

Prepared By & Return To:
M. Rebecca Wilson, Esquire
Lowndes
215 North Eola Drive
P.O. Box 2809
Orlando, Florida 32802-2809

Project: Catchlight Crossings
Cross Reference: O.R. Book 7750, Page 0985

**PARTIAL RELEASE OF
DRAINAGE EASEMENT**

THIS PARTIAL RELEASE OF DRAINAGE EASEMENT (this “**Partial Release**”) is made effective as of the date last executed below (the “**Effective Date**”), by and between **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida, whose address is P.O. Box 1393, Orlando, Florida 32802-1393 (“**County**”) and **HOUSING FOR TOMORROW CORP.**, a Florida not-for-profit corporation, whose address is 1000 Universal Studios Plaza, Orlando, Florida 32819 (“**HFTC**”).

W I T N E S S E T H

WHEREAS, County and Universal City Property Management III LLC, a Delaware limited liability company, (“**UCPMC**”) entered into that certain Drainage Easement recorded December 22, 2004, in Official Records Book 7750, Page 0985, Public Records of Orange County, Florida (the “**Drainage Agreement**”);

WHEREAS, HFTC is the owner of that certain real property described on **Exhibit “A”** attached hereto and made a part hereof (the “**HFTC Property**”);

WHEREAS, a portion of the Easement Property (as defined in the Drainage Agreement) includes a portion of the HFTC Property (the “**HFTC Easement Property**”) and HFTC is the

successor-in-interest to UCMPC as to the portion of the Drainage Agreement that affects the HFTC Property;

WHEREAS, HFTC has requested, and County has agreed, to release County's easement interest in that portion of the HFTC Easement Property more particularly described on **Exhibit "B"** attached hereto and made a part hereof (the "**Released Easement Area**");

WHEREAS, County and HFTC are desirous of modifying the Drainage Agreement as more particularly set forth hereinbelow; and

WHEREAS, any term not otherwise defined herein shall have the meaning ascribed to it in the Drainage Agreement.

NOW, THEREFORE, for good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, County hereby partially releases the Drainage Agreement and the Easement Property, and hereby discharges, terminates and releases the Drainage Agreement and the Easement Property with respect to the Released Easement Area, without impairing the operation and effect of the Drainage Agreement as to the remainder of the Easement Property which is not contained within the Released Easement Area (the "**Remainder Easement Property**"). The Drainage Agreement shall remain in full force and effect and shall remain unaffected by this Partial Release with respect to the Remainder Easement Property. All references in the Drainage Agreement to the "Easement Property" shall hereafter mean and refer to the Remainder Easement Property. The Released Easement Area shall no longer be encumbered by the Drainage Agreement or the Easement Property.

IN WITNESS WHEREOF, the parties have set their hands on the dates set forth hereinbelow.

[SIGNATURES CONTAINED ON FOLLOWING PAGES]

Witnesses:

Rebecca Swander
Signature of Witness #1

Rebecca Swander
Printed Name of Witness #1

4530 Concord Landing Dr.
Orlando FL 32839
Printed Address of Witness #1

Juanita Martinez Muller
Signature of Witness #2

Juanita Martinez Muller
Printed Name of Witness #2

1945 Jan Lan Blvd
St. Cloud, FL 34772
Printed Address of Witness #2

“HFTC”

HOUSING FOR TOMORROW CORP.,
a Florida not-for-profit corporation

By: [Signature]

Name: Marc Watson

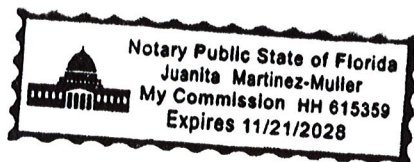
Title: President

Date: DECEMBER 27, 2024

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27 day of December, 2024, by Marc Watson, as President of Housing for Tomorrow Corp., a Florida not-for-profit corporation, on behalf of the corporation. The individual is ☒ personally known to me or ☐ who has produced _____ as identification.

Witness my hand and official seal this 27 day of December, 2024.



