

THIS INSTRUMENT PREPARED  
BY AND RETURN TO:  
A. KURT ARDAMAN, ESQUIRE  
FISHHACK DOMINICK  
1947 LEE ROAD  
WINTER PARK, FLORIDA 32789

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**AMENDED AND RESTATED AGREEMENT**  
**Stoneybrook East Golf Course and Single-Family Homes**

This **AMENDED AND RESTATED AGREEMENT** (the "**Agreement**") is hereby entered into this 28<sup>th</sup> day of June, 2022 (the "**Effective Date**"), by and between the Stoneybrook Master Association of Orlando, Inc. (the "**Stoneybrook HOA**") and SBEGC, LLC ("**SBEGC**"). Sometimes the Stoneybrook HOA and SBEGC are individually referred to as a "**Party**" and collectively as the "**Parties**".

**RECITALS:**

**WHEREAS**, the Stoneybrook HOA is the homeowners' association formed in connection with the Stoneybrook East Residential Community (the "**Community**") as set forth in that certain Declaration of Covenants, Conditions and Restrictions for Stoneybrook, A Golf Community, dated April 14, 1997, and recorded May 9, 1997, in Official Records Book 5250, Page 160 et. seq., of the Public Records of Orange County, Florida, as amended and supplemented from time to time; and

**WHEREAS**, SBEGC owns that certain real estate more particularly described on the attached **Exhibit "A"** ("**Golf Course Property**"), upon which real estate SBEGC also owns and operates the Stoneybrook East Golf Course, which includes an 18-hole golf course ("**18-Hole Golf Course**"), a Clubhouse ("**Clubhouse**"), and other improvements associated therewith (together, the 18-Hole Golf Course, the Clubhouse and the other improvements are referred to herein as the "**Golf Course**"), all located within the Community; and

**WHEREAS**, previously the Stoneybrook HOA and SBEGC entered into that certain Stoneybrook East Golf Course Agreement dated January 10, 2020 (the "**2020 HOA/Club Agreement**") with respect to a request SBEGC made to the Orange County Board of County Commissioners ("**BOCC**") for approval of a certain land use change involving a proposed multi-family project to be developed on a portion of the Golf Course Property (the "**Apartment Project**"); and

**WHEREAS**, previously and in connection with the 2020 HOA/Club Agreement, the Stoneybrook HOA and Edengate Development and Investment, LLC ("**Eden**") entered into that certain Eden Multifamily / Stoneybrook Agreement dated January 10, 2020 with respect to SBEGC's potential sale of approximately 14.5 acres encompassing a portion of the 9<sup>th</sup> hole of the Golf Course Property (the "**2020 HOA/Eden Agreement**") to Eden for the development of the Apartment Project; and

**WHEREAS**, the BOCC denied SBEGC's land use change request at a public hearing on January 28, 2020 (the "**Denial**"); and

**WHEREAS**, after the Denial, SBEGC and the Stoneybrook HOA have continued discussions concerning the possible development of a different portion of the Golf Course Property for development of approximately one hundred twenty-five (125) high-end single family homes, with SBEGC using commercially reasonable efforts to achieve sale prices beginning at \$750,000.00 (the "**Intended Use**") upon some portion or all of the land presently used as holes 3, 10, 17 and 18 of the 18-Hole Golf Course (each, a "**Single-Family Parcel**", and collectively, the "**Single-Family Parcels**"), which, if approved by the BOCC and if the Single-Family Parcels are sold for development, will only be sold and developed for the Intended Use pursuant to certain agreements and covenants of SBEGC in favor of the Stoneybrook HOA and the Community, as more particularly described herein; and

**WHEREAS**, the four (4) existing golf holes referred to above and that are located upon that portion of the Golf Course Property that will become the Single-Family Parcels shall be redesigned within the Golf Course Property as part of a reconfiguration of the entire Golf Course in order to maintain an 18-hole golf course of approximately 6,800 yards in length, in a manner reasonably agreed upon by SBEGC and the Stoneybrook HOA (the "**Course Reconfiguration**"); and

**WHEREAS**, the Stoneybrook HOA recognizes that the continued and sustained operation of the 18-Hole Golf Course as presently maintained and as to be improved and reconfigured per this Agreement is in the best interest of the Community and, for this and other reasons, the Stoneybrook HOA is in support of the terms and conditions in this Agreement; and

**WHEREAS**, SBEGC desires to withdraw its petition/request for the land use change related to the approximately 14.5 acres on the present 9<sup>th</sup> hole of the Golf Course Property related to the formerly proposed, but now abandoned, Apartment Project; and

**WHEREAS**, SBEGC desires to file a new petition/request for land use change applicable to the Single-Family Parcels solely to permit the Intended Use (the "**New Petition**"); and

**WHEREAS**, the Stoneybrook HOA and SBEGC desire to terminate and amend and restate, in its entirety, the 2020 HOA Club Agreement, and to terminate in its entirety the 2020 HOA Eden Agreement, all as set forth herein.

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

1. Recitals. The above recitals are true and correct and are incorporated herein by reference as material provisions of this Agreement.
2. SBEGC Commitments and Obligations. Upon BOCC approval of the New Petition to be filed by SBEGC for land use change in contemplation of a sale by SBEGC of the Single-Family Parcels for development for the Intended Use, it being understood and agreed that all of the obligations of SBEGC under this Section 2 are conditioned upon a final, non-appealable approval of the New Petition by the BOCC and the successful sale by SBEGC of all or any of the Single-Family Parcels upon terms agreeable to SBEGC in its sole

discretion (SBEGC agreeing to use commercially reasonable efforts to diligently pursue such a sale). SBEGC agrees and commits to the following terms and conditions:

- a. Full Payoff of Outstanding Mortgage Debt. SBEGC hereby agrees that whatever portion of the proceeds from SBEGC's sale of the Single-Family Parcels is needed to pay off and release all mortgage, judgment and other liens upon the Golf Course Property that secure the payment of money (collectively, "**Debt**") will be paid to such mortgagee(s) and lienors on the date of the "**Sale Closing**", which shall be defined as the earlier to occur of the closing of the sale of the: (i) Single-Family Parcels as a whole, or (ii) first sale of a portion of the Single-Family Parcels. SBEGC will provide the Stoneybrook HOA with a copy of the recorded releases and satisfactions of any and all mortgage and other liens upon the Golf Course Property within thirty (30) days after the Sale Closing. SBEGC covenants and warrants to the Stoneybrook HOA that the proceeds from the Sale Closing will be applied to and be sufficient to satisfy and release all of the Debt, and to fund the other obligations of SBEGC referenced in this Agreement. SBEGC further agrees that, while it owns the Golf Course, it shall, following satisfaction of all Debt, obtain future mortgage financing on the Golf Course only to finance the renovation and major maintenance systems and/or repairs of the Golf Course exceeding \$50,000 (collectively, "**Major Systems**") and the expenses relating to such financing (lender required expenses, legal fees, etc.). For clarity, for the purpose of this restriction on financing of the Golf Course Property and with respect to the renovation obligations described in subparagraph 2.b below, SBEGC shall be deemed to include any entity to which the Golf Course Property is conveyed that is controlled by (i) any Member in SBEGC, now or hereafter, (ii) any family members of such Members, and (iii) any entity controlling, controlled by, or under common control with SBEGC. Any subsequent owner of the Golf Course (excluding any affiliated owner described in the immediately preceding sentence) may incur mortgage debt upon the Golf Course only in connection with Major Systems and the expenses relating to such financing (lender required expenses, legal fees, etc.). Notwithstanding the foregoing, SBEGC and its successors and assigns may provide seller financing secured by a mortgage upon the Golf Course in connection with a sale thereof and thereafter may foreclose the lien of such mortgage, but only to recover title to and possession of the Golf Course and thereafter sell the Golf Course again, subject to the terms of this Agreement.
- b. Golf Course Renovations. Without limiting SBEGC's actions, SBEGC hereby agrees to make the following renovations and improvements to the Golf Course from the proceeds of the Sale Closing (provided, SBEGC shall fund any deficiency if the sale proceeds are insufficient, it being acknowledged by the parties that any sale of the Single-Family Parcels shall be in the sole and absolute discretion of SBEGC), at a cost of not less than One Million Five Hundred Thousand Dollars (\$1,500,000), which renovations and improvements shall include the following:
  - (i) Course Improvements.  
Commencing and continuing during the first full June, July, and August following the Sale Closing, SBEGC shall execute the following renovations and improvements, all of which shall be designed, constructed, and operated by SBEGC in accordance with customary professional golf industry standards, for

golf courses in the Orlando area having a comparable price point to the 18-Hole Golf Course:

- A. Completion of the Course Reconfiguration, resulting in an 18-hole golf course on the Golf Course Property, with a course length of approximately 6,800 yards and having a par of 72.
  - B. One or more of the holes comprising the Single-Family Parcels that is are not sold in connection with the New Petition may be converted to a Par 3 golf hole.
  - C. Re-grass all tee boxes.
  - D. Renovate all greens with new Ultra Dwarf Bermuda.
  - E. Renovate all bunkers.
  - F. Execute various maintenance and repairs including, without limitation, repairs to wooden cart path bridges and the free-standing restroom.
  - G. Add trash cans at every hole.
- (ii) New Maintenance Equipment. Within twelve (12) months following the Sale Closing, obtain new golf course maintenance equipment to be used at the Golf Course.
- (iii) Enhancements for the Clubhouse. Between the Effective Date and the date that is two (2) years after the Sale Closing, add a fitness center, and make other enhancements to the interior of the Clubhouse, including painting, flooring, doors, fixtures, lighting, ceiling tiles, and the restrooms, in SBEGC's reasonable discretion. The Clubhouse shall include food and alcohol service.
- (iv) Stoneybrook HOA resident discount. During any periods when the Golf Course is operated as a public or semi-private golf course, a ten percent (10%) discount off the rack rate to play available only to Community residents with valid proof of residency shall be developed and will be available upon the re-opening of the Golf Course after the Golf Course renovations are complete.
- c. Pro Shop. If the "Transferor", defined as SBEGC or any successor, ever conveys the Clubhouse to another person or entity (the "Transferee"), other than in connection with a sale of the Golf Course, the Transferor (as lessee) shall enter into a perpetual lease with such Transferee (as lessor) to which it conveys the Clubhouse for the longest period allowed by law (the "Pro shop Lease") which shall be defined to include: (i) that portion of the Clubhouse that is operating, or was designed to operate, as the pro shop (with access directly from the parking lot) for the 18-Hole Golf Course so that the 18-Hole Golf Course will continue to have a viable pro shop accessible directly from the parking lot and such necessary ancillary pro shop features including (ii) the outdoor facing snack shop; (iii) the restrooms next to the snack shop; (iv) the outdoor covered porch area between the pro shop, the snack shop, and the restrooms; and (v) access and use of the Clubhouse parking lot, such use to be uninterrupted during normal business hours except for required maintenance and repair of which the Transferee (as lessor) shall provide the Transferor (as lessee) commercially reasonable notice.

- d. Golf Course Closed During Construction. The Parties acknowledge that the 18-Hole Golf Course shall be closed temporarily during construction of the above referenced renovations/improvements, which, subject to force majeure events and the ability of SBEGC to have the first full months of June, July and August following the Sale Closing available to undertake such renovations/improvements, SBEGC will use commercially reasonable efforts to complete all such renovations and improvements no later than twenty-four (24) months after the Sale Closing. This covenant is subject to the proviso that the Golf Course renovations will commence only on or about the first day of the first full month of June following the Sale Closing, to assure sufficient appropriate weather for grow-in of the renovations.
- e. Withdraw Prior Land Use Petition. On or before rezoning of the Single-Family Parcels, SBEGC shall have withdrawn its prior petition for land use change in connection with the Apartment Project or shall present evidence to the Stoneybrook HOA confirming that such petition is no longer valid.
- f. Golf Course Grant to HOA if Closed. In the event that the owner of the Golf Course, whether that be SBEGC or any successor to SBEGC ("**Golf Course Owner**") closes the Golf Course and/or abandons operation of the existing Golf Course in part or in its entirety for a period of longer than twelve (12) months (excluding any closure necessitated by casualty, pandemic or other force majeure act outside of the control of the Golf Course Owner, and also excluding any temporary closure of the Golf Course to permit renovation of, or improvement to, the Golf Course), upon written request of the Stoneybrook HOA after an affirmative vote from a majority of the Stoneybrook HOA's board, the Golf Course Owner shall convey the Golf Course Property, including the free standing restroom and other structures located on the Golf Course Property (excluding the Clubhouse), in their then as-is condition, with no warranties or representations whatsoever, along with the Pro Shop Lease (but excluding the Clubhouse) to the Stoneybrook HOA, for no cash consideration; provided, SBEGC agrees to cooperate with the Stoneybrook HOA in connection with the Stoneybrook HOA's due diligence efforts undertaken before the Stoneybrook HOA takes ownership of the Golf Course Property. For clarity, "convey" as used in this subsection means:
- (i) Relating to the Golf Course Property, via warranty deed to the Stoneybrook HOA, and
  - (ii) Relating to the Pro shop Lease, such lease shall be transferred/assigned to the Stoneybrook HOA.

