

**PETITION TO AMEND THE BOUNDARIES OF THE  
SHINGLE CREEK TRANSIT AND UTILITY  
COMMUNITY DEVELOPMENT DISTRICT**

Submitted by:

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Attorneys for Petitioner

**BEFORE THE BOARD OF COUNTY COMMISSIONERS OF  
ORANGE COUNTY, FLORIDA**

**PETITION TO AMEND THE BOUNDARIES OF THE SHINGLE CREEK TRANSIT  
AND UTILITY COMMUNITY DEVELOPMENT DISTRICT**

Petitioner, Shingle Creek Transit and Utility Community Development District, a unit of special-purpose local government established pursuant to the provisions of Chapter 190, *Florida Statutes*, and Orange County Ordinance No. 2023-40, and located entirely within the boundaries of Orange County, Florida (the “District”), hereby petitions the Board of County Commissioners of Orange County, Florida, pursuant to the Uniform Community Development District Act of 1980, Chapter 190, *Florida Statutes*, and specifically sections 190.046(1) and 190.005, *Florida Statutes*, to adopt an amendment to Ordinance No. 2023-40 to amend the District’s boundaries to add approximately 3.373 acres to the District’s boundaries and remove approximately 0.378 acres from the District’s boundaries. In support of this petition, the District states the following:

1.     Location and Size. The District is located entirely within Orange County, Florida. **Exhibit 1** depicts the general location and boundaries of the existing District. The District currently covers approximately 719.185 acres of land. The current metes and bounds description of the external boundaries of the District is set forth in **Exhibit 2**. The metes and bounds description for the lands to be added to the District (the “Expansion Parcel”), consisting of approximately 3.373 acres, is set forth in **Exhibit 3**. The metes and bounds description for the lands to be removed from the District (the “Contraction Parcel”), consisting of approximately 0.378 acres, is set forth in **Exhibit 4**. The amended metes and bounds description of the external boundaries of the District incorporating the requested amendment is set forth in **Exhibit 5** (the “Amended District”). The requested amendment does not exceed the acreage limitations set forth in section 190.046(1)(e)(2), *Florida Statutes*. After amendment, the District will encompass a total of approximately 722.18 acres.

2. Excluded Parcels. There are approximately 11 acres within the internal boundaries of the existing District that were excluded from the District at the time of establishment pursuant to Orange County Ordinance No. 2023-40 and identified on **Exhibit 1** to this petition (the “Excluded Parcel”). This petition to remove the Contraction Parcel and to add the Expansion Parcel does not modify the District boundaries with respect to the Excluded Parcel. The Excluded Parcel will continue to be excluded from the boundaries of the Amended District.

3. Landowner Consent. Petitioner has obtained written consent to amend the boundaries of the District from the owners of the Expansion Parcel and the Contraction Parcel. Documentation of this consent is contained in **Exhibit 6**. The favorable action of the Board of Supervisors of the District, as evidenced by the District’s Resolution 2025-07 and submission of this petition, constitutes consent of all the landowners within the District pursuant to section 190.046(1)(g), *Florida Statutes*. Resolution 2025-07 are attached hereto as **Exhibit 7**.

4. District Facilities and Services. **Exhibit 8** describes the type of facilities the District presently expects to finance, construct, acquire, and/or install, as well as the anticipated owner and entity responsible for maintenance. These facilities will serve the development of the lands within the District. The District currently renders no services to the proposed Contraction Parcel. The estimated costs of construction for the Expansion Parcel is also identified in **Exhibit 9**. Actual construction timetables and expenditures may vary, due in part to the effects of future changes in economic conditions upon costs such as labor, services, materials, interest rates and market conditions.

5. Future Land Uses. The designation of the future general distribution, location, and extent of public and private land uses proposed for the Amended District by the future land use plan elements of the local government comprehensive plan are shown on **Exhibit 10**.

Amendment of the District in the manner proposed is consistent with the adopted local government comprehensive plan.

6. Statement of Estimated Regulatory Costs. **Exhibit 11** is the statement of estimated regulatory costs (the “SERC”) prepared in accordance with the requirements of section 120.541, *Florida Statutes*. The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

7. Authorized Agent. The authorized agents for the Petitioner are Lindsay C. Whelan, Tucker F. Mackie and Ryan J. Dugan of Kutak Rock LLP. See **Exhibit 12**, Authorization of Agent. Copies of all correspondence and official notices should also be sent to:

Lindsay C. Whelan  
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Tallahassee, Florida 32301

8. This petition to amend the District should be granted for the following reasons:

- a. All statements contained within this petition are true and correct.
- b. Amendment of the District’s boundaries and all land uses and services planned within the Amended District are not inconsistent with applicable elements or portions of the adopted State comprehensive plan or the effective local comprehensive plan.
- c. The area of land within the Amended District is part of a planned community. The District as amended will continue to be of sufficient size and sufficiently compact and contiguous to be developed as one functional, interrelated community.

- d.** The area of land within the Amended District will continue to be the best alternative available for delivering community development services and facilities to the area that will be served by the District.
- e.** The community development services and facilities of the District as amended will not be incompatible with the capacity and use of existing local and regional community development services and facilities.
- f.** The area to be served by the District as amended will continue to be amenable to separate special-district government.

**WHEREFORE**, Petitioner respectfully requests the Board of County Commissioners of Orange County, Florida to:

- a.** schedule a public hearing in accordance with the requirements of section 190.046(1)(c), *Florida Statutes*;
- b.** grant this petition and amend Ordinance No. 2023-40 to amend the boundaries of the District pursuant to Chapter 190, *Florida Statutes*; and
- c.** grant any other relief as appropriate.

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**RESPECTFULLY SUBMITTED**, as of the 2<sup>nd</sup> day of June, 2025.

*Lindsay Whelan*

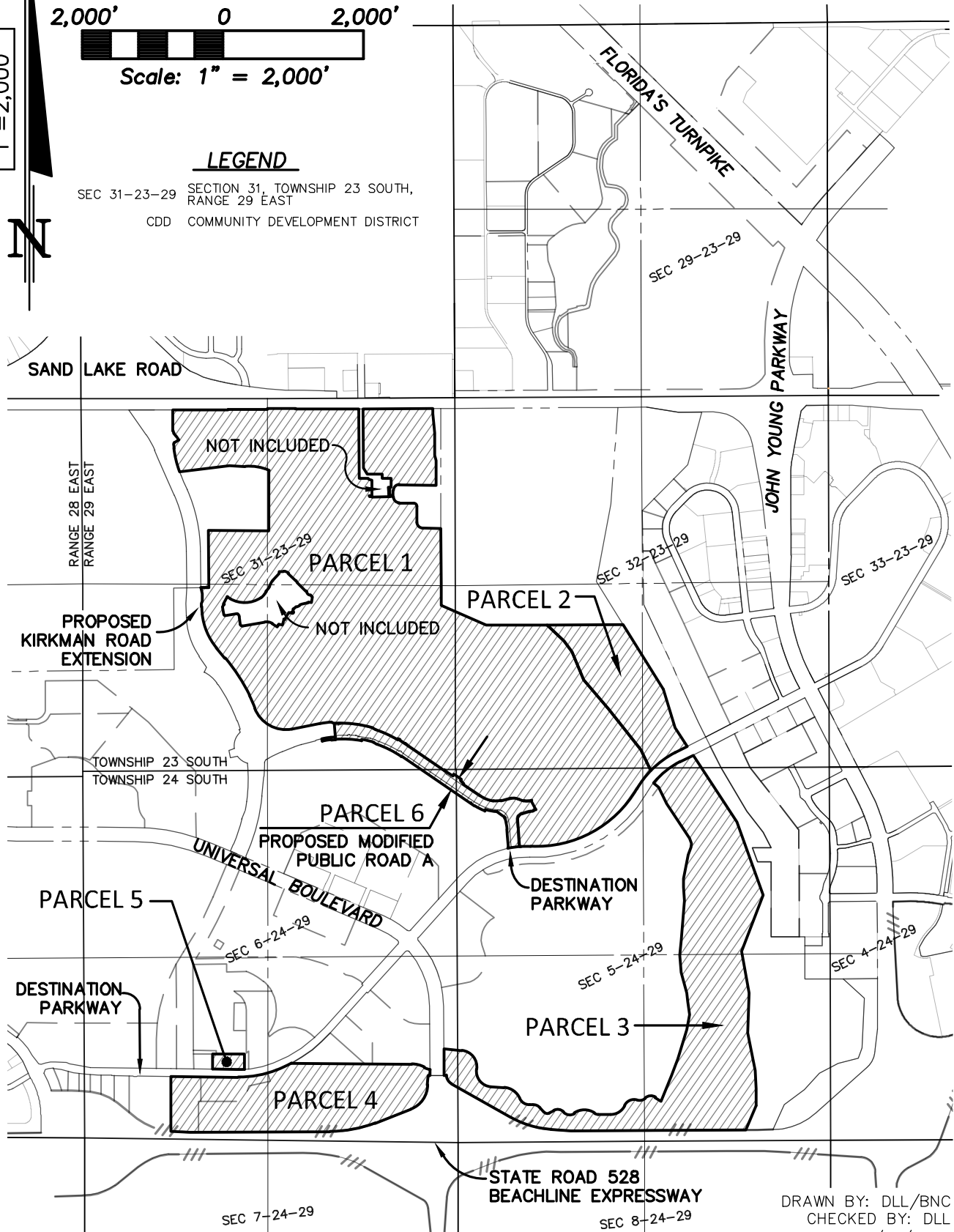
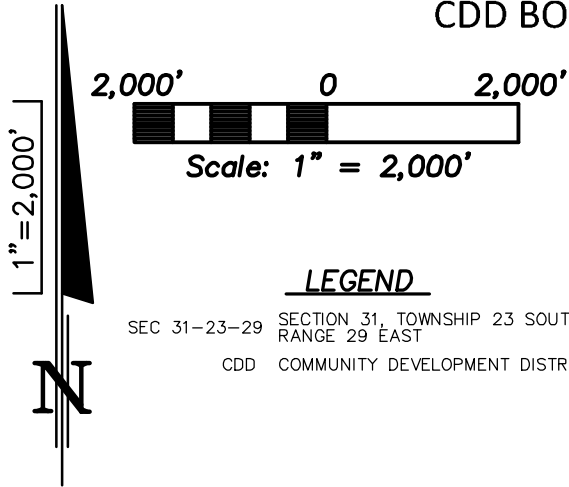
BY: \_\_\_\_\_

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Attorneys for Petitioner

# **EXHIBIT 1**

# CDD BOUNDARY EXHIBIT 2



DRAWN BY: DLL/BNC  
CHECKED BY: DLL  
REVISED: 1/17/2025



**DONALD W. MCINTOSH ASSOCIATES, INC.**  
ENGINEERS PLANNERS SURVEYORS  
1950 SUMMIT PARK DRIVE SUITE 600, ORLANDO, FL 32810 (407) 644-4068  
CERTIFICATE OF AUTHORIZATION NO. LB68



## **EXHIBIT 2**

**UCDP (SLRC)**  
**CDD Boundary**  
**JN: 22630.001**  
**Revised: 10/10/2023**

**Parcel 1**

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

That part of Sections 31 and 32, Township 23 South, Range 29 East, and that part of Sections 5 and 6, Township 24 South, Range 29 East, Orange County, Florida, described as follows:

COMMENCE at the Southwest corner of OEP EAST PARCEL, according to the plat thereof, as recorded in Plat Book 81, Pages 150 and 151, of the Public Records of Orange County, Florida; thence N67°05'22"W along the Northerly Right-of-way line of Universal Boulevard, USI - SOUTH CAMPUS UNIT ONE, according to the plat thereof, as recorded in Plat Book 46, Pages 13 through 16, of said Public Records, a distance of 575.14 feet to the Easterly boundary of Segment 1, as described in Exhibit "B" of Official Records Document No. 20210741112, of said Public Records; thence run the following courses along said Easterly boundary: N22°05'22"W, 28.50 feet; thence N22°54'38"E, 82.36 feet to the point of curvature of a curve concave Westerly having a radius of 2604.00 feet and a chord bearing of N14°05'28"E; thence Northerly along the arc of said curve through a central angle of 17°38'20" for a distance of 801.66 feet to the point of tangency; thence N05°16'18"E, 276.48 feet to the point of curvature of a curve concave Westerly having a radius of 2153.00 feet and a chord bearing of N02°35'46"E; thence Northerly along the arc of said curve through a central angle of 05°21'03" for a distance of 201.07 feet to the point of reverse curvature of a curve concave Southeasterly having a radius of 50.00 feet and a chord bearing of N30°09'54"E; thence Northeasterly along the arc of said curve through a central angle of 60°29'19" for a distance of 52.79 feet to the point of tangency; thence N60°24'34"E, 45.88 feet to the point of curvature of a curve concave Southeasterly having a radius of 1464.67 feet and a chord bearing of N64°35'22"E; thence Northeasterly along the arc of said curve through a central angle of 08°21'37" for a distance of 213.72 feet to the point of tangency; thence N68°46'11"E, 181.68 feet to the point of curvature of a curve concave Southerly having a radius of 1164.67 feet and a chord bearing of N71°23'44"E; thence Easterly along the arc of said curve through a central angle of 05°15'07" for a distance of 106.76 feet to the point of tangency; thence N74°01'18"E, 210.89 feet to the point of curvature of a curve concave Southerly having a radius of 1343.00 feet and a chord bearing of N78°44'54"E; thence Easterly along the arc of said curve through a central angle of 09°27'11" for a distance of 221.58 feet to the point of compound curvature of a curve concave Southerly having a radius of 1494.00 feet and a chord bearing of N84°42'43"E; thence Easterly along the arc of said curve through a central angle of 02°28'26" for a distance of 64.51 feet to a non-tangent line; thence N03°31'55"W, 170.72 feet to the POINT OF BEGINNING; thence continue N03°31'55"W, 26.57 feet; thence N70°07'25"W, 48.16 feet to a non-tangent curve concave Southerly having a radius of 1609.00 feet and a chord bearing of S82°20'10"W; thence Westerly along the arc of said curve through a central angle of 05°55'05" for a distance of 166.19 feet to the point of tangency; thence S79°22'38"W, 402.30 feet to the point of curvature of a curve concave Northeasterly having a radius of 474.00 feet and a chord bearing of N60°52'23"W; thence Northwesterly along the arc of said curve through a central angle of 79°29'58" for a distance of 657.69 feet to the point of reverse curvature of a curve concave Southwesterly having a radius of 2164.00 feet and a chord bearing of N23°40'50"W; thence Northwesterly along the arc of said curve through a central angle of 05°06'53" for a distance of 193.18 feet to the point of compound curvature of a curve concave Southwesterly having a radius of 2693.00 feet and a chord bearing of N33°02'16"W; thence Northwesterly along the arc of said curve through a central angle of 13°35'57" for a distance of 639.19 feet to the point of tangency; thence N39°50'14"W, 186.56 feet to the point of curvature of a curve

concave Northeasterly having a radius of 910.00 feet and a chord bearing of N23°09'36"W; thence Northwesterly along the arc of said curve through a central angle of 33°21'16" for a distance of 529.75 feet to the point of compound curvature of a curve concave Easterly having a radius of 1031.00 feet and a chord bearing of N03°24'34"W; thence Northerly along the arc of said curve through a central angle of 06°08'48" for a distance of 110.61 feet to the point of tangency; thence N00°20'10"W, 42.86 feet; thence N20°25'59"E, 36.66 feet; thence N00°20'10"W, 107.39 feet; thence N15°28'33"W, 87.09 feet to the Northerly line of lands described in Official Records Book 5638, Page 3517, of said Public Records; thence departing said Easterly boundary of Segment 1, run N89°22'10"E along said Northerly line and the Northerly line of N-4 through N-11, as described in Official Records Book 8891, Page 803, a distance of 116.03 feet; thence run the following two (2) courses along said Northerly line of N-4 through N-11: N00°37'51"W, 814.55 feet; thence S89°42'25"E, 861.90 feet to the Southwest corner of lands described in Official Records Book 8935, Page 877, of said Public Records; thence run the following four (4) courses along said Westerly line: N00°01'31"E, 852.05 feet to a non-tangent curve concave Southerly having a radius of 699.98 feet and a chord bearing of N80°29'45"W; thence Westerly along the arc of said curve through a central angle of 28°27'28" for a distance of 347.67 feet to a non-tangent line; thence N86°34'48"W, 220.58 feet; thence S83°04'03"W, 714.34 feet to the East line of Segment 2, as described in Exhibit "B", of aforesaid Official Records Document No. 20210741112 and a non-tangent curve concave Easterly having a radius of 1400.00 feet and a chord bearing of N13°34'52"W; thence Northerly along said East line and the Easterly line of Segment 3 as described in Exhibit "B", of said Official Records Document No. 20210741112 and the arc of said curve through a central angle of 14°03'22" for a distance of 343.46 feet to the point of tangency; thence run the following seven (7) courses along said Easterly line of Segment 3: N06°33'11"W, 56.46 feet to the point of curvature of a curve concave Southeasterly having a radius of 25.00 feet and a chord bearing of N25°41'13"E; thence Northeasterly along the arc of said curve through a central angle of 64°28'49" for a distance of 28.13 feet to the point of tangency; thence N57°55'38"E, 72.42 feet to a non-tangent curve concave Southwesterly having a radius of 524.00 feet and a chord bearing of N34°50'58"W; thence Northwesterly along the arc of said curve through a central angle of 07°15'31" for a distance of 66.38 feet to the point of tangency; thence N38°28'44"W, 53.07 feet to the point of curvature of a curve concave Easterly having a radius of 50.00 feet and a chord bearing of N19°24'27"W; thence Northerly along the arc of said curve through a central angle of 38°08'34" for a distance of 33.29 feet to the point of tangency; thence N00°20'10"W, 302.63 feet to the South Right-of-way line of Sand Lake Road (State Road 482), as described in Official Records Book 223, Page 321, and Official Records Book 235, Page 620, of said Public Records; thence run the following seven (7) courses along said South Right-of-way line: S89°58'06"E, 784.62 feet; thence N00°37'51"W, 10.00 feet; thence S89°58'06"E, 563.11 feet; thence N00°01'31"E, 10.00 feet; thence N89°44'41"E, 399.99 feet; thence S00°01'31"W, 10.00 feet; thence N89°44'41"E, 895.80 feet; thence departing said South Right-of-way line run S00°26'24"E, 144.32 feet; thence N87°00'12"E, 3.37 feet to the Westerly line of the OUC Chilled Water Facility Access Easement Area, as described in Exhibit "A-3", of Document No. 20200034472, of said Public Records; thence run the following courses along the exterior boundaries of said Access Easement Area, the Chilled Water Facility Easement Area, the Utilities Easement Area, the Pipeline Easement Area, and the Parking Easement Area, as described in Exhibits "A-1" through "A-4" inclusive, Exhibit "A-5", and Exhibit "A-7" of said Document No. 20200034472: S00°15'19"E, 846.05 feet; thence N89°44'41"E, 128.14 feet; thence S30°15'19"E, 17.32 feet; thence departing said exterior boundary run S78°18'20"E, 41.51 feet to the aforesaid exterior boundary; thence run the following courses along said exterior boundaries: S00°15'19"E, 221.80 feet; thence S89°44'41"W, 34.81 feet; thence S00°15'19"E, 15.00 feet; thence N89°44'41"E, 34.81 feet; thence S00°15'19"E, 2.30 feet; thence N89°44'41"E, 270.00 feet; thence N00°15'19"W, 25.00 feet; thence S89°44'41"W, 30.99 feet; thence N00°15'19"W, 14.96 feet; thence N89°44'41"E, 17.75 feet; thence N00°15'19"W, 83.81 feet; thence S89°44'41"W, 15.00 feet; thence S00°15'19"E, 68.81 feet; thence S89°44'41"W, 2.75 feet; thence N00°15'19"W, 77.74 feet; thence N89°44'41"E, 35.00 feet; thence N00°15'19"W, 130.00 feet; thence S89°44'41"W, 124.01 feet; thence N00°15'19"W, 60.00 feet; thence S89°44'41"W, 216.59 feet; thence N30°15'19"W, 101.64 feet; thence N00°15'19"W, 842.11 feet to the aforesaid South Right-of-way line of Sand Lake Road; thence departing the Easterly line of aforesaid