Juanita Martinez-Muller
Signature of Notary

JUANITA MARTINEZ-MULLER
Typed/Printed Name
Commission No.: HH 615 359
My Commission Expires: 11-21-28

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

Printed Name

Project: Catchlight Crossings

JOINDER AND CONSENT TO PARTIAL RELEASE OF DRAINAGE EASEMENT

The undersigned, WENDOVER HOUSING FOR TODAY, LLC., a Delaware limited liability company, (“**Wendover**”) hereby certifies that it is the tenant described in the following encumbrances (collectively, the “**Encumbrances**”):

Title of Instrument	Date of Recording	Recording Reference
Ground Lease between Housing for Tomorrow Corp. and Wendover Housing for Today, LLC	January 13, 2022	Doc # 20220033829, Public Records of Orange County, Florida
First Amendment to Memorandum of Ground Lease	October 31, 2023	Doc # 20230633253, Public Records of Orange County, Florida
Unrecorded Master Development Agreement dated November 29, 2021, as amended by First Amendment to Master Development Agreement dated October 25, 2023	N/A	N/A

By its execution below, Wendover hereby joins in and consents to the execution and recording of the foregoing Partial Release to which this “Joinder and Consent to Partial Release of Drainage Easement” (this “**Wendover Joinder**”) is attached, to the terms and conditions of such Partial Release, and agrees that the Encumbrances, as they have been, and as they may be, modified, amended, and/or assigned from time to time, shall be subordinated to the Drainage Agreement, as amended by the Partial Release, as said Drainage Agreement, as amended by the Partial Release, may be further modified, amended, and/or assigned from time to time (collectively, the “**Amended Drainage Agreement**”).

Furthermore, in the event that Wendover, any successor and/or assign of Wendover, and/or any other person, entity, and/or individual acquires any interest in the lands subject to the Amended Drainage Agreement pursuant to and/or under any or all of the Encumbrances, then Wendover agrees that the rights, benefits, privileges, duties, and obligations of County and of the other parties to the Amended Drainage Agreement (as set forth in the Amended Drainage Agreement) shall not be disturbed or impaired, and that Wendover, such successor and/or assign of Wendover, and/or such other person, entity, and/or individual shall be bound by, and the lands subject to the Amended Drainage Agreement shall be encumbered by, the Amended Drainage Agreement and the terms and conditions thereof.

Defined (capitalized) terms used in this Wendover Joinder, but not defined herein, shall have the meanings given to such terms by the Partial Release.

[signature page to joinder follows]

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IN WITNESS WHEREOF, the undersigned has executed this Wendoover Joinder in manner and form sufficient to bind it.

Signed, sealed, and delivered
in the presence of:




Signature of Witness #1

VICTORIA P. SIPLIN

Printed Name of Witness #1

Wendoover Housing Partners, LLC
1105 Kensington Park Drive
Suite 200

Printed Address of Witness #1
Altamonte Springs, FL 32714



Signature of Witness #2

DAVID L. PETER

Printed Name of Witness #2

Wendoover Housing Partners, LLC
1105 Kensington Park Drive
Suite 200

Printed Address of Witness #2
Altamonte Springs, FL 32714

STATE OF Florida
COUNTY OF Seminole

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, on this 31st day of December, 2024 by Jonathan L. Wolf, as Manager of WENDOVER HOUSING FOR TODAY, LLC, a Delaware limited liability company, on behalf of the company. He ☒ is personally known to me OR ☐ has produced _____ as identification.

[AFFIX NOTARY SEAL]



SANDRA SOSA
Commission # HH 420144
Expires July 12, 2027

“WENDOVER”

WENDOVER HOUSING FOR TODAY, LLC
a Delaware limited liability company

By: 

Print Name: **Jonathan L. Wolf**

Title: **Manager**

Date: DECEMBER 31, 2024



Signature of Notary Public

Sandra Sosa

Print Name

My Commission Expires: July 12, 2027

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**MORTGAGEE'S JOINDER AND CONSENT TO
PARTIAL RELEASE OF DRAINAGE EASEMENT**

The undersigned, JPMORGAN CHASE BANK, N.A., a national banking association, ("**Chase**") hereby certifies that it is the holder of the following security instruments:

Title of Security Instrument	Date of Recording	Recording Reference
Construction Leasehold Mortgage, Security Agreement, Assignment of Leases and Rents and Fixture Filing (the " Chase Mortgage ").	October 31, 2023	20230633257
State of Florida Uniform Commercial Code Financing Statement Form,	November 2, 2023	20230637935
Recognition, Attornment and Assent to Leasehold Security Instrument (Junior and Senior Mortgage)	November 2, 2023	20230637939
Subordination Agreement	November 2, 2023	20230637940

and recorded in the Public Records of Orange County, Florida, and other recorded and/or unrecorded documents, agreements, and instruments related to the "Loan" described and defined in the Chase Mortgage (collectively, the "**Security Instruments**").

