

PROPERTY DESCRIPTION

That part of Sections 2 and 3, Township 29 South, Range 23 East, Polk County, Florida, being more particularly described as follows;

Commence at the Northeast corner of the Northwest 1/4 of said Section 2, thence South $89^{\circ}48'47''$ W, along the North line of said Northwest 1/4, a distance of 375.84 feet to the intersection with the West line of the CSX Transportation Inc. railroad, thence $S50^{\circ}36'41''$ E, along said West line, 392.76 feet to the POINT OF BEGINNING, thence continue $S50^{\circ}36'41''$ E, still along said West line, 2,069.98 feet to the Point of Curvature of a curve concaved to the Southwesterly having a Radius of 1,116.28 feet, a Central Angle of $46^{\circ}10'11''$, a Chord Bearing of $S27^{\circ}31'35''$ E and a Chord Distance of 875.37 feet, thence still along said West line and said curve 899.51 feet to the Point of Tangency, thence $S04^{\circ}26'30''$ E, still along said West line, 2,565.19 feet to the Northeast corner of that certain parcel of land described in Official Record Book 6981, Page 1388, thence $N79^{\circ}52'44''$ W, along the North line of said parcel, 231.00 feet, to the Northwest corner of said parcel, thence $S20^{\circ}56'48''$ W, along the West line of said parcel, 60.95 feet, thence $S00^{\circ}06'12''$ E, still along said West line, 379.00 feet to the North right of way line of Dossey Road as recorded in Official Record Book 406, Page 706, thence $S89^{\circ}53'48''$ W, along said North right of way line, 532.28 feet, thence $S00^{\circ}29'31''$ E, still along said North right of way line, 25.00 feet to the South line of the Southeast 1/4 of said Section 2, thence $S89^{\circ}53'50''$ W, along said South line 1300.78 feet to the Southeast corner of the Southwest 1/4 of said Section 2, thence $S89^{\circ}52'14''$ W, along the South line of said Southwest 1/4, a distance of 2,649.16 feet to the Southwest cor of said Southeast 1/4, thence $S89^{\circ}54'36''$ W, along the South line of the Southeast 1/4 of said Section 3, a distance of 671.76 feet to the centerline of a creek, thence North along the centerline of said creek the following (20) calls, (1) thence $N30^{\circ}07'04''$ E 310.61 feet, (2) thence $N47^{\circ}04'07''$ E 204.04 feet, (3) thence $N76^{\circ}23'21''$ E 209.68 feet, (4) thence $N61^{\circ}06'27''$ E 133.87 feet, (5) thence $N67^{\circ}39'39''$ E 163.23 feet, (6) thence $N56^{\circ}34'46''$ E 249.94 feet, (7) thence $N21^{\circ}56'34''$ E 82.95 feet, (8) thence $N11^{\circ}54'42''$ E 65.32 feet, (9) thence $N65^{\circ}11'59''$ E 55.58 feet, (10) thence $N70^{\circ}35'34''$ E 220.91 feet, (11) thence $N73^{\circ}26'07''$ E 250.66 feet, (12) thence $N24^{\circ}30'03''$ E 181.63 feet, (13) thence $N16^{\circ}06'11''$ W 198.76 feet, (14) thence $N01^{\circ}29'52''$ E 78.46 feet, (15) thence $N16^{\circ}40'57''$ E 84.81 feet, (16) thence $N37^{\circ}02'53''$ E 173.57 feet, (17) thence $N20^{\circ}13'44''$ E 175.37 feet, (18) thence $N60^{\circ}44'23''$ E 41.45 feet, (19) thence $N09^{\circ}48'41''$ E 52.63 feet, (20) thence $N10^{\circ}04'04''$ E 178.06 feet to the Northeast corner of CREEKBEND PHASE 2, as recorded in Plat Book 78, Page 22, thence $N54^{\circ}19'29''$ W, along the Northeasterly line of said CREEKBEND PHASE 2 and the Northeasterly line of that certain parcel of land described in Official Record Book 1903, Page 788, a distance of 1722.56 feet to the centerline survey of Pipkin Dairy Road as shown on the maintained right of way map recorded in Map Book 2, Pages 168 -170, thence $N27^{\circ}20'20''$ E, along said centerline 1423.22 feet to the Westerly projection of the South line of that certain parcel described in ORB 6074, Page 407, thence $N89^{\circ}49'47''$ E, along the said South line, 1604.47 feet, thence $N54^{\circ}50'03''$ E 146.29 feet, thence $N29^{\circ}16'38''$ W 323.51 feet, thence $N24^{\circ}29'27''$ W 295.96 feet, thence $N00^{\circ}00'00''$ E 193.86 feet to a point on a non-tangent curve concaved to the South having a Radius of 1,787.79 feet, a Central Angle of $02^{\circ}44'39''$, a Chord Bearing of $S79^{\circ}10'04''$ E and a Chord Distance of 85.62 feet, thence along said curve 85.63 feet to the Point of Tangency, thence $S77^{\circ}47'44''$ E 401.01 feet to the Point of Curvature of a curve concaved to the Northerly having a Radius of 975.00 feet, a Central Angle of $11^{\circ}24'13''$, a Chord Bearing of $S83^{\circ}29'51''$ E and a

Chord Distance of 193.74 feet, thence along said curve 194.06 feet POINT OF BEGINNING.
LESS AND EXCEPT; The maintained right of way for Pipkin Dairy Road and LESS AND
EXCEPT; That certain parcel as described in Official Record Book 6341, Page 2006, of the
Public Records of Polk County, Florida.

CONTAINING: 16,961,856 SQ. FT. OR 389.39 ACRES ±