

This instrument prepared by
and after recording return to:

Mohammed Abdallah, PE, PTOE
Traffic & Mobility Consultants LLC
988 Woodcock Road, Suite 200
Orlando, Florida 32803

Parcel ID Number: 26-20-27-0000-00-020

-----[SPACE ABOVE THIS LINE FOR RECORDING DATA]-----

**PROPORTIONATE SHARE AGREEMENT FOR
US441 & JUNCTION**

ORANGE BLOSSOM TRAIL

This Proportionate Share Agreement (the “**Agreement**”), effective as of the latest date of execution (the “**Effective Date**”), is made and entered into by and between ECP GRASSMERE LLC, a Florida limited liability company (“**Owner**”), with its principal place of business at 1810 W Kennedy Boulevard, Suite 232, Tampa, Florida 33606, and ORANGE COUNTY, a charter county and political subdivision of the State of Florida (“**County**”), with its principal address at P.O. Box 1393, Orlando, Florida 32802-1393. Owner and County may sometimes be referred to herein individually as “**Party**” and collectively as “**Parties**”.

WHEREAS, Owner holds fee simple title to certain real property, as generally depicted on Exhibit “A” and more particularly described on Exhibit “B”, both of which exhibits are attached hereto and incorporated herein by this reference (the “**Property**”); and

WHEREAS, the Property is located in County Commission District #2, and the proceeds of the PS Payment, as defined herein, will be allocated to Orange Blossom Trail; and

WHEREAS, Owner intends to develop the Property as 4,853 square-foot gas station with convenience store, referred to and known as US441 & Junction (the “**Project**”); and

WHEREAS, Owner received a letter from County dated July 10, 2025, stating that Owner’s Capacity Encumbrance Letter (“**CEL**”) application #CEL-24-04-031 for the Project was denied; and

WHEREAS, the Project will generate One (1) deficient PM Peak Hour trip (the “**Excess Trip 1**”) for the deficient roadway segment on Orange Blossom Trail from Sadler Road to

Earlwood Avenue (the “**Deficient Segment 1**”), and Zero (0) PM Peak Hour trips were available on the Deficient Segment 1 on the date the CEL was denied, as further described in Exhibit “C” attached hereto and incorporated herein; and

WHEREAS, the Project will generate Four (4) deficient PM Peak Hour trips (the “**Excess Trips 2**”) for the deficient roadway segment on Orange Blossom Trail from Ponkan Road to Sadler Road (the “**Deficient Segment 2**”), and Zero (0) PM Peak Hour trips were available on Deficient Segment 2 on the date the CEL was denied, as further described in Exhibit “C” attached hereto and incorporated herein; and

WHEREAS, the Excess Trip 1 and Excess Trips 2 shall be referred to herein collectively as the “**Excess Trips**”; and

WHEREAS, the Deficient Segment 1 and Deficient Segment 2 shall be referred to herein collectively as the “**Deficient Segments**”; and

WHEREAS, the Excess Trips will cause the Deficient Segments to operate below adopted Level of Service standards; therefore, pursuant to Section 163.3180(5)(h), Florida Statutes, as amended, Owner has offered to provide County with proportionate share mitigation for the Excess Trips; and

WHEREAS, Owner and County have agreed that the proportionate share payment necessary to mitigate the impact of the Excess Trips on the Deficient Segments through the current anticipated Project buildout is Two Hundred Seventy Thousand Fifty-Five and 00/100 Dollars (\$270,055.00) (the “**PS Payment**”); and

WHEREAS, County and Owner desire to set forth certain terms, conditions, and agreements between them as to the development of the Property into the Project.

NOW, THEREFORE, in consideration of the premises contained herein and other good and valuable consideration exchanged by and between Owner and County, the receipt and sufficiency of which are hereby acknowledged, the Parties stipulate and agree as follows:

Section 1. Recitals. The above recitals are true and correct and are incorporated herein by this reference.

Section 2. PS Payment; CEL.

