

MINUTES OF REGULAR MEETING OF KISSIMMEE UTILITY AUTHORITY, HELD WEDNESDAY,  
AUGUST 23, 1989, AT 6:00 PM, ADMINISTRATIVE BUILDING, KISSIMMEE, FLORIDA.

Present at the meeting were Chairman Hord, Vice-Chairman Gant, Secretary Bobroff, Assistant Secretary Lowenstein, Director Jones, Attorney Brinson, General Manager Welsh, Recording Secretary Rundio. Mayor Van Meter was absent.

A. MEETING CALLED TO ORDER at 6:00 P.M. by Chairman Hord.

B. AWARDS AND PRESENTATIONS

1. SEPTEMBER EMPLOYEE OF THE MONTH - JANICE BOGGS

Mr. Welsh introduced Janice Boggs, Statistician/Budget I & Audit, to the Board members as the September Employee of the Month. He read a complimentary report from Joe Hostetler, Manager/Finance & Accounting, on her professional attributes, who indicated Janice readily grasped the multi-faceted aspects of budget and review requirements and her qualifications assisted greatly in the development and finalization of the FY 1990 budget. Janice's positive attitude, dedication and hard work have earned her this honor. She is indeed an asset to the KUA organization!

Chairman Hord offered congratulations to Janice on behalf of the members and presented her with the Employee of the Month plaque. Director Bobroff also presented her with a \$50 Savings Bond. In addition, a day off with pay and a reserved parking space for the month of September will be given her.

2. 5-YEAR SERVICE AWARD - JAY A. BUTTERS

Mr. Welsh briefed the Board on Jay's five-year tenure. Jay came on board in August, 1984, as an Assistant Operator, became an Operator, and currently is part of the "A" shift team at the Power Plant. He is a consistent, reliable worker who also gets involved in KUA sports activities.

Jay received his Service Award from Chairman Hord who offered congratulations on behalf of the members.

3. 5-YEAR SERVICE AWARD - MICHAEL R. PHILLIPS

Mike Phillips, IIBII Shift Supervisor/Power Plant, was unable to be present due to a work schedule conflict. Mr. Welsh described Mike as being a reliable and enthusiastic employee. Mike originally started as an Assistant Operator on August 15, 1984. His off-duty sport is fishing for bass and relating tall fish tales to his co-workers.

Chairman Hord presented the Service Award to Ben Sharma on Mike's behalf and expressed that the members' appreciation be passed along to Mike.

4. FLORIDA MUNICIPAL ELECTRIC ASSOCIATION (FMEA) SAFETY AWARDS 1988

KUA has received four awards for Superior Achievement in Safe Operation for 1988 from FMEA. The following Departments were recipients of these awards:

No Lost Time Accidents:

Category I - Power Plant (A.K. Sharma)

Category II - T&D Substations (K. Lackey)

Category IV - Administrative, Personnel, Directors, Planning & Engineering, Public Information, Purchasing (K. Davis)

Lowest Lost Time Accident Rate:

Group 2 - T&D and Substations (K. Lackey)

Mr. Welsh indicated these awards are indicative of a very important recognition from FMEA, a statewide organization, for providing a safe working environment for the KUA employees.

C. HEAR THE AUDIENCE - None

D. INFORMATIONAL REPORTS (REQUIRING NO ACTION)

1. PROGRESS REPORT ON ENGINEERING PROJECTS

Manager Ken Davis, Planning & Engineering, made a brief verbal presentation to Board members on ongoing engineering projects.

Mr. Davis stated that the majority of the structural work at the Lake Cecile Substation is completed, and crews are now tackling the Carl A. Wall Substation project.

Magnetek Ohio Transformer, the approved contractor, is making arrangements for the removal, shipment and evaluation of the transformer at the Marydia Substation.

Director Lowenstein referred to the Minutes of July 27, 1989, specifically to the "Salvage Value" of the transformer. He questioned if the transformer can be salvaged, whether we owe Magnetek the amount of \$36,205. Staff replied it would essentially be "a wash". Director Lowenstein thought this should be reflected in the Minutes. (Further discussed under item 2. of the Consent Agenda.)

Attorney Ed Brinson stated that the owners of Parcel B, Lake Cecile Substation, through an offer of judgment, have accepted the offered price. A joint motion for final judgment is being prepared on Parcel B. Discussion continued on the other parcels involved and the delays we face in getting signed contracts from the various owners. Parcels A and C need to be tried, also. Every effort will be made by Mr. Brinson and staff to bring this to a successful conclusion as soon as possible.

