Revised Boundary Description of the Orange City CRA

The properties contained within this boundary description are all located within the City limits of Orange City, Florida, except where indicated.

Commencing at the northwest corner of the property owned by 2655 N Volusia Avenue, LLC. also known as Coggin Honda at 2655 North Volusia Avenue (Parcel ID 7033-00-00-0540), said northwest corner being the Point of Beginning, thence run east along the northern property line to the northeast corner of said property, a distance of approximately 530 feet; Thence continue east to the centerline of North Volusia Avenue (US 17-92), Thence run south along the centerline of the right-of-way for North Volusia Avenue to the north line of the property at 2109 North Volusia Avenue, located on the west side of North Volusia Avenue, owned by Leigh Anne Otway and identified as Parcel ID 8003-02-00-0052, said Otway property located in Volusia County’s jurisdiction and therefore said property to be excluded from this boundary description; Thence run west on said north line of the Otway property to the west line, Thence run south on said west line to the south property line; Thence run east on said south property line to the centerline of the right-of-way for North Volusia Avenue;

Thence continue to run south along the centerline of the right-of-way for North Volusia Avenue to the north line of the property at 2000 North Volusia Avenue, located on the east side of North Volusia Avenue, said property owned by Mario and Ann Mazzola and identified as Parcel ID 8002-00-00-0190; Thence run east along said north line to the east line of said Mazzola property; Thence run south along said east line to the north line of the same property which protrudes to the east; Thence run east along said north line to the east line; Thence run south along said east line to the centerline of the right-of-way for East New York Avenue; Thence run west along said centerline of East New York Avenue right-of-way to the east right-of-way line for North Volusia Avenue; Thence run south along said east right-of-way line to the south line of the property at 1642 North Volusia Avenue, located on the east side of North Volusia Avenue, owned by ZPR Investment Management, Inc. and identified as Parcel ID 8002-02-00-0010; Thence run east along said south line to the east line of the ZPR property, Thence run north along said east line and return to the centerline of the right-of-way for East New York Avenue; said ZPR property located in Volusia County’s jurisdiction and therefore said property to be excluded from this boundary description;

Thence run east along the centerline of the East New York Avenue right-of-way to the northeast corner of the property identified as Parcel ID 8002-02-00-0010 8002-00-00-0020, Thence run in a southerly direction along the east line of said property and continue to run south to the north line of the property at 1200 North Volusia Avenue, located on the east side of North Volusia Avenue, owned by Zulu Properties, LLC. and identified as Parcel ID 8002-02-00-0070; Thence run west along said north property line to the east right-of-way line for North Volusia Avenue; Thence run south along said east right-of-way line to the south line of the property of said Zulu property; Thence run east along said south property line to the east property line of the property at 1120 North Volusia Avenue, located on the east side of North Volusia Avenue, owned by Les Hammond and identified as Parcel ID 8002-02-00-0080; Thence run south along said east property line to the centerline of the right-of-way of East Wisconsin Avenue; Thence run east along said centerline of East Wisconsin Avenue to the northeast corner of the property identified as Parcel ID 8002-00-00-0420, said property
belonging to Bill Mancinik; Thence run south along said property line, and continue to run south to the centerline of the right-of-way for East French Avenue. Thence run south along the east line of said property to the southeast corner; Thence continue to run south along the centerline of the right-of-way of North Holly Avenue to the centerline of the right-of-way of East Lansdowne Avenue; Thence run west along the centerline of the right-of-way of East Lansdowne Avenue a short distance to a point in the centerline of the right-of-way located immediately north of the northeast corner of a certain property located at 678 North Volusia Avenue and identified as Parcel No. 8011-08-22-0014; Thence run south along the east line of said property; Thence continue to run south along the east line of a certain property identified as Parcel No. 8011-08-22-0013; Thence continue to run south along the east line of a certain property identified as Parcel No. 8011-08-22-0010; Thence continue to run south along the east line of a certain property identified as Parcel No. 8011-08-22-0012; Thence continue to run south along the east line of a certain property identified as Parcel No. 8011-08-22-0092; Thence continue to run south along the east line of a certain property identified as Parcel No. 8011-08-22-0090, and thence continue to run south a distance of approximately 30 feet to the centerline of the right-of-way for East French Avenue.

