



Orange County Government

Orange County
Administration Center
201 S Rosalind Ave.
Orlando, FL 32802-1393

Legislation Text

File #: 25-203, **Version:** 1

Interoffice Memorandum

DATE: January 21, 2025

TO: Mayor Jerry L. Demings and County Commissioners

THROUGH: Mindy T. Cummings, Manager

FROM: Sara Solomon, Senior Title Examiner

CONTACT: Mindy T. Cummings, Manager

PHONE: 407-836-7090

DIVISION: Real Estate Management Division

ACTION REQUESTED:

Approval and execution of Third Drainage Easement Modification and Partial Release of Easement by and among Orange County, Universal City Development Partners, Ltd., and Housing for Tomorrow Corp.; Partial Release of Drainage Easement by and between Orange County and Housing for Tomorrow Corp.; Partial Release of Drainage and Access Easement by and between Orange County and Housing for Tomorrow Corp.; and authorization to record instruments for Catchlight Crossings. District 6. **(Real Estate Management Division)**

PROJECT: Catchlight Crossings

PURPOSE: To provide for access, construction, operation, and maintenance of drainage and sewer facilities in connection with development.

ITEM:

Third Drainage Easement Modification and Partial Release of Easement

Revenue: Donation

Released size: .882 acres

Modified size: .695 acres

Partial Release of Drainage Easement

Revenue: Donation

Released size: .013 acres

Partial Release of Drainage and Access Easement

Revenue: Donation

Released size: .653 acres

BUDGET: NA

REVENUE: NA

FUNDS: NA

APPROVALS:

Real Estate Management Division

Public Works Department - Development Engineering Division

REMARKS: The Board approved Case CDR 22-02-054 on October 25, 2022. Condition of Approval #10 requires all easements in conflict with proposed vertical construction must be vacated and/or modified with suitable replacement easements prior to vertical permit issuance. This action allows for modification and release of certain easement areas to unencumber those areas and allow for the vertical construction of the affordable housing development, Catchlight Crossings. Developer to pay recording costs.

RECITALS

A. County and Universal City Property Management Company III, a Delaware corporation (“UCPMC”) entered into that certain “Drainage and Easement Modification Agreement” dated May 2, 2000, and recorded on May 24, 2000, in Official Records Book 6009, Page 1671, of the Public Records of Orange County, Florida (the “**Original Easement**”).

B. The Original Easement was subsequently amended by: (i) that certain “First Addendum to Drainage and Easement Modification Agreement” dated December 19, 2000, and recorded on December 28, 2000, in Official Records Book 6159, Page 1936, of the Public Records of Orange County, Florida (the “**First Addendum**”); (ii) that certain “Second Addendum to Drainage and Easement Modification Agreement” dated November 29, 2005, and recorded on December 30, 2005, in Official Records Book 8396, Page 4773, of the Public Records of Orange County, Florida (the “**Second Addendum**”); (iii) that certain “Drainage Easement Modification” dated January 15, 2008, and recorded on January 18, 2008, in Official Records Book 9571, Page 2672, of the Public Records of Orange County, Florida (the “**First Modification**”); and (iv) that certain “Second Drainage Easement Modification” dated October 19, 2023, and recorded on October 23, 2023, under Document Number 20230614265, of the Public Records of Orange County, Florida (the “**Second Modification**”).

C. Satisfaction, completion and implementation of certain provisions of the Original Easement, as amended, has been evidenced of record by: (i) that certain “Design Engineer’s Certificate of Completion” dated May 31, 2000, and recorded on June 1, 2000, in Official Records Book 6013, Page 1399, of the Public Records of Orange County, Florida (the “**Phase I Certificate**”); and (ii) that certain “Design Engineer’s Certificate of Completion” dated December 28, 2000, and recorded on December 29, 2000, in Official Records Book 6160 Page 4607, of the Public Records of Orange County, Florida (the “**Phase II Certificate**”).

D. The Original Easement, as amended by the First Addendum, the Second Addendum, the First Modification, and the Second Modification, and as affected by the Phase I Certificate and the Phase II Certificate, are hereinafter, collectively referred to as the “**Amended Agreement**”.

E. Pursuant to the Phase I Certificate, the Design Engineer (as defined in the Phase I Certificate) certified that the improvements associated with Phase I of the New Drainage System (as defined in the Original Easement) had been completed and that, as a result, (i) the Released Easement Areas (as defined in the Original Easement) were thus released from any and all rights of County as specified in the “**Existing Easements**” (as defined in the Original Easement) and the Original Easement, and (ii) the “**New Easement Property**” (as defined in the Phase I Certificate) was thus subject to the Original Easement.

F. In accordance with permits and approvals issued by County prior to the Third Modification Effective Date (including Permit 22-E-154 and Case CDR-22-02-054) (collectively, “**Permits and Approvals**”), portions of the UCPMC Property (as defined in the Amended Agreement) are currently being developed. As a condition of approval to such Permits and Approvals it is necessary that the Amended Agreement be modified: (i) to release from the lien and encumbrance of the Amended Agreement those two (2) portions of the New Easement

Property and the “**New Over Canal**” (as defined in the Amended Agreement) described in **Exhibit A** attached hereto and incorporated herein by reference (collectively, the “**Third Released Easement Areas**”), which Third Released Easement Areas are no longer required as a result of drainage facility modifications being made in connection with such development activities- (collectively, the “**Drainage Modifications**”); and (ii) to substitute, in replacement of the Third Released Easement Areas, the easement areas described on **Exhibit B-1** and **Exhibit B-2**, each attached hereto and made a part hereof, (collectively, the “**Third Modification Substitute Easement Areas**”) which Third Modification Substitute Easement Areas are now required as a result of the Drainage Modifications.

G. Section 5(C) of the Original Easement provides, in part, that “UCPMC shall have the right to modify, alter, reconfigure, realign and otherwise relocate any part or all of the New Over Canal or New Drainage System, on the UCPMC Property or any portion of the UCPMC Master Drainage System” in accordance with the terms and provisions set forth in the Amended Agreement.

H. Section 15 of the Original Easement provides in part, that “No supplement, modification, or waiver of this Agreement shall be binding unless executed in writing by the Party to be bound thereby and County, UCDP, and HFTC (collectively, the “**Parties**”) are the only persons, entities, and/or individuals to be bound by this Third Modification.

I. As of the Third Modification Effective Date, County remains the sole holder of the rights, privileges, easements, and interests granted to County by the Amended Agreement.

J. Section 12 of the Original Easement provides that “All of the provisions herein shall inure to the benefit of the Parties hereto and their successors and interests in title.”

K. UCDP and HFTC are successors-in-interest to UCPMC as to the Amended Agreement, and, as of the Third Modification Effective Date, are collectively the sole owners in fee simple of both the Third Released Easement Areas and the Third Modification Substitute Easement Areas, with UCDP being the owner of the southeastern/smaller of the two Third Released Easement Areas and the Third Modification Substitute Easement Area described on **Exhibit B-1**, and HFTC being the owner of the northwestern/larger of the two Third Released Easement Areas and the Third Modification Substitute Easement Area described on **Exhibit B-2**.

L. The Parties desire to enter into this Third Modification for the purposes of releasing the Third Released Easement Areas from the lien and encumbrance of the Amended Agreement, substituting the Third Modification Substitute Easement Areas in replacement of the Third Released Easement Areas, and setting forth such other amendments to the Amended Agreement as set forth herein.

NOW, THEREFORE, for and in consideration of the mutual premises and covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. **Recitals; Exhibits; Definitions.** The recitals set forth above are true and correct and are incorporated hereby by this reference. The exhibits attached hereto are incorporated herein

by reference. Defined (capitalized) terms used herein, but not defined herein, shall have the meanings given to such terms by the Amended Agreement.

2. **Release of Third Released Easement Areas; Substitution of Third Modification Substitute Easement Areas.** County hereby releases the Third Released Easement Areas from the lien and encumbrance of the Amended Agreement, from any and all easements referred to therein (including without limitation from the Existing Easements), and from all terms and provisions thereof, which Third Released Easement Areas will henceforth no longer be considered part of the New Easement Property or the New Over Canal. This release is binding upon County and shall inure to the benefit of UCDP and HFTC and their respective successors-in-title. For avoidance of any doubt, this release applies only to the Third Released Easement Areas described in attached **Exhibit A**. UCDP does hereby substitute in place of the Third Released Easement Areas the Third Modification Substitute Easement Area described on **Exhibit B-1**, and HFTC does hereby substitute in place of the Third Released Easement Areas the Third Modification Substitute Easement Area described on **Exhibit B-2**, which Third Modification Substitute Easement Areas shall hereafter be a part of the New Easement Property and shall be subject to all terms and conditions applicable to the New Easement Property under the Amended Agreement.

3. **Effect; Conflicts.** Except as modified herein, all other terms and provisions of the Amended Agreement are hereby ratified and confirmed and shall remain in full force and effect. In the event of any conflict between the provisions of this Third Modification and the provisions of the Amended Agreement, the provisions of this Third Modification shall control.

[signature pages and exhibits follow]

IN WITNESS WHEREOF, the parties have caused this Third Modification to be executed effective as of the Third Modification Effective Date.



“COUNTY”

ORANGE COUNTY, FLORIDA

By: Board of County Commissioners

By: B. Demings
for Jerry Demings
Orange County Mayor

Date: 25 February 2025

ATTEST: Phil Diamond, CPA, County Comptroller
As Clerk of the Board of County Commissioners

BY: Jennifer Lara-Klimetz
Deputy Clerk
se
Jennifer Lara-Klimetz
Printed Name

IN WITNESS WHEREOF, the parties have caused this Third Modification to be executed effective as of the Third Modification Effective Date.

Signed, sealed and delivered
in the presence of:

“UCDP”

UNIVERSAL CITY DEVELOPMENT
PARTNERS, LTD.
a Florida limited partnership

By: Universal City Florida Holdings Co. II,
a Florida general partnership,
its General Partner

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

Rebecca Swander
Rebecca Swander
Print Name

Address: 1000 Universal Studios Plaza
Orlando FL 32819

By: John L. McReynolds
Name: John L. McReynolds
Title: SVP, External Affairs

Nancy L. Chaves
Print Name

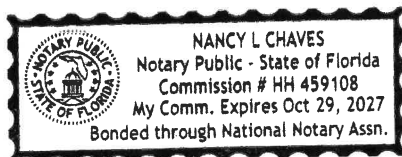
Address: 1000 Universal Studios Plaza
Orlando, FL 32819

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 17th day of January, 2025, by John L. McReynolds, as SVP, External Affairs 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 entities. He (She) ☒ is personally known to me or ☐ has produced _____ as identification.

(NOTARY SEAL)

[Signature]
Notary Public Signature



Project: Catchlight Crossings

MORTGAGEE'S JOINDER AND CONSENT TO THIRD MODIFICATION

The undersigned, JPMORGAN CHASE BANK, N.A., a national banking association ("Chase") hereby certifies that it is the holder of the following security instruments:

Title of Security Instrument	Date of Recording	Recording Reference
Construction Leasehold Mortgage, Security Agreement, Assignment of Leases and Rents and Fixture Filing (the " Chase Mortgage ").	October 31, 2023	20230633257
State of Florida Uniform Commercial Code Financing Statement Form,	November 2, 2023	20230637935
Recognition, Attornment and Assent to Leasehold Security Instrument (Junior and Senior Mortgage)	November 2, 2023	20230637939
Subordination Agreement	November 2, 2023	20230637940

and recorded in the Public Records of Orange County, Florida, and other recorded and/or unrecorded documents, agreements, and instruments related to the "Loan" described and defined in the Chase Mortgage (collectively, the "**Security Instruments**").

By its execution below, Chase hereby joins in and consents to the execution and recording of the foregoing Third Modification to which this "Mortgagee's Joinder and Consent to Third Modification" (the "**Chase Joinder**") is attached, to the terms and conditions of such Third Modification, and agrees that the Security Instruments, as they have been, and as they may be, modified, amended, and/or assigned from time to time, shall be subordinated to the Amended Agreement, as amended by the Third Modification, as said Amended Agreement, as amended by the Third Modification, may be further modified, amended, and/or assigned from time to time (collectively, the "**Further Amended Agreement**").

Furthermore, in the event that Chase, any successor and/or assign of Chase, and/or any other person, entity, and/or individual acquires any interest in the lands subject to the Further Amended Agreement pursuant to and/or under any or all of the Security Instruments, then Chase agrees that the rights, benefits, privileges, duties, and obligations of County and of the other parties to the Further Amended Agreement (as set forth in the Further Amended Agreement) shall not be disturbed or impaired, and that Chase, such successor and/or assign of Chase, and/or such other person, entity, and/or individual shall be bound by, and the lands subject to the Further Amended Agreement shall be encumbered by, the Further Amended Agreement and the terms and conditions thereof.

Defined (capitalized) terms used in this Chase Joinder, but not defined herein, shall have the meanings given to such terms by the Third Modification.

{Signature on following page}

Project: Catchlight Crossings

IN WITNESS WHEREOF, the undersigned has duly executed this Mortgagee's Joinder and Consent to Third Modification as of the date of the signature set forth below.

Signature of TWO witnesses and their mailing addresses are required by Florida law, F.S. 695.26

WITNESS #1

Ashlyn Moore
Signature

Ashlyn Moore
Print Name

Mailing Address: 100 N. TAMPA ST

City: TAMPA State: FL

Zip Code: 33602

WITNESS #2

Katrina Balentyne
Signature

Katrina Balentyne
Print Name

Mailing Address: 100 N. TAMPA ST.

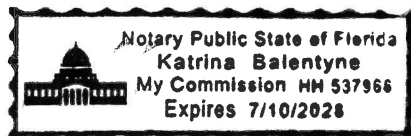
City: TAMPA State: FL

Zip Code: 33602

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 2 day of January, 2025, by Tammy Haylock-Moore as Authorized Officer, of JPMorgan Chase Bank, N.A., a national banking association, on behalf of the association. The individual ☐ is personally known to me or ☒ has produced DRIVER'S LICENCE as identification.

(Notary Stamp)



MORTGAGEE

JPMorgan Chase Bank, N.A.,
a national banking association

By: Tammy Haylock-Moore
Signature

TAMMY HAYLOCK-MOORE
Print Name

Authorized Officer
Title

Katrina Balentyne
Notary Signature

Katrina Balentyne
Print Notary Name

Notary Public of: State of Florida

My Commission Expires: July 10, 2028

Project: Catchlight Crossings

MORTGAGEE'S JOINDER AND CONSENT TO THIRD MODIFICATION

The undersigned, FLORIDA COMMUNITY LOAN FUND, INC., a Florida not for profit corporation, ("FCLF") hereby certifies that it is the holder of the following security instruments:

Title of Security Instrument	Date of Recording	Recording Reference
Leasehold Mortgage and Security Agreement (Catchlight Crossings/A Loan) (" A Loan Mortgage ")	November 2, 2023	20230637936
Assignment of Leases, Rents and Contract Rights (Catchlight Crossings/A Loan)	November 2, 2023	20230637937
UCC-1 Financing Statement	November 2, 2023	20230637938
Recognition, Attornment and Assent to Leasehold Security Instrument (Junior and Senior Mortgage)	November 2, 2023	20230637939
Subordination Agreement	November 2, 2023	20230637940
Leasehold Mortgage and Security Agreement (Catchlight Crossings/B-I Loan) (" B-I Loan Mortgage ")	November 3, 2023	20230640189
Assignment of Leases, Rents and Contract Rights (Catchlight Crossings/B-I Loan)	November 3, 2023	20230640190
State of Florida Uniform Commercial Code Financing Statement Form	November 3, 2023	20230640191
Capital Magnet Fund Compliance Addendum	November 3, 2023	20230640192
Leasehold Mortgage and Security Agreement (Catchlight Crossings/B-II Loan) (" B-II Loan Mortgage ")	November 3, 2023	20230640195
Assignment of Leases, Rents and Contract Rights	November 3, 2023	20230640196
State of Florida Uniform Commercial Code Financing Statement Form	November 3, 2023	20230640252
Capital Magnet Fund Compliance Addendum	November 3, 2023	20230640253

and recorded in the Public Records of Orange County, Florida, and other recorded and/or unrecorded documents, agreements, and instruments related to the "Loan" described and defined

Project: Catchlight Crossings

in the A Loan Mortgage, to the “Loan” described and defined in the B-I Loan Mortgage, and/or to the “Loan” described and defined in the B-II Loan Mortgage (collectively, the “**Security Instruments**”).