OUC Chilled Water Facility Access Easement Area, run N89°44'41"E along said South Right-of-way line, 988.29 feet; thence departing said South Right-of-way-line, run S00°15'19"E, 76.43 feet; thence S06°51'13"E, 269.85 feet; thence S00°02'22"E, 319.75 feet; thence S11°32'24"E, 75.23 feet; thence S00°02'22"E, 354.24 feet; thence N89°10'56"W, 525.39 feet to the point of curvature of a curve concave Southeasterly having a radius of 85.00 feet and a chord bearing of S45°49'04"W; thence Southwesterly along the arc of said curve through a central angle of 90°00'00" for a distance of 133.52 feet to the point of tangency; thence S00°49'04"W, 90.27 feet to the point of curvature of a curve concave Northeasterly having a radius of 85.00 feet and a chord bearing of S44°10'56"E; thence Southeasterly along the arc of said curve through a central angle of 90°00'00" for a distance of 133.52 feet to the point of tangency; thence S89°10'56"E, 213.03 feet to the point of curvature of a curve concave Southwesterly having a radius of 45.00 feet and a chord bearing of S44°10'56"E; thence Southeasterly along the arc of said curve through a central angle of 90°00'00" for a distance of 70.69 feet to the point of tangency; thence S00°49'04"W, 223.32 feet to the point of curvature of a curve concave Northeasterly having a radius of 85.00 feet and a chord bearing of S44°10'56"E; thence Southeasterly along the arc of said curve through a central angle of 90°00'00" for a distance of 133.52 feet to the point of tangency; thence S89°10'56"E, 262.28 feet to the West line of lands described in Official Records Book 3907, Page 1921, of said Public Records; thence departing said South Right-of-way line, run the following four (4) courses along the West and Southerly lines of said lands: S00°01'46"E along said West line and the aforesaid Northerly line of lands described in Official Records Book 5638, Page 3517, a distance of 813.60 feet; thence run the following three (3) courses along said Northerly line of lands described in Official Records Book 5638, Page 3517: S00°07'44"E, 278.25 feet; thence S66°03'27"E, 699.86 feet; thence N89°37'53"E, 872.23 feet to the Northwest corner of the Northernmost Conservation Easement, described in Official Records Book 9735, Page 2964, of said Public Records; thence departing said Northerly line run the following six (6) courses along the Westerly line of said Conservation Easement: S45°58'55"E, 326.39 feet; thence S36°30'45"E, 196.02 feet; thence S22°48'59"E, 434.67 feet; thence S40°28'32"E, 543.81 feet; thence S38°20'25"E, 734.14 feet; thence S25°40'00"E along said Westerly line and the Southerly prolongation thereof, a distance of 328.77 feet to the Northerly Right-of-way line of Destination Parkway, as described in Official Records Book 9936, Page 9262, of said Public Records; said point being on a non-tangent curve concave Southeasterly having a radius of 1349.95 feet and a chord bearing of S37°22'50"W; thence run the following three (3) courses along said Northerly Right-of-way line: Southwesterly along the arc of said curve through a central angle of 14°15'01" for a distance of 335.75 feet to the point of reverse curvature of a curve concave Northwesterly having a radius of 1649.94 feet and a chord bearing of S61°34'11"W; thence Southwesterly along the arc of said curve through a central angle of 62°37'44" for a distance of 1803.52 feet to the point of reverse curvature of a curve concave Southeasterly having a radius of 1274.96 feet and a chord bearing of S89°41'27"W; thence Southwesterly along the arc of said curve through a central angle of 06°23'12" for a distance of 142.12 feet to a non-tangent line; thence departing said Northerly Right-of-way line, run N48°35'43"W, 42.61 feet; thence N03°35'43"W, 211.13 feet to the point of curvature of a curve concave Westerly having a radius of 826.00 feet and a chord bearing of N04°25'13"W; thence Northerly along the arc of said curve through a central angle of 01°39'01" for a distance of 23.79 feet to the point of tangency; thence N05°14'44"W, 117.98 feet to the point of curvature of a curve concave Easterly having a radius of 94.00 feet and a chord bearing of N14°26'50"E; thence Northerly along the arc of said curve through a central angle of 39°23'08" for a distance of 64.62 feet to the point of compound curvature of a curve concave Southeasterly having a radius of 113.47 feet and a chord bearing of N51°21'13"E; thence Northeasterly along the arc of said curve through a central angle of 34°25'39" for a distance of 68.18 feet to the point of compound curvature of a curve concave Southerly having a radius of 685.03 feet and a chord bearing of N73°14'28"E; thence Easterly along the arc of said curve through a central angle of 09°20'51" for a distance of 111.76 feet to the point of compound curvature of a curve concave Southerly having a radius of 112.36 feet and a chord bearing of N83°39'38"E; thence Easterly along the arc of said curve through a central angle of 11°29'29" for a distance of 22.53 feet to the point of tangency; thence N89°24'23"E, 20.04 feet to the point of curvature of a curve concave Northerly having a radius of 56.13 feet and a chord bearing of N79°17'51"E; thence Easterly along the arc of said curve through a central angle of 20°13'04" for a distance of 19.81 feet to the

point of compound curvature of a curve concave Northwesterly having a radius of 370.96 feet and a chord bearing of N66°27'23"E; thence Northeasterly along the arc of said curve through a central angle of 05°27'52" for a distance of 35.38 feet to a non-tangent line; thence N25°07'13"W, 114.77 feet to a non-tangent curve concave Northerly having a radius of 233.70 feet and a chord bearing of S87°16'10"W; thence Westerly along the arc of said curve through a central angle of 30°28'40" for a distance of 124.32 feet to the point of compound curvature of a curve concave Northerly having a radius of 275.41 feet and a chord bearing of N69°25'01"W; thence Westerly along the arc of said curve through a central angle of 16°08'58" for a distance of 77.63 feet to the point of reverse curvature of a curve concave Southerly having a radius of 137.00 feet and a chord bearing of N82°29'17"W; thence Westerly along the arc of said curve through a central angle of 42°17'31" for a distance of 101.12 feet to the point of tangency; thence S76°21'57"W, 149.04 feet to the point of curvature of a curve concave Northerly having a radius of 298.00 feet and a chord bearing of S87°23'04"W; thence Westerly along the arc of said curve through a central angle of 22°02'14" for a distance of 114.62 feet to the point of compound curvature of a curve concave Northerly having a radius of 465.00 feet and a chord bearing of N68°36'42"W; thence Westerly along the arc of said curve through a central angle of 25°58'13" for a distance of 210.77 feet to the point of tangency; thence N55°37'36"W, 565.13 feet to the point of curvature of a curve concave Northeasterly having a radius of 10.00 feet and a chord bearing of N50°51'10"W; thence Northwesterly along the arc of said curve through a central angle of 09°32'52" for a distance of 1.67 feet to the point of tangency; thence N46°04'44"W, 65.48 feet; thence N55°37'36"W, 751.20 feet to a non-tangent curve concave Northerly having a radius of 33.00 feet and a chord bearing of N83°50'34"W; thence Westerly along the arc of said curve through a central angle of 50°16'31" for a distance of 28.96 feet to the point of reverse curvature of a curve concave Southwesterly having a radius of 1563.00 feet and a chord bearing of N65°08'46"W; thence Northwesterly along the arc of said curve through a central angle of 12°52'55" for a distance of 351.41 feet to a non-tangent line; thence N60°23'01"W, 52.31 feet to a non-tangent curve concave Southerly having a radius of 1574.00 feet and a chord bearing of N81°47'20"W; thence Westerly along the arc of said curve through a central angle of 16°40'04" for a distance of 457.89 feet to a non-tangent curve concave Northerly having a radius of 48.00 feet and a chord bearing of S69°15'53"W; thence Westerly along the arc of said curve through a central angle of 39°01'27" for a distance of 32.69 feet to the point of reverse curvature of a curve concave Southerly having a radius of 1563.00 feet and a chord bearing of S87°49'44"W; thence Westerly along the arc of said curve through a central angle of 01°53'45" for a distance of 51.72 feet to the POINT OF BEGINNING; bearings and distances are based on the Florida State Plane Coordinate System East Zone, NAD 83/2011 Epoch 2010.00 Datum; the reciprocal grid factor is 1.000034632.

#### LESS AND EXCEPT:

That part of Section 31, Township 23 South, Range 29 East, Orange County, Florida, described as follows:

Commence at the Northeast corner of Lot 1, OEP EAST PARCEL PHASE II, according to the plat thereof, as recorded in Plat Book 86, Pages 136 and 137, of the Public Records of Orange County, Florida; thence run N58°06'34"W along the Northeasterly line of said plat OEP EAST PARCEL PHASE II and the Northeasterly line of OEP EAST PARCEL, according to the plat thereof, as recorded in Plat Book 81, Pages 150 and 151, of said Public Records, for a distance of 1089.51 feet to the Northernmost corner of said OEP EAST PARCEL; thence departing said Northeasterly line, run N12°40'44"W, 1446.52 feet; thence N09°31'39"W, 1651.52 feet to the POINT OF BEGINNING; thence S12°08'22"W, 79.31 feet; thence N82°27'50"W, 35.05 feet; thence S03°34'47"W, 4.82 feet; thence S87°06'48"W, 24.20 feet; thence S03°49'15"E, 9.62 feet to a non-tangent curve concave Southerly having a radius of 335.61 feet and a chord bearing of S77°00'51"W; thence Westerly along the arc of said curve through a central angle of 18°50'04" for a distance of 110.32 feet to a non-tangent curve concave Northwesterly having a radius of 69.30 feet and a chord bearing of S64°07'03"W; thence Southwesterly along the arc of said curve through a central angle of 52°23'37" for a distance of 63.38 feet to a non-tangent line; thence

S53°43'43"W, 49.20 feet to a non-tangent curve concave Westerly having a radius of 81.28 feet and a chord bearing of S10°52'59"W; thence Southerly along the arc of said curve through a central angle of 22°14'24" for a distance of 31.55 feet to a non-tangent curve concave Northwesterly having a radius of 18.00 feet and a chord bearing of S45°15'28"W; thence Southwesterly along the arc of said curve through a central angle of 251°07'13" for a distance of 78.89 feet to a non-tangent curve concave Northerly having a radius of 81.28 feet and a chord bearing of S79°07'07"W; thence Westerly along the arc of said curve through a central angle of 21°12'43" for a distance of 30.09 feet to a non-tangent curve concave Southeasterly having a radius of 420.38 feet and a chord bearing of S29°49'59"W; thence Southwesterly along the arc of said curve through a central angle of 14°46'50" for a distance of 108.45 feet to a non-tangent line; thence N67°14'41"W, 18.72 feet; thence S24°59'59"W, 11.97 feet; thence S14°59'58"W, 76.66 feet; thence N75°00'02"W, 50.51 feet; thence S13°03'40"W, 10.71 feet; thence N76°56'20"W, 2.78 feet; thence S13°03'40"W, 12.33 feet; thence N76°56'20"W, 6.58 feet; thence S13°03'40"W, 24.29 feet; thence N56°49'41"W, 88.50 feet to the point of curvature of a curve concave Southerly having a radius of 152.61 feet and a chord bearing of N78°39'02"W; thence Westerly along the arc of said curve through a central angle of 43°38'43" for a distance of 116.25 feet to the point of tangency; thence S79°31'36"W, 315.51 feet to the point of curvature of a curve concave Northeasterly having a radius of 30.00 feet and a chord bearing of N53°43'40"W; thence Northwesterly along the arc of said curve through a central angle of 93°29'28" for a distance of 48.95 feet to the point of tangency; thence N06°58'56"W, 107.64 feet to the point of curvature of a curve concave Southwesterly having a radius of 50.22 feet and a chord bearing of N35°26'11"W; thence Northwesterly along the arc of said curve through a central angle of 56°54'30" for a distance of 49.88 feet to the point of compound curvature of a curve concave Southerly having a radius of 26.28 feet and a chord bearing of N80°55'32"W; thence Westerly along the arc of said curve through a central angle of 34°04'12" for a distance of 15.63 feet to the point of tangency; thence S82°02'22"W, 161.74 feet; thence N54°59'37"W, 20.10 feet; thence N08°04'31"W, 114.53 feet; thence N23°13'21"E, 25.00 feet to the point of curvature of a curve concave Southeasterly having a radius of 23.33 feet and a chord bearing of N42°56'23"E; thence Northeasterly along the arc of said curve through a central angle of 39°26'04" for a distance of 16.06 feet to a non-tangent line; thence N66°46'39"W, 7.85 feet; thence N24°48'08"E, 114.91 feet to a non-tangent curve concave Southwesterly having a radius of 327.03 feet and a chord bearing of S51°56'55"E; thence Southeasterly along the arc of said curve through a central angle of 02°04'55" for a distance of 11.88 feet to the point of reverse curvature of a curve concave Northeasterly having a radius of 265.00 feet and a chord bearing of S55°42'05"E; thence Southeasterly along the arc of said curve through a central angle of 09°35'14" for a distance of 44.34 feet to the point of compound curvature of a curve concave Northerly having a radius of 415.00 feet and a chord bearing of N88°09'03"E; thence Easterly along the arc of said curve through a central angle of 62°42'31" for a distance of 454.21 feet to the point of compound curvature of a curve concave Northwesterly having a radius of 165.00 feet and a chord bearing of N42°50'28"E; thence Northeasterly along the arc of said curve through a central angle of 27°54'39" for a distance of 80.38 feet to the point of reverse curvature of a curve concave Southeasterly having a radius of 145.00 feet and a chord bearing of N35°49'28"E; thence Northeasterly along the arc of said curve through a central angle of 13°52'39" for a distance of 35.12 feet to the point of reverse curvature of a curve concave Northwesterly having a radius of 58.00 feet and a chord bearing of N38°36'38"E; thence Northeasterly along the arc of said curve through a central angle of 08°18'18" for a distance of 8.41 feet to the point of tangency; thence N34°27'29"E, 54.09 feet to the point of curvature of a curve concave Westerly having a radius of 58.00 feet and a chord bearing of N22°56'52"E; thence Northeasterly along the arc of said curve through a central angle of 23°01'14" for a distance of 23.30 feet to the point of reverse curvature of a curve concave Southeasterly having a radius of 179.67 feet and a chord bearing of N28°13'03"E; thence Northeasterly along the arc of said curve through a central angle of 33°33'35" for a distance of 105.24 feet to the point of tangency; thence N44°59'50"E, 136.45 feet; thence N00°00'13"W, 28.38 feet; thence N89°59'47"E, 58.80 feet to the point of curvature of a curve concave Southerly having a radius of 100.00 feet and a chord bearing of S67°50'28"E; thence Easterly along the arc of said curve through a central angle of 44°19'30" for a distance of 77.36 feet to the point of tangency; thence S45°40'43"E, 153.39 feet; thence N52°22'10"E, 4.80 feet to a non-tangent curve concave Northeasterly having a radius of 61.66 feet and a chord bearing

of S30°59'50"E; thence Southeasterly along the arc of said curve through a central angle of 29°21'46" for a distance of 31.60 feet to the point of tangency; thence S45°40'43"E, 170.12 feet to a non-tangent curve concave Southwesterly having a radius of 23.24 feet and a chord bearing of S26°45'05"E; thence Southeasterly along the arc of said curve through a central angle of 39°42'31" for a distance of 16.10 feet to a non-tangent curve concave Northeasterly having a radius of 50.67 feet and a chord bearing of S52°39'03"E; thence Southeasterly along the arc of said curve through a central angle of 89°38'46" for a distance of 79.28 feet to a non-tangent line; thence S49°33'16"E, 38.28 feet to the POINT OF BEGINNING; bearings and distances are based on the Florida State Plane Coordinate System East Zone, NAD 83/2011 Epoch 2010.00 Datum; the reciprocal grid factor is 1.000034632.

AND:

## **Parcel 2**

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

That part of Section 32, Township 23 South, Range 29 East and Section 5, Township 24 South, Range 29 East, Orange County, Florida, described as follows:

BEGIN at the Northwest corner of lands described in Official Records Book 5638, Page 3517, of the Public Records of Orange County, Florida; thence S89°37'53"W along the North line of said lands described in Official Records Book 5638, Page 3517, a distance of 1077.93 feet to the Northwest corner of the Northernmost Conservation Easement described in Official Records Book 9735, Page 2964, of said Public Records; thence departing said Northerly line, run the following six (6) courses along the Westerly line of said Conservation Easement: S45°58'55"E, 326.39 feet; thence S36°30'45"E, 196.02 feet; thence S22°48'59"E, 434.67 feet; thence S40°28'32"E, 543.81 feet; thence S38°20'25"E, 734.14 feet; thence S25°40'00"E along said Westerly line and the Southerly prolongation thereof, a distance of 328.77 feet to the Northerly Right-of-way line of Destination Parkway, as described in Official Records Book 9936, Page 9262, of said Public Records, and a non-tangent curve concave Southeasterly having a radius of 1349.95 feet and a chord bearing of N53°37'31"E; thence Northeasterly along the arc of said curve through a central angle of 18°14'20" for a distance of 429.73 feet to the point of tangency; thence N62°44'41"E, 197.03 feet to the Easterly line of aforesaid lands described in Official Records Book 5638, Page 3517; thence run the following three (3) courses along said Easterly line: N33°22'35"W, 319.71 feet; thence N16°45'28"W, 571.25 feet; thence N31°52'24"W, 1083.09 feet to the POINT OF BEGINNING; bearings and distances are based on the Florida State Plane Coordinate System East Zone, NAD 83/2011 Epoch 2010.00 Datum; the reciprocal grid factor is 1.000034632.

AND:

## **Parcel 3**

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

That part of Section 32, Township 23 South, Range 29 East, and Sections 5, and 6, Township 24 South, Range 29 East, Orange County, Florida, described as follows:

Commence at the Southwest corner of Lot 8, GRAN PARK AT SOUTHPARK PHASE II, according to the plat thereof, as recorded in Plat Book 55, Pages 41 through 43, of the Public Records of Orange County, Florida; thence N89°45'33"E along the South line of said Lot 8, and the Easterly line of lands described as Parcel 1 in Official Records Book 5638, Page 3539, of said Public Records, a distance of 548.28 feet; thence departing said South line, run the following eleven (11) courses along the Easterly and

Southerly lines of said Parcel 1: S47°21'36"E, 407.17 feet; thence S02°49'12"W, 707.25 feet; thence S20°53'55"W, 155.44 feet; thence S75°24'18"W, 292.75 feet; thence S62°12'27"W, 300.26 feet; thence S42°21'06"W, 320.48 feet; thence S52°48'25"W, 354.95 feet; thence S24°37'48"W, 388.52 feet to the Northerly Limited Access Right-of-way line of State Road No. 528 (Beachline Expressway), as described in Official Records Book 2217, Page 806, of said Public Records, and a point on a non-tangent curve concave Northerly having a radius of 951.71 feet and a chord bearing of S89°13'24"W; thence run the following nine (9) courses along said Northerly Limited Access Right-of-way line: Westerly along the arc of said curve through a central angle of 01°05'01" for a distance of 18.00 feet to a non-tangent line; thence S88°37'10"W, 200.00 feet; thence S89°45'55"W, 170.49 feet to the Southwest corner of the Permanent Drainage Easement, as described in Official Records Book 3514, Page 2343, of said Public Records and the POINT OF BEGINNING; thence continue S89°45'55"W, 2483.06 feet; thence N86°14'06"W, 289.49 feet to the point of curvature of a curve concave Northerly having a radius of 1342.34 feet and a chord bearing of N73°20'10"W; thence Westerly along the arc of said curve through a central angle of 25°47'51" for a distance of 604.39 feet to the point of tangency; thence N60°26'15"W, 965.52 feet to the point of curvature of a curve concave Northeasterly having a radius of 140.00 feet and a chord bearing of N30°20'10"W; thence Northwesterly along the arc of said curve through a central angle of 60°12'10" for a distance of 147.10 feet to a radial line; thence S89°45'55"W along said radial line, a distance of 35.75 feet to the Easterly Right-of-way line of Universal Boulevard, USI - SOUTH CAMPUS UNIT ONE, according to the plat thereof, as recorded in Plat Book 46, Pages 13 through 16, of said Public Records; thence N00°14'05"W along said Easterly Right-of-way line, a distance of 378.40 feet to the Southerly line of lands described in Official Records Book 6262, Page 4996, of said Public Records; thence run the following courses along the Southerly and Easterly lines of said lands described in Official Records Book 6262, Page 4996: S83°48'01"E, 259.72 feet to the point of curvature of a curve concave Southwesterly having a radius of 235.99 feet and a chord bearing of S38°11'59"E; thence Southeasterly along the arc of said curve through a central angle of 91°12'04" for a distance of 375.64 feet to the point of reverse curvature of a curve concave Northeasterly having a radius of 219.99 feet and a chord bearing of S39°06'04"E; thence Southeasterly along the arc of said curve through a central angle of 93°00'14" for a distance of 357.10 feet to the point of tangency; thence S85°36'11"E, 189.99 feet to the point of curvature of a curve concave Southwesterly having a radius of 259.99 feet and a chord bearing of S54°33'53"E; thence Southeasterly along the arc of said curve through a central angle of 62°04'36" for a distance of 281.69 feet to the point of reverse curvature of a curve concave Northeasterly having a radius of 144.99 feet and a chord bearing of S58°40'27"E; thence Southeasterly along the arc of said curve through a central angle of 70°17'44" for a distance of 177.89 feet to the point of tangency; thence N86°10'41"E, 44.54 feet to the point of curvature of a curve concave Southwesterly having a radius of 125.00 feet and a chord bearing of S67°15'29"E; thence Southeasterly along the arc of said curve through a central angle of 53°07'41" for a distance of 115.90 feet to the point of tangency; thence S40°41'38"E, 84.52 feet to the point of curvature of a curve concave Northerly having a radius of 60.00 feet and a chord bearing of S79°52'48"E; thence Easterly along the arc of said curve through a central angle of 78°22'19" for a distance of 82.07 feet to the point of tangency; thence N60°56'03"E, 74.58 feet to the point of curvature of a curve concave Southerly having a radius of 115.00 feet and a chord bearing of S81°07'19"E; thence Easterly along the arc of said curve through a central angle of 75°53'16" for a distance of 152.31 feet to the point of reverse curvature of a curve concave Northerly having a radius of 120.00 feet and a chord bearing of S83°16'11"E; thence Easterly along the arc of said curve through a central angle of 80°11'00" for a distance of 167.93 feet to the point of reverse curvature of a curve concave Southerly having a radius of 259.99 feet and a chord bearing of N89°47'33"E; thence Easterly along the arc of said curve through a central angle of 66°18'30" for a distance of 300.89 feet to the point of reverse curvature of a curve concave Northerly having a radius of 100.00 feet and a chord bearing of S73°25'19"E; thence Easterly along the arc of said curve through a central angle of 32°44'14" for a distance of 57.14 feet to the point of tangency; thence S89°47'26"E, 177.99 feet to the point of curvature of a curve concave Northwesterly having a radius of 219.99 feet and a chord bearing of N57°56'26"E; thence Northeasterly along the arc of said curve through a central angle of 64°32'17" for a distance of 247.80 feet to the point of reverse curvature of a curve concave Southeasterly having a radius of 149.99 feet and a chord bearing of