Thence run east along the centerline of the East French Avenue right-of-way a distance of approximately 2,310 feet to the centerline of North Leavitt Avenue, Thence run south along the centerline of North Leavitt Avenue a distance of approximately 6,600 feet to the centerline of the East Rhode Island Avenue right-of-way; Thence run west along said East Rhode Island Avenue right-of-way a distance of approximately 1,320 feet to the centerline of the South Thorpe Avenue right-of-way; Excluding two certain enclave properties located in Volusia County's jurisdiction, both said enclave properties located on Joe Street and identified as Parcel Nos. 8011-05-03-0060 and 8011-05-02-0410;

Thence run south along said South Thorpe Avenue centerline a distance of approximately 920 feet to the centerline of Strawberry Oaks Drive; Thence run west along said Strawberry Oaks Drive right-of-way a distance of approximately 620 feet to the northeast corner of the property belonging to CRSLM I LLC (a nursing home) identified as Parcel ID 8014-00-00-0216; Thence run south along the east line of said property to the south property line, Thence run west along the south line of said property to the northeast corner of the property owned by Cynthia Gialombardo and identified as Parcel ID 8014-00-00-0241; Thence run exactly 100 feet farther to the west on the north line of said property, Thence run south through said east line property to the north line of property owned by Ronnie Wilson and identified as Parcel ID 8014-03-00-0010, Thence run east along the north line of said property to the east line, Thence run south along the east line of said Wilson property to the centerline of East Elm Drive;

Thence run west along the centerline of the right-of-way for East Elm Drive to the northeast corner of the property owned by Bai Yu Yang at 1810 South Volusia Avenue and identified as Parcel ID 8014-03-03-0010 8014-03-03-0070, Thence run south along the irregular east line of said property, and continue along the east line of the property owned by Model Furniture at 1816 South Volusia Avenue and identified as Parcel ID 8014-03-03-0050; Thence run east along the north line of the property owned by Model Furniture and identified as Parcel ID 8014-03-12-0030 to the centerline of the right-of-way for Hibiscus Parkway; Thence run south along said centerline to the southeast corner of the property owned by Atchley Appliance and identified as Parcel ID 8014-03-12-0020; Thence run west along the south line of said Atchley property to the centerline of the unnamed alley lying
west of the Atchley property; Thence run south along the centerline of said alley right-of-way to the centerline of the right-of-way for East Gardenia Avenue; Thence run west along the south line of said property to the southwest corner; Thence run north on the west line of said property to the northwest corner; Thence run west along the south line of the vacated 20-foot alley, said alley vacated by Volusia County via Resolution No. 85-131; Thence run west to the east line of a certain property identified as Parcel No. 8014-03-03-0030; Thence run south on said east property line to the southeast corner of said property; Thence run west along the south property line to the east line of a certain property located at 1820 South Volusia Avenue and identified as Parcel No. 8014-03-03-0010; Thence run south along the east line of said property; Thence continue to run south to the centerline of the right-of-way of East Gardenia Drive;

Thence continue across East Gardenia Avenue Drive and continue south along the east line of the property owned by Sunshine Real Estate and identified as Parcel ID 8014-03-06-0040 to the southeast corner of said property, Thence run west along the south property line to the east right-of-way line for South Volusia Avenue (US 17-92); Thence run south along said east right-of-way line to the centerline of East Holly Drive; Thence run east along said East Holly Drive centerline to the centerline of the unnamed alley lying east of the property at 2210 South Volusia Avenue owned by Robert and Sharon Herrold and identified as Parcel ID 8014-03-09-0040; Thence run south along the centerline of the said unnamed alley to the north line of the property owned by John and Pamela Jefferson and identified as Parcel ID 8014-03-10-0070; Thence run east along the north line of said Jefferson property to the east property line; Thence run south along said east property line to the centerline of the right-of-way for East Iris Drive; Thence run east along said centerline to the east line of the property at 2240 South Volusia Avenue owned by TD Bank and identified as Parcel ID 8014-21-00-0010; Thence run south along said east property line, and continue south along said east property line of two additional properties identified as Parcel ID 8014-21-00-0020 and 8014-21-00-0030 to the centerline of East Roberts Street;

