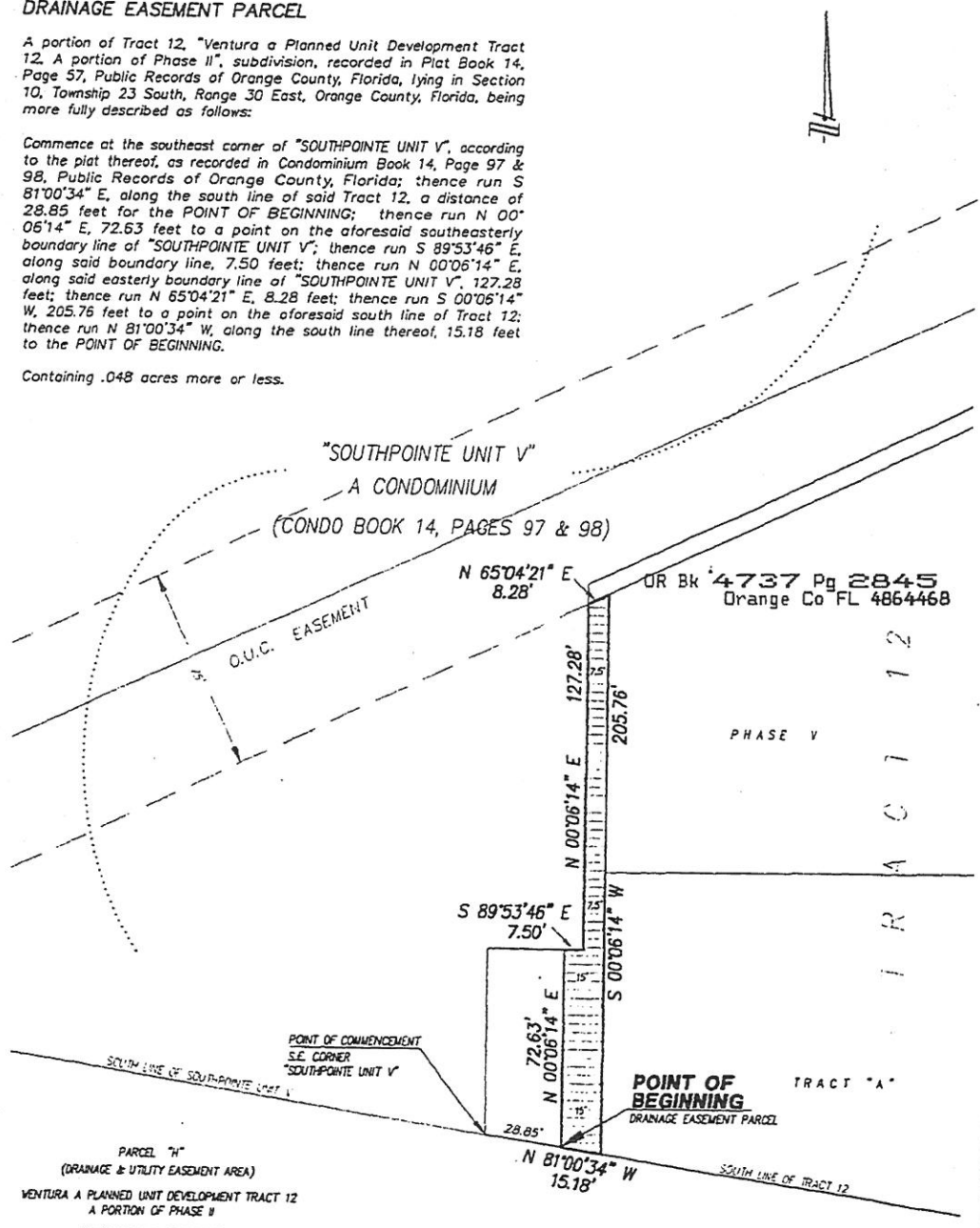
Legal Description

DRAINAGE EASEMENT PARCEL

A portion of Tract 12, "Ventura a Planned Unit Development Tract 12, A portion of Phase II", subdivision, recorded in Plat Book 14, Page 57, Public Records of Orange County, Florida, lying in Section 10, Township 23 South, Range 30 East, Orange County, Florida, being more fully described as follows:

Commence at the southeast corner of "SOUTHPOINTE UNIT V", according to the plat thereof, as recorded in Condominium Book 14, Page 97 & 98, Public Records of Orange County, Florida; thence run S 81°00'34" E, along the south line of said Tract 12, a distance of 28.85 feet for the POINT OF BEGINNING; thence run N 00°06'14" E, 72.63 feet to a point on the aforesaid southeasterly boundary line of "SOUTHPOINTE UNIT V"; thence run S 89°53'46" E, along said boundary line, 7.50 feet; thence run N 00°06'14" E, along said easterly boundary line of "SOUTHPOINTE UNIT V", 127.28 feet; thence run N 65°04'21" E, 8.28 feet; thence run S 00°06'14" W, 205.76 feet to a point on the aforesaid south line of Tract 12; thence run N 81°00'34" W, along the south line thereof, 15.18 feet to the POINT OF BEGINNING.

Containing .048 acres more or less.