N66°03'34"E; thence Northeasterly along the arc of said curve through a central angle of 80°46'33" for a distance of 211.46 feet to the point of reverse curvature of a curve concave Northerly having a radius of 120.00 feet and a chord bearing of N77°23'49"E; thence Easterly along the arc of said curve through a central angle of 58°06'03" for a distance of 121.68 feet to the point of reverse curvature of a curve concave Southerly having a radius of 120.00 feet and a chord bearing of N85°25'55"E; thence Easterly along the arc of said curve through a central angle of 74°10'16" for a distance of 155.34 feet to the point of tangency; thence S57°28'57"E, 98.49 feet; thence N22°39'49"E, 388.97 feet; thence N20°23'02"E, 264.53 feet; thence N17°08'32"E, 430.95 feet; thence N09°26'15"E, 215.49 feet; thence N07°22'46"W, 185.98 feet; thence N05°18'07"W, 126.34 feet; thence N15°37'38"W, 304.43 feet; thence N04°53'14"W, 244.76 feet; thence N05°39'40"E, 200.87 feet; thence N04°52'25"E, 575.60 feet; thence N03°59'19"W, 195.54 feet; thence N00°41'27"W, 120.58 feet; thence N11°13'42"E, 346.06 feet; thence N22°20'44"E, 110.51 feet; thence N03°08'01"E, 56.49 feet; thence N18°30'38"W, 78.69 feet; thence N33°28'25"W, 592.86 feet; thence N25°40'00"W, 255.91 feet; thence departing said Easterly line run N50°08'54"W, 95.00 feet to the Southerly Right-of-way line of Destination Parkway, as described in Official Records Book 9936, Page 9262, of said Public Records, and a non-tangent curve concave Southerly having a radius of 1199.96 feet and a chord bearing of N51°17'53"E; thence Northeasterly along said Southerly Right-of-way line and the arc of said curve through a central angle of 22°53'34" for a distance of 479.45 feet to a non-tangent line; thence N62°44'42"E along said Southerly Right-of-way line, 213.11 feet to the Westerly line of aforesaid Permanent Drainage Easement, as described in Official Records Book 3514, Page 2343; thence run the following nine (9) courses along said Westerly line: S33°22'35"E, 1135.95 feet; thence S19°43'30"E, 1106.81 feet; thence S21°21'50"W, 855.14 feet; thence S10°20'46"E, 603.88 feet; thence S01°52'13"W, 566.78 feet; thence S11°25'00"E, 545.87 feet; thence S02°02'19"E, 263.35 feet; thence S00°35'38"E, 239.77 feet; thence S23°15'19"W, 376.37 feet to the POINT OF BEGINNING; Bearings and distances are based on the Florida State Plane Coordinate System East Zone, NAD 83/2011 Epoch 2010.00 Datum; the reciprocal grid factor is 1.000034632.

AND:

#### **Parcel 4**

That part of Section 6, Township 24 South, Range 29 East, Orange County, Florida, described as follows:

BEGIN at the Southeast corner of PLAZA INTERNATIONAL UNIT TWELVE, according to the plat thereof, as recorded in Plat Book 29, Page 13, of the Public Records of Orange County, Florida; thence N00°19'23"W along the East line of said plat, a distance of 777.43 feet to the Southerly Right-of-way line of Destination Parkway, as described in Official Records Book 10850, Page 4329, of said Public Records; thence run the following three (3) courses along said Southerly Right-of-way line: S89°18'04"E, 958.22 feet to the point of curvature of a curve concave Northerly having a radius of 1430.30 feet and a chord bearing of N79°28'31"E; thence Easterly along the arc of said curve through a central angle of 22°26'51" for a distance of 560.37 feet to the point of compound curvature of a curve concave Northwesterly having a radius of 2054.93 feet and a chord bearing of N64°58'42"E; thence Northeasterly along the arc of said curve through a central angle of 06°32'45" for a distance of 234.77 feet to the North line of the Drainage Easement described in Official Records Book 3081, Page 210, of said Public Records, and a non-tangent line; thence S89°20'22"E along said North line, a distance of 1707.73 feet to the point of curvature of a curve concave Southerly having a radius of 399.99 feet and a chord bearing of S76°09'22"E; thence Easterly along said North line and the arc of said curve through a central angle of 26°22'00" for a distance of 184.07 feet to the point of reverse curvature of a curve concave Northerly having a radius of 299.99 feet and a chord bearing of S71°19'40"E; thence Easterly along said North line and the arc of said curve through a central angle of 16°42'36" for a distance of 87.49 feet to the Southerly Right-of-Way line of Universal Boulevard, USI - SOUTH CAMPUS UNIT ONE, according to the plat thereof, as recorded in

Plat Book 46, Pages 13 through 16, of said Public Records, and a non-tangent line; thence S00°14'05"E along said Southerly Right-of-Way line, a distance of 83.17 feet to the Northerly Limited Access Right-of-way line of State Road No. 528 (Beachline Expressway), as described in Official Records Book 2217, Page 806, of said Public Records, thence run the following eight (8) courses along said Northerly Limited Access Right-of-way line: S89°45'54"W, 25.15 feet; thence S04°11'24"W, 137.39 feet to a non-tangent curve concave Northwesterly having a radius of 369.99 feet and a chord bearing of S34°23'25"W; thence Southwesterly along the arc of said curve through a central angle of 69°15'00" for a distance of 447.18 feet to the point of tangency; thence S69°00'55"W, 543.83 feet to the point of curvature of a curve concave Northerly having a radius of 1819.80 feet and a chord bearing of S79°23'25"W; thence Westerly along the arc of said curve through a central angle of 20°45'00" for a distance of 659.05 feet to a non-tangent line; thence S88°37'09"W, 100.01 feet; thence S89°45'55"W, 1884.43 feet; thence N86°20'35"W, 272.99 feet to the POINT OF BEGINNING; Bearings and distances are based on the Florida State Plane Coordinate System East Zone, NAD 83/2011 Epoch 2010.00 Datum; the reciprocal grid factor is 1.000034632;

AND:

### **Parcel 5**

That part of Section 6, Township 24 South, Range 29 East, Orange County, Florida, described as follows:

Commence at the Northeast corner of Lot 8, PLAZA INTERNATIONAL UNIT TWELVE, according to the plat thereof, as recorded in Plat Book 29, Page 13, of the Public Records of Orange County, Florida; thence S89°18'04"E along the North Right-of-way line of Destination Parkway, as described in Official Records Book 10850, Page 4329, of said Public Records, a distance of 326.87 feet to the Southwest corner of SC-5, SC-6, & SC-7E, as described in Official Records Book 8891, Page 803, of said Public Records, and the Southwest corner of OHL PARCEL 7, as described in Document No. 20180616479, of said Public Records; thence departing said North Right-of-way line run N00°20'10"W along the West line of said SC-5, SC-6, & SC-7E, and the West line of said OHL PARCEL 7, a distance of 216.42 feet to the Northwest corner of said OHL PARCEL 7, and the POINT OF BEGINNING; thence continue N00°20'10"W along the West line of said SC-5, SC-6, & SC-7E, a distance of 50.01 feet; thence departing said West line run S89°18'04"E, 322.45 feet; thence S00°00'17"E, 48.40 feet; thence N90°00'00"E, 52.58 feet; thence S00°00'00"E, 4.07 feet; thence N90°00'00"E, 346.64 feet; thence S00°00'00"W, 215.95 feet to the aforesaid North Right-of-way line of Destination Parkway and a non-tangent curve concave Northerly having a radius of 1320.30 feet and a chord bearing of S88°48'51"W; thence run the following two (2) courses along said North Right-of-way line: Westerly along the arc of said curve through a central angle of 03°46'10" for a distance of 86.86 feet to the point of tangency; thence N89°18'04"W, 361.18 feet to the Southeast corner of the aforesaid OHL PARCEL 7; thence N00°20'10"W along the East line of said OHL PARCEL 7, a distance of 216.42 feet to the Northeast corner of said OHL PARCEL 7; thence N89°18'04"W along the North line of said OHL PARCEL 7, a distance of 272.13 feet to the POINT OF BEGINNING; bearings and distances are based on the Florida State Plane Coordinate System East Zone, NAD 83/2011 Epoch 2010.00 Datum; the reciprocal grid factor is 1.000034632.

AND:

### **Parcel 6**

That part of Section 31, Township 23 South, Range 29 East and that part of Sections 5 and 6, Township 24 South, Range 29 East, Orange County, Florida, described as follows:

COMMENCE at the Southwest corner of OEP EAST PARCEL, according to the plat thereof, as recorded in Plat Book 81, Pages 150 and 151, of the Public Records of Orange County, Florida; thence N67°05'22"W along the Northerly Right-of-way line of Universal Boulevard, USI - SOUTH CAMPUS UNIT ONE, according to the plat thereof, as recorded in Plat Book 46, Pages 13 through 16, of said Public Records, a distance of 575.14 feet; thence N22°05'22"W, 28.50 feet; thence N22°54'38"E, 82.36 feet to the point of curvature of a curve concave Westerly having a radius of 2604.00 feet and a chord bearing of N14°05'28"E; thence Northerly along the arc of said curve through a central angle of 17°38'20" for a distance of 801.66 feet to the point of tangency; thence N05°16'18"E, 276.48 feet to the point of curvature of a curve concave Westerly having a radius of 2153.00 feet and a chord bearing of N02°35'46"E; thence Northerly along the arc of said curve through a central angle of 05°21'03" for a distance of 201.07 feet to the point of reverse curvature of a curve concave Southeasterly having a radius of 50.00 feet and a chord bearing of N30°09'54"E; thence Northeasterly along the arc of said curve through a central angle of 60°29'19" for a distance of 52.79 feet to the point of tangency; thence N60°24'34"E, 45.88 feet to the point of curvature of a curve concave Southeasterly having a radius of 1464.67 feet and a chord bearing of N64°35'22"E; thence Northeasterly along the arc of said curve through a central angle of 08°21'37" for a distance of 213.72 feet to the point of tangency; thence N68°46'11"E, 181.68 feet to the point of curvature of a curve concave Southerly having a radius of 1164.67 feet and a chord bearing of N71°23'44"E; thence Easterly along the arc of said curve through a central angle of 05°15'07" for a distance of 106.76 feet to the point of tangency; thence N74°01'18"E, 210.89 feet to the point of curvature of a curve concave Southerly having a radius of 1343.00 feet and a chord bearing of N78°44'54"E; thence Easterly along the arc of said curve through a central angle of 09°27'11" for a distance of 221.58 feet to the point of compound curvature of a curve concave Southerly having a radius of 1494.00 feet and a chord bearing of N84°42'43"E; thence Easterly along the arc of said curve through a central angle of 02°28'26" for a distance of 64.51 feet to a non-tangent line; thence N03°31'55"W, 21.00 feet to a non-tangent curve concave Southerly having a radius of 1515.00 feet and a chord bearing of N89°09'40"E, and the POINT OF BEGINNING; thence Easterly along the arc of said curve through a central angle of 06°24'38" for a distance of 169.51 feet to a non-tangent curve concave Southerly having a radius of 34.00 feet and a chord bearing of N69°21'56"E; thence Easterly along the arc of said curve through a central angle of 47°54'38" for a distance of 28.43 feet to the point of compound curvature of a curve concave Southerly having a radius of 1526.00 feet and a chord bearing of S84°54'37"E; thence Easterly along the arc of said curve through a central angle of 03°32'16" for a distance of 94.22 feet to the point of compound curvature of a curve concave Southwesterly having a radius of 53.00 feet and a chord bearing of S67°06'17"E; thence Easterly along the arc of said curve through a central angle of 32°04'25" for a distance of 29.67 feet to the point of reverse curvature of a curve concave Northeasterly having a radius of 37.00 feet and a chord bearing of S66°13'17"E; thence Southeasterly along the arc of said curve through a central angle of 30°18'24" for a distance of 19.57 feet to the point of reverse curvature of a curve concave Southerly having a radius of 1513.00 feet and a chord bearing of S79°13'28"E; thence Easterly along the arc of said curve through a central angle of 04°18'01" for a distance of 113.56 feet to the point of reverse curvature of a curve concave Northerly having a radius of 37.00 feet and a chord bearing of N87°46'20"E; thence Easterly along the arc of said curve through a central angle of 30°18'24" for a distance of 19.57 feet to the point of reverse curvature of a curve concave Southerly having a radius of 53.00 feet and a chord bearing of N88°39'21"E; thence Easterly along the arc of said curve through a central angle of 32°04'25", for a distance of 29.67 feet to the point of compound curvature of a curve concave Southerly having a radius of 1526.00 feet and a chord bearing of S73°58'02"E; thence Easterly along the arc of said curve through a central angle of 02°40'49" for a distance of 71.39 feet to a non-tangent line; thence S58°59'35"E, 49.97 feet to a non-tangent curve concave Southwesterly having a radius of 1515.00 feet and a chord bearing of S64°30'55"E; thence Southeasterly along the arc of said curve through a central angle of 12°33'01" for a distance of 331.85 feet to a non-tangent curve concave Southerly having a radius of 34.00 feet and a chord bearing of S81°14'28"E; thence Easterly along the arc of said curve through a central angle of 47°54'38" for a distance of 28.43 feet to the point of compound curvature of a curve concave Southwesterly having a

radius of 1526.00 feet and a chord bearing of S56°27'22"E; thence Southeasterly along the arc of said curve through a central angle of 01°39'33" for a distance of 44.19 feet to the point of tangency; thence S55°37'36"E, 1256.28 feet to the point of curvature of a curve concave Northerly having a radius of 558.36 feet and a chord bearing of S72°09'50"E; thence Easterly along the arc of said curve through a central angle of 33°04'28" for a distance of 322.32 feet to the point of reverse curvature of a curve concave Southerly having a radius of 148.00 feet and a chord bearing of S78°10'15"E; thence Easterly along the arc of said curve through a central angle of 21°03'38" for a distance of 54.40 feet to the point of compound curvature of a curve concave Southwesterly having a radius of 154.00 feet and a chord bearing of S42°02'49"E; thence Southeasterly along the arc of said curve through a central angle of 51°11'16" for a distance of 137.58 feet to the point of compound curvature of a curve concave Westerly having a radius of 849.80 feet and a chord bearing of S10°55'20"E; thence Southerly along the arc of said curve through a central angle of 11°03'42" for a distance of 164.07 feet to the point of tangency; thence S05°23'29"E, 96.37 feet; thence S03°35'43"E, 151.90 feet to the point of curvature of a curve concave Westerly having a radius of 48.00 feet and a chord bearing of S07°03'39"W; thence Southerly along the arc of said curve through a central angle of 21°18'43" for a distance of 17.85 feet to the Northerly Right-of-way line of Destination Parkway, as described in Official Records Book 9936, Page 9262, of said Public Records, and a non-tangent curve concave Southerly having a radius of 1274.96 feet and a chord bearing of N83°24'15"E; thence Easterly along said Northerly Right-of-way line and the arc of said curve through a central angle of 06°11'12" for a distance of 137.67 feet to a non-tangent line; thence departing said Northerly Right-of-way line, run N48°35'43"W, 42.61 feet; thence N03°35'43"W, 211.13 feet to the point of curvature of a curve concave Westerly having a radius of 826.00 feet and a chord bearing of N04°25'13"W; thence Northerly along the arc of said curve through a central angle of 01°39'01" for a distance of 23.79 feet to the point of tangency; thence N05°14'44"W, 117.98 feet to the point of curvature of a curve concave Easterly having a radius of 94.00 feet and a chord bearing of N14°26'50"E; thence Northerly along the arc of said curve through a central angle of 39°23'08" for a distance of 64.62 feet to the point of compound curvature of a curve concave Southeasterly having a radius of 113.47 feet and a chord bearing of N51°21'13"E; thence Northeasterly along the arc of said curve through a central angle of 34°25'39" for a distance of 68.18 feet to the point of compound curvature of a curve concave Southerly having a radius of 685.03 feet and a chord bearing of N73°14'28"E; thence Easterly along the arc of said curve through a central angle of 09°20'51" for a distance of 111.76 feet to the point of compound curvature of a curve concave Southerly having a radius of 112.36 feet and a chord bearing of N83°39'38"E; thence Easterly along the arc of said curve through a central angle of 11°29'29" for a distance of 22.53 feet to the point of tangency; thence N89°24'23"E, 20.04 feet to the point of curvature of a curve concave Northerly having a radius of 56.13 feet and a chord bearing of N79°17'51"E; thence Easterly along the arc of said curve through a central angle of 20°13'04" for a distance of 19.81 feet to the point of compound curvature of a curve concave Northwesterly having a radius of 370.96 feet and a chord bearing of N66°27'23"E; thence Northeasterly along the arc of said curve through a central angle of 05°27'52" for a distance of 35.38 feet to a non-tangent line; thence N25°07'13"W, 114.77 feet to a non-tangent curve concave Northerly having a radius of 233.70 feet and a chord bearing of S87°16'10"W; thence Westerly along the arc of said curve through a central angle of 30°28'40" for a distance of 124.32 feet to the point of compound curvature of a curve concave Northerly having a radius of 275.41 feet and a chord bearing of N69°25'01"W; thence Westerly along the arc of said curve through a central angle of 16°08'58" for a distance of 77.63 feet to the point of reverse curvature of a curve concave Southerly having a radius of 137.00 feet and a chord bearing of N82°29'17"W; thence Westerly along the arc of said curve through a central angle of 42°17'31" for a distance of 101.12 feet to the point of tangency; thence S76°21'57"W, 149.04 feet to the point of curvature of a curve concave Northerly having a radius of 298.00 feet and a chord bearing of S87°23'04"W; thence Westerly along the arc of said curve through a central angle of 22°02'14" for a distance of 114.62 feet to the point of compound curvature of a curve concave Northerly having a radius of 465.00 feet and a chord bearing of N68°36'42"W; thence Westerly along the arc of said curve through a central angle of 25°58'13" for a distance of 210.77 feet to the point of tangency; thence N55°37'36"W, 565.13 feet to the point of curvature of a curve concave Northeasterly having a radius of 10.00 feet and a chord bearing of N50°51'10"W; thence Northwesterly along the arc of

said curve through a central angle of 09°32'52" for a distance of 1.67 feet to the point of tangency; thence N46°04'44"W, 65.48 feet; thence N55°37'36"W, 751.20 feet to a non-tangent curve concave Northerly having a radius of 33.00 feet and a chord bearing of N83°50'34"W; thence Westerly along the arc of said curve through a central angle of 50°16'31" for a distance of 28.96 feet to the point of reverse curvature of a curve concave Southwesterly having a radius of 1563.00 feet and a chord bearing of N65°08'46"W; thence Northwesterly along the arc of said curve through a central angle of 12°52'55" for a distance of 351.41 feet to a non-tangent line; thence N60°23'01"W, 52.31 feet to a non-tangent curve concave Southerly having a radius of 1574.00 feet and a chord bearing of N81°47'20"W; thence Westerly along the arc of said curve through a central angle of 16°40'04" for a distance of 457.89 feet to a non-tangent curve concave Northerly having a radius of 48.00 feet and a chord bearing of S69°15'53"W; thence Westerly along the arc of said curve through a central angle of 39°01'27" for a distance of 32.69 feet to the point of reverse curvature of a curve concave Southerly having a radius of 1563.00 feet and a chord bearing of S87°49'44"W; thence Westerly along the arc of said curve through a central angle of 01°53'45" for a distance of 51.72 feet to a non-tangent line; thence S03°31'55"E, 149.72 feet to the POINT OF BEGINNING; bearings and distances are based on the Florida State Plane Coordinate System East Zone, NAD 83/2011 Epoch 2010.00 Datum; the reciprocal grid factor is 1.000034632.

Together containing 719.185 acres more or less and being subject to any rights-of-way, restrictions and easements of record.