Thence run west along said East Roberts Street centerline to the east line of the property at 110 East Roberts Street owned by M.A and Germaine Boies and identified as Parcel ID 8014-06-00-0020; Thence run south along said east line to the north line of the property at 2399 Enterprise Road owned by Orange City Realty LLC and identified as Parcel ID 8014-09-02-0070; Thence run west along said irregular north line to the east right-of-way line for South Volusia Avenue; Thence run south along said east right-of-way line to its intersection with Enterprise Road; Thence run in a southeasterly direction along said east right-of-way line to the north line of the property located at 2461 Enterprise Road, currently occupied by the Bank of America, and identified as Parcel ID 8014-09-02-0090; Thence run east along said north line of the Bank property to the east property line, Thence run south on said east property line to the centerline of the right-of-way for Grand Plaza Drive; Thence run west along the centerline of Grand Plaza Drive to the centerline of Enterprise Road, Thence run in a northwest direction on the centerline of Enterprise Road where it intersects with the centerline of South Volusia Avenue (US 17-92);

Thence run south along the centerline of South Volusia Avenue to the centerline of the right-of-way for Miller Road; Thence run west along said centerline to the west line of the property owned by LAM Development and identified as Parcel ID 8015-10-02-0060; Thence run north along the west line of said property to the north line; Thence run east along said
north line to the east property line; Thence run south along said east line to the north line of a fingerlike extension touching the right-of-way for South Volusia Avenue; Thence run east along the north line of said fingerlike extension to the western right-of-way line for South Volusia Avenue; thence run north on said western right-of-way line to the south line of the property located at 2325 South Volusia Avenue and identified as Parcel ID 8015-10-02-0020; Thence run west along said south property line to the west line, Thence run north to the south line of the property at 2317 South Volusia Avenue owned by CFI Oak Shade LLC and identified as Parcel ID 8014-00-00-0122; Thence run west along said south line to the west line of said property, thence run north along said west property line to the north property line, Thence run east along said north property line to the west line of the property at 2245 South Volusia Avenue owned by Haynes and Smith and identified as Parcel ID 8015-00-00-0101; Thence run north on said west line to the north line of the property at 2235 South Volusia Avenue and owned by Morse Realty INC, Trust and identified as Parcel ID 8015-00-00-0110; Thence run east along said north line to the west line of a vacated unnamed alley owned by Atchley Appliance and identified as Parcel ID 8015-05-00-0131; Thence run north on said west line to the centerline of the right-of-way for West Holly Drive; Thence run east along said centerline to the west line of the property at 2135 South Volusia Avenue owned by Lil Sammys LLC and identified as Parcel ID 8015-05-00-0070; Thence run north along said west line to the south line of the property on West Gardenia Drive owned by Charles and Beverly Edwards and identified as Parcel ID 8015-05-00-0550; Thence run west along said south line to the west line of said property; Thence run north along said west line to the centerline of the right-of-way for West Gardenia Drive; Thence run east along the centerline of East Gardenia Drive to the west line of a vacated unnamed alley attached to the Julie Shell, Trustee property located at 106 West Fern Drive and identified as Parcel ID 8015-04-00-0130; Thence run north on the west line of the vacated alley to the south line of the property's main body; Thence run west on said south line to the west property line; Thence run north on said west line to the centerline of West Fern Drive; Thence continue north across the centerline of West Fern Drive in alignment with the west line of the property on the north side of West Fern Drive owned by Cliff and Kathy Rae Laderman and identified as Parcel ID 8015-04-00-0360; Thence run north on said west line a distance of approximately 140 feet to the south line of the property at 106 West Elm Drive owned by John and Dee Snyder and identified as Parcel ID 8015-04-00-0370; Thence run west on said south line to the west line of said property; Thence run north on said west line to the centerline of the right-of-way for West Elm Drive; Thence run west along said centerline to the west line of the property at 105 West Elm Drive owned by All Saints Community Church and identified as Parcel ID 8015-04-00-0600; Thence run north on said west line to the north line of said parcel; Thence run east along said north property line to the east line of said parcel; Thence run south on said east property line and continue to the centerline of West Elm Drive; Thence run east on said centerline to the centerline of South Volusia Avenue; Thence run north on said South Volusia Avenue right-of-way, and continue to run north to the intersection of the centerline of the right-of-way for West Dogwood Avenue; Thence run west on said centerline to the west property line of the property at 109 West Dogwood Avenue owned by Pats Electric Inc. and identified as Parcel ID 8015-02-00-0470; Thence run north along said west property line to the centerline of the right-of-way for West Cedar Avenue; Thence run east along said centerline to the west line of the property at 105 Cedar Avenue owned by Babcock Business Systems Inc. and identified as Parcel ID 8015-02-00-740; Thence run north on
said west line to the south line of property owned by Hyacinth Campbell and identified as Parcel ID 8015-01-00-0130; Thence run west on said south properly line a distance of 8 feet to the west line of said property; Thence run north on said west line to the centerline of West Birch Avenue; Thence run west along said West Birch Avenue centerline a distance of approximately 11 feet to the west line of the property at 103 West Birch Avenue owned by Longleaf Pediatrics and identified as Parcel ID 8015-01-00-0410; Thence run north on said west line to the north line of said property; Thence run east on said north line to the centerline of Mimosa Avenue (alley); Thence run north on said centerline, and continue across Aspen Avenue and continue north to the centerline of the right-of-way for West Rhode Island Avenue;