SBEGC further agrees that, during any period the 18-Hole Golf Course is closed or abandoned, SBEGC shall continue to maintain the fairways and greens as necessary to keep the fairway grass no longer than five inches (5") and the greens at a length of not more than one-half inch (.5").

- (g) New Golf Course Property Deed Restriction. Prior to, or simultaneous with the recording of the documents for the Sale Closing, SBEGC shall record a perpetual

covenant running with the land for the longest time allowed by law limiting the use of the Golf Course Property, less the Single-Family Parcels (collectively, the "**New Golf Course Property**"), to operation of an 18-hole Golf Course and related amenities and prohibiting any use of the New Golf Course Property other than as a golf course development. The New Golf Course Property is described on Exhibit "B" attached hereto and incorporated herein by reference.

3. Deeded Covenant Restrictions on Golf Course Use, Future Development, HOA Payments. Notwithstanding anything to the contrary contained in this Agreement, all of the terms, conditions and provisions of this Section 3 shall be effective as of the final, non-appealable approval of the New Petition by the BOCC.

a. Single Family Parcels. Prior to the Sale Closing, a perpetual covenant running with the land for the longest time allowed by law shall be recorded in the Public Records of Orange County or included in the deed(s) of the Single-Family Parcels. Such covenants must limit the use of the Single-Family Parcels to the Intended Use and to the covenants described below in Section 3.b.

b. Single-Family Parcel Payments. Prior to the Sale Closing, the following covenant shall be recorded in the Public Records of Orange County or included in the deed(s) of the Single-Family Parcels as perpetual covenants running with the land as to each and all of the Single-Family Parcels, requiring that:

- (i) Golf Course Membership. Each lot sold must, and require that the owner of each home developed on a Single-Family Parcel, maintain a membership in the Golf Course, upon such terms and conditions as shall be acceptable to SBEGC, having annual dues in an amount estimated to be approximately \$6,000 per annum, and subject to escalation in SBEGC's discretion, and
- (ii) HOA Payments. The single-family home community ("**SFH Community**") developed on the Single-Family Parcels must include a deed restricted home owners' association ("**SFH HOA**"), and such SFH HOA shall pay to the Stoneybrook HOA quarterly, a payment for each lot in the SFH Community in the initial amount of \$50 per quarter, beginning as of the date of the initial sale of each home developed upon a Single-Family Parcel, with an annual increase in such payment (to occur when the Stoneybrook HOA dues increase) equal to the same annual percentage increase in dues payable by the members of the Stoneybrook HOA, and
- (iii) HOA Resale Capital Contribution. The SFH HOA shall pay to the Stoneybrook HOA, upon each initial sale and resale of a home (according to the Stoneybrook HOA's resale capital contribution provisions and Florida state law) located on a Single-Family Parcel, a resale capital contribution equal to \$500 as of the initial sale of each home constructed on a Single-Family Parcel, with said amount to increase annually (to occur when the Stoneybrook HOA's resale capital contribution increases as to all other homes in the Community) at the

same rate as the increase in the resale capital contribution amount payable to the Stoneybrook HOA in connection with home sales in the Community; provided, the term "resale capital contribution" may change over time but the payment shall continue nonetheless as long as it shall continue to be paid by all members of the Stoneybrook HOA. The Stoneybrook HOA acknowledges that additional Golf Course and Clubhouse privileges may be available to owners of homes located on the Single-Family Parcels, as mandatory members of the Golf Course, which privileges may not be available to the members of the Community. The single-family homes developed upon the Single-Family Parcels shall not be a part of the Community and, while such homes are subject to the restrictions and financial obligations set forth in this Agreement, they otherwise shall not be subject to the Stoneybrook HOA or the covenants, conditions, and restrictions applicable to the Community, and

- (iv) HOA Authorization to Renew/Extend Covenants. For the provisions in Sections 2g., 3.a and 3.b of this Agreement requiring perpetual covenants, such covenants must contain a provision expressly authorizing the Stoneybrook HOA, including any successor master community association, to renew, extend, preserve, or otherwise revitalize such covenants as may be necessary to preserve and continue same under Florida law. Further, such covenants shall provide that such covenants cannot be amended or terminated without the Stoneybrook HOA's prior written consent.
- c. Short form Recorded Memorandum. The existence of, and the restrictions, requirements and provisions set forth in, this Agreement shall be evidenced by the recording of a short-form Memorandum of this Agreement in the Public Records of Orange County prior to the conveyance of the Single-Family Parcels at the Sale Closing. Such restrictions and requirements shall be applicable to the New Golf Course Property as described on Exhibit "B" attached hereto and, as set forth herein, to the Single-Family Parcels.
- 4. Contribution to the Stoneybrook HOA. At the Sale Closing, in consideration of the execution by the Stoneybrook HOA of this Agreement, its performance of its obligations described herein, including, without limitation the granting of easements that will be needed to develop the Single Family Parcels for the Intended Use, as described in Section 5 below, SBEGC shall make a contribution to the Stoneybrook HOA in the amount of Five Hundred Thousand Dollars (\$500,000.00) (the "**HOA Contribution**"); provided however, if the BOCC approves the New Petition for a number of single-family homes in an amount less than 100 homes, the HOA Contribution shall be \$5,000 times the number of homes approved by the BOCC. Notwithstanding anything to the contrary contained in this Agreement, upon the issuance of a final, non-appealable approval of the New Petition by the BOCC, SBEGC will commence equal, annual payments to the Stoneybrook HOA of Ten Thousand Dollars (\$10,000.00) each (each, an "**Interim Payment**"), provided that (a) such payments shall total five (5) in number (being \$50,000.00 in the aggregate), and (b) upon the Sale Closing, each of the Interim Payments previously made by SBEGC shall be credited against the HOA Contribution to be made by SBEGC and no further Interim Payments shall be payable by SBEGC to the Stoneybrook HOA pursuant to this paragraph. The first Interim Payment will be paid within five (5) business days after the

approval of the New Petition by the BOCC becomes final and non-appealable and the remaining Interim Payments will be made on the next four (4) successive annual anniversary of the Effective Date of this Agreement. In the event that the Sale Closing never occurs, Stoneybrook HOA shall be entitled to retain all of the Interim Payments.

5. Cooperation.

- a. SBEGC and HOA Easements and Rights-of-Way. The Stoneybrook HOA will reasonably cooperate in the proposed development of the Single-Family Parcels if approved by the BOCC by providing reasonable perpetual easements and rights-of-way for utilities and for pedestrian and vehicular access across property owned by the Stoneybrook HOA, particularly with respect to access to those Single-Family Parcels located on the land currently used for the 3<sup>rd</sup>, 10<sup>th</sup>, 17<sup>th</sup> and 18<sup>th</sup> holes, as currently configured (which may involve the creation of an access road from Alafaya Trail across undeveloped common area owned by the Stoneybrook HOA), and other development related easements as may be reasonably required for the Course Reconfiguration and the development of the Single-Family Parcels for the Intended Use, provided that such easements and rights-of-way do not interfere with the ingress, egress, use and enjoyment of any residence located within the Community. SBEGC shall also timely grant to the Stoneybrook HOA, as to specific requests, perpetual access, maintenance, and landscape easements for Stoneybrook HOA-owned landscape that is on property owned by SBEGC and for all Stoneybrook HOA infrastructure including, without limitation, monuments, sidewalks, aerators/fountains, etc. that is located on property owned by SBEGC.
- b. Reciprocal Easements and Cooperation Relating to Northampton Avenue.
  - (i) SBEGC agrees to grant to the Stoneybrook HOA a perpetual easement running with the land for the longest time allowed by law for access, landscape, and a visual screening barrier/buffer or wall where landscaping, visual screening barrier/buffer or wall must match the theme of the Stoneybrook East entrance and common area landscaping and landscape maintenance: (a) up to ten (10) feet on the east side of Northampton Avenue, and (b) up to ten (10) feet on the west side of Northampton Avenue. In addition, if any ponds are created abutting Northampton Avenue as part of the development of the Single-Family Parcels, SBEGC and its successors and assigns shall grant the Stoneybrook HOA an easement or easements over such ponds for the installation and maintenance of fountains if the Stoneybrook HOA elects to install one or more fountains in such ponds and such fountains to be maintained in good and operating condition by the Stoneybrook HOA at its sole cost and expense.
  - (ii) The Stoneybrook HOA agrees to grant to SBEGC an easement for access, landscape and landscape maintenance up to ten (10) feet (to be commensurate with the easement that SBEGC grants to the Stoneybrook HOA in the preceding paragraph) over property owned by the Stoneybrook HOA and contiguous to the Single-Family Parcels, such easement equating in size to the same amount of space granted by SBEGC to the Stoneybrook HOA in the preceding paragraph.



- (iii) SBEGC shall cause, via deed restriction, the purchaser of the Single-Family Parcels to cooperate in good faith with the Stoneybrook HOA in the design of the landscape, visual screening barrier/buffer and any privacy wall along Northampton Avenue so as to be harmonious with the Stoneybrook HOA's Northampton Avenue and Stoneybrook Boulevard entrances.
  - (iv) The Parties agree that the details and extent of landscaping, visual screening barrier/buffer, berm or wall will be determined in good faith between the Parties as the site plan(s) (or comparable development plans) for the Single-Family Parcels are prepared and approved to ensure visual screening from Northampton Avenue of the development of the Single-Family Parcels. The details and extent of the foregoing shall meet the requirements and intent of this Section 5.b.
  - (v) The cost and expense of the design, installation, and construction of the landscaping and the visual screening barrier/buffer or wall, shall be paid by SBEGC or its successors. The cost and expense of the maintenance, repair, and replacement for such matters shall be paid by the owners of the Single-Family Parcels. The easements shall provide for the Party responsible for the foregoing and the Party responsible for such costs and expenses.
- c. Golf Cart Path and Pedestrian Bridge. Commencing upon issuance of a final, non-appealable approval of the New Petition by the BOCC, SBEGC will share equally with the Stoneybrook HOA the cost of repair and maintenance of the golf cart path and pedestrian bridge ("**Bridge**") located behind the Reserve northeast of Broadhaven Blvd. The Stoneybrook HOA will remain responsible for administering such repair and maintenance, but may invoice SBEGC for its fifty percent (50%) share of such repair and maintenance expenses, with reasonable supporting documentation for the costs thereof. SBEGC will pay its share of such invoice within thirty (30) days after receipt thereof. The Stoneybrook HOA will provide SBEGC not less than fifteen (15) days' prior written notice before incurring repair or maintenance expenses in excess of \$5,000 except in the event of an emergency, in which event the Stoneybrook HOA will provide notice within five (5) business days after contracting for such expense.
- d. Access to the Single-Family Parcels. The Stoneybrook HOA has requested that vehicular access to the Single-Family Parcels be from Alafaya Trail and not be from Northampton Avenue. However, the final configuration of access to the Single-Family Parcels is dependent upon the consent of the Florida Department of Transportation and the development authorities of Orange County, Florida. Pedestrian access will be required from the Single-Family Parcels across Northampton Avenue to access the Golf Course and the Clubhouse.
- e. Repaving of Northampton Avenue. SBEGC or its successor shall, within ninety (90) days after no more than five (5) homes within the Single-Family Parcels' development remain to close on their initial sale (the "**Repavement Date**"), repave Northampton Avenue from Alafaya Trail to the gatehouse owned by the Stoneybrook HOA if (a) the entrance to the development constructed on the Single-Family Parcels has any entrance from Northampton Avenue, and/or (b) the development constructed on the Single-Family Parcels used any portion of Northampton Avenue for construction access, and/or (c) the development constructed on the Single-Family Parcels damaged

any portion of Northampton Avenue. Such repaving obligation shall be executed on a pro-rata basis by cost sharing between SBEGC and the Stoneybrook HOA based on the number of years remaining before that portion of Northampton Avenue was to be repaved per the Stoneybrook HOA's Reserve Study that was in effect as of the Sale Closing. For example only, if, per the Stoneybrook HOA's Reserve Study in effect as of the Repavement Date, Northampton Avenue had an expected 15-year life span and 5 years remain before it is to be repaved, SBEGC or its successor shall pay one third (1/3) of the cost [*where 5 years life span remain 15-year life span*] and the Stoneybrook HOA shall pay for two thirds (2/3) of the cost [*where 10 years of life span have elapsed 15-year life span*]. The repaving process shall be carried out by (at the discretion of the Stoneybrook HOA) either the Stoneybrook HOA or SBEGC or its successor. Notwithstanding anything herein to the contrary, SBEGC, its successors and assigns shall pay the full cost of repair along Northampton Avenue, between Alafaya Trail and the gatehouse, of any road base damage, curb damage, drainage relocation or damage, or street light damage, to the extent caused by the development and/or access to or from all or any portion of the Single-Family Parcels.