(a) *Calculation of PS Payment:* The amount of the PS Payment for the Deficient Segments, as described in Exhibit “C”, totals Two Hundred Seventy Thousand Fifty-Five and 00/100 Dollars (\$270,055.00). This PS Payment was calculated in accordance with the methodology outlined in Section 163.3180, Florida Statutes, as may be amended. Owner and County agree that the Excess Trips will constitute the Project’s impact on the aforementioned

Deficient Segments based upon (i) Owner's Traffic Study titled "US441 & Junction" prepared by Traffic & Mobility Consultants LLC, dated October 16, 2024, for Blackfin Partners (the "**Traffic Study**"), which is incorporated herein by this reference, and (ii) upon the calculations described in Exhibit "C". The Traffic Study was accepted by the Orange County Transportation Planning Division on October 16, 2024, and is on file and available for inspection with that division (CMS #2024031). Owner and County further acknowledge and agree that the PS Payment as set forth above shall be the final and binding calculation of the amount the Owner is required to pay through the buildout of the currently approved Project as proportionate share mitigation for impacts of the Project upon roadways within County's jurisdiction, notwithstanding any subsequent variance in the actual cost of any improvement(s) to the Deficient Segments or actual traffic /travel impacts created by the Project; provided, however, that if Owner modifies the Project's development program and/or subsequently increases the number of units and/or square footage, as applicable, of the Project, the Project may then be subject to an additional concurrency evaluation and proportionate share agreement as set forth in Subsection 2(d) below. Owner and County further acknowledge and agree that the calculation of an agreement regarding the amount of the PS Payment constitute material inducements for the Parties to enter into this Agreement.

(b) *Timing of PS Payment, Issuance of CEL.* Not later than ninety (90) days following the Effective Date, Owner shall deliver a check to County in the amount of Two Hundred Seventy Thousand Fifty-Five and 00/100 Dollars (\$270,055.00) as the PS Payment. The check shall be made payable to "Orange County Board of County Commissioners" and shall be delivered to the Fiscal and Operational Support Division of the Planning, Environmental, and Development Services Department. Within twenty-one (21) days following its receipt of the PS Payment, if the Property's future land use designation and zoning are consistent with the Project's proposed development, County shall issue a CEL sufficient to encumber traffic capacity for the Project, irrespective of any actual traffic deficiency on the Deficient Segments. Within the time frame provided in the CEL, Owner must reserve the encumbered trips by obtaining a Capacity Reservation Certificate as provided in Section 30-591 of the Orange County Code, as may be amended. An amount equal to the PS Payment shall be applied toward the amount of the initial capacity reservation payment (and any subsequent reservation payment(s), if the initial reservation payment does not exceed the amount of the PS Payment) as further set forth in Section 3 below. In the event Owner has not paid the PS Payment within ninety (90) days after the Effective Date, one extension of ninety (90) additional days may be granted by the manager of County's Transportation Planning Division. In the event Owner has not paid the PS Payment to County within one hundred eighty (180) days after the Effective Date, this Agreement shall become null and void.

(c) *Project Development.* Recordation of a subdivision plat and/or approval of a commercial site plan for the Project shall not be permitted prior to the issuance of a Capacity Reservation Certificate as contemplated in subparagraph 2(b) above.

(d) *Increase in Project Trips.* Any change or modification to the Project that increases the unit count and/or square footage, as applicable, may result in an increase in trips on the Deficient Segments or other segments within the transportation impact area, as defined by County. Owner understands and agrees that any such additional trips are neither vested nor otherwise permitted under this Agreement, and that Owner is precluded from asserting any such vesting. In addition, Owner understands and agrees that any such changes resulting in an increase in trips may cause this Agreement to become null and void, and/or may require application for and execution of an additional Proportionate Share Agreement, along with any other required documentation, for the number of increased trips.