Thence run west along said centerline of West Rhode Island Avenue to the west line of the property at 105 West Rhode Island Avenue owned by Hancock Bank and identified as Parcel ID 8010-11-00-0510; Thence run north on said west line to the south line of the property at 104 Highland Street also owned by Hancock Bank and identified as Parcel ID 8010-11-00-0390; Thence run west along said south property line to the west property line; Thence run north on said west property line to the centerline of the right-of-way for Highland Street; Thence run east along said centerline to the west property line at 103 Highland Street owned by Lewis Lawrence and identified as Parcel ID 8010-11-00-0290; Thence run north on said west line to the north property line;

Thence run east along said north line to the west line of the property at 1145 South Volusia Avenue owned by Sheila Mosca Revocable Trust and identified as Parcel ID 8010-11-00-0170; Thence run north on said west line to the south line of the property at 1065 South Volusia Avenue owned by Global Property Holdings and identified as Parcel ID 8011-08-30-0201; Thence run west on said south property line to the west property line; Thence run north on said west property line to the south property line (a portion of the same parcel that encroaches to the west); Thence run west on said south property line to the west property line, Thence run north on said west property line to the centerline of the right-of-way for Bennett Avenue (a paper street); Thence run east on said centerline to the west line of the property at 911 South Volusia Avenue owned by Orange City Limited and identified as Parcel ID 8011-08-30-0090; Thence run north on said west property line to the centerline of the right-of-way for West Ohio Avenue; Thence run east on said centerline a distance of approximately 630 feet to the west line of the property at 125 West Ohio Avenue owned by MSKP, LLC. and identified as Parcel ID 8010-15-02-0150; Thence run north on said west property line to the centerline of the right-of-way for Brooklyn Avenue; Thence continue north to the centerline of the right-of-way for West Virginia Avenue; Thence run west on said centerline to the centerline of Park Drive; Thence run north on the centerline of said Park Drive to the centerline of the right-of-way for West Blue Springs Avenue; Thence run west to the centerline of the right-of-way for South Carpenter Avenue; Thence run north a distance of approximately 3,300 feet along the centerline of South Carpenter Avenue to the centerline of West French Avenue;