## **EXHIBIT 3**

**UCDP (SLRC) CDD**  
**South Piece Annexation Parcel**  
**JN: 24577.002**  
**CS#18-131(E19A)**  
**Date: 12/04/2024**

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

That part of Lot 3, UNIVERSAL SOUTH CAMPUS – PLAT 2, according to the plat thereof, as recorded in Plat Book 112, Pages 11 through 33, of the Public Records of Orange County, Florida, lying in Section 31, Township 23 South, Range 29 East and Sections 5 and 6, Township 24 South, Range 29 East, Orange County, Florida, described as follows:

Commence at the Northwest corner of Tract C, UNIVERSAL SOUTH CAMPUS – PLAT 2, according to said plat; thence run S03°31'55"E along the Easterly boundary of Tract B, UNIVERSAL SOUTH CAMPUS – PLAT 2, according to said plat, a distance of 149.72 feet to the POINT OF BEGINNING; said point being on a non-tangent curve concave Southerly having a radius of 1515.00 feet, a chord bearing of N89°09'40"E and a chord distance of 169.42 feet; thence departing said Easterly boundary, run the following courses along the Southwesterly boundary of said Tract C: Easterly along the arc of said curve through a central angle of 06°24'38" for a distance of 169.51 feet to a non-tangent curve concave Southerly having a radius of 34.00 feet, a chord bearing of N69°21'56"E and a chord distance of 27.61 feet; thence Easterly along the arc of said curve through a central angle of 47°54'38" for a distance of 28.43 feet to the point of compound curvature of a curve concave Southerly having a radius of 1526.00 feet, a chord bearing of S84°54'37"E and a chord distance of 94.21 feet; thence Easterly along the arc of said curve through a central angle of 03°32'16" for a distance of 94.22 feet to the point of compound curvature of a curve concave Southwesterly having a radius of 53.00 feet, a chord bearing of S67°06'17"E and a chord distance of 29.28 feet; thence Easterly along the arc of said curve through a central angle of 32°04'25" for a distance of 29.67 feet to the point of reverse curvature of a curve concave Northeasterly having a radius of 37.00 feet, a chord bearing of S66°13'17"E and a chord distance of 19.34 feet; thence Southeasterly along the arc of said curve through a central angle of 30°18'24" for a distance of 19.57 feet to the point of reverse curvature of a curve concave Southerly having a radius of 1513.00 feet, a chord bearing of S79°13'28"E and a chord distance of 113.53 feet; thence Easterly along the arc of said curve through a central angle of 04°18'01" for a distance of 113.56 feet to the point of reverse curvature of a curve concave Northerly having a radius of 37.00 feet, a chord bearing of N87°46'20"E and a chord distance of 19.34 feet; thence Easterly along the arc of said curve through a central angle of 30°18'24" for a distance of 19.57 feet to the point of reverse curvature of a curve concave Southerly having a radius of 53.00 feet, a chord bearing of N88°39'21"E and a chord distance of 29.28 feet; thence Easterly along the arc of said curve through a central angle of 32°04'25" for a distance of 29.67 feet to the point of compound curvature of a curve concave Southerly having a radius of 1526.00 feet, a chord bearing of S73°58'02"E and a chord distance of 71.38 feet; thence Easterly along the arc of said curve through a central angle of 02°40'49" for a distance of 71.39 feet to a non-tangent line; thence S58°59'35"E, 49.97 feet to a non-tangent curve concave Southwesterly having a radius of 1515.00 feet, a chord bearing of S64°30'55"E and a chord distance of 331.19 feet; thence Southeasterly along the arc of said curve through a central angle of 12°33'01" for a distance of 331.85 feet to a non-tangent curve concave Southerly having a radius of 34.00 feet, a chord bearing of S81°14'28"E and a chord distance of

27.61 feet; thence Easterly along the arc of said curve through a central angle of  $47^{\circ}54'38''$  for a distance of 28.43 feet to the point of compound curvature of a curve concave Southwesterly having a radius of 1526.00 feet, a chord bearing of  $S56^{\circ}27'22''E$  and a chord distance of 44.19 feet; thence Southeasterly along the arc of said curve through a central angle of  $01^{\circ}39'33''$  for a distance of 44.19 feet to the point of tangency; thence  $S55^{\circ}37'36''E$ , 1256.28 feet to the point of curvature of a curve concave Northerly having a radius of 558.36 feet, a chord bearing of  $S72^{\circ}09'50''E$  and a chord distance of 317.86 feet; thence Easterly along the arc of said curve through a central angle of  $33^{\circ}04'28''$  for a distance of 322.32 feet to the point of reverse curvature of a curve concave Southerly having a radius of 148.00 feet, a chord bearing of  $S78^{\circ}10'15''E$  and a chord distance of 54.10 feet; thence Easterly along the arc of said curve through a central angle of  $21^{\circ}03'38''$  for a distance of 54.40 feet to the point of compound curvature of a curve concave Southwesterly having a radius of 154.00 feet, a chord bearing of  $S42^{\circ}02'49''E$  and a chord distance of 133.05 feet; thence Southeasterly along the arc of said curve through a central angle of  $51^{\circ}11'16''$  for a distance of 137.58 feet to the point of compound curvature of a curve concave Westerly having a radius of 849.80 feet, a chord bearing of  $S10^{\circ}55'20''E$  and a chord distance of 163.81 feet; thence Southerly along the arc of said curve through a central angle of  $11^{\circ}03'42''$  for a distance of 164.07 feet to the point of tangency; thence  $S05^{\circ}23'29''E$ , 96.37 feet; thence  $S03^{\circ}35'43''E$ , 151.90 feet to the point of curvature of a curve concave Westerly having a radius of 48.00 feet, a chord bearing of  $S07^{\circ}03'39''W$  and a chord distance of 17.75 feet; thence Southerly along the arc of said curve through a central angle of  $21^{\circ}18'43''$  for a distance of 17.85 feet to the Northerly Right-of-Way line of Destination Parkway, as described in Official Records Book 9936, Page 9262, of said Public Records, and a non-tangent curve concave Southerly having a radius of 1274.96 feet, a chord bearing of  $S79^{\circ}15'29''W$  and a chord distance of 46.84 feet; thence departing said Southwesterly boundary of Tract C, run Westerly along said Northerly Right-of-Way line and the arc of said curve through a central angle of  $02^{\circ}06'19''$  for a distance of 46.85 feet to a non-tangent line; thence departing said Northerly Right of Way line, run  $N15^{\circ}01'53''E$ , 30.57 feet; thence  $N03^{\circ}35'43''W$ , 145.58 feet; thence  $N05^{\circ}23'29''W$ , 95.74 feet to the point of curvature of a curve concave Westerly having a radius of 809.80 feet, a chord bearing of  $N11^{\circ}03'29''W$  and a chord distance of 159.92 feet; thence Northerly along the arc of said curve through a central angle of  $11^{\circ}20'00''$  for a distance of 160.18 feet to a non-tangent line; thence  $S85^{\circ}28'33''E$ , 6.43 feet to a non-tangent curve concave Southwesterly having a radius of 38.00 feet, a chord bearing of  $N34^{\circ}33'58''W$  and a chord distance of 24.87 feet; thence Northwesterly along the arc of said curve through a central angle of  $38^{\circ}11'42''$  for a distance of 25.33 feet to the point of tangency; thence  $N53^{\circ}39'48''W$ , 114.37 feet; thence  $N65^{\circ}22'36''W$ , 12.09 feet to a non-tangent curve concave Northerly having a radius of 583.36 feet, a chord bearing of  $N79^{\circ}40'04''W$  and a chord distance of 168.04 feet; thence Westerly along the arc of said curve through a central angle of  $16^{\circ}33'44''$  for a distance of 168.63 feet to a non-tangent line; thence  $S23^{\circ}53'44''W$ , 20.08 feet to a non-tangent curve concave Northeasterly having a radius of 603.36 feet, a chord bearing of  $N63^{\circ}25'08''W$  and a chord distance of 163.61 feet; thence Northwesterly along the arc of said curve through a central angle of  $15^{\circ}35'04''$  for a distance of 164.11 feet to the point of tangency; thence  $N55^{\circ}37'36''W$ , 1254.16 feet; thence  $S32^{\circ}42'51''W$ , 11.01 feet to a non-tangent curve concave Southwesterly having a radius of 1470.00 feet, a chord bearing of  $N63^{\circ}15'03''W$  and a chord distance of 394.90 feet; thence Northwesterly along the arc of said curve through a central angle of  $15^{\circ}26'19''$  for a distance of 396.10 feet to a non-tangent line; thence  $N58^{\circ}59'35''W$ , 49.23 feet to a non-tangent curve concave Southerly having a radius of 1481.00 feet, a chord bearing of  $N76^{\circ}11'54''W$  and a chord distance of 173.84 feet; thence Westerly along the arc of said curve through a central angle of  $06^{\circ}43'45''$  for a distance of 173.94



feet to a non-tangent line; thence S10°26'14"W, 16.00 feet to a non-tangent curve concave Southerly having a radius of 1465.00 feet, a chord bearing of N86°48'44"W and a chord distance of 369.73 feet; thence Westerly along the arc of said curve through a central angle of 14°29'55" for a distance of 370.72 feet to a non-tangent line; thence S03°31'55"E, 6.00 feet to a non-tangent curve concave Southerly having a radius of 1459.00 feet, a chord bearing of S84°42'20"W and a chord distance of 62.68 feet; thence Westerly along the arc of said curve through a central angle of 02°27'42" for a distance of 62.68 feet to the point of compound curvature of a curve concave Southerly having a radius of 1308.00 feet, a chord bearing of S80°42'05"W and a chord distance of 126.58 feet; thence Westerly along the arc of said curve through a central angle of 05°32'49" for a distance of 126.63 feet to a non-tangent line; thence N11°10'37"W, 35.00 feet to the Southerly boundary of aforesaid Tract B and a non-tangent curve concave Southerly having a radius of 1343.00 feet, a chord bearing of N80°42'47"E and a chord distance of 129.42 feet; thence run the following three (3) courses along the Southerly and Easterly boundaries of said Tract B: Easterly along the arc of said curve through a central angle of 05°31'25" for a distance of 129.47 feet to the point of compound curvature of a curve concave Southerly having a radius of 1494.00 feet, a chord bearing of N84°42'43"E and a chord distance of 64.50 feet; thence Easterly along the arc of said curve through a central angle of 02°28'26" for a distance of 64.51 feet to a non-tangent line; thence N03°31'55"W, 21.00 feet to the POINT OF BEGINNING; bearings and distances are based on the Florida State Plane Coordinate System East Zone, North American Datum of 1983 (2011 adjustment), epoch 2010.00; the reciprocal grid factor is 1.000034632.

Containing 3.373 acres more or less and being subject to any rights-of-way, restrictions and easements of record.

## **EXHIBIT 4**

**UCDP**  
**UCDP TO HFT PARCEL**  
**JN: 26300.005**  
**18-131(S172)**  
**8/22/2024**

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

That part of Section 6, Township 24 South, Range 29 East, Orange County, Florida, described as follows:

**Commence** at the Northeast corner of Lot 8, PLAZA INTERNATIONAL UNIT TWELVE, according to the plat thereof, as recorded in Plat Book 29, Page 13, of the Public Records of Orange County, Florida; thence S89°18'04"E along the North Right-of-Way line of Destination Parkway, as described in Official Records Book 10850, Page 4329, of said Public Records, a distance of 326.87 feet to the Southwest corner of OHL PARCEL 7, as described in Official Records Document No. 20180616479, of said Public Records; thence departing said North Right-of-Way line run N00°20'10"W along the West line of said OHL PARCEL 7, a distance of 216.42 feet to the Northwest corner of said OHL PARCEL 7 and the **POINT OF BEGINNING**; thence N00°20'10"W, 50.01 feet to Southwest corner of the West Parcel of lands described in Official Records Document No. 20220183573, of said Public Records; thence run S89°18'04"E along the South line of said West Parcel, 322.45 feet to the Southeast corner of said West Parcel; thence run S00°00'17"E along the South line of lands described in Official Records Document No. 20200662428, of said Public Records, 48.40 feet; thence N90°00'00"E along said South line, 52.58 feet to the Northwest corner of the East Parcel of lands described in aforesaid Official Records Document No. 20220183573; thence S00°00'00"E along the West line of said East Parcel, a distance of 4.07 feet to the Southwest corner of said East Parcel; thence N90°00'00"W along the Westerly prolongation of the South line of said East Parcel, a distance of 102.59 feet to the East line of aforesaid OHL PARCEL 7; thence N00°20'10"W along said East line, 3.08 feet to the Northeast corner of said OHL PARCEL 7; thence N89°18'04"W along the North line of said OHL PARCEL 7, a distance of 272.13 feet to the **POINT OF BEGINNING**; Bearings and distances are based on the Florida State Plane Coordinate System East Zone, North American Datum of 1983 (2011 adjustment), epoch 2010.00; the reciprocal grid factor is 1.000034632.

Containing 0.378 acres (16,469 square feet) more or less and being subject to any rights-of-way, restrictions and easements of record.

## **EXHIBIT 5**

**UCDP (SLRC)**  
**CDD Boundary**  
**JN: 22630.001**  
**Revised: 01/17/2025**

**Parcel 1**

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

That part of UNIVERSAL SOUTH CAMPUS – Plat 1, according to the plat thereof, as recorded in Plat Book 110, Pages 45 through 51, of the Public Records of Orange County, Florida and that part of UNIVERSAL SOUTH CAMPUS – PLAT 2, according to the plat thereof, as recorded in Plat Book 112, Pages 11 through 33, of the Public Records of Orange County, Florida, lying in Sections 31 and 32, Township 23 South, Range 29 East, and Sections 5 and 6, Township 24 South, Range 29 East, Orange County, Florida, described as follows:

COMMENCE at the Northwest corner of Tract C, UNIVERSAL SOUTH CAMPUS – PLAT 2, according to said plat; thence run the following courses along the Easterly boundary of Tract B, UNIVERSAL SOUTH CAMPUS – PLAT 2, according to said plat: N03°31'55"W, 26.00 feet to the Southerly boundary of Lot 1, UNIVERSAL SOUTH CAMPUS – PLAT 2, according to said plat and the POINT OF BEGINNING; thence run the following courses along the Southerly, Westerly and Northerly boundaries of said Lot 1: continue N03°31'55"W, 0.57 feet; thence N70°07'25"W, 48.16 feet to a non-tangent curve concave Southerly having a radius of 1609.00 feet, a chord bearing of S82°20'10"W and a chord distance of 166.12 feet; thence Westerly along the arc of said curve through a central angle of 05°55'05" for a distance of 166.19 feet to the point of tangency; thence S79°22'38"W, 402.30 feet to the point of curvature of a curve concave Northeasterly having a radius of 474.00 feet, a chord bearing of N60°52'23"W and a chord distance of 606.19 feet; thence Northwesterly along the arc of said curve through a central angle of 79°29'58" for a distance of 657.69 feet to the point of reverse curvature of a curve concave Southwesterly having a radius of 2164.00 feet, a chord bearing of N23°40'50"W and a chord distance of 193.11 feet; thence Northwesterly along the arc of said curve through a central angle of 05°06'53" for a distance of 193.18 feet to the point of compound curvature of a curve concave Southwesterly having a radius of 2693.00 feet, a chord bearing of N33°02'16"W and a chord distance of 637.69 feet; thence Northwesterly along the arc of said curve through a central angle of 13°35'57" for a distance of 639.19 feet to the point of tangency; thence N39°50'14"W, 186.56 feet to the point of curvature of a curve concave Northeasterly having a radius of 910.00 feet, a chord bearing of N23°09'36"W and a chord distance of 522.30 feet; thence Northwesterly along the arc of said curve through a central angle of 33°21'16" for a distance of 529.75 feet to the point of compound curvature of a curve concave Easterly having a radius of 1031.00 feet, a chord bearing of N03°24'34"W and a chord distance of 110.55 feet; thence Northerly along the arc of said curve through a central angle of 06°08'48" for a distance of 110.61 feet to the point of tangency; thence N00°20'10"W, 42.86 feet; thence N20°25'59"E, 36.66 feet; thence N00°20'10"W, 107.39 feet; thence N15°28'33"W, 87.09 feet; thence departing said Easterly boundary of Tract B, run N89°22'10"E, 116.03 feet; thence N00°37'51"W, 814.55 feet; thence S89°42'25"E, 861.90 feet to the Westerly boundary of aforesaid UNIVERSAL SOUTH CAMPUS – PLAT 1; thence departing said Northerly boundary of Lot 1, UNIVERSAL SOUTH CAMPUS – PLAT 2, run the following four (4) courses along said Westerly boundary: N00°01'31"E, 852.05 feet to a non-tangent curve concave Southerly having a radius of 699.98 feet, a chord bearing of N80°29'45"W and a chord distance of 344.10 feet; thence Westerly along the arc of said curve through a central angle of 28°27'28" for a distance of 347.67 feet to a non-tangent line; thence N86°34'48"W, 220.58 feet; thence S83°04'03"W, 714.34 feet to the Southeast corner of Tract B, UNIVERSAL SOUTH

CAMPUS – PLAT 1, according to said plat and a non-tangent curve concave Easterly having a radius of 1400.00 feet, a chord bearing of N13°34'52"W and a chord distance of 342.59 feet; thence run the following eight (8) courses along the East line of said Tract B and the East line of Tract A, UNIVERSAL SOUTH CAMPUS – PLAT 1: Northerly along the arc of said curve through a central angle of 14°03'22" for a distance of 343.46 feet to the point of tangency; thence N06°33'11"W, 56.46 feet to the point of curvature of a curve concave Southeasterly having a radius of 25.00 feet, a chord bearing of N25°41'13"E and a chord distance of 26.67 feet; thence Northeasterly along the arc of said curve through a central angle of 64°28'49" for a distance of 28.13 feet to the point of tangency; thence N57°55'38"E, 72.42 feet to a non-tangent curve concave Southwesterly having a radius of 524.00 feet, a chord bearing of N34°50'58"W and a chord distance of 66.34 feet; thence Northwesterly along the arc of said curve through a central angle of 07°15'31" for a distance of 66.38 feet to the point of tangency; thence N38°28'44"W, 53.07 feet to the point of curvature of a curve concave Easterly having a radius of 50.00 feet, a chord bearing of N19°24'27"W and a chord distance of 32.67 feet; thence Northerly along the arc of said curve through a central angle of 38°08'34" for a distance of 33.29 feet to the point of tangency; thence N00°20'10"W, 302.63 feet to the South Right-of-Way line of Sand Lake Road (State Road 482), as described in Official Records Book 223, Page 321, and Official Records Book 235, Page 620, of said Public Records; thence run the following seven (7) courses along said South Right-of-Way line: S89°58'06"E, 784.62 feet; thence N00°37'51"W, 10.00 feet; thence S89°58'06"E, 563.11 feet; thence N00°01'31"E, 10.00 feet; thence N89°44'41"E, 399.99 feet; thence S00°01'31"W, 10.00 feet; thence N89°44'41"E, 895.80 feet to the Northwest corner of the Utilities Easement Area, as described in Exhibit A-2 of Official Records Document Number 20230371806, of said Public Records; thence departing said South Right-of-Way line, run the following two (2) courses along the West line of said Utilities Easement Area: S00°26'24"E, 144.25 feet; thence N87°00'12"E, 3.37 feet to the Westerly line of the OUC Chilled Water Facility Access Easement Area, as described in Exhibit "A-3", of Official Records Document Number 20200034472, of said Public Records; thence departing said West line of Utilities Easement Area, run the following two (2) courses along said Westerly line of OUC Chilled Water Facility Access Easement Area: S00°15'19"E, 846.05 feet; thence N89°44'41"E, 128.14 feet to the aforesaid West line of Utilities Easement Area; thence departing said Westerly line of OUC Chilled Water Facility Access Easement Area, run the following two (2) courses along said West line of Utilities Easement Area: S30°15'19"E, 17.32 feet; thence S78°18'20"E, 41.51 feet to the aforesaid Westerly line of OUC Chilled Water Facility Access Easement Area; thence S00°15'19"E, along said Westerly line of OUC Chilled Water Facility Access Easement Area, 221.80 feet to the exterior boundaries of said Access Easement Area, the Chilled Water Facility Easement Area, the Pipeline Easement Area, and the Parking Easement Area, as described in Exhibit "A-1", Exhibit "A-3", Exhibit "A-5", and Exhibit "A-7" of said Official Records Document Number 20200034472; thence run the following courses along said exterior boundaries: S89°44'41"W, 34.81 feet; thence S00°15'19"E, 15.00 feet; thence N89°44'41"E, 34.81 feet; thence S00°15'19"E, 2.30 feet; thence N89°44'41"E, 270.00 feet; thence N00°15'19"W, 25.00 feet; thence S89°44'41"W, 30.99 feet; thence N00°15'19"W, 14.96 feet; thence N89°44'41"E, 17.75 feet; thence N00°15'19"W, 83.81 feet; thence S89°44'41"W, 15.00 feet; thence S00°15'19"E, 68.81 feet; thence S89°44'41"W, 2.75 feet; thence N00°15'19"W, 77.74 feet; thence N89°44'41"E, 35.00 feet; thence N00°15'19"W, 130.00 feet; thence S89°44'41"W, 124.01 feet; thence N00°15'19"W, 60.00 feet; thence S89°44'41"W, 216.59 feet to the Easterly line of the aforesaid Utilities Easement Area; thence departing said exterior boundaries, run along said Easterly line N30°15'19"W, 101.64 feet to the East line of the aforesaid OUC Chilled Water Facility Access Easement Area; thence departing said Easterly line, run N00°15'19"W, along said East line 842.11 feet to the aforesaid South Right-of-Way line of Sand Lake Road (State Road 482); thence departing said East line of OUC Chilled Water Facility Access Easement Area, run N89°44'41"E along said South Right-of-Way line, 988.29 feet to the Northwest corner of Tract C, UNIVERSAL SOUTH CAMPUS – PLAT 1, according to said plat; thence departing said South Right-of-Way line, run the following courses along the Westerly and Southerly boundaries of said Tract C: S00°15'19"E, 76.43 feet; thence S06°51'13"E, 269.85 feet; thence S00°02'22"E, 319.75 feet; thence S11°32'24"E, 75.23 feet; thence S00°02'22"E, 354.24 feet; thence N89°10'56"W, 525.39 feet to the point