(e) *Satisfaction of Transportation Improvement Requirements.* County hereby acknowledges and agrees that upon Owner's payment of the PS Payment as required herein, and absent any change or modification to the Project as set forth in Subsection 2(d) above, Owner shall be deemed to have satisfied all requirements for the mitigation of the traffic impacts of the Project on all roads affected by the Project within County's jurisdiction through buildout of the Project. Owner shall be entitled to fully and completely develop the Project, without regard to whether improvements to the Deficient Segments are actually constructed; provided, however, Owner shall be required to obtain a Capacity Reservation Certificate prior to the expiration of Owner's Capacity Encumbrance Letter and shall be required to maintain the validity of the Capacity Reservation Certificate in accordance with its terms. Additionally, nothing herein shall be construed to exempt Owner from meeting the requirements of all other applicable laws, rules, regulations, and/or Orange County Code provisions or from making the required payment of transportation and other impact fees applicable to the Project, subject to any credits as set forth in Section 3 below. For avoidance of doubt, nothing herein is intended to, nor shall, constitute prepayment of any densities and/or intensities of development or of any development program.

Section 3. Transportation Impact Fee Credits. County and Owner agree that in accordance with Section 163.3180(5)(h)(2)(e), Florida Statutes, as may be amended, Owner shall receive a credit on a dollar for dollar basis for impact fees, paid or payable in the future for the Project in an amount up to but not exceeding the PS Payment as specifically described in Exhibit "C". County further agrees that such credits may be applied on a dollar for dollar basis against capacity reservation fees at such time as capacity reservation fees may be required to be paid by Owner in connection with the issuance of a Capacity Reservation Certificate as contemplated in Section 2 above. In no event shall Owner receive credits in excess of the PS Payment and in the event the PS Payment exceeds either the applicable transportation impact fees or capacity reservation fees, as the case may be, Owner shall not be entitled to a refund for the amount of the PS Payment in excess of such transportation impact fees or capacity reservation fees. For avoidance of doubt, nothing herein is intended to, nor shall, constitute prepayment of any densities and/or intensities of development or of any development program.

Section 4. No Refund. The PS Payment (including any capacity reservation fees paid with the PS Payment) is non-refundable and cannot be transferred or applied to another project or property.

Section 5. Notice. Any notice delivered with respect to this Agreement shall be in writing and be deemed to be delivered (whether or not actually received) (i) when hand delivered to the person(s) hereinafter designated, or (ii) upon deposit of such notice in the United States Mail, postage prepaid, certified mail, return receipt requested, addressed to the person at the address set forth opposite the party's name below, or to such other address or other person as the party shall have specified by written notice to the other party delivered in accordance herewith:

As to Owner: ECP Grassmere LLC
1810 W Kennedy Boulevard, Suite 232
Tampa, Florida 33606

With copy to: Blackfin Partners
4440 PGA Boulevard, Suite 600
Palm Beach, Florida 33410

As to County: Orange County Administrator
P. O. Box 1393
Orlando, Florida 32802-1393

With copy to: Orange County Planning, Environmental, and Development
Services Department
Manager, Fiscal and Operational Support Division
201 South Rosalind Avenue, 2nd Floor
Orlando, Florida 32801

Orange County Public Works Department
Manager, Transportation Planning Division
4200 South John Young Parkway, 2nd Floor
Orlando, Florida 32839

Orange County Planning, Environmental, and Development
Services Department
Manager, Planning Division
201 South Rosalind Avenue, 2nd Floor
Orlando, Florida 32801

Section 6. Covenants Running with the Property. This Agreement shall be binding upon and shall inure to the benefit and burden of the heirs, legal representatives, successors, and assigns of the Parties, and shall be a covenant running with the Property and be binding upon the successors and assigns of Owner and upon any person, firm, corporation, or entity who may become a successor in interest to the Property.

Section 7. Recordation of Agreement. Owner shall record an original of this Agreement in the Public Records of Orange County, Florida, at no expense to County, not later than thirty (30) days after the Effective Date.