By its execution below, FCLF hereby joins in and consents to the execution and recording of the foregoing Third Modification to which this “Mortgagee’s Joinder and Consent to Third Modification” (the “**FCLF Joinder**”) is attached, to the terms and conditions of such Third Modification, and agrees that the Security Instruments, as they have been, and as they may be, modified, amended, and/or assigned from time to time, shall be subordinated to the Amended Agreement, as amended by the Third Modification, as said Amended Agreement, as amended by the Third Modification, may be further modified, amended, and/or assigned from time to time (collectively, the “**Further Amended Agreement**”).

Furthermore, in the event that FCLF, any successor and/or assign of FCLF, and/or any other person, entity, and/or individual acquires any interest in the lands subject to the Further Amended Agreement pursuant to and/or under any or all of the Security Instruments, then FCLF agrees that the rights, benefits, privileges, duties, and obligations of County and of the other parties to the Further Amended Agreement (as set forth in the Further Amended Agreement) shall not be disturbed or impaired, and that FCLF, such successor and/or assign of FCLF, and/or such other person, entity, and/or individual shall be bound by, and the lands subject to the Further Amended Agreement shall be encumbered by, the Further Amended Agreement and the terms and conditions thereof.

Defined (capitalized) terms used in this FCLF Joinder, but not defined herein, shall have the meanings given to such terms by the Third Modification.

{Signature on following page}

Project: Catchlight Crossings

IN WITNESS WHEREOF, the undersigned has duly executed this Mortgagee's Joinder and Consent to Third Modification as of the date of the signature set forth below.

Signature of TWO witnesses and their mailing addresses are required by Florida law, F.S. 695.26

WITNESS #1

Shante' Riley
Signature

Shante' Riley
Print Name

Mailing Address: 800 N Magnolia Ave, Ste 106

City: Orlando State: FL

Zip Code: 32803

WITNESS #2

Janet de Gueheny
Signature

Janet de Gueheny
Print Name

Mailing Address: 800 N Magnolia Ave, #106

City: Orlando State: FL

Zip Code: 32803

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 3 day of January, 2025, by Ignacio Esteban, as CEO, of Florida Community Loan Fund, Inc., a Florida not for profit corporation, on behalf of the corporation. The individual ☒ is personally known to me or ☐ has produced _____ as identification.

(Notary Stamp)



SHANTÉ J. RILEY
Commission # HH 443393
Expires September 13, 2027

MORTGAGEE

Loan Fund

Florida Community Fund Loan, Inc.,
a Florida not for profit corporation

By: Ignacio Esteban

Signature

IGNACIO ESTEBAN

Print Name

CEO

Title

Shante' Riley

Notary Signature

Shante' Riley

Print Notary Name

Notary Public of: Florida

My Commission Expires: September 13, 2027

Project: Catchlight Crossings

JOINDER AND CONSENT TO THIRD MODIFICATION

The undersigned, WENDOVER HOUSING FOR TODAY, LLC., a Delaware limited liability company, (“**Wendover**”) hereby certifies that it is the tenant described in the following encumbrances (collectively, the “**Encumbrances**”):

Title of Instrument	Date of Recording	Recording Reference
Ground Lease between Housing for Tomorrow Corp. and Wendover Housing for Today, LLC	January 13, 2022	Doc # 20220033829, Public Records of Orange County, Florida
First Amendment to Memorandum of Ground Lease	October 31, 2023	Doc # 20230633253, Public Records of Orange County, Florida
Unrecorded Master Development Agreement dated November 29, 2021, as amended by First Amendment to Master Development Agreement dated October 25, 2023	N/A	N/A

By its execution below, Wendover hereby joins in and consents to the execution and recording of the foregoing Third Modification to which this “Joinder and Consent to Third Modification” (this “**Wendover Joinder**”) is attached, to the terms and conditions of such Third Modification, and agrees that the Encumbrances, as they have been, and as they may be, modified, amended, and/or assigned from time to time, shall be subordinated to the Amended Agreement, as amended by the Third Modification, as said Amended Agreement, as amended by the Third Modification, may be further modified, amended, and/or assigned from time to time (collectively, the “**Further Amended Agreement**”).

Furthermore, in the event that Wendover, any successor and/or assign of Wendover, and/or any other person, entity, and/or individual acquires any interest in the lands subject to the Further Amended Agreement pursuant to and/or under any or all of the Encumbrances, then Wendover agrees that the rights, benefits, privileges, duties, and obligations of County and of the other parties to the Further Amended Agreement (as set forth in the Further Amended Agreement) shall not be disturbed or impaired, and that Wendover, such successor and/or assign of Wendover, and/or such other person, entity, and/or individual shall be bound by, and the lands subject to the Further Amended Agreement shall be encumbered by, the Further Amended Agreement and the terms and conditions thereof.

Defined (capitalized) terms used in this Wendover Joinder, but not defined herein, shall have the meanings given to such terms by the Third Modification.

{Signature on following page}

Project: Catchlight Crossings

IN WITNESS WHEREOF, the undersigned has duly executed this Joinder and Consent to Third Modification as of the date of the signature set forth below.

Signature of TWO witnesses and their mailing addresses
are required by Florida law, F.S. 695.26

WITNESS #1

[Signature]
Signature

VICTORIA P. SIPLIN
Print Name

Mailing Address: Wendover Housing Partners, LLC
1105 Kensington Park Drive
City: Suite 200 State: Altamonte Springs, FL 32714
Zip Code: _____

WITNESS #2

[Signature]
Signature

DAVID L. PETER
Print Name

Mailing Address: Wendover Housing Partners, LLC
1105 Kensington Park Drive
City: Suite 200 State: Altamonte Springs, FL 32714
Zip Code: _____

STATE OF Florida
COUNTY OF Seminole

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization
this 31st day of December, 2024, by Johnathan L. Wolf as Manager of Wendover Housing for Today,
LLC, a Delaware limited liability company, on behalf of the company. The individual ☒ is personally known to
me or ☐ has produced _____ as identification.

(Notary Stamp)



SANDRA SOSA
Commission # HH 420144
Expires July 12, 2027

Wendover Housing for Today, LLC,
a Delaware limited liability company

By: [Signature]
Jonathan L. Wolf
Manager
Title

Mailing Address: Wendover Housing Partners, LLC
City: 1105 Kensington Park Drive
Suite 200
Zip Code: Altamonte Springs, FL 32714

[Signature]
Notary Signature

Print Notary Name Sandra Sosa
Notary Public of: Florida
My Commission Expires: July 12, 2027

EXHIBIT A

Third Released Easement Areas (HFTC AND UCDP)

[see attached one (1) legal and sketch of description totaling two (2) pages]

SKETCH OF DESCRIPTION

- SEE SHEET 2 FOR SKETCH

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

EXHIBIT "A" - THIRD RELEASED
EASEMENT AREA (HFT AND UCDP)

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 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 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; 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 continue N00°20'10"W along said West line, 112.89 feet to the Westerly line of the Drainage Easement (realignment of Newover Canal), as described in Official Records Book 6009, Page 1671, and Official Records Book 6013, Page 1399, of said Public Records, and a non-tangent curve concave Southwesterly having a radius of 969.97 feet and a chord bearing of S43°46'07"E; thence departing said West line, run Southeasterly along said Westerly line and the arc of said curve through a central angle of 04°33'00" for a distance of 77.03 feet to POINT OF BEGINNING #1; thence continue Southeasterly along said Westerly line and the arc of said curve having a radius of 969.97 feet and a chord bearing of S39°15'41"E, through a central angle of 04°27'52" for a distance of 75.58 feet to the South line of lands described in Official Records Document No. 20220183573, of said Public Records, and a non-tangent line; thence departing said Westerly line, run S89°18'04"E along said South line, 179.84 feet to the Easterly line of said Drainage Easement, and REFERENCE POINT "A"; thence departing said South line, run N35°20'30"W along said Easterly line, 77.24 feet to the point of curvature of a curve concave Southwesterly having a radius of 1114.96 feet and a chord bearing of N42°22'46"W; thence Northwesterly along said Easterly line and the arc of said curve through a central angle of 14°04'31" for a distance of 273.90 feet to the East line of the 135.00 foot wide Orlando Utilities Commission Easement, as described in Official Records Book 1853, Page 949 of said Public Records, and a non-tangent line; thence S00°20'10"E along said East line, 204.14 feet to POINT OF BEGINNING #1; thence return to aforesaid REFERENCE POINT "A" and run the following five (5) courses along the aforesaid Easterly line of said Drainage Easement: S35°20'30"E, 76.98 feet to the point of curvature of a curve concave Northeasterly having a radius of 219.99 feet and a chord bearing of S35°46'44"E; thence Southeasterly along the arc of said curve through a central angle of 00°52'28" for a distance of 3.36 feet to POINT OF BEGINNING #2; thence continue Southeasterly along the arc of said curve concave Northeasterly having a radius of 219.99 feet and a chord bearing of S63°00'12"E; through a central angle of 53°34'28" for a distance of 205.70 feet to the point of tangency; thence S89°47'26"E, 106.36 feet; thence S00°12'34"W, 14.50 feet to the South line of said Drainage Easement; thence N89°18'04"W along said South line, 235.66 feet; thence departing said South line, run N40°50'28"W, 71.98 feet; thence N00°19'30"W, 47.57 feet to POINT OF BEGINNING #2; bearings and distances are based on the Florida State Plane Coordinate System East Zone, NAD 83 (2011) epoch 2010.00; the reciprocal grid factor is 1.000034632.

Together containing 0.882 acres (38,407 square feet) more or less and being subject to any rights-of-way, restrictions and easements of record.

NOTES

- This is not a survey.
- Bearings and distances shown hereon are pursuant to the Florida State Plane Coordinate System East Zone, NAD 83 (2011) epoch 2010.00, Northerly Right-of-way of Destination Parkway, as described in Official Records Book 10850, Page 4329, of the Public records of Orange County, Florida, being S89°18'04"E (measured), S89°30'38"E (described) (U.S. Survey Foot).
- This Sketch of Description does not depict any easements of record that may be within or adjoining the lands described hereon.

LEGEND

L1	LINE NUMBER	N/A	NOT APPLICABLE
C1	CURVE NUMBER	NO.	NUMBER
DOC#	ORANGE COUNTY OFFICIAL RECORDS DOCUMENT NUMBER	NT	NON-TANGENT
UCDP	UNIVERSAL CITY DEVELOPMENT PARTNERS	(NR)	NON-RADIAL
SLRC	SAND LAKE ROAD COMPLEX	ORB	OFFICIAL RECORDS BOOK
HFT	HOUSING FOR TODAY	PB	PLAT BOOK
OHL	OHL HOLDINGS, LLC	PG(S)	PAGE(S)
SEC 6-24-29	SECTION 6, TOWNSHIP 24 SOUTH, RANGE 29 EAST	PC	POINT OF CURVATURE
POB	POINT OF BEGINNING	PT	POINT OF TANGENCY
PKA	PREVIOUSLY KNOWN AS	(R)	RADIAL
		R/W	RIGHT-OF-WAY
		IL	PROPERTY LINE

PREPARED FOR:

UNIVERSAL CITY DEVELOPMENT PARTNERS, LTD.

UCDP (SLRC) - HOUSING FOR TODAY

DRAINAGE EASEMENT PARTIAL TERMINATION - 6009/1671, 6013/1399

5/8/24	DLL	REVISED PER ORANGE COUNTY COMMENTS
4/30/24	DLL	REVISED PER ORANGE COUNTY COMMENTS
1/27/23	MKS	REVISED BOUNDARY & LEGAL DESCRIPTION
DATE	BY	DESCRIPTION

REVISIONS



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

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

Donald L Lambert Digitally signed by Donald L Lambert
Date: 2024.05.08 13:43:18 -04'00'

Donald L Lambert May 08, 2024
Florida Professional Surveyor and Mapper
Certificate No. 7097
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL, OR
AN ELECTRONIC SIGNATURE (SJ-17.062(3) F.A.C.), OF A
FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.

DRAWN BY: MKS

DATE: 09/2022

CHECKED BY: DLL

JOB NO.

20510.002

SCALE

N/A

SHEET 1

OF 2

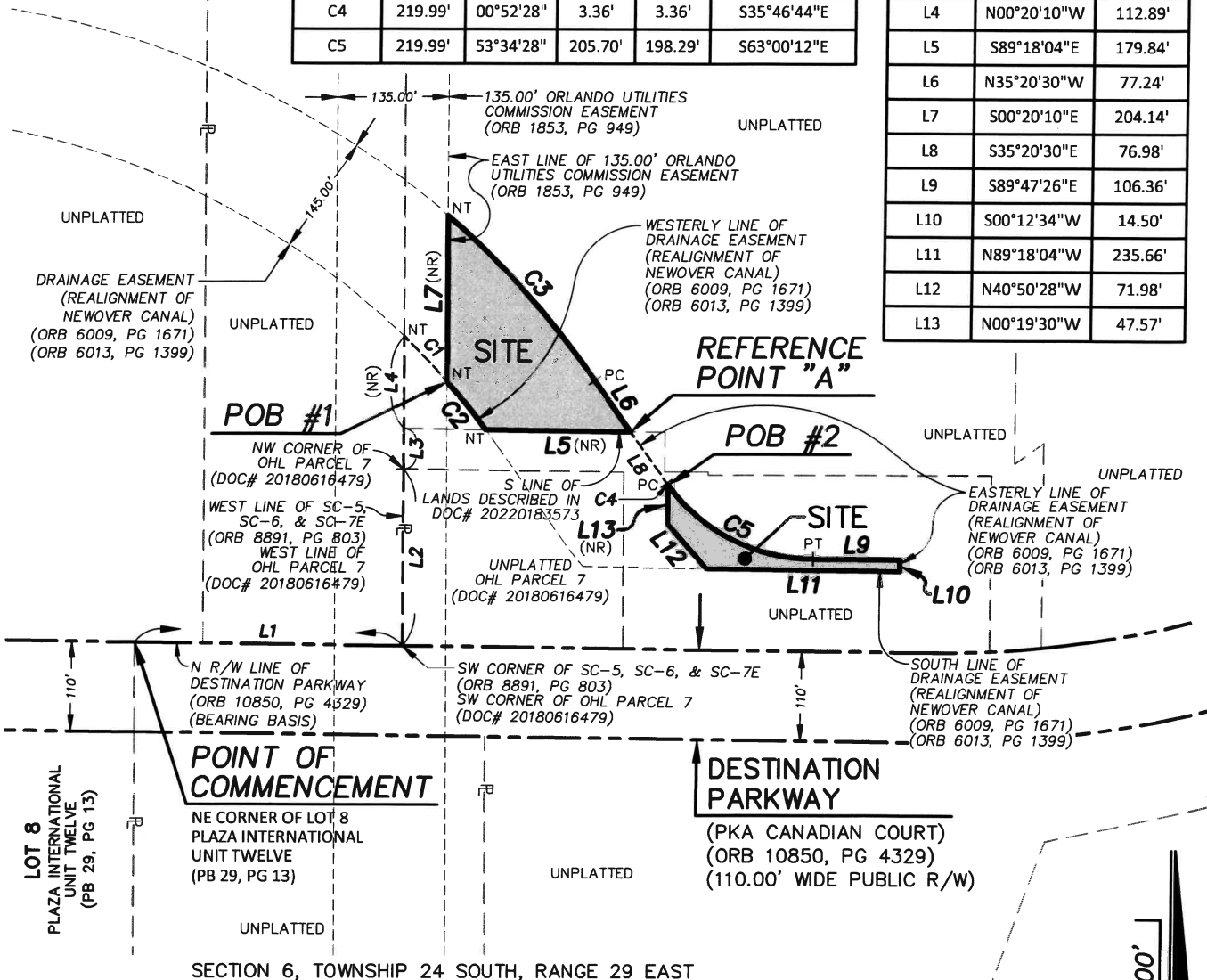
SKETCH OF DESCRIPTION

- SEE SHEET 1 FOR DESCRIPTION, NOTES AND LEGEND

EXHIBIT "A" - THIRD RELEASED
EASEMENT AREA (HFT AND UCDP)

CURVE TABLE					
NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	969.97'	04°33'00"	77.03'	77.01'	S43°46'07"E
C2	969.97'	04°27'52"	75.58'	75.56'	S39°15'41"E
C3	1114.96'	14°04'31"	273.90'	273.22'	N42°22'46"W
C4	219.99'	00°52'28"	3.36'	3.36'	S35°46'44"E
C5	219.99'	53°34'28"	205.70'	198.29'	S63°00'12"E

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S89°18'04"E	326.87'
L2	N00°20'10"W	216.42'
L3	N00°20'10"W	50.01'
L4	N00°20'10"W	112.89'
L5	S89°18'04"E	179.84'
L6	N35°20'30"W	77.24'
L7	S00°20'10"E	204.14'
L8	S35°20'30"E	76.98'
L9	S89°47'26"E	106.36'
L10	S00°12'34"W	14.50'
L11	N89°18'04"W	235.66'
L12	N40°50'28"W	71.98'
L13	N00°19'30"W	47.57'



SECTION 6, TOWNSHIP 24 SOUTH, RANGE 29 EAST

PREPARED FOR:

UNIVERSAL CITY DEVELOPMENT PARTNERS, LTD.

