

After recording return to:

Christopher C. Mills, AICP
Orange County Public Schools
6501 Magic Way, Building 200
Orlando, Florida 32809

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**SCHOOL CONCURRENCY
MITIGATION AGREEMENT
OC-25-004**

**Project Name: Hartzog Road Attainable Housing Community
Parcel ID#: 08-24-27-0000-00-010, 08-24-27-0000-10-000,
08-24-27-0000-00-036, 08-24-27-0000-00-038**

THIS SCHOOL CONCURRENCY MITIGATION AGREEMENT ("Agreement"), is entered into by THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA a body corporate and political subdivision of the State of Florida, ("School Board"); ORANGE COUNTY, FLORIDA, a charter county and political subdivision of the State of Florida, ("County" or "Applicable Local Government"), WALT DISNEY PARKS AND RESORTS U.S., INC., a Florida corporation, whose address is 1375 Buena Vista Drive, 4th Floor, Lake Buena Vista, FL 32830 ("Disney") and ARDC-OCALA 201, LLC, a Florida limited liability company, whose address is 1375 Buena Vista Drive, 4th Floor, Lake Buena Vista, FL 32830 ("ARDC", together with Disney, the "Applicant"), collectively referred to herein as the "Parties."

RECITALS:

WHEREAS, the School Board, Orange County, and the municipalities within Orange County have entered into that certain "First Amended and Restated Interlocal Agreement For Public School Facility Planning and Implementation of Concurrency" (the "Interlocal Agreement"), and

WHEREAS, pursuant to Section 18.6 of the Interlocal Agreement, an applicant submitting a School Concurrency Determination Application for approval of a Site Plan that will generate additional students in a School Concurrency Service Area in which there is insufficient Available School Capacity to accommodate the anticipated additional students must enter into a Proportionate Share Mitigation Agreement to prevent school overcrowding attributable to the anticipated additional students generated by the Residential Development as specified in the Interlocal Agreement;

WHEREAS, an Applicant must submit the School Concurrency Determination Application along with a Development Analysis which identifies the proposed location of the Residential Development, the number of Residential Units that will be created, a phasing schedule (if applicable), a map demonstrating land use and zoning classifications for the Applicant's property,

as well as all other information required pursuant to Section 18.5 of the Interlocal Agreement, to the County; and

WHEREAS, Applicant is the fee simple owner, or authorized agent of the owner, of that certain tract of land located in County Commission District One in Orange County, Florida, as more particularly described on Exhibit "A," attached hereto and incorporated herein by reference (the "Property"), the location of which is illustrated by a map attached hereto as Exhibit "B," and incorporated herein by reference; and

WHEREAS, the Applicant has submitted a School Concurrency Determination Application and Development Analysis to the County (CEL-24-09-075) in connection with a proposal to obtain approval for a Site Plan in order to develop one thousand four hundred ten (1,410) Multifamily Residential Units on the Property (the "Project") and the County has forwarded the School Concurrency Determination Application and Development Analysis to the School Board; and

WHEREAS, the School Board has reviewed and evaluated the Applicant's School Concurrency Determination Application and Development Analysis as required by Section 18.6 of the Interlocal Agreement, and has determined that based on the current adopted Level of Service standards for the School Concurrency Service Areas within which the Property is located and the anticipated new School Capacity that will be available in the first three (3) years of the current District Facilities Work Program to serve the proposed Residential Development, there is insufficient Available School Capacity at the middle and high school level to serve the new Multifamily Residential Units within the School Concurrency Service Areas for the Project or within adjacent School Concurrency Service Areas as determined by an Adjacency Review; and

WHEREAS, approving the School Concurrency Determination Application without requiring Proportionate Share Mitigation for the impacts of the proposed new Residential Units will either create or worsen school overcrowding in the applicable School Concurrency Service Areas; and

WHEREAS, the Applicant has agreed to enter into this Agreement with the School Board and County to provide Proportionate Share Mitigation proportionate to the demand for Public School Facilities to be created by the Project, as more particularly set forth herein.