The Michigan Avenue Line Relocation and a new project underway, AM/FM and Engineering Analysis Software, will be presented as separate agenda items.

2. CONDENSED FINANCIAL REPORT

Joe Hostetler, Manager/Finance & Accounting, gave an oral presentation on the Financial Report for month ending July 31, 1989.

Questions by the Board were responded to by Mr. Hostetler.

Director Bobroff questioned an IBM line item costing \$7,500 on the Purchasing Report, which Mr. Hostetler explained. Director Bobroff also expressed concern for staff using "IBM" as a sole source for the majority of computer equipment being purchased by KUA and suggested we should consider competitive brands, at lower prices, but compatible to our hardware.

Chairman Hord polled the Board whether they prefer staff to get competitive bids on each and every piece of computer equipment from this point forward. Director Lowenstein said it is unwise to have numerous-brand items due to the difficulty in getting them serviced, and preferred the most compatible items. Director Gant agreed with Director Lowenstein; in the long run he doubted there would be a great savings in using various brands. Director Jones had no problem, either way. Director Bobroff indicated companies other than IBM provided equal service to compatible equipment. He suggested giving the Purchasing agent leeway to making these decisions.

The consensus of the Board was that it be left to the management and staff to use their judgment and buy what is most economical and applicable to our needs.

### **3. COST OF POWER ADJUSTMENT**

Mr. Ben Sharma, Manager of Power Supply, highlighted the actual COPA rate for July, 1989, as a negative \$0.00259/kWh as compared to the estimated COPA rate of a negative \$0.00376/kWh. He indicated that the primary reason for the increase in the actual power cost and the resultant decrease in COPA were higher Schedule C & D prices, as well as lesser than anticipated energy being available from the St. Lucie Nuclear Unit during July. The COPA account balance as of August 1, 1989, is \$288,899.52 (undercollected).

Staff's recommendation is to continue the COPA at the level of \$0.00000/kWh as approved by the Board of Directors at the July 27, 1989, meeting.

### **4. MONTHLY NORTH BERMUDA DISTRIBUTION COMPLEX PROGRESS REPORT**

Mr. Ken Lackey, Manager/Distribution Operations, detailed the August 16, 1989, Expenditure Summary for this project, and said the pending Change Orders have been finalized.

Mr. Lackey showed slides to the Board on various areas of the Distribution Center to bring them visibly up-to-date. He stated that the Complex is well under budget, scheduled for completion about October 10, 1989, (well ahead of the original December completion date for the project) and the contractor's work is satisfactory. A brief discussion followed on bonding and several phases of the work.

### **5. COMPUTERIZED MAPPING/ENGINEERING SOFTWARE PROJECT UPDATE**

Mr. Davis stated the Engineering staff has been preparing for the purchase and installation of AM/FM (Automated Mapping/ Facilities Management) and Engineering Analysis Software. Demonstrations by four firms have been reviewed by staff and Director Bobroff. Mr. Davis briefed the Board, via overheads, on the software studied and the advantages to KUA using these systems. He said a recommendation for the purchase of these systems and a contract negotiated with the number one firm (Scott and Scott Security acquired by R.W. Beck) will be brought to the Board for approval at the September 28th meeting.

Director Bobroff complimented staff for their research and efforts towards eventually having the finest systems in the state.

Chairman Hord said if the members did not foresee any problems, that staff proceed.

### **6. POWER SUPPLY STATUS REPORT**

Mr. Ben Sharma stated that a Black & Veatch (B&V) Study researching the future electric power requirements of the KUA, authorized by the Board at the July 28, 1988, meeting will be finalized within two to three months. He condensed the report with the following consultants' recommendations:

- a) Purchase Stratified Partial Requirement (PR) Power from Florida Power Corporation (FPC). The Study concludes that it is beneficial for KUA to negotiate and purchase stratified (base, intermediate and peak) PR power from FPC. Negotiations with FPC are continuing. No action is requested from the Board of Directors at this time.

- b) Purchase a Portion of Capacity from Tampa Electric Company (TECO). Black & Veatch recommends that KUA negotiate with TECO for the offered 30 MW of Schedule "D" type power through December 1990 at a reasonable price. Terms and conditions, as well as an extension beyond 1990, are pending.