UCDP (SLRC) - HOUSING FOR TODAY

DRAINAGE EASEMENT PARTIAL TERMINATION - 6009/1671, 6013/1399



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

DRAWN BY: MKS

DATE: 09/2022

CHECKED BY: DLL

JOB NO.

20510.002

SCALE

1"=200'

SHEET 2

OF 2

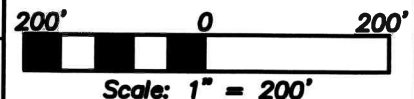


EXHIBIT B-1

Third Modification Substitute Easement Area (UCDP)

[see attached one (1) legal and sketch of description totaling three (3) pages]

SKETCH OF DESCRIPTION

- SEE SHEET 2 FOR LOCATION MAP
- SEE SHEET 3 FOR SKETCH DETAIL

EXHIBIT "B-1" - THIRD MODIFICATION
SUBSTITUTE EASEMENT AREA (UCDP)

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 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 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 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 POINT OF BEGINNING #1; thence continue N00°20'10"W along the West line of said SC-5, SC-6, & SC-7E, a distance of 50.01 feet to the South line of lands described in Official Records Document No. 20220183573, of said Public Records; thence run S89°18'04"E along said South line, 100.43 feet to REFERENCE POINT "A", the Westerly line of the Drainage Easement (realignment of Newover Canal) as described in Official Records Book 6009, Page 1671, and Official Records Book 6013, Page 1399, of said Public Records, and a non-tangent curve concave Southwesterly having a radius of 969.97 feet and a chord bearing of S36°11'08"E; thence departing said South line, run Southeasterly along said Westerly line and the arc of said curve through a central angle of 01°41'15" for a distance of 28.57 feet to the point of tangency; thence S35°20'30"E along said Westerly line, 33.58 feet to the North line of aforesaid OHL PARCEL 7; thence departing said Westerly line, run N89°18'04"W along said North line, 136.43 feet to POINT OF BEGINNING #1; thence return to aforesaid REFERENCE POINT "A" and run S89°18'04"E along the aforesaid South line, 179.84 feet to the Easterly line of said Drainage Easement; thence departing said South line, run S35°20'30"E along said Easterly line, 11.44 feet to POINT OF BEGINNING #2; thence continue S35°20'30"E along said Easterly line, 51.45 feet; thence departing said Easterly line, run N44°38'30"E, 8.25 feet to the Southerly line of lands described in Official Records Document Number 20200662428, of said Public Records; thence run N00°00'17"W along said Southerly line, 10.96 feet; thence departing said Southerly line, run N45°21'30"W, 42.97 feet; thence S44°38'30"W, 7.10 feet to POINT OF BEGINNING #2; bearings and distances are based on the Florida State Plane Coordinate System East Zone, NAD 83 (2011) epoch 2010.00; the reciprocal grid factor is 1.000034632.

Together containing 0.149 acres (6,487 square feet) more or less and being subject to any rights-of-way, restrictions and easements of record.

NOTES

- This is not a survey.
- Bearings and distances shown hereon are pursuant to the Florida State Plane Coordinate System East Zone, NAD 83 (2011) epoch 2010.00, Northerly Right-of-way of Destination Parkway, as described in Official Records Book 10850, Page 4329, of the Public records of Orange County, Florida, being S89°18'04"E (measured), S89°30'38"E (described) (U.S. Survey Foot).
- This Sketch of Description does not depict any easements of record that may be within or adjoining the lands described hereon.

L1
C1
DOC#
UCDP
SLRC
HFT
OHL
SEC 6-24-29
PKA
P.O.B.

LEGEND

LINE NUMBER	N/A	NOT APPLICABLE
CURVE NUMBER	NO.	NUMBER
ORANGE COUNTY OFFICIAL RECORDS DOCUMENT NUMBER	NT (NR)	NON-TANGENT NON-RADIAL
UNIVERSAL CITY DEVELOPMENT PARTNERS	ORB	OFFICIAL RECORDS BOOK
SAND LAKE ROAD COMPLEX	PB	PLAT BOOK
HOUSING FOR TODAY	PG(S)	PAGE(S)
OHL HOLDINGS, LLC	PC	POINT OF CURVATURE
SECTION 6, TOWNSHIP 24 SOUTH, RANGE 29 EAST	PT	POINT OF TANGENCY
PREVIOUSLY KNOWN AS	(R)	RADIAL
POINT OF BEGINNING	R/W	RIGHT-OF-WAY
	PL	PROPERTY LINE

PREPARED FOR:

UNIVERSAL CITY DEVELOPMENT PARTNERS, LTD.

UCDP (SLRC) - HOUSING FOR TODAY
DRAINAGE EASEMENT (UCDP)

5/08/24	RRL	REVISED PER ORANGE COUNTY COMMENTS
4/30/24	DLL	REVISED PER ORANGE COUNTY COMMENTS
1/30/23	MKS	REVISED BOUNDARY & LEGAL DESCRIPTION
DATE	BY	DESCRIPTION
REVISIONS		



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

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

Donald L Lambert Digitally signed by Donald L Lambert
Date: 2024.05.08 13:44:14 -0400

Donald L Lambert May 08, 2024
Florida Professional Surveyor and Mapper
Certificate No. 7097
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL, OR
AN ELECTRONIC SIGNATURE (5J-17.062(3) F.A.C.), OF A
FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.

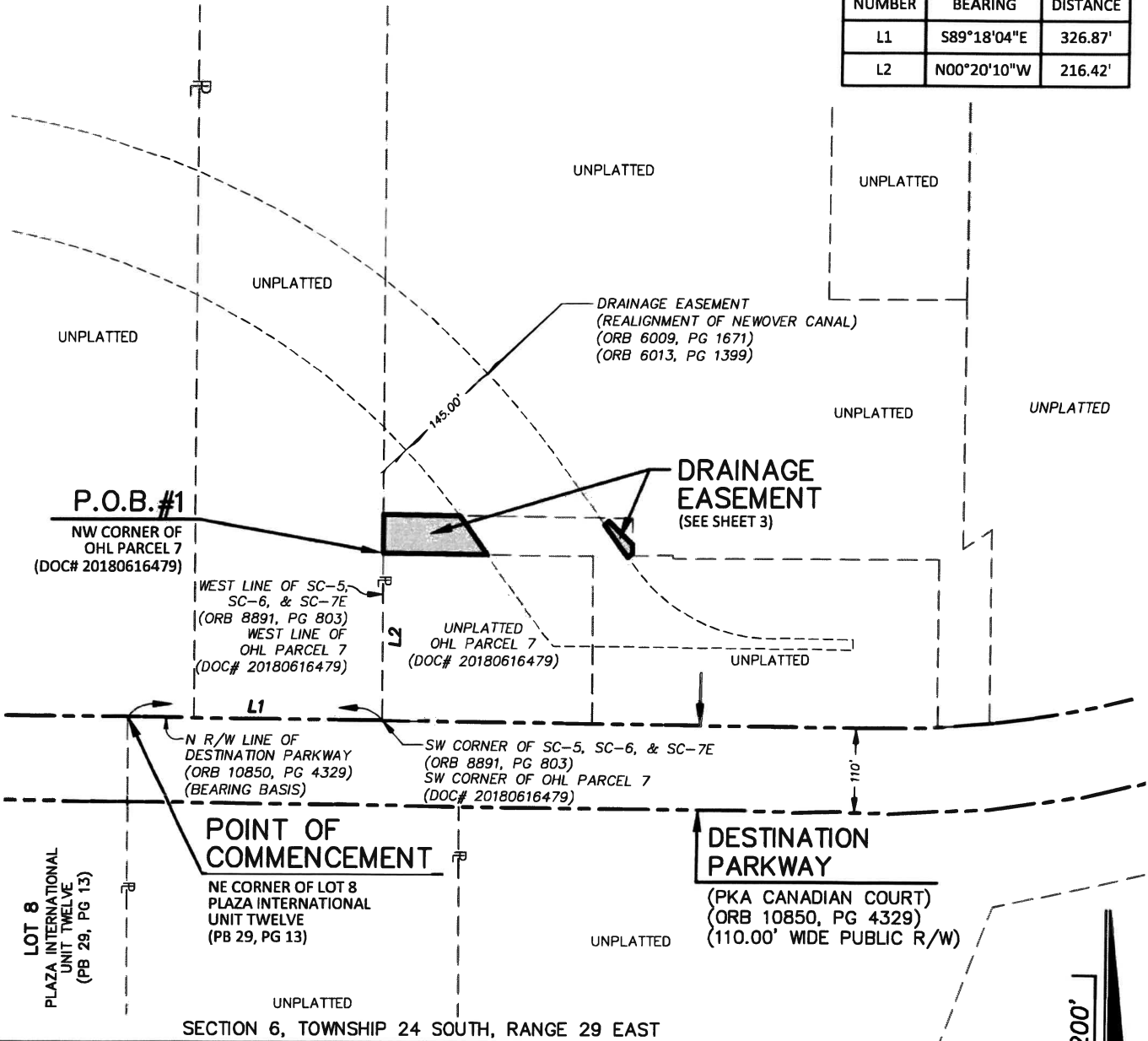
DRAWN BY: <u>MKS</u>	CHECKED BY: <u>DLL</u>	JOB NO. <u>20510.002</u>	SCALE <u>N/A</u>	SHEET <u>1</u>
DATE: <u>09/2022</u>				OF <u>3</u>

SKETCH OF DESCRIPTION

- SEE SHEET 1 FOR DESCRIPTION, NOTES AND LEGEND
- SEE SHEET 3 FOR SKETCH DETAIL

EXHIBIT "B-1" - THIRD MODIFICATION
SUBSTITUTE EASEMENT AREA (UCDP)

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S89°18'04"E	326.87'
L2	N00°20'10"W	216.42'



PREPARED FOR:

UNIVERSAL CITY DEVELOPMENT PARTNERS, LTD.

UCDP (SLRC) - HOUSING FOR TODAY
DRAINAGE EASEMENT (UCDP)



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

DRAWN BY: MKS

DATE: 09/2022

CHECKED BY: DLL

JOB NO.

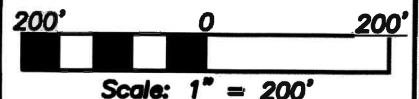
20510.002

SCALE

1"=200'

SHEET 2

OF 3



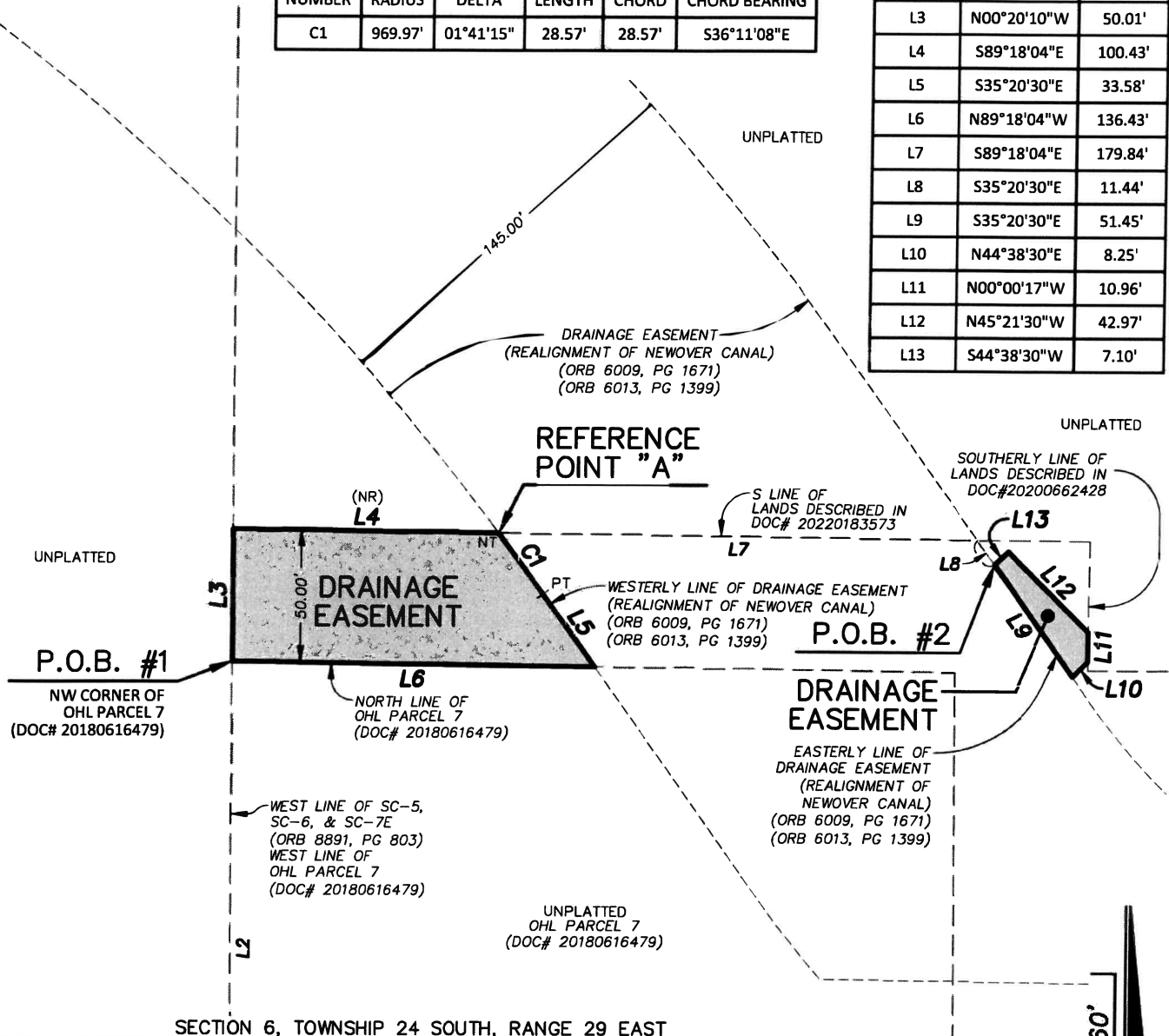
SKETCH OF DESCRIPTION

- SEE SHEET 1 FOR DESCRIPTION, NOTES AND LEGEND
- SEE SHEET 2 FOR LOCATION MAP

EXHIBIT "B-1" - THIRD MODIFICATION SUBSTITUTE EASEMENT AREA (UCDP)

CURVE TABLE					
NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	969.97'	01°41'15"	28.57'	28.57'	S36°11'08"E

LINE TABLE		
NUMBER	BEARING	DISTANCE
L2	N00°20'10"W	216.42'
L3	N00°20'10"W	50.01'
L4	S89°18'04"E	100.43'
L5	S35°20'30"E	33.58'
L6	N89°18'04"W	136.43'
L7	S89°18'04"E	179.84'
L8	S35°20'30"E	11.44'
L9	S35°20'30"E	51.45'
L10	N44°38'30"E	8.25'
L11	N00°00'17"W	10.96'
L12	N45°21'30"W	42.97'
L13	S44°38'30"W	7.10'



SECTION 6, TOWNSHIP 24 SOUTH, RANGE 29 EAST

PREPARED FOR:

UNIVERSAL CITY DEVELOPMENT PARTNERS, LTD.

