

**AGREEMENT FOR THE DELIVERY AND USE OF RECLAIMED WATER
(HARTZOG ROAD ATTAINABLE HOUSING)**

THIS AGREEMENT FOR THE DELIVERY AND USE OF RECLAIMED WATER (HARTZOG ROAD ATTAINABLE HOUSING) (the "Agreement") is made and entered into as of the date of last execution below (the "Effective Date"), by and between **ORANGE COUNTY, FLORIDA** (the "County"), a charter county and political subdivision of the State of Florida whose address is 201 South Rosalind Avenue, Orlando, Florida 32801-3547, and **HRAHC LANDLORD, LLC** (the "Owner"), a Florida limited liability company, whose address is 1375 East Buena Vista Drive, Lake Buena Vista, Florida, 32830. The County and the Owner may also be referred to in this Agreement individually as a "Party" or collectively as the "Parties."

RECITALS

WHEREAS, the County owns, operates and maintains water reclamation facilities ("Facilities") which produce reclaimed water that may be used for productive and beneficial purposes in accordance with permits issued by the Florida Department of Environmental Protection ("FDEP"); and

WHEREAS, the Owner desires to use reclaimed water from the Facilities for irrigation of those portions of the Owner's property described on **Exhibit "A"** attached hereto and made a part hereof by reference (the "Property").

NOW, THEREFORE, in consideration of the premises of this Agreement, and the mutual promises, covenants, and conditions set forth in this Agreement, the receipt and sufficiency of which is acknowledged by the Parties, the Parties agree as follows:

SECTION 1. RECITALS INCORPORATED. Each of the foregoing recitals forms a material part of this Agreement.

SECTION 2. TERM OF THE AGREEMENT. This Agreement shall be effective for an initial term of ten (10) years from the Effective Date and shall automatically be extended for successive one (1) year terms unless either Party provides written notice to the other Party of its intent to terminate this Agreement at least one (1) year prior to the end of the initial term or any successive term. Further, this Agreement may be terminated as provided in Section 10, herein.

SECTION 3. RATES AND PAYMENT.

a) The rates applicable to the Owner shall be those established by Resolution of the Orange County Board of County Commissioners (the "Board") for the class of customers for

which the Owner qualifies. The Owner and the County agree that each and all of these rates and customer class designations may be changed or amended by the Board from time to time and that following the implementation of new rates and customer classifications, the new rates and customer classifications shall apply to the Owner pursuant to this Agreement.

b) The Owner agrees to pay monthly invoices generated by the County for reclaimed water used by the Owner. Said charge shall include the County's fixed monthly charge and the volume charge based upon and applied to the metered volume of reclaimed water, used by the Owner on a monthly basis. The County may cease delivery of reclaimed water to the Owner if any invoice is not paid in full within thirty (30) days of the date of invoice. Reclaimed water service will be reinstated upon full payment of the invoice and any additional charges incurred. All County standard billing procedures and charges, as amended from time to time by the Board, shall apply. Payments must be made to the following address:

Orange County Utilities
Customer Service Division
9150 Curry Ford Road
Orlando, Florida 32825

c) For the proposed irrigation uses under this Agreement, the current rate classification for which the Owner qualifies is Reclaimed Water Priority User. This rate may be changed or amended as specified in this Section 3.

SECTION 4. USE OF RECLAIMED WATER; OWNER'S SYSTEM.

a) The Owner shall use the reclaimed water delivered by the County for use as its primary source of irrigation on the Property and shall ensure that any and all use of the reclaimed water complies with the rules and regulations of the County, FDEP, the applicable Water Management District, and any other governmental or regulatory agencies having jurisdiction over the Property or the use of the reclaimed water, as such rules and regulations may be amended from time to time.

b) The Owner shall install connection point(s) and Distribution System (as defined below) within the Property to accommodate the anticipated volume of reclaimed water described in Section 6 of this Agreement ("System Improvements"), as shown in **Exhibit "B"** attached hereto and made a part hereof by reference and further described below.