of curvature of a curve concave Southeasterly having a radius of 85.00 feet, a chord bearing of S45°49'04"W and a chord distance of 120.21 feet; thence Southwesterly along the arc of said curve through a central angle of 90°00'00" for a distance of 133.52 feet to the point of tangency; thence S00°49'04"W, 90.27 feet to the point of curvature of a curve concave Northeasterly having a radius of 85.00 feet, a chord bearing of S44°10'56"E and a chord distance of 120.21 feet; thence Southeasterly along the arc of said curve through a central angle of 90°00'00" for a distance of 133.52 feet to the point of tangency; thence S89°10'56"E, 213.03 feet to the point of curvature of a curve concave Southwesterly having a radius of 45.00 feet, a chord bearing of S44°10'56"E and a chord distance of 63.64 feet; thence Southeasterly along the arc of said curve through a central angle of 90°00'00" for a distance of 70.69 feet to the point of tangency; thence S00°49'04"W, 223.32 feet to the point of curvature of a curve concave Northeasterly having a radius of 85.00 feet, a chord bearing of S44°10'56"E and a chord distance of 120.21 feet; thence Southeasterly along the arc of said curve through a central angle of 90°00'00" for a distance of 133.52 feet to the point of tangency; thence S89°10'56"E, 262.28 feet to the Southeast corner of said Tract C; thence run the following courses along the Easterly boundary of said UNIVERSAL SOUTH CAMPUS – PLAT 1 and along the Easterly and Southerly boundaries of said UNIVERSAL SOUTH CAMPUS – PLAT 2: S00°01'46"E, 813.60 feet; thence S00°07'44"E, 278.25 feet; thence S66°03'27"E, 699.86 feet; thence N89°37'53"E, 872.23 feet; thence S45°58'55"E, 326.39 feet; thence S36°30'45"E, 196.02 feet; thence S22°48'59"E, 434.67 feet; thence S40°28'32"E, 543.81 feet; thence S38°20'25"E, 734.14 feet; thence S25°40'00"E, 328.77 feet to the Northerly Right-of-Way line of Destination Parkway, as described in Official Records Book 9936, Page 9262, of said Public Records and a non-tangent curve concave Southeasterly having a radius of 1349.95 feet, a chord bearing of S37°22'50"W and a chord distance of 334.89 feet; thence run the following three (3) courses along said Northerly Right-of-Way line: Southwesterly along the arc of said curve through a central angle of 14°15'01" for a distance of 335.75 feet to the point of reverse curvature of a curve concave Northwesterly having a radius of 1649.94 feet, a chord bearing of S61°34'11"W and a chord distance of 1715.06 feet; thence Southwesterly along the arc of said curve through a central angle of 62°37'44" for a distance of 1803.52 feet to the point of reverse curvature of a curve concave Southeasterly having a radius of 1274.96 feet, a chord bearing of S89°41'27"W and a chord distance of 142.04 feet; thence Southwesterly along the arc of said curve through a central angle of 06°23'12" for a distance of 142.12 feet to the Southeast corner of aforesaid Tract C, UNIVERSAL SOUTH CAMPUS – PLAT 2, and a non-tangent line; thence departing said Northerly Right-of-Way line, run N48°35'43"W along the Easterly boundary of said Tract C, 12.58 feet; thence departing said Easterly boundary, run the following three (3) courses along the Easterly boundary of the Utility Easement, as described in Official Records Document Number 20230111460, of said Public Records: N06°49'35"W, 5.85 feet; thence N04°04'10"W, 190.12 feet; thence N05°18'47"W, 178.71 feet; thence departing said Easterly boundary, run N84°45'16"E, 2.28 feet to a non-tangent curve concave Easterly having a radius of 74.00 feet, a chord bearing of N14°26'50"E and a chord distance of 49.87 feet; thence Northerly along the arc of said curve through a central angle of 39°23'08" for a distance of 50.87 feet to the point of compound curvature of a curve concave Southeasterly having a radius of 93.47 feet, a chord bearing of N51°21'13"E and a chord distance of 55.32 feet; thence Northeasterly along the arc of said curve through a central angle of 34°25'39" for a distance of 56.16 feet to the point of compound curvature of a curve concave Southerly having a radius of 665.03 feet, a chord bearing of N73°14'28"E and a chord distance of 108.37 feet; thence Easterly along the arc of said curve through a central angle of 09°20'51" for a distance of 108.49 feet to a non-tangent line; thence N80°32'44"E, 49.99 feet to the point of curvature of a curve concave Northerly having a radius of 71.13 feet, a chord bearing of N74°52'01"E and a chord distance of 14.08 feet; thence Easterly along the arc of said curve through a central angle of 11°21'25" for a distance of 14.10 feet to the point of compound curvature of a curve concave Northwesterly having a radius of 385.96 feet, a chord bearing of N66°28'44"E and a chord distance of 36.49 feet; thence Northeasterly along the arc of said curve through a central angle of 05°25'10" for a distance of 36.51 feet to a non-tangent line; thence N25°07'13"W, 15.00 feet to the Easternmost corner of aforesaid Tract C, UNIVERSAL SOUTH CAMPUS – PLAT 2; thence

continue N25°07'13"W, along the Easterly boundary of said Tract C, 114.77 feet; thence departing said Easterly boundary of Tract C, continue N25°07'13"W, along the Northwesterly prolongation of said Easterly boundary of Tract C, 15.13 feet to a non-tangent curve concave Northerly having a radius of 218.70 feet, a chord bearing of S87°30'58"W and a chord distance of 113.15 feet; thence Westerly along the arc of said curve through a central angle of 29°59'04" for a distance of 114.45 feet to the point of compound curvature of a curve concave Northerly having a radius of 260.41 feet, a chord bearing of N69°25'01"W and a chord distance of 73.16 feet; thence Westerly along the arc of said curve through a central angle of 16°08'58" for a distance of 73.40 feet to the point of reverse curvature of a curve concave Southerly having a radius of 152.00 feet, a chord bearing of N82°29'17"W and a chord distance of 109.67 feet; thence Westerly along the arc of said curve through a central angle of 42°17'31" for a distance of 112.20 feet to the point of tangency; thence S76°21'57"W, 149.04 feet to the point of curvature of a curve concave Northerly having a radius of 283.00 feet, a chord bearing of S87°23'04"W and a chord distance of 108.18 feet; thence Westerly along the arc of said curve through a central angle of 22°02'14" for a distance of 108.85 feet to the point of compound curvature of a curve concave Northerly having a radius of 450.00 feet, a chord bearing of N68°36'42"W and a chord distance of 202.23 feet; thence Westerly along the arc of said curve through a central angle of 25°58'13" for a distance of 203.97 feet to the point of tangency; thence N55°37'36"W, 288.57 feet; thence N34°22'24"E, 16.00 feet; thence N55°37'36"W, 35.07 feet; thence N34°22'24"E, 4.98 feet; thence N55°37'36"W, 27.24 feet; thence N34°22'24"E, 24.02 feet; thence N55°49'52"W, 128.93 feet; thence S34°22'24"W, 28.54 feet; thence N55°37'36"W, 131.47 feet; thence N36°55'53"E, 4.72 feet; thence N53°04'07"W, 12.00 feet; thence S36°55'53"W, 5.26 feet; thence N55°37'36"W, 4.07 feet; thence S34°22'24"W, 5.00 feet; thence N55°37'36"W, 643.01 feet; thence N34°22'24"E, 5.00 feet; thence N55°37'36"W, 30.00 feet; thence S34°22'24"W, 5.00 feet; thence N55°37'36"W, 92.60 feet; thence N34°22'24"E, 7.17 feet; thence N55°37'36"W, 15.00 feet; thence S34°22'24"W, 7.17 feet; thence N55°37'36"W, 15.83 feet; thence S31°17'41"W, 14.17 feet to a non-tangent curve concave Southwesterly having a radius of 1578.00 feet, a chord bearing of N65°23'30"W and a chord distance of 337.66 feet; thence Northwesterly along the arc of said curve through a central angle of 12°17'01" for a distance of 338.31 feet to a non-tangent line; thence N60°23'01"W, 52.56 feet to a non-tangent curve concave Southerly having a radius of 1588.97 feet, a chord bearing of N83°15'34"W and a chord distance of 544.55 feet; thence Westerly along the arc of said curve through a central angle of 19°43'59" for a distance of 547.25 feet to the POINT OF BEGINNING; bearings and distances are based on the Florida State Plane Coordinate System East Zone, North American Datum of 1983 (2011 adjustment), epoch 2010.00; the reciprocal grid factor is 1.000034632.

LESS AND EXCEPT:

Lot 2, UNIVERSAL SOUTH CAMPUS – PLAT 2, according to the plat thereof, as recorded in Plat Book 112, Pages 11 through 33, of the Public Records of Orange County, Florida, lying in Section 31, Township 23 South, Range 29 East, Orange County, Florida.

AND:

## **Parcel 2**

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

That part of Section 32, Township 23 South, Range 29 East and Section 5, Township 24 South, Range 29 East, Orange County, Florida, described as follows:



BEGIN at the Northwest corner of lands described in Official Records Book 5638, Page 3517, of the Public Records of Orange County, Florida; thence S89°37'53"W along the North line of said lands described in Official Records Book 5638, Page 3517, a distance of 1077.93 feet to the Northwest corner of the Northernmost Conservation Easement described in Official Records Book 9735, Page 2964, of said Public Records; thence departing said Northerly line, run the following six (6) courses along the Westerly line of said Conservation Easement: S45°58'55"E, 326.39 feet; thence S36°30'45"E, 196.02 feet; thence S22°48'59"E, 434.67 feet; thence S40°28'32"E, 543.81 feet; thence S38°20'25"E, 734.14 feet; thence S25°40'00"E along said Westerly line and the Southerly prolongation thereof, a distance of 328.77 feet to the Northerly Right-of-way line of Destination Parkway, as described in Official Records Book 9936, Page 9262, of said Public Records, and a non-tangent curve concave Southeasterly having a radius of 1349.95 feet and a chord bearing of N53°37'31"E; thence Northeasterly along the arc of said curve through a central angle of 18°14'20" for a distance of 429.73 feet to the point of tangency; thence N62°44'41"E, 197.03 feet to the Easterly line of aforesaid lands described in Official Records Book 5638, Page 3517; thence run the following three (3) courses along said Easterly line: N33°22'35"W, 319.71 feet; thence N16°45'28"W, 571.25 feet; thence N31°52'24"W, 1083.09 feet to the POINT OF BEGINNING; bearings and distances are based on the Florida State Plane Coordinate System East Zone, NAD 83/2011 Epoch 2010.00 Datum; the reciprocal grid factor is 1.000034632.

AND:

### **Parcel 3**

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

That part of Section 32, Township 23 South, Range 29 East, and Sections 5, and 6, Township 24 South, Range 29 East, Orange County, Florida, described as follows:

Commence at the Southwest corner of Lot 8, GRAN PARK AT SOUTHPARK PHASE II, according to the plat thereof, as recorded in Plat Book 55, Pages 41 through 43, of the Public Records of Orange County, Florida; thence N89°45'33"E along the South line of said Lot 8, and the Easterly line of lands described as Parcel 1 in Official Records Book 5638, Page 3539, of said Public Records, a distance of 548.28 feet; thence departing said South line, run the following eleven (11) courses along the Easterly and Southerly lines of said Parcel 1: S47°21'36"E, 407.17 feet; thence S02°49'12"W, 707.25 feet; thence S20°53'55"W, 155.44 feet; thence S75°24'18"W, 292.75 feet; thence S62°12'27"W, 300.26 feet; thence S42°21'06"W, 320.48 feet; thence S52°48'25"W, 354.95 feet; thence S24°37'48"W, 388.52 feet to the Northerly Limited Access Right-of-way line of State Road No. 528 (Beachline Expressway), as described in Official Records Book 2217, Page 806, of said Public Records, and a point on a non-tangent curve concave Northerly having a radius of 951.71 feet and a chord bearing of S89°13'24"W; thence run the following nine (9) courses along said Northerly Limited Access Right-of-way line: Westerly along the arc of said curve through a central angle of 01°05'01" for a distance of 18.00 feet to a non-tangent line; thence S88°37'10"W, 200.00 feet; thence S89°45'55"W, 170.49 feet to the Southwest corner of the Permanent Drainage Easement, as described in Official Records Book 3514, Page 2343, of said Public Records and the POINT OF BEGINNING; thence continue S89°45'55"W, 2483.06 feet; thence N86°14'06"W, 289.49 feet to the point of curvature of a curve concave Northerly having a radius of 1342.34 feet and a chord bearing of N73°20'10"W; thence Westerly along the arc of said curve through a central angle of 25°47'51" for a distance of 604.39 feet to the point of tangency; thence N60°26'15"W, 965.52 feet to the point of curvature of a curve concave Northeasterly having a radius of 140.00 feet and a chord bearing of N30°20'10"W; thence Northwesterly along the arc of said curve through a central angle of 60°12'10" for a distance of 147.10 feet to a radial line; thence S89°45'55"W along said radial line, a distance of 35.75 feet to the Easterly Right-of-way line of Universal Boulevard, USI - SOUTH CAMPUS UNIT ONE, according to the plat thereof, as recorded in Plat Book 46, Pages 13 through 16, of said Public Records;

thence N00°14'05"W along said Easterly Right-of-way line, a distance of 378.40 feet to the Southerly line of lands described in Official Records Book 6262, Page 4996, of said Public Records; thence run the following courses along the Southerly and Easterly lines of said lands described in Official Records Book 6262, Page 4996: S83°48'01"E, 259.72 feet to the point of curvature of a curve concave Southwesterly having a radius of 235.99 feet and a chord bearing of S38°11'59"E; thence Southeasterly along the arc of said curve through a central angle of 91°12'04" for a distance of 375.64 feet to the point of reverse curvature of a curve concave Northeasterly having a radius of 219.99 feet and a chord bearing of S39°06'04"E; thence Southeasterly along the arc of said curve through a central angle of 93°00'14" for a distance of 357.10 feet to the point of tangency; thence S85°36'11"E, 189.99 feet to the point of curvature of a curve concave Southwesterly having a radius of 259.99 feet and a chord bearing of S54°33'53"E; thence Southeasterly along the arc of said curve through a central angle of 62°04'36" for a distance of 281.69 feet to the point of reverse curvature of a curve concave Northeasterly having a radius of 144.99 feet and a chord bearing of S58°40'27"E; thence Southeasterly along the arc of said curve through a central angle of 70°17'44" for a distance of 177.89 feet to the point of tangency; thence N86°10'41"E, 44.54 feet to the point of curvature of a curve concave Southwesterly having a radius of 125.00 feet and a chord bearing of S67°15'29"E; thence Southeasterly along the arc of said curve through a central angle of 53°07'41" for a distance of 115.90 feet to the point of tangency; thence S40°41'38"E, 84.52 feet to the point of curvature of a curve concave Northerly having a radius of 60.00 feet and a chord bearing of S79°52'48"E; thence Easterly along the arc of said curve through a central angle of 78°22'19" for a distance of 82.07 feet to the point of tangency; thence N60°56'03"E, 74.58 feet to the point of curvature of a curve concave Southerly having a radius of 115.00 feet and a chord bearing of S81°07'19"E; thence Easterly along the arc of said curve through a central angle of 75°53'16" for a distance of 152.31 feet to the point of reverse curvature of a curve concave Northerly having a radius of 120.00 feet and a chord bearing of S83°16'11"E; thence Easterly along the arc of said curve through a central angle of 80°11'00" for a distance of 167.93 feet to the point of reverse curvature of a curve concave Southerly having a radius of 259.99 feet and a chord bearing of N89°47'33"E; thence Easterly along the arc of said curve through a central angle of 66°18'30" for a distance of 300.89 feet to the point of reverse curvature of a curve concave Northerly having a radius of 100.00 feet and a chord bearing of S73°25'19"E; thence Easterly along the arc of said curve through a central angle of 32°44'14" for a distance of 57.14 feet to the point of tangency; thence S89°47'26"E, 177.99 feet to the point of curvature of a curve concave Northwesterly having a radius of 219.99 feet and a chord bearing of N57°56'26"E; thence Northeasterly along the arc of said curve through a central angle of 64°32'17" for a distance of 247.80 feet to the point of reverse curvature of a curve concave Southeasterly having a radius of 149.99 feet and a chord bearing of N66°03'34"E; thence Northeasterly along the arc of said curve through a central angle of 80°46'33" for a distance of 211.46 feet to the point of reverse curvature of a curve concave Northerly having a radius of 120.00 feet and a chord bearing of N77°23'49"E; thence Easterly along the arc of said curve through a central angle of 58°06'03" for a distance of 121.68 feet to the point of reverse curvature of a curve concave Southerly having a radius of 120.00 feet and a chord bearing of N85°25'55"E; thence Easterly along the arc of said curve through a central angle of 74°10'16" for a distance of 155.34 feet to the point of tangency; thence S57°28'57"E, 98.49 feet; thence N22°39'49"E, 388.97 feet; thence N20°23'02"E, 264.53 feet; thence N17°08'32"E, 430.95 feet; thence N09°26'15"E, 215.49 feet; thence N07°22'46"W, 185.98 feet; thence N05°18'07"W, 126.34 feet; thence N15°37'38"W, 304.43 feet; thence N04°53'14"W, 244.76 feet; thence N05°39'40"E, 200.87 feet; thence N04°52'25"E, 575.60 feet; thence N03°59'19"W, 195.54 feet; thence N00°41'27"W, 120.58 feet; thence N11°13'42"E, 346.06 feet; thence N22°20'44"E, 110.51 feet; thence N03°08'01"E, 56.49 feet; thence N18°30'38"W, 78.69 feet; thence N33°28'25"W, 592.86 feet; thence N25°40'00"W, 255.91 feet; thence departing said Easterly line run N50°08'54"W, 95.00 feet to the Southerly Right-of-way line of Destination Parkway, as described in Official Records Book 9936, Page 9262, of said Public Records, and a non-tangent curve concave Southerly having a radius of 1199.96 feet and a chord bearing of N51°17'53"E; thence Northeasterly along said Southerly Right-of-way line and the arc of said curve along the arc of said curve through a central angle of 22°53'34" for a distance of 479.45 feet to a non-tangent line; thence N62°44'42"E along said Southerly Right-of-way line, 213.11 feet to the Westerly line of aforesaid Permanent Drainage Easement, as

described in Official Records Book 3514, Page 2343; thence run the following nine (9) courses along said Westerly line: S33°22'35"E, 1135.95 feet; thence S19°43'30"E, 1106.81 feet; thence S21°21'50"W, 855.14 feet; thence S10°20'46"E, 603.88 feet; thence S01°52'13"W, 566.78 feet; thence S11°25'00"E, 545.87 feet; thence S02°02'19"E, 263.35 feet; thence S00°35'38"E, 239.77 feet; thence S23°15'19"W, 376.37 feet to the POINT OF BEGINNING; Bearings and distances are based on the Florida State Plane Coordinate System East Zone, NAD 83/2011 Epoch 2010.00 Datum; the reciprocal grid factor is 1.000034632.