UCDP (SLRC) - HOUSING FOR TODAY
DRAINAGE EASEMENT (UCDP)



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

DRAWN BY: <u>MKS</u>	JOB NO. <u>20510.002</u>	SCALE <u>1"=60'</u>	SHEET <u>3</u>
DATE: <u>09/2022</u>	CHECKED BY: <u>DLL</u>		OF <u>3</u>

60' 0 60'
Scale: 1" = 60'

EXHIBIT B-2

Third Modification Substitute Easement Area (HFTC)

[see attached one (1) legal and sketch of description totaling three (3) pages]

SKETCH OF DESCRIPTION

- SEE SHEET 2 FOR LOCATION MAP
- SEE SHEET 3 FOR SKETCH DETAIL

EXHIBIT "B-2" - THIRD MODIFICATION SUBSTITUTE EASEMENT AREA (HFT)

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 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 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 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; thence continue N00°20'10"W along the West line of said SC-5, SC-6, & SC-7E, a distance of 50.01 feet to the Southwest corner of lands described in Official Records Document Number 20220183573, and POINT OF BEGINNING #1; thence continue N00°20'10"W along said West line, 112.89 feet to the Westerly line of the Drainage Easement (realignment of Newover Canal), as described in Official Records Book 6009, Page 1671, and Official Records Book 6013, Page 1399, of said Public Records, and a non-tangent curve concave Southwesterly having a radius of 969.97 feet and a chord bearing of S43°46'07"E; thence departing said West line, run Southeasterly along said Westerly line and the arc of said curve through a central angle of 04°33'00" for a distance of 77.03 feet to the East line of the 135.00 foot wide Orlando Utilities Commission Easement, as described in Official Records Book 1853, Page 949, of said Public Records, and a non-tangent line; thence S00°20'10"E along said East line, 57.92 feet to the South line of aforesaid lands described in Official Records Document Number 20220183573, and REFERENCE POINT "A"; thence N89°18'04"W along said South line, 52.95 feet to POINT OF BEGINNING #1; thence return to said REFERENCE POINT "A" and run S89°18'04"E along said South line, 269.50 feet to the Southerly line of lands described in Official Records Document Number 20200662428, of said Public Records; thence S00°00'17"E along said Southerly line, 33.96 feet to POINT OF BEGINNING #2; thence continue S00°00'17"E along said Southerly line, 10.96 feet; thence departing said Southerly line, run N44°38'30"E, 7.80 feet; thence N45°21'30"W, 7.70 feet to POINT OF BEGINNING #2; bearings and distances are based on the Florida State Plane Coordinate System East Zone, NAD 83 (2011) epoch 2010.00; the reciprocal grid factor is 1.000034632.

Together containing 0.105 acres (4,591 square feet) more or less and being subject to any rights-of-way, restrictions and easements of record.

LEGEND

L1	LINE NUMBER
C1	CURVE NUMBER
DOC#	ORANGE COUNTY OFFICIAL RECORDS DOCUMENT NUMBER
UCDP	UNIVERSAL CITY DEVELOPMENT PARTNERS
HFT	HOUSING FOR TODAY
OHL	OHL HOLDINGS, LLC
SEC 6-24-29	SECTION 6, TOWNSHIP 24 SOUTH, RANGE 29 EAST
P.O.B.	POINT OF BEGINNING
PKA	PREVIOUSLY KNOWN AS
N/A	NOT APPLICABLE
NO.	NUMBER
NT	NON-TANGENT
(NR)	NON-RADIAL
ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG(S)	PAGE(S)
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
(R)	RADIAL
R/W	RIGHT-OF-WAY
PL	PROPERTY LINE

NOTES

- This is not a survey.
- Bearings and distances shown hereon are pursuant to the Florida State Plane Coordinate System East Zone, NAD 83 (2011) epoch 2010.00, Northerly Right-of-way of Destination Parkway, as described in Official Records Book 10850, Page 4329, of the Public records of Orange County, Florida, being S89°18'04"E (measured), S89°30'38"E (described) (U.S. Survey Foot).
- This Sketch of Description does not depict any easements of record that may be within or adjoining the lands described hereon.

PREPARED FOR:

UNIVERSAL CITY DEVELOPMENT PARTNERS, LTD.

UCDP (SLRC) - HOUSING FOR TODAY
DRAINAGE EASEMENT

5/08/24	RRL	REVISED PER ORANGE COUNTY COMMENTS
4/30/24	DLL	REVISED PER ORANGE COUNTY COMMENTS
1/30/23	MKS	REVISED BOUNDARY & LEGAL DESCRIPTION
DATE	BY	DESCRIPTION

REVISIONS



DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NO. LB68

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

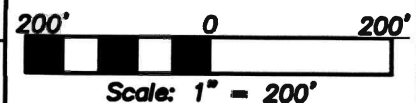
Donald L Lambert
Digitally signed by Donald L Lambert
Date: 2024.05.08 13:44:50 -0400

Donald L. Lambert
May 08, 2024
Florida Professional Surveyor and Mapper
Certificate No. 7097
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL, OR
AN ELECTRONIC SIGNATURE (5J-17.062(3) F.A.C.), OF A
FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.

DRAWN BY: <u>MKS</u>	JOB NO. <u>20510.002</u>	SCALE <u>N/A</u>	SHEET <u>1</u>
DATE: <u>09/2022</u>	CHECKED BY: <u>DLL</u>		OF <u>3</u>

- SEE SHEET 1 FOR DESCRIPTION, NOTES AND LEGEND
- SEE SHEET 3 FOR SKETCH DETAIL

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S89°18'04"E	326.87'
L2	N00°20'10"W	216.42'
L3	N00°20'10"W	50.01'



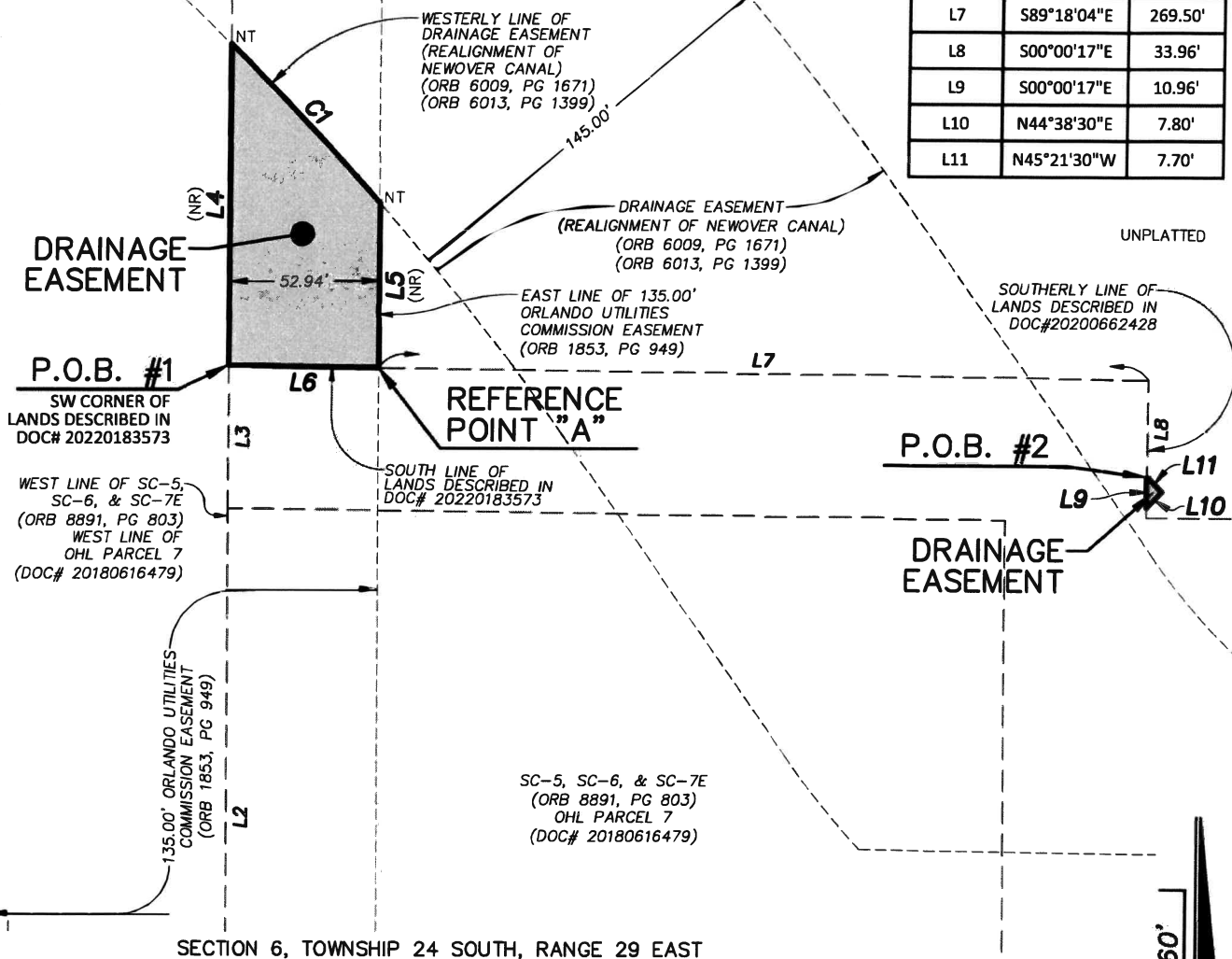
SKETCH OF DESCRIPTION

- SEE SHEET 1 FOR DESCRIPTION, NOTES AND LEGEND
- SEE SHEET 2 FOR LOCATION MAP

EXHIBIT "B-2" - THIRD MODIFICATION SUBSTITUTE EASEMENT AREA (HFT)

CURVE TABLE					
NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	969.97'	04°33'00"	77.03'	77.01'	S43°46'07"E

LINE TABLE		
NUMBER	BEARING	DISTANCE
L2	N00°20'10"W	216.42'
L3	N00°20'10"W	50.01'
L4	N00°20'10"W	112.89'
L5	S00°20'10"E	57.92'
L6	N89°18'04"W	52.95'
L7	S89°18'04"E	269.50'
L8	S00°00'17"E	33.96'
L9	S00°00'17"E	10.96'
L10	N44°38'30"E	7.80'
L11	N45°21'30"W	7.70'



SECTION 6, TOWNSHIP 24 SOUTH, RANGE 29 EAST

PREPARED FOR:

UNIVERSAL CITY DEVELOPMENT PARTNERS, LTD.

UCDP (SLRC) - HOUSING FOR TODAY
DRAINAGE EASEMENT (UCDP)



DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: <u>MKS</u>	JOB NO. <u>20510.002</u>	SCALE <u>1"=60'</u>	SHEET <u>3</u>
DATE: <u>09/2022</u>	CHECKED BY: <u>DLL</u>		OF <u>3</u>

60' 0 60'
Scale: 1" = 60'

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
FEB 25 2025

Prepared By & Return To:
M. Rebecca Wilson, Esquire
Lowndes
215 North Eola Drive
P.O. Box 2809
Orlando, Florida 32802-2809

Project: Catchlight Crossings
Cross Reference: O.R. Book 7750, Page 0985

**PARTIAL RELEASE OF
DRAINAGE EASEMENT**

THIS PARTIAL RELEASE OF DRAINAGE EASEMENT (this “**Partial Release**”) is made effective as of the date last executed below (the “**Effective Date**”), by and between **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida, whose address is P.O. Box 1393, Orlando, Florida 32802-1393 (“**County**”) and **HOUSING FOR TOMORROW CORP.**, a Florida not-for-profit corporation, whose address is 1000 Universal Studios Plaza, Orlando, Florida 32819 (“**HFTC**”).

W I T N E S S E T H

WHEREAS, County and Universal City Property Management III LLC, a Delaware limited liability company, (“**UCPMC**”) entered into that certain Drainage Easement recorded December 22, 2004, in Official Records Book 7750, Page 0985, Public Records of Orange County, Florida (the “**Drainage Agreement**”);

WHEREAS, HFTC is the owner of that certain real property described on **Exhibit “A”** attached hereto and made a part hereof (the “**HFTC Property**”);

WHEREAS, a portion of the Easement Property (as defined in the Drainage Agreement) includes a portion of the HFTC Property (the “**HFTC Easement Property**”) and HFTC is the

successor-in-interest to UCMPC as to the portion of the Drainage Agreement that affects the HFTC Property;

WHEREAS, HFTC has requested, and County has agreed, to release County's easement interest in that portion of the HFTC Easement Property more particularly described on **Exhibit "B"** attached hereto and made a part hereof (the "**Released Easement Area**");

WHEREAS, County and HFTC are desirous of modifying the Drainage Agreement as more particularly set forth hereinbelow; and

WHEREAS, any term not otherwise defined herein shall have the meaning ascribed to it in the Drainage Agreement.

NOW, THEREFORE, for good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, County hereby partially releases the Drainage Agreement and the Easement Property, and hereby discharges, terminates and releases the Drainage Agreement and the Easement Property with respect to the Released Easement Area, without impairing the operation and effect of the Drainage Agreement as to the remainder of the Easement Property which is not contained within the Released Easement Area (the "**Remainder Easement Property**"). The Drainage Agreement shall remain in full force and effect and shall remain unaffected by this Partial Release with respect to the Remainder Easement Property. All references in the Drainage Agreement to the "Easement Property" shall hereafter mean and refer to the Remainder Easement Property. The Released Easement Area shall no longer be encumbered by the Drainage Agreement or the Easement Property.

IN WITNESS WHEREOF, the parties have set their hands on the dates set forth hereinbelow.

[SIGNATURES CONTAINED ON FOLLOWING PAGES]

Witnesses:

Rebecca Swander
Signature of Witness #1

Rebecca Swander
Printed Name of Witness #1

4530 Concord Landing Dr.
Orlando FL 32839
Printed Address of Witness #1

Juanita Martinez Muller
Signature of Witness #2

Juanita Martinez Muller
Printed Name of Witness #2

1945 Jan Lan Blvd
St. Cloud, FL 34772
Printed Address of Witness #2

“HFTC”

HOUSING FOR TOMORROW CORP.,
a Florida not-for-profit corporation

By: [Signature]

Name: Marc Watson

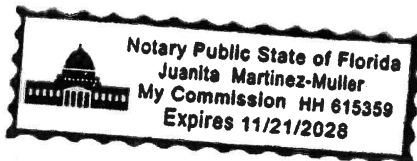
Title: President

Date: DECEMBER 27, 2024

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27 day of December, 2024, by Marc Watson, as President of Housing for Tomorrow Corp., a Florida not-for-profit corporation, on behalf of the corporation. The individual is ☒ personally known to me or ☐ who has produced _____ as identification.

Witness my hand and official seal this 27 day of December, 2024.



Juanita Martinez-Muller
Signature of Notary

JUANITA MARTINEZ-MULLER
Typed/Printed Name
Commission No.: HH 615359
My Commission Expires: 11-21-28



ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

By: *B. L. Demings*
for Jerry L. Demings
Orange County Mayor

Date: *25 February 2025*

ATTEST:

Phil Diamond, CPA, County Comptroller
As Clerk of the Board of County Commissioners

By: *Jennifer Lara-Kimete*
for Deputy Clerk

Jennifer Lara-Kimete
Printed Name

Project: Catchlight Crossings

JOINDER AND CONSENT TO PARTIAL RELEASE OF DRAINAGE EASEMENT

The undersigned, WENDOVER HOUSING FOR TODAY, LLC., a Delaware limited liability company, (“**Wendover**”) hereby certifies that it is the tenant described in the following encumbrances (collectively, the “**Encumbrances**”):

Title of Instrument	Date of Recording	Recording Reference
Ground Lease between Housing for Tomorrow Corp. and Wendover Housing for Today, LLC	January 13, 2022	Doc # 20220033829, Public Records of Orange County, Florida
First Amendment to Memorandum of Ground Lease	October 31, 2023	Doc # 20230633253, Public Records of Orange County, Florida
Unrecorded Master Development Agreement dated November 29, 2021, as amended by First Amendment to Master Development Agreement dated October 25, 2023	N/A	N/A

By its execution below, Wendover hereby joins in and consents to the execution and recording of the foregoing Partial Release to which this “Joinder and Consent to Partial Release of Drainage Easement” (this “**Wendover Joinder**”) is attached, to the terms and conditions of such Partial Release, and agrees that the Encumbrances, as they have been, and as they may be, modified, amended, and/or assigned from time to time, shall be subordinated to the Drainage Agreement, as amended by the Partial Release, as said Drainage Agreement, as amended by the Partial Release, may be further modified, amended, and/or assigned from time to time (collectively, the “**Amended Drainage Agreement**”).