Section 8. Applicable Law. This Agreement and the provisions contained herein shall be construed, controlled, and interpreted according to the laws of the State of Florida and in accordance with the Orange County Code.

Section 9. Specific Performance. County and Owner shall each have the right to enforce the terms and conditions of this Agreement only by an action for specific performance. Venue for any action(s) initiated under or in connection with this Agreement shall lie in the Circuit Court of the Ninth Judicial Circuit in and for Orange County, Florida. With the exception of the timing of the PS Payment as set forth in Section 2(b) hereof, the parties acknowledge and agree that no party shall be considered in default for failure to perform under this Agreement until such party has received written notice, in accordance with Section 5, specifying the nature of such default or failure to perform and said party fails to cure said default or fails to perform within thirty (30) days of receipt of written notice.

Section 10. Attorney Fees. In the event either Party brings an action or proceeding including any counterclaim, cross-claim, or third-party claim, against the other Party arising out of this Agreement, each Party in such action or proceeding, including appeals therefrom, shall be responsible for its own attorney and legal fees.

Section 11. Construction of Agreement; Severability. Captions of the Sections and Subsections of this Agreement are for convenience and reference only; any words contained therein shall in no way be held to explain, modify, amplify, or aid in the interpretation, construction, or meaning of the provisions of this Agreement. If any provision of this Agreement, the deletion of which would not adversely affect the receipt of any material benefits by any party hereunder or substantially increase the burden of any party hereunder, shall be held to be invalid or unenforceable to any extent by a court of competent jurisdiction, the same shall not affect in any respect whatsoever the validity or enforceability of the remainder of this Agreement.

Section 12. Amendments. No amendment, modification, or other change(s) to this Agreement shall be binding upon the parties unless in writing and formally executed by all of the parties.

Section 13. Termination. In the event either (i) Owner has not paid the PS Payment to County within one hundred eighty (180) days after the Effective Date, as contemplated in Subsection 2(b), or (ii) Owner has timely paid the PS Payment to County and the Project has been constructed on the Property and completed, pursuant to a County building permit, this Agreement shall automatically terminate and thereafter be null and void for all purposes.

Section 14. Counterparts. This Agreement may be executed in up to two (2) counterparts, each of which shall be deemed to be an original and both of which together shall constitute one and the same instrument.

[Signatures appear on following pages]

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed by their respective duly authorized representatives on the dates set forth below.

“COUNTY”

ORANGE COUNTY, FLORIDA

By: Board of County Commissioners

By: _____
Jerry L. Demings
Orange County Mayor

Date: _____

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

By: _____
Deputy Clerk

Print Name: _____

WITNESSES:

Signature of Witness

Print Name:

Mailing Address:

Bld Suite 208 Tampa, FL 33602

Signature of Witness

Print Name:

Mailing Address:

Bld Suite 208 Tampa FL 33602

"OWNER"

ECP GRASSMERE LLC, a Florida limited liability company

By BURGLAND INVESTMENTS LLC, a Florida limited liability company, its Manager

By:

Print Name: Franciscus Bombeeck

Title: Manager

STATE OF: FLORIDA

COUNTY OF: HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25th day of July, 2025, by Franciscus Bombeeck, as Manager of BURGLAND INVESTMENTS LLC, a Florida limited liability company, Manager of ECP GRASSMERE LLC, a Florida limited liability company, on behalf of such company, who ☒ is personally known to me or ☐ has produced _____ as identification.

(Notary Stamp)



Signature of Notary Public

Print Name: DONALD L. SCALF JR.