(i) The Distribution System must be isolated from any irrigation system not described in Section 4 of this Agreement. For the purposes of this Agreement, the term "Distribution System" means the Owner's system of reclaimed water infrastructure built and operated for the purpose of conveying reclaimed water within the boundaries of the Property.

(ii) Connection points and reclaimed water meter assembly ("Meter Assembly") must be installed in the locations shown on the County-approved construction plans. The Owner shall provide, in a manner approved by appropriate regulatory agencies,

appropriate backflow prevention devices in any situation where the Distribution System is connected to any groundwater well (potable or non-potable).

c) The Owner agrees to submit construction plans for the System Improvements for County review under the County's standard plan review process. The design and construction of the System Improvements must comply with the edition of the Orange County Utilities Standards and Construction Specifications Manual ("Manual") in effect at the time of commencement of construction of the System Improvements.

d) The Owner shall, at the Owner's sole cost and expense, own, operate, and maintain the System Improvements located downstream of the Meter Assembly. The Owner shall implement, maintain, and renew any permits, licenses, or other programs required by state, regional, or federal regulatory agencies to utilize the reclaimed water System Improvements.

e) No cross connections may be made between the System Improvements and a potable water system or any well.

(i) The Owner shall install and maintain a reduced pressure zone ("RPZ") principle backflow preventer at the Owner's point(s) of service to the Property with any potable water system and shall inspect and operate the RPZ in accordance with all applicable federal, state, and local cross connection control ordinances and regulations.

(ii) For any existing or approved (but not yet constructed) groundwater well on the Property to be used as a backup to the Distribution System, a minimum RPZ backflow preventer must be installed at the well by the Owner. The Owner shall fully comply with the provisions of all applicable laws, rules and regulations, and County policies pertaining to cross connections.

f) The Owner shall post advisory signs around the sites irrigated with reclaimed water informing the public of the nature of the water and its non-potability. The Owner shall obtain, post, install, and maintain the signs in accordance with all applicable rules and regulations pertaining to such signage during the term of the Agreement.

g) The Owner shall also take all reasonable precautions, including signs, labeling, and color-coding to clearly identify System Improvements to prevent inadvertent human consumption. The signs, labeling, and color-coding shall be in accordance with applicable FDEP regulations.

h) A buffer, as required by FDEP, the County, and all other applicable agencies, shall be maintained between the edge of the wetted area of the reclaimed water irrigation system application site and any existing or approved (but not yet constructed) potable water supply wells.

i) The Owner shall operate its system such that reclaimed water does not discharge off-site, either directly or through a stormwater drainage system. Additionally, in no event will the Owner allow the discharge of the reclaimed water directly into surface waters of the State of Florida.

j) The County may interrupt reclaimed water service to the Owner in the event that the Owner fails to fulfill any of the responsibilities or requirements set forth in this Section 4. Service so interrupted would be resumed upon the Owner's complete fulfillment of the particular responsibility or requirement in question.

SECTION 5. WATER QUALITY. The County will deliver to the Owner at the point of connection with the County's reclaimed water transmission system reclaimed water of a quality consistent with the requirements for "public access" treatment levels as described in rules of the FDEP, Chapters 62-600 through 62-650, Florida Administrative Code, and all other applicable regulations, as such regulations may be amended from time to time. The County shall provide to the Owner any and all routine monitoring and testing of the reclaimed water delivered to the Owner, but only for those parameters required to meet applicable laws, rules and regulations, as may be amended from time to time. The Owner reserves the right to independently monitor the quality of the reclaimed water delivered to the Owner at the turnout, using state-approved and certified testing laboratories, at its sole cost. The Owner shall provide to the County the results of all such monitoring and testing. The Owner agrees to notify the County immediately in the event tests indicate that the reclaimed water does not meet applicable standards; and the Owner may stop accepting reclaimed water from the County until the reclaimed water meets the applicable standards required under state or federal laws, rules, and regulations. Suspension of the acceptance of reclaimed water to be delivered by the County under the terms of this Agreement is the sole remedy for any failure by the County to deliver to the Owner reclaimed water of a quality consistent with the terms of this Section 5.