AND:

#### **Parcel 4**

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

That part of Section 6, Township 24 South, Range 29 East, Orange County, Florida, described as follows:

BEGIN at the Southeast corner of PLAZA INTERNATIONAL UNIT TWELVE, according to the plat thereof, as recorded in Plat Book 29, Page 13, of the Public Records of Orange County, Florida; thence N00°19'23"W along the East line of said plat, a distance of 777.43 feet to the Southerly Right-of-way line of Destination Parkway, as described in Official Records Book 10850, Page 4329, of said Public Records; thence run the following three (3) courses along said Southerly Right-of-way line: S89°18'04"E, 958.22 feet to the point of curvature of a curve concave Northerly having a radius of 1430.30 feet and a chord bearing of N79°28'31"E; thence Easterly along the arc of said curve through a central angle of 22°26'51" for a distance of 560.37 feet to the point of compound curvature of a curve concave Northwesterly having a radius of 2054.93 feet and a chord bearing of N64°58'42"E; thence Northeasterly along the arc of said curve through a central angle of 06°32'45" for a distance of 234.77 feet to the North line of the Drainage Easement described in Official Records Book 3081, Page 210, of said Public Records, and a non-tangent line; thence S89°20'22"E along said North line, a distance of 1707.73 feet to the point of curvature of a curve concave Southerly having a radius of 399.99 feet and a chord bearing of S76°09'22"E; thence Easterly along said North line and the arc of said curve through a central angle of 26°22'00" for a distance of 184.07 feet to the point of reverse curvature of a curve concave Northerly having a radius of 299.99 feet and a chord bearing of S71°19'40"E; thence Easterly along said North line and the arc of said curve through a central angle of 16°42'36" for a distance of 87.49 feet to the Southerly Right-of-Way line of Universal Boulevard, USI - SOUTH CAMPUS UNIT ONE, according to the plat thereof, as recorded in Plat Book 46, Pages 13 through 16, of said Public Records, and a non-tangent line; thence S00°14'05"E along said Southerly Right-of-Way line, a distance of 83.17 feet to the Northerly Limited Access Right-of-way line of State Road No. 528 (Beachline Expressway), as described in Official Records Book 2217, Page 806, of said Public Records, thence run the following eight (8) courses along said Northerly Limited Access Right-of-way line: S89°45'54"W, 25.15 feet; thence S04°11'24"W, 137.39 feet to a non-tangent curve concave Northwesterly having a radius of 369.99 feet and a chord bearing of S34°23'25"W; thence Southwesterly along the arc of said curve through a central angle of 69°15'00" for a distance of 447.18 feet to the point of tangency; thence S69°00'55"W, 543.83 feet to the point of curvature of a curve concave Northerly having a radius of 1819.80 feet and a chord bearing of S79°23'25"W; thence Westerly along the arc of said curve through a central angle of 20°45'00" for a distance of 659.05 feet to a non-tangent line; thence S88°37'09"W, 100.01 feet; thence S89°45'55"W, 1884.43 feet; thence N86°20'35"W, 272.99 feet to the POINT OF BEGINNING; Bearings and distances are based on the Florida State Plane Coordinate System East Zone, NAD 83/2011 Epoch 2010.00 Datum; the reciprocal grid factor is 1.000034632;

AND:

## **Parcel 5**

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

That part of Section 6, Township 24 South, Range 29 East, Orange County, Florida, described as follows:

Commence at the Northeast corner of Lot 8, PLAZA INTERNATIONAL UNIT TWELVE, according to the plat thereof, as recorded in Plat Book 29, Page 13, of the Public Records of Orange County, Florida; thence S89°18'04"E along the North Right-of-Way line of Destination Parkway, as described in Official Records Book 10850, Page 4329, of said Public Records, a distance of 326.87 feet to the Southwest corner of OHL PARCEL 7, as described in Official Records Document No. 20180616479, of said Public Records; thence departing said North Right-of-Way line, run N00°20'10"W along the West line of said OHL PARCEL 7, a distance of 216.42 feet to the Northwest corner of said OHL PARCEL 7; thence S89°18'04"E along the North line of said OHL PARCEL 7, a distance of 272.13 feet to the Northeast corner of said OHL PARCEL 7; thence S00°20'10"E along the East line of said OHL PARCEL 7, a distance of 3.08 feet to the POINT OF BEGINNING; thence continue S00°20'10"E along said East line, 213.35 feet to the aforesaid North Right-of-Way line of Destination Parkway; thence run the following two (2) courses along said North Right-of-Way line: N89°18'04"W, 361.18 feet to the point of curvature of a curve concave Northerly having a radius of 1320.30 feet and a chord bearing of N88°48'51"E; thence Easterly along the arc of said curve through a central angle of 03°46'10" for a distance of 86.86 feet to the Southerly line of lands described in Official Records Document No. 20200662428, of said Public Records, and a non-tangent line; thence departing said North Right-of-Way line, run N00°00'00"E along said Southerly line, a distance of 215.95 feet to the Southerly line of lands described in Official Records Document No. 20220183573, of said Public Records; thence departing said Southerly line of lands described in Official Records Document No. 20200662428, run S90°00'00"W along said Southerly line of lands described in Official Records Document No. 20220183573 and the Westerly prolongation thereof, a distance of 449.23 feet to the POINT OF BEGINNING; bearings and distances are based on the Florida State Plane Coordinate System East Zone, North American Datum of 1983 (2011 adjustment), epoch 2010.00; the reciprocal grid factor is 1.000034632.

AND:

## **Parcel 6**

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

That part of UNIVERSAL SOUTH CAMPUS – PLAT 2, according to the plat thereof, as recorded in Plat Book 112, Pages 11 through 33, of the Public Records of Orange County, Florida, lying in Sections 31 and 32, Township 23 South, Range 29 East and Sections 5 and 6, Township 24 South, Range 29 East, Orange County, Florida, described as follows:

BEGIN at the Northwest corner of Tract C, UNIVERSAL SOUTH CAMPUS – PLAT 2, according to said plat; thence N03°31'55"W along the Easterly boundary of Tract B, UNIVERSAL SOUTH CAMPUS – PLAT 2, according to said plat, 26.00 feet to a non-tangent

curve concave Southerly having a radius of 1588.97 feet, a chord bearing of S83°15'34"E and a chord distance of 544.55 feet; thence departing said Easterly boundary, run Easterly along the arc of said curve through a central angle of 19°43'59" for a distance of 547.25 feet to a non-tangent line; thence S60°23'01"E, 52.56 feet to a non-tangent curve concave Southwesterly having a radius of 1578.00 feet, a chord bearing of S65°23'30"E and a chord distance of 337.66 feet; thence Southeasterly along the arc of said curve through a central angle of 12°17'01" for a distance of 338.31 feet to a non-tangent line; thence N31°17'41"E, 14.17 feet; thence S55°37'36"E, 15.83 feet; thence N34°22'24"E, 7.17 feet; thence S55°37'36"E, 15.00 feet; thence S34°22'24"W, 7.17 feet; thence S55°37'36"E, 92.60 feet; thence N34°22'24"E, 5.00 feet; thence S55°37'36"E, 30.00 feet; thence S34°22'24"W, 5.00 feet; thence S55°37'36"E, 643.01 feet; thence N34°22'24"E, 5.00 feet; thence S55°37'36"E, 4.07 feet; thence N36°55'53"E, 5.26 feet; thence S53°04'07"E, 12.00 feet; thence S36°55'53"W, 4.72 feet; thence S55°37'36"E, 131.47 feet; thence N34°22'24"E, 28.54 feet; thence S55°49'52"E, 128.93 feet; thence S34°22'24"W, 24.02 feet; thence S55°37'36"E, 27.24 feet; thence S34°22'24"W, 4.98 feet; thence S55°37'36"E, 35.07 feet; thence S34°22'24"W, 16.00 feet; thence S55°37'36"E, 288.57 feet to the point of curvature of a curve concave Northerly having a radius of 450.00 feet, a chord bearing of S68°36'42"E and a chord distance of 202.23 feet; thence Easterly along the arc of said curve through a central angle of 25°58'13" for a distance of 203.97 feet to the point of compound curvature of a curve concave Northerly having a radius of 283.00 feet, a chord bearing of N87°23'04"E and a chord distance of 108.18 feet; thence Easterly along the arc of said curve through a central angle of 22°02'14" for a distance of 108.85 feet to the point of tangency; thence N76°21'57"E, 149.04 feet to the point of curvature of a curve concave Southerly having a radius of 152.00 feet, a chord bearing of S82°29'17"E and a chord distance of 109.67 feet; thence Easterly along the arc of said curve through a central angle of 42°17'31" for a distance of 112.20 feet to the point of reverse curvature of a curve concave Northerly having a radius of 260.41 feet, a chord bearing of S69°25'01"E and a chord distance of 73.16 feet; thence Easterly along the arc of said curve through a central angle of 16°08'58" for a distance of 73.40 feet to the point of compound curvature of a curve concave Northerly having a radius of 218.70 feet, a chord bearing of N87°30'58"E and a chord distance of 113.15 feet; thence Easterly along the arc of said curve through a central angle of 29°59'04" for a distance of 114.45 feet to a non-tangent line; thence S25°07'13"E, 15.13 feet to the Easterly boundary of aforesaid Tract C; thence continue S25°07'13"E, along said Easterly boundary of Tract C, 114.77 feet to the Easternmost corner of said Tract C; thence continue S25°07'13"E, along the Southeasterly prolongation of said Easterly boundary of Tract C, 15.00 feet to a non-tangent curve concave Northwesterly having a radius of 385.96 feet, a chord bearing of S66°28'44"W and a chord distance of 36.49 feet; thence Southwesterly along the arc of said curve through a central angle of 05°25'10" for a distance of 36.51 feet to the point of compound curvature of a curve concave Northerly having a radius of 71.13 feet, a chord bearing of S74°52'01"W and a chord distance of 14.08 feet; thence Westerly along the arc of said curve through a central angle of 11°21'25" for a distance of 14.10 feet to the point of tangency; thence S80°32'44"W, 49.99 feet to a non-tangent curve concave Southerly having a radius of 665.03 feet, a chord bearing of S73°14'28"W and a chord distance of 108.37 feet; thence Westerly along the arc of said curve through a central angle of 09°20'51" for a distance of 108.49 feet to the point of compound curvature of a curve concave Southeasterly having a radius of 93.47 feet, a chord bearing of S51°21'13"W and a chord distance of 55.32

feet; thence Southwesterly along the arc of said curve through a central angle of  $34^{\circ}25'39''$  for a distance of 56.16 feet to the point of compound curvature of a curve concave Easterly having a radius of 74.00 feet, a chord bearing of  $S14^{\circ}26'50''W$  and a chord distance of 49.87 feet; thence Southerly along the arc of said curve through a central angle of  $39^{\circ}23'08''$  for a distance of 50.87 feet to a non-tangent line; thence  $S84^{\circ}45'16''W$ , 2.28 feet to the Easterly boundary of the Utility Easement, as described in Official Records Document Number 20230111460, of said Public Records; thence run the following three (3) courses along said Easterly boundary:  $S05^{\circ}18'47''E$ , 178.71 feet; thence  $S04^{\circ}04'10''E$ , 190.12 feet; thence  $S06^{\circ}49'35''E$ , 5.85 feet; thence departing said Easterly boundary run  $S48^{\circ}35'43''E$ , 12.58 feet to the Northerly Right-of-Way line of Destination Parkway, as described in Official Records Book 9936, page 9262, of said Public Records and a non-tangent curve concave Southerly having a radius of 1274.96 feet, a chord bearing of  $S82^{\circ}21'05''W$  and a chord distance of 184.35 feet; thence Westerly along said Northerly Right-of-Way line and the arc of said curve through a central angle of  $08^{\circ}17'31''$  for a distance of 184.51 feet to a non-tangent line; thence departing said Northerly Right-of-Way line run  $N15^{\circ}01'53''E$ , 30.57 feet; thence  $N03^{\circ}35'43''W$ , 145.58 feet; thence  $N05^{\circ}23'29''W$ , 95.74 feet to the point of curvature of a curve concave Westerly having a radius of 809.80 feet, a chord bearing of  $N11^{\circ}03'29''W$  and a chord distance of 159.92 feet; thence Northerly along the arc of said curve through a central angle of  $11^{\circ}20'00''$  for a distance of 160.18 feet to a non-tangent line; thence  $S85^{\circ}28'33''E$ , 6.43 feet to a non-tangent curve concave Southwesterly having a radius of 38.00 feet, a chord bearing of  $N34^{\circ}33'58''W$  and a chord distance of 24.87 feet; thence Northwesterly along the arc of said curve through a central angle of  $38^{\circ}11'42''$  for a distance of 25.33 feet to the point of tangency; thence  $N53^{\circ}39'48''W$ , 114.37 feet; thence  $N65^{\circ}22'36''W$ , 12.09 feet to a non-tangent curve concave Northerly having a radius of 583.36 feet, a chord bearing of  $N79^{\circ}40'04''W$  and a chord distance of 168.04 feet; thence Westerly along the arc of said curve through a central angle of  $16^{\circ}33'44''$  for a distance of 168.63 feet to a non-tangent line; thence  $S23^{\circ}53'44''W$ , 20.08 feet to the Southerly boundary of the aforesaid Utility Easement, as described in Official Records Document Number 20230111460, and a non-tangent curve concave Northeasterly having a radius of 603.36 feet, a chord bearing of  $N63^{\circ}25'08''W$  and a chord distance of 163.61 feet; thence run the following courses along said Southerly, Westerly, and Northerly boundaries of said Utility Easement: Northwesterly along the arc of said curve through a central angle of  $15^{\circ}35'04''$  for a distance of 164.11 feet to the point of tangency; thence  $N55^{\circ}37'36''W$ , 1254.16 feet; thence  $S32^{\circ}42'51''W$ , 11.01 feet to a non-tangent curve concave Southwesterly having a radius of 1470.00 feet, a chord bearing of  $N63^{\circ}15'03''W$  and a chord distance of 394.90 feet; thence Northwesterly along the arc of said curve through a central angle of  $15^{\circ}26'19''$  for a distance of 396.10 feet to a non-tangent line; thence  $N58^{\circ}59'35''W$ , 49.23 feet to a non-tangent curve concave Southerly having a radius of 1481.00 feet, a chord bearing of  $N76^{\circ}11'54''W$  and a chord distance of 173.84 feet; thence Westerly along the arc of said curve through a central angle of  $06^{\circ}43'45''$  for a distance of 173.94 feet to a non-tangent line; thence  $S10^{\circ}26'14''W$ , 16.00 feet to a non-tangent curve concave Southerly having a radius of 1465.00 feet, a chord bearing of  $N86^{\circ}48'44''W$  and a chord distance of 369.73 feet; thence Westerly along the arc of said curve through a central angle of  $14^{\circ}29'55''$  for a distance of 370.72 feet to a non-tangent line; thence  $S03^{\circ}31'55''E$ , 6.00 feet to a non-tangent curve concave Southerly having a radius of 1459.00 feet, a chord bearing of  $S84^{\circ}42'20''W$  and a chord distance of 62.68 feet; thence Westerly along the arc of said curve through a central angle of  $02^{\circ}27'42''$

for a distance of 62.68 feet to the point of compound curvature of a curve concave Southerly having a radius of 1308.00 feet, a chord bearing of S80°42'05"W and a chord distance of 126.58 feet; thence Westerly along the arc of said curve through a central angle of 05°32'49" for a distance of 126.63 feet to a non-tangent line; thence N11°10'37"W, 35.00 feet to the Southerly boundary of aforesaid Tract B and a non-tangent curve concave Southerly having a radius of 1343.00 feet, a chord bearing of N80°42'47"E and a chord distance of 129.42 feet; thence run the following three (3) courses along the Southerly and Easterly boundaries of said Tract B: Easterly along said Northerly boundary of Utility Easement, the Easterly prolongation thereof, and the arc of said curve through a central angle of 05°31'25" for a distance of 129.47 feet to the point of compound curvature of a curve concave Southerly having a radius of 1494.00 feet, a chord bearing of N84°42'43"E and a chord distance of 64.50 feet; thence Easterly along the arc of said curve through a central angle of 02°28'26" for a distance of 64.51 feet to a non-tangent line; thence N03°31'55"W, 170.72 feet to the POINT OF BEGINNING; bearings and distances are based on the Florida State Plane Coordinate System East Zone, North American Datum of 1983 (2011 adjustment) epoch 2010.00; the reciprocal grid factor is 1.000034632.

Together containing 722.180 acres more or less and being subject to any rights-of-way, restrictions and easements of record.

## **EXHIBIT 6**



**Consent and Joinder of Landowner  
for the Amendment of the Boundaries of the  
Shingle Creek Transit and Utility Community Development District**

The undersigned is the owner of certain lands of which are more fully described as on **Exhibit A** attached hereto and made a part hereof (the "Property"). The undersigned understands and acknowledges that the Board of Supervisors of the Shingle Creek Transit and Utility Community Development District (the "Petitioner"), intends to submit a petition amending the boundaries of the Shingle Creek Transit and Utility Community Development District (the "District") in accordance with the provisions of Chapter 190, *Florida Statutes*.

As the owner of lands that are intended to be added and removed from the District, the undersigned understands and acknowledges that pursuant to the provisions of section 190.005 and section 190.046, *Florida Statutes*, Petitioner is required to include the written consent to the boundary amendment of one hundred percent (100%) of the owners of the lands to be added and removed from the District.

The undersigned hereby requests and consents to the removal of the Property from the District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the petition process for the amendment of the boundaries of the District. The undersigned further acknowledges that the consent will remain in full force and effect for three years from the date hereof. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by Petitioner, consent to amendment of the boundaries of the District in substantially this form.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

*[signatures on following page]*

Executed this 8<sup>th</sup> day of November, 2024.

**UNIVERSAL CITY DEVELOPMENT  
PARTNERS, LTD.**, a Florida limited partnership

Witnessed:

Tara Gould

Print Name: Tara Gould

Edward F. McHugh

Print Name: Edward F. McHugh

By: Universal City Florida Holding Co. II, a  
Florida general partnership  
Its: General Partner

By: Universal City Property Management  
II LLC, a Delaware limited liability  
company  
Its: General Partner

By: Marc Watson  
Name: Marc Watson

Its: SVP, UDX

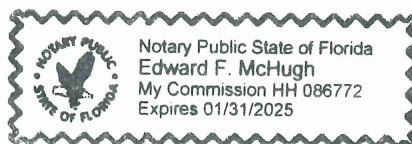
**STATE OF FLORIDA  
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8<sup>th</sup> day of November, 2024, by Marc Watson, as SVP, UDX of Universal City Property Management II LLC, a Delaware limited liability company, as General Partner of Universal City Florida Holding Co. II, a Florida general partnership, as General Partner of Universal City Development Partners, Ltd., a Florida limited partnership, on behalf of said partnership, who is ☒ personally known to me or ☐ produced \_\_\_\_\_ as identification.

[NOTARY SEAL]

Edward F. McHugh  
Print Name: Edward F. McHugh  
Notary Public, State of Florida

**Exhibit A:** Property Description



## **Exhibit A**

Property Description (lands to be added)

**UCDP (SLRC) CDD  
South Piece Annexation Parcel  
JN: 24577.002  
CS#18-131(E19A)  
Date: 12/04/2024**

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

That part of Lot 3, UNIVERSAL SOUTH CAMPUS – PLAT 2, according to the plat thereof, as recorded in Plat Book 112, Pages 11 through 33, of the Public Records of Orange County, Florida, lying in Section 31, Township 23 South, Range 29 East and Sections 5 and 6, Township 24 South, Range 29 East, Orange County, Florida, described as follows:

Commence at the Northwest corner of Tract C, UNIVERSAL SOUTH CAMPUS – PLAT 2, according to said plat; thence run S03°31'55"E along the Easterly boundary of Tract B, UNIVERSAL SOUTH CAMPUS – PLAT 2, according to said plat, a distance of 149.72 feet to the POINT OF BEGINNING; said point being on a non-tangent curve concave Southerly having a radius of 1515.00 feet, a chord bearing of N89°09'40"E and a chord distance of 169.42 feet; thence departing said Easterly boundary, run the following courses along the Southwesterly boundary of said Tract C: Easterly along the arc of said curve through a central angle of 06°24'38" for a distance of 169.51 feet to a non-tangent curve concave Southerly having a radius of 34.00 feet, a chord bearing of N69°21'56"E and a chord distance of 27.61 feet; thence Easterly along the arc of said curve through a central angle of 47°54'38" for a distance of 28.43 feet to the point of compound curvature of a curve concave Southerly having a radius of 1526.00 feet, a chord bearing of S84°54'37"E and a chord distance of 94.21 feet; thence Easterly along the arc of said curve through a central angle of 03°32'16" for a distance of 94.22 feet to the point of compound curvature of a curve concave Southwesterly having a radius of 53.00 feet, a chord bearing of S67°06'17"E and a chord distance of 29.28 feet; thence Easterly along the arc of said curve through a central angle of 32°04'25" for a distance of 29.67 feet to the point of reverse curvature of a curve concave Northeasterly having a radius of 37.00 feet, a chord bearing of S66°13'17"E and a chord distance of 19.34 feet; thence Southeasterly along the arc of said curve through a central angle of 30°18'24" for a distance of 19.57 feet to the point of reverse curvature of a curve concave Southerly having a radius of 1513.00 feet, a chord bearing of S79°13'28"E and a chord distance of 113.53 feet; thence Easterly along the arc of said curve through a central angle of 04°18'01" for a distance of 113.56 feet to the point of reverse curvature of a curve concave Northerly having a radius of 37.00 feet, a chord bearing of N87°46'20"E and a chord distance of 19.34 feet; thence Easterly along the arc of said curve through a central angle of 30°18'24" for a distance of 19.57 feet to the point of reverse curvature of a curve concave Southerly having a radius of 53.00 feet, a chord bearing of N88°39'21"E and a chord distance of 29.28 feet; thence Easterly along the arc of said curve through a central angle of 32°04'25" for a distance of 29.67 feet to the point of compound curvature of a curve concave Southerly having a radius of 1526.00 feet, a chord bearing of S73°58'02"E and a chord distance of 71.38 feet; thence Easterly along the arc of said curve through a central angle of