- (i) If SBEGC prefers to place this obligation on the buyer of the Single-Family Parcels, then this provision shall be placed in the deed(s) as a deed restriction when each Single-Family Parcel is sold so that at the Sale Closing, this obligation passes to the buyer of each Single-Family Parcel.

6. Single-Family Parcels Development.

- a. Single Family Parcels. SBEGC shall cause each purchaser of a Single-Family Parcel to develop only a high-end single-family home on each Single-Family Parcel, using commercially reasonable efforts to achieve a sale price beginning at \$750,000.
- b. Engineering and Drainage. SBEGC shall pay the reasonable fees and costs for the Stoneybrook HOA's engineer (provided that such cost shall not exceed \$15,000.00) to (i) establish the drainage benchmark applicable to the Single-Family Parcels within ninety (90) days after the Sale Closing, and (ii) evaluate and conduct a final inspection of the drainage impact upon the Community after the Single-Family Parcels are developed to ensure that the Stoneybrook HOA's drainage systems are not burdened beyond the capacity of such draining system, as the same may be supplemented in connection with development of the Single-Family Parcels.
- c. Notwithstanding anything in this Agreement to the contrary, no construction or development of all or any portion of the Single-Family Parcels may occur unless and until the Sale Closing has occurred and funding to satisfy SBEGC's obligations under this Agreement has been received by SBEGC for its required expenditures. Further, SBEGC agrees that neither it, nor any affiliate of SBEGC, shall be the developer or a co-developer of the Single-Family Parcels, as such development is to be undertaken by a third-party purchaser(s) of the Single-Family Parcels.

7. HOA Commitments. The Stoneybrook HOA recognizes the impact that sustainability of the Golf Course has to the Community and its members as a whole. In order to induce SBEGC to enter into this Agreement, the Stoneybrook HOA shall attempt to meet with the Orange County District 4 Commissioner prior to the final BOCC hearing and also

appear at the BOCC public hearing in support of the land use approval for the Intended Use to be considered, and shall advise the BOCC that, if Orange County should approve the land use changes for the Intended Use, the Stoneybrook HOA believes the assurances and commitments by SBEGC set forth in this Agreement provide reasonable efforts toward the most significant concerns of its members as a whole as it relates to the sustainability of the Golf Course around and within the Community. The Parties understand that there are members of the Stoneybrook HOA that may not support, and may actively oppose, the Agreement and, without limitation, such opposition is not a breach of the Stoneybrook HOA's obligations under this Agreement.

8. Miscellaneous Provisions.

- (a) Broker Fee. Each Party represents and warrants to the other Parties that no broker or finder has been engaged by the Party making the representation and warranty in connection with any of the transactions contemplated by this Agreement and the conveyances contemplated by this Agreement, or to such Party's knowledge is in any way connected with any of such transactions. Each Party will indemnify, save harmless, and defend the other Parties from any liability, lawsuits, claims, costs, or expenses arising out of or connected with any claim for any broker/realtor commission or compensation made by any person or entity seeking a commission or fee alleging or claiming to have been retained or contacted by the indemnifying Party. This Section 8(a) survives the Sale Closing and any earlier termination of this Agreement.
- (b) Governing Law; Venue. This Agreement shall be construed and enforced in accordance with the laws of the State of Florida. Venue shall be in the applicable courts located within Orange County, Florida.
- (c) Binding Effect. This Agreement shall be binding upon and inure to the benefit of each Party hereto, and their respective heirs, personal representatives, successors and assigns, and the terms, conditions, and provisions of this Agreement shall run with title to the lands described on the attached Exhibit "A" (the Golf Course Property) and Exhibit "B" (the New Golf Course Property).
- (d) Entire Agreement; Amendment; Waiver. This Agreement and the Exhibits attached hereto and incorporated herein contain the final and entire agreement between the Parties hereto with respect to the matters addressed in this Agreement and are an integration of all prior agreements, negotiations, and understandings. The Parties shall not be bound by any terms, conditions, statements, warranties, or representations, oral or written, not contained herein except for documents executed pursuant to this Agreement. This Agreement supersedes all prior agreements, whether oral or written, between the Parties with respect to the matters addressed in this Agreement, including without limitation, the 2020 HOA/Club Agreement, and the 2020 HOA/Eden Agreement which latter two (2) agreements have and are terminated in their entirety. No change, amendment, or modification of this Agreement shall be valid or binding, unless the same is in writing, and signed and exchanged by and between the Parties. No waiver of any provision of this

Agreement shall be valid unless in writing and signed by the Party against which it is sought to be enforced.

- (e) Counterparts; Delivery. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same documents. The delivery of an executed counterpart of this Agreement by facsimile or as a PDF or similar attachment to an e-mail shall constitute effective delivery of such counterpart for all purposes with the same force and effect as the delivery of an original, executed counterpart.
- (f) Survival. All obligations of SBEGC under this Agreement and other provisions of this Agreement expressly survive the final, unappealable BOCC approval of the Agreement and the Sale Closing contemplated by this Agreement.
- (g) Severability. In the event any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal or unenforceable, in any respect, such invalidity, illegality, or unenforceability shall (a) not affect any other provision hereof, and (b) be reformed as needed to become valid, legal, and enforceable, and this Agreement shall be construed as if whatever portion of such provision that cannot be reformed and remains invalid, illegal, or unenforceable provision had never been contained herein.
- (h) Assignability and Enforceability. No Party may assign this Agreement, or any portion of this Agreement, without the prior written consent of the other Party. Further, SBEGC shall impose on the Single-Family Parcels and upon whoever owns, develops, operates, controls, or has any rights over or with respect to the Single-Family Parcels, the obligations relating thereto imposed by this Agreement. The Stoneybrook HOA has the right of specific performance and all other legal and equitable rights under the law, including the right to enforce all SBEGC obligations under this Agreement as to the New Golf Course Property and, as applicable, the Single-Family Parcels.
- (i) Effectiveness and Effective Date. This Agreement shall become effective on the date it is last executed and delivered by and between the Parties, and such date shall be inserted on the first page hereof as the Effective Date.
- (j) Termination. Notwithstanding anything to the contrary contained herein, if a final, non-appealable approval of the New Petition has not been issued by the BOCC within four (4) years of the Effective Date, or if the Sale Closing has not occurred within five (5) years after the date of the final, non-appealable approval by the BOCC of the New Petition, either party hereto may terminate this Agreement by written notice to the other party; provided, that, upon termination of this Agreement by SBEGC or its successors or assigns, the Savings Provision shall remain effective.
- (k) Savings Provision. If either Party terminates this Agreement pursuant to the Termination section above at Section 8(j), SBEGC and its successors and assigns

shall have no rights to utilize the Single-Family Parcels for the Golf Course in any manner other than for operation of a golf course, unless SBEGC, its successors and assigns agree, in connection with any development of any portion of the Golf Course, including the Single-Family Parcels, that they will develop the Single-Family Parcels only for the Intended Use and that they will fulfill all obligations of SBEGC pursuant to the terms of this Agreement. For clarity, no residential development of the Golf Course, including the Single-Family Parcels for the Intended Use, may occur unless the terms, conditions and provisions of this Agreement are met. This provision shall survive the termination of the Agreement and shall remain in full force and effect.

- (l) Default. If any Party defaults hereunder, the other Parties shall have all legal and equitable remedies, including the right of specific performance; provided, however, each Party shall be given ten (10) days after receipt of written notice from the Party alleging the default within which to cure any default prior to the Party alleging the default commencing any legal action.
- (m) Notices. Wherever any notice or other communication is required or permitted hereunder, such notice or other communication shall be in writing and shall be delivered by nationally recognized overnight courier, hand, or electronic transmission (to be effective upon receipt), to the addresses or electronic addresses set out below or at such other addresses as are specified by written notice delivered in accordance herewith. When any notice or communication is sent by any method, electronic transmission shall also be required where an e-mail address is provided.

If to SBEGC:                    John Caporaletti  
                                        Royal Oaks Golf Club  
                                        3350 West Oak Street  
                                        Lebanon, PA 17042  
                                        john@caporalettigolf.com

With a copy to:                William F. Leahy  
                                        Snider Weinstein PLLC  
                                        2000 Massachusetts Avenue, NW, Suite 200  
                                        Washington, D.C. 20036  
                                        william.leahy@sniderweinstein.com

If to Stoneybrook  
Master Association  
of Orlando, Inc:                14351 Stoneybrook Blvd.  
                                        Orlando, Florida 32828  
                                        Attn: Licensed Community Association Manager

With a copy to: Sentry Management  
2180 West State Road 434 Suite 5000  
Longwood FL 32779  
Attn: Vice President, Orlando Division

With a copy to: Fishback Dominick  
Attn: A. Kurt Ardaman  
1947 Lee Road  
Winter Park, Florida 32789  
Email: ardaman@fishbacklaw.com

- (n) Estoppel Certificate. Each Party hereto shall at any time and from time to time (but at no charge to the requesting Party if not more than three (3) times during any calendar year), upon request in writing from a Party, execute, acknowledge and deliver to such requesting Party a statement certifying, to the best of its knowledge, that (i) this Agreement is in full force and effect, (ii) this Agreement has not been amended or modified, either orally or in writing or, if there have been amendments or modifications, that this Agreement has been so amended or modified (and stating the modifications), and (iii) the requesting Party is not known to be in default in the performance of its obligations under this Agreement unless such requesting Party is indeed in default (in which case, such statement shall specify in reasonable detail the nature of any and all such defaults). Any Party receiving any such request for an estoppel certificate shall execute and return such certificate within fifteen (15) days following receipt of the request therefor.
- (o) Attorneys' Fees/Costs of Enforcement. In the event any litigation, mediation, or controversy between the parties hereto arises out of or in connection with this Agreement, the prevailing party in such litigation, mediation or controversy shall be entitled to recover from the other party all reasonable enforcement costs including, without limitation, attorneys' fees, paraprofessionals' fees, expenses and suit costs, (collectively "**Enforcement Costs**") including those Enforcement Costs associated with any appellate proceedings or post-judgment collection proceedings and also including the attorneys' fees/cost of enforcement phase.
- (p) Execution and Authority of Parties. Each of the Parties represents and warrants to the other that each has full right, power, and authority to enter into this Agreement and that the person or persons executing this Agreement on behalf of SBEGC and the Stoneybrook HOA, as the case may be, are duly authorized to do so. Each Party further represents and warrants that all necessary persons required to bind such Party have executed this Agreement and that all necessary authorizations have been given to each signatory.
- (q) Interpretation. Neither A. Kurt Ardaman, Fishback Dominick, nor any of the Parties shall be considered the drafter of this Agreement, or any portion of this Agreement, for purposes of interpreting this Agreement, it being recognized and agreed that as

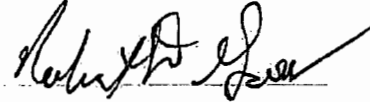
between the Parties, all Parties have contributed substantially and materially to the preparation of this Agreement.

- (r) Insurance. SBEGC shall purchase usual, customary, and adequate property insurance on the Golf Course.

*[Signature page follows]*

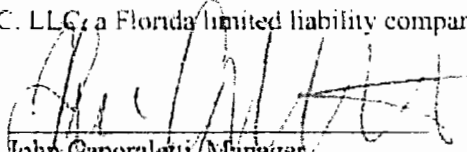
IN WITNESS WHEREOF, the Parties have signed and sealed these presents as of the Effective Date.