SECTION 6. DELIVERY OF RECLAIMED WATER.

a) The Owner shall use reclaimed water furnished from the County's Facilities pursuant to the provisions of this Agreement as its primary source of irrigation on the Property. The total anticipated average annual daily flow ("AADF") of reclaimed water demand by the Owner is approximately 116,728 gallons per day. The County agrees to provide the AADF for reclaimed water demand of up to 116,728 gallons per day with a maximum flow of 280 gallons per minute at 45 psi.

b) If for any reason reclaimed water is not available for the Property or not available in the amount specified in Section 6.a above, the County acknowledges and agrees that the Owner may, subject to proper permitting by the appropriate regulatory agencies, utilize other water resources on the Property as supplemental water sources for irrigation purposes on the Property, until such time as reclaimed water becomes available.

c) The Owner may be allowed to draw additional amounts of reclaimed water, subject to availability of the reclaimed water supplies as determined by the County.

d) Both Parties recognize that adverse weather conditions or unforeseen circumstances may necessitate modification of the reclaimed water delivery. During such adverse conditions, the County may restrict or curtail the use of the reclaimed water by the Owner until the County determines that the adverse conditions have passed. During these periods, reclaimed water flow may be reduced significantly from normal levels. These reductions may include, but not be

limited to, the volume of the reclaimed water supplied to the Owner. The Owner may restrict or refuse the use of the reclaimed water to be delivered in the event of adverse weather conditions or unforeseen circumstances.

e) If the County's Facilities or reclaimed water transmission system fails for reasons or events beyond the County's control, or when the County performs maintenance or repairs the system, then delivery of reclaimed water under the requirements of this Agreement may be temporarily interrupted or limited in quantity. County shall notify Owner in advance of any planned disruption of service, except in the case of an emergency. Such notice shall be in accordance with standard County notification procedures related to interruption of service.

f) The County reserves the right to limit the rate of flow or interrupt flow of reclaimed water to the Owner during any period based on operational needs of the County. County shall notify Owner in advance of any planned disruption of service, except in the case of an emergency. Such notice shall be in accordance with standard County notification procedures related to interruption of service.

SECTION 7. CONSTRUCTION OF CONNECTIONS.

a) The Owner shall be responsible for all costs and expenses associated with any new or future Meter Assembly installations, System Improvements, and any reclaimed water main extension necessary in accordance with the latest version of the Manual and Orange County's Reclaimed Water Rate Resolution and Ordinances, as same may be amended from time to time.

b) The Owner shall, at no cost to the County, grant easements to the County over the Owner's Property as necessary for the County to carry out its obligations or exercise its rights under this Agreement. The Owner shall provide such easement(s), in recordable form acceptable to the County, over the area where any existing or future Meter Assembly is or will be installed, together with an access easement area sufficient to enable the County to read and maintain any such Meter Assembly and to accommodate necessary antenna installation(s) for communications with the County's Supervisory Control and Data Acquisition (SCADA) System. The Owner hereby grants a temporary non-exclusive right of entry to the County to install, read, operate, and maintain the Meter Assembly on the Owner's Property. The temporary right of entry will automatically terminate upon the granting and recording of the aforementioned easement(s).

SECTION 8. DISCLAIMER OF REPRESENTATIONS AND WARRANTIES.

Except for compliance of the reclaimed water with applicable legal requirements, the County does not represent or warrant that the reclaimed water delivered is fit for any particular purpose. The Owner has the option of securing independent advice and making an independent judgment as to the use of the volume and quality of reclaimed water described herein.

SECTION 9. EXCUSE FROM PERFORMANCE BY GOVERNMENTAL ACTS.