NOW, THEREFORE, in consideration of the foregoing, the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto, intending to be legally bound, agree as follows:

1. INCORPORATION OF RECITALS. The foregoing recitals are true and correct and are hereby incorporated into this Agreement by reference as if fully set forth herein.
2. DEFINITION OF MATERIAL TERMS. Any capitalized terms used herein but not defined shall have the meaning attributed to such term in the Interlocal Agreement.
3. LEGALLY BINDING COMMITMENT. This Agreement constitutes a legally binding commitment by the Applicant to mitigate for the impacts of the new Residential Units for which the Applicant is seeking approval pursuant to the School Concurrency Determination

Application and is intended to satisfy the requirements of Florida law and the Orange County Code.

4. PROPORTIONATE SHARE MITIGATION. The Parties hereby agree that the Applicant shall provide Proportionate Share Mitigation in order to meet the demand for School Capacity created by the Project and to provide additional capacity for eighty-seven (87) middle school students and one hundred thirteen (113) high school students, as follows, in accordance with Section 19.2 of the Interlocal Agreement.

Payment in the amount of FIVE MILLION SIX HUNDRED SEVENTY-ONE THOUSAND FIVE HUNDRED SIXTY AND 00/100 DOLLARS (\$5,671,560.00) to cover the Proportionate Share Mitigation associated with providing the necessary capacity to complete the Project (the "Proportionate Share") to the School Board. Such payment shall be due and payable prior to the time the plat or, if a plat is not required, a vertical Building Permit for the Property is approved and has been calculated in accordance with the formula found in Section 19.2 of the Interlocal Agreement. To the extent the Applicant's proposed Residential Development is subject to a Capacity Enhancement Agreement, any capacity enhancement mitigation paid pursuant to such agreement was applied as a credit to the Proportionate Share Mitigation required for the Project. Such credit was subtracted from the total Proportionate Share Mitigation required pursuant to the Interlocal Agreement and is reflected in the Proportionate Share required in this Section 4.

5. USE OF PROPORTIONATE SHARE. The School Board shall direct the Proportionate Share to a School Capacity improvement identified in the capital improvement schedule in the five (5) year district work plan of the School Board's District Facilities Work Program which satisfies the demands from the proposed Residential Development. If such a School Capacity improvement does not exist in the District Facilities Work Program, the School Board may, in its sole discretion, add a School Capacity improvement to its District Facilities Work Program to mitigate the impacts from the Project, as provided in Section 19.6 of the Interlocal Agreement.

6. IMPACT FEE CREDIT. The Proportionate Share paid pursuant to this Agreement shall be credited against the School Impact Fee on a dollar for dollar basis at fair market value.

Upon payment of the Proportionate Share, the School Board shall notify the County of the amount received pursuant to Section 4 of this Agreement, and shall request a School Impact Fee credit account in such amount. Applicant shall not be entitled to a credit or refund for any portion of the Proportionate Share Mitigation in excess of the Impact Fee Credit Amount.

7. ISSUANCE OF SCHOOL CONCURRENCY RECOMMENDATION. Upon final execution of this Agreement by all Parties hereto, the School Board shall issue a School Concurrence Recommendation documenting that School Capacity will be available for the Project. This recommendation may be used by the County to issue a Capacity Encumbrance Letter in accordance with Section 18.7 of the Interlocal Agreement.

8. SCHOOL CAPACITY ENCUMBRANCE AND RESERVATION. Within twenty-one (21) days of the Effective Date of this Agreement (as defined in Section 24 below),

and upon payment of any applicable administrative fees, County shall issue to the Applicant a Capacity Encumbrance Letter sufficient to encumber school capacity for the Project.

At such time as Applicant has paid the Proportionate Share and paid the applicable installment(s) of the School Capacity Reservation Fee described in Section 9 below, School Capacity shall be reserved for the total units in the Project as reflected on the application; provided, however, the Applicant shall be required to apply for and obtain a School Capacity Reservation Certificate ("SCRC") prior to the expiration of the Capacity Encumbrance Letter and provided further if the Applicant fails to make any of the required School Capacity Reservation Fee payments described in Paragraph 9 below or if this Agreement is terminated, such reserved School Capacity shall lapse and be returned to the applicable capacity bank. Applicant may utilize funds available in any School Impact Fee Credit account set up as a result of this Agreement to pay said School Capacity Reservation Fees.