Participation in Orlando Utility Commission's (OUC) Stanton Unit No. 2 (future date). To meet KUA's long term future base load needs, participation in OUC's Stanton Unit No. 2 for a 20 to 50 MW capacity proves to be most cost effective, with an in-service date approximating 1997.

- d) Construct Two New Diesel Generators for Load Regulation. The B&V Study recommends the construction of two new diesel units to meet its ability to cope with sudden fluctuations in the system load.

The Board approved the tentative scheduling of two Special Meetings to discuss the TECO contracts, the Power Supply report, the Operational Study by Black & Veatch, and the recommendations on Florida Municipal Power Pool (FMPP) and regulations. Tentatively, a meeting is scheduled with Black & Veatch for November 1 and 2.

## **7. NATURAL GAS STATUS REPORT**

Mr. Sharma gave a report on KUA's submitting its nomination to Florida Gas Transmission Company (FGT) for a maximum annual contract quantity of 3,102,500 million BTU (31,025,000 Therms) (1 Therm = 100,000 BTU) of natural gas for its power plants on a firm sales basis. FGT's proposed allocation and the proposed price of gas are yet to be approved by the Federal Energy Regulatory Commission (FERC). Two major developments taking place are:

- a) Potential for Conversion of Firm Sales Allocation to Transportation Gas. The KUA staff is continuing discussions with various gas producers regarding the possibility of buying up to 20% of its gas allocation directly from producers and using FGT's pipeline for the transportation only during the first year when "open access" rules are implemented.
- b) Formation of Florida Gas Utility (FGU). FGT agreed that an independent entity (FGU) will allow allocated gas quantities to be transferred back and forth among the members of FGU. Seven Florida utilities (including KUA) are establishing "Florida Gas Utility" through an interlocal agreement to handle gas purchasing and dispatching activities on behalf of the member utilities. This makes for optimal utilization of the gas and will be cost effective for demand charges.

The Board's approval will be requested when the interlocal agreement gets closer to finalization.

The meeting recessed from 8:00 to 8:13 P.M.

## **E. OLD BUSINESS**

### **1. MICHIGAN AVENUE LINE RELOCATION CONSTRUCTION CONTRACT**

Mr. Ken Davis said the construction phase of this project was rebid (formerly a time and materials job) in order to obtain 1 a lump sum price for completing the job. Terry's Electric, Inc. was the low lump sum bid at \$193,000, followed by Dillard & Smith at \$238,845, and Kohler Construction with \$298,400.

Staff recommended Terry's Electric and requested an additional \$167,000 be transferred from the Reserve to cover our current project estimate, allowing for a 10% contingency. This is contingent upon receipt of a proper insurance certificate from Terry's Electric.

Moved by Director Lowenstein authorizing the award of bid to Terry's Electric, Inc., for \$193,000 for the Michigan Avenue Line Relocation Construction, as per staff's recommendation, and authorize the transfer of an additional \$167,000 from the Reserve for Future Capital Outlay to complete the project; and authorize the Chairman and Secretary to execute the said contract. Seconded by Director Gant.

Discussion followed on the original cost (\$350,000), utilizing concrete poles, labor, materials, etc.

Motion carried 5 - 0

**2. RESOLUTION R89-2, CONDEMNATION OF TRANSMISSION LINE RIGHT-OF-WAY**

Further to discussions held at the July Board meeting, Attorney Ed Brinson said efforts are continuing towards finalizing the required right-of-way for the Carl A. Wall (Denn John) transmission line corridor. None of the easements has been executed to date, he said.

Mr. Brinson recommended that Resolution R89-2 (with attached Exhibit "A" containing nine parcels) authorizing condemnation, be approved by the Board at this time. This resolution authorizes the attorney and appropriate staff to proceed with the necessary steps to initiate actions and proceedings for the acquisition of the required right-of-way. Failing this route, suit will be filed, reluctantly, for condemnation of any and/or all parcels.

Moved by Director Jones approving Resolution R89-2, Condemnation of Transmission Line Right-of-Way. Seconded by Director Bobroff.