If for any reason during the term of this Agreement, and through no fault of either Party to this Agreement, local, regional, state or federal governments, agencies, or courts fail to issue necessary permits, grant necessary approvals, or require any change in the operation of the treatment, transmission or distribution systems, or the application and use of reclaimed water by

the Owner, then to the extent that such requirements affect the ability of either Party to perform any of the terms of this Agreement or significantly increase the cost to either Party, the affected Party will be excused from the performance thereof and a new agreement will be negotiated, if possible or necessary, by the Parties hereto in conformity with such permits, approvals, or requirements.

SECTION 10. DEFAULT; TERMINATION.

a) Each of the following occurrences will be considered a default by the Owner and a breach of this Agreement for which the County may terminate this Agreement at any time and without penalty, upon sixty (60) days prior written notice to the Owner:

(i) The Owner fails to receive and use a minimum of 100,000 gallons AADF of reclaimed water in any consecutive sixty (60) day period made available by the County as provided in Section 6, subject to Section 9; or

(ii) The Owner fails to pay any invoice or bill described in Section 3, in full within the timeframes specified; or

(iii) The Owner breaches any provision of Section 15 of this Agreement.

b) The following occurrence will be considered a default by the County and a breach of this Agreement for which the Owner may terminate this Agreement at any time and without penalty, upon sixty (60) days prior written notice to the County:

(i) The County fails to provide reclaimed water pursuant to Section 6.

c) **Not exclusive remedy for breach:** For the avoidance of doubt, termination pursuant to this Section 10 is without prejudice to any other remedies available to the terminating Party (but any applicable limitations of liability stated in this Agreement will remain in effect).

SECTION 11. NOTICES. Any notice required or allowed to be delivered hereunder shall be in writing and be deemed to be delivered when (i) hand delivered to the official hereinafter designated, or (ii) three (3) days after the date on which deposited in the United States mail, postage prepaid, certified mail return receipt requested, and addressed to a Party at the address set forth opposite the Party's name below, or such other address as the Party shall have specified by written notice to the other Party delivered in accordance herewith.

OWNER:

HRAHC Landlord, LLC
1375 Buena Vista Drive
Lake Buena Vista, Florida 32830
Attn: Legal Department

With copy to:

10901 Avalon Road Sonnet Park LLC
P.O. Box 90708

Camden, New Jersey, 08101

COUNTY:

Orange County Utilities Department
9150 Curry Ford Road
Orlando, Florida 32825-7600
Attn: Director

With copy to:

Orange County Administration Building
201 South Rosalind Avenue, 5th Floor
Orlando, Florida 32801-3527
Attn: County Administrator

SECTION 12. INSPECTION. The County may, upon written or oral notice to the Owner and when reasonably necessary, enter upon the Property to review and inspect the Owner's operating practices and equipment as related to this Agreement and any backflow prevention devices between the Owner's system and any well and potable water system connection which is maintained by the Owner.

SECTION 13. DISCLAIMER OF THIRD-PARTY BENEFICIARIES. This Agreement is solely for the benefit of the formal Parties hereto, and no right or cause of action will accrue upon or by reason hereof, to or for the benefit of any third party not a formal Party hereto.

SECTION 14. SEVERABILITY. If any court finds any part of this Agreement invalid or unenforceable, such invalidity or unenforceability will not affect the other parts of this Agreement if the rights and obligations of the Parties contained therein are not materially prejudiced and if the intentions of the Parties can continue to be effectuated.

SECTION 15. ASSIGNMENT.

a) The County may transfer all or any part of the Facilities, reclaimed water transmission system or distribution facilities and assign all or any part of its rights and obligations under this Agreement.

b) The Owner may not assign or transfer this Agreement or the rights under this Agreement to any parcel of land not included in the Property, and any attempted assignment will be void and of no effect and will be treated by the County as a material breach entitling the County to terminate this Agreement as set forth in Section 10 above. Owner may assign all of its rights and obligations under this Agreement to a ground lessee of the Property that constructs, owns, and operates the System Improvements, Distribution System, Meter Assembly, and RPZ.