STONEBROOK MASTER ASSOCIATION OF  
ORLANDO, INC., a Florida nonprofit corporation

By: 

Print Name: Robert D. Gass  
Its President

SBEGC, LLC, a Florida limited liability company

By:   
John Caporale, Manager



## Exhibit A

### Golf Course Property

#### Legal Description of the Stoneybrook East Golf Course

#### DESCRIPTION: PARCEL A

That part of Section 2, Township 23 South, Range 31 East, Orange County, Florida, described as follows:

Begin at the Northeast corner of Lot 32, Block 3, STONEYBROOK UNIT III, according to the Plat thereof, as recorded in Plat Book 41, Pages 90 through 92, of Public Records of Orange County, Florida; thence run the following two (2) courses along the boundary of Lot 33, Block 3, of said STONEYBROOK UNIT III: N05°22'35"E for a distance of 135.70 feet; thence N46°51'12"W, 5.21 feet to the Southerly line of Conservation Easement Parcel 8, as recorded in Official Records Book 5226, Page 2076, of said Public Records; thence run the following twenty six (26) courses along said Southerly line: N83°23'45"E for a distance of 54.51 feet; thence run N88°18'53"E for a distance of 71.67 feet; thence run N67°39'18"E for a distance of 22.06 feet; thence run S37°44'28"E for a distance of 26.35 feet; thence run S69°36'56"E for a distance of 57.94 feet; thence run S73°06'10"E for a distance of 29.13 feet; thence run S49°09'23"E for a distance of 44.16 feet; thence run N77°27'25"E for a distance of 36.48 feet; thence run S21°05'59"E for a distance of 15.03 feet; thence run S31°12'27"E for a distance of 58.57 feet; thence run N67°17'21"E for a distance of 33.97 feet; thence run S81°23'38"E for a distance of 76.45 feet; thence run S33°51'51"E for a distance of 10.69 feet; thence run S22°32'47"E for a distance of 30.51 feet; thence run S52°12'32"E for a distance of 38.72 feet; thence run S21°31'11"E for a distance of 56.76 feet; thence run S31°40'47"E for a distance of 105.95 feet; thence run N28°21'32"E for a distance of 49.04 feet; thence run S38°08'54"E for a distance of 29.81 feet; thence run S50°33'35"E for a distance of 50.47 feet; thence run S47°37'00"E for a distance of 109.42 feet; thence run S66°14'24"E for a distance of 55.25 feet; thence run N68°46'01"E for a distance of 66.93 feet; thence run N57°16'10"E for a distance of 79.65 feet; thence run N17°05'13"E for a distance of 63.62 feet; thence run N07°18'41"W for a distance of 25.05 feet to the Northwest corner of Lot 96, block 5, STONEYBROOK UNIT I, according to the Plat thereof, as recorded in Plat Book 37, Pages 140 through 146, of said Public Records; thence run the following thirteen (13) courses along the Westerly line of said STONEYBROOK UNIT I: S21°27'19"E for a distance of 52.25 feet; thence run S00°33'05"W for a distance of 240.00 feet; thence run S89°26'55"E for a distance of 178.01 feet to a point on a non-tangent curve concave Easterly having a radius of 850.00 feet and a chord bearing of S16°59'05"E; thence run Southerly along the arc of said curve through a central angle of 23°03'52" for a distance of 342.17 feet to a point of reverse curvature of a curve concave Southwesterly having a radius of 187.00 feet and a chord bearing of S23°20'59"E; thence run Southeasterly along the arc of said curve through a central angle of 10°20'04" for a distance of 33.73 feet to the point of tangency; thence run S18°10'57"E for a distance of 108.62 feet to the point of curvature of a curve concave Northeasterly having a radius of 213.00 and a chord bearing of S24°21'31"E; thence run Southeasterly along the arc of said curve through a central angle of 12°21'07" for a distance of 45.92 feet to the point of compound curvature of a curve concave Northeasterly having a radius of

1104.00 feet and a chord bearing of S31°41'55"E; thence run Southeasterly along the arc of said curve through a central angle of 02°19'42" for a distance of 44.86 feet to the point of compound curvature of a curve concave Northeasterly having a radius of 1741.33 feet and a chord bearing of S33°45'39"E; thence run Southeasterly along the arc of said curve through the central angle of 01°47'46" for a distance of 54.59 feet to the point of compound curvature of a curve concave Northeasterly having a radius of 213.00 feet and a chord bearing of S37°43'51"E; thence run Southeasterly along the arc of said curve through a central angle of 06°08'38" for a distance of 22.84 feet to the point of tangency; thence run S40°48'10"E for a distance of 90.69 feet to the point of curvature of a curve concave Westerly having a radius of 138.00 feet and a chord bearing of S18°59'14"E; thence run Southeasterly along the arc of said curve through a central angle of 43°37'51" for a distance of 105.09 feet to the point of compound curvature of a curve concave Westerly having a radius of 145.00 feet and a chord bearing of S23°21'26"W; thence run Southwesterly along the arc of said curve through a central angle of 41°03'29" for a distance of 103.91 feet to the point of reverse curvature of a curve concave Southeasterly having a radius of 405.00 feet and a chord bearing of S30°04'43"W; thence run Southwesterly through a central angle of 27°36'54" for a distance of 195.20 feet to the Northerly boundary of STONEYBROOK UNIT VIII, according to the plat thereof, as recorded in Plat Book 46, Pages 72 and 73, of said Public Records; thence run the following nineteen (19) courses along said Northerly boundary line: N81°15'46"W for a distance of 104.32 feet; thence run N33°55'18"W for a distance of 201.22 feet; thence run S58°02'23"W for a distance of 52.82 feet; thence run S56°10'48"W for a distance of 54.93 feet; thence run S48°52'36"W for a distance of 34.52 feet; thence run N89°22'28"W for a distance of 41.04 feet; thence run N77°06'06"W for a distance of 1.46 feet; thence run S89°31'06"W for a distance of 10.86 feet; thence run S45°01'27"W for a distance of 8.78 feet; thence run S76°37'29"W for a distance of 17.16 feet; thence run N89°39'09"W for a distance of 58.89 feet; thence run S75°09'35"W for a distance of 72.28 feet; thence run N71°26'19"W for a distance of 47.90 feet; thence run N40°34'13"W for a distance of 7.69 feet; thence run S18°09'25"W for a distance of 27.74 feet; thence run S33°36'07"W for a distance of 38.72 feet; thence run S29°25'11"E for a distance of 19.50 feet; thence run S58°27'47"W for a distance of 8.26 feet; thence run S12°58'31"W for a distance of 261.88 feet along a radial line to the Northerly right-of-way line of Alafaya Trail, as recorded in Official Records Book 3411, Page 1192, of said Public Records and a point on a non-tangent curve concave Northeasterly having a radius of 1750.00 feet and a chord bearing of N48°58'38"W; thence run Northwesterly along said Northerly right-of-way line and the arc of said curve through a central angle of 56°05'42" for a distance of 1713.32 feet to the point of tangency; thence N20°55'47"W along said Northerly right-of-way line for a distance of 2378.35 feet to the South right-of-way line of Stoneybrook Boulevard, as recorded in Plat Book 37, Pages 140 through 146, of said Public Records; thence run N69°04'13"E along said South right-of-way line for a distance of 26.52 feet to the point of curvature of a curve concave Southerly having a radius of 1780.00 feet; thence continue Easterly along said South right-of-way line and the arc of said curve through a central angle of 17°19'53" for a distance of 538.43 feet to the point of compound curvature of a curve concave Southwesterly having a radius of 35.00 feet and a chord bearing of S43°28'49"E; thence the following twenty two (22) courses along the boundary of aforesaid STONEYBROOK UNIT III: Southeasterly along the arc of said curve through a central angle of 100°14'10" for a distance of 61.23 feet to the point of tangency; thence run S06°38'16"W for a distance of 42.53 feet to the point of curvature of a curve concave Easterly having a radius of 400.00 feet and a chord bearing of S01°04'44"W; thence run Southerly along the arc of said curve through a central angle of 11°07'03" for a distance of 77.61 feet to a non-

tangent line, thence run S57°25'00"W for a distance of 38.06 feet; thence run S32°26'41"W for a distance of 37.43 feet; thence run S44°48'25"W for a distance of 97.29 feet; thence run S23°38'16"W for a distance of 287.99 feet; thence run S27°00'49"E for a distance of 124.22 feet; thence run S33°22'30"E for a distance of 518.71 feet; thence run S25°03'32"E for a distance of 175.83 feet; thence run S19°40'45"E for a distance of 73.68 feet; thence run S14°46'02"E for a distance of 436.49 feet; thence run S23°45'20"E for a distance of 240.07 feet; thence run S28°01'59"E for a distance of 134.66 feet; thence run S36°58'49"E for a distance of 104.91 feet; thence run S68°20'26"E for a distance of 80.14 feet; thence run N87°36'47"E for a distance of 73.44 feet; thence run N74°59'51"E for a distance of 59.33 feet; thence run N62°58'37"E for a distance of 48.86 feet; thence run N42°58'02"E for a distance of 90.96 feet; thence run N21°43'55"E for a distance of 55.07 feet; thence run N02°54'13"W for a distance of 303.05 feet to the POINT OF BEGINNING.

LESS AND EXCEPT:

That part of Section 2, Township 23 South, Range 31 East, Orange County, Florida, described as follows:

Commence at the Northeast corner of said Section 2; thence run S 00°10'03" W along the East line of said Section 2 for a distance of 1768.11 feet; thence run N 89°49'57" W for a distance of 2910.57 feet to the POINT OF BEGINNING; thence run S 40°51'32" W for a distance of 17.62 feet; thence run S 32°26'41" W for a distance of 36.95 feet; thence run S 44°48'25" W for a distance of 59.62 feet; thence run S 54°43'13" W for a distance of 34.11 feet; thence run S 67°45'36" W for a distance of 50.92 feet; thence run N 80°42'20" W for a distance of 28.17 feet; thence run S 58°09'14" W for a distance of 40.19 feet; thence run N 74°16'19" W for a distance of 48.78 feet; thence run N 62°05'32" W for a distance of 30.62 feet; thence run N 56°18'28" W for a distance of 54.65 feet; thence run N 14°07'08" E for a distance of 45.41 feet; thence run N 16°10'02" E for a distance of 50.11 feet; thence run N 66°19'45" E for a distance of 14.04 feet; thence run N 26°14'54" W for a distance of 23.06 feet; thence run N 60°30'17" E for a distance of 70.18 feet; thence run N 56°32'07" E for a distance of 27.53 feet; thence run N 07°18'35" W for a distance of 23.18 feet; thence run N 83°56'24" E for a distance of 50.00 feet; thence run N 88°01'01" E for a distance of 100.00 feet; thence run N 82°04'47" E for a distance of 87.38 feet; thence run S 04°05'18" W for a distance of 58.39 feet; thence run S 58°29'44" E for a distance of 8.27 feet; thence run S 06°07'18" W for a distance of 34.48 feet; thence run S 64°37'17" W for a distance of 6.19 feet; thence run S 17°35'34" W for a distance of 29.30 feet to the POINT OF BEGINNING.

Containing 57.731 acres more or less and being subject to any rights-of-way, restrictions and easement of record.

**DESCRIPTION: PARCEL B**

That part of Section 2, Township 23 South, Range 31 East, Orange County, Florida, described as follows:

BEGINNING at the Northeast corner of Lot 62, Block 2, STONEYBROOK UNIT 1, according to the Plat thereof, as recorded in Plat Book 37, Pages 140 through 146, of Public Records of Orange County, Florida; thence run the thirteen (13) courses along the Northerly boundary of said STONEYBROOK UNIT 1: S54°27'41"E for a distance of 142.38 feet; thence run S23°40'42"E for a distance of 262.39 feet; thence run S29°13'21"E for a distance of 116.55 feet; thence run S45°12'22"E for a distance of 95.49 feet; thence run S17°41'34"E for a distance of 176.34 feet; thence run S12°31'04"W for a distance of 80.27 feet; thence run S10°37'35"W for a distance of 65.03 feet; thence run S03°28'42"W for a distance of 65.00 feet; thence run S01°46'09"E for a distance of 120.31 feet; thence run S07°45'26"E for a distance of 403.25 feet; thence run S07°21'49"W for a distance of 96.02 feet to the North right-of-way line of Stoneybrook Boulevard and a point on a non-tangent curve concave Southwesterly having a radius of 1620.00 feet and a chord bearing of S80°29'20"E; thence run Southeasterly along said North right-of-way line and the arc of said curve through a central angle of 04°17'43" for a distance of 121.45 feet to the point of reverse curvature of a curve concave Northerly having a radius of 810.00 feet and a chord bearing of S82°06'33"E; thence run Easterly along said North right-of-way line and the arc of said curve through a central angle of 07°32'09" for a distance of 106.54 feet to the Westerly line of Conservation Easement Parcel 3, as recorded in Official Records Book 5226, Page 2076, of said Public Records; thence run the following fifty two (52) courses along said Westerly line: N13°20'02"E for a distance of 46.32 feet; thence run N05°37'58"W for a distance of 11.81 feet; thence run N22°39'27"W for a distance of 35.49 feet; thence run N18°44'22"E for a distance of 56.40 feet; thence run N08°11'48"E for a distance of 55.21 feet; thence run N02°50'09"E for a distance of 66.39 feet; thence run N00°20'25"E for a distance of 53.80 feet; thence run N22°42'59"W for a distance of 31.59 feet; thence run N01°05'54"E for a distance of 70.37 feet; thence run N03°57'46"W for a distance of 69.09 feet; thence run N11°26'23"E for a distance of 49.09 feet; thence run N31°33'31"W for a distance of 40.04 feet; thence run N18°28'22"E for a distance of 60.76 feet; thence run N03°02'01"E for a distance of 56.76 feet; thence run N21°50'39"E for a distance of 68.32 feet; thence run N05°24'35"W for a distance of 59.93 feet; thence run N05°17'48"W for a distance of 37.37 feet; thence run N84°03'16"W for a distance of 50.03 feet; thence run N33°40'42"E for a distance of 88.20 feet; thence run N09°23'26"W for a distance of 11.35 feet; thence run N23°58'07"W for a distance of 59.58 feet; thence run N55°59'03"E for a distance of 62.29 feet; thence run N33°28'16"E for a distance of 53.00 feet; thence run N47°16'57"E for a distance of 42.33 feet; thence run N30°29'03"E for a distance of 51.26 feet; thence run N75°45'30"E for a distance of 71.73 feet; thence run N69°38'33"E for a distance of 36.31 feet; thence run N61°21'42"E for a distance of 43.89 feet; thence run N76°26'16"E for a distance of 29.59 feet; thence run N55°26'36"E for a distance of 37.44 feet; thence run N40°03'57"E for a distance of 48.20 feet; thence run N24°03'57"E for a distance of 21.45 feet; thence run N42°36'41"E for a distance of 52.01 feet; thence run N48°37'08"E for a distance of 39.99 feet; thence run N37°46'26"E for a distance of 39.24 feet; thence run N73°59'55"E for a distance of 34.32 feet; thence run N52°03'03"E for a distance of 40.09 feet; thence run N51°15'52"E for a distance of 34.25 feet; thence run N60°08'32"E for a distance of 18.48 feet; thence run N26°17'43"W for a distance of 3.93 feet; thence run N89°52'45"E for a distance of 104.01 feet; thence run N51°54'59"W for a distance of 26.42 feet; thence run N39°56'27"W for a distance of 29.24 feet; thence run N74°00'01"E for a distance of 19.13 feet; thence run S69°49'01"E for a distance of 93.50 feet; thence run S81°36'35"E for a distance of 50.53 feet; thence run N69°17'39"E for a distance of 50.14 feet; thence run N82°26'53"E for a distance of 47.85 feet; thence run S87°12'13"E for a distance of 103.07 feet to the point of