Furthermore, in the event that Wendover, any successor and/or assign of Wendover, and/or any other person, entity, and/or individual acquires any interest in the lands subject to the Amended Drainage Agreement pursuant to and/or under any or all of the Encumbrances, then Wendover agrees that the rights, benefits, privileges, duties, and obligations of County and of the other parties to the Amended Drainage Agreement (as set forth in the Amended Drainage Agreement) shall not be disturbed or impaired, and that Wendover, such successor and/or assign of Wendover, and/or such other person, entity, and/or individual shall be bound by, and the lands subject to the Amended Drainage Agreement shall be encumbered by, the Amended Drainage Agreement and the terms and conditions thereof.

Defined (capitalized) terms used in this Wendover Joinder, but not defined herein, shall have the meanings given to such terms by the Partial Release.

[signature page to joinder follows]

Project: Catchlight Crossings

IN WITNESS WHEREOF, the undersigned has executed this Wendover Joinder in manner and form sufficient to bind it.

Signed, sealed, and delivered
in the presence of:

“WENDOVER”



Signature of Witness #1

VICTORIA P. SIPRIN

Printed Name of Witness #1

Wendover Housing Partners, LLC
1105 Kensington Park Drive
Suite 200

Printed Address of Witness #1
Altamonte Springs, FL 32714



Signature of Witness #2

DAVID L. PETER

Printed Name of Witness #2

Wendover Housing Partners, LLC
1105 Kensington Park Drive
Suite 200

Printed Address of Witness #2
Altamonte Springs, FL 32714

STATE OF Florida
COUNTY OF Seminole

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, on this 31st day of December, 2024 by Jonathan L. Wolf, as Manager of WENDOVER HOUSING FOR TODAY, LLC, a Delaware limited liability company, on behalf of the company. He ☒ is personally known to me OR ☐ has produced _____ as identification.

[AFFIX NOTARY SEAL]



SANDRA SOSA
Commission # HH 420144
Expires July 12, 2027

By: 

Print Name: **Jonathan L. Wolf**

Title: **Manager**

Date: DECEMBER 31, 2024



Signature of Notary Public

Sandra Sosa

Print Name

My Commission Expires: July 12, 2027

Project: Catchlight Crossings

**MORTGAGEE'S JOINDER AND CONSENT TO
PARTIAL RELEASE OF DRAINAGE EASEMENT**

The undersigned, JPMORGAN CHASE BANK, N.A., a national banking association, ("**Chase**") hereby certifies that it is the holder of the following security instruments:

Title of Security Instrument	Date of Recording	Recording Reference
Construction Leasehold Mortgage, Security Agreement, Assignment of Leases and Rents and Fixture Filing (the " Chase Mortgage ").	October 31, 2023	20230633257
State of Florida Uniform Commercial Code Financing Statement Form,	November 2, 2023	20230637935
Recognition, Attornment and Assent to Leasehold Security Instrument (Junior and Senior Mortgage)	November 2, 2023	20230637939
Subordination Agreement	November 2, 2023	20230637940

and recorded in the Public Records of Orange County, Florida, and other recorded and/or unrecorded documents, agreements, and instruments related to the "Loan" described and defined in the Chase Mortgage (collectively, the "**Security Instruments**").

By its execution below, Chase hereby joins in and consents to the execution and recording of the foregoing Partial Release to which this "Mortgagee's Joinder and Consent to Partial Release of Drainage Easement" (the "**Chase Joinder**") is attached, to the terms and conditions of such Partial Release, and agrees that the Security Instruments, as they have been, and as they may be, modified, amended, and/or assigned from time to time, shall be subordinated to the Drainage Agreement, as amended by the Partial Release, as said Drainage Agreement, as amended by the Partial Release, may be further modified, amended, and/or assigned from time to time (collectively, the "**Amended Drainage Agreement**").

Furthermore, in the event that Chase, any successor and/or assign of Chase, and/or any other person, entity, and/or individual acquires any interest in the lands subject to the Amended Drainage Agreement pursuant to and/or under any or all of the Security Instruments, then Chase agrees that the rights, benefits, privileges, duties, and obligations of County and of the other parties to the Amended Drainage Agreement (as set forth in the Amended Drainage Agreement) shall not be disturbed or impaired, and that Chase, such successor and/or assign of Chase, and/or such other person, entity, and/or individual shall be bound by, and the lands subject to the Amended Drainage Agreement shall be encumbered by, the Amended Drainage Agreement and the terms and conditions thereof.

Defined (capitalized) terms used in this Chase Joinder, but not defined herein, shall have the meanings given to such terms by the Partial Release.

Project: Catchlight Crossings

**MORTGAGEE'S JOINDER AND CONSENT TO
PARTIAL RELEASE OF DRAINAGE EASEMENT**

The undersigned, FLORIDA COMMUNITY LOAN FUND, INC., a Florida not for profit corporation, ("FCLF") hereby certifies that it is the holder of the following security instruments:

Title of Security Instrument	Date of Recording	Recording Reference
Leasehold Mortgage and Security Agreement (Catchlight Crossings/A Loan) (" A Loan Mortgage ")	November 2, 2023	20230637936
Assignment of Leases, Rents and Contract Rights (Catchlight Crossings/A Loan)	November 2, 2023	20230637937
UCC-1 Financing Statement	November 2, 2023	20230637938
Recognition, Attornment and Assent to Leasehold Security Instrument (Junior and Senior Mortgage)	November 2, 2023	20230637939
Subordination Agreement	November 2, 2023	20230637940
Leasehold Mortgage and Security Agreement (Catchlight Crossings/B-I Loan) (" B-I Loan Mortgage ")	November 3, 2023	20230640189
Assignment of Leases, Rents and Contract Rights (Catchlight Crossings/B-I Loan)	November 3, 2023	20230640190
State of Florida Uniform Commercial Code Financing Statement Form	November 3, 2023	20230640191
Capital Magnet Fund Compliance Addendum	November 3, 2023	20230640192
Leasehold Mortgage and Security Agreement (Catchlight Crossings/B-II Loan) (" B-II Loan Mortgage ")	November 3, 2023	20230640195
Assignment of Leases, Rents and Contract Rights	November 3, 2023	20230640196
State of Florida Uniform Commercial Code Financing Statement Form	November 3, 2023	20230640252
Capital Magnet Fund Compliance Addendum	November 3, 2023	20230640253

and recorded in the Public Records of Orange County, Florida, and other recorded and/or unrecorded documents, agreements, and instruments related to the "Loan" described and defined

Project: Catchlight Crossings

in the A Loan Mortgage, to the “Loan” described and defined in the B-I Loan Mortgage, and/or to the “Loan” described and defined in the B-II Loan Mortgage (collectively the “**Security Instruments**”).

By its execution below, FCLF hereby joins in and consents to the execution and recording of the foregoing Partial Release to which this “Mortgagee’s Joinder and Consent to Partial Release of Drainage Easement” (the “**FCLF Joinder**”) is attached, to the terms and conditions of such Partial Release, and agrees that the Security Instruments, as they have been, and as they may be, modified, amended, and/or assigned from time to time, shall be subordinated to the Drainage Agreement, as amended by the Partial Release, as said Drainage Agreement, as amended by the Partial Release, may be further modified, amended, and/or assigned from time to time (collectively, the “**Amended Drainage Agreement**”).

Furthermore, in the event that FCLF, any successor and/or assign of FCLF, and/or any other person, entity, and/or individual acquires any interest in the lands subject to the Amended Drainage Agreement pursuant to and/or under any or all of the Security Instruments, then FCLF agrees that the rights, benefits, privileges, duties, and obligations of County and of the other parties to the Amended Drainage Agreement (as set forth in the Amended Drainage Agreement) shall not be disturbed or impaired, and that FCLF, such successor and/or assign of FCLF, and/or such other person, entity, and/or individual shall be bound by, and the lands subject to the Amended Drainage Agreement shall be encumbered by, the Amended Drainage Agreement and the terms and conditions thereof.

Defined (capitalized) terms used in this FCLF Joinder, but not defined herein, shall have the meanings given to such terms by the Partial Release.

[signature page to joinder follows]

Project: Catchlight Crossings

IN WITNESS WHEREOF, the undersigned has executed this FCLF Joinder in manner and form sufficient to bind it.

Signed, sealed, and delivered
in the presence of:

"FCLF"

[Signature]
Signature of Witness #1

Shante' Riley
Printed Name of Witness #1
800 N Magnolia Ave., Ste 106, Orlando, FL 32803

Printed Address of Witness #1
Janet de Guichery

Signature of Witness #2
Janet de Guichery

Printed Name of Witness #2
800 N Magnolia Ave., Ste 106, Orlando, FL 32803

Printed Address of Witness #2

STATE OF Florida

COUNTY OF Orange

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, on this 3 day of January, ~~2024~~ ²⁰²⁵ by Ignacio Esteban, as CEO of FLORIDA COMMUNITY LOAN FUND, INC., a Florida not for profit corporation, on behalf of the corporation. She/He ☒ is personally known to me OR ☐ has produced _____ as identification.

[AFFIX NOTARY SEAL]



SHANTÉ J. RILEY
Commission # HH 443393
Expires September 13, 2027

By: [Signature]

Print Name: IGNACIO ESTEBAN

Title: CEO

Date: January 3, ~~2024~~ ²⁰²⁵

[Signature]
Signature of Notary Public

Shante' Riley
Print Name

My Commission Expires: September 13, 2027

EXHIBIT "A"

HFTC PROPERTY

SKETCH OF DESCRIPTION = SEE SHEET 2 FOR SKETCH SEE SHEET 3 FOR LINE AND CURVE TABLES

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 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; thence run the following seven (7) courses along the West, Northerly, and Easterly lines of said SC-5, SC-6, & SC-7E: N00°20'10"W, 50.01 feet to the POINT OF BEGINNING; thence continue N00°20'10"W, 1217.86 feet, thence N88°51'06"E, 476.47 feet; thence S01°08'54"E, 114.29 feet to the South line of a Drainage and Access Easement, as described in Official Records Book 6025, Page 4765, of said Public Records; thence N88°51'07"E along the South line of said Drainage and Access Easement and the Westerly line of Parcel "A", as described in Official Records Book 6025, Page 4748, of said Public Records, a distance of 278.77 feet to a non-tangent curve concave Southwesterly having a radius of 856.97 feet and a chord bearing of S59°20'08"E; thence departing said Westerly line, run Southeasterly along the Southwesterly line of Area #1, as described in Official Records Book 7750, Page 1004, of said Public Records, and the East line of Parcel #1, as described in Official Records Book 7750, Page 979, of said Public Records, and the arc of said curve through a central angle of 18°57'23" for a distance of 283.53 feet to the point of compound curvature of a curve concave Southwesterly having a radius of 526.98 feet and a chord bearing of S40°11'35"E; thence Southeasterly along the East line of said Parcel #1, and the arc of said curve through a central angle of 19°19'43" for a distance of 177.78 feet to the Northeast corner of Parcel 1 (SC5-6), as described in Official Records Book 10442, Page 1526, of said Public Records, and a non-tangent line; thence departing said East line run the following three (3) courses along the North and Westerly lines of said Parcel 1 (SC5-6): S90°00'00"W, 531.19 feet to a non-tangent curve concave Northeasterly having a radius of 299.99 feet and a chord bearing of S54°11'31"E; thence Southeasterly along the arc of said curve through a central angle of 10°13'29" for a distance of 53.53 feet to the point of reverse curvature of a curve concave Southwesterly having a radius of 269.99 feet and a chord bearing of S40°33'58"E; thence Southeasterly along the arc of said curve through a central angle of 37°28'36" for a distance of 176.60 feet to a non-tangent line; thence departing said Westerly line, run S90°00'00"W, 157.10 feet; thence S00°12'33"W along the East line of lands described in Official Records Book 10537, Page 5953, of said Public Records, and the Northerly and Southerly prolongations thereof, 395.66 feet; thence N90°00'00"E, 177.90 feet to the aforesaid Westerly line of Parcel 1 (SC5-6); thence run the following three (3) courses along said Westerly line of Parcel 1 (SC5-6): S00°00'00"E, 322.79 feet; thence N53°46'14"E, 43.46 feet; thence S00°00'00"E, 251.04 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 S85°30'57"W; thence departing said Westerly line of Parcel 1 (SC5-6), run Westerly along said North Right-of-way line and the arc of said curve through a central angle of 02°49'38" for a distance of 65.15 feet to a non-tangent line; thence departing said North Right-of-way line, run N00°00'00"E, 215.95 feet; thence N90°30'00"W, 346.64 feet; thence N00°00'00"E, 4.07 feet; thence N90°00'00"W, 52.58 feet; thence N00°00'17"W, 48.40 feet; thence N89°18'04"W, 322.45 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 20.895 acres more or less and being subject to any rights-of-way, restrictions and easements of record.

NOTES

- This is not a survey.
- Bearings and distances shown hereon are pursuant to the Florida State Plane Coordinate System East Zone, North American Datum of 1983 (2011 adjustment), Northerly Right-of-way of Destination Parkway, as described in Official Records Book 10850, Page 4319, of the Public Records of Orange County, Florida, being S89°18'04"E (measured), S89°30'38"E (described) (J.S. Survey Foot).
- This Sketch of Description does not depict any easements of record that may be within or adjoining the lands described hereon.

LEGEND

LI	LINE NUMBER	NO	NUMBER
C1	CURVE NUMBER	NT	NON-TANGENT
DOC#	ORANGE COUNTY OFFICIAL RECORDS DOCUMENT NUMBER	(NR)	NON-RADIAL
UCDP	UNIVERSAL CITY DEVELOPMENT PARTNERS HOUSING FOR TODAY	ORB	OFFICIAL RECORDS BOOK
HFT	OHL HOLDINGS, LLC	PB	PLAT BOOK
OHL	SECTION 5, TOWNSHIP 24 SOUTH, RANGE 29 EAST	PG(S)	PAGE(S)
SEC 6-24-29	PREVIOUSLY KNOWN AS	PT	POINT OF CURVATURE
PKA	NOT APPLICABLE	(R)	POINT OF TANGENCY
N/A		R/W	RADIAL
		P	RIGHT-OF-WAY
			PROPERTY LINE

PREPARED FOR:

UNIVERSAL CITY DEVELOPMENT PARTNERS, LTD.

