



## Interoffice Memorandum

September 25, 2023

TO: Mayor Jerry L. Demings  
-AND-  
County Commissioners

FROM: Jon V. Weiss, P.E. Deputy County Administrator  
Infrastructure, Community, and Development Services  
(407) 836-5393

SUBJECT: October 10, 2023 – Public Hearing  
Ordinance pertaining to the establishment of the Shingle Creek  
Transit and Utility Community Development District

Orange County received the *Petition to Establish Shingle Creek Transit and Utility Community Development District* (Petition) from Universal City Development Partners, Ltd. (Petitioner) on January 5, 2023. Such petition was amended and restated by the Petitioner on May 8, 2023, and once again on July 31, 2023. If established, the Shingle Creek Transit and Utility District (District) would generally be located in the area bound to the north by Sand Lake Road, to the east by John Young Parkway, to the south by State Road 528 (Beachline Expressway), and to the west by the proposed Kirkman Road Extension/Tradeshaw Road. The proposed District covers approximately 719 acres of land, and primarily includes lands associated with the Epic Universe project.

Community Development Districts (CDDs) are independent special districts created pursuant to Chapter 190, *Florida Statutes*. These districts typically provide developers with a mechanism to fund certain infrastructure via tax-exempt bonds and special assessments. The proposed primary use of the tax revenue generated and bond proceeds collected for this project would be to fund public infrastructure to be owned, operated, and maintained by the District or, by agreement other public entities, to include major transit improvements such as a station and tracks related to Lynx and the Sunshine Corridor, and certain improvements related to Destination Parkway, Epic Boulevard, and the Orange County Utilities South Water Reclamation Facility (SWRF) for odor control. CDDs, however, do not have zoning or permitting power.

A work session on the proposed District was held August 8, 2023, which provided an overview of CDDs; their statutory framework, and factors to be considered during the review process. As noted in the presentation, there are seven CDDs within unincorporated Orange County, with the most recent approvals in 2019. The work session reviewed key terms and exhibits from the Second Amended and Restated Petition including the proposed location and size of the District, initial members of the District Board of Supervisors, the existing future land use and zoning, list of proposed district facilities and services, and a statement of estimated regulatory costs.

As a reminder, Section 190.005, *Florida Statutes*, provides the following factors that the Board is required to consider in determining whether to grant a CDD petition:

1. Are all statements contained within the petition true and correct?
2. Is the establishment of the CDD consistent with any applicable element or portion of the County's effective comprehensive plan?
3. Is the area of land within the proposed CDD of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functional interrelated community?
4. Is the CDD the best alternative available for delivering community development services and facilities to the area that will be served by the CDD?
5. Will the community services and infrastructure/facilities of the CDD be compatible with the capacity and uses of existing local and regional community development services and facilities?
6. Is the area that will be served by the CDD amenable to separate special-district government?

Should the Board decide to approve the petition, the following two actions are required for the Board to establish the District:

1. The attached ordinance must be approved at a public hearing granting the petition to establish the District. Such ordinance includes the boundaries of the District, granting of powers and functions, and designating an initial board of supervisors.
2. Approval of both actions requested in the associated Consent Item regarding the Agreement for Community District by and between Universal City Development Partners, LTD, and Orange County, Florida.

**ACTION REQUESTED:** Approval of an Ordinance Pertaining to the Establishment of the "Shingle Creek Transit and Utility Community development District" pursuant to Chapter 190, Florida Statutes; Providing for findings of fact; Providing for the district's boundaries; Specifying the District's general and special powers; Designating the initial members of the District's Board of Supervisors; Providing for repeal in the absence of timely execution of an Interlocal Agreement; Providing for compliance with Chapter 190, Florida Statutes, and all other applicable laws and ordinances; Providing for severability; and Providing for an effective date. District 6

Attachments

2  
4  
6  
8  
10  
12  
14  
16  
18  
20  
22  
24  
26  
28  
30  
32  
34

ORDINANCE NO. 2023-\_\_

AN ORDINANCE PERTAINING TO THE ESTABLISHMENT OF THE “SHINGLE CREEK TRANSIT AND UTILITY COMMUNITY DEVELOPMENT DISTRICT” PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR THE DISTRICT’S BOUNDARIES; SPECIFYING THE DISTRICT’S GENERAL AND SPECIAL POWERS; DESIGNATING THE INITIAL MEMBERS OF THE DISTRICT’S BOARD OF SUPERVISORS; PROVIDING FOR REPEAL IN THE ABSENCE OF TIMELY EXECUTION OF AN INTERLOCAL AGREEMENT; PROVIDING FOR COMPLIANCE WITH CHAPTER 190, FLORIDA STATUTES, AND ALL OTHER APPLICABLE LAWS AND ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the “Uniform Community Development District Act of 1980”, Chapter 190, *Florida Statutes* (the “Act”), sets forth the exclusive and uniform method for establishing a community development district; and

WHEREAS, Section 190.005(1)(a) and 190.005(2) of the Act requires that a petition for the establishment of a community development district of less than 2,500 acres be filed by a petitioner with the county commission of the county having jurisdiction over the majority of land in the area in which the district is to be located and that such petition must contain certain information to be considered by such county commission at a public hearing; and

WHEREAS, Universal City Development Partners, Ltd., (the “Petitioner”), having obtained written consent to the establishment of the Shingle Creek Transit and Utility Community Development District (the “District”) from 100% of the owners of all real property to be included in the District, has submitted such a petition to the Orange County Board of County Commissioners (the “Board”) to establish such District pursuant to the Act; and

36           **WHEREAS**, the Petitioner is a Florida Limited Partnership authorized to conduct business  
in the State of Florida with its principal address located at 1000 Universal Studios Plaza,  
38 Orlando, Florida 32819; and

**WHEREAS**, appropriate county staff has reviewed the *Petition to Establish Shingle Creek*  
40 *Utility and Transit Community Development District* submitted by the Petitioner on January 5,  
2023 and as amended and restated on May 8, 2023 and July 31, 2023 (collectively, the  
42 **“Petition”**), and determined that sufficiently it contained the information required by Section  
190.005(1)(a) of the Act; and

44           **WHEREAS**, all interested persons and affected units of general-purpose local government  
were afforded an opportunity to present oral and written comments on the Petition at a duly  
46 noticed public hearing conducted by the Board on October 10, 2023 (the **“Public Hearing”**).

**BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF**  
48 **ORANGE COUNTY, FLORIDA:**

**Section 1. Authority.** This Ordinance is enacted in compliance with and pursuant to  
50 the “Uniform Community Development District Act of 1980”, Chapter 190, *Florida Statutes*.

**Section 2. Findings of Fact.** In accordance with Section 190.005(2) of the Act, based  
52 on the factors set forth in Section 190.005(1)(e) of the Act, testimony and evidence presented  
before the Board at the Public Hearing, and the record established at the Public Hearing –  
54 including but not limited to the contents of the Petition, the *Agreement for Community*  
*Development District* between Orange County, Florida (the **“County”**) and the Petitioner that  
56 was approved by the Board on the same date as the Public Hearing (the **“Petitioner’s**  
**Agreement”**), and the Interlocal Agreement as further discussed in Section 6 below – the Board  
58 hereby finds as follows:



60 a. The "WHEREAS" clauses stated above are adopted as findings of fact in support  
of this Ordinance.

62 b. Petitioner submitted the requisite filing fee of \$12,731.00 with the Petition which  
sufficiently covered the County's cost of administration and review of the Petition.

c. All statements within the Petition are true and correct.

64 d. Establishment of the proposed District and all land uses and services planned  
there within are consistent with all applicable elements and portions of the State Comprehensive  
66 Plan and the local Comprehensive Plan adopted by the County.

68 e. The area of land within the proposed District is of a sufficient size, is sufficiently  
compact, and is sufficiently contiguous to be developed as one functional interrelated  
community.

70 f. The proposed District provides the best alternative available for delivering  
community development services and facilities to the area it will serve. In accordance with CIE  
72 1.4.9 of the County's Comprehensive Plan, the infrastructure to be funded by the proposed  
District per the Petition would not otherwise be funded through the County's traditional land  
74 development regulations. Moreover, the establishment of the proposed District will provide for a  
more efficient use of resources without burdening the general body of Orange County taxpayers  
76 with the cost of installing the infrastructure and managing, operating, and maintaining the  
proposed District's community services and facilities.

78 g. The community development services and facilities of the proposed District are  
compatible with the capacity and uses of existing local and regional community development  
80 services and facilities. In addition, the establishment of the proposed District will provide an

entity capable of making reasonable provisions for the operation and maintenance of the  
82 proposed District's services and facilities.

h. The area to be served by the proposed District is amenable to a separate  
84 independent special-district government.

**Section 3. Establishment and District Boundaries.** The "Shingle Creek Transit and  
86 Utility Community Development District" is hereby established with its external boundaries as  
legally described in **Exhibit A**, attached hereto and herein incorporated by reference, and with  
88 certain real property as legally described in **Exhibit B**, attached hereto and herein incorporated  
by reference, being hereby excluded from the District.

90 **Section 4. General and Special Powers of the District**

a. The District shall have, and may exercise through its Board of Supervisors, the  
92 general and special powers provided in Sections 190.011 and 190.012(1) of the Act, as may be  
amended. Additionally, in accordance with Section 190.012(2) of the Act, the County hereby  
94 consents to exercise by the District's Board of Supervisors of the special "security" power as  
described, authorized, and limited by Section 190.012(2)(d) of the Act.

b. The District shall not have any zoning, permitting, or land development authority  
96 regarding the use of land located within the District's boundaries. Any debt or obligation of the  
98 District shall not constitute a debt or obligation of any local general-purpose government. This  
Ordinance shall not be construed to expand, modify, or delete any provisions of the Act.

100 **Section 5. Initial Members of the District's Board of Supervisors.** The five persons  
designated to serve as initial members of the District's Board of Supervisors are as follows:  
102 Bradley Michael Goeb, Bryan Timothy Julian, Erica Jean Klostermeier, John David Hanebrink,  
and Teresa Ersilia Crews. Each initial member shall serve until their successors are chosen and

104 qualified, as provided in Section 190.006 of the Act.

**Section 6. Interlocal Agreement**

106 a. *Failure to Adopt Interlocal Agreement.* The above “Findings of Fact” and the  
Board’s subsequent decision to establish the District were based on material representations  
108 made by the Petitioner that were memorialized in both the Petitioner’s Agreement and the  
*Interlocal Agreement between Orange County and Shingle Creek Transit and Utility Community*  
110 *Development District* attached to the Petitioner’s Agreement (the “**Interlocal Agreement**”).

b. Failure of the District’s Board of Supervisors to timely approve and execute the  
112 Interlocal Agreement in substantially the same form as that attached to the Petitioner’s  
Agreement may result in repeal of this Ordinance by the Board without further notice. For  
114 approval and execution of the Interlocal Agreement by the District’s Board of Supervisors to be  
considered “timely” under this provision, it must occur on the earlier of the following dates: (1)  
116 the first organizational meeting of the District’s Board of Supervisors; or (2) within 90 days of  
the effective date of this Ordinance. Once the Interlocal Agreement is fully approved and  
118 executed by both the County and the District, it shall be recorded in the Public Records of  
Orange County, Florida, at the District’s expense to indicate fulfillment of this obligation.  
120 Thereafter, the County will not endeavor to repeal this Ordinance pursuant to this provision.

c. Amendments to the Interlocal Agreement may be made after its initial recording  
122 without need for a public hearing or formal amendment to this Ordinance, so long as any such  
amendments are: (1) approved by the Board at a regularly scheduled meeting; and (2) any  
124 resulting amended Interlocal Agreement is recorded in the Public Records of Orange County,  
Florida, at the District’s expense.

126 d. *Challenges Precluded.* To the extent enforceable, the District shall not initiate any  
action or proceeding following the effective date of this Ordinance in or with any court of  
128 competent jurisdiction or administrative agency that in any manner challenges the validity of this  
Ordinance, the Petitioner's Agreement, or the Interlocal Agreement.

130 **Section 7. Compliance with Laws and Ordinances.** The District shall comply with  
the provisions of the Act and all applicable federal, state, and local laws, ordinances, statutes,  
132 rules, and regulations, including the Orange County Comprehensive Plan and all applicable  
provisions of the Orange County Code of Ordinances.

134 **Section 8. Severability.** If any provision of this Ordinance, or the application thereof,  
is finally determined by a court of competent jurisdiction to be invalid, illegal, or unenforceable,  
136 such provision shall be deemed to be severable and the remaining provisions shall continue in  
full force and effect, provided that the invalid, illegal, or unenforceable provision is not material  
138 to the logical and intended interpretation of this Ordinance.

**Section 9. Effective Date.** This Ordinance shall take effect pursuant to general law.

140 **ADOPTED THIS** \_\_\_\_\_ **day of October, 2023.**

142 **ORANGE COUNTY, FLORIDA**  
By: Board of County Commissioners

144  
146 By: \_\_\_\_\_  
Jerry L. Demings  
148 Orange County Mayor

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

152  
154 By: \_\_\_\_\_  
Deputy Clerk

[Seal]

**Exhibit A**

**LEGAL DESCRIPTION OF THE EXTERNAL BOUNDARIES OF THE DISTRICT**

**UCDP (SLRC)  
CDD Boundary  
JN: 22630.001  
Revised: 4/11/2023**

**Parcel 1**

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

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

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

distance of 657.69 feet to the point of reverse curvature of a curve concave Southwesterly having a radius of 2164.00 feet and a chord bearing of N23°40'50"W; thence Northwesterly along the arc of said curve through a central angle of 05°06'53" for a distance of 193.18 feet to the point of compound curvature of a curve concave Southwesterly having a radius of 2693.00 feet and a chord bearing of N33°02'16"W; thence Northwesterly along the arc of said curve through a central angle of 13°35'57" for a distance of 639.19 feet to the point of tangency; thence N39°50'14"W, 186.56 feet to the point of curvature of a curve concave Northeasterly having a radius of 910.00 feet and a chord bearing of N23°09'36"W; thence Northwesterly along the arc of said curve through a central angle of 33°21'16" for a distance of 529.75 feet to the point of compound curvature of a curve concave Easterly having a radius of 1031.00 feet and a chord bearing of N03°24'34"W; thence Northerly along the arc of said curve through a central angle of 06°08'48" for a distance of 110.61 feet to the point of tangency; thence N00°20'10"W, 42.86 feet; thence N20°25'59"E, 36.66 feet; thence N00°20'10"W, 107.39 feet; thence N15°28'33"W, 87.09 feet to the Northerly line of lands described in Official Records Book 5638, Page 3517, of said Public Records; thence departing said Easterly boundary of Segment 1, run N89°22'10"E along said Northerly line and the Northerly line of N-4 through N-11, as described in Official Records Book 8891, Page 803, a distance of 116.03 feet; thence run the following two (2) courses along said Northerly line of N-4 through N-11: N00°37'51"W, 814.55 feet; thence S89°42'25"E, 861.90 feet to the Southwest corner of lands described in Official Records Book 8935, Page 877, of said Public Records; thence run the following four (4) courses along said Westerly line: N00°01'31"E, 852.05 feet to a non-tangent curve concave Southerly having a radius of 699.98 feet and a chord bearing of N80°29'45"W; thence Westerly along the arc of said curve through a central angle of 28°27'28" for a distance of 347.67 feet to a non-tangent line; thence N86°34'48"W, 220.58 feet; thence S83°04'03"W, 714.34 feet to the East line of Segment 2, as described in Exhibit "B", of aforesaid Official Records Document No. 20210741112 and a non-tangent curve concave Easterly having a radius of 1400.00 feet and a chord bearing of N13°34'52"W; thence Northerly along said East line and the Easterly line of Segment 3 as described in Exhibit "B", of said Official Records Document No. 20210741112 and the arc of said curve through a central angle of 14°03'22" for a distance of 343.46 feet to the point of tangency; thence run the following seven (7) courses along said Easterly line of Segment 3: N06°33'11"W, 56.46 feet to the point of curvature of a curve concave Southeasterly having a radius of 25.00 feet and a chord bearing of N25°41'13"E; thence Northeasterly along the arc of said curve through a central angle of 64°28'49" for a distance of 28.13 feet to the point of tangency; thence N57°55'38"E, 72.42 feet to a non-tangent curve concave Southwesterly having a radius of 524.00 feet and a chord bearing of N34°50'58"W; thence Northwesterly along the arc of said curve through a central angle of 07°15'31" for a distance of 66.38 feet to the point of tangency; thence N38°28'44"W, 53.07 feet to the point of curvature of a curve concave Easterly having a radius of 50.00 feet and a chord bearing of N19°24'27"W; thence Northerly along the arc of said curve through a central angle of 38°08'34" for a distance of 33.29 feet to the point of tangency; thence N00°20'10"W, 302.63 feet to the South Right-of-way line of Sand Lake Road (State Road 482), as described in Official Records Book 223, Page 321, and Official Records Book 235, Page 620, of said Public Records; thence run the following seven (7) courses along said South Right-of-way line: S89°58'06"E, 784.62 feet; thence N00°37'51"W, 10.00 feet; thence S89°58'06"E, 563.11 feet; thence N00°01'31"E, 10.00 feet; thence N89°44'41"E, 399.99 feet; thence S00°01'31"W, 10.00 feet; thence N89°44'41"E, 895.80 feet; thence departing said South Right-of-way line run S00°26'24"E, 144.32 feet; thence N87°00'12"E, 3.37 feet to the Westerly line of the OUC Chilled Water Facility Access Easement Area, as described in Exhibit "A-3", of Document No. 20200034472, of said Public Records; thence run the following courses along the exterior boundaries of said Access Easement Area, the Chilled Water Facility Easement Area, the Utilities Easement Area, the Pipeline Easement Area, and the Parking Easement Area, as described in Exhibits "A-1" through "A-4" inclusive, Exhibit "A-5", and Exhibit "A-7" of said Document No. 20200034472: S00°15'19"E, 846.05 feet; thence N89°44'41"E, 128.14 feet; thence S30°15'19"E, 17.32 feet; thence departing said exterior boundary run S78°18'20"E, 41.51 feet to the aforesaid exterior boundary; thence run the following courses along said exterior boundaries: S00°15'19"E, 221.80 feet; thence S89°44'41"W, 34.81 feet; thence S00°15'19"E, 15.00 feet; thence N89°44'41"E, 34.81 feet; thence



S00°15'19"E, 2.30 feet; thence N89°44'41"E, 270.00 feet; thence N00°15'19"W, 25.00 feet; thence S89°44'41"W, 30.99 feet; thence N00°15'19"W, 14.96 feet; thence N89°44'41"E, 17.75 feet; thence N00°15'19"W, 83.81 feet; thence S89°44'41"W, 15.00 feet; thence S00°15'19"E, 68.81 feet; thence S89°44'41"W, 2.75 feet; thence N00°15'19"W, 77.74 feet; thence N89°44'41"E, 35.00 feet; thence N00°15'19"W, 130.00 feet; thence S89°44'41"W, 124.01 feet; thence N00°15'19"W, 60.00 feet; thence S89°44'41"W, 216.59 feet; thence N30°15'19"W, 101.64 feet; thence N00°15'19"W, 842.11 feet to the aforesaid South Right-of-way line of Sand Lake Road; thence departing the Easterly line of aforesaid OUC Chilled Water Facility Access Easement Area, run N89°44'41"E along said South Right-of-way line, 988.29 feet; thence departing said South Right-of-way-line, run S00°15'19"E, 76.43 feet; thence S06°51'13"E, 269.85 feet; thence S00°02'22"E, 319.75 feet; thence S11°32'24"E, 75.23 feet; thence S00°02'22"E, 354.24 feet; thence N89°10'56"W, 525.39 feet to the point of curvature of a curve concave Southeasterly having a radius of 85.00 feet and a chord bearing of S45°49'04"W; thence Southwesterly along the arc of said curve through a central angle of 90°00'00" for a distance of 133.52 feet to the point of tangency; thence S00°49'04"W, 90.27 feet to the point of curvature of a curve concave Northeasterly having a radius of 85.00 feet and a chord bearing of S44°10'56"E; thence Southeasterly along the arc of said curve through a central angle of 90°00'00" for a distance of 133.52 feet to the point of tangency; thence S89°10'56"E, 213.03 feet to the point of curvature of a curve concave Southwesterly having a radius of 45.00 feet and a chord bearing of S44°10'56"E; thence Southeasterly along the arc of said curve through a central angle of 90°00'00" for a distance of 70.69 feet to the point of tangency; thence S00°49'04"W, 223.32 feet to the point of curvature of a curve concave Northeasterly having a radius of 85.00 feet and a chord bearing of S44°10'56"E; thence Southeasterly along the arc of said curve through a central angle of 90°00'00" for a distance of 133.52 feet to the point of tangency; thence S89°10'56"E, 262.28 feet to the West line of lands described in Official Records Book 3907, Page 1921, of said Public Records; thence departing said South Right-of-way line, run the following four (4) courses along the West and Southerly lines of said lands: S00°01'46"E along said West line and the aforesaid Northerly line of lands described in Official Records Book 5638, Page 3517, a distance of 813.60 feet; thence run the following three (3) courses along said Northerly line of lands described in Official Records Book 5638, Page 3517: S00°07'44"E, 278.25 feet; thence S66°03'27"E, 699.86 feet; thence N89°37'53"E, 872.23 feet to the Northwest corner of the Northernmost Conservation Easement, described in Official Records Book 9735, Page 2964, of said Public Records; thence departing said Northerly line run the following six (6) courses along the Westerly line of said Conservation Easement: S45°58'55"E, 326.39 feet; thence S36°30'45"E, 196.02 feet; thence S22°48'59"E, 434.67 feet; thence S40°28'32"E, 543.81 feet; thence S38°20'25"E, 734.14 feet; thence S25°40'00"E along said Westerly line and the Southerly prolongation thereof, a distance of 328.77 feet to the Northerly Right-of-way line of Destination Parkway, as described in Official Records Book 9936, Page 9262, of said Public Records; said point being on a non-tangent curve concave Southeasterly having a radius of 1349.95 feet and a chord bearing of S37°22'50"W; thence run the following three (3) courses along said Northerly Right-of-way line: Southwesterly along the arc of said curve through a central angle of 14°15'01" for a distance of 335.75 feet to the point of reverse curvature of a curve concave Northwesterly having a radius of 1649.94 feet and a chord bearing of S61°34'11"W; thence Southwesterly along the arc of said curve through a central angle of 62°37'44" for a distance of 1803.52 feet to the point of reverse curvature of a curve concave Southeasterly having a radius of 1274.96 feet and a chord bearing of S89°41'27"W; thence Southwesterly along the arc of said curve through a central angle of 06°23'12" for a distance of 142.12 feet to a non-tangent line; thence departing said Northerly Right-of-way line, run N48°35'43"W, 42.61 feet; thence N03°35'43"W, 211.13 feet to the point of curvature of a curve concave Westerly having a radius of 826.00 feet and a chord bearing of N04°25'13"W; thence Northerly along the arc of said curve through a central angle of 01°39'01" for a distance of 23.79 feet to the point of tangency; thence N05°14'44"W, 117.98 feet to the point of curvature of a curve concave Easterly having a radius of 94.00 feet and a chord bearing of N14°26'50"E; thence Northerly along the arc of said curve through a central angle of 39°23'08" for a distance of 64.62 feet to the point of compound curvature of a curve concave Southeasterly having a radius of 113.47 feet and a chord bearing of N51°21'13"E; thence Northeasterly along the arc of said curve through a central angle of