curvature of a curve concave Southwesterly having a radius of 17.50 feet and a chord bearing of S45°23'22"E; thence Southeasterly along the arc of said curve through a central angle of 83°37'42" for a distance of 25.54 feet to the point of tangency; thence run S03°34'31"E for a distance of 70.67 feet; thence run S09°19'06"E for a distance of 94.29 feet to the Northerly line of said STONEYBROOK UNIT 1; thence run the following four (4) courses along said Northerly line: S61°47'37"E for a distance of 1.74 feet; thence run S37°13'04"E for a distance of 50.30 feet; thence run S09°16'32"E for a distance of 56.74 feet; thence run S18°10'40"E for a distance of 109.84 feet to the Northerly line of Conservation Easement Parcel 5, as recorded in Official Records Book 5226, Page 2076, of said Public Records; thence run the following eight (8) courses along the Northerly, Easterly and Southerly lines of said Parcel 5: N56°17'31"E for a distance of 20.09 feet; thence run S62°28'03"E for a distance of 35.55 feet; thence run S55°38'13"E for a distance of 67.55 feet; thence run S37°48'08"E for a distance of 76.16 feet; thence run S37°33'02"W for a distance of 65.62 feet; thence run S04°33'46"W for a distance of 76.23 feet; thence run N83°20'36"W for a distance of 22.42 feet; thence run N48°05'48"W for a distance of 17.97 feet to the Northerly line of said STONEYBROOK UNIT 1; thence run the following three (3) courses along said Northerly line: S14°17'35"E for a distance of 159.15 feet; thence run S18°40'00"W for a distance of 80.06 feet to a point on a non-tangent curve concave Southeasterly having a radius of 980.00 feet and a chord bearing of N71°24'36"E; thence run Easterly along the arc of said curve through a central angle of 13°40'47" for a distance of 233.98 feet to a point on a non-tangent line and the Westerly line of Conservation Easement Parcel 6, as recorded in Official Records Book 5226, Page 2076, of said Public Records; thence run the following twenty eight (28) courses along said Westerly line: N03°03'23"W for a distance of 275.02 feet; thence run N23°37'13"W for a distance of 49.65 feet; thence run N07°42'06"E for a distance of 42.26 feet; thence run N22°50'59"W for a distance of 41.47 feet; thence run N45°24'38"W for a distance of 19.07 feet; thence run N75°34'41"W for a distance of 18.11 feet; thence run N86°58'10"W for a distance of 35.85 feet; thence run N62°21'21"W for a distance of 32.11 feet; thence run S82°30'28"W for a distance of 23.65 feet; thence run S63°33'41"W for a distance of 44.88 feet; thence run N72°32'58"W for a distance of 53.87 feet; thence run N87°01'04"W for a distance of 55.67 feet; thence run N26°14'56"W for a distance of 10.26 feet; thence run N18°10'40"W for a distance of 41.39 feet; thence run N09°16'32"W for a distance of 57.07 feet; thence run N50°51'04"E for a distance of 29.90 feet; thence run N03°00'48"W for a distance of 29.26 feet; thence run S70°18'01"W for a distance of 19.89 feet to the point of curvature of a curve concave Northeasterly having a radius of 25.00 feet and a chord bearing of N59°30'33"W; thence run Northwesterly along the arc of said curve through a central angle of 100°22'54" for a distance of 43.80 feet to the point of tangency; thence run N09°19'06"W for a distance of 72.98 feet; thence run N03°34'31"W for a distance of 69.92 feet to the point of curvature of a curve concave Southwesterly having a radius of 32.50 feet and a chord bearing of N45°23'22"W; thence run Northwesterly along the arc of said curve through a central angle of 83°37'42" for a distance of 47.44 feet to the point of tangency; thence run N87°12'13"W for a distance of 104.43 feet; thence run S82°26'53"W for a distance of 50.94 feet; thence run S69°17'39"W for a distance of 47.98 feet; thence run N81°36'35"W for a distance of 45.08 feet; thence run N69°49'01"W for a distance of 71.44 feet; thence run N72°14'46"W for a distance of 29.39 feet to the Southeast corner of Conservation Easement Parcel 4 as recorded in Official Records Book 5226, Page 2076, of said Public Records; thence run S89°52'45"W along the South line of said Parcel 4 for a distance of 123.46 feet; thence run N44°38'33"W for a distance of 30.26 feet to the North line of the Northeast 1/4 of said Section 2 and the South line of DEER RUN SOUTH PUD PHASE 1, according to the Plat thereof, as

recorded in Plat Book 22, Pages 134 through 140, of said Public Records; thence run S89°52'45"W along said North and South line for a distance of 717.50 feet to the North 1/4 corner of said Section 2; thence run S89°43'30"W along the North line of the Northwest 1/4 of said Section 2 and said South line for a distance of 438.82 feet to the POINT OF BEGINNING

Containing 17.879 acres more or less and being subject to any rights-of-way, restrictions and easements of record.

**DESCRIPTION: PARCEL C**

That part of Section 1, Township 23 South, Range 31 East, Orange County, Florida, described as follows:

Beginning at the Northeast corner of Tract "YY", STONEYBROOK UNIT IX according to the plat thereof as recorded in Plat Book 49, Pages 75 through 78, of Public Records of Orange County, Florida; thence run N56°37'13"E along the South right-of-way line of Stoneybrook Boulevard for a distance of 432.55 feet to the Westerly line of aforesaid STONEYBROOK UNIT IX; thence run the following eight (8) courses along said Westerly line: S33°22'47"E for a distance of 36.09 feet to the point of curvature of a curve concave Westerly having a radius of 75.00 feet; thence run Southerly along the arc of said curve through a central angle of 33°58'08" for a distance of 44.47 feet to the point of tangency; thence run S00°35'22"W for a distance of 152.89 feet; thence run S04°34'39"W for a distance of 175.00 feet; thence run S44°36'54"W for a distance of 375.00 feet; thence run N05°49'54"W for a distance of 166.85 feet; thence run N15°47'34"W for a distance of 133.90 feet; thence run N24°34'28"W for a distance of 146.94 feet to the POINT OF BEGINNING.

Containing 3.342 acres more or less and being subject to any rights-of-way, restrictions and easements of record.

**DESCRIPTION: PARCEL D**

That part of Section 1, Township 23 South, Range 31 East, Orange County, Florida, described as follows:

Begin at the Northernmost corner of Lot 31, Block 12, STONEYBROOK UNIT VII, according to the plat thereof, as recorded in Plat Book 44, Pages 122 through 127, of the Public Records of Orange County, Florida; thence run the following five (5) courses along the boundary of said Block 12, STONEYBROOK UNIT VII: S53°43'30"E for a distance of 354.26 feet; thence run S41°42'12"E for a distance of 499.84 feet; thence run S51°29'18"E for a distance of 260.37 feet; thence run S46°11'03"W for a distance of 420.10 feet; thence run N29°16'14"W for a distance of 21.85 feet; thence run following eight (8) courses along the Easterly boundary of a Conservation Easement, as described in Official Records Book 6125, Page 4505, of said Public Records: S08°13'04"E for a distance of 36.77 feet; thence run S22°51'54"E for a distance of 12.88 feet; thence run S70°07'46"E for a distance of 7.83 feet; thence run N09°23'04"W for a distance of 28.00 feet; thence run N71°58'50"E for a distance of 65.43 feet; thence run S65°40'32"E for a

distance of 68.58 feet; thence run S33°43'54"W for a distance of 46.73 feet; thence run S43°17'43"E for a distance of 23.10 feet to the boundary of Block 18 of said STONEYBROOK UNIT VII; thence run following five (5) courses along said boundary of Block 18: N46°11'03"E for a distance of 400.23 feet; thence run S51°29'18"E for a distance of 129.31 feet; thence run S58°19'03"E for a distance of 232.34 feet; thence run S45°27'38"E for a distance of 116.57 feet; thence run N29°12'01"E for a distance of 231.99 feet to the point of curvature of a curve concave Southwesterly having a radius of 25.00 feet and a chord bearing of N15°47'59"W; thence run Northwesterly along the arc of said curve through a central angle of 90°00'00" for a distance of 39.27 feet to the point of tangency; thence run the following six (6) courses along the Southerly right-of-way line of Stoneybrook Boulevard: N60°47'59"W for a distance of 25.25 feet; thence run S29°12'01"W for a distance of 20.00 feet; thence run N60°47'59"W for a distance of 205.12 feet to the point of curvature of a curve concave Northeasterly having a radius of 900.00 feet and a chord bearing of N43°02'33"W; thence run Northwesterly along the arc of said curve through a central angle of 35°30'53" for a distance of 557.86 feet to the point of tangency; thence run N25°17'06"W for a distance of 68.72 feet to the point of curvature of a curve concave Southwesterly having a radius of 950.00 feet and a chord bearing of N53°02'22"W; thence run Northwesterly along the arc of said curve through a central angle of 55°30'30" for a distance of 920.36 feet to a radial line; thence run the following three (3) courses along the boundary of Tract X, STONEYBROOK UNIT II, according to the plat thereof, as recorded in Plat Book 40, Pages 106 through 109, of said Public Records: S09°12'23"W for a distance of 20.00 feet; thence run N81°43'04"W for a distance of 30.00 feet; thence run N07°21'29"E along a radial line for a distance of 20.00 feet to the Southerly right-of-way line of Stoneybrook Boulevard and a point on a non-tangent curve concave Southerly having a radius of 950.00 feet and a chord bearing of N85°02'34"W; thence run Westerly along said Southerly right-of-way line and the arc of said curve through a central angle of 04°48'06" for a distance of 79.62 feet to the boundary of aforesaid STONEYBROOK UNIT VII and a non-tangent line; thence run S05°23'53"E along said boundary for a distance of 228.22 feet to the POINT OF BEGINNING.

Containing 12.236 acres more or less and being subject to any rights-of-way, restrictions and easements of record.