Thence run east along the centerline of West French Avenue to the west line of the property at 147 West French Avenue owned by Bernard Spear Life Estate and identified as Parcel ID 8011-08-23-0168; Thence run north on said west property line to the south line of the property at 130 May Street owned by The Bronze Lion LLC. and identified as Parcel ID 8003-17-02-0070; Thence run west on said south line to the west property line; Thence run
Thence run west along the centerline of the right-of-way for West Wisconsin Avenue to the west line of the property at 235 West Wisconsin Avenue owned by Fleming and Hemalatha Sallapudi and identified as Parcel ID 8003-00-00-0710; Thence run north on said west property line to the north property line; Thence run east on said north property line to the centerline of the right-of-way for North Volusia Avenue; Thence run north on said centerline to the south line of the property at 1639 North Volusia Avenue owned by Denoff Holdings, LLC. and identified as Parcel ID 8003-00-00-0670; Thence run west on said south property line to the west property line; Thence run north on said west property line to the centerline of the right-of-way for West New York Avenue; Thence run east on said centerline to the west line of the property at 1701 North Volusia Avenue owned by Lil Champ Food Stores Inc. and identified as Parcel ID 8003-03-04-0070; Thence run north on said west property line to the north property line; Thence run east along said north property line to the centerline of the right-of-way for North Volusia Avenue; Thence run north along the centerline of North Volusia Avenue to the south property line of the property at 2065 North Volusia Avenue owned by Jerry Rocco and identified as Parcel ID 8003-02-00-0060; Thence run west along said south property line a distance of approximately 683 feet to the west line of a property owned by Alumni Partners II, LLC. and identified as Parcel ID 8003-02-00-0061; Thence run north on said west line a distance of approximately 430 feet to the south property line of the property at 2275 North Volusia Avenue owned by Mainstreet Community Bank and identified as Parcel ID 8003-02-00-0040; Thence run west along the south property line to the west property line; Thence run north on said west property line a distance of approximately 430 feet to the north line of the property at 2375 North Volusia Avenue also owned by Mainstreet Community Bank and identified as Parcel ID 8003-02-00-0030; Thence run east along the north property line to the property at 2481 North Volusia Avenue owned by CKC Whitesell, LLC. and identified as Parcel ID 8003-02-00-0021; Thence run north on said west property line a distance of approximately 130—Thence run east along the north property line of said property to the southwest corner of a certain property identified as Parcel No. 8003-02-00-0020; Thence run north a distance of approximately 30 feet to the north property line of said property; Thence run east long the north line of said property to the east property line; Thence run south along said east line a distance of approximately 30 feet to the north line of the aforementioned Parcel No. 8003-02-00-0030; Thence run east along said north property line a distance of approximately 105 feet to the
southwest corner of Parcel No. 8003-02-00-0020; Thence run north along the west line of said property a distance of approximately 30 feet to the southwest corner of a certain property identified as Parcel No. 8003-02-00-0021; Thence run north on said west property line a distance of approximately 100 feet to the south property line of the Days Inn property at 2501 North Volusia Avenue owned by LAXMI of Orange City, Inc. and identified as Parcel ID 8003-02-00-0010; Thence run west on said south property line to the west property line; Thence run north on said west property line to the centerline of the right-of-way for West Minnesota Avenue; Thence run west along said centerline to the west property line of the property at 2655 North Volusia Avenue owned by 2655 N Volusia Ave, LLC and identified as 7033-00-00-0540; Thence run north on said west property line to the Point of Beginning.
Discrepancies Found During Review Of Legal Description – Exhibit A

Legal Description Reference: Exhibit A Page 1, End of Paragraph 2 – Start of Paragraph 3, Lines 23 thru 35
Unable to run east along the centerline of the New York Ave ROW to the northeast corner of Parcel ID 8002-02-00-0010 (already at the northeast corner of Parcel ID 8002-02-00-0010)

York right-of-way to the east right-of-way line for North Volusia Avenue; Thence run south along said east right-of-way line to the south line of the property at 1642 North Volusia Avenue, located on the east side of North Volusia Avenue, owned by ZPR Investment Management, Inc. and identified as Parcel ID 8002-02-00-0010; Thence run east along said south line to the east line of the ZPR property, Thence run north along said east line and return to the centerline of the right-of-way for East New York Avenue; said ZPR property located in Volusia County's jurisdiction and therefore said property to be excluded from this boundary description;