34°25'39" for a distance of 68.18 feet to the point of compound curvature of a curve concave Southerly having a radius of 685.03 feet and a chord bearing of N73°14'28"E; thence Easterly along the arc of said curve through a central angle of 09°20'51" for a distance of 111.76 feet to the point of compound curvature of a curve concave Southerly having a radius of 112.36 feet and a chord bearing of N83°39'38"E; thence Easterly along the arc of said curve through a central angle of 11°29'29" for a distance of 22.53 feet to the point of tangency; thence N89°24'23"E, 20.04 feet to the point of curvature of a curve concave Northerly having a radius of 56.13 feet and a chord bearing of N79°17'51"E; thence Easterly along the arc of said curve through a central angle of 20°13'04" for a distance of 19.81 feet to the point of compound curvature of a curve concave Northwesterly having a radius of 370.96 feet and a chord bearing of N66°27'23"E; thence Northeasterly along the arc of said curve through a central angle of 05°27'52" for a distance of 35.38 feet to a non-tangent line; thence N25°07'13"W, 114.77 feet to a non-tangent curve concave Northerly having a radius of 233.70 feet and a chord bearing of S87°16'10"W; thence Westerly along the arc of said curve through a central angle of 30°28'40" for a distance of 124.32 feet to the point of compound curvature of a curve concave Northerly having a radius of 275.41 feet and a chord bearing of N69°25'01"W; thence Westerly along the arc of said curve through a central angle of 16°08'58" for a distance of 77.63 feet to the point of reverse curvature of a curve concave Southerly having a radius of 137.00 feet and a chord bearing of N82°29'17"W; thence Westerly along the arc of said curve through a central angle of 42°17'31" for a distance of 101.12 feet to the point of tangency; thence S76°21'57"W, 149.04 feet to the point of curvature of a curve concave Northerly having a radius of 298.00 feet and a chord bearing of S87°23'04"W; thence Westerly along the arc of said curve through a central angle of 22°02'14" for a distance of 114.62 feet to the point of compound curvature of a curve concave Northerly having a radius of 465.00 feet and a chord bearing of N68°36'42"W; thence Westerly along the arc of said curve through a central angle of 25°58'13" for a distance of 210.77 feet to the point of tangency; thence N55°37'36"W, 565.13 feet to the point of curvature of a curve concave Northeasterly having a radius of 10.00 feet and a chord bearing of N50°51'10"W; thence Northwesterly along the arc of said curve through a central angle of 09°32'52" for a distance of 1.67 feet to the point of tangency; thence N46°04'44"W, 65.48 feet; thence N55°37'36"W, 751.20 feet to a non-tangent curve concave Northerly having a radius of 33.00 feet and a chord bearing of N83°50'34"W; thence Westerly along the arc of said curve through a central angle of 50°16'31" for a distance of 28.96 feet to the point of reverse curvature of a curve concave Southwesterly having a radius of 1563.00 feet and a chord bearing of N65°08'46"W; thence Northwesterly along the arc of said curve through a central angle of 12°52'55" for a distance of 351.41 feet to a non-tangent line; thence N60°23'01"W, 52.31 feet to a non-tangent curve concave Southerly having a radius of 1574.00 feet and a chord bearing of N81°47'20"W; thence Westerly along the arc of said curve through a central angle of 16°40'04" for a distance of 457.89 feet to a non-tangent curve concave Northerly having a radius of 48.00 feet and a chord bearing of S69°15'53"W; thence Westerly along the arc of said curve through a central angle of 39°01'27" for a distance of 32.69 feet to the point of reverse curvature of a curve concave Southerly having a radius of 1563.00 feet and a chord bearing of S87°49'44"W; thence Westerly along the arc of said curve through a central angle of 01°53'45" for a distance of 51.72 feet to the POINT OF BEGINNING; bearings and distances are based on the Florida State Plane Coordinate System East Zone, NAD 83/2011 Epoch 2010.00 Datum; the reciprocal grid factor is 1.000034632.

**LESS AND EXCEPT:**

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

Commence at the Northeast corner of Lot 1, OEP EAST PARCEL PHASE II, according to the plat thereof, as recorded in Plat Book 86, Pages 136 and 137, of the Public Records of Orange County, Florida; thence run N58°06'34"W along the Northeasterly line of said plat OEP EAST PARCEL PHASE II and the Northeasterly line of OEP EAST PARCEL, according to the plat thereof, as recorded in Plat

Book 81, Pages 150 and 151, of said Public Records, for a distance of 1089.51 feet to the Northernmost corner of said OEP EAST PARCEL; thence departing said Northeasterly line, run N12°40'44"W, 1446.52 feet; thence N09°31'39"W, 1651.52 feet to the POINT OF BEGINNING; thence S12°08'22"W, 79.31 feet; thence N82°27'50"W, 35.05 feet; thence S03°34'47"W, 4.82 feet; thence S87°06'48"W, 24.20 feet; thence S03°49'15"E, 9.62 feet to a non-tangent curve concave Southerly having a radius of 335.61 feet and a chord bearing of S77°00'51"W; thence Westerly along the arc of said curve through a central angle of 18°50'04" for a distance of 110.32 feet to a non-tangent curve concave Northwesterly having a radius of 69.30 feet and a chord bearing of S64°07'03"W; thence Southwesterly along the arc of said curve through a central angle of 52°23'37" for a distance of 63.38 feet to a non-tangent line; thence S53°43'43"W, 49.20 feet to a non-tangent curve concave Westerly having a radius of 81.28 feet and a chord bearing of S10°52'59"W; thence Southerly along the arc of said curve through a central angle of 22°14'24" for a distance of 31.55 feet to a non-tangent curve concave Northwesterly having a radius of 18.00 feet and a chord bearing of S45°15'28"W; thence Southwesterly along the arc of said curve through a central angle of 251°07'13" for a distance of 78.89 feet to a non-tangent curve concave Northerly having a radius of 81.28 feet and a chord bearing of S79°07'07"W; thence Westerly along the arc of said curve through a central angle of 21°12'43" for a distance of 30.09 feet to a non-tangent curve concave Southeasterly having a radius of 420.38 feet and a chord bearing of S29°49'59"W; thence Southwesterly along the arc of said curve through a central angle of 14°46'50" for a distance of 108.45 feet to a non-tangent line; thence N67°14'41"W, 18.72 feet; thence S24°59'59"W, 11.97 feet; thence S14°59'58"W, 76.66 feet; thence N75°00'02"W, 50.51 feet; thence S13°03'40"W, 10.71 feet; thence N76°56'20"W, 2.78 feet; thence S13°03'40"W, 12.33 feet; thence N76°56'20"W, 6.58 feet; thence S13°03'40"W, 24.29 feet; thence N56°49'41"W, 88.50 feet to the point of curvature of a curve concave Southerly having a radius of 152.61 feet and a chord bearing of N78°39'02"W; thence Westerly along the arc of said curve through a central angle of 43°38'43" for a distance of 116.25 feet to the point of tangency; thence S79°31'36"W, 315.51 feet to the point of curvature of a curve concave Northeasterly having a radius of 30.00 feet and a chord bearing of N53°43'40"W; thence Northwesterly along the arc of said curve through a central angle of 93°29'28" for a distance of 48.95 feet to the point of tangency; thence N06°58'56"W, 107.64 feet to the point of curvature of a curve concave Southwesterly having a radius of 50.22 feet and a chord bearing of N35°26'11"W; thence Northwesterly along the arc of said curve through a central angle of 56°54'30" for a distance of 49.88 feet to the point of compound curvature of a curve concave Southerly having a radius of 26.28 feet and a chord bearing of N80°55'32"W; thence Westerly along the arc of said curve through a central angle of 34°04'12" for a distance of 15.63 feet to the point of tangency; thence S82°02'22"W, 161.74 feet; thence N54°59'37"W, 20.10 feet; thence N08°04'31"W, 114.53 feet; thence N23°13'21"E, 25.00 feet to the point of curvature of a curve concave Southeasterly having a radius of 23.33 feet and a chord bearing of N42°56'23"E; thence Northeasterly along the arc of said curve through a central angle of 39°26'04" for a distance of 16.06 feet to a non-tangent line; thence N66°46'39"W, 7.85 feet; thence N24°48'08"E, 114.91 feet to a non-tangent curve concave Southwesterly having a radius of 327.03 feet and a chord bearing of S51°56'55"E; thence Southeasterly along the arc of said curve through a central angle of 02°04'55" for a distance of 11.88 feet to the point of reverse curvature of a curve concave Northeasterly having a radius of 265.00 feet and a chord bearing of S55°42'05"E; thence Southeasterly along the arc of said curve through a central angle of 09°35'14" for a distance of 44.34 feet to the point of compound curvature of a curve concave Northerly having a radius of 415.00 feet and a chord bearing of N88°09'03"E; thence Easterly along the arc of said curve through a central angle of 62°42'31" for a distance of 454.21 feet to the point of compound curvature of a curve concave Northwesterly having a radius of 165.00 feet and a chord bearing of N42°50'28"E; thence Northeasterly along the arc of said curve through a central angle of 27°54'39" for a distance of 80.38 feet to the point of reverse curvature of a curve concave Southeasterly having a radius of 145.00 feet and a chord bearing of N35°49'28"E; thence Northeasterly along the arc of said curve through a central angle of 13°52'39" for a distance of 35.12 feet to the point of reverse curvature of a curve concave Northwesterly having a radius of 58.00 feet and a chord bearing of N38°36'38"E; thence Northeasterly along the arc of said curve through a central angle of 08°18'18" for a distance of 8.41 feet to the point of tangency; thence N34°27'29"E, 54.09 feet to the point

of curvature of a curve concave Westerly having a radius of 58.00 feet and a chord bearing of N22°56'52"E; thence Northeasterly along the arc of said curve through a central angle of 23°01'14" for a distance of 23.30 feet to the point of reverse curvature of a curve concave Southeasterly having a radius of 179.67 feet and a chord bearing of N28°13'03"E; thence Northeasterly along the arc of said curve through a central angle of 33°33'35" for a distance of 105.24 feet to the point of tangency; thence N44°59'50"E, 136.45 feet; thence N00°00'13"W, 28.38 feet; thence N89°59'47"E, 58.80 feet to the point of curvature of a curve concave Southerly having a radius of 100.00 feet and a chord bearing of S67°50'28"E; thence Easterly along the arc of said curve through a central angle of 44°19'30" for a distance of 77.36 feet to the point of tangency; thence S45°40'43"E, 153.39 feet; thence N52°22'10"E, 4.80 feet to a non-tangent curve concave Northeasterly having a radius of 61.66 feet and a chord bearing of S30°59'50"E; thence Southeasterly along the arc of said curve through a central angle of 29°21'46" for a distance of 31.60 feet to the point of tangency; thence S45°40'43"E, 170.12 feet to a non-tangent curve concave Southwesterly having a radius of 23.24 feet and a chord bearing of S26°45'05"E; thence Southeasterly along the arc of said curve through a central angle of 39°42'31" for a distance of 16.10 feet to a non-tangent curve concave Northeasterly having a radius of 50.67 feet and a chord bearing of S52°39'03"E; thence Southeasterly along the arc of said curve through a central angle of 89°38'46" for a distance of 79.28 feet to a non-tangent line; thence S49°33'16"E, 38.28 feet to the POINT OF BEGINNING; bearings and distances are based on the Florida State Plane Coordinate System East Zone, NAD 83/2011 Epoch 2010.00 Datum; the reciprocal grid factor is 1.000034632.

AND:

## **Parcel 2**

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

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

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

AND:



**Parcel 3**

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

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

Commence at the Southwest corner of Lot 8, GRAN PARK AT SOUTHPARK PHASE II, according to the plat thereof, as recorded in Plat Book 55, Pages 41 through 43, of the Public Records of Orange County, Florida; thence N89°45'33"E along the South line of said Lot 8, and the Easterly line of lands described as Parcel 1 in Official Records Book 5638, Page 3539, of said Public Records, a distance of 548.28 feet; thence departing said South line, run the following eleven (11) courses along the Easterly and Southerly lines of said Parcel 1: S47°21'36"E, 407.17 feet; thence S02°49'12"W, 707.25 feet; thence S20°53'55"W, 155.44 feet; thence S75°24'18"W, 292.75 feet; thence S62°12'27"W, 300.26 feet; thence S42°21'06"W, 320.48 feet; thence S52°48'25"W, 354.95 feet; thence S24°37'48"W, 388.52 feet to the Northerly Limited Access Right-of-way line of State Road No. 528 (Beachline Expressway), as described in Official Records Book 2217, Page 806, of said Public Records, and a point on a non-tangent curve concave Northerly having a radius of 951.71 feet and a chord bearing of S89°13'24"W; thence run the following nine (9) courses along said Northerly Limited Access Right-of-way line: Westerly along the arc of said curve through a central angle of 01°05'01" for a distance of 18.00 feet to a non-tangent line; thence S88°37'10"W, 200.00 feet; thence S89°45'55"W, 170.49 feet to the Southwest corner of the Permanent Drainage Easement, as described in Official Records Book 3514, Page 2343, of said Public Records and the POINT OF BEGINNING; thence continue S89°45'55"W, 2483.06 feet; thence N86°14'06"W, 289.49 feet to the point of curvature of a curve concave Northerly having a radius of 1342.34 feet and a chord bearing of N73°20'10"W; thence Westerly along the arc of said curve through a central angle of 25°47'51" for a distance of 604.39 feet to the point of tangency; thence N60°26'15"W, 965.52 feet to the point of curvature of a curve concave Northeasterly having a radius of 140.00 feet and a chord bearing of N30°20'10"W; thence Northwesterly along the arc of said curve through a central angle of 60°12'10" for a distance of 147.10 feet to a radial line; thence S89°45'55"W along said radial line, a distance of 35.75 feet to the Easterly Right-of-way line of Universal Boulevard, USI - SOUTH CAMPUS UNIT ONE, according to the plat thereof, as recorded in Plat Book 46, Pages 13 through 16, of said Public Records; thence N00°14'05"W along said Easterly Right-of-way line, a distance of 378.40 feet to the Southerly line of lands described in Official Records Book 6262, Page 4996, of said Public Records; thence run the following courses along the Southerly and Easterly lines of said lands described in Official Records Book 6262, Page 4996: S83°48'01"E, 259.72 feet to the point of curvature of a curve concave Southwesterly having a radius of 235.99 feet and a chord bearing of S38°11'59"E; thence Southeasterly along the arc of said curve through a central angle of 91°12'04" for a distance of 375.64 feet to the point of reverse curvature of a curve concave Northeasterly having a radius of 219.99 feet and a chord bearing of S39°06'04"E; thence Southeasterly along the arc of said curve through a central angle of 93°00'14" for a distance of 357.10 feet to the point of tangency; thence S85°36'11"E, 189.99 feet to the point of curvature of a curve concave Southwesterly having a radius of 259.99 feet and a chord bearing of S54°33'53"E; thence Southeasterly along the arc of said curve through a central angle of 62°04'36" for a distance of 281.69 feet to the point of reverse curvature of a curve concave Northeasterly having a radius of 144.99 feet and a chord bearing of S58°40'27"E; thence Southeasterly along the arc of said curve through a central angle of 70°17'44" for a distance of 177.89 feet to the point of tangency; thence N86°10'41"E, 44.54 feet to the point of curvature of a curve concave Southwesterly having a radius of 125.00 feet and a chord bearing of S67°15'29"E; thence Southeasterly along the arc of said curve through a central angle of 53°07'41" for a distance of 115.90 feet to the point of tangency; thence S40°41'38"E, 84.52 feet to the point of curvature of a curve concave Northerly having a radius of 60.00 feet and a chord bearing of S79°52'48"E; thence Easterly along the arc of said curve through a central angle of 78°22'19" for a distance of 82.07 feet to the point of tangency; thence N60°56'03"E, 74.58 feet to the point of curvature

of a curve concave Southerly having a radius of 115.00 feet and a chord bearing of S81°07'19"E; thence Easterly along the arc of said curve through a central angle of 75°53'16" for a distance of 152.31 feet to the point of reverse curvature of a curve concave Northerly having a radius of 120.00 feet and a chord bearing of S83°16'11"E; thence Easterly along the arc of said curve through a central angle of 80°11'00" for a distance of 167.93 feet to the point of reverse curvature of a curve concave Southerly having a radius of 259.99 feet and a chord bearing of N89°47'33"E; thence Easterly along the arc of said curve through a central angle of 66°18'30" for a distance of 300.89 feet to the point of reverse curvature of a curve concave Northerly having a radius of 100.00 feet and a chord bearing of S73°25'19"E; thence Easterly along the arc of said curve through a central angle of 32°44'14" for a distance of 57.14 feet to the point of tangency; thence S89°47'26"E, 177.99 feet to the point of curvature of a curve concave Northwesterly having a radius of 219.99 feet and a chord bearing of N57°56'26"E; thence Northeasterly along the arc of said curve through a central angle of 64°32'17" for a distance of 247.80 feet to the point of reverse curvature of a curve concave Southeasterly having a radius of 149.99 feet and a chord bearing of N66°03'34"E; thence Northeasterly along the arc of said curve through a central angle of 80°46'33" for a distance of 211.46 feet to the point of reverse curvature of a curve concave Northerly having a radius of 120.00 feet and a chord bearing of N77°23'49"E; thence Easterly along the arc of said curve through a central angle of 58°06'03" for a distance of 121.68 feet to the point of reverse curvature of a curve concave Southerly having a radius of 120.00 feet and a chord bearing of N85°25'55"E; thence Easterly along the arc of said curve through a central angle of 74°10'16" for a distance of 155.34 feet to the point of tangency; thence S57°28'57"E, 98.49 feet; thence N22°39'49"E, 388.97 feet; thence N20°23'02"E, 264.53 feet; thence N17°08'32"E, 430.95 feet; thence N09°26'15"E, 215.49 feet; thence N07°22'46"W, 185.98 feet; thence N05°18'07"W, 126.34 feet; thence N15°37'38"W, 304.43 feet; thence N04°53'14"W, 244.76 feet; thence N05°39'40"E, 200.87 feet; thence N04°52'25"E, 575.60 feet; thence N03°59'19"W, 195.54 feet; thence N00°41'27"W, 120.58 feet; thence N11°13'42"E, 346.06 feet; thence N22°20'44"E, 110.51 feet; thence N03°08'01"E, 56.49 feet; thence N18°30'38"W, 78.69 feet; thence N33°28'25"W, 592.86 feet; thence N25°40'00"W, 255.91 feet; thence departing said Easterly line run N50°08'54"W, 95.00 feet to the Southerly Right-of-way line of Destination Parkway, as described in Official Records Book 9936, Page 9262, of said Public Records, and a non-tangent curve concave Southerly having a radius of 1199.96 feet and a chord bearing of N51°17'53"E; thence Northeasterly along said Southerly Right-of-way line and the arc of said curve along the arc of said curve through a central angle of 22°53'34" for a distance of 479.45 feet to a non-tangent line; thence N62°44'42"E along said Southerly Right-of-way line, 213.11 feet to the Westerly line of aforesaid Permanent Drainage Easement, as described in Official Records Book 3514, Page 2343; thence run the following nine (9) courses along said Westerly line: S33°22'35"E, 1135.95 feet; thence S19°43'30"E, 1106.81 feet; thence S21°21'50"W, 855.14 feet; thence S10°20'46"E, 603.88 feet; thence S01°52'13"W, 566.78 feet; thence S11°25'00"E, 545.87 feet; thence S02°02'19"E, 263.35 feet; thence S00°35'38"E, 239.77 feet; thence S23°15'19"W, 376.37 feet to the POINT OF BEGINNING; Bearings and distances are based on the Florida State Plane Coordinate System East Zone, NAD 83/2011 Epoch 2010.00 Datum; the reciprocal grid factor is 1.000034632.

AND:

**Parcel 4**

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

BEGIN at the Southeast corner of PLAZA INTERNATIONAL UNIT TWELVE, according to the plat thereof, as recorded in Plat Book 29, Page 13, of the Public Records of Orange County, Florida; thence N00°19'23"W along the East line of said plat, a distance of 777.43 feet to the Southerly Right-of-way line of Destination Parkway, as described in Official Records Book 10850, Page 4329, of said Public Records;



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

AND:

### **Parcel 5**

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

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

thence N89°18'04"W, 361.18 feet to the Southeast corner of the aforesaid OHL PARCEL 7; thence N00°20'10"W along the East line of said OHL PARCEL 7, a distance of 216.42 feet to the Northeast corner of said OHL PARCEL 7; thence N89°18'04"W along the North line of said OHL PARCEL 7, a distance of 272.13 feet to the POINT OF BEGINNING; bearings and distances are based on the Florida State Plane Coordinate System East Zone, NAD 83/2011 Epoch 2010.00 Datum; the reciprocal grid factor is 1.000034632.