#### **DESCRIPTION: PARCEL E**

That part of Section 1, Township 23 South, Range 31 East, Orange County, Florida, described as follows:

Begin at the Northernmost corner of Lot 1, Block 18, STONEYBROOK UNIT VII, according to the plat thereof as recorded in Plat Book 44, Pages 122 through 127, of Public Records of Orange County, Florida; thence run the following two (2) courses along the Easterly boundary of said Block 18: S45°27'38"E for a distance of 116.55 feet; thence run S28°51'42"E for a distance of 284.74 feet to the Northerly line of Conservation Easement, Parcel 22, as recorded in Official Records Book 5226, Page 2076, of said Public Records; thence run the following twenty three (23) courses along the Northerly, Easterly, and Southerly lines of said Parcel 22: N53°45'20"E for a distance of 32.43 feet; thence run N54°12'31"E for a distance of 51.79 feet; thence run N60°24'40"E for a distance of 41.42 feet; thence run N69°38'16"E for a distance of 40.27 feet;



thence run S77°28'28"E for a distance of 47.07 feet; thence run S85°59'08"E for a distance of 27.78 feet; thence run S66°02'56"E for a distance of 42.12 feet; thence run S28°50'46"E for a distance of 33.90 feet; thence run S26°52'19"W for a distance of 6.29 feet; thence run N75°54'21"W for a distance of 12.80 feet; thence run S79°44'06"W for a distance of 28.34 feet; thence run S66°25'10"W for a distance of 28.59 feet; thence run S49°58'39"W for a distance of 61.61 feet; thence run S69°09'37"W for a distance of 53.30 feet; thence run S45°46'01"W for a distance of 52.23 feet; thence run S09°28'48"W for a distance of 31.50 feet; thence run S43°16'32"E for a distance of 29.64 feet; thence run N86°47'10"E for a distance of 48.45 feet; thence run N73°51'32"E for a distance of 32.74 feet; thence run S86°27'36"E for a distance of 24.95 feet; thence run S35°50'04"W for a distance of 40.32 feet; thence run S33°06'07"W for a distance of 30.10 feet; thence run S69°44'58"W for a distance of 31.60 feet to the aforesaid Easterly boundary of Block 18; thence run the following five (5) courses along said Easterly boundary: S18°50'39"E, 175.00 feet; thence run S01°06'23"W for a distance of 300.00 feet; thence run S08°55'06"W for a distance of 300.00 feet; thence run S18°09'55"W for a distance of 200.00 feet; thence run S31°27'47"W for a distance of 125.00 feet to the Easterly line of Conservation Easement Parcel 20, as recorded in Official Records Book 5226, Page 2076, of said Public Records; thence run the following thirteen (13) courses along said Easterly line: S39°07'50"E for a distance of 34.58 feet; thence run S30°55'25"E for a distance of 25.51 feet; thence run S09°51'44"E for a distance of 25.48 feet; thence run S17°47'27"E for a distance of 43.90 feet; thence run S03°51'40"E for a distance of 26.70 feet; thence run S52°59'45"W for a distance of 16.64 feet; thence run S33°25'29"E for a distance of 36.98 feet; thence run S18°09'21"E for a distance of 25.66 feet; thence run S46°46'38"E for a distance of 18.76 feet; thence run S05°19'18"E for a distance of 24.13 feet; thence run S12°21'48"W for a distance of 40.06 feet; thence run S36°24'07"E for a distance of 24.46 feet; thence run S05°18'16"W for a distance of 15.53 feet; thence run S18°02'09"W for a distance of 1.08 feet to the North line of Tract III, STONEYBROOK UNIT XI, according to the plat thereof, as recorded in Plat Book 55, Pages 85 through 87, of said Public Records; thence run S41°37'46"E along said North line for a distance of 62.48 feet to the Westerly right-of-way line of Stoneybrook Boulevard; thence run the following seven (7) courses along said Westerly right-of-way line: N48°22'14"E for a distance of 21.23 feet to the point of curvature of a curve concave Northwesterly having a radius of 1145.00 feet and a chord bearing of N33°00'38"E; thence run Northeasterly along the arc of said curve through a central angle of 30°43'11" for a distance of 613.91 feet to the point of tangency; thence run N17°39'02"E for a distance of 17.39 feet to the point of curvature of a curve concave Westerly having a radius of 1470.00 feet and a chord bearing of N01°13'32"E; thence run Northerly along the arc of said curve through a central angle of 32°51'00" for a distance of 842.81 feet to the point of tangency; thence run N15°11'58"W for a distance of 386.72 feet to the point of curvature of a curve concave Southwesterly having a radius of 520.00 feet and a chord bearing of N37°59'58"W; thence run Northwesterly along the arc of said curve through a central angle of 45°36'01" for a distance of 413.86 feet to the point of tangency; thence run N60°47'59"W for a distance of 242.26 feet to the point of curvature of a curve concave Southerly having a radius of 25.00 feet and a chord bearing of S74°12'01"W; thence run Westerly along the Southerly right-of-way line of Ridgemoor Drive and the arc of said curve through a central angle of 90°00'00" for a distance of 39.27 feet to the point of tangency; thence run S29°12'01"W along said Southerly right-of-way line for a distance of 245.70 feet to the POINT OF BEGINNING.



**LESS AND EXCEPT:**

That part of Section 1, Township 23 South, Range 31 East, Orange County, Florida, described as follows:

Commence at the Northwest corner of said Section 1; thence run S00°10'03"W along the West line of said Section 1 for a distance of 3011.74 feet; thence run S89°49'57"E for a distance of 4275.62 feet to the POINT OF BEGINNING; thence run N21°36'02"E for a distance of 43.03 feet; thence run N30°57'00"W for a distance of 9.05 feet; thence run N25°45'53"E for a distance of 61.39 feet; thence run N79°34'46"E for a distance of 19.59 feet; thence run S64°46'09"E for a distance of 35.26 feet; thence run S63°04'27"E for a distance of 17.79 feet; thence run S49°32'14"E for a distance of 16.35 feet; thence run N38°31'54"E for a distance of 30.65 feet; thence run S26°48'28"E for a distance of 58.66 feet; thence run S15°51'10"E for a distance of 24.49 feet; thence run S02°25'43"E for a distance of 22.01 feet; thence run S12°44'07"W for a distance of 38.27 feet; thence run S61°59'39"W for a distance of 13.26 feet; thence run S81°49'50"W for a distance of 39.52 feet; thence run S55°21'57"W for a distance of 42.31 feet; thence run N72°47'34"W for a distance of 34.55 feet; thence run N60°25'12"W for a distance of 21.08 feet; thence run N30°37'12"W for a distance of 33.16 feet; thence run N18°07'24"W for a distance of 26.40 feet to the POINT OF BEGINNING.

Containing 16.828 acres more or less and being subject to any rights-of-way, restrictions and easements of record.

**DESCRIPTION: PARCEL F**

That part of Section 2, Township 23 South, Range 31 East, Orange County, Florida, described as follows:

BEGIN at the intersection of the East line of Lot 1 Block 5, STONEYBROOK UNIT 1, according to the plat thereof, as recorded in Plat Book 37, Pages 140 through 146, of the Public Records of Orange County, Florida, and the South right-of-way line of Stoneybrook Boulevard, as depicted in said Plat; thence run the following eleven (11) courses along the Easterly boundary line of said Block 5: S36°31'06"E for a distance of 64.35 feet; thence run S52°05'05"E for a distance of 214.69 feet; thence run S29°03'42"E for a distance of 174.06 feet; thence run S09°06'39"E for a distance of 374.57 feet; thence run S11°32'13"E for a distance of 450.00 feet; thence run S12°45'44"E for a distance of 155.04 feet; thence run S04°12'44"E for a distance of 92.85 feet; thence run S04°12'44"E for a distance of 550.59 feet; thence run S00°52'13"W for a distance of 225.81 feet; thence run S00°33'05"W for a distance of 418.21 feet; thence run S06°16'11"E for a distance of 318.06 feet to the North line of lands described in Official Records Book 5688, Page 2449, of said Public Records and a point on a non-tangent curve concave Southerly having a radius of 275.00 feet and a chord bearing of S87°22'32"E; thence run Easterly along said North line and the arc of said curve through a central angle of 26°36'35" for a distance of 127.72 feet to the point of reverse curvature of a curve concave Northerly having a radius of 75.00 feet and a chord bearing of N89°55'28"E; thence run Easterly along said North line and the arc of said curve through a central angle of 32°00'36" for a distance of 41.90 feet to the point of tangency; thence run N73°55'10"E

along said North line for a distance of 110.28 feet to the point of curvature of a curve concave Southerly having a radius of 225.00 feet and a chord bearing of N76°56'58"E; thence run Easterly along said North line and the arc of said curve through a central angle of 06°03'37" for a distance of 23.80 feet to the Easterly line of Conservation Easement Parcel 12, as recorded in Official Records Book 5226, Page 2076, of said Public Records; thence run the following fifty five (55) courses along said Easterly line: N03°47'26"E for a distance of 9.01 feet to a point on a non-tangent curve concave Southerly having a radius of 285.00 feet and a chord bearing of S78°06'03"W; thence run Westerly along the arc of said curve through a central angle of 01°41'58" for a distance of 8.45 feet to the point of tangency; thence run S77°15'04"W for a distance of 41.57 feet; thence run N09°15'02"E for a distance of 99.21 feet; thence run N00°20'01"W for a distance of 38.65 feet; thence run N13°00'26"E for a distance of 66.06 feet; thence run N11°58'35"E for a distance of 49.24 feet; thence run N00°06'38"W for a distance of 80.65 feet; thence run N07°38'05"W for a distance of 41.01 feet; thence run N21°48'28"W for a distance of 85.55 feet; thence run N03°14'31"E for a distance of 66.74 feet; thence run N01°00'37"E for a distance of 46.54 feet; thence run N03°54'17"E for a distance of 44.46 feet; thence run N03°31'59"E for a distance of 36.38 feet; thence run N08°53'41"W for a distance of 52.88 feet; thence run N08°07'53"E for a distance of 80.77 feet; thence run N04°45'07"W for a distance of 77.62 feet; thence run N02°17'58"W for a distance of 46.14 feet; thence run N19°35'13"W for a distance of 43.79 feet; thence run N05°38'03"W for a distance of 51.65 feet; thence run N07°23'11"E for a distance of 18.15 feet; thence run N23°10'01"W for a distance of 39.40 feet; thence run N05°54'01"E for a distance of 49.51 feet; thence run N06°27'15"W for a distance of 49.71 feet; thence run N15°08'37"W for a distance of 61.68 feet; thence run N05°03'57"E for a distance of 53.82 feet; thence run N03°08'27"W for a distance of 57.00 feet; thence run N09°28'06"W for a distance of 44.95 feet; thence run N00°26'02"E for a distance of 95.55 feet; thence run N00°13'58"E for a distance of 71.14 feet; thence run N24°30'24"W for a distance of 50.42 feet; thence run N19°19'41"W for a distance of 43.76 feet; thence run N14°06'44"W for a distance of 189.07 feet; thence run N28°59'47"W for a distance of 29.54 feet; thence run N32°09'19"E for a distance of 20.62 feet; thence run N02°11'05"E for a distance of 33.89 feet; thence run N33°50'42"W for a distance of 24.85 feet; thence run N06°06'20"E for a distance of 62.06 feet; thence run N19°32'57"E for a distance of 5.67 feet; thence run N15°21'10"W for a distance of 50.11 feet; thence run N09°59'35"E for a distance of 40.09 feet; thence run N29°46'22"W for a distance of 45.82 feet; thence run N21°59'01"E for a distance of 59.97 feet; thence run N04°51'29"W for a distance of 139.45 feet; thence run N58°59'46"W for a distance of 27.89 feet; thence run N00°03'11"W for a distance of 99.35 feet; thence run N13°34'49"W for a distance of 64.43 feet; thence run N23°34'40"W for a distance of 59.47 feet; thence run N07°28'38"W for a distance of 74.52 feet; thence run N04°07'15"E for a distance of 60.15 feet; thence run N27°10'54"W for a distance of 42.62 feet; thence run N21°31'00"W for a distance of 92.39 feet; thence run N15°11'15"W for a distance of 60.40 feet; thence run N07°03'37"W for a distance of 77.10 feet; thence run N17°11'42"E for a distance of 34.74 feet to the aforesaid South right-of-way line of Stoneybrook Boulevard and a point on a non-tangent curve Southerly having a radius of 880.00 feet and a chord bearing of S82°18'49"W; thence Westerly along said South right-of-way line and the arc of said curve through a central angle of 33°56'08" for a distance of 521.21 feet to the POINT OF BEGINNING.

Containing 20.081 acres more or less and being subject to any rights-of-way, restrictions and easements of record.