02°40'49" for a distance of 71.39 feet to a non-tangent line; thence S58°59'35"E, 49.97 feet to a non-tangent curve concave Southwesterly having a radius of 1515.00 feet, a chord bearing of S64°30'55"E and a chord distance of 331.19 feet; thence Southeasterly along the arc of said curve through a central angle of 12°33'01" for a distance of 331.85 feet to a non-tangent curve concave Southerly having a radius of 34.00 feet, a chord bearing of S81°14'28"E and a chord distance of 27.61 feet; thence Easterly along the arc of said curve through a central angle of 47°54'38" for a distance of 28.43 feet to the point of compound curvature of a curve concave Southwesterly having a radius of 1526.00 feet, a chord bearing of S56°27'22"E and a chord distance of 44.19 feet; thence Southeasterly along the arc of said curve through a central angle of 01°39'33" for a distance of 44.19 feet to the point of tangency; thence S55°37'36"E, 1256.28 feet to the point of curvature of a curve concave Northerly having a radius of 558.36 feet, a chord bearing of S72°09'50"E and a chord distance of 317.86 feet; thence Easterly along the arc of said curve through a central angle of 33°04'28" for a distance of 322.32 feet to the point of reverse curvature of a curve concave Southerly having a radius of 148.00 feet, a chord bearing of S78°10'15"E and a chord distance of 54.10 feet; thence Easterly along the arc of said curve through a central angle of 21°03'38" for a distance of 54.40 feet to the point of compound curvature of a curve concave Southwesterly having a radius of 154.00 feet, a chord bearing of S42°02'49"E and a chord distance of 133.05 feet; thence Southeasterly along the arc of said curve through a central angle of 51°11'16" for a distance of 137.58 feet to the point of compound curvature of a curve concave Westerly having a radius of 849.80 feet, a chord bearing of S10°55'20"E and a chord distance of 163.81 feet; thence Southerly along the arc of said curve through a central angle of 11°03'42" for a distance of 164.07 feet to the point of tangency; thence S05°23'29"E, 96.37 feet; thence S03°35'43"E, 151.90 feet to the point of curvature of a curve concave Westerly having a radius of 48.00 feet, a chord bearing of S07°03'39"W and a chord distance of 17.75 feet; thence Southerly along the arc of said curve through a central angle of 21°18'43" for a distance of 17.85 feet to the Northerly Right-of-Way line of Destination Parkway, as described in Official Records Book 9936, Page 9262, of said Public Records, and a non-tangent curve concave Southerly having a radius of 1274.96 feet, a chord bearing of S79°15'29"W and a chord distance of 46.84 feet; thence departing said Southwesterly boundary of Tract C, run Westerly along said Northerly Right-of-Way line and the arc of said curve through a central angle of 02°06'19" for a distance of 46.85 feet to a non-tangent line; thence departing said Northerly Right of Way line, run N15°01'53"E, 30.57 feet; thence N03°35'43"W, 145.58 feet; thence N05°23'29"W, 95.74 feet to the point of curvature of a curve concave Westerly having a radius of 809.80 feet, a chord bearing of N11°03'29"W and a chord distance of 159.92 feet; thence Northerly along the arc of said curve through a central angle of 11°20'00" for a distance of 160.18 feet to a non-tangent line; thence S85°28'33"E, 6.43 feet to a non-tangent curve concave Southwesterly having a radius of 38.00 feet, a chord bearing of N34°33'58"W and a chord distance of 24.87 feet; thence Northwesterly along the arc of said curve through a central angle of 38°11'42" for a distance of 25.33 feet to the point of tangency; thence N53°39'48"W, 114.37 feet; thence N65°22'36"W, 12.09 feet to a non-tangent curve concave Northerly having a radius of 583.36 feet, a chord bearing of N79°40'04"W and a chord distance of 168.04 feet; thence Westerly along the arc of said curve through a central angle of 16°33'44" for a distance of 168.63 feet to a non-tangent line; thence S23°53'44"W, 20.08 feet to a non-tangent curve concave Northeasterly having a radius of 603.36 feet, a chord bearing of N63°25'08"W and a chord distance of 163.61 feet; thence Northwesterly along the arc of said curve through a central angle of 15°35'04" for a distance of 164.11 feet to the point of tangency; thence N55°37'36"W, 1254.16 feet; thence S32°42'51"W, 11.01 feet to a non-tangent curve concave Southwesterly having a radius of 1470.00 feet, a chord

bearing of N63°15'03"W and a chord distance of 394.90 feet; thence Northwesterly along the arc of said curve through a central angle of 15°26'19" for a distance of 396.10 feet to a non-tangent line; thence N58°59'35"W, 49.23 feet to a non-tangent curve concave Southerly having a radius of 1481.00 feet, a chord bearing of N76°11'54"W and a chord distance of 173.84 feet; thence Westerly along the arc of said curve through a central angle of 06°43'45" for a distance of 173.94 feet to a non-tangent line; thence S10°26'14"W, 16.00 feet to a non-tangent curve concave Southerly having a radius of 1465.00 feet, a chord bearing of N86°48'44"W and a chord distance of 369.73 feet; thence Westerly along the arc of said curve through a central angle of 14°29'55" for a distance of 370.72 feet to a non-tangent line; thence S03°31'55"E, 6.00 feet to a non-tangent curve concave Southerly having a radius of 1459.00 feet, a chord bearing of S84°42'20"W and a chord distance of 62.68 feet; thence Westerly along the arc of said curve through a central angle of 02°27'42" for a distance of 62.68 feet to the point of compound curvature of a curve concave Southerly having a radius of 1308.00 feet, a chord bearing of S80°42'05"W and a chord distance of 126.58 feet; thence Westerly along the arc of said curve through a central angle of 05°32'49" for a distance of 126.63 feet to a non-tangent line; thence N11°10'37"W, 35.00 feet to the Southerly boundary of aforesaid Tract B and a non-tangent curve concave Southerly having a radius of 1343.00 feet, a chord bearing of N80°42'47"E and a chord distance of 129.42 feet; thence run the following three (3) courses along the Southerly and Easterly boundaries of said Tract B: Easterly along the arc of said curve through a central angle of 05°31'25" for a distance of 129.47 feet to the point of compound curvature of a curve concave Southerly having a radius of 1494.00 feet, a chord bearing of N84°42'43"E and a chord distance of 64.50 feet; thence Easterly along the arc of said curve through a central angle of 02°28'26" for a distance of 64.51 feet to a non-tangent line; thence N03°31'55"W, 21.00 feet to the POINT OF BEGINNING; bearings and distances are based on the Florida State Plane Coordinate System East Zone, North American Datum of 1983 (2011 adjustment), epoch 2010.00; the reciprocal grid factor is 1.000034632.

Containing 3.373 acres more or less and being subject to any rights-of-way, restrictions and easements of record.

Property Description (lands to be removed)

**JN: 26300.005**

**18-131(S172)**

**8/22/2024**

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

That part of Section 6, Township 24 South, Range 29 East, Orange County, Florida, described as follows:

**Commence** at the Northeast corner of Lot 8, PLAZA INTERNATIONAL UNIT TWELVE, according to the plat thereof, as recorded in Plat Book 29, Page 13, of the Public Records of Orange County, Florida; thence S89°18'04"E along the North Right-of-Way line of Destination Parkway, as described in Official Records Book 10850, Page 4329, of said Public Records, a distance of 326.87 feet to the Southwest corner of OHL PARCEL 7, as described in Official Records Document No. 20180616479, of said Public Records; thence departing said North Right-of-Way line run N00°20'10"W along the West line of said OHL PARCEL 7, a distance of 216.42 feet to the Northwest corner of said OHL PARCEL 7 and the **POINT OF BEGINNING**; thence N00°20'10"W, 50.01 feet to Southwest corner of the West Parcel of lands described in Official Records Document No. 20220183573, of said Public Records; thence run S89°18'04"E along the South line of said West Parcel, 322.45 feet to the Southeast corner of said West Parcel; thence run S00°00'17"E along the South line of lands described in Official Records Document No. 20200662428, of said Public Records, 48.40 feet; thence N90°00'00"E along said South line, 52.58 feet to the Northwest corner of the East Parcel of lands described in aforesaid Official Records Document No. 20220183573; thence S00°00'00"E along the West line of said East Parcel, a distance of 4.07 feet to the Southwest corner of said East Parcel; thence N90°00'00"W along the Westerly prolongation of the South line of said East Parcel, a distance of 102.59 feet to the East line of aforesaid OHL PARCEL 7; thence N00°20'10"W along said East line, 3.08 feet to the Northeast corner of said OHL PARCEL 7; thence N89°18'04"W along the North line of said OHL PARCEL 7, a distance of 272.13 feet to the **POINT OF BEGINNING**; Bearings and distances are based on the Florida State Plane Coordinate System East Zone, North American Datum of 1983 (2011 adjustment), epoch 2010.00; the reciprocal grid factor is 1.000034632.

Containing 0.378 acres (16,469 square feet) more or less and being subject to any rights-of-way, restrictions and easements of record.

## **EXHIBIT 7**

## **RESOLUTION 2025-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SHINGLE CREEK TRANSIT AND UTILITY COMMUNITY DEVELOPMENT DISTRICT RESCINDING RESOLUTION 2025-02 AND FURTHER DIRECTING THE CHAIRMAN AND DISTRICT STAFF TO REQUEST THE PASSAGE OF AN ORDINANCE BY THE ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS, AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THAT PROCESS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Shingle Creek Transit and Utility Community Development District (the "District") is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980, as codified in Chapter 190, *Florida Statutes* (the "Uniform Act"), and Orange County Ordinance No. 2023-40 (the "Ordinance"); and

**WHEREAS**, the District presently consists of 719.185 acres, more or less, as more fully described in the Ordinance; and

**WHEREAS**, the District previously adopted Resolution 2025-02, which authorized the Chairperson and District Staff to proceed with the preparation and filing of any documentation with the Orange County Board of County Commissioners, as necessary to seek the amendment of the District's boundaries; and

**WHEREAS**, subsequent to the adoption of Resolution 2025-02, the District identified a need to further amend its boundaries and accordingly now desires to rescind Resolution 2025-02 and to amend and restate its direction relative to the pursuance of a boundary amendment, as set forth in more detail herein; and

**WHEREAS**, the District desires to amend its boundaries to remove certain property described in **Exhibit A** attached hereto and incorporated herein by reference as the acreage described therein will now include residential development (the "Contraction Area"); and

**WHEREAS**, the District will obtain written consent for the removal of the property described in **Exhibit A** from the District's boundaries from the owners of the lands within the Contraction Area; and

**WHEREAS**, the District further desires to amend its boundaries to add certain property described in **Exhibit B** attached hereto and incorporated herein by reference (the "Expansion Area"); and



**WHEREAS**, the District will obtain written consent for the addition of the property described in **Exhibit B** to the District's boundaries from the owners of the lands within the Expansion Area; and

**WHEREAS**, the proposed boundary amendment is in the best interests of the District and the area of land within the proposed amended boundaries of the District will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

**WHEREAS**, for the area of land within the amended boundaries of the District, the District is the best alternative available for delivering community development services and facilities; and

**WHEREAS**, the proposed boundary amendment is not inconsistent with either the State or local comprehensive plan; and

**WHEREAS**, the area of land that will lie within the District's boundaries as amended will continue to be amenable to separate special district government; and

**WHEREAS**, in order to seek a boundary amendment pursuant to Chapter 190, *Florida Statutes*, the District desires to authorize District staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the boundary amendment process; and

**WHEREAS**, the retention of any necessary consultants and the work to be performed by District staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the District's Board of Supervisors (the "Board"); and

**WHEREAS**, the District desires to petition to amend its boundaries in accordance with the procedures and processes described in Chapter 190, *Florida Statutes*, which processes include the preparation of a petition to Orange County, Florida, and such other actions as are necessary in furtherance of the boundary amendment process.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SHINGLE CREEK TRANSIT AND UTILITY COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1. Recitals.** The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

**SECTION 2. Rescission of Resolution 2025-02.** Upon the adoption of this Resolution, Resolution 2025-02 is hereby rescinded and is of no further force and effect.

**SECTION 3. Authorization for Boundary Amendment.** The Board hereby directs its Chairperson and District staff to prepare and file a petition and any other materials with Orange County as necessary to amend the District's boundaries and remove the lands within the Contraction Area pursuant to Chapter 190, *Florida Statutes*, and any other applicable Florida law (the "Petition").

**SECTION 4. Authorization for Agent.** The Board hereby authorizes the District Chairperson, District Manager and District Counsel to act as agents of the District with regard to any and all matters pertaining to the Petition.

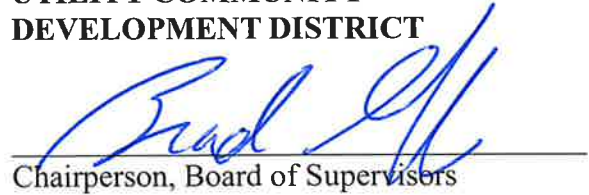
**SECTION 5. Effective Date.** This Resolution shall become effective immediately upon its passage.

**PASSED AND ADOPTED** this 11<sup>th</sup> day of December, 2024.

ATTEST:

**SHINGLE CREEK TRANSIT AND  
UTILITY COMMUNITY  
DEVELOPMENT DISTRICT**

  
Secretary / Assistant Secretary

  
Chairperson, Board of Supervisors

**Exhibit A:** Description of Contraction Area

**Exhibit B:** Description of Expansion Area

## EXHIBIT A

### Description of Contraction Area

**JN: 26300.005**  
**18-131(S172)**  
**8/22/2024**

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

That part of Section 6, Township 24 South, Range 29 East, Orange County, Florida, described as follows:

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Containing 0.378 acres (16,469 square feet) more or less and being subject to any rights-of-way, restrictions and easements of record.

## **EXHIBIT B**

### **Description of Expansion Area**

**UCDP (SLRC) CDD**  
**South Piece Annexation Parcel**  
**JN: 24577.002**  
**CS#18-131(E19A)**  
**Date: 12/04/2024**

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

That part of Lot 3, UNIVERSAL SOUTH CAMPUS – PLAT 2, according to the plat thereof, as recorded in Plat Book 112, Pages 11 through 33, of the Public Records of Orange County, Florida, lying in Section 31, Township 23 South, Range 29 East and Sections 5 and 6, Township 24 South, Range 29 East, Orange County, Florida, described as follows:

Commence at the Northwest corner of Tract C, UNIVERSAL SOUTH CAMPUS – PLAT 2, according to said plat; thence run S03°31'55"E along the Easterly boundary of Tract B, UNIVERSAL SOUTH CAMPUS – PLAT 2, according to said plat, a distance of 149.72 feet to the POINT OF BEGINNING; said point being on a non-tangent curve concave Southerly having a radius of 1515.00 feet, a chord bearing of N89°09'40"E and a chord distance of 169.42 feet; thence departing said Easterly boundary, run the following courses along the Southwesterly boundary of said Tract C: Easterly along the arc of said curve through a central angle of 06°24'38" for a distance of 169.51 feet to a non-tangent curve concave Southerly having a radius of 34.00 feet, a chord bearing of N69°21'56"E and a chord distance of 27.61 feet; thence Easterly along the arc of said curve through a central angle of 47°54'38" for a distance of 28.43 feet to the point of compound curvature of a curve concave Southerly having a radius of 1526.00 feet, a chord bearing of S84°54'37"E and a chord distance of 94.21 feet; thence Easterly along the arc of said curve through a central angle of 03°32'16" for a distance of 94.22 feet to the point of compound curvature of a curve concave Southwesterly having a radius of 53.00 feet, a chord bearing of S67°06'17"E and a chord distance of 29.28 feet; thence Easterly along the arc of said curve through a central angle of 32°04'25" for a distance of 29.67 feet to the point of reverse curvature of a curve concave Northeasterly having a radius of 37.00 feet, a chord bearing of S66°13'17"E and a chord distance of 19.34 feet; thence Southeasterly along the arc of said curve through a central angle of 30°18'24" for a distance of 19.57 feet to the point of reverse curvature of a curve concave Southerly having a radius of 1513.00 feet, a chord bearing of S79°13'28"E and a chord distance of 113.53 feet; thence Easterly along the arc of said curve through a central angle of 04°18'01" for a distance of 113.56 feet to the point of reverse curvature of a curve concave Northerly having a radius of 37.00 feet, a chord bearing of N87°46'20"E and a chord distance of 19.34 feet; thence Easterly along the arc of said curve through a central angle of 30°18'24" for a distance of 19.57 feet to the point of reverse curvature of a curve concave Southerly having a radius of 53.00 feet, a chord bearing of N88°39'21"E and a chord distance of 29.28 feet; thence Easterly along the arc of said curve through a central angle of 32°04'25" for a distance of 29.67 feet to the point of compound curvature of a curve concave Southerly having a

radius of 1526.00 feet, a chord bearing of S73°58'02"E and a chord distance of 71.38 feet; thence Easterly along the arc of said curve through a central angle of 02°40'49" for a distance of 71.39 feet to a non-tangent line; thence S58°59'35"E, 49.97 feet to a non-tangent curve concave Southwesterly having a radius of 1515.00 feet, a chord bearing of S64°30'55"E and a chord distance of 331.19 feet; thence Southeasterly along the arc of said curve through a central angle of 12°33'01" for a distance of 331.85 feet to a non-tangent curve concave Southerly having a radius of 34.00 feet, a chord bearing of S81°14'28"E and a chord distance of 27.61 feet; thence Easterly along the arc of said curve through a central angle of 47°54'38" for a distance of 28.43 feet to the point of compound curvature of a curve concave Southwesterly having a radius of 1526.00 feet, a chord bearing of S56°27'22"E and a chord distance of 44.19 feet; thence Southeasterly along the arc of said curve through a central angle of 01°39'33" for a distance of 44.19 feet to the point of tangency; thence S55°37'36"E, 1256.28 feet to the point of curvature of a curve concave Northerly having a radius of 558.36 feet, a chord bearing of S72°09'50"E and a chord distance of 317.86 feet; thence Easterly along the arc of said curve through a central angle of 33°04'28" for a distance of 322.32 feet to the point of reverse curvature of a curve concave Southerly having a radius of 148.00 feet, a chord bearing of S78°10'15"E and a chord distance of 54.10 feet; thence Easterly along the arc of said curve through a central angle of 21°03'38" for a distance of 54.40 feet to the point of compound curvature of a curve concave Southwesterly having a radius of 154.00 feet, a chord bearing of S42°02'49"E and a chord distance of 133.05 feet; thence Southeasterly along the arc of said curve through a central angle of 51°11'16" for a distance of 137.58 feet to the point of compound curvature of a curve concave Westerly having a radius of 849.80 feet, a chord bearing of S10°55'20"E and a chord distance of 163.81 feet; thence Southerly along the arc of said curve through a central angle of 11°03'42" for a distance of 164.07 feet to the point of tangency; thence S05°23'29"E, 96.37 feet; thence S03°35'43"E, 151.90 feet to the point of curvature of a curve concave Westerly having a radius of 48.00 feet, a chord bearing of S07°03'39"W and a chord distance of 17.75 feet; thence Southerly along the arc of said curve through a central angle of 21°18'43" for a distance of 17.85 feet to the Northerly Right-of-Way line of Destination Parkway, as described in Official Records Book 9936, Page 9262, of said Public Records, and a non-tangent curve concave Southerly having a radius of 1274.96 feet, a chord bearing of S79°15'29"W and a chord distance of 46.84 feet; thence departing said Southwesterly boundary of Tract C, run Westerly along said Northerly Right-of-Way line and the arc of said curve through a central angle of 02°06'19" for a distance of 46.85 feet to a non-tangent line; thence departing said Northerly Right of Way line, run N15°01'53"E, 30.57 feet; thence N03°35'43"W, 145.58 feet; thence N05°23'29"W, 95.74 feet to the point of curvature of a curve concave Westerly having a radius of 809.80 feet, a chord bearing of N11°03'29"W and a chord distance of 159.92 feet; thence Northerly along the arc of said curve through a central angle of 11°20'00" for a distance of 160.18 feet to a non-tangent line; thence S85°28'33"E, 6.43 feet to a non-tangent curve concave Southwesterly having a radius of 38.00 feet, a chord bearing of N34°33'58"W and a chord distance of 24.87 feet; thence Northwesterly along the arc of said curve through a central angle of 38°11'42" for a distance of 25.33 feet to the point of tangency; thence N53°39'48"W, 114.37 feet; thence N65°22'36"W, 12.09 feet to a non-tangent curve concave Northerly having a radius of 583.36 feet, a chord bearing of N79°40'04"W and a chord distance of 168.04 feet; thence Westerly along the arc of said curve through a central angle of 16°33'44" for a distance of 168.63 feet to a non-tangent line; thence S23°53'44"W,



20.08 feet to a non-tangent curve concave Northeasterly having a radius of 603.36 feet, a chord bearing of N63°25'08"W and a chord distance of 163.61 feet; thence Northwesterly along the arc of said curve through a central angle of 15°35'04" for a distance of 164.11 feet to the point of tangency; thence N55°37'36"W, 1254.16 feet; thence S32°42'51"W, 11.01 feet to a non-tangent curve concave Southwesterly having a radius of 1470.00 feet, a chord bearing of N63°15'03"W and a chord distance of 394.90 feet; thence Northwesterly along the arc of said curve through a central angle of 15°26'19" for a distance of 396.10 feet to a non-tangent line; thence N58°59'35"W, 49.23 feet to a non-tangent curve concave Southerly having a radius of 1481.00 feet, a chord bearing of N76°11'54"W and a chord distance of 173.84 feet; thence Westerly along the arc of said curve through a central angle of 06°43'45" for a distance of 173.94 feet to a non-tangent line; thence S10°26'14"W, 16.00 feet to a non-tangent curve concave Southerly having a radius of 1465.00 feet, a chord bearing of N86°48'44"W and a chord distance of 369.73 feet; thence Westerly along the arc of said curve through a central angle of 14°29'55" for a distance of 370.72 feet to a non-tangent line; thence S03°31'55"E, 6.00 feet to a non-tangent curve concave Southerly having a radius of 1459.00 feet, a chord bearing of S84°42'20"W and a chord distance of 62.68 feet; thence Westerly along the arc of said curve through a central angle of 02°27'42" for a distance of 62.68 feet to the point of compound curvature of a curve concave Southerly having a radius of 1308.00 feet, a chord bearing of S80°42'05"W and a chord distance of 126.58 feet; thence Westerly along the arc of said curve through a central angle of 05°32'49" for a distance of 126.63 feet to a non-tangent line; thence N11°10'37"W, 35.00 feet to the Southerly boundary of aforesaid Tract B and a non-tangent curve concave Southerly having a radius of 1343.00 feet, a chord bearing of N80°42'47"E and a chord distance of 129.42 feet; thence run the following three (3) courses along the Southerly and Easterly boundaries of said Tract B: Easterly along the arc of said curve through a central angle of 05°31'25" for a distance of 129.47 feet to the point of compound curvature of a curve concave Southerly having a radius of 1494.00 feet, a chord bearing of N84°42'43"E and a chord distance of 64.50 feet; thence Easterly along the arc of said curve through a central angle of 02°28'26" for a distance of 64.51 feet to a non-tangent line; thence N03°31'55"W, 21.00 feet to the POINT OF BEGINNING; bearings and distances are based on the Florida State Plane Coordinate System East Zone, North American Datum of 1983 (2011 adjustment), epoch 2010.00; the reciprocal grid factor is 1.000034632.