c) The Owner must notify the County in writing of any sale or transfer of the Property within thirty (30) days following the sale or transfer date. Upon the sale or transfer of the Property, this Agreement will terminate at the County's election, and any subsequent property owner who wishes to continue to receive reclaimed water on the Property must enter into a new agreement with the County. In the event the Property is not sold in its entirety, the same notice provision above applies and this Agreement will be amended by the Parties to reflect that only the portion

of the Property remaining in the Owner's possession will be subject to this Agreement. Failure by the Owner to timely notify the County of a sale, transfer, or subdivision of the Property will constitute a material breach of this Agreement entitling the County to terminate this Agreement as set forth in Section 10 above. This Agreement shall be binding upon the Owner's successors and assigns unless terminated.

SECTION 16. NON-WAIVER. The failure of either Party to insist upon the other Party's compliance with its obligations under this Agreement in any one or more instances will not operate to release the other Party from its duties to comply with such obligations in all other instances.

SECTION 17. INDEMNIFICATION. The Owner will indemnify and hold harmless the County from any and all claims, actions, and judgments, including all costs of defense and attorney's fees in defending against same and regarding property damage or bodily harm, arising from and related to the Owner's use of the County's reclaimed water provided pursuant to this Agreement except for those claims or liabilities caused by or arising from the acts or omissions of the County, or its employees or agents. For purposes of this Section 17, the Owner's acts include the acts of any of the Owner's agents and/or employees. Subject to the provisions of Section 768.28, Florida Statutes, the County will indemnify and hold harmless the Owner from any and all claims, actions, and judgments, including all costs of defense and attorney's fees in defending against same and regarding property damage or bodily harm, arising from and related to the County's supply of or failure to supply reclaimed water in accordance with the terms of this Agreement. The foregoing shall survive the expiration or sooner termination of this Agreement. Nothing contained herein shall waive the County's sovereign immunity as afforded by law.

SECTION 18. FORCE MAJEURE. The Parties will be excused for the period of any delay in the performance of any obligation under this Agreement when prevented from so doing by cause or causes beyond the obligated Party's reasonable control, which includes, without limitation, civil commotion, civil disorder, riot, civil disturbance, war, war-like operations, invasion, rebellion, hostilities, military or usurped power, sabotage, fire or other casualty, and inability to obtain any material or services due to Acts of God. For all monetary issues, there shall be no events of force majeure.

SECTION 19. LIMITATION OF LIABILITY. Notwithstanding any other provision of this Agreement, in no event will either Party have liability to the other Party under this Agreement, whether based in contract, in tort, or otherwise, for any special, incidental, indirect, exemplary, or consequential damages.

SECTION 20. SOVEREIGN IMMUNITY. The County does not waive and retains all defenses and protections provided to it under Florida and other applicable law, including without limitation, the defense of Sovereign Immunity and the provisions and protections set forth in Section 768.28, Florida Statutes, for tort actions brought against the County and such immunity is applicable to any claim or action brought under this Agreement even if said claim or action sounds in contract rather than in tort.

SECTION 21. WAIVER OF JURY TRIAL; ATTORNEYS' FEES. The Parties voluntarily waive a trial by jury in any litigation or action arising from this Agreement. The Parties agree that each Party is responsible for its attorney's fees and costs associated with any resolution of any dispute. Time is of the essence in this Agreement and each provision hereof.

SECTION 22. APPLICABLE LAW. This Agreement will be construed, governed by, and interpreted according to the laws of the State of Florida without regard to the conflict of laws principles thereof. Any litigation arising out of this Agreement will be heard in the state courts located and lying within Orange County, Florida. The Owner shall comply with all federal, state, and local laws, rules, and regulations applicable to the System Improvements and use of reclaimed water.

SECTION 23. ENTIRE AGREEMENT. This Agreement and the Exhibits attached hereto constitute the entire Agreement and understanding between the Parties and supersede and replace any and all prior or contemporaneous representations, negotiations, statements, understandings, or agreements between the Parties, whether verbal or written, relating to the matters set forth herein. The Parties hereto fully understand the terms and conditions of this Agreement, have entered into this Agreement voluntarily, and have received or had the opportunity to receive independent advice and legal counsel.

