

# CUL Cover Sheet

DM ID \_\_\_\_\_

Document Type: Current Uplands Leases

Instrument: ☐ Parent Lease ☒ Amendment to Lease ☐ Assignment of Lease

☐ Release ☐ Partial Release ☐ Easement ☐ Use Agreement ☐ Sublease

☐ Amendment to Sublease ☐ Release of Sublease ☐ Other

Lease Number: 002721

Document Date: February 24 2000

Original County: Orange

Section: 9

Township: 27S

Range: 31E

Total Area / Area Unit: \_\_\_\_\_ (A) Acreage (S) Square Feet

County Book / Page / Type: \_\_\_\_\_ / B \_\_\_\_\_ / P \_\_\_\_\_ / \_\_\_\_\_

Instrument Number: \_\_\_\_\_

Comments:

Sublease #2

(2) 2721

ATL1

BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT  
TRUST FUND OF THE STATE OF FLORIDA

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AMENDMENT NUMBER 2 TO LEASE NUMBER 2721

THIS LEASE AMENDMENT is entered into this 24<sup>th</sup> day of February, 2000, by and between the BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA, hereinafter referred to as "LESSOR" and the FLORIDA BOARD OF REGENTS, hereinafter referred to as "LESSEE";

W I T N E S S E T H

WHEREAS, LESSOR, by virtue of Section 253.03, Florida Statutes, holds title to certain lands and property for the use and benefit of the State of Florida; and

WHEREAS, on January 22, 1974, LESSOR and LESSEE entered into Lease Number 2721; and

WHEREAS, LESSOR and LESSEE desire to amend the lease to add land to the leased property.

NOW THEREFORE, in consideration of the mutual covenants and agreements contained herein, the parties hereto agree as follows:

1. The legal description of the leased premises set forth in Exhibit "A" of Lease Number 2721 is hereby amended to include the real property described in Exhibit "A," attached hereto, and by reference made a part hereof.

2. It is understood and agreed by LESSOR and LESSEE that in each and every respect the terms of the Lease Number 2721 except as amended shall remain unchanged and in full force and effect and the same are hereby ratified, approved and confirmed by LESSOR and LESSEE.

9  
228  
31 E

IN WITNESS WHEREOF, the parties have caused this Lease  
Amendment to be executed on the day and year first above written.

BOARD OF TRUSTEES OF THE INTERNAL  
IMPROVEMENT TRUST FUND OF THE  
STATE OF FLORIDA

Judy Woodard  
Witness

Judy Woodard  
Print/Type Witness Name

Refusa Haters  
Witness

Refusa Haters  
Print/Type Witness Name

By: Gloria C. Nelson (SEAL)  
GLORIA C. NELSON, OPERATIONS,  
AND MANAGEMENT CONSULTANT  
MANAGER, BUREAU OF PUBLIC LAND  
ADMINISTRATION, DIVISION OF  
STATE LANDS, DEPARTMENT OF  
ENVIRONMENTAL PROTECTION

"LESSOR"

STATE OF FLORIDA  
COUNTY OF LEON

The foregoing instrument was acknowledged before me this  
24<sup>th</sup> day of February, 2000, by Gloria C. Nelson, as  
Operations and Management Consultant Manager, Bureau of Public  
Land Administration, Division of State Lands, Florida Department  
of Environmental Protection, as agent for and on behalf of the  
Board of Trustees of the Internal Improvement Trust Fund of the  
State of Florida. She is personally known to me.



Sylvia S. Roberts  
MY COMMISSION # C0854057 EXPIRES  
July 25, 2001  
BONDED THRU TROY FAIR INSURANCE, INC.

Sylvia S. Roberts  
Notary Public, State of Florida

Print/Type Notary Name

Commission Number:

Commission Expires:

Approved as to Form and Legality

By: Sam L. Hester  
DEP Attorney

P.J. McEntire  
Witness

P.J. McEntire  
Print/Type Witness Name

Maria Magdalena  
Witness

Maria Magdalena  
Print/Type Witness Name

STATE OF Florida  
COUNTY OF Leon

The foregoing instrument was acknowledged before me this  
18th day of February, 2000, by C.W. Blackwell  
as Vice Chancellor, of the Florida Board of Regents.  
He/she is personally known to me.

By: FLORIDA BOARD OF REGENTS (SEAL)

C.W. Blackwell  
Print/Type Name  
C.W. Blackwell  
Title: Vice Chancellor

"LESSEE"

Gloria R. Baragona  
Notary Public, State of Florida  
Gloria R. Baragona  
Print/Type Notary Name

Commission Number:



Gloria R. Baragona  
MY COMMISSION # CC733503 EXPIRES  
May 23, 2002  
BONDED THRU TROY FARM INSURANCE, INC.

Commission Expires:

This Instrument Prepared By and

Please return to:  
Thomas H. Warlick  
Thomas H. Warlick, P. A.  
316 East Pine Street  
Orlando, Florida 32801

# **WARRANTY DEED** (STATUTORY FORM - SECTION 689.02, F.S.)

THIS INDENTURE, made this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 1999, between UNIVERSITY OF CENTRAL FLORIDA FOUNDATION, INC., a Florida non-profit corporation, formerly known as Florida Technological University Foundation, Inc., a Florida corporation, whose post office address is 12424 Research Parkway, Suite 140, Orlando, Florida 32826, Grantor, and the BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA, whose post office address is c/o Florida Department of Environmental Protection, Division of State Lands, 3900 Commonwealth Boulevard, Mail Station 115, Tallahassee, FL 32399-3000, grantee,

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and their legal representatives, successors and assigns. "Grantor" and "grantee" are used for singular and plural, as the context requires and the use of any gender shall include all genders.)