Notary Public, State of: FLORIDA

Commission Expires: 08-23-2025

(mm/dd/yyyy)

Exhibit “A”
“US441 & JUNCTION”
Project Location Map

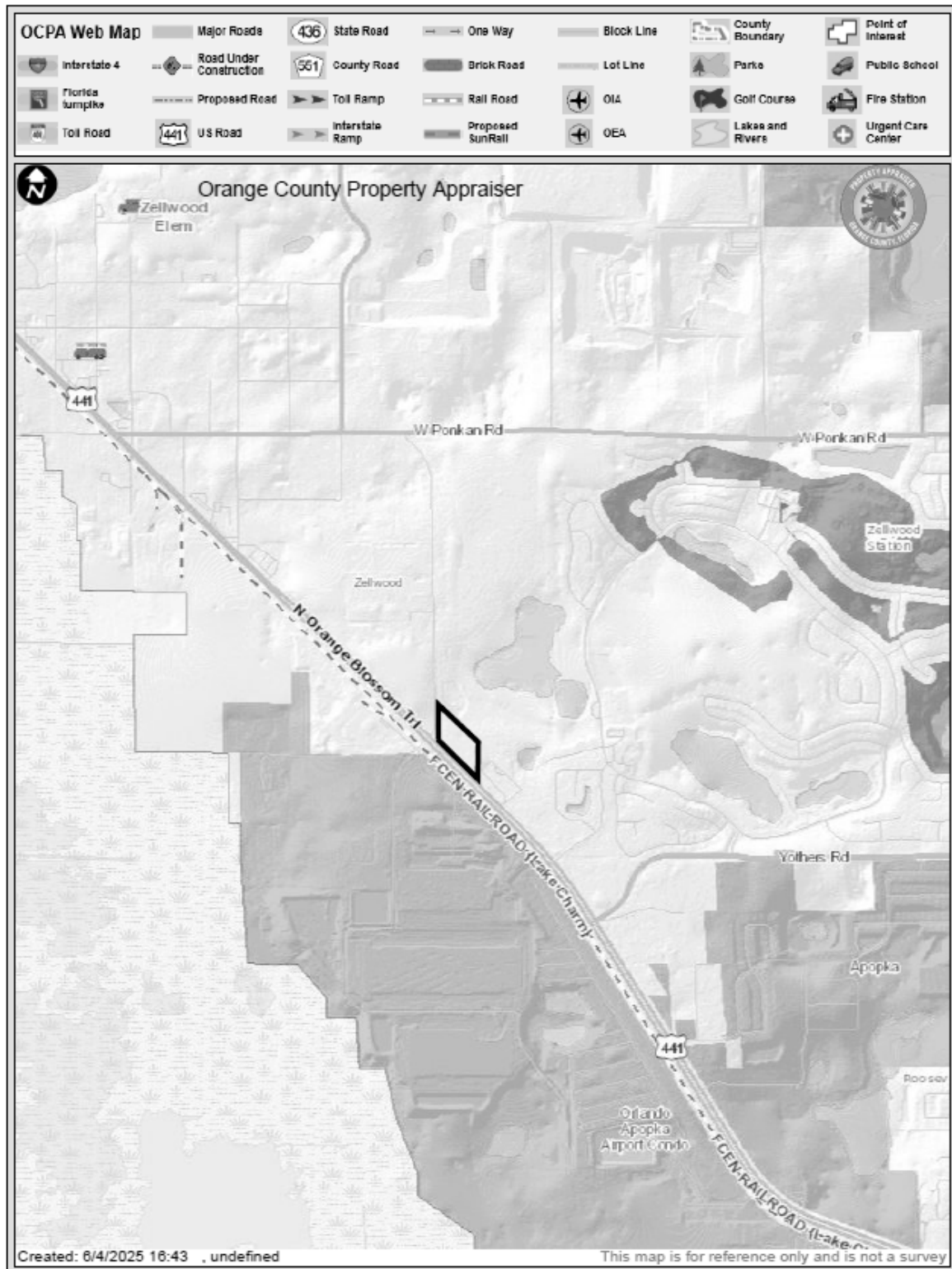


Exhibit "B"

"US441 & JUNCTION"

Parcel ID: 26-20-27-0000-00-020

Legal Description:

East 1/2 of Northwest 1/4 and Northeast 1/4 of Southwest 1/4, Section 26, Township 20 South, Range 27 East, Orange County, Florida, EXCEPTING a strip 93 feet wide across the South end of said Northeast 1/4 of Southwest 1/4 of Section 26, Township 20 South, Range 27 East.