AND:

### **Parcel 6**

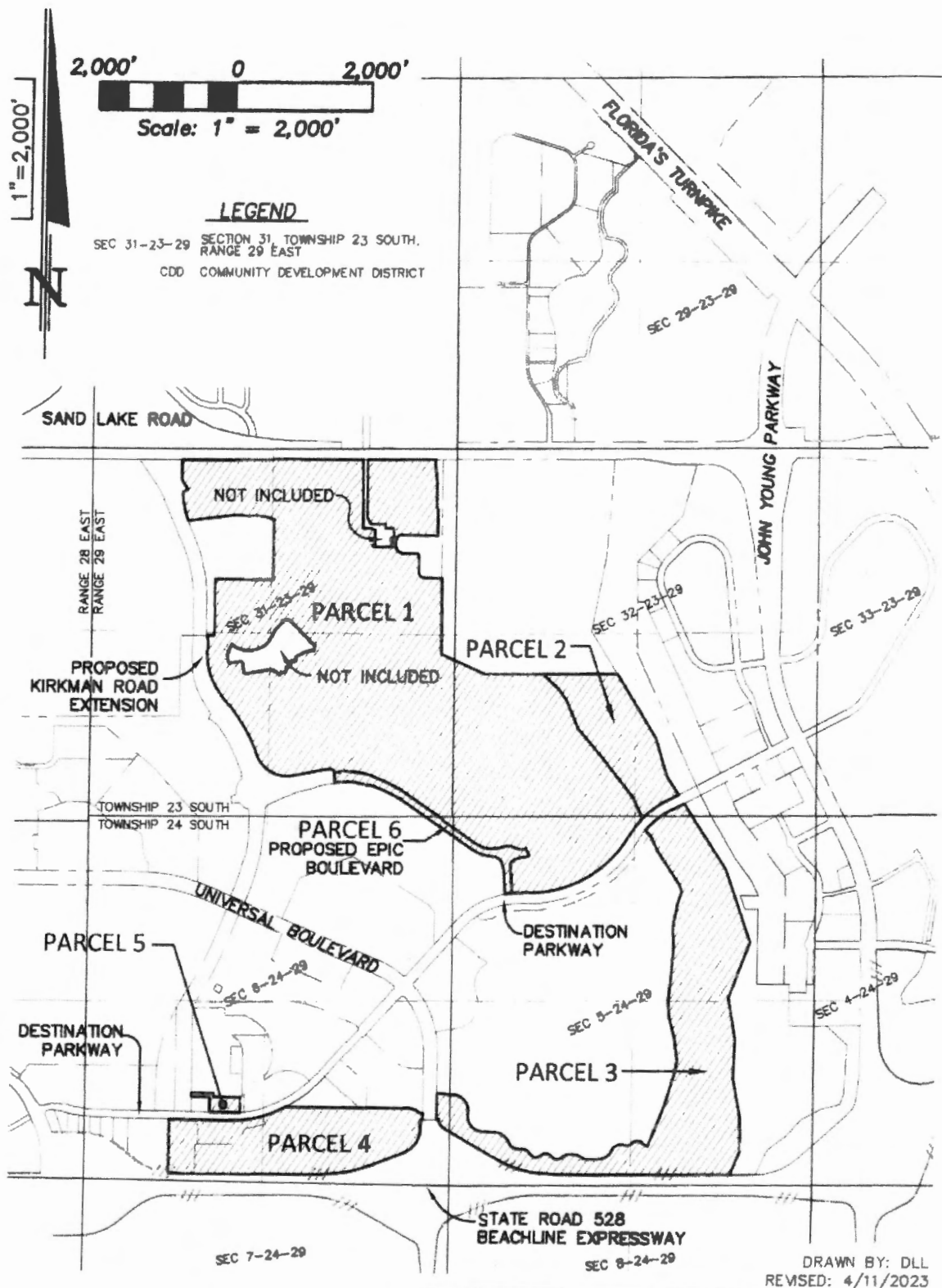
That part of Section 31, Township 23 South, Range 29 East and that part of Sections 5 and 6, Township 24 South, Range 29 East, Orange County, Florida, described as follows:

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

to the point of reverse curvature of a curve concave Southerly having a radius of 1513.00 feet and a chord bearing of S79°13'28"E; thence Easterly along the arc of said curve through a central angle of 04°18'01" for a distance of 113.56 feet to the point of reverse curvature of a curve concave Northerly having a radius of 37.00 feet and a chord bearing of N87°46'20"E; thence Easterly along the arc of said curve through a central angle of 30°18'24" for a distance of 19.57 feet to the point of reverse curvature of a curve concave Southerly having a radius of 53.00 feet and a chord bearing of N88°39'21"E; thence Easterly along the arc of said curve through a central angle of 32°04'25", for a distance of 29.67 feet to the point of compound curvature of a curve concave Southerly having a radius of 1526.00 feet and a chord bearing of S73°58'02"E; thence Easterly along the arc of said curve through a central angle of 02°40'49" for a distance of 71.39 feet to a non-tangent line; thence S58°59'35"E, 49.97 feet to a non-tangent curve concave Southwesterly having a radius of 1515.00 feet and a chord bearing of S64°30'55"E; thence Southeasterly along the arc of said curve through a central angle of 12°33'01" for a distance of 331.85 feet to a non-tangent curve concave Southerly having a radius of 34.00 feet and a chord bearing of S81°14'28"E; thence Easterly along the arc of said curve through a central angle of 47°54'38" for a distance of 28.43 feet to the point of compound curvature of a curve concave Southwesterly having a radius of 1526.00 feet and a chord bearing of S56°27'22"E; thence Southeasterly along the arc of said curve through a central angle of 01°39'33" for a distance of 44.19 feet to the point of tangency; thence S55°37'36"E, 1256.28 feet to the point of curvature of a curve concave Northerly having a radius of 558.36 feet and a chord bearing of S72°09'50"E; thence Easterly along the arc of said curve through a central angle of 33°04'28" for a distance of 322.32 feet to the point of reverse curvature of a curve concave Southerly having a radius of 148.00 feet and a chord bearing of S78°10'15"E; thence Easterly along the arc of said curve through a central angle of 21°03'38" for a distance of 54.40 feet to the point of compound curvature of a curve concave Southwesterly having a radius of 154.00 feet and a chord bearing of S42°02'49"E; thence Southeasterly along the arc of said curve through a central angle of 51°11'16" for a distance of 137.58 feet to the point of compound curvature of a curve concave Westerly having a radius of 849.80 feet and a chord bearing of S10°55'20"E; thence Southerly along the arc of said curve through a central angle of 11°03'42" for a distance of 164.07 feet to the point of tangency; thence S05°23'29"E, 96.37 feet; thence S03°35'43"E, 151.90 feet to the point of curvature of a curve concave Westerly having a radius of 48.00 feet and a chord bearing of S07°03'41"W; thence Southerly along the arc of said curve through a central angle of 21°18'47" for a distance of 17.86 feet to the Northerly Right-of-way line of Destination Parkway, as described in Official Records Book 9936, Page 9262, of said Public Records, and a non-tangent curve concave Southerly having a radius of 1274.96 feet and a chord bearing of N83°24'13"E; thence Easterly along said Northerly Right-of-way line and the arc of said curve through a central angle of 06°11'12" for a distance of 137.67 feet to a non-tangent line; thence departing said Northerly Right-of-way line, run N48°35'43"W, 42.61 feet; thence N03°35'43"W, 211.13 feet to the point of curvature of a curve concave Westerly having a radius of 826.00 feet and a chord bearing of N04°25'13"W; thence Northerly along the arc of said curve through a central angle of 01°39'01" for a distance of 23.79 feet to the point of tangency; thence N05°14'44"W, 117.98 feet to the point of curvature of a curve concave Easterly having a radius of 94.00 feet and a chord bearing of N14°26'50"E; thence Northerly along the arc of said curve through a central angle of 39°23'08" for a distance of 64.62 feet to the point of compound curvature of a curve concave Southeasterly having a radius of 113.47 feet and a chord bearing of N51°21'13"E; thence Northeasterly along the arc of said curve through a central angle of 34°25'39" for a distance of 68.18 feet to the point of compound curvature of a curve concave Southerly having a radius of 685.03 feet and a chord bearing of N73°14'28"E; thence Easterly along the arc of said curve through a central angle of 09°20'51" for a distance of 111.76 feet to the point of compound curvature of a curve concave Southerly having a radius of 112.36 feet and a chord bearing of N83°39'38"E; thence Easterly along the arc of said curve through a central angle of 11°29'29" for a distance of 22.53 feet to the point of tangency; thence N89°24'23"E, 20.04 feet to the point of curvature of a curve concave Northerly having a radius of 56.13 feet and a chord bearing of N79°17'51"E; thence Easterly along the arc of said curve through a central angle of 20°13'04" for a distance of 19.81 feet to the point of compound curvature of a curve concave Northwesterly having a radius of 370.96 feet and a chord

bearing of N66°27'23"E; thence Northeasterly along the arc of said curve through a central angle of 05°27'52" for a distance of 35.38 feet to a non-tangent line; thence N25°07'13"W, 114.77 feet to a non-tangent curve concave Northerly having a radius of 233.70 feet and a chord bearing of S87°16'10"W; thence Westerly along the arc of said curve through a central angle of 30°28'40" for a distance of 124.32 feet to the point of compound curvature of a curve concave Northerly having a radius of 275.41 feet and a chord bearing of N69°25'01"W; thence Westerly along the arc of said curve through a central angle of 16°08'58" for a distance of 77.63 feet to the point of reverse curvature of a curve concave Southerly having a radius of 137.00 feet and a chord bearing of N82°29'17"W; thence Westerly along the arc of said curve through a central angle of 42°17'31" for a distance of 101.12 feet to the point of tangency; thence S76°21'57"W, 149.04 feet to the point of curvature of a curve concave Northerly having a radius of 298.00 feet and a chord bearing of S87°23'04"W; thence Westerly along the arc of said curve through a central angle of 22°02'14" for a distance of 114.62 feet to the point of compound curvature of a curve concave Northerly having a radius of 465.00 feet and a chord bearing of N68°36'42"W; thence Westerly along the arc of said curve through a central angle of 25°58'13" for a distance of 210.77 feet to the point of tangency; thence N55°37'36"W, 565.13 feet to the point of curvature of a curve concave Northeasterly having a radius of 10.00 feet and a chord bearing of N50°51'10"W; thence Northwesterly along the arc of said curve through a central angle of 09°32'52" for a distance of 1.67 feet to the point of tangency; thence N46°04'44"W, 65.48 feet; thence N55°37'36"W, 751.20 feet to a non-tangent curve concave Northerly having a radius of 33.00 feet and a chord bearing of N83°50'34"W; thence Westerly along the arc of said curve through a central angle of 50°16'31" for a distance of 28.96 feet to the point of reverse curvature of a curve concave Southwesterly having a radius of 1563.00 feet and a chord bearing of N65°08'46"W; thence Northwesterly along the arc of said curve through a central angle of 12°52'55" for a distance of 351.41 feet to a non-tangent line; thence N60°23'01"W, 52.31 feet to a non-tangent curve concave Southerly having a radius of 1574.00 feet and a chord bearing of N81°47'20"W; thence Westerly along the arc of said curve through a central angle of 16°40'04" for a distance of 457.89 feet to a non-tangent curve concave Northerly having a radius of 48.00 feet and a chord bearing of S69°15'53"W; thence Westerly along the arc of said curve through a central angle of 39°01'27" for a distance of 32.69 feet to the point of reverse curvature of a curve concave Southerly having a radius of 1563.00 feet and a chord bearing of S87°49'44"W; thence Westerly along the arc of said curve through a central angle of 01°53'45" for a distance of 51.72 feet to a non-tangent line; thence S03°31'55"E, 149.72 feet to the POINT OF BEGINNING; bearings and distances are based on the Florida State Plane Coordinate System East Zone, NAD 83/2011 Epoch 2010.00 Datum; the reciprocal grid factor is 1.000034632.

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



DRAWN BY: DLL  
REVISED: 4/11/2023

**DONALD W. McINTOSH ASSOCIATES, INC.**  
 ENGINEERS PLANNERS SURVEYORS  
 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 844-4080  
 CERTIFICATE OF AUTHORIZATION NO. LB88

**EXHIBIT B**

**LEGAL DESCRIPTIONS OF REAL PROPERTY EXCLUDED FROM EXTERNAL  
BOUNDARIES OF THE DISTRICT**



# SKETCH OF DESCRIPTION

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

- SEE SHEET 2 FOR CONTINUED LEGAL DESCRIPTION
- SEE SHEET 3 FOR LOCATION MAP
- SEE SHEETS 4 THROUGH 6 FOR BOUNDARY DETAIL
- SEE SHEET 7 FOR LINE AND CURVE TABLES

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

Commence at the Northeast corner of Lot 1, OEP EAST PARCEL PHASE II, according to the plat thereof, as recorded in Plat Book 86, Pages 136 and 137, of the Public Records of Orange County, Florida; thence run N58°06'34"W along the Northeasterly line of said plat OEP EAST PARCEL PHASE II and the Northeasterly line of OEP EAST PARCEL, according to the plat thereof, as recorded in Plat Book 81, Pages 150 and 151, of said Public Records, for a distance of 1089.51 feet to the Northernmost corner of said OEP EAST PARCEL; thence departing said Northeasterly line, run N12°40'44"W, 1446.52 feet; thence N09°31'39"W, 1651.52 feet to the POINT OF BEGINNING; thence S12°08'22"W, 79.31 feet; thence N82°27'50"W, 35.05 feet; thence S03°34'47"W, 4.82 feet; thence S87°06'48"W, 24.20 feet; thence S03°49'15"E, 9.62 feet to a non-tangent curve concave Southerly having a radius of 335.61 feet and a chord bearing of S77°00'51"W; thence Westerly along the arc of said curve through a central angle of 18°50'04" for a distance of 110.32 feet to a non-tangent curve concave Northwesterly having a radius of 69.30 feet and a chord bearing of S64°07'03"W; thence Southwesterly along the arc of said curve through a central angle of 52°23'37" for a distance of 63.38 feet to a non-tangent line; thence S53°43'43"W, 49.20 feet to a non-tangent curve concave Westerly having a radius of 81.28 feet and a chord bearing of S10°52'59"W; thence Southerly along the arc of said curve through a central angle of 22°14'24" for a distance of 31.55 feet to a non-tangent curve concave Northwesterly having a radius of 18.00 feet and a chord bearing of S45°15'28"W; thence Southwesterly along the arc of said curve through a central angle of 251°07'13" for a distance of 78.89 feet to a non-tangent curve concave Northerly having a radius of 81.28 feet and a chord bearing of S79°07'07"W; thence Westerly along the arc of said curve through a central angle of 21°12'43" for a distance of 30.09 feet to a non-tangent curve concave Southeasterly having a radius of 420.38 feet and a chord bearing of S29°49'59"W; thence Southwesterly along the arc of said curve through a central angle of 14°46'50" for a distance of 108.45 feet to a non-tangent line; thence N67°14'41"W, 18.72 feet; thence S24°59'59"W, 11.97 feet; thence S14°59'58"W, 76.66 feet; thence N75°00'02"W, 50.51 feet; thence S13°03'40"W, 10.71 feet; thence N76°56'20"W, 2.78 feet; thence S13°03'40"W, 12.33 feet; thence N76°56'20"W, 6.58 feet; thence S13°03'40"W, 24.29 feet; thence N56°49'41"W, 88.50 feet to the point of curvature of a curve concave Southerly having a radius of 152.61 feet and a chord bearing of N78°39'02"W; thence Westerly along the arc of said curve through a central angle of 43°38'43" for a distance of 116.25 feet to the point of tangency; thence S79°31'36"W, 315.51 feet to the point of curvature of a curve concave Northeasterly having a radius of 30.00 feet and a chord bearing of N53°43'40"W; thence Northwesterly along the arc of said curve through a central angle of 93°29'28" for a distance of 48.95 feet to the point of tangency; thence N06°58'56"W, 107.64 feet to the point of curvature of a curve concave Southwesterly having a radius of 50.22 feet and a chord bearing of N35°26'11"W; thence Northwesterly along the arc of said curve through a central angle of 56°54'30" for a distance of 49.88 feet to the point of compound curvature of a curve concave Southerly having a radius of 26.28 feet and a chord bearing of N80°55'32"W; thence Westerly along the arc of said curve through a central angle of 34°04'12" for a distance of 15.63 feet to the point of tangency; thence S82°02'22"W, 161.74 feet; thence N54°59'37"W, 20.10 feet; thence N08°04'31"W, 114.53 feet; thence N23°13'21"E, 25.00 feet to the point of curvature of a curve concave Southeasterly having a radius of 23.33 feet and a chord bearing of N42°56'23"E; thence Northeasterly along the arc of said curve through a central angle of 39°26'04" for a distance of 16.06 feet to a non-tangent line; thence N66°46'39"W, 7.85 feet; thence N24°48'08"E, 114.91 feet to a non-tangent curve concave Southwesterly having a radius of 327.03 feet and a chord bearing of S51°56'55"E; thence Southeasterly along the arc of said curve through a central angle of 02°04'55" for a distance of 11.88 feet to the point of reverse curvature of a curve concave Northeasterly having a radius of 265.00 feet and a chord bearing of S55°42'05"E; thence Southeasterly along the arc of

(CONTINUED ON SHEET 2)

## NOTES

1. Owner's name & address:  
Universal City Development Partners, LTD.  
1000 Universal Studios Plaza  
Orlando, FL 32819-7628
2. This is not a survey.
3. Bearings and distances shown hereon are pursuant to the Florida State Plane Coordinate System, North American Datum of 1983/2011 Adjustment Epoch 2010.00, East Zone; the Northerly line of OEP EAST PARCEL PHASE II, according to the plat thereof, as recorded in Plat Book 86, Pages 136 and 137, of the Public Records of Orange County, Florida, being N58°06'34"W (measured), S58°19'08"E (per plat).
4. 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	(NR)	NON-RADIAL
SEC 31-23-29	SECTION 31, TOWNSHIP 23 SOUTH, RANGE 29 EAST	NT	NON-TANGENT
PL	PROPERTY LINE	OJC	ORLANDO UTILITIES COMMISSION
DOC	OFFICIAL RECORDS DOCUMENT NUMBER	ORB	OFFICIAL RECORDS BOOK
FKA	FORMERLY KNOWN AS	(P)	PLAT
FP ID	FINANCIAL PROJECT IDENTIFICATION	PB	PLAT BOOK
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	PG(S)	PAGE(S)
NO.	NUMBER	PC	POINT OF CURVATURE
		PCC	POINT OF COMPOUND CURVATURE
		PRC	POINT OF REVERSE CURVATURE
		PT	POINT OF TANGENCY
		R/W	RIGHT-OF-WAY
		(R)	RADIAL
		S.R.	STATE ROAD

PREPARED FOR:

**UNIVERSAL CITY DEVELOPMENT PARTNERS, LTD.**  
UCDP (SLRC) - P910 LEASE PARCEL BOUNDARY

6/28/22	DLL	REVISED BOUNDARY AND LEGAL DESCRIPTION
4/27/22	MKS	REVISED 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  
Digitally signed by Donald L. Lambert  
DN: cn=Donald L. Lambert, o=Donald W. McIntosh Associates, Inc., email=DLambert@dwma.com, c=FL, ou=Orange County, Florida, serial=20220628170957

Donald L. Lambert June 28, 2022  
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 SURVEYOR AND MAPPER.

DRAWN BY: <u>MKS</u>	JOB NO. <u>21573.001</u>	SCALE <u>N/A</u>	SHEET <u>1</u>
DATE: <u>04/2022</u>	CHECKED BY: <u>DLL</u>		OF <u>7</u>

# SKETCH OF DESCRIPTION

- SEE SHEET 1 FOR DESCRIPTION, NOTES AND LEGEND
- SEE SHEET 3 FOR LOCATION MAP
- SEE SHEETS 4 THROUGH 6 FOR BOUNDARY DETAIL
- SEE SHEET 7 FOR LINE AND CURVE TABLES

(CONTINUED FROM SHEET 1)

said curve through a central angle of 09°35'14" for a distance of 44.34 feet to the point of compound curvature of a curve concave Northerly having a radius of 415.00 feet and a chord bearing of N88°09'03"E; thence Easterly along the arc of said curve through a central angle of 62°42'31" for a distance of 454.21 feet to the point of compound curvature of a curve concave Northwesterly having a radius of 165.00 feet and a chord bearing of N42°50'28"E; thence Northeasterly along the arc of said curve through a central angle of 27°54'39" for a distance of 80.38 feet to the point of reverse curvature of a curve concave Southeasterly having a radius of 145.00 feet and a chord bearing of N35°49'28"E; thence Northeasterly along the arc of said curve through a central angle of 13°52'39" for a distance of 35.12 feet to the point of reverse curvature of a curve concave Northwesterly having a radius of 58.00 feet and a chord bearing of N38°36'38"E; thence Northeasterly along the arc of said curve through a central angle of 08°18'18" for a distance of 8.41 feet to the point of tangency; thence N34°27'29"E, 54.09 feet to the point of curvature of a curve concave Westerly having a radius of 58.00 feet and a chord bearing of N22°56'52"E; thence Northeasterly along the arc of said curve through a central angle of 23°01'14" for a distance of 23.30 feet to the point of reverse curvature of a curve concave Southeasterly having a radius of 179.67 feet and a chord bearing of N28°13'03"E; thence Northeasterly along the arc of said curve through a central angle of 33°33'35" for a distance of 105.24 feet to the point of tangency; thence N44°59'50"E, 136.45 feet; thence N00°00'13"W, 28.38 feet; thence N89°59'47"E, 58.80 feet to the point of curvature of a curve concave Southerly having a radius of 100.00 feet and a chord bearing of S67°50'28"E; thence Easterly along the arc of said curve through a central angle of 44°19'30" for a distance of 77.36 feet to the point of tangency; thence S45°40'43"E, 153.39 feet; thence N52°22'10"E, 4.80 feet to a non-tangent curve concave Northeasterly having a radius of 61.66 feet and a chord bearing of S30°59'50"E; thence Southeasterly along the arc of said curve through a central angle of 29°21'46" for a distance of 31.60 feet to the point of tangency; thence S45°40'43"E, 170.12 feet to a non-tangent curve concave Southwesterly having a radius of 23.24 feet and a chord bearing of S26°45'05"E; thence Southeasterly along the arc of said curve through a central angle of 39°42'31" for a distance of 16.10 feet to a non-tangent curve concave Northeasterly having a radius of 50.67 feet and a chord bearing of S52°39'03"E; thence Southeasterly along the arc of said curve through a central angle of 89°38'46" for a distance of 79.28 feet to a non-tangent line; thence S49°33'16"E, 38.28 feet to the POINT OF BEGINNING; bearings and distances are based on the Florida State Plane Coordinate System East Zone, NAD 83/2011 Epoch 2010.00 Datum; the reciprocal grid factor is 1.000034632.