SECTION 24. MODIFICATION. Any and all modifications to the provisions herein shall be by mutual agreement of the Parties, in writing, and executed by the Parties thereto.

SECTION 25. INTERPRETATION. Unless the context clearly and unmistakably requires otherwise:

- a) Terms such as "Party A shall take Action X" or "Party A will take Action X" mean that Party A is required to take Action X.
- b) Likewise, terms such as "Party B shall not take Action Z" or "Party B will not take Action Z" mean that Party B is prohibited from taking Action Z.

SIGNATURES TO FOLLOW

IN WITNESS WHEREOF, the Parties hereto have caused these presents to be executed as of the dates indicated below.

ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

By: _____
Jerry L. Demings
Orange County Mayor

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

By: _____
Deputy Clerk

Date: _____

WITNESSES:

Nicolas Alameda

Printed Name: Nicolas Alameda
1375 Buena Vista Drive
Lake Buena Vista, FL 32830

Print Name: Lowell Falcorn
1375 Buena Vista Drive
Lake Buena Vista, FL 32830

HRAHC LANDLORD, LLC, a Florida limited liability company

By: Carlos Brackley

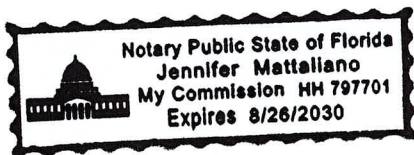
Title: Carlos Brackley
Vice President

Date: 6/24/2026

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was sworn to, subscribed and acknowledged before me this 24th day of June, 2026, by Carlos Brackley as the Vice President of HRAHC Landlord, LLC a Florida limited liability company, who appeared before me by means of [] online notarization, or [☒] physical presence and [☒] is personally known to me or [] has produced _____ as identification.

(Notary Stamp)



Jennifer Mattaliano
Signature of Notary Public
Print Name: Jennifer Mattaliano
Notary Public, State of Florida
Commission Expires: HH 797701 8/26/30

LEGAL DESCRIPTION
HARTZOG ATTAINABLE HOUSING COMMUNITY
EXHIBIT A - THE PROPERTY

LEGAL DESCRIPTION:

A TRACT OF LAND LYING IN SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBES AS FOLLOWS:

BEGIN AT THE SOUTH QUARTER CORNER OF SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST; THENCE RUN SOUTH 89°50'40" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 1334.66 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH 00°35'17" EAST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 242.66 FEET TO A POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 545 (AVALON ROAD), PER RIGHT-OF-WAY IDENTIFICATION MAP, PREPARED BY PROFESSIONAL ENGINEERING CONSULTANTS, INC. COUNTY P.O. NO. C04903A014, SAID POINT LIES ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE, HAVING A RADIUS OF 2897.79 FEET, A CENTRAL ANGLE OF 18°58'41", AN ARC LENGTH OF 959.84 FEET, A CHORD LENGTH OF 955.46 FEET AND A CHORD BEARING OF NORTH 09°00'38" EAST TO THE POINT OF TANGENCY; THENCE RUN NORTH 00°28'42" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 129.27 FEET TO A POINT LYING ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, RUN NORTH 89°52'15" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8; A DISTANCE OF 1192.39 FEET TO A POINT LYING ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8, SAID POINT ALSO LIES ON THE EAST LINE OF TRIBUTE AT OVATION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 113 PAGES 119 THROUGH 123 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 00°22'57" EAST, ALONG SAID EAST LINE AND ALONG THE EAST LINE OF THE PLAT OF HORIZON WEST VILLAGE H PARCEL 12A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 103, PAGES 74 AND 75 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8, A DISTANCE OF 1264.67 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HARTZOG ROAD; THENCE RUN ALONG THE SOUTHERLY AND WESTERLY RIGHT-OF-WAY LINES OF HARTZOG ROAD, THE FOLLOWING FOUR (4) COURSES; NORTH 89°53'03" EAST, 204.88 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 802.00 FEET, A CENTRAL ANGLE OF 65°19'21", AN ARC LENGTH OF 914.35 FEET, A CHORD LENGTH OF 865.63 FEET AND A CHORD BEARING OF SOUTH 57°27'16" EAST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 24°47'36" EAST, 499.49 FEET; THENCE RUN SOUTH 23°39'23" EAST, 1807.31 FEET TO A POINT LYING ON THE SOUTH LINE OF SOUTHEAST QUARTER OF SAID SECTION 8; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, RUN SOUTH 89°50'40" WEST, ALONG SAID SOUTH LINE, 1886.46 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND, LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 114.203 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