9. CAPACITY RESERVATION FEE. In order to reserve capacity for the total units in the Project and in order to receive a SCRC, prior to expiration of Applicant's Capacity Encumbrance Letter, Applicant shall be required to pay a School Capacity Reservation Fee for the Project in accordance with Section 30-599 of the Orange County Code which School Capacity Reservation Fee may be paid with any School Impact Fee Credit account set up as a result of this Agreement. As of the date of this Agreement, the total School Capacity Reservation Fees for the Project are estimated to be NINE MILLION FIVE HUNDRED EIGHTEEN THOUSAND NINE HUNDRED TEN AND 00/100 DOLLARS (\$9,518,910.00) are anticipated to be paid in accordance with the schedule below. However, Applicant shall be obligated to pay the School Capacity Reservation Fees at the rates in effect at the time Applicant applies for the SCRC for the Project and in accordance with the schedule contained within the SCRC at the time of issuance.

- a. Prior to plat approval and upon application for a SCRC:
\$3,172,970.00; and
- b. 12 months from date of SCRC:
\$3,172,970.00; and
- c. 24 months from date of SCRC:
\$3,172,970.00 (the remaining balance of the SCRC fees).

Notwithstanding the schedule provided by this Section, Applicant may prepay any or all of the School Capacity Reservation Fees in advance. School Capacity Reservation Fees paid pursuant to this Agreement shall be credited towards School Impact Fees as provided in Section 30-599 of the County Code. In the event Applicant has an established pre-paid School Impact Fee Credit Account, the School Capacity Reservation Fees may be paid from such School Impact Fee Credit Account.

10. TERMINATION. This Agreement shall terminate and Applicant shall forfeit any administrative fees paid, as well as any capacity encumbered or reserved under the following circumstances, unless the County and the School Board agree to an extension of the Applicant's Certificate of School Concurrency:

a. The Applicable Local Government does not approve the Site Plan within one hundred eighty (180) days from approval of the Site Plan by the County's Development Review Committee or, if approval by the Board of County Commissioners is not required, within one hundred eighty (180) days from final submittal of a legally sufficient application. In such event, all Proportionate Share Mitigation paid by the Applicant shall be refunded to the Applicant by the School Board.

b. The Applicant fails to proceed in good faith in a diligent and timely manner and secure at least one Building Permit for a unit other than a model home within three (3) years of recording of the plat or, if a plat is not required, within three (3) years of final approval of the Site Plan. The School Board, in consultation with County, shall determine whether the Applicant has proceeded in good faith in a diligent and timely manner. In such case, this Agreement shall be terminated and any encumbered or reserved school capacity shall be returned to its applicable capacity bank. The Applicant will not be entitled to a refund of any portion of the Proportionate Share Mitigation paid under this Agreement, and will only be entitled to receive a 90% refund of the Capacity Reservation Fee assuming all other applicable conditions are met. The School Board delegates to the Superintendent, or designee, and the County delegates to the Director of the Planning, Environmental, and Development Services Department, or designee, the authority to determine whether the Applicant has proceeded in good faith in a diligent and timely manner.

11. COVENANTS RUNNING WITH THE LAND. This Agreement shall be binding, and shall inure to the benefit of the heirs, legal representatives, successors, and assigns of the parties, and shall be a covenant running with the Property and be binding upon the successors and assigns of the Owner and upon any person, firm, corporation, or entity who may become the successor in interest to the Property.

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

School Board: School Board of Orange County, Florida
Attn: Superintendent
445 West Amelia Street
Orlando, Florida 32801

With a Copy to: Orange County Public Schools
Attn: Facilities Planning Department
6501 Magic Way, Building 200
Orlando, Florida 32809

Disney: Walt Disney Parks and Resorts U.S., Inc.
Attn: WDI Master Planning
1375 Buena Vista Drive
4th Floor North

Lake Buena Vista, FL 32830

With a Copy to: Walt Disney Parks and Resorts U.S., Inc.
Attn: Chief Counsel
1375 Buena Vista Drive
4th Floor North
Lake Buena Vista, FL 32830

ARDC: ARDC-Ocala 201, LLC
Attn: WDI Master Planning
1375 Buena Vista Drive
4th Floor North
Lake Buena Vista, FL 32830

With a Copy to: ARDC-Ocala 201, LLC
Attn: Chief Counsel
1375 Buena Vista Drive
4th Floor North
Lake Buena Vista, FL 32830

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

13. CAPTIONS AND PARAGRAPH HEADINGS. Captions and paragraph headings contained in this Agreement are for convenience and reference only. They in no way define, describe, extend or limit the scope or intent of this Agreement.