Containing 10.966 acres more or less and being subject to any rights-of-way, restrictions and easements of record.

PREPARED FOR:

**UNIVERSAL CITY DEVELOPMENT PARTNERS, LTD.**

UCDP (SLRC) - P910 LEASE PARCEL BOUNDARY

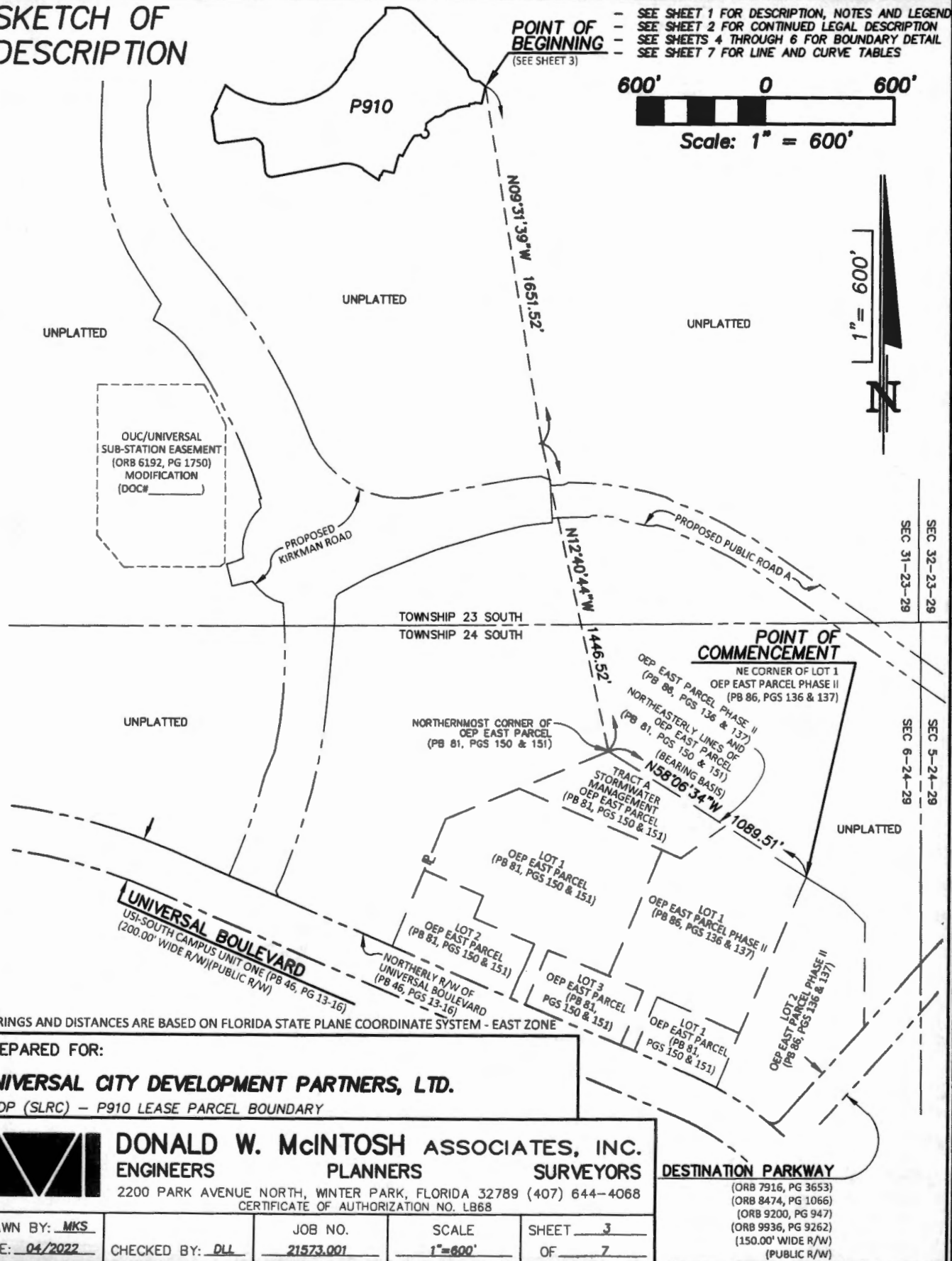
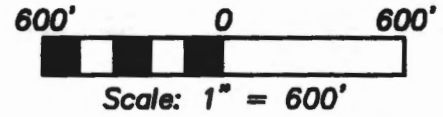


**DONALD W. McINTOSH ASSOCIATES, INC.**  
**ENGINEERS PLANNERS SURVEYORS**  
 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
 CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: <u>MKS</u>	JOB NO. <u>21573.001</u>	SCALE <u>N/A</u>	SHEET <u>2</u>
DATE: <u>04/2022</u>	CHECKED BY: <u>DLL</u>		OF <u>7</u>

# SKETCH OF DESCRIPTION

- SEE SHEET 1 FOR DESCRIPTION, NOTES AND LEGEND
- SEE SHEET 2 FOR CONTINUED LEGAL DESCRIPTION
- SEE SHEETS 4 THROUGH 6 FOR BOUNDARY DETAIL
- SEE SHEET 7 FOR LINE AND CURVE TABLES



BEARINGS AND DISTANCES ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM - EAST ZONE

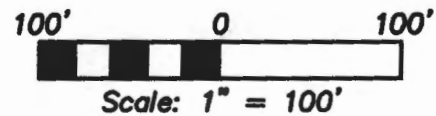
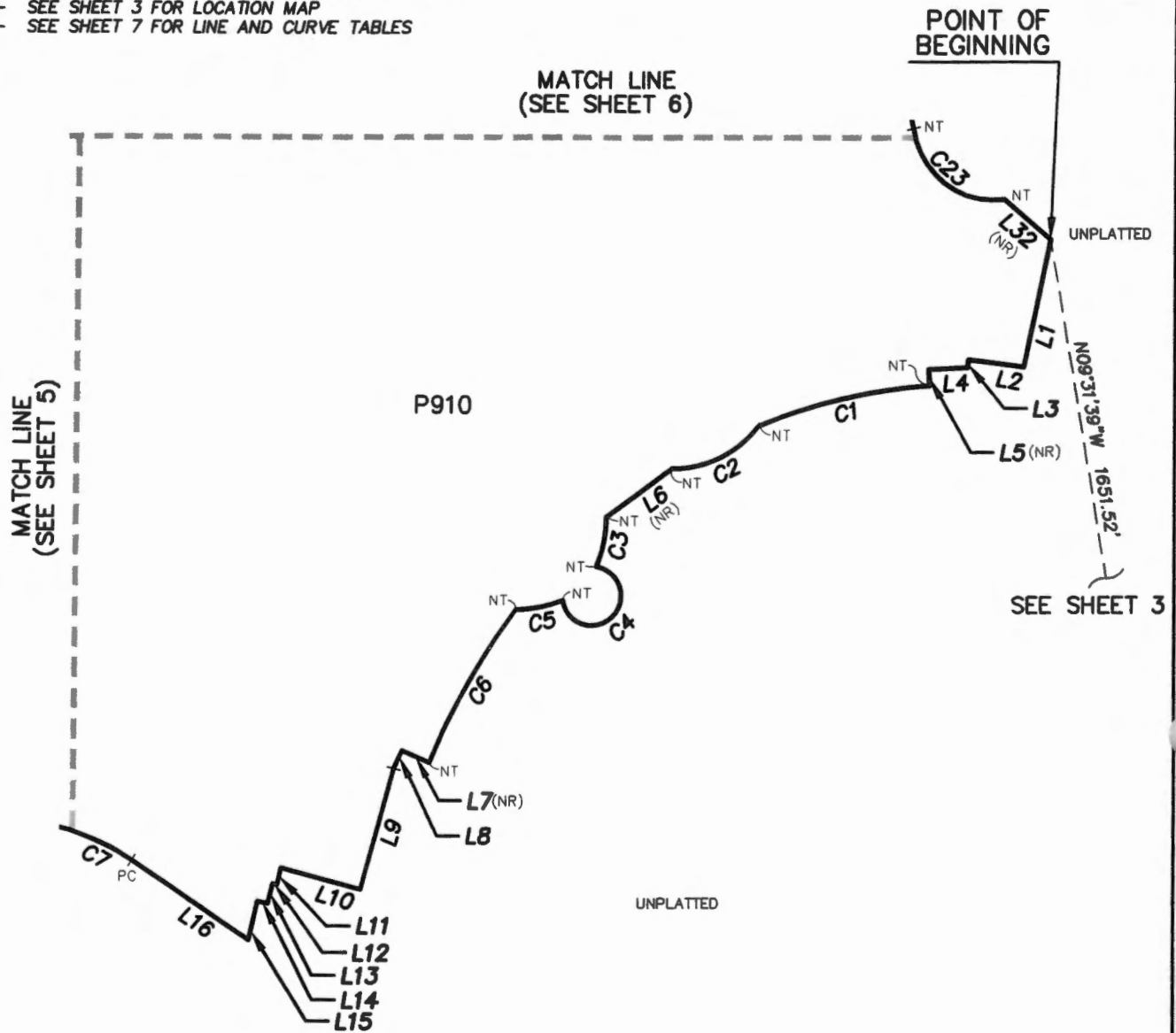
PREPARED FOR:  
**UNIVERSAL CITY DEVELOPMENT PARTNERS, LTD.**  
 UCDP (SLRC) - P910 LEASE PARCEL BOUNDARY

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

DRAWN BY: <u>MKS</u>	JOB NO. <u>21573.001</u>	SCALE <u>1"=600'</u>	SHEET <u>3</u>
DATE: <u>04/2022</u>	CHECKED BY: <u>DL</u>		OF <u>7</u>

# SKETCH OF DESCRIPTION

- SEE SHEET 1 FOR DESCRIPTION, NOTES AND LEGEND
- SEE SHEET 2 FOR CONTINUED LEGAL DESCRIPTION
- SEE SHEET 3 FOR LOCATION MAP
- SEE SHEET 7 FOR LINE AND CURVE TABLES



BEARINGS AND DISTANCES ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM - EAST ZONE

PREPARED FOR:

**UNIVERSAL CITY DEVELOPMENT PARTNERS, LTD.**

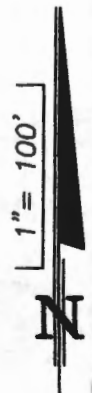
UCDP (SLRC) - P910 LEASE PARCEL BOUNDARY



**DONALD W. McINTOSH ASSOCIATES, INC.**  
**ENGINEERS PLANNERS SURVEYORS**

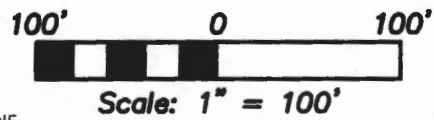
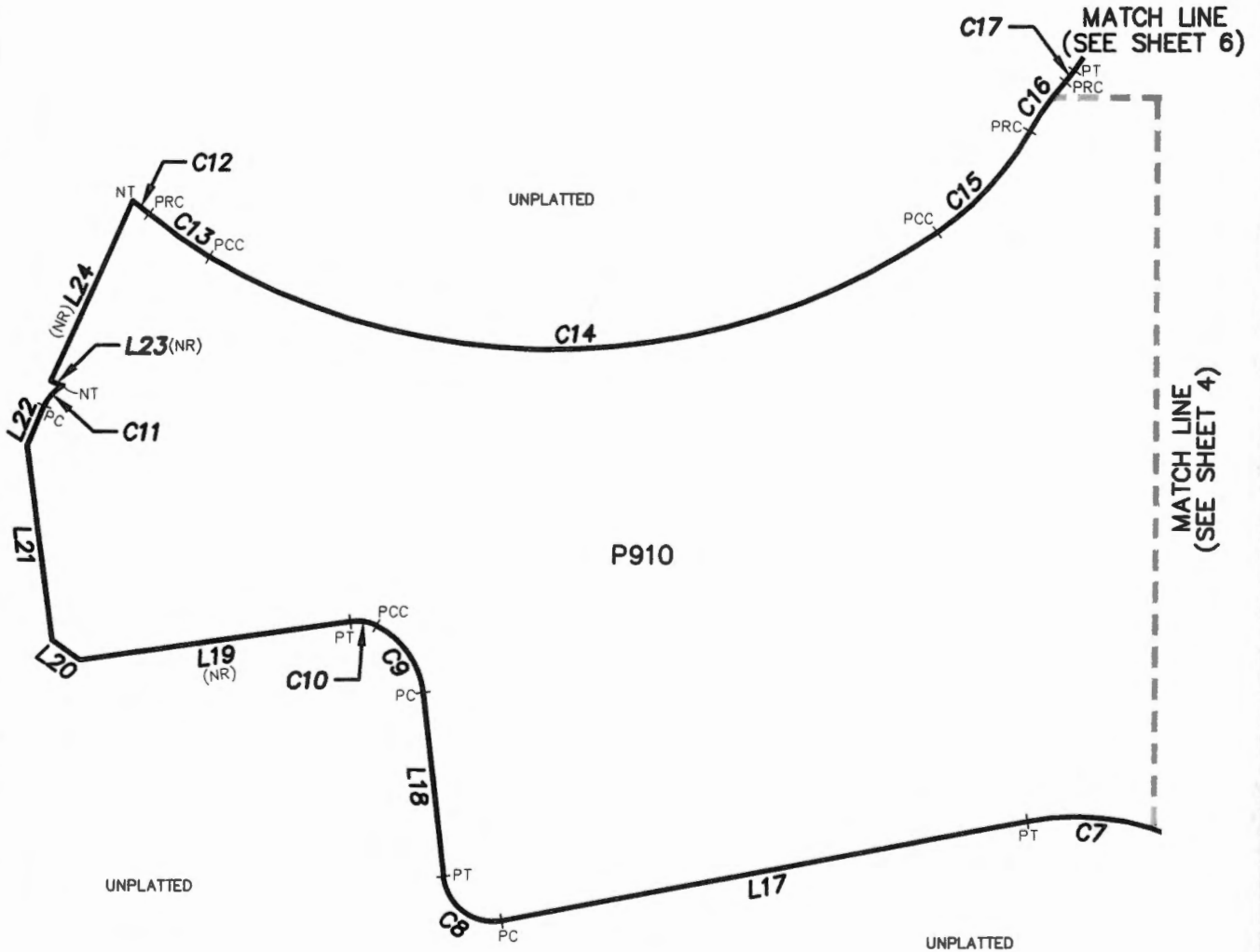
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
 CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: <u>MKS</u>	JOB NO. <u>21573.001</u>	SCALE <u>1"=100'</u>	SHEET <u>4</u>
DATE: <u>04/2022</u>	CHECKED BY: <u>DLL</u>		OF <u>7</u>



# SKETCH OF DESCRIPTION

- SEE SHEET 1 FOR DESCRIPTION, NOTES AND LEGEND
- SEE SHEET 2 FOR CONTINUED LEGAL DESCRIPTION
- SEE SHEET 3 FOR LOCATION MAP
- SEE SHEET 7 FOR LINE AND CURVE TABLES



BEARINGS AND DISTANCES ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM - EAST ZONE

PREPARED FOR:

**UNIVERSAL CITY DEVELOPMENT PARTNERS, LTD.**

UCDP (SLRC) - P910 LEASE PARCEL BOUNDARY



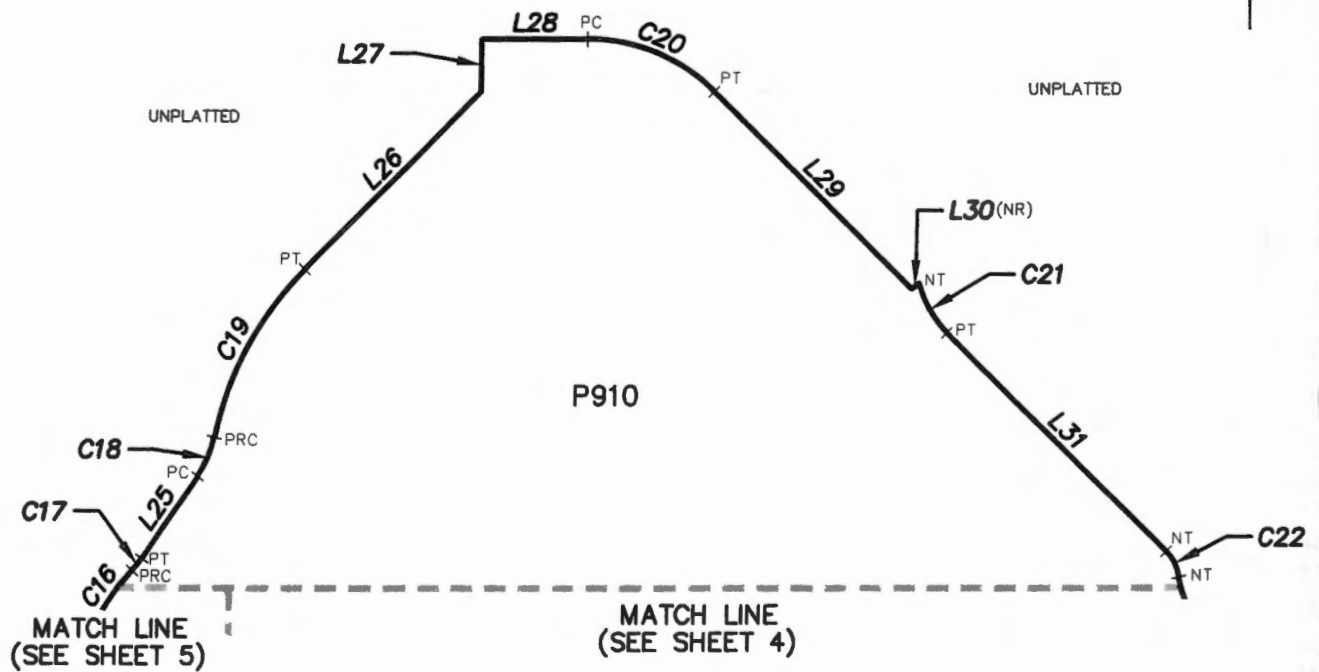
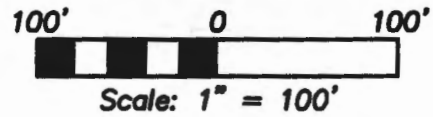
**DONALD W. McINTOSH ASSOCIATES, INC.**  
**ENGINEERS PLANNERS SURVEYORS**  
 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
 CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: <u>MKS</u>	JOB NO. <u>21573.001</u>	SCALE <u>1"=100'</u>	SHEET <u>5</u>
DATE: <u>04/2022</u>	CHECKED BY: <u>DLL</u>		OF <u>7</u>



# SKETCH OF DESCRIPTION

- SEE SHEET 1 FOR DESCRIPTION, NOTES AND LEGEND
- SEE SHEET 2 FOR CONTINUED LEGAL DESCRIPTION
- SEE SHEET 3 FOR LOCATION MAP
- SEE SHEET 7 FOR LINE AND CURVE TABLES



BEARINGS AND DISTANCES ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM - EAST ZONE

PREPARED FOR:

**UNIVERSAL CITY DEVELOPMENT PARTNERS, LTD.**

UCDP (SLRC) - P910 LEASE PARCEL BOUNDARY



**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>21573.001</u>	SCALE <u>1"=100'</u>	SHEET <u>6</u>
DATE: <u>04/2022</u>	CHECKED BY: <u>DLL</u>		OF <u>7</u>



# SKETCH OF DESCRIPTION

- SEE SHEET 1 FOR DESCRIPTION, NOTES AND LEGEND
- SEE SHEET 2 FOR CONTINUED LEGAL DESCRIPTION
- SEE SHEET 3 FOR LOCATION MAP
- SEE SHEETS 4 THROUGH 6 FOR BOUNDARY DETAIL

CURVE TABLE				
NUMBER	RADIUS	DELTA	LENGTH	CHORD BEARING
C1	335.61'	18°50'04"	110.32'	S77°00'51"W
C2	69.30'	52°23'37"	63.38'	S64°07'03"W
C3	81.28'	22°14'24"	31.55'	S10°52'59"W
C4	18.00'	251°07'13"	78.89'	S45°15'28"W
C5	81.28'	21°12'43"	30.09'	S79°07'07"W
C6	420.38'	14°46'50"	108.45'	S29°49'59"W
C7	152.61'	43°38'43"	116.25'	N78°39'02"W
C8	30.00'	93°29'28"	48.95'	N53°43'40"W
C9	50.22'	56°54'30"	49.88'	N35°26'11"W
C10	26.28'	34°04'12"	15.63'	N80°55'32"W
C11	23.33'	39°26'04"	16.06'	N42°56'23"E
C12	327.03'	02°04'55"	11.88'	S51°56'55"E
C13	265.00'	09°35'14"	44.34'	S55°42'05"E
C14	415.00'	62°42'31"	454.21'	N88°09'03"E
C15	165.00'	27°54'39"	80.38'	N42°50'28"E
C16	145.00'	13°52'39"	35.12'	N35°49'28"E
C17	58.00'	08°18'18"	8.41'	N38°36'38"E
C18	58.00'	23°01'14"	23.30'	N22°56'52"E
C20	100.00'	44°19'30"	77.36'	S67°50'28"E
C21	61.66'	29°21'46"	31.60'	S30°59'50"E
C22	23.24'	39°42'31"	16.10'	S26°45'05"E
C23	50.67'	89°38'46"	79.28'	S52°39'03"E