Thence run east along the centerline of the East New York Avenue right-of-way to the northeast corner of the property identified as Parcel ID 8002-02-00-0010, Thence run in a southerly direction along the east line of said property and continue to run south to the north line of the property at 1200 North Volusia Avenue, located on the east side of
Southeast corner of Parcel ID 8002-02-00-0420

Legal Description Reference: Exhibit A Page 2, End of Paragraph 1, Lines 4 thru 7
From southeast corner of Parcel ID 8002-02-00-0420 continuing to run south to the centerline of the ROW for East French Ave. would split 3 parcels (Parcel IDs Identified below)

- to the centerline of the right-of-way of East Wisconsin Avenue; Thence run east along said centerline of East Wisconsin Avenue to the northeast corner of the property identified as Parcel ID 8002-00-00-0420, said property belonging to Bill Mancinik, Thence run south along said property line, and continue to run south to the centerline of the right-of-way for East French Avenue.

- Splits Parcel ID 8011-08-22-0022

- Splits Parcel ID 8011-08-22-0023

- Splits Parcel ID 8011-08-22-0085

- Centerline of the ROW for East French Ave.
Thence run south along the east line of said property to the south property line. Thence run west along the south line of said property to the northeast corner of the property owned by Cynthia Gialombardo and identified as Parcel ID 8014-00-00-0241; Thence run exactly 100 feet farther to the west on the north line of said property, Thence run south through said property to the north line of property owned by Ronnie Wilson and identified as Parcel ID 8014-03-00-0010, Thence run east along the north line of said

Legal Description Reference: Exhibit A Page 2, Paragraph 2, Lines 19 thru 24
From northeast corner of Parcel ID 8014-00-00-0241 running exactly 100 feet farther to the west, then south to the north line of Parcel ID 8014-03-00-0010 would split parcel. Area to the east of the yellow lines was annexed by Orange City in 2012 (Ordinance No. 488)
Legal Description Reference: Exhibit A Page 2, Paragraph 2, Lines 9 thru 14
Parcel IDs 8011-05-03-0060 and 8011-05-02-0410 is not within the city limits of
Orange City (enclaves). Yellow dashed line represents the current city limit.

Thence run east along the centerline of the East French Avenue right-of-way a distance
of approximately 2,310 feet to the centerline of North Leavitt Avenue. Thence run south
along the centerline of North Leavitt Avenue a distance of approximately 6,600 feet to
the centerline of the East Rhode Island Avenue right-of-way. Thence run west along
said East Rhode Island Avenue right-of-way a distance of approximately 1,320 feet to
the centerline of the South Thorpe Avenue right-of-way; Thence run south along said
Thence run west along the centerline of the right-of-way for East Elm Drive to the northeast corner of the property owned by Bai Yu Yang at 1810 South Volusia Avenue and identified as Parcel ID 8014-03-03-0010, Thence run south along the irregular east line of said property, and continue along the east line of the property owned by Model

Legal Description Reference: Exhibit A Page 2, Paragraph 3, Lines 28 thru 31
Unable to run west to the northeast corner of Parcel ID 8014-03-03-0010 from the centerline of East Elm Drive.
Legal Description Reference: Exhibit A Page 2, Paragraph 3, Lines 35 thru 39
Parcel ID 8014-03-03-0020 is not within the city limits of Orange City. Yellow dashed line represents the current city limit.

Parkway; Thence run south along said centerline to the southeast corner of the property owned by Atchley Appliance and identified as Parcel ID 8014-03-12-0020; Thence run west along the south line of said Atchley property to the centerline of the unnamed alley lying west of the Atchley property; Thence run south along the centerline of said alley right-of-way to the centerline of the right-of-way for East Gardenia Avenue; Thence
Legal Description Reference: Exhibit A Page 6, Paragraph 2, Lines 31 thru 33
Unable to run east along the north line of Parcel ID 8003-02-00-0030 to the southeast corner of Parcel ID 8003-02-00-0021.