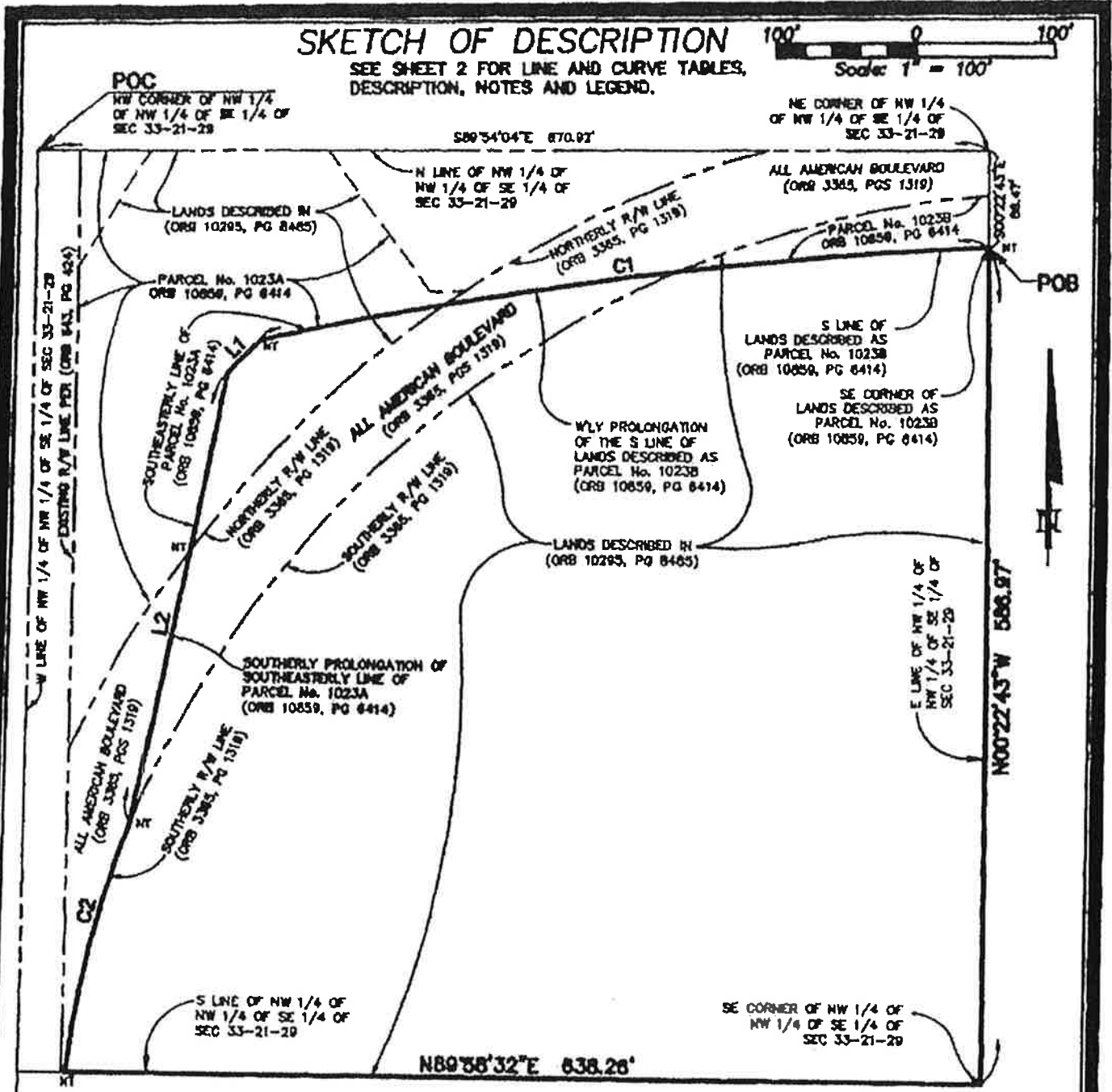


EXHIBIT "B-3"



PREPARED FOR:
ALL AMERICAN BOULEVARD INVESTMENTS, LLC

ALL AMERICAN BOULEVARD INVESTMENTS, LLC OVERALL PROPERTY

| DATE | BY | DESCRIPTION |
|------|----|-------------|
| | | |
| | | |



DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 844-4068
CERTIFICATE OF AUTHORIZATION NO. LB68

DONALD W. MCINTOSH ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. LB68

Robert Tyler, Esq. June 28, 2018
Florida Registered Surveyor and Mapper
Certificate No. 8850
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

| | | | | |
|----------------------|------------------------|----------------------|----------------------|----------------|
| DRAWN BY: <u>BMW</u> | CHECKED BY: <u>JEZ</u> | JOB NO. <u>18008</u> | SCALE <u>1"=100'</u> | SHEET <u>1</u> |
| DATE: <u>6/28/18</u> | DATE: <u>6/28/18</u> | | | OF <u>2</u> |

SKETCH OF DESCRIPTION

SEE SHEET 1 FOR SKETCH

DESCRIPTION: (Prepared by Donald W. McIntosh Associates, Inc.)