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S12°08'22"W	79.31'
L2	N82°27'50"W	35.05'
L3	S03°34'47"W	4.82'
L4	S87°06'48"W	24.20'
L5	S03°49'15"E	9.62'
L6	S53°43'43"W	49.20'
L7	N67°14'41"W	18.72'
L8	S24°59'59"W	11.97'
L9	S14°59'58"W	76.66'
L10	N75°00'02"W	50.51'
L11	S13°03'40"W	10.71'
L12	N76°56'20"W	2.78'
L13	S13°03'40"W	12.33'
L14	N76°56'20"W	6.58'
L15	S13°03'40"W	24.29'
L16	N56°49'41"W	88.50'
L17	S79°31'36"W	315.51'
L18	N06°58'56"W	107.64'
L19	S82°02'22"W	161.74'
L20	N54°59'37"W	20.10'
L21	N08°04'31"W	114.53'
L22	N23°13'21"E	25.00'
L23	N66°46'39"W	7.85'
L24	N24°48'08"E	114.91'
L25	N34°27'29"E	54.09'
L26	N44°59'50"E	136.45'
L27	N00°00'13"W	28.38'
L28	N89°59'47"E	58.80'
L29	S45°40'43"E	153.39'
L30	N52°22'10"E	4.80'
L31	S45°40'43"E	170.12'
L32	S49°33'16"E	38.28'

BEARINGS AND DISTANCES ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM - EAST ZONE

PREPARED FOR:

**UNIVERSAL CITY DEVELOPMENT PARTNERS, LTD.**

UCDP (SLRC) - P910 LEASE PARCEL BOUNDARY



**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>21573.001</u>	SCALE <u>N/A</u>	SHEET <u>7</u>
DATE: <u>04/2022</u>	CHECKED BY: <u>DLL</u>		OF <u>7</u>

**SECOND AMENDED AND RESTATED PETITION TO  
ESTABLISH SHINGLE CREEK TRANSIT AND UTILITY  
COMMUNITY DEVELOPMENT DISTRICT**

Submitted by:

Lindsay C. Whelan  
Florida Bar No. 99356  
[lindsay.whelan@kutakrock.com](mailto:lindsay.whelan@kutakrock.com)  
Michael C. Eckert  
Florida Bar No. 080314  
[michael.eckert@kutakrock.com](mailto:michael.eckert@kutakrock.com)  
Kutak Rock, LLP  
107 West College Avenue  
Tallahassee, Florida 32301  
(404) 222-4600  
Attorneys for Petitioner

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

**SECOND AMENDED AND RESTATED PETITION TO ESTABLISH A COMMUNITY  
DEVELOPMENT DISTRICT**

Petitioner, Universal City Development Partners, Ltd. (hereafter, the “Petitioner”), hereby petitions the Board of County Commissioners of Orange County, Florida, pursuant to the “Uniform Community Development District Act of 1980,” Chapter 190, *Florida Statutes*, to establish the Shingle Creek Transit and Utility Community Development District (hereafter, the “District”) with respect to the land described herein. In support of this petition, Petitioner states:

1. **LOCATION AND SIZE.** The proposed District is located entirely within Orange County, Florida (hereafter, the “County”). **Exhibit 1** depicts the general location of the project. The proposed District covers approximately 719.185 acres of land. The site is located in the area generally located in the area bound to the north by Sand Lake Road, to the east by John Young Parkway, to the south by SR 528 (Beachline Expressway), and to the west by proposed Kirkman Road Extension/Tradeshow Blvd. The metes and bounds description of the external boundaries of the District is set forth in **Exhibit 2**.

2. **EXCLUDED PARCELS.** There is approximately 11 acres within the internal boundary of the proposed District that will be excluded from the district (the “Excluded Parcel”). The metes and bounds description of the excluded Parcel is set forth in **Exhibit 3**. The last known owner of the real property within the Excluded Property, and such property owners’ last known address is Petitioner, located at 1000 Universal Studios Plaza, Orlando, Florida 32819. There is no intent on behalf of the District or the landowner of the Excluded Parcel for any District facilities or services to be installed and/or constructed on such parcel by the District. Elimination of the Excluded Parcel from the boundary of the District will not have an impact on the development of either the District or the Excluded Parcel.

3. **LANDOWNER CONSENT.** Petitioner has obtained written consent to establish the District from the landowners of one hundred percent (100%) of the real property located within the District in accordance with section 190.005, *Florida Statutes*. Documentation of this consent is contained in **Composite Exhibit 4**.

4. **INITIAL BOARD MEMBERS.** The five persons designated to serve as initial members of the Board of Supervisors of the proposed District are as follows:

Name: Bradley Michael Goeb  
Address: 3501 Quadrangle Boulevard, Suite 270  
Orlando, Florida 32817

Name: Bryan Timothy Julian  
Address: 3501 Quadrangle Boulevard, Suite 270  
Orlando, Florida 32817

Name: Erica Jean Klostermeier  
Address: 3501 Quadrangle Boulevard, Suite 270  
Orlando, Florida 32817

Name: John David Hanebrink  
Address: 3501 Quadrangle Boulevard, Suite 270  
Orlando, Florida 32817

Name: Teresa Ersilia Crews  
Address: 3501 Quadrangle Boulevard, Suite 270  
Orlando, Florida 32817

All of the above-listed persons are residents of the state of Florida and citizens of the United States of America.

5. **NAME.** The proposed name of the District is the Shingle Creek Transit and Utility Community Development District.

6. **EXISTING LAND USES.** The existing land uses within the proposed District are depicted on **Exhibit 5**. The lands within the proposed District are presently under development.

7. **FUTURE LAND USES.** The future general distribution, location, and extent of the public and private land uses proposed within the District are generally depicted on **Exhibit 6**.<sup>1</sup>

8. **MAJOR WATER AND WASTEWATER FACILITIES.** The current major trunk water mains and sewer interceptors and outfalls for the lands to be included within the proposed District is shown in **Exhibit 7**, which is provided under separate cover.<sup>2</sup>

9. **DISTRICT FACILITIES AND SERVICES.** **Exhibit 8** describes the type of facilities Petitioner presently expects the District to finance, construct, acquire, and/or install, as well as the anticipated owner and entity responsible for maintenance. These facilities will serve the development of the lands within the District. The estimated costs of constructing the infrastructure serving the land within the proposed District are identified in **Exhibit 9**. At present, these improvements are estimated to be made, acquired, constructed, and/or installed in phases, which will commence in 2023 with anticipated completion in 2029. Actual construction timetables and expenditures will likely vary, due in part to the effects of future changes in the economic conditions upon costs such as labor, services, materials, interest rates and market conditions.

10. **STATEMENT OF ESTIMATED REGULATORY COSTS.** **Exhibit 10** is the statement of estimated regulatory costs (“SERC”) prepared in accordance with the requirements of section 120.541, *Florida Statutes*. The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

---

<sup>1</sup> Exhibit 6 identifies the current Future Land Use Map from County’s 2010-2030 Comprehensive Plan, which is in effect as of the date of filing of this Petition. Note that, pursuant to the County’s Vision 2050 initiative, this Comprehensive Plan is currently being revised. Regardless of the timing of adoption of the revised Comprehensive Plan, the establishment of the proposed District and all land uses and services planned within the proposed District are not inconsistent with applicable elements or portions of either version of the County Comprehensive Plan.

<sup>2</sup> The Petitioner believes that this infrastructure falls within the public records exemption set forth in section 119.071(3)(c)1., *Florida Statutes*, as it depicts the internal layout or structural elements of an entertainment or resort complex. Accordingly, Exhibit 7 will be provided under separate cover and the County should take such efforts as are necessary to protect the document from disclosure to the public.



11. **AUTHORIZED AGENT.** The Petitioner is authorized to do business in Florida. The authorized agent for the Petitioner is Lindsay C. Whelan and Michael C. Eckert. See **Exhibit 11.**

Copies of all correspondence and official notices should be sent to:

Lindsay Whelan  
Kutak Rock LLP  
107 West College Avenue  
Tallahassee, Florida 32301  
[lindsay.whelan@kutakrock.com](mailto:lindsay.whelan@kutakrock.com)

12. This amended and restated petition to establish the Shingle Creek Transit and Utility Community Development District should be granted for the following reasons:

a. Establishment of the District and all land uses and services planned within the proposed District are not inconsistent with applicable elements or portions of the effective State Comprehensive Plan or the County Comprehensive Plan.

b. The area of land within the proposed District is of a sufficient size and is sufficiently compact and contiguous to be developed as one functional and interrelated community.

c. The establishment of the District will prevent the general body of taxpayers in the County from bearing the burden for installation of the infrastructure and the maintenance of certain facilities within the development encompassed by the District. The District is the best alternative for delivering community development services and facilities to the proposed community without imposing an additional burden on the general population of the local general-purpose government. Establishment of the District in conjunction with a comprehensively planned community, as proposed, allows for a more efficient use of resources.

d. The community development services and facilities of the District will not be incompatible with the capacity and use of existing local and regional community development services and facilities. In addition, the establishment of the District will provide a perpetual

entity capable of making reasonable provisions for the operation and maintenance of the District's services and facilities.

e. The area to be served by the proposed District is amenable to separate special-district government.

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

a. schedule a public hearing in accordance with the requirements of section 190.005(2)(b), *Florida Statutes*; and

b. grant the petition and adopt an ordinance establishing the District pursuant to Chapter 190, *Florida Statutes*; and

c. consent to the District's exercise of certain additional powers to finance, fund, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate, and maintain systems and facilities for security, including, but not limited to, guardhouses, fences and gates, electronic intrusion-detection systems, and patrol cars, when authorized by proper governmental agencies, as authorized and described by Sections 190.012(2)(d), *Florida Statutes*.

*[Remainder of this page left intentionally blank]*

**RESPECTFULLY SUBMITTED**, this 31<sup>st</sup> day of July, 2023.

*Lindsay Whelan*

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

Lindsay C. Whelan  
Florida Bar No. 99356  
[lindsay.whelan@kutakrock.com](mailto:lindsay.whelan@kutakrock.com)  
Michael C. Eckert  
Florida Bar No. 080314  
[michael.eckert@kutakrock.com](mailto:michael.eckert@kutakrock.com)  
Kutak Rock, LLP  
107 West College Avenue  
Tallahassee, Florida 32301  
(850) 222-4600  
Attorneys for Petitioner

# EXHIBIT 1

# EXHIBIT 1 LOCATION MAP



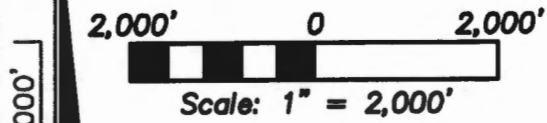
**DATE**  
**APRIL 10, 2023**

**DONALD W. MCINTOSH ASSOCIATES, INC.**  
ENGINEERS PLANNERS SURVEYORS  
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789



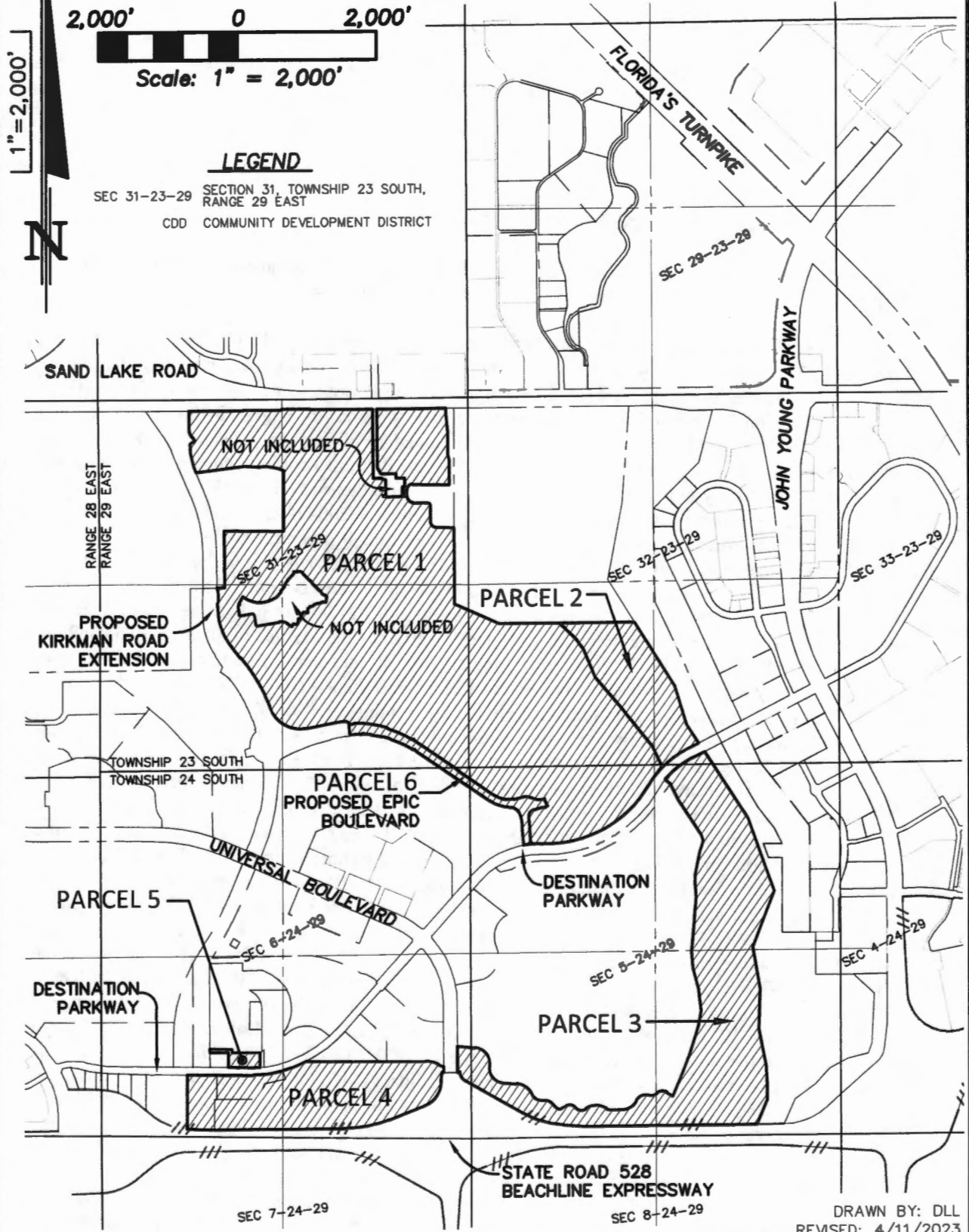


# CDD BOUNDARY EXHIBIT 2



## LEGEND

SEC 31-23-29 SECTION 31, TOWNSHIP 23 SOUTH,  
RANGE 29 EAST  
CDD COMMUNITY DEVELOPMENT DISTRICT



DRAWN BY: DLL  
REVISED: 4/11/2023



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

**UCDP (SLRC)  
CDD Boundary  
JN: 22630.001  
Revised: 4/11/2023**

**Parcel 1**

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

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

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

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

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



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

LESS AND EXCEPT:

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

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



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

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

AND:

## **Parcel 2**

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

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

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

AND:

## **Parcel 3**

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

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

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

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

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

AND:

#### **Parcel 4**

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

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



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

AND:

### **Parcel 5**

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

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

AND:

### **Parcel 6**

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



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

radius of 1526.00 feet and a chord bearing of S56°27'22"E; thence Southeasterly along the arc of said curve through a central angle of 01°39'33" for a distance of 44.19 feet to the point of tangency; thence S55°37'36"E, 1256.28 feet to the point of curvature of a curve concave Northerly having a radius of 558.36 feet and a chord bearing of S72°09'50"E; thence Easterly along the arc of said curve through a central angle of 33°04'28" for a distance of 322.32 feet to the point of reverse curvature of a curve concave Southerly having a radius of 148.00 feet and a chord bearing of S78°10'15"E; thence Easterly along the arc of said curve through a central angle of 21°03'38" for a distance of 54.40 feet to the point of compound curvature of a curve concave Southwesterly having a radius of 154.00 feet and a chord bearing of S42°02'49"E; thence Southeasterly along the arc of said curve through a central angle of 51°11'16" for a distance of 137.58 feet to the point of compound curvature of a curve concave Westerly having a radius of 849.80 feet and a chord bearing of S10°55'20"E; thence Southerly along the arc of said curve through a central angle of 11°03'42" for a distance of 164.07 feet to the point of tangency; thence S05°23'29"E, 96.37 feet; thence S03°35'43"E, 151.90 feet to the point of curvature of a curve concave Westerly having a radius of 48.00 feet and a chord bearing of S07°03'41"W; thence Southerly along the arc of said curve through a central angle of 21°18'47" for a distance of 17.86 feet to the Northerly Right-of-way line of Destination Parkway, as described in Official Records Book 9936, Page 9262, of said Public Records, and a non-tangent curve concave Southerly having a radius of 1274.96 feet and a chord bearing of N83°24'13"E; thence Easterly along said Northerly Right-of-way line and the arc of said curve through a central angle of 06°11'12" for a distance of 137.67 feet to a non-tangent line; thence departing said Northerly Right-of-way line, run N48°35'43"W, 42.61 feet; thence N03°35'43"W, 211.13 feet to the point of curvature of a curve concave Westerly having a radius of 826.00 feet and a chord bearing of N04°25'13"W; thence Northerly along the arc of said curve through a central angle of 01°39'01" for a distance of 23.79 feet to the point of tangency; thence N05°14'44"W, 117.98 feet to the point of curvature of a curve concave Easterly having a radius of 94.00 feet and a chord bearing of N14°26'50"E; thence Northerly along the arc of said curve through a central angle of 39°23'08" for a distance of 64.62 feet to the point of compound curvature of a curve concave Southeasterly having a radius of 113.47 feet and a chord bearing of N51°21'13"E; thence Northeasterly along the arc of said curve through a central angle of 34°25'39" for a distance of 68.18 feet to the point of compound curvature of a curve concave Southerly having a radius of 685.03 feet and a chord bearing of N73°14'28"E; thence Easterly along the arc of said curve through a central angle of 09°20'51" for a distance of 111.76 feet to the point of compound curvature of a curve concave Southerly having a radius of 112.36 feet and a chord bearing of N83°39'38"E; thence Easterly along the arc of said curve through a central angle of 11°29'29" for a distance of 22.53 feet to the point of tangency; thence N89°24'23"E, 20.04 feet to the point of curvature of a curve concave Northerly having a radius of 56.13 feet and a chord bearing of N79°17'51"E; thence Easterly along the arc of said curve through a central angle of 20°13'04" for a distance of 19.81 feet to the point of compound curvature of a curve concave Northwesterly having a radius of 370.96 feet and a chord bearing of N66°27'23"E; thence Northeasterly along the arc of said curve through a central angle of 05°27'52" for a distance of 35.38 feet to a non-tangent line; thence N25°07'13"W, 114.77 feet to a non-tangent curve concave Northerly having a radius of 233.70 feet and a chord bearing of S87°16'10"W; thence Westerly along the arc of said curve through a central angle of 30°28'40" for a distance of 124.32 feet to the point of compound curvature of a curve concave Northerly having a radius of 275.41 feet and a chord bearing of N69°25'01"W; thence Westerly along the arc of said curve through a central angle of 16°08'58" for a distance of 77.63 feet to the point of reverse curvature of a curve concave Southerly having a radius of 137.00 feet and a chord bearing of N82°29'17"W; thence Westerly along the arc of said curve through a central angle of 42°17'31" for a distance of 101.12 feet to the point of tangency; thence S76°21'57"W, 149.04 feet to the point of curvature of a curve concave Northerly having a radius of 298.00 feet and a chord bearing of S87°23'04"W; thence Westerly along the arc of said curve through a central angle of 22°02'14" for a distance of 114.62 feet to the point of compound curvature of a curve concave Northerly having a radius of 465.00 feet and a chord bearing of N68°36'42"W; thence Westerly along the arc of said curve through a central angle of 25°58'13" for a distance of 210.77 feet to the point of tangency; thence N55°37'36"W, 565.13 feet to the point of curvature of a curve concave Northeasterly having a radius of 10.00 feet and a chord bearing of N50°51'10"W; thence Northwesterly along the arc of

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

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

# SKETCH OF DESCRIPTION

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

- SEE SHEET 2 FOR CONTINUED LEGAL DESCRIPTION
- SEE SHEET 3 FOR LOCATION MAP
- SEE SHEETS 4 THROUGH 6 FOR BOUNDARY DETAIL
- SEE SHEET 7 FOR LINE AND CURVE TABLES