Motion carried 5 - 0

**F. NEW BUSINESS**

**1. EXECUTION OF LINE EXTENSION CONTRACTS**

Mr. Ken Davis informed Board members that current KUA policy stipulates that all contracts exceeding \$25,000 are required to be approved by the Board of Directors and be executed by the Chairman and Secretary. This policy has been followed; however, staff feels this requirement often creates operational difficulties due to the timing of the Board meetings, oftentimes delaying Board approval and initiating projects.

Staff recommends that the \$25,000 limit for line extension contracts be waived and that the General Manager be authorized to approve and execute all line extension contracts whether less than or greater than \$25,000. For all other contracts the General Manager is authorized to execute them only if they are \$25,000 or less. Contracts other than line extension contracts greater than \$25,000 will require Board approval and execution by the Chairman and Secretary.

Motion by Director Bobroff authorizing waiver of the \$25,000 limit and authorizing the General Manager to execute all line extension contracts. All other contracts over \$25,000 will require Board approval and will require the Chairman and Secretary to execute said contracts. Seconded by Director Lowenstein.

Motion carried 5 - 0

2. DENN JOHN SUBSTATION TRANSMISSION LINE CONSTRUCTION

Mr. Ken Davis indicated five firms submitted bids on the (Carl A. Wall Substation) project, with Terry's Electric, Inc., submitting the low bid in the amount of \$669,764. The total cost is \$80,000 higher than the original budget estimate due to subsequent inflation costs, as well as the addition of distribution circuits. Staff is requesting Board's authorization for a go-ahead with this firm.

Discussion followed. Director Gant and Chairman Hord suggested giving staff authorization to develop a final contract. Staff would then bring it to the Board at the next meeting for signature if the conditions are right, their reluctance stemming from possible future surcharges, etc., by Terry's exceeding their lowest bid.

Failure of negotiations to acquire the necessary land for the required right-of-way, Attorney Brinson said that following a title search, etc., he can file his suit within three weeks, followed by a 30-day waiting period prior to quick taking. The possibility of this being extended to over two months and depending on the final acquisition of the right-of-way, might be a consideration affecting the final contract with Terry's Electric.

Director Gant moved to accept staff's recommendation to develop a final contract with Terry's Electric, Inc., for the Denn John Substation transmission line construction for an amount not-to-exceed \$669,764, and authorize the Chairman and Secretary to execute said contract. Seconded by Director Bobroff.

Motion carried 5 - 0

G. CONSENT AGENDA

Moved by Director Jones, seconded by Director Gant, to approve the Consent Agenda, with the exception of item 2. pulled by Director Lowenstein.

Motion carried 5 - 0

1. APPROVAL OF MINUTES OF JULY 20, 1989, WORKSHOP MEETING
3. LINE EXTENSION CONTRACT t01142 FOR WESTWOOD FOREST
4. LINE EXTENSION CONTRACT 101151 AT UNIT 10, 3rd ADDITION,BVL
5. AWARD OF IFB 89-008, PADMOUNT AND POLEMOUNT TRANSFORMERS

Recommendation: Authorize award of bid to lowest evaluated bidders, totaling \$34,748.00.

6. LINE EXTENSION FUND TRANSFER
7. AWARD OF IFB 89-009, DISTRIBUTION LINE CONDUCTORS

Recommendation: Authorize award of bid to lowest bidders, totaling \$103,490.00.

2. APPROVAL OF MINUTES OF JULY 27, 1989, MEETING

Director Lowenstein requested that the Minutes of July 27, 1989, under item F.1. Bid Award - Marydia Transformer Repair/ Rebuild, be amended. After some discussion staff was directed to amend the Minutes under this item to state:

"If it's deemed the transformer is not repairable, that Magnetek Ohio Transformer will, in turn, buy for scrap value the said transformer for the sum of \$36,205.00."

Moved by Director Lowenstein, seconded by Director Bobroff, that the Board approve the Minutes, as amended.

Motion carried 5 - 0

H. HEAR GENERAL MANAGER, ATTORNEY, DIRECTORS

GENERAL MANAGER

The Board approved the following meetings, tentatively, for November:

Wednesday, November 1 6PM - Power Supply Special Meeting  
Thursday, November 2 6PM - " " " "

and re-scheduled the October 5th meeting to:

Wednesday, November 8 6PM - 5-Year Plan Special Meeting

Mr. Welsh stated we received written confirmation from the Department of Environmental Regulation (DER) that they will assume full financial responsibility for the Power Plant Remediation Project.