By its execution below, Chase hereby joins in and consents to the execution and recording of the foregoing Partial Release to which this "Mortgagee's Joinder and Consent to Partial Release of Drainage Easement" (the "**Chase Joinder**") is attached, to the terms and conditions of such Partial Release, and agrees that the Security Instruments, as they have been, and as they may be, modified, amended, and/or assigned from time to time, shall be subordinated to the Drainage Agreement, as amended by the Partial Release, as said Drainage Agreement, as amended by the Partial Release, may be further modified, amended, and/or assigned from time to time (collectively, the "**Amended Drainage Agreement**").

Furthermore, in the event that Chase, any successor and/or assign of Chase, and/or any other person, entity, and/or individual acquires any interest in the lands subject to the Amended Drainage Agreement pursuant to and/or under any or all of the Security Instruments, then Chase agrees that the rights, benefits, privileges, duties, and obligations of County and of the other parties to the Amended Drainage Agreement (as set forth in the Amended Drainage Agreement) shall not be disturbed or impaired, and that Chase, such successor and/or assign of Chase, and/or such other person, entity, and/or individual shall be bound by, and the lands subject to the Amended Drainage Agreement shall be encumbered by, the Amended Drainage Agreement and the terms and conditions thereof.

Defined (capitalized) terms used in this Chase Joinder, but not defined herein, shall have the meanings given to such terms by the Partial Release.

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**MORTGAGEE'S JOINDER AND CONSENT TO
PARTIAL RELEASE OF DRAINAGE EASEMENT**

The undersigned, FLORIDA COMMUNITY LOAN FUND, INC., a Florida not for profit corporation, ("FCLF") hereby certifies that it is the holder of the following security instruments:

Title of Security Instrument	Date of Recording	Recording Reference
Leasehold Mortgage and Security Agreement (Catchlight Crossings/A Loan) (" A Loan Mortgage ")	November 2, 2023	20230637936
Assignment of Leases, Rents and Contract Rights (Catchlight Crossings/A Loan)	November 2, 2023	20230637937
UCC-1 Financing Statement	November 2, 2023	20230637938
Recognition, Attornment and Assent to Leasehold Security Instrument (Junior and Senior Mortgage)	November 2, 2023	20230637939
Subordination Agreement	November 2, 2023	20230637940
Leasehold Mortgage and Security Agreement (Catchlight Crossings/B-I Loan) (" B-I Loan Mortgage ")	November 3, 2023	20230640189
Assignment of Leases, Rents and Contract Rights (Catchlight Crossings/B-I Loan)	November 3, 2023	20230640190
State of Florida Uniform Commercial Code Financing Statement Form	November 3, 2023	20230640191
Capital Magnet Fund Compliance Addendum	November 3, 2023	20230640192
Leasehold Mortgage and Security Agreement (Catchlight Crossings/B-II Loan) (" B-II Loan Mortgage ")	November 3, 2023	20230640195
Assignment of Leases, Rents and Contract Rights	November 3, 2023	20230640196
State of Florida Uniform Commercial Code Financing Statement Form	November 3, 2023	20230640252
Capital Magnet Fund Compliance Addendum	November 3, 2023	20230640253

and recorded in the Public Records of Orange County, Florida, and other recorded and/or unrecorded documents, agreements, and instruments related to the "Loan" described and defined

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in the A Loan Mortgage, to the “Loan” described and defined in the B-I Loan Mortgage, and/or to the “Loan” described and defined in the B-II Loan Mortgage (collectively the “**Security Instruments**”).

By its execution below, FCLF hereby joins in and consents to the execution and recording of the foregoing Partial Release to which this “Mortgagee’s Joinder and Consent to Partial Release of Drainage Easement” (the “**FCLF Joinder**”) is attached, to the terms and conditions of such Partial Release, and agrees that the Security Instruments, as they have been, and as they may be, modified, amended, and/or assigned from time to time, shall be subordinated to the Drainage Agreement, as amended by the Partial Release, as said Drainage Agreement, as amended by the Partial Release, may be further modified, amended, and/or assigned from time to time (collectively, the “**Amended Drainage Agreement**”).