UCDP (SLRC) PARCEL 7
HOUSING FOR TODAY PARCEL - SEC 6-24-29



DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NO. LB88

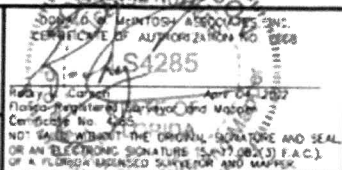
DRAWN BY: DLL
DATE: 11/2020

CHECKED BY: BLC

JOB NO
16197

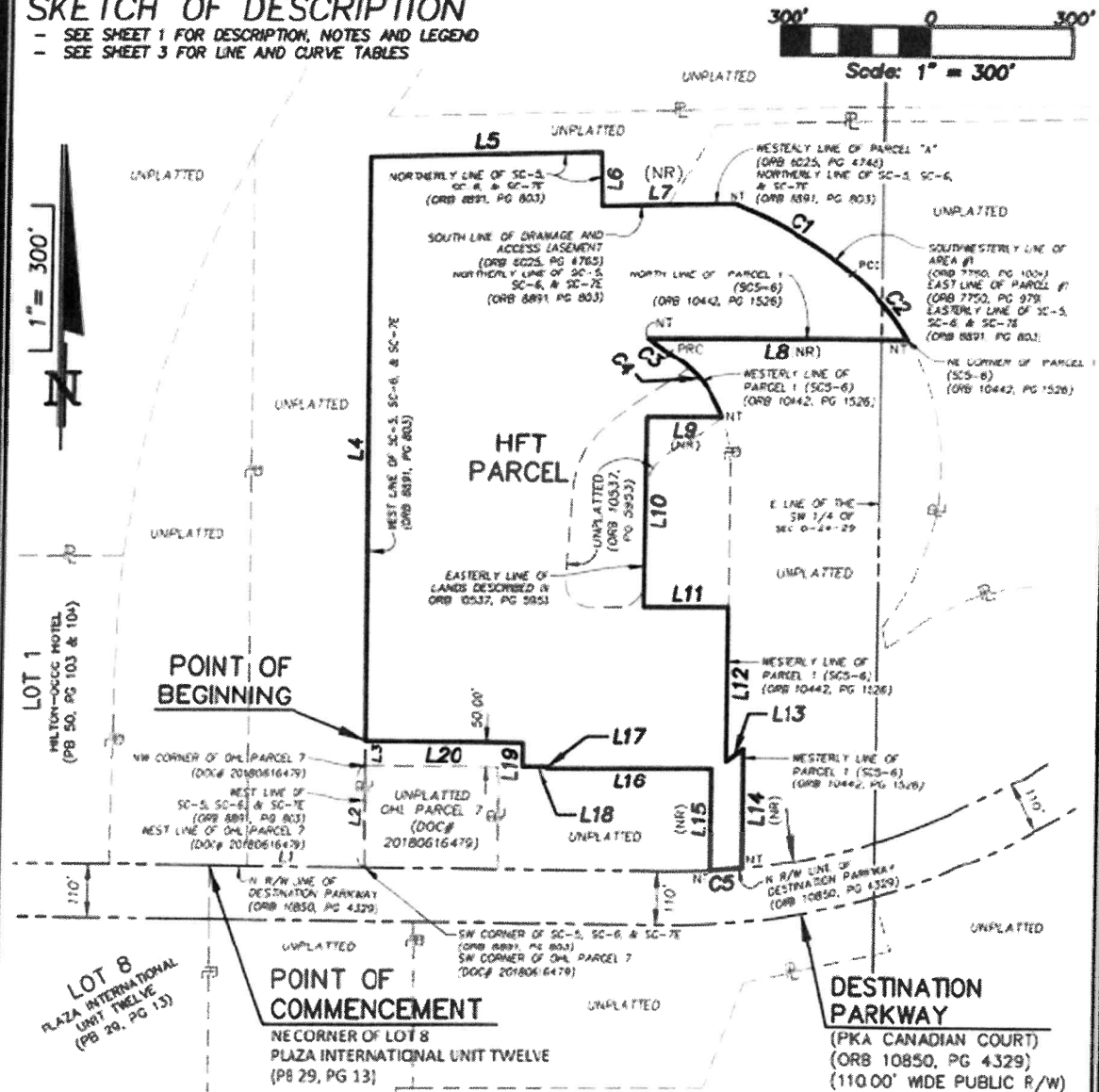
SCALE
N/A

SHEET 1
OF 1



SKETCH OF DESCRIPTION

- SEE SHEET 1 FOR DESCRIPTION, NOTES AND LEGEND
- SEE SHEET 3 FOR LINE AND CURVE TABLES



PREPARED FOR:

UNIVERSAL CITY DEVELOPMENT PARTNERS, LTD.

UCDP (SLRC) PARCEL 7
HOUSING FOR TODAY PARCEL - SEC 6-24-29



DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS

2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: DLL
DATE: 11/2020

CHECKED BY: RLC

JOB NO.
16197

SCALE
1"=300'

SHEET 2
OF 3

SKETCH OF DESCRIPTION

- SEE SHEET 1 FOR DESCRIPTION, NOTES AND LEGEND
- SEE SHEET 2 FOR SKETCH

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S89°18'04"E	326.87'
L2	N00°20'10"W	216.42'
L3	N00°20'10"W	50.01'
L4	N00°20'10"W	1217.86'
L5	N88°51'06"E	476.47'
L6	S01°08'54"E	114.29'
L7	N88°51'07"E	278.77'
L8	S90°00'00"W	531.19'
L9	S90°00'00"W	157.10'
L10	S00°11'33"W	395.66'
L11	N90°00'00"E	177.90'
L12	S00°00'00"E	322.79'
L13	N53°46'14"E	43.46'
L14	S00°00'00"E	251.04'
L15	N00°00'00"E	215.95'
L16	N90°00'00"W	346.64'
L17	N00°00'00"E	4.07'
L18	N90°00'00"W	52.58'
L19	N00°00'17"W	48.40'
L20	N89°18'04"W	322.45'

CURVE TABLE				
NUMBER	RADIUS	DELTA	LENGTH	CHORD BEARING
C1	856.97'	18°57'23"	283.53'	S59°20'08"E
C2	526.98'	19°19'43"	177.78'	S40°11'35"E
C3	299.99'	10°13'29"	53.53'	S54°11'31"E
C4	269.99'	37°28'36"	176.60'	S40°33'58"E
C5	1320.30'	02°49'38"	65.15'	S85°30'57"W

PREPARED FOR:

UNIVERSAL CITY DEVELOPMENT PARTNERS, LTD.

UCDP (SLRC) PARCEL 7
HOUSING FOR TODAY PARCEL - SEC 6-24-29



DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS

2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: <u>DLL</u>	CHECKED BY: <u>RLC</u>	JOB NO. <u>16127</u>	SCALE <u>N/A</u>	SHEET <u>1</u> OF <u>1</u>
DATE <u>11/2020</u>				

EXHIBIT "B"
RELEASED EASEMENT AREA

SKETCH OF DESCRIPTION

- SEE SHEET 2 FOR KEY MAP
- SEE SHEET 3 FOR SKETCH

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 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 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 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; thence run the following three (3) courses along the West and Northerly lines of said SC-5, SC-6, & SC-7E: N00°20'10"W, 1267.87 feet; thence N88°51'06"E, 476.47 feet; thence S01°08'54"E, 114.29 feet to the Northerly line of the Drainage Easement, as described in Official Records Book 7750, Page 985, of said Public Records; thence departing said Northerly line of said SC-5, SC-6, & SC-7E, run the following three (3) courses along the Northerly and Southerly lines of said Drainage Easement: S88°51'07"W, 62.41 feet to the POINT OF BEGINNING; thence continue S88°51'07"W, 46.82 feet to a non-tangent curve concave Northeasterly having a radius of 229.99 feet and a chord bearing of S65°33'39"E; thence Southeasterly along the arc of said curve through a central angle of 12°52'24" for a distance of 51.67 feet to a non-tangent line; thence departing said Southerly line, run N00°20'10"W, 22.27 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 0.013 acres (571 square feet) more or less and being subject to any rights-of-way, restrictions and easements of record.

LEGEND

L1	LINE NUMBER
C1	CURVE NUMBER
DOC#	OFFICIAL RECORDS DOCUMENT NUMBER OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA
SEC 6-24-29	SECTION 6, TOWNSHIP 24 SOUTH, RANGE 29 EAST
PKA	PREVIOUSLY KNOWN AS
N/A	NOT APPLICABLE
NO.	NUMBER
NT	NON-TANGENT
(NR)	NON-RADIAL
ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG(S)	PAGE(S)
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
(R)	RADIAL
R/W	RIGHT-OF-WAY
SLRC	SAND LAKE ROAD COMPLEX
P	PROPERTY LINE
UCDP	UNIVERSAL CITY DEVELOPMENT PARTNERS, LTD.

NOTES

1. This is not a survey.
2. Bearings and distances shown hereon are pursuant to the Florida State Plane Coordinate System East Zone, North American Datum of 1983 (2011 adjustment) epoch 2010.00, Northerly Right-of-Way of Destination Parkway, as described in Official Records Book 10850, Page 4329, of the Public records of Orange County, Florida, being S89°18'04"E (measured); S89°30'38"E (described); (U.S. Survey Foot).
3. This Sketch of Description does not depict any easements of record that may be within or adjoining the lands described hereon.

PREPARED FOR:

UNIVERSAL CITY DEVELOPMENT PARTNERS, LTD.

UCDP (SLRC) PARCEL 7 - DRAINAGE EASEMENT RELEASED AREA

4/30/24	DLL	REVISED PER ORANGE COUNTY COMMENTS
DATE	BY	DESCRIPTION
REVISIONS		



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

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

Donald L. Lambert, Jr. (Signature)
Digitally signed by Donald L. Lambert, Jr.
Date: 2024.04.30 10:31:18 -0400

Donald L. Lambert April 30, 2024
Florida Registered Surveyor and Mapper
Certificate No. 7097

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL
OR AN ELECTRONIC SIGNATURE (5U-17.062(3) F.A.C.),
OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

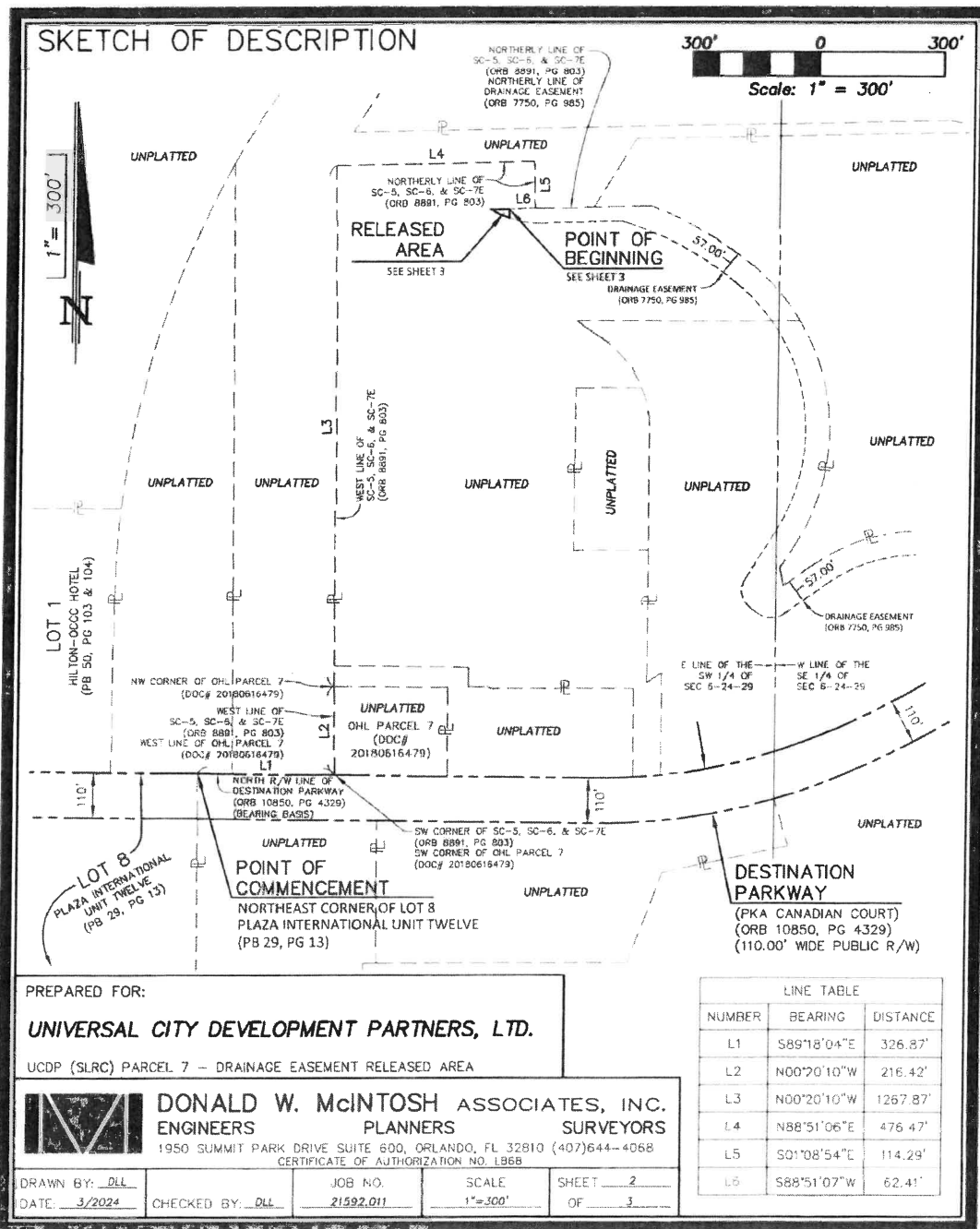
DRAWN BY: DLL
DATE: 3/2024

CHECKED BY: DLL

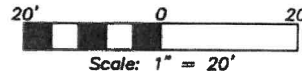
JOB NO.
21592.011

SCALE
N/A

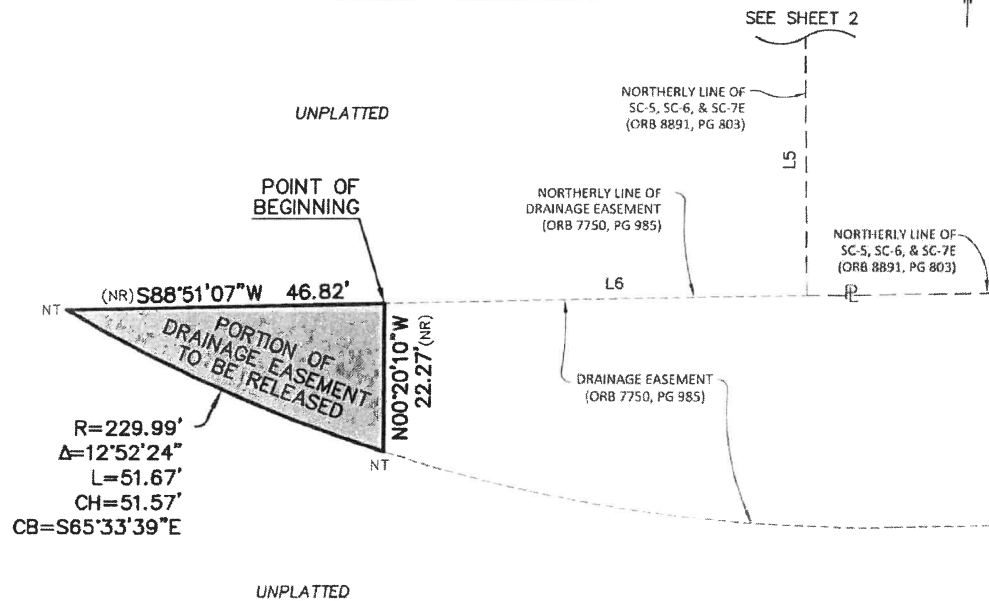
SHEET 1
OF 3



SKETCH OF DESCRIPTION



LINE TABLE		
NUMBER	BEARING	DISTANCE
L5	S01°08'54"E	114.29'
L6	S88°51'07"W	62.41'



PREPARED FOR:

UNIVERSAL CITY DEVELOPMENT PARTNERS, LTD.

UCDP (SLRC) PARCEL 7 - DRAINAGE EASEMENT RELEASED AREA



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

DRAWN BY: <u>DLL</u>	JOB NO. <u>21592.011</u>	SCALE <u>1"=20'</u>	SHEET <u>3</u>
DATE: <u>3/2024</u>	CHECKED BY: <u>DLL</u>		OF <u>3</u>

Printed: Tue 30-Apr-2024 - 10:29AM

F:\Proj2016\16197\Sdwg\NAVD88\mod\18-131(S157) UCDP Parcel 7 - HFT - Drainage Easement Modification ORB7750_PG 985.dwg

CS# 18-131(S157)

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

FEB 25 2025

Prepared By & Return To:
M. Rebecca Wilson, Esquire
Lowndes
215 North Eola Drive
P.O. Box 2809
Orlando, Florida 32802-2809

Project: Catchlight Crossings
Cross Reference: O.R. Book 6025, Page 4765

**PARTIAL RELEASE OF
DRAINAGE AND ACCESS EASEMENT**

THIS PARTIAL RELEASE OF DRAINAGE AND ACCESS EASEMENT (this “**Partial Release**”) is made effective as of the date last executed below (the “**Effective Date**”), by and between **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida, whose address is P.O. Box 1393, Orlando, Florida 32802-1393 (“**County**”) and **HOUSING FOR TOMORROW CORP.**, a Florida not-for-profit corporation, whose address is 1000 Universal Studios Plaza, Orlando, Florida 32819 (“**HFTC**”).

WITNESSETH

WHEREAS, County and Universal City Property Management Company III, a Delaware corporation, (“**UCPMC**”) entered into that certain Drainage and Access Easement recorded May 16, 2000, in Official Records Book 6025, Page 4765, Public Records of Orange County, Florida (the “**Drainage Agreement**”);

WHEREAS, HFTC is the owner of that certain real property described on **Exhibit “A”** attached hereto and made a part hereof (the “**HFTC Property**”);

WHEREAS, a portion of the Easement Property (as defined in the Drainage Agreement) includes a portion of the HFTC Property (the “**HFTC Easement Property**”) and HFTC is the

successor-in-interest to UCMPC as to the portion of the Drainage Agreement that affects the HFTC Property;

WHEREAS, HFTC has requested, and County has agreed, to release County's easement interest in that portion of the HFTC Easement Property more particularly described on **Exhibit "B"** attached hereto and made a part hereof (the "**Released Easement Area**");

WHEREAS, County and HFTC are desirous of modifying the Drainage Agreement as more particularly set forth hereinbelow; and

WHEREAS, any term not otherwise defined herein shall have the meaning ascribed to it in the Drainage Agreement.