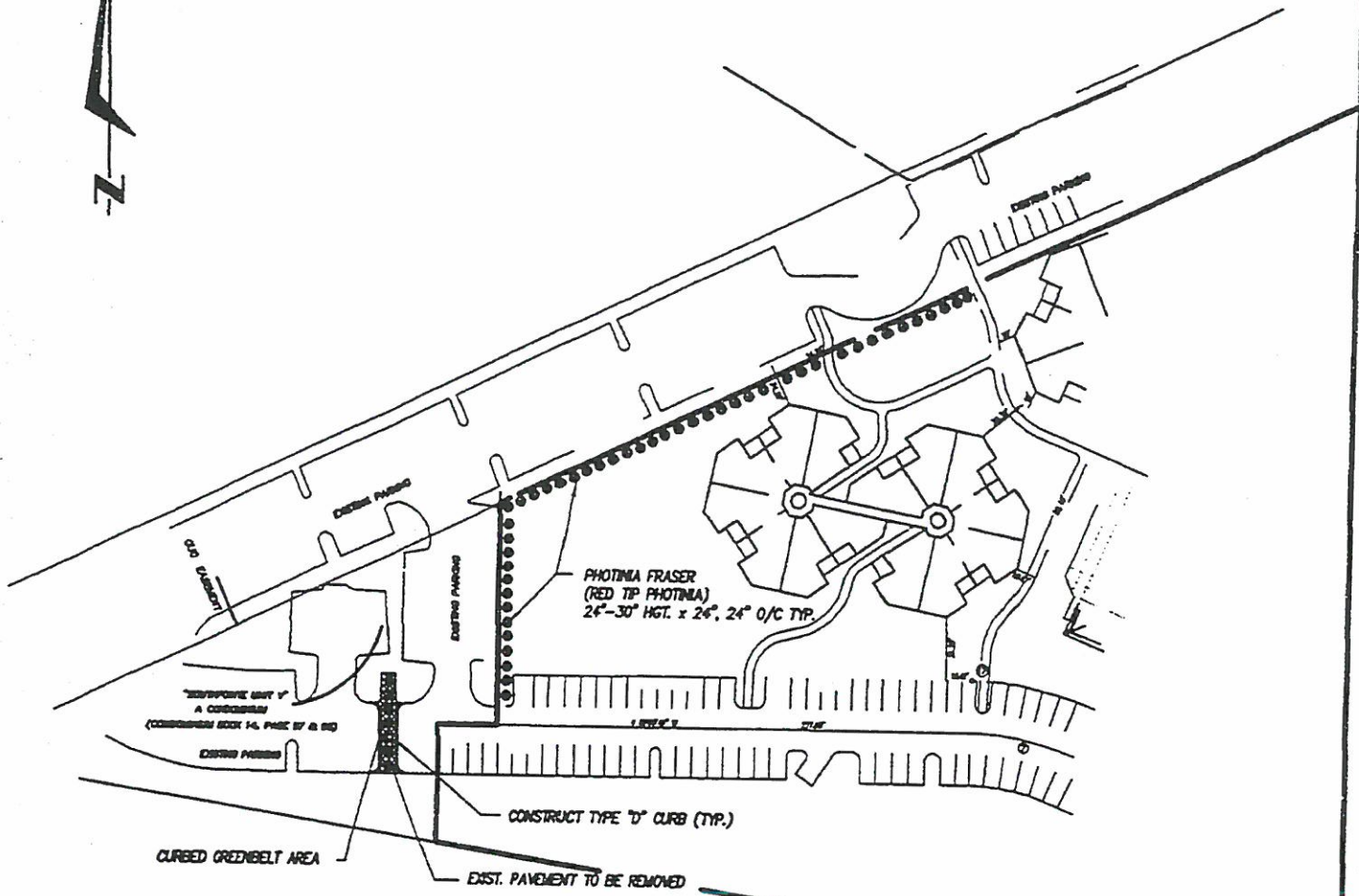
DRAINAGE EASEMENT PARCEL SKETCH OF DESCRIPTION

EXHIBIT "D"

SPECIAL PURPOSE SURVEY - NOT A SURVEY
I CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 77H-14.0, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND CONFORMS HEREIN SET AND THE AUTHOR ASSUMES NO RESPONSIBILITY BEYOND ACCEPTED MATHEMATICAL CLOSURES OF INFORMATION CONTAINED IN THE ATTACHED LEGAL DESCRIPTION.

| | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------|------------------------|----------|----------------------------------------|
| PREPARED FOR: | PULTE HOME CORPORATION | JOB NO. | 93425 |
| GANUNG - BELTON ASSOC., INC. a professional surveying company 501 E. Jackson Street, Suite 222, Orlando, FL 32801 (407) 422-5042 | DATE | 11/10/93 | CLAYTON GANUNG REG. P.L.S. NO. 4235 |
| | SCALE | 1" = 50' | |
| | SHEET | 1 OF 1 | |

EXHIBIT "E"



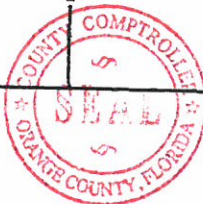
UNPLATTED

DR Bk 4737 Pg 2846
Orange Co FL 4864468

STATE OF FLORIDA - COUNTY OF ORANGE
I HEREBY CERTIFY that this is a copy of
the document as recorded in this office.
MARTHA O. HAYNIE, COUNTY COMPTROLLER

By: C. W. Tuttle, D.C.

DATED: AUG 19 2002



Record Verified - Martha D. Haynie



MILLER SELLEN ASSOCIATES, INC.
URBAN PLANNERS & ENGINEERS
214 E. LUCERNE CIRCLE ORLANDO, FL 32801
(407) 422-3330

VENTURA 12 PHASE 11

THE OASIS

CITY OF ORLANDO, FL.

SITE PLAN

SCALE: 1"=100'