It has been recommended by many of our customers that we install a large "Kissimmee Utility Authority" sign on our Administration Building on the Ruby Street side in order that newcomers driving by can easily locate our facility. Staff is proceeding with this installation of lettering on the Ruby Street side of the building similar (perhaps 50% larger) to that on the backside of the building.

ATTORNEY - None

DIRECTORS

Director Bobroff said recently he was requested to obtain a salary and benefits survey for General Managers of other Utilities, which he just received. He distributed copies to the Board members and the General Manager.

Chairman Hord expressed his inclination to the Board to having the Regular Board Meetings every fourth Wednesday of the month, as opposed to Thursday, with which the Board concurred. It was stated that if Mayor Van Meter, who was absent, had a potential conflict with this meeting change, it would be brought up for further discussion.

Director Bobroff pursued the continuing sad condition of the Board Room wall. Staff indicated further efforts are continuing to have the contractor repair or replace it. Several options were discussed, including paneling the wall. The consensus of the Board was for staff to get some estimates on repairing the problem and follow through ourselves to have it repaired rather than continue to rely on the contractor.

I. ADJOURNMENT: Meeting adjourned at 9:15 P.M.

ATTEST:

  
CHAIRMAN

ATTEST:

  
SECRETARY

RESOLUTION # R89-2

WHEREAS, the KISSIMMEE UTILITY AUTHORITY, Kissimmee, Osceola County, Florida, is a body politic, organized and existing by virtue of Amended Ordinance t12-85 as approved by the City Commission of the City of Kissimmee, Florida, on February 19, 1985, and approved by a referendum on March 26, 1985, and further, is authorized, required and empowered to own real property for the purpose of its utility operation; and,

WHEREAS, it is authorized to exercise eminent domain proceedings as authorized by Section 18 of Amended Ordinance t12-85 as well as Chapter 73 of the Florida Statutes (1987). Further, it has all powers authorized a municipal corporation under Chapter 166, Florida Statutes (1987); and,

WHEREAS, the KISSIMMEE UTILITY AUTHORITY finds that it is necessary to build a power line or lines within its territory. To do so, it is necessary to acquire a Right-of-Way for said line or lines. Said power line or lines are necessary to meet the immediate demands for additional electrical power distribution in the easterly portion of KISSIMMEE UTILITY AUTHORITY'S territory; and,

WHEREAS, as a necessary construction program to meet said electrical needs, a Right-of-Way is necessary; and,

WHEREAS, the said Board of Directors of the KISSIMMEE UTILITY AUTHORITY has hired engineers to prepare plans and specifications and drawings for the construction of said power line or lines over said Right-of-Way necessary for access to a substation; and,

WHEREAS, it is the opinion and advice of the engineers to the Board of Directors of the KISSIMMEE UTILITY AUTHORITY, and the Board of Directors so find that the property and the interest therein, described in Exhibit "A~ attached hereto and made a part hereof, is necessary and is the most convenient plan, layout and design to meet its needs; and,

WHEREAS, the Board of Directors of the KISSIMMEE UTILITY AUTHORITY finds it in the best interest of the KISSIMMEE



UTILITY AUTHORITY and its customers that the easements hereinafter described in Exhibit "A" be acquired for the construction and maintenance of said electric lines to a substation site; and,

WHEREAS, Amended Ordinance 112-85, Florida Statutes, Chapter 73 and Florida Statutes, Chapter 166, specifically authorize the KISSIMKEE UTILITY AUTHORITY to take and acquire private property for public use and purpose when such property is needed in the operation of the electric system of the KISSIMMEE UTILITY AUTHORITY and for the public interest and customers of the KISSIMMEE UTILITY AUTHORITY and the same is needed for such purposes.

NOW, THEREFORE, BE IT RESOLVED BY THE KISSIMMEE UTILITY AUTHORITY IN LAWFUL SESSION ASSEMBLED AT KISSIMMEE, OSCEOLA COUNTY, FLORIDA, that it does hereby declare that it is necessary to acquire for the public purpose and use the property described in Exhibit "A" attached hereto and made a part hereof, which is needed in the operation of the KISSIMMEE UTILITY AUTHORITY'S electric operation within the territory of the KISSIMMEE UTILITY AUTHORITY.