- (1) THIS LEGAL DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IDENTIFIED BELOW.
- (2) NO ABSTRACT FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD HAVE BEEN PROVIDED TO THIS FIRM.
- (3) BEARINGS SHOWN HEREON ARE ASSUMED, RELATIVE TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST BEING SOUTH 89°50'40" WEST.
- (4) THE "LEGAL DESCRIPTION" HEREON HAS BEEN PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.
- (5) THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY, AS SUCH.
- (6) THE DELINEATION OF LANDS SHOWN HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.

Digitally
signed by
David A White
Date:
2026.04.16
17:10:15 -04'00'

REVISIONS:

04-16-2026	R.J.G.	ADDRESSED COMMENTS
02-20-2026	R.J.G.	ADDRESSED COMMENTS
02-10-2026	R.J.G.	REVISED LEGAL DESCRIPTION

(THIS IS NOT A SURVEY)

SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION AND SURVEYOR'S NOTES

DAVID A. WHITE, P.S.M.
FLORIDA REGISTRATION NO. 4044
PEC - SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION NO.: LB 966
DATE OF SIGNATURE: 02-10-2026

EXHIBIT A SHEET 1 OF 2

PEC

SURVEYING & MAPPING

CERTIFICATE OF AUTHORIZATION NUMBER LB 966

2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST

DATE: JANUARY 21, 2026

PREP BY: J.L.M.

DRAWN BY: J.L.M.