NOW, THEREFORE, for good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, County hereby partially releases the Drainage Agreement and the Easement Property, and hereby discharges, terminates and releases the Drainage Agreement and the Easement Property with respect to the Released Easement Area, without impairing the operation and effect of the Drainage Agreement as to the remainder of the Easement Property which is not contained within the Released Easement Area (the "**Remainder Easement Property**"). The Drainage Agreement shall remain in full force and effect and shall remain unaffected by this Partial Release with respect to the Remainder Easement Property. All references in the Drainage Agreement to the "Easement Property" shall hereafter mean and refer to the Remainder Easement Property. The Released Easement Area shall no longer be encumbered by the Drainage Agreement or the Easement Property.

IN WITNESS WHEREOF, the parties have set their hands on the dates set forth hereinbelow.

[SIGNATURES CONTAINED ON FOLLOWING PAGES]

Project: Catchlight Crossings

**JOINDER AND CONSENT TO PARTIAL RELEASE OF DRAINAGE
AND ACCESS EASEMENT**

The undersigned, WENDOVER HOUSING FOR TODAY, LLC., a Delaware limited liability company, (“**Wendover**”) hereby certifies that it is the tenant described in the following encumbrances (collectively, the “**Encumbrances**”):

Title of Instrument	Date of Recording	Recording Reference
Ground Lease between Housing for Tomorrow Corp. and Wendover Housing for Today, LLC	January 13, 2022	Doc # 20220033829, Public Records of Orange County, Florida
First Amendment to Memorandum of Ground Lease	October 31, 2023	Doc # 20230633253, Public Records of Orange County, Florida
Unrecorded Master Development Agreement dated November 29, 2021, as amended by First Amendment to Master Development Agreement dated October 25, 2023	N/A	N/A

By its execution below, Wendover hereby joins in and consents to the execution and recording of the foregoing Partial Release to which this “Joinder and Consent to Partial Release of Drainage and Access Easement” (this “**Wendover Joinder**”) is attached, to the terms and conditions of such Partial Release, and agrees that the Encumbrances, as they have been, and as they may be, modified, amended, and/or assigned from time to time, shall be subordinated to the Drainage Agreement, as amended by the Partial Release, as said Drainage Agreement, as amended by the Partial Release, may be further modified, amended, and/or assigned from time to time (collectively, the “**Amended Drainage Agreement**”).

Furthermore, in the event that Wendover, any successor and/or assign of Wendover, and/or any other person, entity, and/or individual acquires any interest in the lands subject to the Amended Drainage Agreement pursuant to and/or under any or all of the Encumbrances, then Wendover agrees that the rights, benefits, privileges, duties, and obligations of County and of the other parties to the Amended Drainage Agreement (as set forth in the Amended Drainage Agreement) shall not be disturbed or impaired, and that Wendover, such successor and/or assign of Wendover, and/or such other person, entity, and/or individual shall be bound by, and the lands subject to the Amended Drainage Agreement shall be encumbered by, the Amended Drainage Agreement and the terms and conditions thereof.

Defined (capitalized) terms used in this Wendover Joinder, but not defined herein, shall have the meanings given to such terms by the Partial Release.

[signature page to joinder follows]



ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

By: Byronne B. Brinko
for Jerry L. Demings
Orange County Mayor

Date: 25 February 2025

ATTEST:

Phil Diamond, CPA, County Comptroller
As Clerk of the Board of County Commissioners

By: Jennifer Larn-Klimetz
for Deputy Clerk
Jennifer Larn-Klimetz
Printed Name

Project: Catchlight Crossings

**MORTGAGEE'S JOINDER AND CONSENT TO
PARTIAL RELEASE OF DRAINAGE AND ACCESS EASEMENT**

The undersigned, JPMORGAN CHASE BANK, N.A., a national banking association, ("**Chase**") hereby certifies that it is the holder of the following security instruments:

Title of Security Instrument	Date of Recording	Recording Reference
Construction Leasehold Mortgage, Security Agreement, Assignment of Leases and Rents and Fixture Filing (the " Chase Mortgage ").	October 31, 2023	20230633257
State of Florida Uniform Commercial Code Financing Statement Form,	November 2, 2023	20230637935
Recognition, Attornment and Assent to Leasehold Security Instrument (Junior and Senior Mortgage)	November 2, 2023	20230637939
Subordination Agreement	November 2, 2023	20230637940

and recorded in the Public Records of Orange County, Florida, and other recorded and/or unrecorded documents, agreements, and instruments related to the "Loan" described and defined in the Chase Mortgage (collectively, the "**Security Instruments**").

By its execution below, Chase hereby joins in and consents to the execution and recording of the foregoing Partial Release to which this "Mortgagee's Joinder and Consent to Partial Release of Drainage and Access Easement" (the "**Chase Joinder**") is attached, to the terms and conditions of such Partial Release, and agrees that the Security Instruments, as they have been, and as they may be, modified, amended, and/or assigned from time to time, shall be subordinated to the Drainage Agreement, as amended by the Partial Release, as said Drainage Agreement, as amended by the Partial Release, may be further modified, amended, and/or assigned from time to time (collectively, the "**Amended Drainage Agreement**").

Furthermore, in the event that Chase, any successor and/or assign of Chase, and/or any other person, entity, and/or individual acquires any interest in the lands subject to the Amended Drainage Agreement pursuant to and/or under any or all of the Security Instruments, then Chase agrees that the rights, benefits, privileges, duties, and obligations of County and of the other parties to the Amended Drainage Agreement (as set forth in the Amended Drainage Agreement) shall not be disturbed or impaired, and that Chase, such successor and/or assign of Chase, and/or such other person, entity, and/or individual shall be bound by, and the lands subject to the Amended Drainage Agreement shall be encumbered by, the Amended Drainage Agreement and the terms and conditions thereof.

Defined (capitalized) terms used in this Chase Joinder, but not defined herein, shall have the meanings given to such terms by the Partial Release.

Project: Catchlight Crossings

IN WITNESS WHEREOF, the undersigned has executed this Chase Joinder in manner and form sufficient to bind it.

Signed, sealed, and delivered
in the presence of:

"CHASE"

Ashlyn Moore
Signature of Witness #1

ASHLYN MOORE
Printed Name of Witness #1

100 N. TAMPA ST.
TAMPA, FL. 33602
Printed Address of Witness #1

Katrina Balentyne
Signature of Witness #2

Katrina Balentyne
Printed Name of Witness #2

100 N. TAMPA ST.
TAMPA, FL. 33602
Printed Address of Witness #2

JPMORGAN CHASE BANK, N.A.,
a national banking association

By: [Signature]

Print Name: TAMMY HAYLOCK-MOORE

Title: AUTHORIZED OFFICER

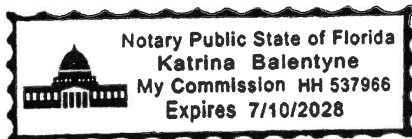
Date: January 2, ~~2024~~ ²⁰²⁵ KB
1/2

STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, on this 2 day of January, ~~2024~~ ²⁰²⁵ by TAMMY HAYLOCK-MOORE, as AUTHORIZED OFFICER of JPMORGAN CHASE BANK, N.A., a national banking association, on behalf of the bank. She/He ☒ is personally known to me OR ☒ has produced drivers license as identification.

[AFFIX NOTARY SEAL]



Katrina Balentyne
Signature of Notary Public

Katrina Balentyne
Print Name
My Commission Expires: July 10, 2028

Project: Catchlight Crossings

**MORTGAGEE'S JOINDER AND CONSENT TO
PARTIAL RELEASE OF DRAINAGE AND ACCESS EASEMENT**

The undersigned, FLORIDA COMMUNITY LOAN FUND, INC., a Florida not for profit corporation, ("FCLF") hereby certifies that it is the holder of the following security instruments:

Title of Security Instrument	Date of Recording	Recording Reference
Leasehold Mortgage and Security Agreement (Catchlight Crossings/A Loan) (" A Loan Mortgage ")	November 2, 2023	20230637936
Assignment of Leases, Rents and Contract Rights (Catchlight Crossings/A Loan)	November 2, 2023	20230637937
UCC-1 Financing Statement	November 2, 2023	20230637938
Recognition, Attornment and Assent to Leasehold Security Instrument (Junior and Senior Mortgage)	November 2, 2023	20230637939
Subordination Agreement	November 2, 2023	20230637940
Leasehold Mortgage and Security Agreement (Catchlight Crossings/B-I Loan) (" B-I Loan Mortgage ")	November 3, 2023	20230640189
Assignment of Leases, Rents and Contract Rights (Catchlight Crossings/B-I Loan)	November 3, 2023	20230640190
State of Florida Uniform Commercial Code Financing Statement Form	November 3, 2023	20230640191
Capital Magnet Fund Compliance Addendum	November 3, 2023	20230640192
Leasehold Mortgage and Security Agreement (Catchlight Crossings/B-II Loan) (" B-II Loan Mortgage ")	November 3, 2023	20230640195
Assignment of Leases, Rents and Contract Rights	November 3, 2023	20230640196
State of Florida Uniform Commercial Code Financing Statement Form	November 3, 2023	20230640252
Capital Magnet Fund Compliance Addendum	November 3, 2023	20230640253

and recorded in the Public Records of Orange County, Florida, and other recorded and/or unrecorded documents, agreements, and instruments related to the "Loan" described and defined

Project: Catchlight Crossings

in the A Loan Mortgage, to the “Loan” described and defined in the B-I Loan Mortgage, and/or to the “Loan” described and defined in the B-II Loan Mortgage (collectively, the “**Security Instruments**”).

By its execution below, FCLF hereby joins in and consents to the execution and recording of the foregoing Partial Release to which this “Mortgagee’s Joinder and Consent to Partial Release of Drainage and Access Easement” (the “**FCLF Joinder**”) is attached, to the terms and conditions of such Partial Release, and agrees that the Security Instruments, as they have been, and as they may be, modified, amended, and/or assigned from time to time, shall be subordinated to the Drainage Agreement, as amended by the Partial Release, as said Drainage Agreement, as amended by the Partial Release, may be further modified, amended, and/or assigned from time to time (collectively, the “**Amended Drainage Agreement**”).

Furthermore, in the event that FCLF, any successor and/or assign of FCLF, and/or any other person, entity, and/or individual acquires any interest in the lands subject to the Amended Drainage Agreement pursuant to and/or under any or all of the Security Instruments, then FCLF agrees that the rights, benefits, privileges, duties, and obligations of County and of the other parties to the Amended Drainage Agreement (as set forth in the Amended Drainage Agreement) shall not be disturbed or impaired, and that FCLF, such successor and/or assign of FCLF, and/or such other person, entity, and/or individual shall be bound by, and the lands subject to the Amended Drainage Agreement shall be encumbered by, the Amended Drainage Agreement and the terms and conditions thereof.

Defined (capitalized) terms used in this FCLF Joinder, but not defined herein, shall have the meanings given to such terms by the Partial Release.

[signature page to joinder follows]

Project: Catchlight Crossings

IN WITNESS WHEREOF, the undersigned has executed this FCLF Joinder in manner and form sufficient to bind it.

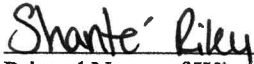
Signed, sealed, and delivered
in the presence of:

"FCLF"

FLORIDA COMMUNITY LOAN FUND, INC.,
a Florida not for profit corporation



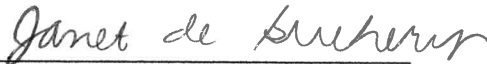
Signature of Witness #1




Printed Name of Witness #1

800 N Magnolia Ave., Ste 106, Orlando, FL 32803

Printed Address of Witness #1



Signature of Witness #2



Printed Name of Witness #2

800 N Magnolia Ave., Ste 106, Orlando, FL 32803

Printed Address of Witness #2

STATE OF Florida

COUNTY OF Orange

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, on this 3 day of January, ~~2024~~²⁰²⁵ by Ignacio Esteban, as CEO of FLORIDA COMMUNITY LOAN FUND, INC., a Florida not for profit corporation, on behalf of the corporation. She/He ☒ is personally known to me OR ☐ has produced as identification.

[AFFIX NOTARY SEAL]



SHANTÉ J. RILEY
Commission # HH 443393
Expires September 13, 2027

By: 

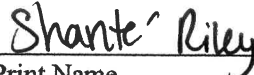
Print Name: IGNACIO ESTEBAN

Title: CEO

Date: January 3, ~~2024~~²⁰²⁵



Signature of Notary Public



Print Name

My Commission Expires: Sep. 13, 2027

EXHIBIT "A"

HFTC PROPERTY

SKETCH OF DESCRIPTION - SEE SHEET 2 FOR SKETCH SEE SHEET 3 FOR LINE AND CURVE TABLES

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 SC-5, SC-6, & SC-7E, as described in Official Records Book 8893, 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; thence run the following seven (7) courses along the West, Northerly, and Easterly lines of said SC-5, SC-6, & SC-7E: N00°20'10"W, 50.01 feet to the POINT OF BEGINNING; thence continue N00°20'10"W, 1217.84 feet; thence N88°51'06"E, 476.47 feet; thence S01°06'54"E, 114.29 feet to the South line of a Drainage and Access Easement, as described in Official Records Book 6025, Page 4765, of said Public Records; thence N88°51'07"E along the South line of said Drainage and Access Easement and the Westerly line of Parcel "A", as described in Official Records Book 6025, Page 4748, of said Public Records, a distance of 278.77 feet to a non-tangent curve concave Southwesterly having a radius of 856.97 feet and a chord bearing of S50°20'08"E; thence departing said Westerly line, run Southeasterly along the Southwesterly line of Area #1, as described in Official Records Book 7750, Page 1004, of said Public Records, and the East line of Parcel #1, as described in Official Records Book 7750, Page 979, of said Public Records, and the arc of said curve through a central angle of 18°57'23" for a distance of 283.53 feet to the point of compound curvature of a curve concave Southwesterly having a radius of 526.98 feet and a chord bearing of S40°11'35"E; thence Southeasterly along the East line of said Parcel #1, and the arc of said curve through a central angle of 10°10'43" for a distance of 177.78 feet to the Northeast corner of Parcel 1 (SCS-6), as described in Official Records Book 10442, Page 1526, of said Public Records, and a non-tangent line; thence departing said East line run the following three (3) courses along the North and Westerly lines of said Parcel 1 (SCS-6): S90°00'00"W, 531.19 feet to a non-tangent curve concave Northeasterly having a radius of 299.99 feet and a chord bearing of S54°11'31"E; thence Southeasterly along the arc of said curve through a central angle of 10°13'29" for a distance of 53.53 feet to the point of reverse curvature of a curve concave Southwesterly having a radius of 269.99 feet and a chord bearing of S40°33'58"E; thence Southeasterly along the arc of said curve through a central angle of 37°28'36" for a distance of 176.60 feet to a non-tangent line; thence departing said Westerly line, run S80°00'00"W, 157.10 feet; thence S00°12'33"W along the East line of lands described in Official Records Book 10537, Page 5953, of said Public Records, and the Northerly and Southerly prolongations thereof, 395.66 feet; thence N90°00'00"E, 177.90 feet to the aforesaid Westerly line of Parcel 1 (SCS-6); thence run the following three (3) courses along said Westerly line of Parcel 1 (SCS-6): S00°00'00"E, 322.79 feet; thence NS3°46'14"E, 43.46 feet; thence S00°00'00"E, 251.04 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 S85°30'57"W; thence departing said Westerly line of Parcel 1 (SCS-6), run Westerly along said North Right-of-way line and the arc of said curve through a central angle of 02°49'38" for a distance of 65.15 feet to a non-tangent line; thence departing said North Right-of-way line, run N00°00'00"E, 215.95 feet; thence N90°00'00"W, 346.64 feet; thence N00°00'00"E, 4.07 feet; thence N90°00'00"W, 52.58 feet; thence N00°00'17"W, 48.40 feet; thence N89°18'04"W, 322.45 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 20.895 acres more or less and being subject to any rights-of-way, restrictions and easements of record.