ALSO, beginning at the Southeast corner of Southwest 1/4 of Northwest 1/4 of Section 26, Township 20 South, Range 27 East, Orange County, Florida, thence running West along the quarter section line 6 chains 33 links, thence North 6 chains 33 links, thence East 6 chains 33 links, thence South 6 chains 33 links to place of beginning, EXCEPT that portion thereof lying West of the County Road, conveyed to Lucien Dixon.

ALSO, beginning at the Northeast corner of Northwest 1/4 of Southwest 1/4, Section 26, Township 20 South, Range 27 East, Orange County, Florida, thence West 210 feet, thence South 1,112 feet, thence East 210 feet, thence North 1,112 feet to place of beginning.

ALSO, one acre square in the Southeast corner of Northwest 1/4 of Southwest 1/4, Section 26, Township 20 South, Range 27 East, Orange County, Florida.

Less and Except Road Right of Way.

ALSO, beginning at the Northeast corner of Southwest 1/4 of Southwest 1/4 of Section 26, Township 20 South, Range 27 East, Orange County, Florida, thence Southerly along the line dividing the quarter sections 177 feet, more or less, to the new County Road, thence Northwesterly by said road 244 feet, more or less, to the line formerly of J.A. Walker, thence Easterly along the North boundary of the said Southwest 1/4 of Southwest 1/4 169 feet, more or less, to place of beginning.

ALSO, begin at the Northeast corner of Southwest 1/4 of Southwest 1/4 of Section 26, Township 20 South, Range 27 East, Orange County, Florida, run thence South 120 feet to a stake, thence in a Southeasterly direction and parallel with the State Road a distance of 474.53 feet, thence North 560 feet, thence West 330 feet, thence South 99 feet to the Point of Beginning.

LESS and EXCEPT Road Right by the Order of Taking recorded in Minute Book 6, Page 116 and By the Deed recorded in Deed Book 588, Page 580, Public Records of Orange County, Florida.

ALSO KNOWN AS:

A PORTION OF SECTION 26, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SECTION 26-20-27; THENCE ALONG THE EAST LINE OF THE WEST 1/2 OF SECTION 26-20-27 SOUTH 00°52'13" EAST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST LINE SOUTH 00°52'13" EAST, A DISTANCE OF 3,968.88 FEET; THENCE SOUTH 89°42'38" WEST, A DISTANCE OF 1,003.49 FEET; THENCE SOUTH 00°47'18" EAST, A DISTANCE OF 377.57 FEET TO A POINT ON THE NORTHEAST RIGHT OF WAY LINE OF WEST ORANGE BLOSSOM TRAIL; THENCE ALONG SAID NORTHEAST RIGHT OF WAY LINE NORTH 45°16'39" WEST, A DISTANCE OF 719.98 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF JUNCTION ROAD; THENCE ALONG SAID EAST RIGHT OF WAY LINE NORTH 00°48'28" WEST, A DISTANCE OF 1,595.84 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE NORTH 89°46'57" EAST, A DISTANCE OF 175.57 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 26-20-27; THENCE ALONG SAID EAST LINE NORTH 00°43'47" WEST, A DISTANCE OF 2,233.37 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF PONKAN ROAD; THENCE ALONG SAID SOUTH RIGHT OF WAY LINE NORTH 89°21'26" EAST, A DISTANCE OF 1,325.02 FEET TO THE POINT OF BEGINNING.
CONTAINING 129.38 ACRES (5,635,905 SQUARE FEET), MORE OR LESS.