**DESCRIPTION: PARCEL C**

That part of Sections 1 and 2, Township 23 South, Range 31 East, Orange County, Florida, described as follows:

BEGIN at the Northernmost corner of Lot 29, Block 20, STONEYBROOK UNIT XI, according to the plat thereof, as recorded in Plat Book 55, Pages 85 through 87, of the Public Records of Orange County, Florida, thence run S70°47'38"W along the Westerly line of said Block 20 for a distance of 154.43 feet to the Northerly line of Conservation Easement Parcel 16, as recorded in Official Records Book 5226, Page 2076, of said Public Records; thence run the following twenty eight (28) courses along the Northerly, Westerly, and Southerly lines of said Parcel 16: S77°24'57"W for a distance of 22.50 feet; thence run N63°17'19"W for a distance of 47.64 feet; thence run N62°41'49"W for a distance of 63.45 feet; thence run N66°57'55"W for a distance of 46.17 feet; thence run N51°50'11"W for a distance of 39.62 feet; thence run N23°14'22"W for a distance of 30.28 feet; thence run N07°06'38"W for a distance of 69.84 feet; thence run S59°22'18"W for a distance of 66.34 feet; thence run S68°41'38"W for a distance of 41.39 feet; thence run S03°36'30"W for a distance of 33.91 feet; thence run S18°33'30"W for a distance of 55.32 feet; thence run S61°03'52"W for a distance of 43.65 feet; thence run S39°48'45"W for a distance of 49.75 feet; thence run S40°44'45"W for a distance of 66.36 feet; thence run S41°56'27"W for a distance of 24.88 feet; thence run S66°50'08"W for a distance of 36.92 feet; thence run S56°50'38"W for a distance of 60.72 feet; thence run N88°01'46"W for a distance of 34.31 feet; thence run S38°11'07"W for a distance of 35.92 feet; thence run S58°53'59"W for a distance of 32.34 feet to the point of curvature of a curve concave Easterly having a radius of 122.00 feet and a chord bearing of S13°33'51"E; thence Southerly along the arc of said curve through a central angle of 144°55'41" for a distance of 308.60 feet to the point of tangency; thence run S86°01'42"E for a distance of 72.36 feet; thence run N88°30'28"E for a distance of 62.05 feet; thence run S57°46'00"E for a distance of 53.24 feet; thence run S87°00'50"E for a distance of 54.27 feet; thence run N76°45'31"E for a distance of 37.16 feet; thence run S79°53'07"E for a distance of 48.22 feet; thence run S72°03'42"E for a distance of 71.48 feet to the Northwest corner of Lot 19, of said Block 20, STONEYBROOK UNIT XI; thence run the following nine (9) courses along the Westerly, and Southerly lines of said Plat; S05°02'19"W for a distance of 136.00 feet; thence run S72°26'41"E for a distance of 114.27 feet; thence run S83°27'33"E for a distance of 313.20 feet; thence run S73°35'33"E for a distance of 354.54 feet; thence run S66°37'02"E for a distance of 26.50 feet; thence run S51°28'01"E for a distance of 120.15 feet; thence run S42°08'22"E for a distance of 64.66 feet to a point on a non-tangent curve concave Southeasterly having a radius of 630.00 feet and a chord bearing of S38°33'34"W; thence run Southwesterly along the arc of said curve through a central angle of 19°37'19" for a distance of 215.76 feet to the point of reverse curvature of a curve concave Northwesterly having a radius of 35.00 feet and a chord bearing of S71°16'11"W; thence run Southwesterly along the arc of said curve through a central angle of 85°02'33" for a distance of 51.95 feet to the Northerly right-of-way line of Alafaya Trail, as described in Official Records Book 3411, Page 1192, of said Public Records and the point of reverse curvature of a curve concave Southerly having a radius of 1860.00 feet and a chord bearing of N78°08'40"W; thence run Westerly along said Northerly right-of-way line and the arc of said curve through a central angle of 23°52'15" for a distance of 774.92 feet to the point of tangency; thence run S89°55'13"W along said Northerly right-of-way line for a distance of 967.64

feet to the Northerly line of Conservation Easement Parcel 15, as recorded in Official Records Book 5226, Page 2076, of said Public Records; thence run the following thirteen (13) courses along said Northerly line of said Parcel 15: N53°47'30"W for a distance of 92.61 feet; thence run N37°21'01"W for a distance of 38.18 feet; thence run N58°02'55"W for a distance of 183.20 feet; thence run N37°22'26"W for a distance of 76.50 feet; thence run S03°49'38"E for a distance of 62.32 feet; thence run S05°41'54"E for a distance of 22.57 feet; thence run S13°28'15"W for a distance of 41.99 feet; thence run S02°18'34"W for a distance of 17.62 feet; thence run S70°19'40"W for a distance of 7.23 feet; thence run S83°24'19"W for a distance of 44.86 feet; thence run S43°54'11"W for a distance of 29.29 feet; thence run S48°23'31"W for a distance of 25.89 feet; thence run S24°00'00"W for a distance of 59.57 feet to the aforesaid Northerly Right-of-way line of Alafaya Trail; thence S89°55'13"W along said Northerly right-of-way line for a distance of 479.60 feet to the Easterly line of Conservation Easement Parcel 14 as recorded in Official Records Book 5226, Page 2076, of said Public Records; thence run the following twenty one (21) courses along the Easterly, Northerly, and Westerly lines of said Parcel 14: thence run N87°02'12"E for a distance of 19.89 feet; thence run N61°02'20"E for a distance of 53.34 feet; thence run N86°38'11"E for a distance of 32.42 feet; thence run N36°06'12"E for a distance of 32.01 feet; thence run N59°14'12"E for a distance of 13.57 feet; thence run N67°03'50"E for a distance of 40.09 feet; thence run S89°10'52"W for a distance of 25.70 feet; thence run N18°23'04"W for a distance of 5.51 feet; thence run N44°18'09"W for a distance of 13.55 feet; thence run N67°19'07"W for a distance of 14.40 feet; thence run N58°04'44"W for a distance of 58.31 feet; thence run N72°47'36"W for a distance of 60.80 feet; thence run S80°27'27"W for a distance of 51.66 feet; thence run S61°27'09"W for a distance of 45.43 feet; thence run S40°11'17"W for a distance of 24.96 feet; thence run S35°08'09"W for a distance of 27.47 feet; thence run S18°46'11"E for a distance of 13.81 feet; thence run S72°37'03"E for a distance of 32.47 feet; thence run S45°00'35"E for a distance of 50.55 feet; thence run S81°38'54"E for a distance of 26.15 feet; thence run S22°05'51"E for a distance of 12.96 feet to said Northerly Right-of-way line of Alafaya Trail; thence run S89°55'13"W along said Northerly Right-of-way line for a distance of 232.58 feet; thence run S89°53'05"W along said Northerly right-of-way line for a distance of 603.57 feet to the Easterly right-of-way line of Northampton Avenue and the point of curvature of a curve concave Northeasterly having a radius of 35.00 feet; thence run the following eight (8) courses along said Easterly right-of-way line: Northwestery along the arc of said curve through a central angle of 90°00'00" for a distance of 54.98 feet to the point of tangency; thence run N00°06'55"W for a distance of 134.95 feet to the point of curvature of a curve concave Easterly having a radius of 345.00 feet and a chord bearing of N21°53'08"E; thence run Northerly along the arc of said curve through a central angle of 44°00'05" for a distance of 264.95 feet to the point of reverse curvature of a curve concave Westerly having a radius of 205.00 feet and a chord bearing of N08°25'22"E; thence run Northerly along the arc of said curve through a central angle of 70°55'35" for a distance of 253.77 feet to the point of tangency; thence run N27°02'25"W for a distance of 93.41 feet to the point of curvature of a curve concave Southwesterly having a radius of 1075.00 feet; thence run Northwestery along the arc of said curve through a central angle of 07°16'35" for a distance of 136.52 feet to the point of tangency; thence run N34°19'01"W for a distance of 117.46 feet to the point of curvature of a curve concave Northeasterly having a radius of 800.00 feet and a chord bearing of N28°54'30"W; thence run Northwestery along the arc of said curve through a central angle of 10°49'00" for a distance of 151.03 feet to the South line of lands described in Official Records Book 5688, Page 2449, of said Public Records and the point of compound curvature of a curve concave Southeasterly having a radius of 35.00 feet and a chord

bearing of N25°18'19"E; thence run the following six (6) courses along said South line: Northeasterly along the arc of said curve through a central angle of 97°36'39" for a distance of 59.63 feet to the point of tangency; thence run N74°06'39"E for a distance of 72.68 feet to the point of curvature of a curve concave Southerly having a radius of 225.00 feet and a chord bearing of S89°58'48"E; thence run Easterly along the arc of said curve through a central angle of 31°49'07" for a distance of 124.95 feet to the point of reverse curvature of a curve concave Northerly having a radius of 125.00 feet and a chord bearing of N89°55'28"E; thence run Easterly along the arc of said curve through a central angle of 32°00'36" for a distance of 69.83 feet to the point of tangency; thence run N73°55'10"E for a distance of 110.28 feet to the point of curvature of a curve concave Southerly having a radius of 175.00 feet and a chord bearing of N74°55'02"E; thence run Easterly along the arc of said curve through a central angle of 01°59'44" for a distance of 6.10 feet to a non-tangent line; thence run S03°47'26"W for a distance of 11.94 feet to the Northerly line of Conservation Easement Parcel 13 as recorded in Official Records Book 5226, Page 2076, of said Public Records; thence run the following seventy seven (77) courses along the boundary of said Parcel 13: S77°15'04"W for a distance of 57.72 feet; thence run S14°10'27"W for a distance of 43.36 feet; thence run S41°09'35"W for a distance of 44.04 feet; thence run S29°50'30"E for a distance of 47.79 feet; thence run S13°46'16"E for a distance of 58.40 feet; thence run S42°59'54"E for a distance of 22.51 feet; thence run S35°21'41"E for a distance of 40.77 feet; thence run S16°14'01"E for a distance of 51.98 feet; thence run S11°02'33"E for a distance of 66.60 feet; thence run S33°25'26"E for a distance of 77.29 feet; thence run S44°57'09"E for a distance of 28.46 feet; thence run S13°10'11"E for a distance of 36.20 feet; thence run S02°04'49"E for a distance of 63.91 feet; thence run S16°05'19"E for a distance of 49.70 feet; thence run S03°45'58"E for a distance of 52.29 feet; thence run S87°25'53"E for a distance of 35.10 feet; thence run S81°32'27"E for a distance of 38.56 feet; thence run N59°46'34"E for a distance of 156.58 feet; thence run N86°56'29"E for a distance of 366.24 feet; thence run S54°13'40"E for a distance of 42.56 feet; thence run S46°48'02"E for a distance of 46.93 feet; thence run S63°18'51"E for a distance of 27.13 feet; thence run S43°14'43"E for a distance of 50.60 feet; thence run S67°14'19"E for a distance of 57.41 feet; thence run N82°40'11"E for a distance of 85.18 feet; thence run N77°17'12"E for a distance of 63.26 feet; thence run S67°48'39"E for a distance of 77.06 feet; thence run N57°35'38"E for a distance of 7.78 feet; thence run S32°30'39"E for a distance of 12.63 feet; thence run S60°34'37"E for a distance of 39.07 feet; thence run S49°00'00"E for a distance of 62.53 feet; thence run N87°08'24"E for a distance of 12.61 feet; thence run S26°01'01"E for a distance of 45.62 feet; thence run S03°49'38"E for a distance of 106.62 feet; thence run S37°22'26"E for a distance of 96.38 feet; thence run S58°02'55"E for a distance of 183.20 feet; thence run S37°21'01"E for a distance of 38.75 feet; thence run S53°47'30"E for a distance of 85.52 feet; thence run N89°55'13"E for a distance of 55.05 feet; thence run N39°27'20"E for a distance of 146.13 feet; thence run N26°32'53"E for a distance of 27.92 feet; thence run N14°25'29"W for a distance of 17.87 feet; thence run N26°03'07"E for a distance of 30.70 feet; thence run N30°55'05"W for a distance of 76.46 feet; thence run N31°41'20"W for a distance of 27.41 feet; thence run N17°45'28"W for a distance of 24.96 feet; thence run N41°27'34"E for a distance of 69.21 feet; thence run N60°35'44"W for a distance of 74.65 feet; thence run N76°10'15"W for a distance of 14.61 feet to the point of curvature of a curve concave Easterly having a radius of 150.00 feet and a chord bearing of N13°12'28"W; thence run Northerly along the arc of said curve through a central angle of 125°55'33" for a distance of 329.67 feet to the point of tangency; thence run N49°45'18"E for a distance of 63.64 feet; thence run S42°38'00"E for a distance of 19.68 feet; thence run S55°41'04"E