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

Commence at the Northeast corner of Lot 1, OEP EAST PARCEL PHASE II, according to the plat thereof, as recorded in Plat Book 86, Pages 136 and 137, of the Public Records of Orange County, Florida; thence run N58°06'34"W along the Northeasterly line of said plat OEP EAST PARCEL PHASE II and the Northeasterly line of OEP EAST PARCEL, according to the plat thereof, as recorded in Plat Book 81, Pages 150 and 151, of said Public Records, for a distance of 1089.51 feet to the Northernmost corner of said OEP EAST PARCEL; thence departing said Northeasterly line, run N12°40'44"W, 1446.52 feet; thence N09°31'39"W, 1651.52 feet to the POINT OF BEGINNING; thence S12°08'22"W, 79.31 feet; thence N82°27'50"W, 35.05 feet; thence S03°34'47"W, 4.82 feet; thence S87°06'48"W, 24.20 feet; thence S03°49'15"E, 9.62 feet to a non-tangent curve concave Southerly having a radius of 335.61 feet and a chord bearing of S77°00'51"W; thence Westerly along the arc of said curve through a central angle of 18°50'04" for a distance of 110.32 feet to a non-tangent curve concave Northwesterly having a radius of 69.30 feet and a chord bearing of S64°07'03"W; thence Southwesterly along the arc of said curve through a central angle of 52°23'37" for a distance of 63.38 feet to a non-tangent line; thence S53°43'43"W, 49.20 feet to a non-tangent curve concave Westerly having a radius of 81.28 feet and a chord bearing of S10°52'59"W; thence Southerly along the arc of said curve through a central angle of 22°14'24" for a distance of 31.55 feet to a non-tangent curve concave Northwesterly having a radius of 18.00 feet and a chord bearing of S45°15'28"W; thence Southwesterly along the arc of said curve through a central angle of 251°07'13" for a distance of 78.89 feet to a non-tangent curve concave Northerly having a radius of 81.28 feet and a chord bearing of S79°07'07"W; thence Westerly along the arc of said curve through a central angle of 21°12'43" for a distance of 30.09 feet to a non-tangent curve concave Southeasterly having a radius of 420.38 feet and a chord bearing of S29°49'59"W; thence Southwesterly along the arc of said curve through a central angle of 14°46'50" for a distance of 108.45 feet to a non-tangent line; thence N67°14'41"W, 18.72 feet; thence S24°59'59"W, 11.97 feet; thence S14°59'58"W, 76.66 feet; thence N75°00'02"W, 50.51 feet; thence S13°03'40"W, 10.71 feet; thence N76°56'20"W, 2.78 feet; thence S13°03'40"W, 12.33 feet; thence N76°56'20"W, 6.58 feet; thence S13°03'40"W, 24.29 feet; thence N56°49'41"W, 88.50 feet to the point of curvature of a curve concave Southerly having a radius of 152.61 feet and a chord bearing of N78°39'02"W; thence Westerly along the arc of said curve through a central angle of 43°38'43" for a distance of 116.25 feet to the point of tangency; thence S79°31'36"W, 315.51 feet to the point of curvature of a curve concave Northeasterly having a radius of 30.00 feet and a chord bearing of N53°43'40"W; thence Northwesterly along the arc of said curve through a central angle of 93°29'28" for a distance of 48.95 feet to the point of tangency; thence N06°58'56"W, 107.64 feet to the point of curvature of a curve concave Southwesterly having a radius of 50.22 feet and a chord bearing of N35°26'11"W; thence Northwesterly along the arc of said curve through a central angle of 56°54'30" for a distance of 49.88 feet to the point of compound curvature of a curve concave Southerly having a radius of 26.28 feet and a chord bearing of N80°55'32"W; thence Westerly along the arc of said curve through a central angle of 34°04'12" for a distance of 15.63 feet to the point of tangency; thence S82°02'22"W, 161.74 feet; thence N54°59'37"W, 20.10 feet; thence N08°04'31"W, 114.53 feet; thence N23°13'21"E, 25.00 feet to the point of curvature of a curve concave Southeasterly having a radius of 23.33 feet and a chord bearing of N42°56'23"E; thence Northeasterly along the arc of said curve through a central angle of 39°26'04" for a distance of 16.06 feet to a non-tangent line; thence N66°46'39"W, 7.85 feet; thence N24°48'08"E, 114.91 feet to a non-tangent curve concave Southwesterly having a radius of 327.03 feet and a chord bearing of S51°56'55"E; thence Southeasterly along the arc of said curve through a central angle of 02°04'55" for a distance of 11.88 feet to the point of reverse curvature of a curve concave Northeasterly having a radius of 265.00 feet and a chord bearing of S55°42'05"E; thence Southeasterly along the arc of

(CONTINUED ON SHEET 2)

## NOTES

1. Owner's name & address:  
Universal City Development Partners, LTD.  
1000 Universal Studios Plaza  
Orlando, FL 32819-7628
2. This is not a survey.
3. Bearings and distances shown hereon are pursuant to the Florida State Plane Coordinate System, North American Datum of 1983/2011 Adjustment Epoch 2010.00, East Zone; the Northerly line of OEP EAST PARCEL PHASE II, according to the plat thereof, as recorded in Plat Book 86, Pages 136 and 137, of the Public Records of Orange County, Florida, being N58°06'34"W (measured), S58°19'08"E (per plat).
4. 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	(NR)	NON-RADIAL
SEC 31-23-29	SECTION 31, TOWNSHIP 23 SOUTH, RANGE 29 EAST	NT	NON-TANGENT
ℙ	PROPERTY LINE	OUC	ORLANDO UTILITIES COMMISSION
		ORB	OFFICIAL RECORDS BOOK
		(P)	PLAT
DOC	OFFICIAL RECORDS DOCUMENT NUMBER	PB	PLAT BOOK
		PG(S)	PAGE(S)
FKA	FORMERLY KNOWN AS	PC	POINT OF CURVATURE
FP ID	FINANCIAL PROJECT IDENTIFICATION	PCC	POINT OF COMPOUND CURVATURE
		PRC	POINT OF REVERSE CURVATURE
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	PT	POINT OF TANGENCY
		R/W	RIGHT-OF-WAY
		(R)	RADIAL
NO.	NUMBER	S.R.	STATE ROAD

PREPARED FOR:

**UNIVERSAL CITY DEVELOPMENT PARTNERS, LTD.**

UCDP (SLRC) - P910 LEASE PARCEL BOUNDARY

DATE	BY	DESCRIPTION
6/28/22	DLL	REVISED BOUNDARY AND LEGAL DESCRIPTION
4/27/22	MKS	REVISED LEGAL DESCRIPTION



**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

Digitally signed by Donald L. Lambert  
DN: cn=DLL, ou=Florida, c=US, email=dlambert@mcintoshassociates.com, ou=Donald L. Lambert  
Date: 2022.06.29 09:29:17 -0400

Donald L. Lambert June 29, 2022  
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 SURVEYOR AND MAPPER.

DRAWN BY: MKS	JOB NO. 21573.001	SCALE N/A	SHEET 1 OF 7
DATE: 04/2022	CHECKED BY: DLL		



# SKETCH OF DESCRIPTION

- SEE SHEET 1 FOR DESCRIPTION, NOTES AND LEGEND
- SEE SHEET 3 FOR LOCATION MAP
- SEE SHEETS 4 THROUGH 6 FOR BOUNDARY DETAIL
- SEE SHEET 7 FOR LINE AND CURVE TABLES

(CONTINUED FROM SHEET 1)

said curve through a central angle of 09°35'14" for a distance of 44.34 feet to the point of compound curvature of a curve concave Northerly having a radius of 415.00 feet and a chord bearing of N88°09'03"E; thence Easterly along the arc of said curve through a central angle of 62°42'31" for a distance of 454.21 feet to the point of compound curvature of a curve concave Northwesterly having a radius of 165.00 feet and a chord bearing of N42°50'28"E; thence Northeasterly along the arc of said curve through a central angle of 27°54'39" for a distance of 80.38 feet to the point of reverse curvature of a curve concave Southeasterly having a radius of 145.00 feet and a chord bearing of N35°49'28"E; thence Northeasterly along the arc of said curve through a central angle of 13°52'39" for a distance of 35.12 feet to the point of reverse curvature of a curve concave Northwesterly having a radius of 58.00 feet and a chord bearing of N38°36'38"E; thence Northeasterly along the arc of said curve through a central angle of 08°18'18" for a distance of 8.41 feet to the point of tangency; thence N34°27'29"E, 54.09 feet to the point of curvature of a curve concave Westerly having a radius of 58.00 feet and a chord bearing of N22°56'52"E; thence Northeasterly along the arc of said curve through a central angle of 23°01'14" for a distance of 23.30 feet to the point of reverse curvature of a curve concave Southeasterly having a radius of 179.67 feet and a chord bearing of N28°13'03"E; thence Northeasterly along the arc of said curve through a central angle of 33°33'35" for a distance of 105.24 feet to the point of tangency; thence N44°59'50"E, 136.45 feet; thence N00°00'13"W, 28.38 feet; thence N89°59'47"E, 58.80 feet to the point of curvature of a curve concave Southerly having a radius of 100.00 feet and a chord bearing of S67°50'28"E; thence Easterly along the arc of said curve through a central angle of 44°19'30" for a distance of 77.36 feet to the point of tangency; thence S45°40'43"E, 153.39 feet; thence N52°22'10"E, 4.80 feet to a non-tangent curve concave Northeasterly having a radius of 61.66 feet and a chord bearing of S30°59'50"E; thence Southeasterly along the arc of said curve through a central angle of 29°21'46" for a distance of 31.60 feet to the point of tangency; thence S45°40'43"E, 170.12 feet to a non-tangent curve concave Southwesterly having a radius of 23.24 feet and a chord bearing of S26°45'05"E; thence Southeasterly along the arc of said curve through a central angle of 39°42'31" for a distance of 16.10 feet to a non-tangent curve concave Northeasterly having a radius of 50.67 feet and a chord bearing of S52°39'03"E; thence Southeasterly along the arc of said curve through a central angle of 89°38'46" for a distance of 79.28 feet to a non-tangent line; thence S49°33'16"E, 38.28 feet to the POINT OF BEGINNING; bearings and distances are based on the Florida State Plane Coordinate System East Zone, NAD 83/2011 Epoch 2010.00 Datum; the reciprocal grid factor is 1.000034632.

Containing 10.966 acres more or less and being subject to any rights-of-way, restrictions and easements of record.

PREPARED FOR:

**UNIVERSAL CITY DEVELOPMENT PARTNERS, LTD.**

UCDP (SLRC) - P910 LEASE PARCEL BOUNDARY



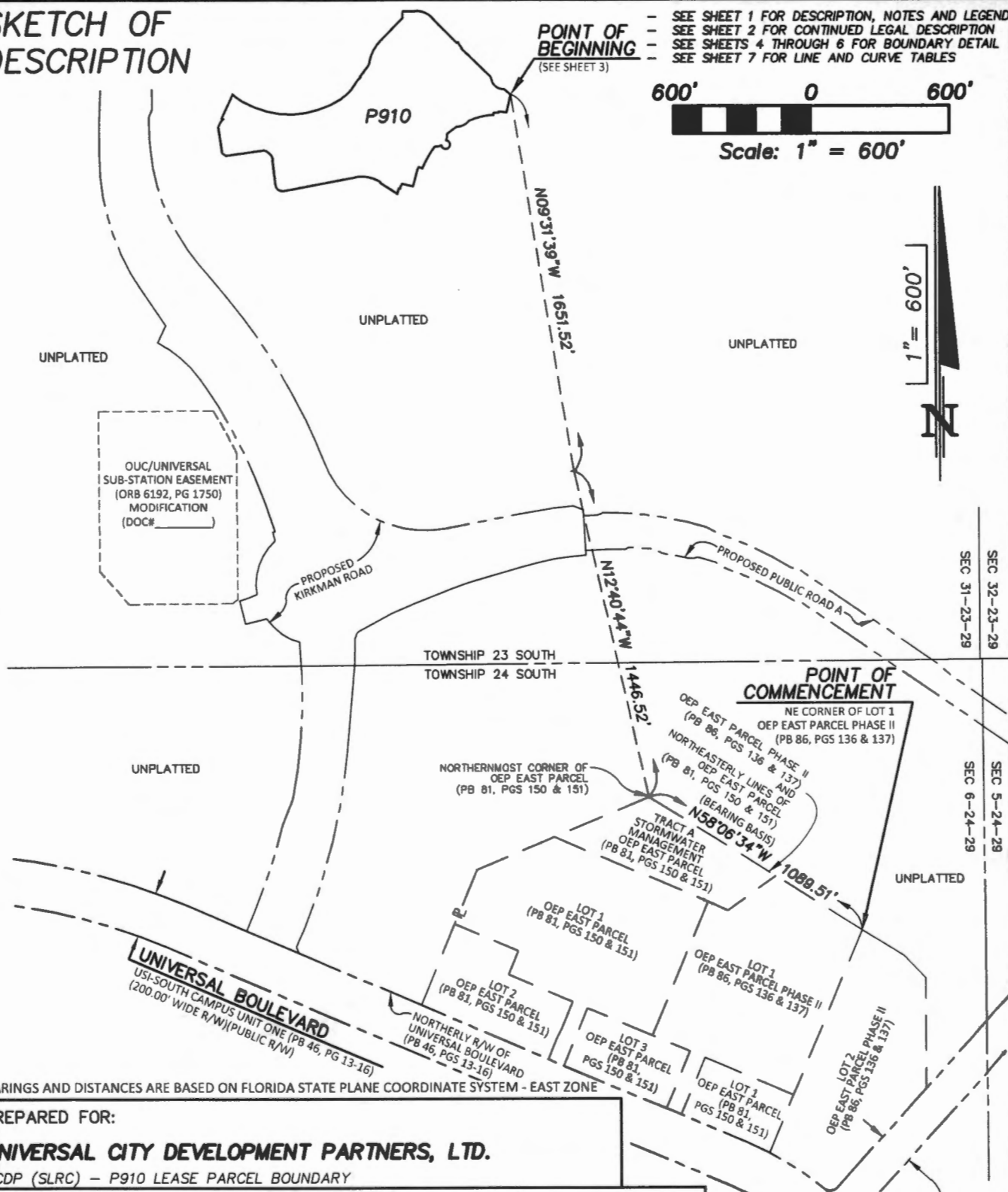
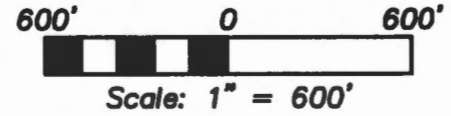
**DONALD W. McINTOSH ASSOCIATES, INC.**  
**ENGINEERS PLANNERS SURVEYORS**  
 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
 CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: <u>MKS</u>	JOB NO. <u>21573.001</u>	SCALE <u>N/A</u>	SHEET <u>2</u>
DATE: <u>04/2022</u>	CHECKED BY: <u>DLL</u>		OF <u>7</u>

# SKETCH OF DESCRIPTION

**POINT OF BEGINNING**  
(SEE SHEET 3)

- SEE SHEET 1 FOR DESCRIPTION, NOTES AND LEGEND
- SEE SHEET 2 FOR CONTINUED LEGAL DESCRIPTION
- SEE SHEETS 4 THROUGH 6 FOR BOUNDARY DETAIL
- SEE SHEET 7 FOR LINE AND CURVE TABLES



BEARINGS AND DISTANCES ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM - EAST ZONE

PREPARED FOR:  
**UNIVERSAL CITY DEVELOPMENT PARTNERS, LTD.**  
UCDP (SLRC) - P910 LEASE PARCEL BOUNDARY

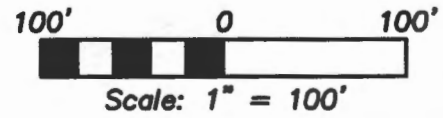
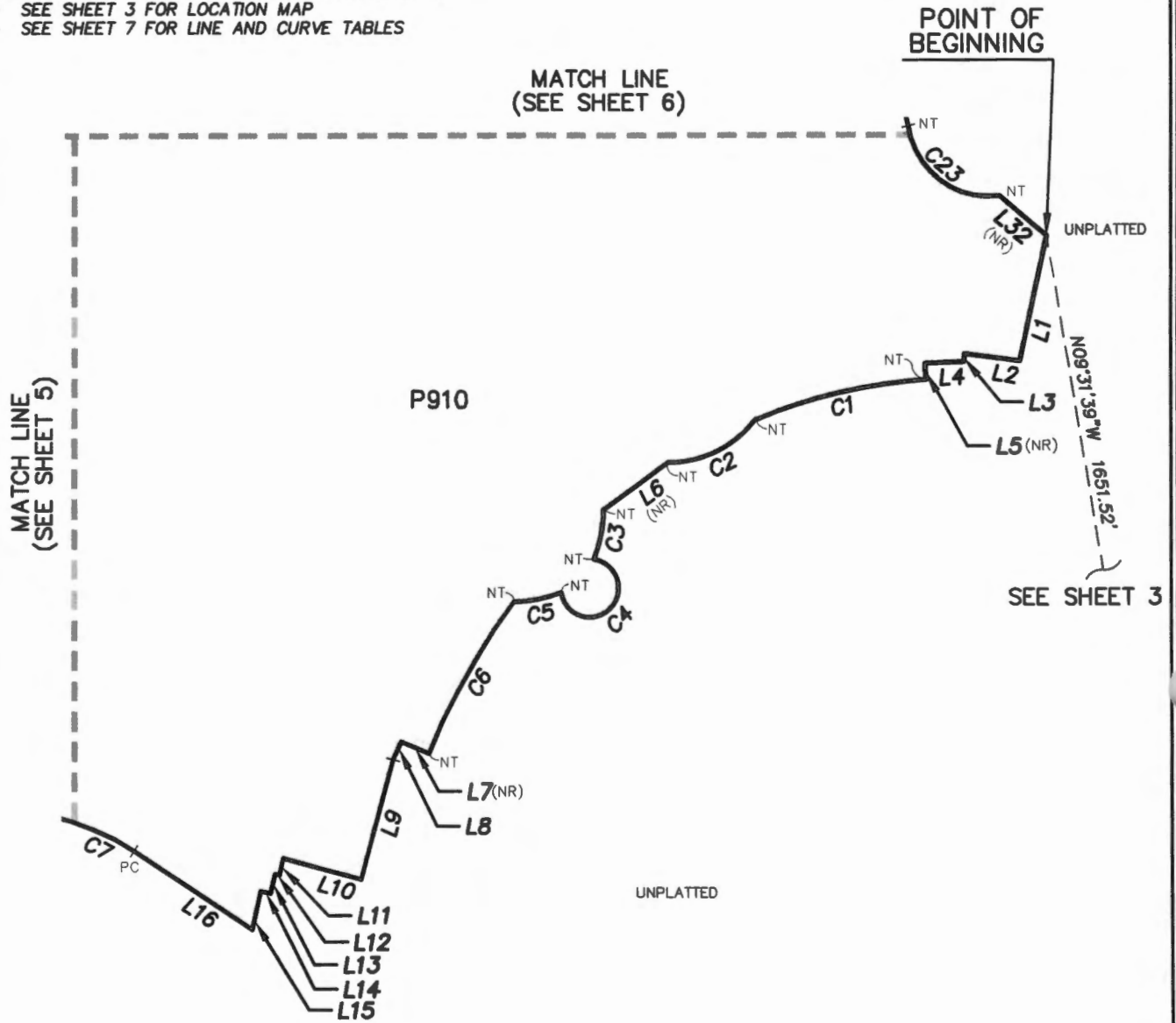
**DONALD W. McINTOSH ASSOCIATES, INC.**  
ENGINEERS PLANNERS SURVEYORS  
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: <u>MKS</u>	JOB NO. <u>21573.001</u>	SCALE <u>1"=600'</u>	SHEET <u>3</u>
DATE: <u>04/2022</u>	CHECKED BY: <u>DLL</u>		OF <u>7</u>



# SKETCH OF DESCRIPTION

- SEE SHEET 1 FOR DESCRIPTION, NOTES AND LEGEND
- SEE SHEET 2 FOR CONTINUED LEGAL DESCRIPTION
- SEE SHEET 3 FOR LOCATION MAP
- SEE SHEET 7 FOR LINE AND CURVE TABLES



BEARINGS AND DISTANCES ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM - EAST ZONE

PREPARED FOR:  
**UNIVERSAL CITY DEVELOPMENT PARTNERS, LTD.**  
 UCDP (SLRC) - P910 LEASE PARCEL BOUNDARY

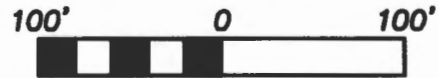
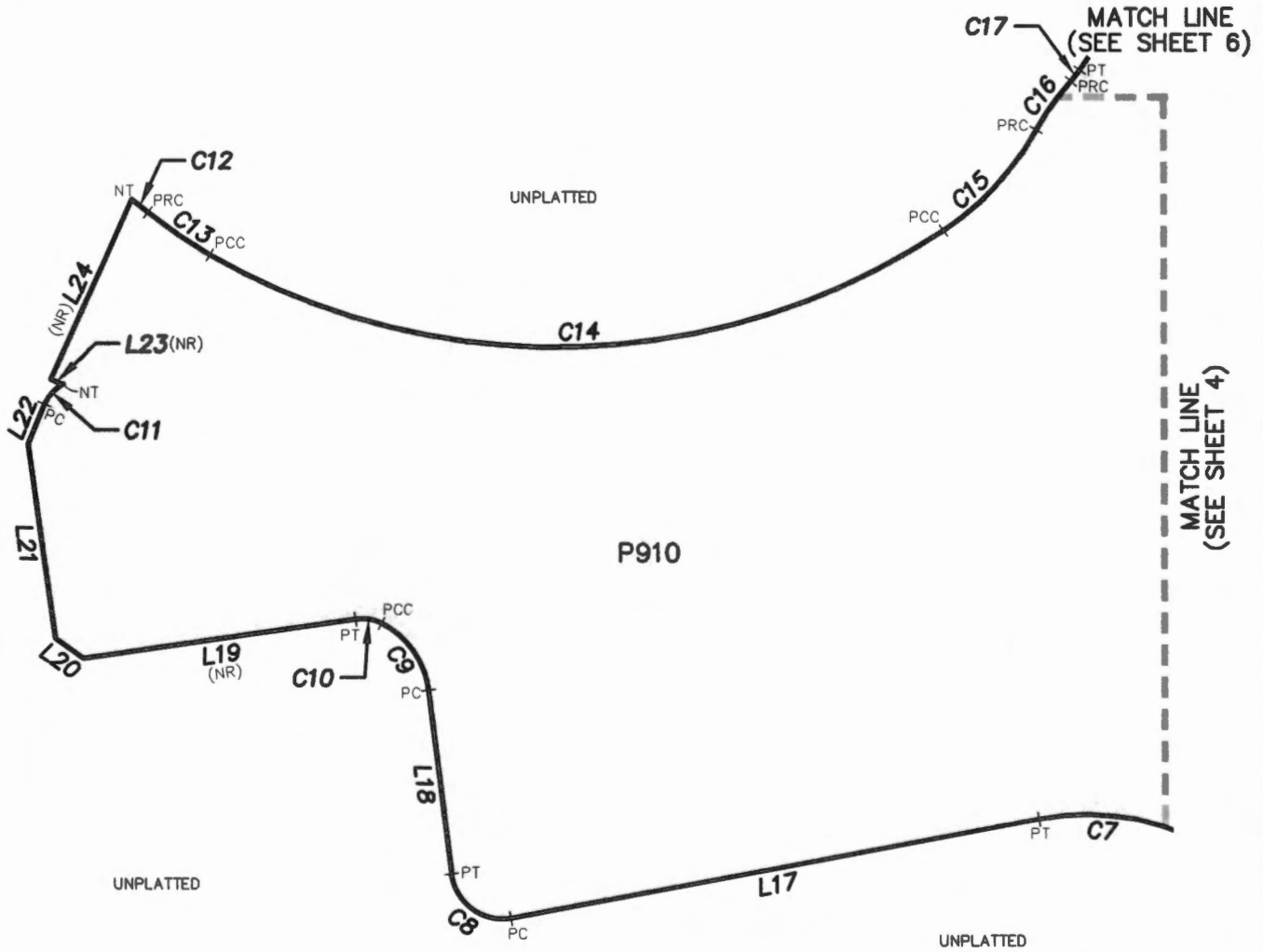
	<b>DONALD W. McINTOSH ASSOCIATES, INC.</b>		
	ENGINEERS	PLANNERS	SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068			
CERTIFICATE OF AUTHORIZATION NO. LB68			