That part of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 33, Township 21 South, Range 29 East of Orange County, Florida, described as follows:

Commence at the Northwest corner of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 33; thence S89°54'04"E along the North line of said Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 33, for a distance of 670.92 feet to the Northeast corner of said Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 33; thence S00°22'43"E along the East line of said Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 33, for a distance of 68.47 feet to the POINT OF BEGINNING, the Southeast corner of Parcel 1023B as described in Official Records Book 10859, Page 6414 of the Public Records of Orange County, Florida, and a non-tangent curve concave Southerly having a radius of 2926.54 feet and a chord bearing of S82°43'54"W; thence Westerly along the South line of said Parcel 1023B, the Westerly prolongation of the South line of said Parcel 1023B, the Southeasterly line of Parcel 1023A, as described in Official Records Book 10859, Page 6414, of the Public Records of Orange County, Florida and the arc of said curve through a central angle of 10°07'53" for a distance of 517.49 feet to a non-tangent line; thence S43°56'13"W along said Southeasterly line of Parcel 1023A, for a distance of 33.29 feet; thence S10°24'57"W along said Southeasterly line of Parcel 1023A and the Southerly prolongation thereof, 326.95 feet to the Southerly right-of-way line of All American Boulevard as recorded in Official Records Book 3365, Page 1319, of the Public Records of Orange County, Florida and a non-tangent curve concave Easterly having a radius of 686.20 feet and a chord bearing of S12°37'49"W; thence Southerly along said Southerly right-of-way line and the arc of said curve through a central angle of 15°07'49" for a distance of 181.21 feet to the South line of the aforesaid Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 33 and a non-tangent line; thence departing said Southerly right-of-way line run N89°58'32"E along said South line, 638.26 feet to the Southeast corner of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 33; thence N00°22'43"W along the aforesaid East line of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 33, for a distance of 586.97 feet to the POINT OF BEGINNING.

Containing 7.465 acres more or less, and being subject to any restrictions, rights-of-way and easements of record.

| LINE TABLE | | |
|------------|-------------|----------|
| NUMBER | BEARING | DISTANCE |
| L1 | S43°56'13"W | 33.29' |
| L2 | S10°24'57"W | 326.95' |

| CURVE TABLE | | | | | |
|-------------|----------|-----------|---------|---------|---------------|
| NUMBER | RADIUS | DELTA | LENGTH | CHORD | CHORD BEARING |
| C1 | 2926.54' | 10°07'53" | 517.49' | 516.82' | S82°43'54"W |
| C2 | 686.20' | 15°07'49" | 181.21' | 180.68' | S12°37'49"W |

NOTES:

- This is not a survey.
- Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- Bearings based on the North line of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 Section 26, Township 22 South, Range 26 East, Orange County, Florida, being S89°54'04"E, assumed.
- Lands shown hereon were not obstructed for rights-of-way, easements, ownership or other instruments of record by this firm.
- No title opinion or abstract of matters affecting title or boundary to the subject property or those of adjoining land owners have been provided. It is possible there are deeds of record, unrecorded deeds or other instruments which could affect the boundaries or use of the subject property.
- This Sketch of Description does not depict any easements or restrictions of record that may be within or adjoining the lands described hereon.
- The Geometry and legal description shown hereon are based solely on Parcels 1023A and 1023B as described in Official Records Book 10859, Page 6414, of the Public Records of Orange County, Florida.

PREPARED FOR:

ALL AMERICAN BOULEVARD INVESTMENTS, LLC

ALL AMERICAN BOULEVARD INVESTMENTS, LLC OVERALL PROPERTY



DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 844-4088
 CERTIFICATE OF AUTHORIZATION NO. LB68

| | | | | |
|----------------------|------------------------|----------------------|------------------|----------------|
| DRAWN BY: <u>DMW</u> | CHECKED BY: <u>BJS</u> | JOB NO. <u>18008</u> | SCALE <u>N/A</u> | SHEET <u>2</u> |
| DATE: <u>6/2018</u> | DATE: <u>6/2018</u> | | | OF <u>2</u> |

LEGEND

- L1 LINE NUMBER (SEE LINE TABLE)
- C1 CURVE NUMBER (SEE CURVE TABLE)
- SEC 33-21-29 SECTION, TOWNSHIP, RANGE
- Δ= CENTRAL ANGLE
- R= RADIUS
- L= ARC LENGTH
- CB= CHORD BEARING
- C= CHORD
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- ORB OFFICIAL RECORDS BOOK
- PG PAGE
- NT NON-TANGENT
- No. NUMBER
- WLY WESTERLY
- R/W RIGHT-OF-WAY