Containing 3.373 acres more or less and being subject to any rights-of-way, restrictions and easements of record.

## **EXHIBIT 8**

**EXHIBIT 8**

<b>Shingle Creek Transit Utility CDD</b>			
<b>List of Facilities</b>			
	<b>Own</b>	<b>Operate</b>	<b>Maintain</b>
<b>Station Improvements</b>			
Parking Lot	District	District	District
Water	OUC	OUC	OUC
Sewer	District	District	District
Drainage	District	District	District
Landscape	District	District	District
Irrigation	District	District	District
Lighting	District	District	District
Security	County	County	County
<b>Track Land</b>			
Land	FDOT	FDOT	FDOT
Water (if required)	NA	NA	NA
Sewer (if required)	NA	NA	NA
Drainage Systems	FDOT/District	FDOT/District	FDOT/District
Landscape	District	District	District
Irrigation	N/A	N/A	N/A
Lighting	FDOT	FDOT	FDOT
Security	FDOT	FDOT	FDOT
<b>Destination Parkway Improvements</b>			
	County	District / County*	District / County*
<b>Reclamation Facility Odor Control</b>			
	County	County	County
<b>Epic Boulevard Improvements **</b>			
	District	District / County	District / County

\*Orange County will not be maintaining any pedestrian structure(s).

\*\*The reclaimed water main will be Owned, Operated, and Maintained by the County

**Notes:** 1. Ownership, Operation and Maintenance designation is preliminary and subject to change based on further discussions.  
 2. Land donation is included for matching purposes related to financing; bond proceeds will not be utilized to acquire land.



## **EXHIBIT 9**

## EXHIBIT 9 Estimated Costs and Timetable

### Probable Schedule of Distribution (\$000's)

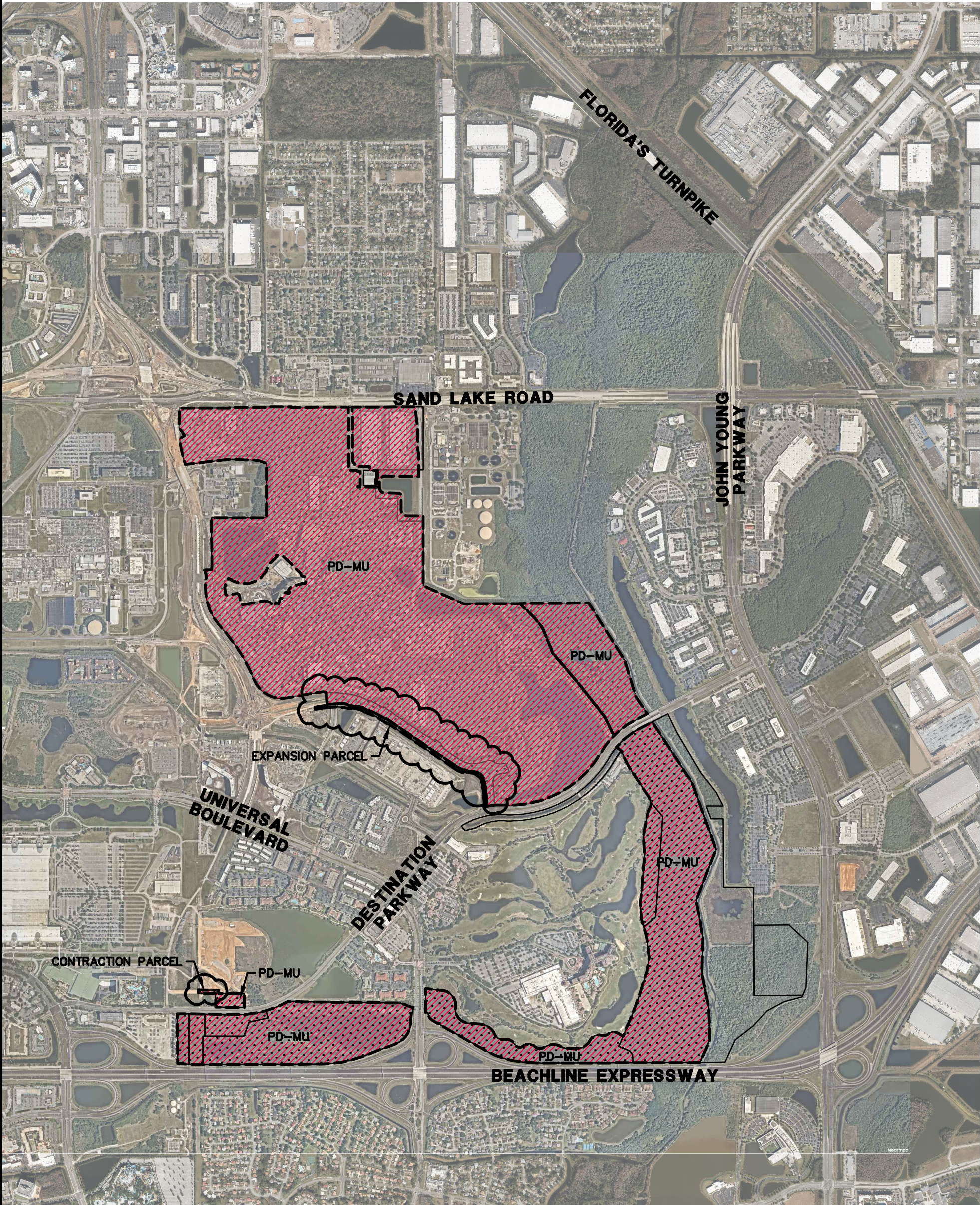
	2023	2024	2025	2026	2027	2028	2029	2030	Totals
Planning & Design for Transit Infrastructure	\$5,000	\$4,000	\$4,000	\$9,000	\$5,500	\$5,500			\$33,000
Transit Station Improvements*							\$35,000	\$58,000	\$93,000
Reclamation Facility Odor Control		\$10,000	\$25,000	\$5,000					\$40,000
Epic Boulevard Improvements				8,000					8,000
<b>GRAND TOTAL</b>	<b>\$5,000</b>	<b>\$14,000</b>	<b>29,000</b>	<b>\$22,000</b>	<b>\$5,500</b>	<b>\$5,500</b>	<b>\$35,000</b>	<b>\$58,000</b>	<b>\$174,000</b>

\*Includes Destination Parkway Improvements

## **EXHIBIT 10**



EXHIBIT 10  
FUTURE LAND USE



PD-MU - PLANNED DEVELOPMENT - MIXED USE

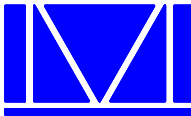
SOURCE: ORANGE COUNTY FLORIDA COMPREHENSIVE PLAN 2010-2030 GOALS, OBJECTIVES, & POLICIES. EFFECTIVE MAY 6, 2021.

2010-2030 COMPREHENSIVE PLAN, FUTURE LAND USE MAP

PARCEL LINES OBTAINED IN DIGITAL FORMAT FROM THE ORANGE COUNTY PROPERTY APPRAISER EFFECTIVE JUNE 4, 2022.



DATE  
DECEMBER 12, 2024



**McINTOSH ASSOCIATES**  
an LJA company  
1950 SUMMIT PARK DRIVE, SUITE 600  
ORLANDO, FL 32810 407.644.4068

ENGINEERS  
PLANNERS  
SURVEYORS



## **EXHIBIT 11**



# **STATEMENT OF ESTIMATED REGULATORY COSTS ACCOMPANYING THE PETITION TO AMEND THE BOUNDARIES OF THE SHINGLE CREEK TRANSIT AND UTILITY COMMUNITY DEVELOPMENT DISTRICT**

**December 2024**

**Prepared for:**

**Members of the County Commission,  
Orange County, Florida**

**Prepared on December 16, 2024**

**PFM Financial Advisors LLC**  
3501 Quadrangle Boulevard, Ste 270  
Orlando, FL 32817



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## STATEMENT OF ESTIMATED REGULATORY COSTS

### Shingle Creek Transit and Utility Community Development District

December 16, 2024

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#### 1.0 Introduction

##### 1.1 Purpose

This statement of estimated regulatory costs ("SERC") serves as an exhibit to the petition ("Petition") to amend the boundaries of the Shingle Creek Transit and Utility Community Development District ("District"). The District, upon establishment, covers approximately 719.185 acres of land. The District is requesting to amend the District's boundaries to add approximately 3.373 acres (the "Expansion Parcel") and remove approximately 0.378 acres (the "Contraction Parcel") from the District's boundaries. The District's amended boundaries will encompass a total of approximately 722.18 acres. The District is planned to include a mix of uses within the Project including the following: rides/attractions, retail, commercial and offices, warehouse space and parking to support the attraction development as well as the transit rail station and associated platforms. This development will be located on an estimated 384+/- acres within the District.

The lands within the District are located within the boundaries of Orange County, Florida ("County"). The District proposes to provide community services to the land uses planned for the District, as described in more detail below.

##### 1.2 Scope of the Analysis

The limitations on the scope of this SERC are explicitly set out in Section 190.002(2)(d), F.S. (governing community development district formation or alteration) as follows:

"That the process of establishing such a district pursuant to uniform general law be fair and *based only on factors material to managing and financing* the service delivery function of the district, so that *any matter concerning permitting or planning of the development is not material or relevant*" (emphasis added).



### 1.3 Overview of the Amended District

If the Expansion Parcel is added and the Contraction Parcel is removed from the Existing District, the Amended District would retain the ability to provide public infrastructure, services, and facilities, along with their operations and maintenance, to the properties remaining within the boundaries of the Amended District.

### 1.4 Requirements for Statement of Estimated Regulatory Costs

Section 120.541(2), F.S. defines the elements that a statement of estimated regulatory costs must contain:

- a) An economic analysis showing whether the rule directly or indirectly:
  1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule;
  2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implantation of the rule; or
  3. Is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.
- b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.
- c) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state and local revenues.
- d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local governmental entities, required to comply with the requirements of the rule. As used in this paragraph, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, and the cost of monitoring and reporting.
- e) An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S.





- f) Any additional information that the agency determines may be useful.
- g) In the statement or revised statement, whichever applies, a description of any good faith written proposal submitted under paragraph (1) (a) and either a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

**2.0 An economic analysis showing whether the ordinance amending the Existing District directly or indirectly will have an adverse impact on economic growth, private job creation or employment, private sector investment, business competitiveness or regulatory costs**

Section 120.541(2)(a), F.S., requires an economic analysis showing whether the proposed amendment to the Existing District's boundaries will directly or indirectly have an adverse impact on economic growth, job creation, employment, private sector investment, business competitiveness, or regulatory costs exceeding \$1 million in the aggregate within 5 years after the boundary amendment occurs. The simple answer is that the proposed amendment to the Existing District's boundaries will not have an adverse impact on economic growth, job creation, employment, private sector investment, business competitiveness, or regulatory costs. The District already exists and the proposed boundary amendment will not affect ongoing activities within the Amended District.

**3.0 A good faith estimate of the number of individuals and entities likely to be required to comply with the ordinance, together with a general description of the types of individuals likely to be affected by the ordinance**

If the boundary amendment is approved, the owner(s) of the Contraction Parcel will not be subject to the District's jurisdiction or potential assessments. The owners and future residents within the Amended District (inclusive of the Expansion Parcel) will be and continue to be located within the boundaries of the District and will continue to receive District services and benefit from the construction of the District's Capital Improvement Plan.



#### **4.0 Good faith estimate of the cost to state and local government entities, of implementing and enforcing the proposed ordinance, and any anticipated effect on state and local revenues**

##### **4.1 Costs to Governmental Agencies of Implementing and Enforcing Ordinance**

###### State Governmental Entities

There will be only modest costs to various Florida (“State”) governmental entities due to the amendment of the District’s boundaries. The County is the government having jurisdiction over the proposed boundary amendment, pursuant to Section 190.005(2), F.S. As a result, the State will incur no costs in reviewing the petition to amend the District’s boundaries and the State will not be required to hold any public hearings on the matter.

The ongoing costs to various State entities to implement and enforce the District’s boundary amendment will be minimal, if any. The required annual reports the Amended District must file with the State are outlined in the attached Appendix. However, the District must already file all these reports. Thus, there will be no additional reporting or monitoring costs on the part of the State related to the District’s boundary amendment. The District is only one of many governmental subdivisions required to submit various reports to the State. Additionally, pursuant to Section 189.064, F.S., the Amended District will pay an annual fee to the State Department of Economic Opportunity to offset such processing costs.

###### Orange County, Florida

The costs to the County due to the amendment of the District’s boundaries will be modest, if any. The County is the government having jurisdiction over the proposed boundary amendment, pursuant to Section 190.005(2), F.S. The County may incur costs in reviewing the petition to amend the District’s boundaries and holding a public hearing on the matter; provided, however, the potential costs are offset by a filing fee included with the petition. Additionally, the County approved the ordinance establishing the Existing District in 2023 and County staff may be generally familiar with the District based on review of the establishment petition.

##### **4.2 Impact on State and Local Revenues**

Adoption of the proposed ordinance will have no negative impact on State or County revenues. The District is an independent unit of local government. The District is designed to provide community facilities and services to serve the Project.



Any non-ad valorem assessments levied by the District will not count against any millage caps imposed on other taxing authorities providing services to the lands within the District. It is also important to note that any debt obligations the District may incur are not debts of the State of Florida or any other unit of local government. Pursuant to Florida law, debts of the District are strictly its own responsibility.

## 5.0 A good faith estimate of the transactional costs likely to be incurred by individuals and entities required to comply with the requirements of the ordinance

The District may impose non-ad valorem assessments on the properties within its boundaries to fund the both the installation of its public infrastructure and for the ongoing operation and maintenance of this infrastructure. Community development districts are efficient providers of maintenance services as they are subject to government bidding requirements, professionally managed, and have the ability to place non-ad valorem assessments on the County tax roll to fund these activities. A good faith estimate of the costs of the District's public infrastructure is found below in Table 2.

**Table 2. Proposed District Capital Improvements\* Cost Estimates**

	Totals
Planning & Design for Transit Infrastructure	\$33,000,000
Transit Station Improvements*	\$93,000,000
Reclamation Facility Odor Control	\$40,000,000
Epic Boulevard Improvements	\$8,000,000
<b>GRAND TOTAL</b>	<b>\$174,000,000</b>

Source: Kimley Horn; \*not all improvements may be owned, operated, and maintained by the CDD

\*includes Destination Parkway Improvements

The public improvements outlined above will likely be funded through the District's issuance of long-term bond debt. Repayment of the District's bond debt will be secured by assessments levied on all properties within the District in proportion to the relative benefit received by each property within the District. Thus, the properties located within the District will be the sole security for the repayment of any debt issued by the District.

It is important to note that the costs incurred by the District in providing its infrastructure and services are typical for development of the type contemplated here. In other words, there is nothing peculiar about the District's financing activities that would require additional funding over and above what would normally be needed as a result of the boundary amendment. Therefore, these costs are not in addition to normal development costs. Thus, District-imposed assessments for operations and maintenance costs will be similar to what would be charged in any event by a property owners' association common to most master planned commercial developments.



Real estate markets are generally efficient, because property owners evaluate all of the costs and benefits associated with various alternative locations. The operations and maintenance charges for property within the Project must be in line with the competition. Furthermore, the decision by new property owners to locate within the District is completely voluntary. So, ultimately, all owners and users of the affected property choose to accept the District's costs in exchange for the benefits that the District provides.

**6.0 An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S.**

The combined expansion and contraction of the Existing District's boundaries will have little to no impact on small businesses. If anything, the impact may be positive. This is because the District must competitively bid certain of its contracts. This affords small businesses the opportunity to bid on District work.

The District is not located within a county with a population of less than 75,000 or within a City with a population of less than 10,000. Therefore, the proposed District is not located in either a county or City that is defined as "small" by Section 120.52, F.S.

**7.0 Any additional useful information.**

PFM Financial Advisors LLC certifies that this SERC meets the requirements for a SERC as set out in Chapter 120.541, F.S.

PFM Financial Advisors LLC has developed over 100 SERCs for various clients. Below is a listing of some of the other community development district clients for which we have prepared SERCs.

- The Lake Nona "Family" of Community Development Districts in Orlando
- Urban Orlando (Baldwin Park) Community Development District in Orlando
- The Villages "Family" of Community Development Districts in Lake, Sumter, and Marion Counties
- Winter Garden Village at Fowler Groves Community Development District in Winter Garden
- Highlands Community Development District in Tampa
- The Tradition "Family" of Community Development Districts in Port St. Lucie



## APPENDIX

### LIST OF DISTRICT REPORTING REQUIREMENTS

REPORT	FLORIDA STATUTE SECTION	DATE
Annual Financial Audit	218.39	9 months after end of fiscal year
Annual Financial Report (AFR)	218.32	Within 45 days after delivery of audit
Financial Disclosure Form 1	112.3145	By July 1
Public Depositor	280.17	By November 30
Proposed Budget	190.008	By June 15
Adopted Budget	190.008	By October 1
Public Facilities Report	189.08	Initial report w/in 1 year of creation, Updates every 7 years
Public Meetings Schedule	189.015	Beginning of fiscal year
Notice of Bond Issuance	218.38	Within 120 days after delivery
Registered Agent	189.014	30 days after first Board Meeting
Notice of Establishment	190.0485	30 days after formation
Creation Documents	189.016	30 days after adoption
Notice of Public Finance	190.009	After financing

## **EXHIBIT 12**

**BEFORE THE BOARD OF COUNTY COMMISSIONERS  
OF ORANGE COUNTY, FLORIDA**

IN RE: PETITION TO AMEND THE BOUNDARIES OF )  
SHINGLE CREEK TRANSIT AND UTILITY )  
COMMUNITY DEVELOPMENT DISTRICT )

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**AFFIDAVIT OF PETITION AND AUTHORIZATION OF AGENT**

STATE OF FLORIDA  
COUNTY OF ORANGE

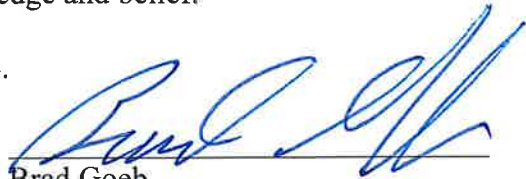
I, Brad Goeb, Chairperson of the Shingle Creek Transit and Utility Community Development District (the "District"), being first duly sworn, do hereby state for my affidavit as follows:

1. I have personal knowledge of the matters set forth in this affidavit.
2. My name is Brad Goeb, and I am the Chairperson of the District.
3. Pursuant to Resolution 2025-07 of the Board of Supervisors of the District, I am authorized to act on behalf of the Board to take all action necessary in relation to the Petition to Amend the Boundary of the District.
4. In my capacity as Chairperson, I have reviewed the contents of the Petition to Amend the Boundaries of the District, and its exhibits, and find it to be true and correct.
5. Lindsay C. Whelan, Tucker F. Mackie and Ryan Dugan, 107 West College Avenue, Tallahassee, Florida 32301 are designated to act as agents for the District with regard to any and all matters pertaining to the Petition to Amend the Boundaries of the District before the Board of County Commissioners of Orange County,

Florida pursuant to Chapter 190, *Florida Statutes*. This authorization shall remain in effect until revoked in writing.

Under penalties of perjury, I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

Executed this 16<sup>TH</sup> day of December, 2024.



Brad Goeb  
Chairperson, Board of Supervisors

**STATE OF FLORIDA  
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 16<sup>TH</sup> day of December, 2024, by Brad Goeb, as Chairperson of the Board of Supervisors of the Shingle Creek Transit and Utility Community Development District, for and on behalf of the District, who is ☒ is personally known to me or ☐ produced \_\_\_\_\_ as identification.

[NOTARY SEAL]

Edward F. McHugh  
Print Name: Edward F. McHugh  
Notary Public, State of Florida