for a distance of 37.24 feet; thence run N83°10'56"E for a distance of 28.18 feet; thence run N44°08'49"E for a distance of 50.39 feet; thence run N54°45'03"E for a distance of 57.69 feet; thence run N60°55'20"E for a distance of 51.78 feet; thence run N02°48'54"E for a distance of 57.07 feet; thence run N47°00'10"W for a distance of 76.34 feet; thence run N81°41'09"W for a distance of 62.50 feet; thence run N89°31'13"W for a distance of 39.01 feet; thence run N20°57'17"E for a distance of 77.64 feet to the point of curvature of a curve concave Southeasterly having a radius of 75.00 feet and a chord bearing of N45°19'55"E; thence run Northeasterly along the arc of said curve through a central angle of 48°45'16" for a distance of 63.82 feet to the point of tangency; thence run N69°42'33"E for a distance of 249.14 feet; thence run N67°35'07"E for a distance of 94.49 feet; thence run N51°54'41"E for a distance of 126.72 feet; thence run N65°49'49"E for a distance of 78.54 feet; thence run N57°52'02"E for a distance of 92.54 feet; thence run N77°27'34"E for a distance of 108.87 feet; thence run N37°37'16"W for a distance of 21.02 feet; thence run N51°01'28"W for a distance of 44.86 feet; thence run N62°05'43"W for a distance of 156.66 feet; thence run N45°14'17"W for a distance of 69.20 feet; thence run N16°11'44"W for a distance of 48.19 feet; thence run N27°58'05"W for a distance of 73.08 feet; thence run S49°51'23"W for a distance of 84.69 feet; thence run S65°02'53"W for a distance of 194.51 feet to the Easterly line of the aforesaid lands described in Official Records Book 5688, Page 2449, of said Public Records; thence run the following sixteen (16) courses along said Easterly line: N23°02'18"W a distance of 289.52 feet; thence run N34°42'04"W for a distance of 315.17 feet; thence run S58°28'43"W for a distance of 17.06 feet; thence run N31°21'46"W for a distance of 293.08 feet to the Southernmost corner of Conservation Easement as described in Official Records Book 5513, Page 2448, of said Public Records; thence run the following twelve (12) courses along the boundary of said Conservation Easement: N31°21'46"W for a distance of 62.64 feet; thence run N86°50'07"W for a distance of 23.64 feet; thence run S27°09'29"E for a distance of 33.42 feet; thence run S89°10'56"W for a distance of 107.39 feet; thence run S44°07'56"W for a distance of 14.46 feet; thence run N20°02'31"W for a distance of 88.05 feet; thence run N55°01'21"E for a distance of 19.84 feet; thence run S76°52'49"E for a distance of 22.63 feet; thence run N04°47'48"E for a distance of 37.41 feet; thence run N04°35'53"E for a distance of 37.16 feet; thence run S71°56'36"E for a distance of 39.62 feet; thence run N75°32'21"E for a distance of 8.46 feet; thence run N17°08'34"W for a distance of 391.24 feet to the Westerly line of Conservation Easement Parcel 17 as recorded in Official Records Book 5226, Page 2076, of said Public Records; thence run the following thirty eight (38) courses along said Westerly line: N39°40'41"E for a distance of 49.50 feet; thence run N19°41'12"W for a distance of 92.50 feet; thence run N27°02'10"W for a distance of 51.02 feet; thence run N33°29'44"E for a distance of 173.87 feet; thence run S44°01'57"E for a distance of 305.12 feet to the point of curvature of a curve concave Westerly having a radius of 100.00 feet and a chord bearing of S19°36'24"E; thence run Southerly along the arc of said curve through a central angle of 48°51'06" for a distance of 85.26 feet to the point of tangency; thence run S04°49'09"W for a distance of 127.89 feet to the point of curvature of a curve concave Easterly having a radius of 100.00 feet and a chord bearing of S09°56'26"E; thence run Southerly along the arc of said curve through a central angle of 29°31'08" for a distance of 51.52 feet to the point of tangency; thence run S24°42'00"E for a distance of 171.25 feet; thence run S61°51'28"E for a distance of 51.04 feet; thence run S15°51'57"E for a distance of 29.54 feet; thence run S02°50'32"E for a distance of 25.00 feet; thence run N87°09'28"E for a distance of 21.62 feet; thence run S29°19'08"E for a distance of 133.71 feet; thence run S72°17'21"E for a distance of 79.06 feet; thence run S44°43'21"E for a distance of 189.81 feet; thence run S23°07'41"E for a distance of 62.32 feet;



**Jim Hall, MURP, BLA**

<http://HallDSi.com>

34 years of planning and design experience in central Florida; Mr. Hall is the Principal at Hall Development Services Inc. He has successfully completed projects in more than 50 different municipalities throughout the region. He has directed a wide variety of projects from complicated entitlement strategies to Form Based Codes to Transit Oriented Development to conceptual site plans to working with local governments. Jim's extensive land planning experience includes permitting and entitlement acquisition, expert witness services, land acquisition due diligence, site design / master planning and development approval strategies. Additionally, he has a strong design background which provides exciting and realistic development solutions. Strong leadership skills allow the successful completion of projects in the complex public approval arena while balancing the many competing interests on complicated projects.

Specialties: urban design, master planned communities; resort projects, local regulatory entitlement projects; form based codes and expert witness testimony. Recent examples of large scale communities include the 1,200 acre The Grow and 1,600 acre Waterleigh in Orange County, a 1,300 acre Sunstone community in Groveland and in Lake County the 16,000 acre Wellness Way, 1,000 acre South Lake Crossings and 400 acre Hickory Groves. (see the HallDSi.com portfolio page).

#### **Clients**

<b>Residential</b>	<b>Commercial</b>	<b>Mixed Use</b>
Unicorp	Marriott Vacation Club	Starwood
DR Horton	Marriott International	South Lake Crossing
Lennar Homes	Host Marriott Corporation	PFD, LLC
K Hovnainian	Hilton Grand Vacations	TIAA CREF
Beazer Homes	Hilton Hotels	Pineloch
Picerne	Westgate Resort	Cameron Kuhn
MI Homes	Brandon Partners	Harbco
Meritage Homes	Fairfield Resorts	RIDA
Pulte Homes	Northern Star	Watkins
Debartolo	Lockheed Martin	Artegon
MI Homes	Foundry	DR Horton
Atlantic Housing	Sentinel	Altamonte Springs

## Governmental Clients

Orange County, Osceola County, Lee County, Volusia County, City of Orlando, City of Ocoee, City of Clermont, City of Malabar, South Florida Water management District, Greater Orlando Aviation Authority, Central Florida expressway Authority, City of Altamonte Springs, City of Ocala, Town of Oakland

## Expert Witness

Nr. Hall has been involved in approximately 700 litigation cases and has been qualified in the following counties; Brevard County, Lee County, Lake County, Palm Beach County, Citrus County, Volusia County, Marion County, Orange County, Seminole County, Escambia County, Pinellas County, Osceola County, Hillsborough County, Polk County

## Education

MA, Urban and Regional Planning, University of Florida  
BS, Landscape Architecture, University of Florida  
BA, Anthropology, Miami University

## Publications

"Building Healthy Community"; Professional Builder, August 2016  
"SunRail Spinoff"; Forward Florida, April 2014  
"Village People"; Forward Florida, December 2013  
"Live, Work and Heal"; Florida AIA Newsletter; February 2009  
"Reasonable Fee Standards"; AEDP Newsletter, October 2006  
"GIS: Not Just for Planning Anymore"; AEDP Newsletter, October 2002  
"Increase Sales with Exciting Site Design"; ARDA Magazine; September 2000

Land Use presentations:

- Chapter 1; Ills of Land Use
- Chapter 2; Reconsidering Suburbia
- Chapter 3; Complete Streets
- Chapter 4; Alternative Approach
- Chapter 5; Walkable Grid
- Chapter 6; Implementing New Urbanism
- Chapter 7; Transit Oriented Development
- Chapter 8; Corridor Redevelopment
- Chapter 9; Economics of Place;
- Chapter 10; The Cost of Free Parking



## Awards / Appointments

UCF Real Estate mentor project; January 2019, 2020  
Opened HallDSi; May 2018  
Appointed Orange County Developer's Advisory Board; 2017-2022  
APA; Presented development project The Grow at State Conference; 2016  
Rollins College; senior project jury; 2014  
Formed the Corrine Calming Coalition; 2012  
AICP; Presented CM accredited TOD class; Seminole County, FL; 2011  
Member of the Ethics Form Committee; Orange County, FL; 2010  
AEDP; Guest Speaker on New Urbanism and Form Based Code; 2010  
Audubon Park Garden District; Design Committee; 2009  
Rollins College, guest lecturer at Hamilton Holt School; 2005 through 2018  
AEDP; President; 2007 – 2010; Board of Directors; 2003 – 2006  
ULI; Guest Speaker on Development Rights; 2005  
PD Ordinance Creation Team member; Town of Oakland, FL; 2005  
Association of Eminent Domain Professionals; Guest Speaker; 2004  
Association of Eminent Domain Professionals; Guest Speaker; 2002  
Orange County International Drive Design Guideline Committee; 2002  
Orange County North Buena Vista Design Guideline Committee; 2000  
ARDA Design Golden Award; 1999; MVCI's Grande Vista Resort  
Urban Land Institute; Speaker on Timeshare; 1998  
Home Builders Association; Speaker on Eminent Domain; 1997  
Orange County Access Committee Member; 1996  
Orange County Land Development Code Revision Committee Member; 1995  
AIA Urban Design Committee; 1995  
Growth Management Conference; Speaker on Eminent Domain; 1994  
FPZA Conference; speaker on Neo-Traditional Design; 1992  
Orange County Land Development Code Committee Member; 1991  
Orlando Chamber of Commerce Design Taskforce Member; 1990  
Alachua County Sign Ordinance Taskforce; 1988  
University of Florida Student Award of Excellence; 1987  
Alachua County Impact Fee Committee Member; 1987  
Alachua County Greenbelt Taskforce; 1986  
City of Gainesville Design Award; 1986; Thornebrook Village  
ASLA Award of Scholastic Excellence; 1983

## Contact

407.257.9235 | 1302 Osprey Avenue | Orlando, Florida | 32803 | jimhall@halldsi.com

## **Eric P. Raasch, Jr., AICP**

240 E Reading Way  
Winter Park, FL 32789  
eric.p.raasch@gmail.com

### Work History

#### **Inspire Placemaking Collective, Inc.**

##### **Principal Planner (1/2023 – Present)**

- S&ME's Planning practice was purchased by Inspire Placemaking Collective, Inc. in December of 2022

#### **S&ME, Inc.**

##### **Planning Group Leader (1/2022 – 12/2022)**

- Led a team of five planners focused on public and private planning projects
- Managed an 8,500 acre Conceptual Regulating Plan in Osceola County
- Performed adjunct planning services for multiple public jurisdictions

#### **Orange County Government (FL)**

##### **Planning Administrator (5/2019 – 12/2021)**

- Mayor's appointee as Chairman of the Development Review Committee (DRC)
- Responsible for staff recommendations on 300-400 DRC cases annually
- Staff liaison to the Board of County Commissioners and Road Agreement Committee

##### **Chief Planner – Current Planning Section (7/2017 – 5/2019)**

- Staff liaison to the Planning and Zoning Commission
- Responsible for staff recommendations on approximately 80 rezoning cases annually
- Directly supervised five Planners

##### **Assistant Planning Administrator – Development Review Committee (4/2014 – 7/2017)**

- Managed the DRC office and directly supervised two Development Coordinators
- Acted as a project manager for DRC applications

##### **Principal Planner – Current Planning Section (6/2012 – 4/2014)**

- Reviewed conventional rezonings, Land Use Plans, Preliminary Subdivision Plans and Development Plans for consistency with the Orange County Code
- Prepared staff reports for the Planning and Zoning Commission and Board of County Commissioners
- Facilitated community meetings and public engagement

##### **Planner I – Comprehensive Planning Section (1/2012 – 6/2012)**

- Made recommendations on amendments to the County's Comprehensive Plan
- Assisted in the preparation of the Horizon West Town Center Land Development Code
- Reviewed various development proposals for consistency with the County's Land Development Code and Comprehensive Plan

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**City of Casselberry, Florida**

Planner I (6/2010 – 1/2012)

- Reviewed minor and major site plan applications for consistency with the City's Unified Land Development Regulations
- Reviewed and processed subdivision plats
- Processed amendments to the City's Comprehensive Plan and Unified Land Development Regulations
- Processed Future Land Use Map and Zoning Map amendments
- Maintained the Community Development Department's GIS database
- Represented the City on various MetroPlan Orlando (MPO) boards

Planning Technician (1/2010 – 6/2010)

- Processed over 450 acres of Future Land Use Map amendments to increase the density and intensity on the City's commercial corridors from 13 du/acre/0.35 FAR to 30 du/acre/1.5 FAR
- Processed conditional use requests and presented to the Planning and Zoning Commission
- Processed variance requests and presented to the Board of Adjustment

**Glatting Jackson Kercher Anglin, Inc., Orlando, FL**

Planner I (12/2005 – 8/2007)

- Performed GIS analysis for comprehensive plans and special area plans
- Analyzed public facilities impacts of comprehensive plan amendments

Master Planning Intern (5/2005 – 12/2005)

- Completed two tax revenue generation summaries for Developments of Regional Impact
- Completed an affordable housing study for a Development of Regional Impact

**Education**

**University of Maryland, College Park** - School of Architecture, Planning and Preservation

Master of Real Estate Development (2008)

**University of Central Florida** - Bachelor of Science in Business Administration, Economics (2005)

**Professional Organizations**

- Florida Planning and Zoning Association – Central Florida Chapter Executive Board Member and Past President
- American Planning Association – American Institute of Certified Planners (AICP)
- Urban Land Institute