BE IT FURTHER RESOLVED that the KISSIMMEE UTILITY AUTHORITY, its attorney and all appropriate staff personnel are hereby authorized to proceed forthwith on behalf of and in the name of the KISSIMMEE UTILITY AUTHORITY, a body politic, to take the necessary steps and to initiate and prosecute such necessary actions and proceedings as may be proper for the acquisition of the property described in Exhibit "A" by eminent domain.

ADOPTED this 23rd day of August, 1989, at the regular meeting of the KISSIMMEE UTILITY AUTHORITY, Kissimmee, Osceola County, Florida.

BY: Richard L. Hord  
Chairman

BY: [Signature]  
Secretary

EXHIBIT "A"

EXHIBIT "A"

Parcel ① William J. Johnston and Nina P. Johnston

following described property located in Osceola County,  
Florida, to-wit:

That portion of the following described land lying within the  
following described lands:

That portion of Government Lot 4 and abutting marginal lands  
purchased from the State of Florida in Section 26, Township  
25 South, Range 29 East, Osceola County, Florida.

From the Northeast corner of Section 26, Township 25 South,  
Range 29 East, Osceola County, Florida, run N  $89^{\circ} 45' 27''$  W,  
along the North line of said Section 26, 2,160.19 feet to the  
Point of Beginning; continue N  $89^{\circ} 45' 27''$  W, 67.22 feet; run  
thence S  $42^{\circ} 10' 59''$  W, 863.31 feet to the South line of  
abandoned Atlantic Coast Line Railroad Right of Way; run  
thence S  $62^{\circ} 20' 51''$  E, along said South line, 51.65 feet; run  
thence N  $42^{\circ} 10' 59''$  E, 895.27 feet to the Point of beginning;  
subject to Neptune Road Right of Way.

Parcel ② Bryan W. Judge

From the Southeast corner of Section 23, T25 S, R29 E, Osceola  
County, Florida, run N  $89^{\circ} 45' 27''$  W, along the South line of said  
Section 23, 2160.19 ft. to the Point of Beginning; run thence N  $42^{\circ}$   
10' 59" E, 1582.45 ft; run thence S  $56^{\circ} 44' 24''$  E, 55.79 ft; run  
thence N  $33^{\circ} 15' 36''$  E, 10.0 ft; run thence N  $56^{\circ} 44' 24''$  W, 55.79  
ft; run thence N  $24^{\circ} 20' 27''$  E, 2701.92 ft; run thence S  $77^{\circ} 53' 02''$   
E, 56.08 ft.; run thence N  $12^{\circ} 06' 58''$  E, 10.0 ft; run thence N  $77^{\circ}$   
53' 02" W, 56.08 ft; run thence N  $00^{\circ} 06' 25''$  W, parallel to and  
5.50 ft. East of the West line of Section 24, T25 S, R29 E,  
256.22ft to the Southerly Right of Way line of U.S. Highway No.  
192-441; run thence N  $47^{\circ} 23' 55''$  W, along said Right of Way line,  
68.04 ft; run thence S  $00^{\circ} 06' 25''$  E, 296.66 ft; run thence S  $24^{\circ}$   
20' 27" W, 2693.42 ft; run thence S  $42^{\circ} 10' 59''$  W, 1624.58 ft. to  
the South line of aforesaid Section 23; run then S  $89^{\circ} 45' 27''$  E,  
67.22 ft. to the Point of Beginning. Contains 5.29 acres, more or  
less. Being in and a portion of Blocks L, N, O, and P of Kissimmee  
Gardens, as recorded in Plat Book 1, Page 32 and a portion of the  
SW $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 24, T25 S, R29 E, Osceola County, Florida.

Parcel ③ Osceola Memory Gardens, Inc.

LEGAL DESCRIPTION:

That portion of the East 15.0 feet of the Northeast 1/4 of the NE 1/4 of Section 23, Township 25 South, Range 29 East, Osceola County, Florida, lying North of State Road No. 500 (US Highway No. 441/192); LESS the North 40 feet thereof.

Contains 0.37 Acres, More or Less.

Parcel ④ Lester D. Alford, Trustee.

LEGAL DESCRIPTION:

That portion of the West 25.0 feet of the  
Northwest 1/4 of the Northwest 1/4 of  
Section 24, Township 25 South, Range 29 East, Osceola  
County, Florida, lying North of SR-500 (U.S.  
Highway 192), less the North 40.0 feet  
thereof. Contains .063 acres, MOL.