14. NO WAIVER. No waiver of any provision of this Agreement shall be effective unless it is in writing, and signed by the party against whom it is asserted. Any such written waiver shall only be applicable to the specific instance to which it relates, and shall not be deemed to be a continuing or future waiver.

15. EXHIBITS. All Exhibits attached hereto are a part of this Agreement and are fully incorporated herein by this reference.

16. AMENDMENTS. No modification, amendment, or alteration to the terms or conditions contained herein shall be binding upon the parties hereto unless in writing and executed by all the Parties to this Agreement.

17. ASSIGNMENT, TRANSFER OF RIGHTS. The Applicant may assign its rights, obligations and responsibilities under this Agreement to a successor in interest of all or any part of fee simple title to the Property; provided, however, that any such assignment shall be in writing and shall require the prior written consent of all the Parties hereto, which consent shall not be

unreasonably withheld, conditioned or delayed. Such consent may be conditioned upon the receipt by the other parties hereto of the written agreement of the assignee to comply with conditions and procedures to aid in the monitoring and enforcement of the assignee's performance of the Applicant's obligations with regard to Proportionate Share Mitigation under this Agreement. The assignor under such assignment shall furnish the Parties with a copy of the written assignment within ten (10) days of the date of execution of same.

18. COUNTERPARTS. This Agreement may be signed in counterparts, each of which may be deemed an original, and all of which together constitute one and the same agreement.

19. RECORDING OF THIS AGREEMENT. The School Board agrees to record this Agreement, at Applicant's expense, within fourteen (14) days after the Effective Date, in the Public Records of Orange County, Florida.

20. ENTIRE AGREEMENT. This Agreement sets forth the entire agreement among the Parties with respect to the subject matter addressed herein, and it supersedes all prior and contemporaneous negotiations, understandings and agreements, written or oral, among the Parties.

21. SEVERABILITY. If any provision of this Agreement is declared invalid or unenforceable by a court of competent jurisdiction, the invalid or unenforceable provision will be stricken from the Agreement, and the balance of the Agreement will remain in full force and effect as long as doing so would not affect the overall purpose or intent of the Agreement.

22. APPLICABLE LAW. This Agreement and the provisions contained herein shall be construed, controlled, and interpreted according to the laws of the State of Florida and in accordance with the Orange County Code and venue for any action to enforce the provisions of this Agreement shall be in the Ninth Judicial Circuit Court in and for Orange County, Florida.

23. ATTORNEY'S FEES. In the event any party hereto brings an action or proceeding, including any counterclaim, cross-claim, or third party claim, against any other party hereto arising out of this Agreement, each party in such action or proceeding, including appeals therefrom, shall be responsible for its own attorney fees.

24. EFFECTIVE DATE. The effective date of this Agreement shall be the date when the last one of the parties has properly executed this Agreement as determined by the date set forth immediately below their respective signatures (the "Effective Date").

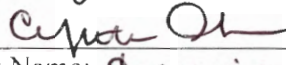
Signatures on Following Page

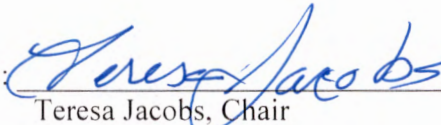
IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their respective duly authorized representatives on the dates set forth below each signature:

Signed and sealed in the presence of:

"SCHOOL BOARD"

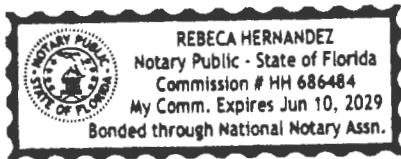
THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA, a body corporate and political subdivision of the State of Florida


Print Name: Analiz Rivera

Print Name: Cynthia Gomez

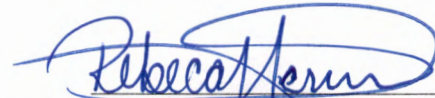
By: 
Teresa Jacobs, Chair
Date: 10/21/25

STATE OF FLORIDA)
) s.s.:
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or [] online notarization, this 21 day of October, 2025 by Teresa Jacobs, Chair, Chairman of The School Board of Orange County, Florida, a body corporate and political subdivision of the State of Florida, on behalf of The School Board, who is personally known to me or had produced _____ (type of identification) as identification.