DRAWN BY: <u>MKS</u>	JOB NO. <u>21573.001</u>	SCALE <u>1"=100'</u>	SHEET <u>4</u>
DATE: <u>04/2022</u>	CHECKED BY: <u>DLL</u>		OF <u>7</u>

# SKETCH OF DESCRIPTION

- SEE SHEET 1 FOR DESCRIPTION, NOTES AND LEGEND
- SEE SHEET 2 FOR CONTINUED LEGAL DESCRIPTION
- SEE SHEET 3 FOR LOCATION MAP
- SEE SHEET 7 FOR LINE AND CURVE TABLES



Scale: 1" = 100'

BEARINGS AND DISTANCES ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM - EAST ZONE

PREPARED FOR:

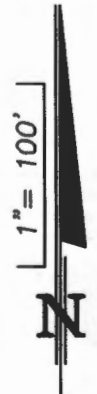
**UNIVERSAL CITY DEVELOPMENT PARTNERS, LTD.**

UCDP (SLRC) - P910 LEASE PARCEL BOUNDARY



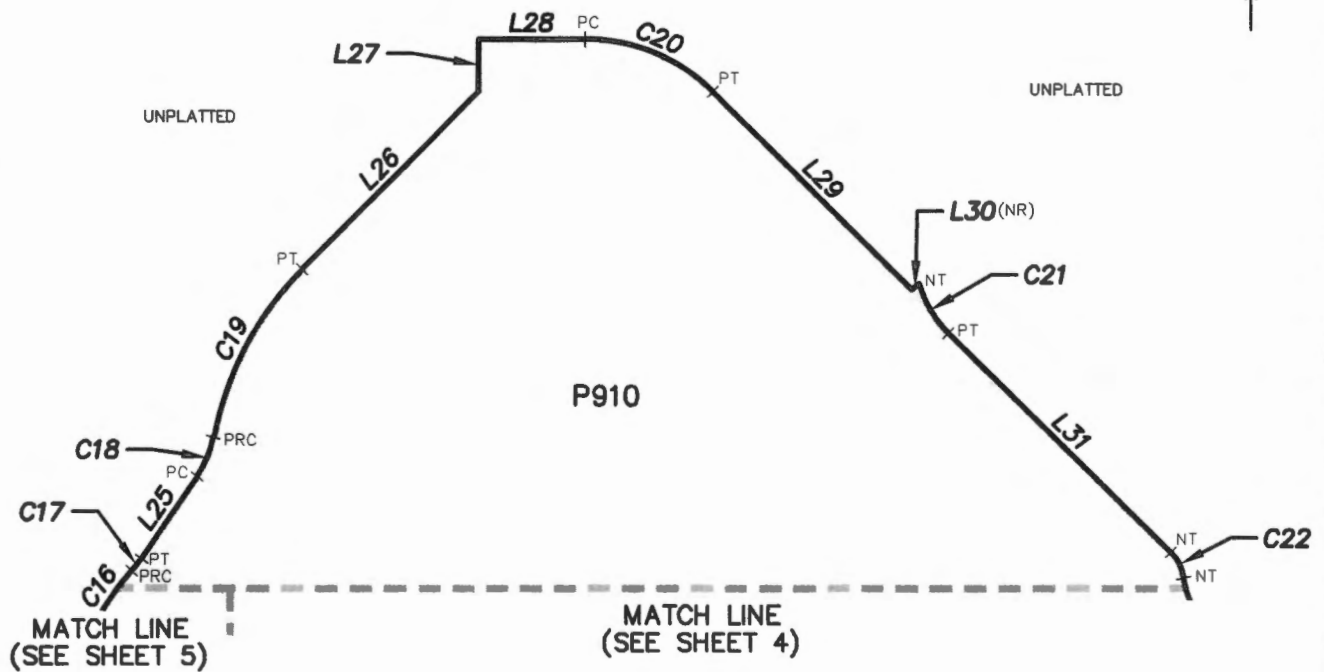
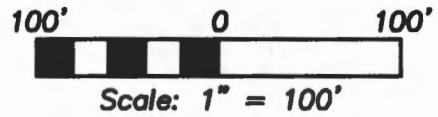
**DONALD W. McINTOSH ASSOCIATES, INC.**  
**ENGINEERS PLANNERS SURVEYORS**  
 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
 CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: <u>MKS</u>	JOB NO. <u>21573.001</u>	SCALE <u>1"=100'</u>	SHEET <u>5</u>
DATE: <u>04/2022</u>	CHECKED BY: <u>DLL</u>		OF <u>7</u>



# SKETCH OF DESCRIPTION

- SEE SHEET 1 FOR DESCRIPTION, NOTES AND LEGEND
- SEE SHEET 2 FOR CONTINUED LEGAL DESCRIPTION
- SEE SHEET 3 FOR LOCATION MAP
- SEE SHEET 7 FOR LINE AND CURVE TABLES



BEARINGS AND DISTANCES ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM - EAST ZONE

PREPARED FOR:

**UNIVERSAL CITY DEVELOPMENT PARTNERS, LTD.**

UCDP (SLRC) - P910 LEASE PARCEL BOUNDARY



**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>21573.001</u>	SCALE <u>1"=100'</u>	SHEET <u>6</u>
DATE: <u>04/2022</u>	CHECKED BY: <u>DLJ</u>		OF <u>7</u>

# SKETCH OF DESCRIPTION

- SEE SHEET 1 FOR DESCRIPTION, NOTES AND LEGEND
- SEE SHEET 2 FOR CONTINUED LEGAL DESCRIPTION
- SEE SHEET 3 FOR LOCATION MAP
- SEE SHEETS 4 THROUGH 6 FOR BOUNDARY DETAIL

CURVE TABLE				
NUMBER	RADIUS	DELTA	LENGTH	CHORD BEARING
C1	335.61'	18°50'04"	110.32'	S77°00'51"W
C2	69.30'	52°23'37"	63.38'	S64°07'03"W
C3	81.28'	22°14'24"	31.55'	S10°52'59"W
C4	18.00'	251°07'13"	78.89'	S45°15'28"W
C5	81.28'	21°12'43"	30.09'	S79°07'07"W
C6	420.38'	14°46'50"	108.45'	S29°49'59"W
C7	152.61'	43°38'43"	116.25'	N78°39'02"W
C8	30.00'	93°29'28"	48.95'	N53°43'40"W
C9	50.22'	56°54'30"	49.88'	N35°26'11"W
C10	26.28'	34°04'12"	15.63'	N80°55'32"W
C11	23.33'	39°26'04"	16.06'	N42°56'23"E
C12	327.03'	02°04'55"	11.88'	S51°56'55"E
C13	265.00'	09°35'14"	44.34'	S55°42'05"E
C14	415.00'	62°42'31"	454.21'	N88°09'03"E
C15	165.00'	27°54'39"	80.38'	N42°50'28"E
C16	145.00'	13°52'39"	35.12'	N35°49'28"E
C17	58.00'	08°18'18"	8.41'	N38°36'38"E
C18	58.00'	23°01'14"	23.30'	N22°56'52"E
C20	100.00'	44°19'30"	77.36'	S67°50'28"E
C21	61.66'	29°21'46"	31.60'	S30°59'50"E
C22	23.24'	39°42'31"	16.10'	S26°45'05"E
C23	50.67'	89°38'46"	79.28'	S52°39'03"E

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S12°08'22"W	79.31'
L2	N82°27'50"W	35.05'
L3	S03°34'47"W	4.82'
L4	S87°06'48"W	24.20'
L5	S03°49'15"E	9.62'
L6	S53°43'43"W	49.20'
L7	N67°14'41"W	18.72'
L8	S24°59'59"W	11.97'
L9	S14°59'58"W	76.66'
L10	N75°00'02"W	50.51'
L11	S13°03'40"W	10.71'
L12	N76°56'20"W	2.78'
L13	S13°03'40"W	12.33'
L14	N76°56'20"W	6.58'
L15	S13°03'40"W	24.29'
L16	N56°49'41"W	88.50'
L17	S79°31'36"W	315.51'
L18	N06°58'56"W	107.64'
L19	S82°02'22"W	161.74'
L20	N54°59'37"W	20.10'
L21	N08°04'31"W	114.53'
L22	N23°13'21"E	25.00'
L23	N66°46'39"W	7.85'
L24	N24°48'08"E	114.91'
L25	N34°27'29"E	54.09'
L26	N44°59'50"E	136.45'
L27	N00°00'13"W	28.38'
L28	N89°59'47"E	58.80'
L29	S45°40'43"E	153.39'
L30	N52°22'10"E	4.80'
L31	S45°40'43"E	170.12'
L32	S49°33'16"E	38.28'

BEARINGS AND DISTANCES ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM - EAST ZONE

PREPARED FOR:

**UNIVERSAL CITY DEVELOPMENT PARTNERS, LTD.**

UCDP (SLRC) - P910 LEASE PARCEL BOUNDARY



**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>21573.001</u>	SCALE <u>N/A</u>	SHEET <u>7</u>
DATE: <u>04/2022</u>	CHECKED BY: <u>DLL</u>		OF <u>7</u>

# COMPOSITE EXHIBIT 4

**CONSENT AND JOINDER TO ESTABLISHMENT  
OF A COMMUNITY DEVELOPMENT DISTRICT**

The undersigned is the owner of certain lands more fully described in **Exhibit A** attached hereto and made a part hereof (the "Property").

The undersigned understands and acknowledges that Universal City Development Partners, Ltd. ("Petitioner") intends to submit a petition to establish a community development district in accordance with the provisions of Chapter 190, *Florida Statutes*.

As the owner of the lands which are intended to constitute the community development district, the undersigned understands and acknowledges that pursuant to the provisions of section 190.005, *Florida Statutes*, the Petitioner is required to include the written consent to the establishment of the community development district of one hundred percent (100%) of the owners of the lands to be included within such district.

The undersigned hereby consents to the establishment of the community development district, which will include the Property within the lands to be a part of the community development district. The undersigned agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the community development district.

The undersigned acknowledges that the consent will remain in full force and effect until the community development district is established or three (3) years from the date hereof, whichever shall first occur. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by Petitioner, a consent to establishment of the community development district in substantially this form from such entity.

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

*[Remainder of page left intentionally blank]*



Executed this 14<sup>th</sup> day of October 2022.

A-R HHC Orlando New Parcel Owner, LLC

Witnessed:

Bettina Ellison

Print Name: Bettina Ellison

Rebecca Adams

Print Name: Rebecca Adams

By:

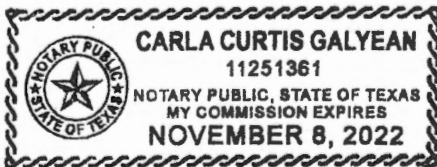
Its:

[Signature]  
Authorized Signatory

STATE OF Texas )  
COUNTY OF Harris )

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization, this 20 day of October, 2022, by Iramitzner, as Authorized signatory of A-R HHC Orlando New Parcel Owner, LLC, for and on behalf of said entity. S/He [] is personally known to me or [] produced \_\_\_\_\_ as identification.

NOTARY STAMP:



Carla Curtis Galyeon  
Signature of Notary Public

Carla Curtis Galyeon  
Printed Name of Notary Public

## Exhibit A

### **Parcel 4 – East (Hilton (A-R HHC Orlando New Parcel Owner, LLC))**

Parcel 2(SC-8) and Parcel 3(SC-8 Remainder), as described in Official Records Book 10442, Page 1526, of the Public Records of Orange County, Florida, lying in Section 6, Township 24 South, Range 29 East, Orange County, Florida, described as follows:

Commence at the Southeast corner of PLAZA INTERNATIONAL UNIT TWELVE, according to the plat thereof, as recorded in Plat Book 29, Page 13, of the Public Records of Orange County, Florida; thence N00°19'23"W along the East line of said plat, a distance of 777.43 feet to the Southerly Right-of-Way line of Destination Parkway, as described in Official Records Book 10850, Page 4329, of said Public Records; thence run the following four (4) courses along said Southerly Right-of-Way line: S89°18'04"E, 428.06 feet to the Northwest corner of aforesaid Parcel 2(SC-8) and the POINT OF BEGINNING; thence continue S89°18'04"E along the North line of said Parcel 2(SC-8), a distance of 530.16 feet to the point of curvature of a curve concave Northerly having a radius of 1430.30 feet and a chord bearing of N79°28'31"E; thence Easterly along said North line of Parcel 2(SC-8), the North line of aforesaid Parcel 3(SC-8 Remainder), and the arc of said curve through a central angle of 22°26'51" for a distance of 560.37 feet to the point of compound curvature of a curve concave Northwesterly having a radius of 2054.93 feet and a chord bearing of N64°58'42"E; thence run the following courses along the North, East, South and West lines of said Parcel 3(SC-8 Remainder): Northeasterly along the arc of said curve through a central angle of 06°32'45" for a distance of 234.77 feet to the North line of the Drainage Easement described in Official Records Book 3081, Page 210, of said Public Records, and a non-tangent line; thence S89°20'22"E along said North line, a distance of 1707.73 feet to the point of curvature of a curve concave Southerly having a radius of 399.99 feet and a chord bearing of S76°09'22"E; thence Easterly along said North line and the arc of said curve through a central angle of 26°22'00" for a distance of 184.07 feet to the point of reverse curvature of a curve concave Northerly having a radius of 299.99 feet and a chord bearing of S71°19'40"E; thence Easterly along said North line and the arc of said curve through a central angle of 16°42'36" for a distance of 87.49 feet to the Southerly Right-of-Way line of Universal Boulevard, USI - SOUTH CAMPUS UNIT ONE, according to the plat thereof, as recorded in Plat Book 46, Pages 13 through 16, of said Public Records, and a non-tangent line; thence S00°14'05"E along said Southerly Right-of-Way line, a distance of 83.17 feet to the Northerly Limited Access Right-of-Way line of State Road No. 528 (Beachline Expressway), as described in Official Records Book 2217, Page 806, of said Public Records, thence run the following seven (7) courses along said Northerly Limited Access Right-of-Way line: S89°45'54"W, 25.15 feet; thence S04°11'24"W, 137.39 feet to a non-tangent curve concave Northwesterly having a radius of 369.99 feet and a chord bearing of S34°23'25"W; thence Southwesterly along the arc of said curve through a central angle of 69°15'00" for a distance of 447.18 feet to the point of tangency; thence S69°00'55"W, 543.83 feet to the point of curvature of a curve concave Northerly having a radius of 1819.80 feet and a chord bearing of S79°23'25"W; thence Westerly along the arc of said curve through a central angle of 20°45'00" for a distance of 659.05 feet to a non-tangent line; thence S88°37'09"W, 100.01 feet; thence S89°45'55"W, 1763.17 feet; thence N00°00'01"W, 442.43 feet; thence N90°00'00"E, 31.99 feet to the Southwest corner of aforesaid Parcel 2(SC-8); thence departing said West line of Parcel 3(SC-8 Remainder), run N00°20'11"W along the West line of said Parcel 2(SC-8), a distance of 346.69 feet to the POINT OF BEGINNING; bearings and distances are based on the Florida State Plane Coordinate System East Zone, NAD 83 (2011) epoch 2010.00 Datum; the reciprocal grid factor is 1.000034632.

Containing 61.924 acres more or less and being subject to any rights-of-way, restrictions and easements of record.

**CONSENT AND JOINDER TO ESTABLISHMENT  
OF A COMMUNITY DEVELOPMENT DISTRICT**

The undersigned is the owner of a portion of the lands more fully described in **Exhibit A** attached hereto and made a part hereof (the "Property").

The undersigned understands and acknowledges that Universal City Development Partners, Ltd. ("Petitioner") intends to submit a petition to establish a community development district in accordance with the provisions of Chapter 190, *Florida Statutes*.

As the owner of the lands which are intended to constitute the community development district, the undersigned understands and acknowledges that pursuant to the provisions of section 190.005, *Florida Statutes*, the Petitioner is required to include the written consent to the establishment of the community development district of one hundred percent (100%) of the owners of the lands to be included within such district.

The undersigned hereby consents to the establishment of the community development district, which will include the Property within the lands to be a part of the community development district. The undersigned agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the community development district.

The undersigned acknowledges that the consent will remain in full force and effect until the community development district is established or three (3) years from the date hereof, whichever shall first occur. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by Petitioner, a consent to establishment of the community development district in substantially this form from such entity.

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

*[Remainder of page left intentionally blank]*

Executed this 17 day of October 2022.

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

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

Witnessed:

[Signature]  
Print Name: Lori Velazquez

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

[Signature]  
Print Name: Caren Bulgar

[Signature]  
By: John R. Sprouls  
Its: Executive Vice President

STATE OF FLORIDA )  
COUNTY OF ORANGE )

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization, this 17 day of October, 2022, by John R. Sprouls, as Executive Vice President 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 company, who is [  ] is personally known to me or [  ] produced \_\_\_\_\_ as identification.