NOTES

- This is not a survey.
- Bearings and distances shown hereon are pursuant to the Florida State Plane Coordinate System East Zone, North American Datum of 1983 (2011 adjustment), Northerly Right-of-way of Destination Parkway, as described in Official Records Book 10850, Page 4329, of the Public Records of Orange County, Florida, being S89°18'04"E (measured), S89°30'38"E (described) U.S. Survey foot.
- This Sketch of Description does not depict any easements of record that may be within or adjoining the lands described hereon.

L1
C1
DOC#
UCDP
HFT
OHL
SEC 6-24-29
PKA
N/A

LINE NUMBER
CURVE NUMBER
ORANGE COUNTY OFFICIAL
RECORDS DOCUMENT NUMBER
UNIVERSAL CITY
DEVELOPMENT PARTNERS
HOUSING FOR TODAY
OHL HOLDINGS, LLC
SECTION 4, TOWNSHIP 24
SOUTH, RANGE 29 EAST
PREVIOUSLY KNOWN AS
NOT APPLICABLE

NO.
NT
(NR)
CRG
PB
PG(S)
PC
PT
(R)
R/W
P
NUMBER
NON-TANGENT
NON-RADIAL
OFFICIAL RECORDS BOOK
PLAT BOOK
PAGE(S)
POINT OF CURVATURE
POINT OF TANGENCY
RADIAL
RIGHT-OF-WAY
PROPERTY LINE

LEGEND

PREPARED FOR:

UNIVERSAL CITY DEVELOPMENT PARTNERS, LTD.

UCDP (SLRC) PARCEL 7
HOUSING FOR TODAY PARCEL - SEC 6-24-29

3/31/22	DLL	REVISED BOUNDARY & LEGAL DESCRIPTION
2/1/22	MKS	REVISED SKETCH
1/25/22	MKS	REVISED BOUNDARY & LEGAL DESCRIPTION
10/28/21	MKS	REVISED BOUNDARY & LEGAL DESCRIPTION
8/24/21	MKS	REVISED BOUNDARY & LEGAL DESCRIPTION
DATE	BY	DESCRIPTION



DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS

2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NO. LB88

DRAWN BY: DLL
DATE: 11/2020

CHECKED BY: BJC

JOB NO.
18182

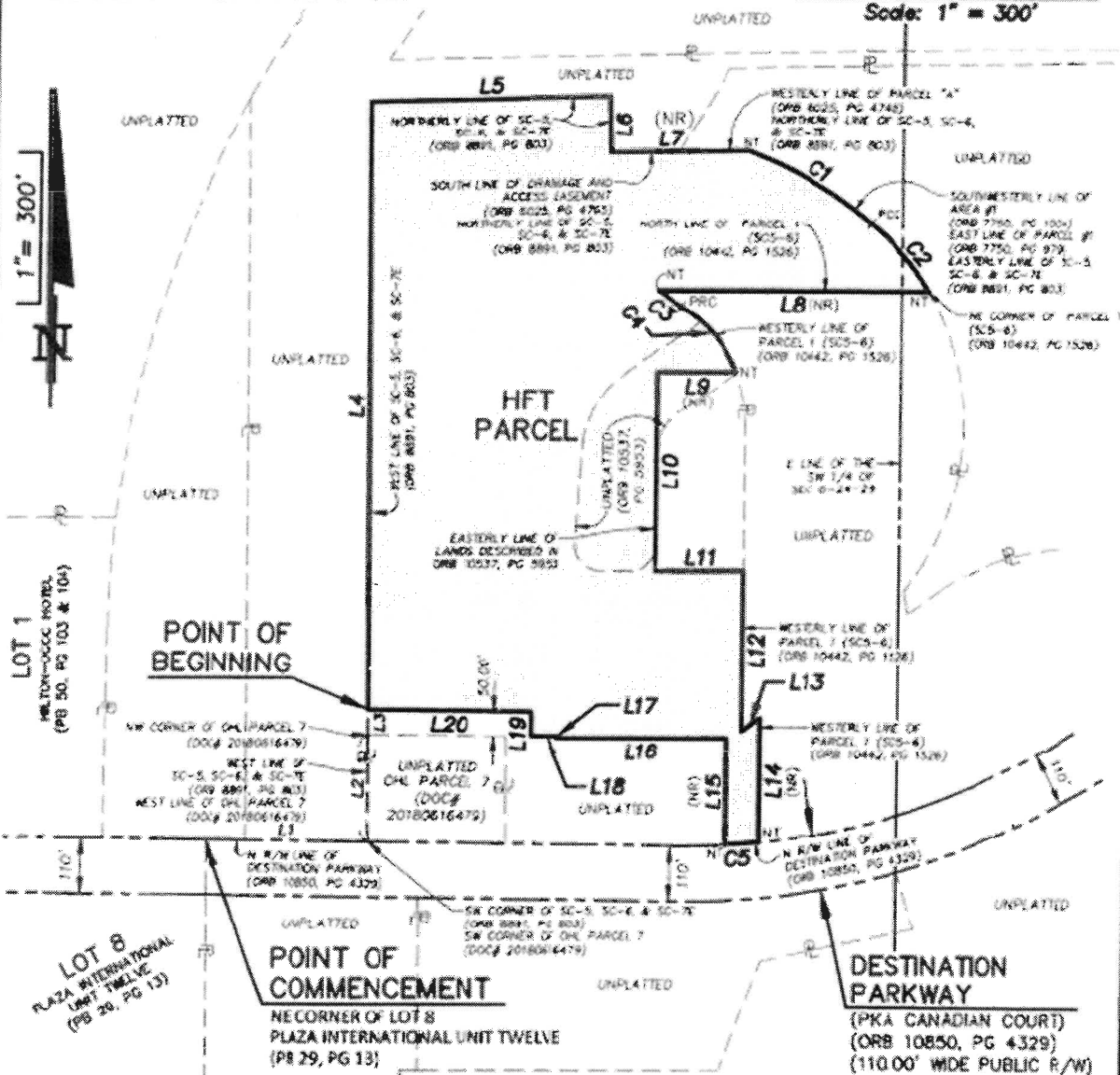
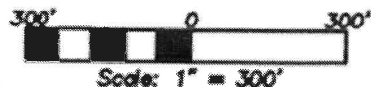
SCALE
N/A

SHEET 1
OF 1

REVISIONS
4285
Florida Registered Surveyor and Mapper
Certificate No. 4285
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL
OR AN ELECTRONIC SIGNATURE (SIGNED BY F.A.C.)
OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SKETCH OF DESCRIPTION

- SEE SHEET 1 FOR DESCRIPTION, NOTES AND LEGEND
- SEE SHEET 3 FOR LINE AND CURVE TABLES



PREPARED FOR:

UNIVERSAL CITY DEVELOPMENT PARTNERS, LTD.

UCDP (SLRC) PARCEL 7

HOUSING FOR TODAY PARCEL - SEC 6-24-29



DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS

2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NO. 1868

DRAWN BY: <u>DLL</u>	JOB NO. <u>16192</u>	SCALE <u>1"=300'</u>	SHEET <u>2</u>
DATE: <u>11/20/20</u>	CHECKED BY: <u>RLC</u>		OF <u>3</u>

SKETCH OF DESCRIPTION

- SEE SHEET 1 FOR DESCRIPTION, NOTES AND LEGEND
- SEE SHEET 2 FOR SKETCH

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S89°18'04"E	326.87'
L2	N00°20'10"W	216.42'
L3	N00°20'10"W	50.01'
L4	N00°20'10"W	1217.86'
L5	N88°51'06"E	476.47'
L6	S01°08'54"E	114.29'
L7	N88°51'07"E	278.77'
L8	S90°00'00"W	531.19'
L9	S90°00'00"W	157.10'
L10	S00°12'33"W	395.66'
L11	N90°00'00"E	177.90'
L12	S00°00'00"E	322.79'
L13	N53°46'14"E	43.46'
L14	S00°00'00"E	251.04'
L15	N00°00'00"E	215.95'
L16	N90°00'00"W	346.64'
L17	N00°00'00"E	4.07'
L18	N90°00'00"W	52.58'
L19	N00°00'17"W	48.40'
L20	N89°18'04"W	322.45'

CURVE TABLE				
NUMBER	RADIUS	DELTA	LENGTH	CHORD BEARING
C1	856.97'	18°57'23"	283.53'	S59°20'08"E
C2	526.98'	19°19'43"	177.78'	S40°11'35"E
C3	295.99'	10°13'29"	53.53'	S54°11'31"E
C4	269.99'	37°28'36"	176.60'	S40°33'58"E
C5	1320.30'	02°49'38"	65.15'	S85°30'57"W

PREPARED FOR:

UNIVERSAL CITY DEVELOPMENT PARTNERS, LTD.

UCDP (SLRC) PARCEL 7
HOUSING FOR TODAY PARCEL - SEC. 6-24-29



DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS

2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: <u>DLL</u>	CHECKED BY: <u>RLC</u>	JOB NO. <u>16197</u>	SCALE <u>N/A</u>	SHEET <u>3</u> OF <u>3</u>
DATE: <u>11/2020</u>				

EXHIBIT "B"

RELEASED EASEMENT AREA

SKETCH OF DESCRIPTION

— SEE SHEET 2 FOR SKETCH

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 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 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 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; thence run the following two (2) courses along said West line of SC-5, SC-6, & SC-7E: N00°20'10"W, 50.01 feet; thence continue N00°20'10"W, 1103.56 feet to the South line of the Drainage and Access Easement, as described in Official Records Book 6025, Page 4765, of said Public Records; thence N88°51'07"E along said South line, 59.77 feet to the POINT OF BEGINNING; thence continue N88°51'07"E along said South line, 355.91 feet; thence departing said South line, run N00°00'00"E, 53.57 feet; thence S90°00'00"W, 5.08 feet; thence N00°00'00"E, 23.17 feet; thence N90°00'00"W, 350.76 feet; thence S00°00'00"W, 83.87 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; the reciprocal grid factor is 1.000034632.

Containing 0.653 acres (28,460 square feet) more or less and being subject to any rights-of-way, restrictions and easements of record.

NOTES

1. This is not a survey.
2. Bearings and distances shown hereon are pursuant to the Florida State Plane Coordinate System East Zone, North American Datum of 1983 (2013 adjustment), Northerly Right-of-way of Destination Parkway, as described in Official Records Book 10850, Page 4329, of the Public records of Orange County, Florida, being S89°18'04"E (measured), S89°30'38"E (described) (U.S. Survey Foot).
3. This Sketch of Description does not depict any easements of record that may be within or adjoining the lands described hereon.

LEGEND

LI	LINE NUMBER	NO	NUMBER
CI	CURVE NUMBER	NT	NON-TANGENT
DOC#	ORANGE COUNTY OFFICIAL RECORDS DOCUMENT NUMBER	(NR)	NON-RADIAL
UCDP	UNIVERSAL CITY DEVELOPMENT PARTNERS HOUSING FOR TODAY	ORG	OFFICIAL RECORDS BOOK
HFT	OHL HOLDINGS, LLC	PB	PLAT BOOK
GHL	SECTION 6, TOWNSHIP 24 SOUTH, RANGE 29 EAST	PC(S)	PAGE(S)
SEC 6-24-29	PREVIOUSLY KNOWN AS	PT	POINT OF CURVATURE
PKA	NOT APPLICABLE	(R)	POINT OF TANGENCY
N/A		R/W	RADIAL
		PL	RIGHT-OF-WAY
			PROPERTY LINE

PREPARED FOR:

UNIVERSAL CITY DEVELOPMENT PARTNERS, LTD.

UCDP (SLRC) — HOUSING FOR TODAY

DRAINAGE EASEMENT PARTIAL TERMINATION — 6025/4765



DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS

2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NO. LB88

DONALD W. MCINTOSH ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. LB88

Donald L Lambert
Florida Professional Surveyor and Mapper
Certificate No. 7087

December 25, 2022
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL
OR AN ELECTRONIC SIGNATURE (SLS-17-0823) P.A.C.
OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DRAWN BY: DLL

DATE: 11/2020

CHECKED BY: RLC

JOB NO.

16197

SCALE

N/A

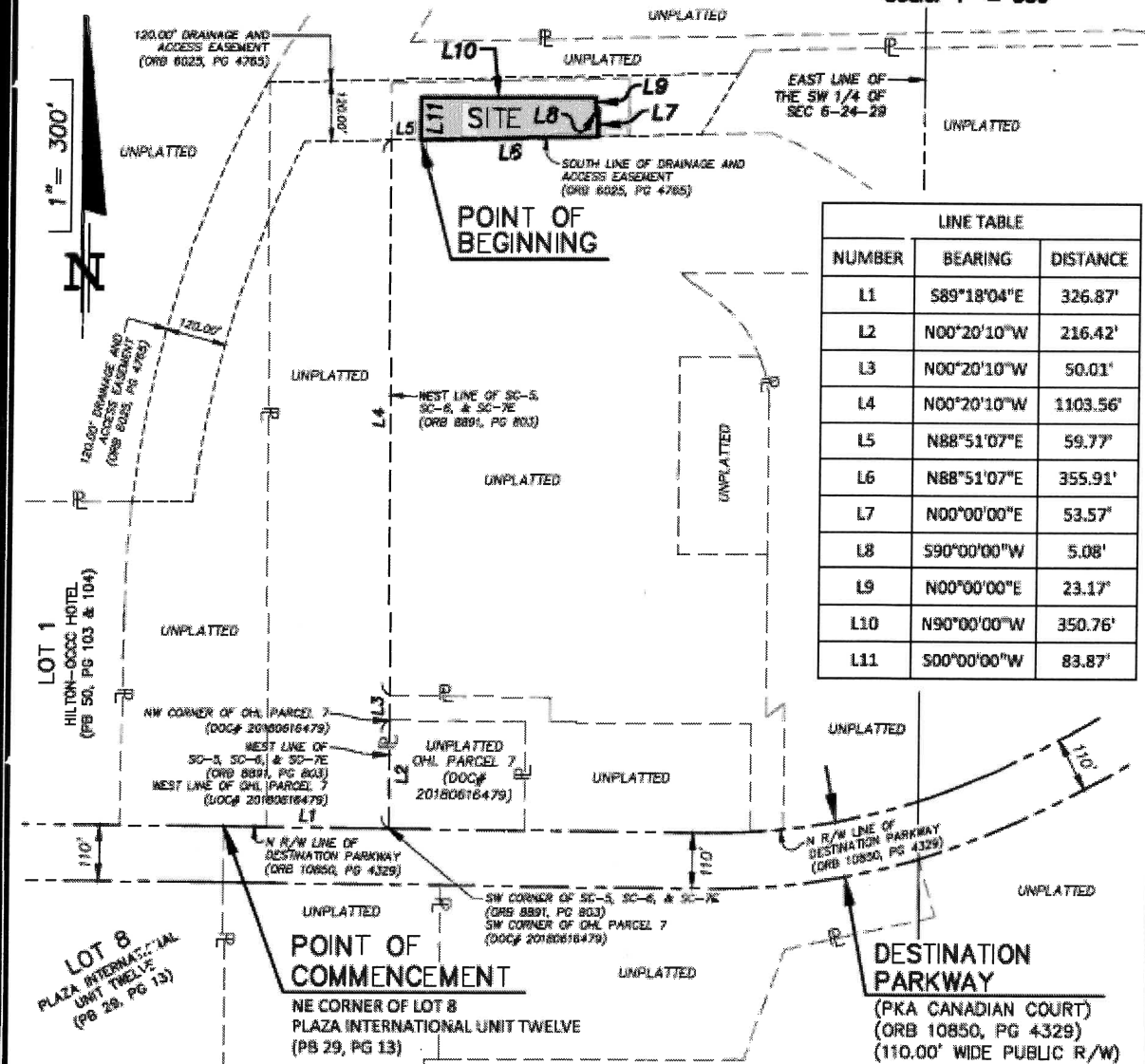
SHEET

1

OF 2

SKETCH OF DESCRIPTION

- SEE SHEET 1 FOR DESCRIPTION, NOTES AND LEGEND



PREPARED FOR:

UNIVERSAL CITY DEVELOPMENT PARTNERS, LTD.

UCDP (SLRC) - HOUSING FOR TODAY

DRAINAGE EASEMENT PARTIAL TERMINATION - 6025/4765



DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS

2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: OLL

DATE: 11/2020

CHECKED BY: RLC

JOB NO.

16197

SCALE

1"=300'

SHEET 2

OF 2