Exhibit “C”

“US441 & JUNCTION”

DEFICIENT SEGMENT 1

Log of Project Contributions Orange Blossom Trail (Sadler Road to Earlwood Avenue)

Roadway Improvement Project Information

Planned Improvement Roadway(s)	Limits of Improvement (From - To)		Segment Length	Adopted LOS	Existing Generalized Capacity	Type of Improvement	Improved Generalized Capacity	Capacity Increase	Total Project Cost	Cost / Trip
Orange Blossom Trail	Sadler Rd	Earlwood Ave	1.06	E	2,000	Widen from 4 to 6 lanes	3,020	1020	\$33,560,970	\$32,903

County Share of Improvement

Planned Improvement Roadway(s)	Limits of Improvement (From - To)		Segment Length	Adopted LOS	Existing Generalized Capacity	Backlogged Trips	Improved Generalized Capacity	Capacity Increase	County (Backlog) Responsibility
Orange Blossom Trail	Sadler Rd	Earlwood Ave	1.06	E	2,000	523	3,020	1020	\$17,208,223

Developer Share of Improvement

Planned Improvement Roadway(s)	Limits of Improvement (From - To)		Segment Length	Adopted LOS	Existing Generalized Capacity	Improved Generalized Capacity	Capacity Increase	Backlogged Trips	Capacity Increase for New Development	Remaining Project Cost	Cost / Trip
Orange Blossom Trail	Sadler Rd	Earlwood Ave	1.06	E	2,000	3,020	1020	523	497	\$16,352,747	\$32,903

Updated: 7/24/25

Log of Project Contributions

	Date	Project	Project Trips	Prop Share
Existing	May-25	Existing plus Committed	523	\$17,208,269
	Backlogged Totals:		523	\$17,208,269
Proposed	May-25	US441 & Junction	1	\$32,903
				\$0
				\$0
				\$0
				\$0
Totals:			524	\$17,241,172

Exhibit “C”

“US441 & JUNCTION”

DEFICIENT SEGMENT 2

Log of Project Contributions Orange Blossom Trail (Ponkan Road to Sadler Road)

Roadway Improvement Project Information

Planned Improvement Roadway(s)	Limits of Improvement (From - To)		Segment Length	Adopted LOS	Existing Generalized Capacity	Type of Improvement	Improved Generalized Capacity	Capacity Increase	Total Project Cost	Cost / Trip
Orange Blossom Trail	Ponkan Rd	Sadler Rd	1.91	E	2000	Widen from 4 to 6 lanes	3020	1020	\$60,473,068	\$59,288

County Share of Improvement

Planned Improvement Roadway(s)	Limits of Improvement (From - To)		Segment Length	Adopted LOS	Existing Generalized Capacity	Backlogged Trips	Improved Generalized Capacity	Capacity Increase	County (Backlog) Responsibility
Orange Blossom Trail	Ponkan Rd	Sadler Rd	1.91	E	2000	539	3020	1020	\$31,955,866

Developer Share of Improvement

Planned Improvement Roadway(s)	Limits of Improvement (From - To)		Segment Length	Adopted LOS	Existing Generalized Capacity	Improved Generalized Capacity	Capacity Increase	Backlogged Trips	Capacity Increase for New Development	Remaining Project Cost	Cost / Trip
Orange Blossom Trail	Ponkan Rd	Sadler Rd	1.91	E	2000	3020	1020	539	481	\$28,517,202	\$59,288

Updated: 5/30/25

Log of Project Contributions

	Date	Project	Project Trips	Prop Share
Existing	Sep-21	Existing plus Committed	469	\$18,718,728
	Sep-21	Foothills of Mount Dora	28	\$1,390,116
	Mar-22	Wesley Place	2	\$103,212
	Jun-22	Parks at Mount Dora	21	\$1,083,726
	Mar-23	Wesley Place	2	\$103,212
	Sep-24	Holly Creek Phase II B	4	\$200,772
	Sep-24	Grassmere Reserve	11	\$552,123
	Feb-25	Evergreen Pd	2	\$118,576
Backlogged Totals:			539	\$22,270,465
Proposed	May-25	US441 & Junction	4	\$237,152
				\$0
				\$0
				\$0
				\$0
Totals:			543	\$22,507,617