NOTARY STAMP:



[Signature]  
Signature of Notary Public  
[Signature]  
Printed Name of Notary Public

**UCDP (SLRC)  
CDD Boundary  
JN: 22630.001  
Revised: 4/11/2023**

**Parcel 1**

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

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

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



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

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

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

LESS AND EXCEPT:

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

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



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

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

AND:

## **Parcel 2**

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

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

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

AND:

## **Parcel 3**

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

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

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



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

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

AND:

#### **Parcel 4**

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

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

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

AND:

### **Parcel 5**

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

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

AND:

### **Parcel 6**

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

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



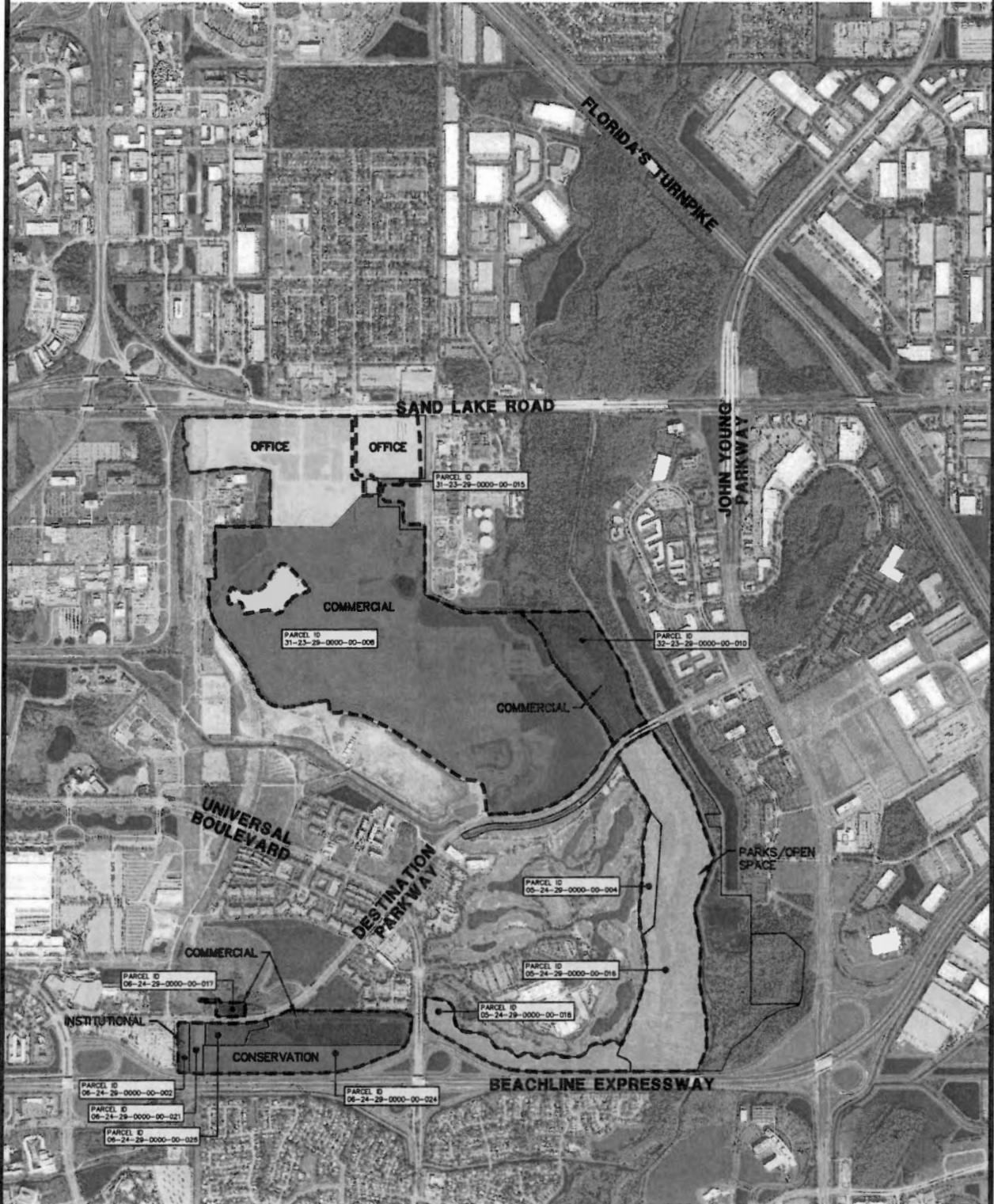
radius of 1526.00 feet and a chord bearing of S56°27'22"E; thence Southeasterly along the arc of said curve through a central angle of 01°39'33" for a distance of 44.19 feet to the point of tangency; thence S55°37'36"E, 1256.28 feet to the point of curvature of a curve concave Northerly having a radius of 558.36 feet and a chord bearing of S72°09'50"E; thence Easterly along the arc of said curve through a central angle of 33°04'28" for a distance of 322.32 feet to the point of reverse curvature of a curve concave Southerly having a radius of 148.00 feet and a chord bearing of S78°10'15"E; thence Easterly along the arc of said curve through a central angle of 21°03'38" for a distance of 54.40 feet to the point of compound curvature of a curve concave Southwesterly having a radius of 154.00 feet and a chord bearing of S42°02'49"E; thence Southeasterly along the arc of said curve through a central angle of 51°11'16" for a distance of 137.58 feet to the point of compound curvature of a curve concave Westerly having a radius of 849.80 feet and a chord bearing of S10°55'20"E; thence Southerly along the arc of said curve through a central angle of 11°03'42" for a distance of 164.07 feet to the point of tangency; thence S05°23'29"E, 96.37 feet; thence S03°35'43"E, 151.90 feet to the point of curvature of a curve concave Westerly having a radius of 48.00 feet and a chord bearing of S07°03'41"W; thence Southerly along the arc of said curve through a central angle of 21°18'47" for a distance of 17.86 feet to the Northerly Right-of-way line of Destination Parkway, as described in Official Records Book 9936, Page 9262, of said Public Records, and a non-tangent curve concave Southerly having a radius of 1274.96 feet and a chord bearing of N83°24'13"E; thence Easterly along said Northerly Right-of-way line and the arc of said curve through a central angle of 06°11'12" for a distance of 137.67 feet to a non-tangent line; thence departing said Northerly Right-of-way line, run N48°35'43"W, 42.61 feet; thence N03°35'43"W, 211.13 feet to the point of curvature of a curve concave Westerly having a radius of 826.00 feet and a chord bearing of N04°25'13"W; thence Northerly along the arc of said curve through a central angle of 01°39'01" for a distance of 23.79 feet to the point of tangency; thence N05°14'44"W, 117.98 feet to the point of curvature of a curve concave Easterly having a radius of 94.00 feet and a chord bearing of N14°26'50"E; thence Northerly along the arc of said curve through a central angle of 39°23'08" for a distance of 64.62 feet to the point of compound curvature of a curve concave Southeasterly having a radius of 113.47 feet and a chord bearing of N51°21'13"E; thence Northeasterly along the arc of said curve through a central angle of 34°25'39" for a distance of 68.18 feet to the point of compound curvature of a curve concave Southerly having a radius of 685.03 feet and a chord bearing of N73°14'28"E; thence Easterly along the arc of said curve through a central angle of 09°20'51" for a distance of 111.76 feet to the point of compound curvature of a curve concave Southerly having a radius of 112.36 feet and a chord bearing of N83°39'38"E; thence Easterly along the arc of said curve through a central angle of 11°29'29" for a distance of 22.53 feet to the point of tangency; thence N89°24'23"E, 20.04 feet to the point of curvature of a curve concave Northerly having a radius of 56.13 feet and a chord bearing of N79°17'51"E; thence Easterly along the arc of said curve through a central angle of 20°13'04" for a distance of 19.81 feet to the point of compound curvature of a curve concave Northwesterly having a radius of 370.96 feet and a chord bearing of N66°27'23"E; thence Northeasterly along the arc of said curve through a central angle of 05°27'52" for a distance of 35.38 feet to a non-tangent line; thence N25°07'13"W, 114.77 feet to a non-tangent curve concave Northerly having a radius of 233.70 feet and a chord bearing of S87°16'10"W; thence Westerly along the arc of said curve through a central angle of 30°28'40" for a distance of 124.32 feet to the point of compound curvature of a curve concave Northerly having a radius of 275.41 feet and a chord bearing of N69°25'01"W; thence Westerly along the arc of said curve through a central angle of 16°08'58" for a distance of 77.63 feet to the point of reverse curvature of a curve concave Southerly having a radius of 137.00 feet and a chord bearing of N82°29'17"W; thence Westerly along the arc of said curve through a central angle of 42°17'31" for a distance of 101.12 feet to the point of tangency; thence S76°21'57"W, 149.04 feet to the point of curvature of a curve concave Northerly having a radius of 298.00 feet and a chord bearing of S87°23'04"W; thence Westerly along the arc of said curve through a central angle of 22°02'14" for a distance of 114.62 feet to the point of compound curvature of a curve concave Northerly having a radius of 465.00 feet and a chord bearing of N68°36'42"W; thence Westerly along the arc of said curve through a central angle of 25°58'13" for a distance of 210.77 feet to the point of tangency; thence N55°37'36"W, 565.13 feet to the point of curvature of a curve concave Northeasterly having a radius of 10.00 feet and a chord bearing of N50°51'10"W; thence Northwesterly along the arc of



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

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

# EXHIBIT 5 EXISTING LAND USE



SOURCE: ORANGE COUNTY FLORIDA COMPREHENSIVE PLAN 2010-2030 GOALS, OBJECTIVES, & POLICIES. EFFECTIVE MAY 6, 2021.  
 MAP 3 EXISTING LAND USE MAP, UNINCORPORATED ORANGE COUNTY, 2008  
 PARCEL LINES OBTAINED IN DIGITAL FORMAT FROM THE ORANGE COUNTY PROPERTY APPRAISER EFFECTIVE JUNE 4, 2022.

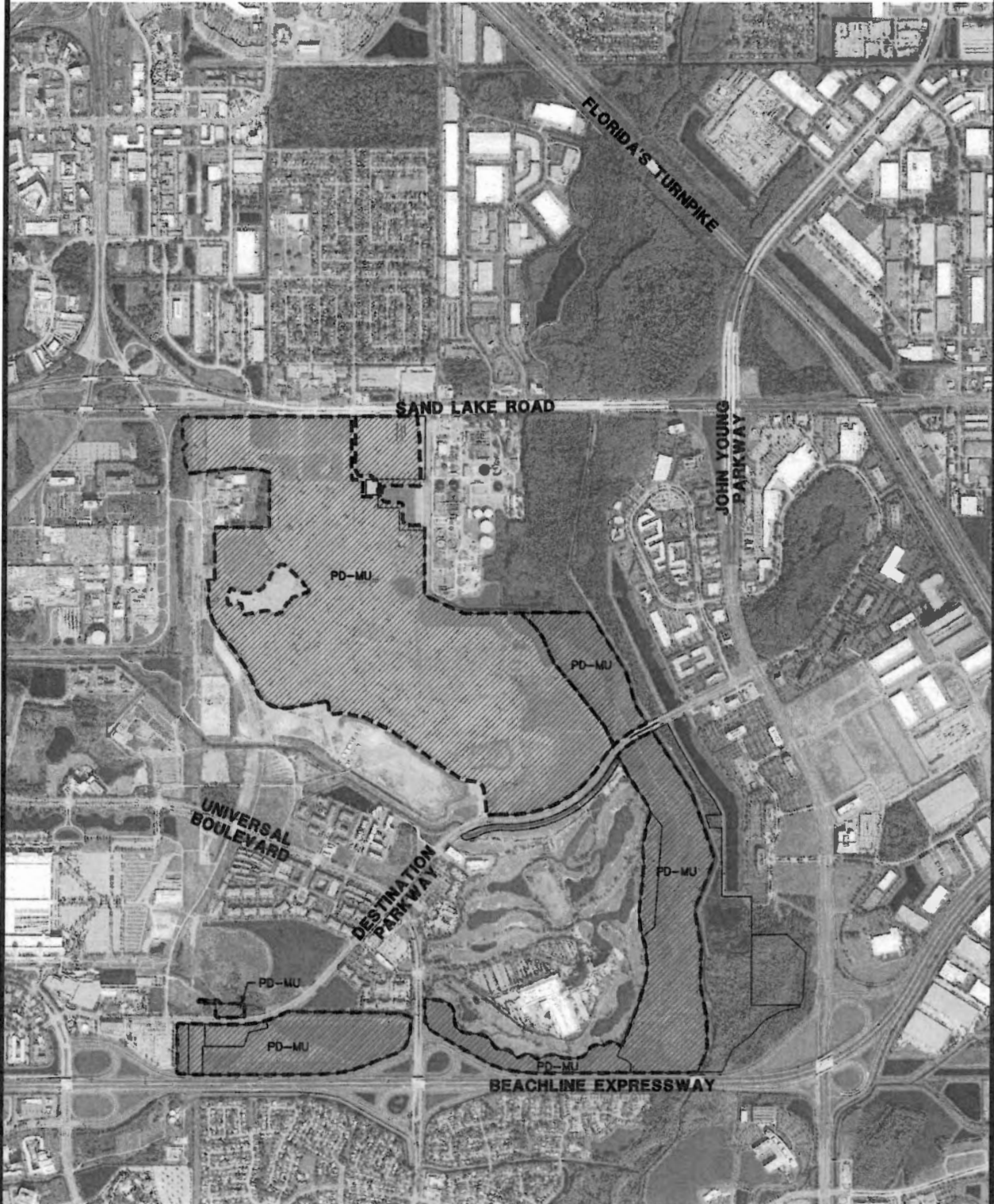


**DATE**  
**APRIL 10, 2023**

**DONALD W. MCINTOSH ASSOCIATES, INC.**  
 ENGINEERS PLANNERS SURVEYORS  
 2300 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789



# EXHIBIT 6 FUTURE LAND USE



PD-MU - PLANNED DEVELOPMENT - MIXED USE

SOURCE: ORANGE COUNTY FLORIDA COMPREHENSIVE PLAN 2010-2030 GOALS, OBJECTIVES, & POLICIES. EFFECTIVE MAY 6, 2021.  
2010-2030 COMPREHENSIVE PLAN, FUTURE LAND USE MAP  
PARCEL LINES OBTAINED IN DIGITAL FORMAT FROM THE ORANGE COUNTY PROPERTY APPRAISER EFFECTIVE JUNE 4, 2022.



**DATE**  
**APRIL 10, 2023**

**DONALD W. MCINTOSH ASSOCIATES, INC.**  
ENGINEERS PLANNERS SURVEYORS  
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789



**EXHIBIT 8**

**EXHIBIT 8**

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

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

\*\*The reclaimed water main as shown on Exhibit 7 will be Owned, Operated, and Maintained by the County

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



# EXHIBIT 9

**EXHIBIT 9  
Estimated Costs and Timetable**

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

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

\*Includes Destination Parkway Improvements

# EXHIBIT 10



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

**July 2023**

**Prepared for:**

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

Prepared on July 29, 2023

**PFM Group Consulting LLC**  
3501 Quadrangle Boulevard, Ste 270  
Orlando, FL 32817

---

## STATEMENT OF ESTIMATED REGULATORY COSTS

### Shingle Creek Transit and Utility Community Development District

July 29, 2023

---

#### 1.0 Introduction

##### 1.1 Purpose

This statement of estimated regulatory costs ("SERC") serves as an exhibit to the petition ("Petition") to establish the proposed Shingle Creek Transit and Utility Community Development District ("District"). The District, upon establishment, will include approximately 719+/- acres of land on which University City Development Partners, Ltd. ("Petitioner") plans to develop its mixed-use development ("Project"). The District is planned to include a mix of uses within the Project including the following: rides/attractions, retail, commercial and offices, warehouse space and parking to support the attraction development as well as the transit rail station and associated platforms. This development will be located on an estimated 384+/- acres within the District.

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

##### 1.2 Scope of the Analysis

The limitations on the scope of this SERC are explicitly set out in Section 190.002(2)(d), Florida Statutes (governing Community Development District formation or alteration) as follows:

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





### 1.3 Requirements for Statement of Estimated Regulatory Costs

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

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



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

As outlined above, the proposed District will not have an adverse impact on economic growth, private job creation or employment, private sector investment, business competitiveness or regulatory costs. Rather, the District's establishment is likely to increase the overall economic development described herein. This is because the District will provide infrastructure improvements within and surrounding the District's boundaries, allowing for the development of the land within the District. This development is planned to include a diverse mix of uses which will require goods and services. This new demand created by the District's development will increase economic growth, private job creation and employment, private sector investment and business competitiveness in the areas surrounding the District

The District will have the ability to assess its property owners to pay for the installation, operation and maintenance of its infrastructure improvements. However, such costs will not be in addition to, or unique to the District. The infrastructure improvements to be funded by the District would be required to support development of the mixed-use project regardless of the District's existence. Community development districts such as the proposed District can fund their infrastructure improvements with long-term bond financing that typically carries more favorable terms than other sources of funding. Thus, the costs related to the installation of the public infrastructure serving the planned new development will not be increased due to the existence of the District.

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

As outlined above, the proposed District is planned to include various types of commercial development with the potential for multiple property owners at build-out. It is the property owners within the District that will be served by, and therefore most affected by the District. All initial property owners within the District have consented to the formation of the District and those who choose to purchase property within the District will be aware of the District and will purchase property within the District on a voluntary basis.

The District will provide community services to the properties within its boundaries, as outlined in Table 1 below.



**Table 1. Proposed Facilities and Services\***

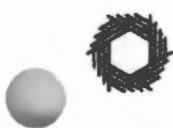
	<b>Own</b>	<b>Operate</b>	<b>Maintain</b>
<b>Station Improvements</b>			
Parking Lot	District	District	District
Water	OUC	OUC	OUC
Sewer	District	District	District
Drainage	District	District	District
Landscape	District	District	District
Irrigation	District	District	District
Lighting	District	District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

Source: Kimley Horn \*Preliminary (subject to change based on further discussion with local municipality)

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

\*\*The reclaimed water main as shown on Exhibit 7 will be Owned, Operated, and Maintained by the County

All of the property owners within the District will be subject to District rules related to the services provided by, and the facilities owned or operated by, the District. District property owners will also be responsible for paying District assessments to install the public infrastructure improvements listed above and to fund the District's operations and maintenance expenses incurred thereafter on an ongoing basis. Of course, all of the undeveloped land owned by the petitioner and any other landowner within the District will also



---

be under the jurisdiction of the District and subject to funding their share of the District's operations and maintenance expenses.

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

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

State Governmental Entities

The cost to State entities to review or enforce the proposed ordinance will be very modest. The District comprises less than 2,500 acres and is located within the boundaries of the County. Therefore, the County (and not the Florida Land and Water Adjudicatory Commission) will review and act upon the Petition to establish the District.

There are minimal additional ongoing costs to various State entities to implement and enforce the proposed ordinance. The District is a special purpose unit of local government, and is required to file various reports with the State of Florida, the Department of Economic Opportunity and other agencies of the State. The District's filing requirements are outlined in the attached Appendix. However, the additional costs to the State and its various departments to process the additional filings from the District are very low, since the State routinely processes filings from many other similar districts. Additionally, the District will pay an annual special district fee to the Department of Economic Opportunity which largely offsets any such costs.

Orange County, Florida

The Petition to establish the District will require the County to review the Petition and its supporting exhibits. In addition, the County will hold a public hearing to discuss the Petition and consider any public input on the establishment of the District. These activities will require the time of County staff members and of the County Commission. However, these costs will be modest at most for the following reasons. First, the review of the Petition to establish the District does not include an analysis of the project itself. In fact, such a review of the project is prohibited by statute. Second, the Petition contains all of the information necessary for the County's review. Third, no capital costs are involved in the review. Fourth, there are significant economies of scale as it relates to comprehensive knowledge of the Project gained via the relevant Land Use Approvals for the Project.

The County will incur negligible continuing costs if the Petition is approved. The District is an independent unit of local government, so the District is responsible for its own budget, reporting, and the full conduct of its powers within its boundaries. The District will provide the County with its budget each year for the County's review and comment, but no County action on the budget is required. Table 2 below outlines



the Petitioner's current good faith estimate of the capital facilities or services the District is planning on providing to the properties within the District.

#### 4.2 Impact on State and Local Revenues

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

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

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

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

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

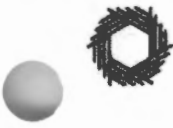
	<b>Totals</b>
Planning & Design for Transit Infrastructure	\$33,000,000
Transit Station Improvements*	\$93,000,000
Reclamation Facility Odor Control	\$40,000,000
Epic Boulevard Improvements	\$8,000,000
<b>GRAND TOTAL</b>	<b>\$174,000,000</b>

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

\*includes Destination Parkway Improvements

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





---

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

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

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

There will be no impact on small businesses because of the formation of the proposed District. If anything, the impact may be positive. This is because the District must competitively bid certain of its contracts. This affords small businesses the opportunity to bid on District work.

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

**7.0 Any additional useful information.**

It is useful to reflect upon the question of whether the proposed formation of the District is the best alternative for providing community facilities and services to the Project. As one alternative to the District, the County could approve an ad valorem assessment area for services. However, this alternative is inferior to the District. Unlike the District, it would require the County to continue to administer the project and its facilities and services. As a result, the costs for these services and facilities would not be fully sequestered to the land directly benefiting from them, as the case would be with the District.

Another alternative to the District would be for the developer to use a property owners association ("POA") for operations and maintenance of community facilities and services. A District is superior to a POA for a variety of reasons. First, unlike a POA, a District can impose and collect its assessments in



the same manner as ad valorem property taxes. Therefore, the District is far more assured of obtaining its needed operational funds than is a POA. Second, the proposed District is a unit of local government. Therefore, unlike the POA the District must abide by all governmental rules and regulations, including government-in-the-sunshine requirements.

A District also is preferable to these alternatives from an accountability perspective. With a District as proposed, property owners within the District would have a focused unit of government under their direct control. The District can then be more responsive to property owner needs without disrupting other County responsibilities.

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

PFM Group Consulting LLC (formerly Fishkind and Associates, Inc.) has developed over 100 SERCs for various clients. Below is a listing of some of the other community development district clients for which we have prepared SERCs.

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



## APPENDIX

### LIST OF DISTRICT REPORTING REQUIREMENTS

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

# EXHIBIT 11

Faint, illegible text, likely a table or list of items, possibly related to an exhibit or inventory. The text is too light to transcribe accurately.

**AUTHORIZATION OF AGENT**

This letter shall serve as a designation of Lindsay C. Whelan and Michael C. Eckert of Kutak Rock LLP, whose address is P.O. Box 10230, Tallahassee, Florida 32302, to act as agent for Universal City Development Partners, Ltd. (the "Petitioner"), with regard to the Petition to the Orange County Board of County Commissioners (the "County") to establish a community development district pursuant to Chapter 190, *Florida Statutes*.

This scope includes: i) preparation and filing of the Petition with the County; ii) correspondence with County staff regarding the proposed project, the contents of the Petition, and the requirements of community development district establishment pursuant to Chapter 190, *Florida Statutes*, if necessary; iii) correspondence with County Commissioners regarding the proposed project, the contents of the Petition, or the requirements of community development district establishment pursuant to Chapter 190, *Florida Statutes*, if necessary and requested by the Petitioner, iv) attendance and presentation, if necessary, at any publicly-noticed workshop(s) or meetings required for the approval of the Petition and adoption of the establishment ordinance, if requested by the Petitioner,; and v) correspondence with County staff on administrative matters regarding statutorily-required public hearing advertisements, execution of County-approved documents, etc.

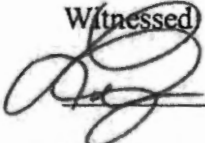
The Petition is true and correct. This authorization shall remain in effect until revoked in writing.

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

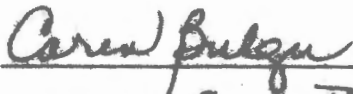
**By: UNIVERSAL CITY FLORIDA HOLDING  
CO. II,** its General Partner

**By: UNIVERSAL CITY PROPERTY  
MANAGEMENT II, LLC,** its General  
Partner

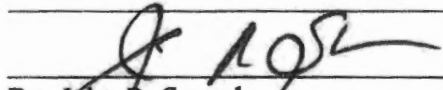
Witnessed

  
\_\_\_\_\_

Print Name: Lexi Velazquez

  
\_\_\_\_\_

Print Name: Caren Bulger

  
\_\_\_\_\_

By: John R. Sprouls  
Its Executive Vice President

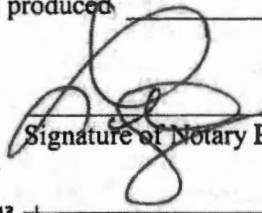
[Remainder of page left intentionally blank]



STATE OF FLORIDA       )  
COUNTY OF ORANGE     )

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization, this 17 day of OCTOBER, 2022, by John R. Sprouls, as Executive Vice President 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 company, who is [] personally known to me or [ ] produced \_\_\_\_\_ as identification.

NOTARY STAMP:

  
\_\_\_\_\_  
Signature of Notary Public



\_\_\_\_\_  
Printed Name of Notary Public