Parcel ⑤ Victoria Timoner and Maria Tobias, co-Trustees

part in Osceola County, Florida, described as follows:

From the Southwest corner of the NW~ of Section 13, Township 25 South, Range 29 East, Osceola County, Florida, run North 89°56'32" East, along the South line of said NW1/4, 20.0 feet to the Point of Beginning; Continue North 89°56'32" East, 10.0 feet; run thence North 00°07'48" East, 70.0 feet; run thence South 89°56'32" West, 10.0 feet; run thence South 00°07'48" West, 70.0 feet to the Point of Beginning.

Parcel ⑥ Michael O. Johnson, Trustee

the party of the first part in Osceola County, Florida,  
described as follows:

**Beginning at the Southwest corner of the NW1/4 of SW1/4 of Section 13, T25 S, R29 E, Osceola County, Florida, run N 00°07'48" E, 1326.79 feet to the Northwest corner of the SW1/4 of said Section 13; run thence N 89°56'3" E, along the North line of said SW1/4, 1991.66 feet to the Westerly Right-of-Way line of Florida's Turnpike; run thence Southeasterly along said Right-of-Way line on a 7839.44 feet Radius Curve concave Northeasterly, 45.56 feet (Chord bearing S 28°39'25" E, Chord = 45.56 feet) continue along said Right-of-Way line and Curve, 75.0 feet (Chord bearing S 29°07'15" E, Chord = 74.99 feet); run thence S 60°36'20" W, 10.0 feet; run thence N 29°07'15" W, 80.59 feet; run thence S 89°56'32" W, 1962.16 feet; run thence S 00°07'48" W, 1286.77 feet to the South line of aforesaid NW1/4 of SW1/4; run thence S 89°54'50" W, 40.0 feet to the Point of Beginning. Contains 3.04 acres, more or less.**

Parcel ⑦ Palm State Development Corporation  
a Florida Corp.

part in Osceola County, Florida, described as follows:

From the Southwest corner of the NW1/4 of Section 12, T 25 S, R 29 E, Osceola County, Florida, run N 00°11'04" W, along the West line of said NW1/4, 10.83 feet to the Point of Beginning; continue N 00°11'04. W, 59.27 feet to the Westerly Right of Way line of Florida's Turnpike; run thence S 19°32'18. E, 4523.91 feet to the Point of Curve of a 7839.44 feet Radius Curve to the Left; run thence along said Curve and Right of Way line, 1228.0 feet to the South line of the NW1/4 of Section 13, T 25 S, R 29 E, Osceola County, Florida; run thence S 89°56'32n W, along said South line 22.74 feet; run thence Northwesterly on a 7859.44 feet Radius Curve, concave Northeasterly, 1220.29 feet (Chord bearing N 23°59'11. W, Chord = 1219.07 feet) to the Point of Tangent of said Curve; run thence N 19°32'18. W, 4468.74 feet to the Point of Beginning. Contains 2.63 acres, more or less.

panel ⑧ Wayne Schoofield, Trustee, and Tompkins Investment Group, Incorporated, a Delaware Corp.

part in Osceola County, Florida, described as follows:

From the Southeast corner of the NE1/4 of Section 11, Township 25 South, Range 29 East, Osceola County, Florida, run North  $00^{\circ}11'04''$  East, along the East line of said NE1/4, 10.83 feet to the Point of Beginning; continue North  $00^{\circ}11'04''$  East, 59.27 feet to the Westerly Right of Way line of Florida's Turnpike; run thence North  $19^{\circ}32'18''$  West, along said Right of way line, 1325.75 feet to the North line of the S1/2 of NW1/4 of said Section 11 run thence North  $89^{\circ}41'50''$  West, along said North line, 21.26 feet; run thence South  $19^{\circ}32'18''$  East, 1388.75 feet to the Point of Beginning.

panel ⑨ Florida Turnpike Authority

following described property located in Osceola County, Florida, to-wit:

The westerly 20 feet of that portion of Florida's Turnpike (Sunshine State Parkway) lying within the South 1/2 of Northeast 1/4 of Section 11, Township 25 South, Range 29 East: the West 1/2 of Section 12, Township 25 South, Range 29 East: the Northwest 1/4 and the North 40 feet of the Southwest 1/4 of Section 13, Township 25 South, Range 29 East, all being in Osceola County, Florida.