AFFIX NOTARY STAMP


NOTARY PUBLIC OF FLORIDA
Print Name: Rebeca Hernandez
Commission No.: 6/10/29
Expires: HH 686484

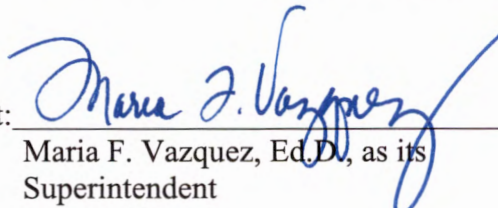
[ADDITIONAL SIGNATURE PAGES TO FOLLOW]

**THE SCHOOL BOARD OF ORANGE
COUNTY, FLORIDA**, a body corporate
and political subdivision of the State of Florida

Signed and sealed in the presence of:


Print Name: Ruth Camacho

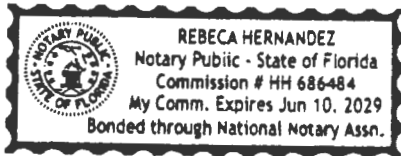

Print Name: Analiz Rivera

Attest: 
Maria F. Vazquez, Ed.D., as its
Superintendent

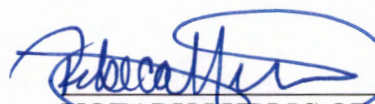
Dated: October 16, 2025

STATE OF FLORIDA)
) s.s.:
COUNTY OF ORANGE)

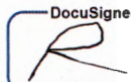
The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 21 day of October, 2025, by Maria F. Vazquez, Ed.D.
as Superintendent of The School Board of Orange County, Florida, a body corporate and political
subdivision of the State of Florida, on behalf of The School Board, who is personally known to
me or has produced _____ (type of identification) as
identification.



AFFIX NOTARY STAMP


NOTARY PUBLIC OF FLORIDA
Print Name: Rebeca Hernandez
Commission No.: HH686484
Expires: 6/10/29

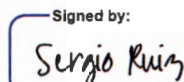
Reviewed and approved by Orange County
Public School's Chief Facilities Officer

DocuSigned by:

DFF6D8DF4224494...

Rory A. Salimbene
Chief Facilities Officer

10/2/2025
Date: _____, 2025

Approved as to form and legality by legal
counsel to The School Board of Orange
County, Florida, exclusively for its use and
reliance.

Signed by:

BA7657E8037C420

Sergio I. Ruiz
Staff Attorney III

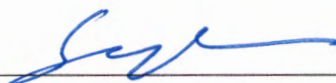
10/2/2025
Date: _____, 2025

"DISNEY"

Signed and sealed in the presence of:

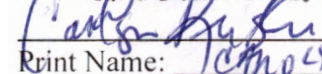
WALT DISNEY PARKS AND RESORTS
U.S., INC.,


Print Name: LOWELL FLATFORD

By: 

**1375 Buena Vista Drive
Lake Buena Vista, FL 32830**

Print Name: SEAN ROBERTS


Print Name: CAROLYN KINSLER

Title: VICE PRESIDENT

**1375 Buena Vista Drive
Lake Buena Vista, FL 32830**

Date: 9/16/25

STATE OF FLORIDA)
) s.s.:
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or [] online notarization, this 16th day of SEPTEMBER, 2025 by
SEAN ROBERTS as VICE PRESIDENT of
WALT DISNEY PARKS AND RESORTS U.S., INC., on behalf of the organization.
He/she is personally known to me or has produced _____
(type of identification) as identification.



Lowell Flatford
Comm.: HH 585316
Expires: Oct. 28, 2028
Notary Public - State of Florida

AFFIX NOTARY STAMP

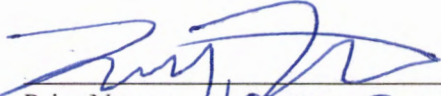


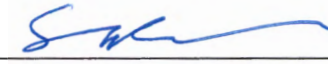
NOTARY PUBLIC OF FLORIDA
Print Name: LOWELL FLATFORD
Commission No.: HH 585316
Expires: 10/28/28

“ARDC”

Signed and sealed in the presence of:

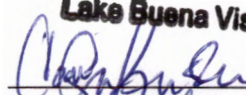
ARDC-OCALA 201, LLC


Print Name: LOWELL FLATFORD

By: 

1375 Buena Vista Drive
Lake Buena Vista, FL 32830

Print Name: SEAN ROBERTS


Print Name: CAROLYN KINSLER

Title: VICE PRESIDENT

1375 Buena Vista Drive
Lake Buena Vista, FL 32830

Date: 9/16/25

STATE OF FLORIDA)
) s.s.:
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 16th day of SEPTEMBER, 2025 by SEAN ROBERTS as VICE PRESIDENT of WALT DISNEY PARKS AND RESORTS (U.S.), INC., on behalf of the organization.

He/she is personally known to me or has produced _____
(type of identification) as identification.

ARDC-OCALA 201, LLC



Lowell Flatford
Comm.: HH 585316
Expires: Oct. 28, 2028
Notary Public - State of Florida

AFFIX NOTARY STAMP



NOTARY PUBLIC OF FLORIDA
Print Name: LOWELL FLATFORD
Commission No.: HH 585316
Expires: 10/28/28

“COUNTY”

ORANGE COUNTY, FLORIDA

By: Board of County Commissioners

By: _____

Jerry L. Demings
Orange County Mayor

Date: _____

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

By: _____

Deputy Clerk

Exhibit "A" – Legal Description of Project

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

BEGIN AT THE SOUTH QUARTER CORNER OF SECTION 8, TOWNSHIP 24 SPUTH, RANGE 27 EAST; THENCE RUN SOUTH $89^{\circ}50'40''$ WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QURTER OF SAID SECTION 8, A DISTANCE OF 1334.66 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8; THENCE DEPARTING SAID SOUTH LINE, RUN NORTH $00^{\circ}35'17''$ EAST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8, A DISTANCE OF 242.58 FEET TO A POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF COUTY ROAD 545 (AVALON ROAD), PER RIGHT-OF-WAY MAP, PREPARED BY DONALD McINTOSH ASSOCIATES, INC.; SAID POINT LIES ON A NON-TANGENT CURVE, NORTHWESTERLY; THENCE RUN NORTHEASTERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE, HAVING A RADIUS OF 3060.00 FEET, A CENTRAL ANGLE OF $18^{\circ}29'08''$, AN ARC LENGTH OF 987.26 FEET, A CHORD LENGTH OF 982.99 FEET AND A CHORD BEARING OF NORTH $08^{\circ}45'24''$ EAST TO THE POINT OF TANGENCY; THENCE RUN NORTH $00^{\circ}29'10''$ WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 101.48 FEET TO A POINT LYING ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, RUN NORTH $89^{\circ}52'15''$ EAST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 8; A DISTANCE OF 1192.16 FEET TO A POINT LYING ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE RUN NORTH $00^{\circ}22'57''$ EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 8, A DISTANCE OF 1246.67 FEET TO A POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HARTZOG ROAD; THENCE RUN ALONG THE SOUTHERLY AND WESTERLY RIGHT-OF-WAY LINES OF HARTZOG ROAD, THE FOLLOWING FOUR (4) COURSES; NORTH $89^{\circ}53'03''$ EAST, 204.88 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 802.00 FEET, A CENTRAL ANGLE OF $65^{\circ}19'21''$, AN ARC LENGTH OF 914.35 FEET, A CHORD LENGTH OF 865.63 FEET AND A CHORD BEARING OF SOUTH $57^{\circ}27'16''$ EAST TO THE POINT OF TANGENCY; THENCE RUN SOUTH $24^{\circ}47'36''$ EAST, 499.49 FEET; THENCE RUN SOUTH $23^{\circ}39'23''$ EAST, 1807.31 FEET TO A POINT LYING ON THE SOUTH LINE OF SOUTHEAST QUARTER OF SAID SECTION 8; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, RUN

SOUTH 89°50'40" WEST, ALONG SAID SOUTH LINE, 1886.46 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND, LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 114.232 ACRES MORE OR LESS.

Exhibit "B"-Location Map



Facilities Planning
Orange County Public Schools



Jurisdiction: Orange County
School Board Dist.: # 4
Parcel ID: Multiple Parcels

Schools
ES: Panther Lake
MS: Water Spring
HS: Horizon

OC-25-004
Hartzog Road Attainable
Housing Community