WITNESSETH: That the said grantor, for and in consideration of the sum of Ten Dollars and other good and valuable considerations, to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's successors and assigns forever, the following described land situate, lying and being in Orange County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF  
Property Appraiser's Parcel Identification Number: 09-22-31-0000-00-031

This conveyance is subject to easements, restrictions, limitations, and conditions of record if any now exist, but any such interests that may have been terminated are not hereby re-imposed.

AND the said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF the grantor has hereunto set grantor's hand and seal, the day and year first above written.

Signed, sealed and delivered in the presence of:

University of Central Florida Foundation, Inc., a  
Florida non-profit corporation, formerly known as  
Florida Technological University Foundation, Inc., a  
Florida corporation

Francis K. Lubell  
(Signature of First Witness)  
FRANCIS K. LUBELL  
Printed name of First Witness

BY:

Robert J. Holmes, Jr.  
Robert J. Holmes, Jr., its Chief Executive Officer

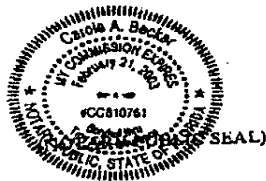
Thomas H. Warlick  
(Signature of Second Witness)  
THOMAS H. WARLICK  
Printed name of Second Witness

(CORPORATE SEAL)

STATE OF FLORIDA

COUNTY OF Orange

The foregoing instrument was acknowledged before me this 4th day of October, 1999, by Robert J. Holmes, Jr., as Chief Executive Officer of University of Central Florida Foundation, Inc., a Florida non-profit corporation, formerly known as Florida Technological University Foundation, Inc., a Florida corporation, on behalf of said corporation. Such person (Notary Public must check applicable box):



- (☒) is personally known to me  
( ) produced a current driver's license  
( ) produced \_\_\_\_\_ as identification

Carol A. Becker  
Notary Public  
CAROL A. BECKER  
(Printed, Typed or Stamped Name of Notary Public)  
Commission No.: \_\_\_\_\_

My Commission Expires:

APPROVED  
FOR CLOSING

OCT 8 1999

By: Peter Fodor  
(DEP Attorney)

## EXHIBIT "A"

## PARCEL 1

A portion of Section 9, Township 22 South, Range 31 East, Orange County, Florida being described as follows:

Commence at the Northwest corner of the Northeast 1/4 of said Section 9; thence run South 33.00 feet; thence run N 89°38'24" E, along a line 53 feet South of and parallel with the North line of said Section 9, 493.29 feet to the Point of Beginning; thence run S 20°08'24" W, 958.42 feet; thence run S 06°23'24" W, 515.00 feet; thence run S 26°23'24" W, 250.00 feet; thence run S 16°23'24" W, 632.81 feet; thence run S 31°55'54" W, 381.05 feet to the Easterly line of University Acres according to the plat thereof as recorded in Plat Book 34, Page 144 of the Orange County Public Records; thence run the following courses and distances along said Easterly line: S 11°35'12" E, 262.84 feet; S 08°32'31" E, 429.73 feet; S 25°32'39" E, 129.99 feet; S 61°05'03" E, 590.19 feet; S 36°03'57" E, 575.74 feet to the South line of the North 1/2 of the Southeast 1/4 of said Section 9; thence run N 89°45'21" E, along said South line, 1271.02 feet to the Southerly projection of the West line of Parcel B of the Warranty Deed recorded in O.R. Book 4224, Page 71 of the Orange County Public Records; thence run Northerly along the West line of Parcels A, B and C of said Warranty Deed the following courses and distances: N 27°00'44" W, 310.83 feet; N 31°50'56" E, 261.40 feet; N 76°47'36" E, 470.00 feet; N 52°12'37" E, 213.00 feet; N 11°19'19" E, 565.48 feet to the North line of the North 1/2 of the Southeast 1/4 of said Section 9; thence run S 89°56'25" W, along said North line, 1171.47 feet to the East line of the West 1/2 of the Northeast 1/4 of said Section 9; thence run N 00°00'39" W, along said East line, 1754.66 feet to the South line of the Quit-Claim Deed recorded in O.R. Book 3407, Page 2046 of the Public Records of Orange County, Florida; thence run N 56°56'49" W, along said South line, 1085.50 feet to the West line of said Quit-Claim Deed; thence run N 20°08'24" E, along said West line, 283.65 feet to the aforesaid line 53 feet South of the North line of Section 9; thence run S 89°38'24" W, 32.03 feet to the Point of Beginning.

LESS AND EXCEPT a portion of Section 9, Township 22 South, Range 31 East, Orange County, Florida being described as follows:

Commence at the Northwest corner of the Northeast 1/4 of said Section 9; thence run South 33.00 feet; thence run N 89°38'24" E, along a line 53 feet South of and parallel with the North line of said Section 9, 493.29 feet to the Point of Beginning; thence run S 20°08'24" W, 37.37 feet to the South right of way line of University Boulevard; thence run N 89°38'24" E along said South right of way line, 32.03 feet; thence run N 20°08'24" E, 37.37 feet; thence run S 89°38'24" W, 32.03 feet to the Point of Beginning.

TOGETHER WITH a non-exclusive easement for the benefit of Parcel 1 as created by Grant of Easement recorded in Official Record Book 2425, Page 1321 of the Public Records of Orange County, Florida, for ingress and egress, over, under and across the land described therein.

UCF/COP Foundation  
Orange County  
Page 1 of 1

BSM APPROVED  
By SK Date 10-5-99