JOB # 25-043

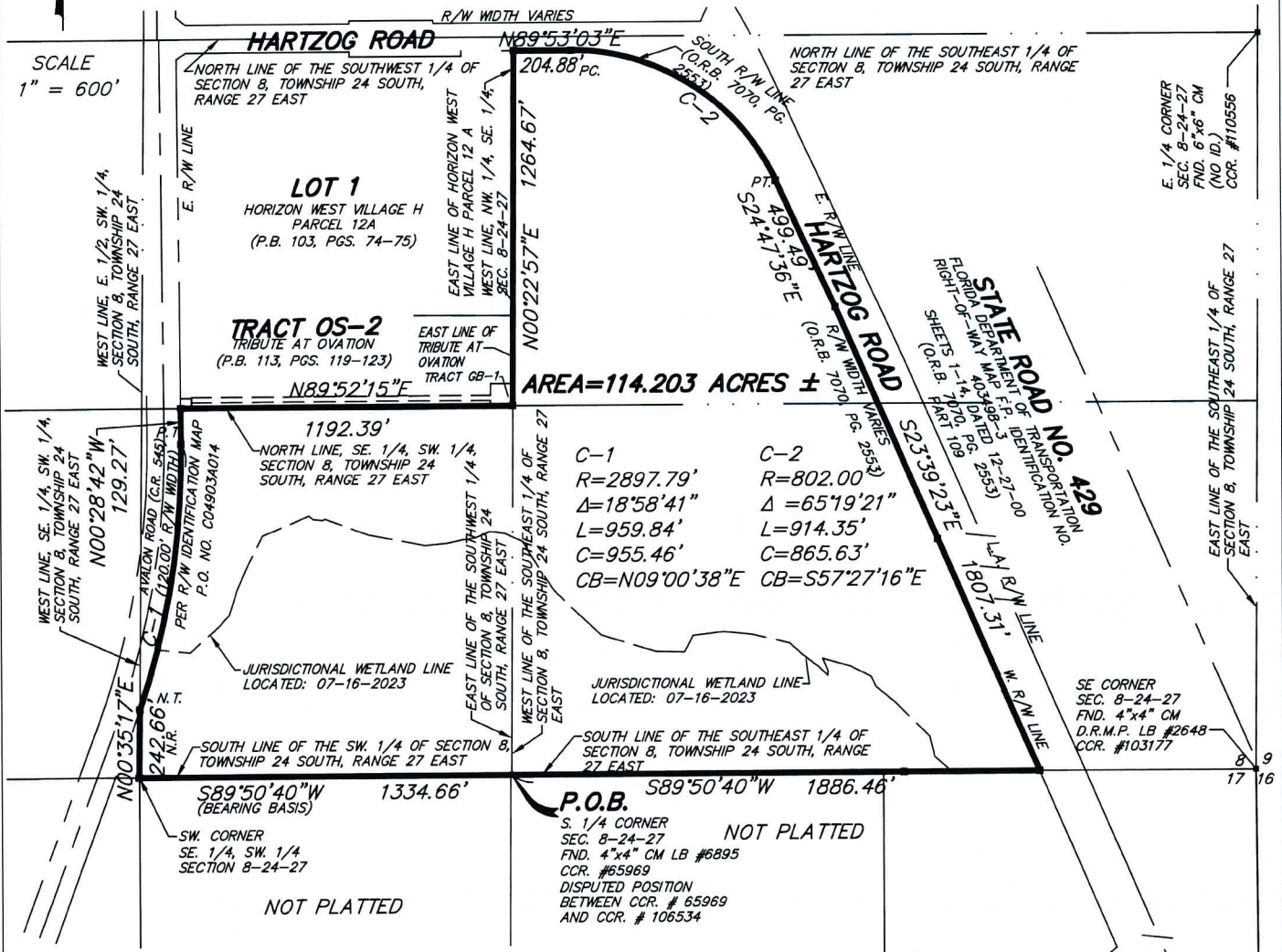
O: 25-043 Land Design Hartzog Record Plat (See 22-122) 25-043 SKETCH-DESCRIPTION.dwg Apr 16, 2026 - 5:01pm

COR.	CERTIFIED CORNER RECORDS
CM	CONCRETE MONUMENT
FND.	FOUND
LB	LICENSED BUSINESS
PC.	POINT OF CURVATURE
PT.	POINT OF TANGENCY
P.O.B.	POINT OF BEGINNING
R/W	RIGHT-OF-WAY
SEC.	SECTION
R	RADIUS
Δ	DELTA

L	LENGTH
C	CHORD DISTANCE
CB	CHORD BEARING
ID.	IDENTIFICATION
L.A.	LIMITED ACCESS
P.B.	PLAT BOOK
PG.	PAGE(S)
□	FOUND 4" X 4"

<i>O.R.B.</i>	<i>OFFICIAL RECORDS BOOK</i>
<i>C.R.</i>	<i>COUNTY ROAD</i>
<i>L.S.</i>	<i>LICENSED SURVEYOR</i>
<i>N.R.</i>	<i>NON RADIAL</i>
<i>N.T.</i>	<i>NON TANGENT</i>
<i>D.B.</i>	<i>DEED BOOK</i>

FOUND 4" X 4" CONCRETE MONUMENT (SIZE AND TYPE AS NOTED)



SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION AND SURVEYOR'S NOTES

EXHIBIT A SHEET 2 OF 2

SURVEYING & MAPPING

CERTIFICATE OF AUTHORIZATION NUMBER LB 966

2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST

DATE: JANUARY 21, 2026

PREP BY: J.L.M.

DRAWN BY: J.L.M.

JOB # 25-043

00: |25-043 Land Design Hartzog Record Plat (See 22-122)|25-043 SKETCH-DESCRIPTION.dwg Apr 16, 2026 - 5:01pm

Exhibit B - System Improvements