Furthermore, in the event that FCLF, any successor and/or assign of FCLF, and/or any other person, entity, and/or individual acquires any interest in the lands subject to the Amended Drainage Agreement pursuant to and/or under any or all of the Security Instruments, then FCLF agrees that the rights, benefits, privileges, duties, and obligations of County and of the other parties to the Amended Drainage Agreement (as set forth in the Amended Drainage Agreement) shall not be disturbed or impaired, and that FCLF, such successor and/or assign of FCLF, and/or such other person, entity, and/or individual shall be bound by, and the lands subject to the Amended Drainage Agreement shall be encumbered by, the Amended Drainage Agreement and the terms and conditions thereof.

Defined (capitalized) terms used in this FCLF Joinder, but not defined herein, shall have the meanings given to such terms by the Partial Release.

[signature page to joinder follows]

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IN WITNESS WHEREOF, the undersigned has executed this FCLF Joinder in manner and form sufficient to bind it.

Signed, sealed, and delivered
in the presence of:

"FCLF"

[Signature]
Signature of Witness #1

Shante' Riley
Printed Name of Witness #1
800 N Magnolia Ave., Ste 106, Orlando, FL 32803

Printed Address of Witness #1

Janet de Guzman
Signature of Witness #2

Janet de Guzman
Printed Name of Witness #2
800 N Magnolia Ave., Ste 106, Orlando, FL 32803

Printed Address of Witness #2

STATE OF Florida

COUNTY OF orange

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, on this 3 day of January, ~~2024~~ ²⁰²⁵ by Ignacio Esteban, as CEO of FLORIDA COMMUNITY LOAN FUND, INC., a Florida not for profit corporation, on behalf of the corporation. She/He ☒ is personally known to me OR ☐ has produced _____ as identification.

[AFFIX NOTARY SEAL]



SHANTÉ J. RILEY
Commission # HH 443393
Expires September 13, 2027

By: [Signature]
Print Name: Ignacio Esteban
Title: CEO
Date: January 3, ~~2024~~ ²⁰²⁵

[Signature]
Signature of Notary Public

Shante' Riley
Print Name
My Commission Expires: September 13, 2027

EXHIBIT "A"

HFTC PROPERTY

SKETCH OF DESCRIPTION - SEE SHEET 2 FOR SKETCH SEE SHEET 3 FOR LINE AND CURVE TABLES

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

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

Commence at the Northeast corner of Lot 8, PLAZA INTERNATIONAL UNIT TWELVE, according to the plat thereof, as recorded in Plat Book 29, Page 13, of the Public Records of Orange County, Florida, thence S89°18'04"E along the North Right-of-way line of Destination Parkway, as described in Official Records Book 10850, Page 4329, of said Public Records, a distance of 326.87 feet to the Southwest corner of SC-5 SC-6, & SC-7E, as described in Official Records Book 8891, Page 803, of said Public Records, and the Southwest corner of CHL PARCEL 7, as described in Document No. 20180616479, of said Public Records, thence departing said North Right-of-way line run N00°20'10"W along the West line of said SC-5, SC-6, & SC-7E, and the West line of said OHL PARCEL 7, a distance of 216.42 feet to the Northwest corner of said OHL PARCEL 7, thence run the following seven (7) courses along the West, Northerly and Easterly lines of said SC-5, SC-6, & SC-7E: N00°20'10"W, 50.01 feet to the POINT OF BEGINNING, thence continue N00°20'10"W, 1217.86 feet, thence N88°51'06"E, 476.47 feet, thence S01°08'34"E, 114.29 feet to the South line of a Drainage and Access Easement, as described in Official Records Book 6025, Page 4765, of said Public Records, thence N88°51'07"E along the South line of said Drainage and Access Easement and the Westerly line of Parcel #1, as described in Official Records Book 6025, Page 4748, of said Public Records, a distance of 278.77 feet to a non-tangent curve concave Southwesterly having a radius of 856.97 feet and a chord bearing of S59°20'08"E; thence departing said Westerly line, run Southeasterly along the Southwesterly line of Area #1, as described in Official Records Book 7750, Page 1004, of said Public Records, and the East line of Parcel #1, as described in Official Records Book 7750, Page 979, of said Public Records, and the arc of said curve through a central angle of 18°57'23" for a distance of 283.53 feet to the point of compound curvature of a curve concave Southwesterly having a radius of 526.98 feet and a chord bearing of S40°11'35"E; thence Southeasterly along the East line of said Parcel #1, and the arc of said curve through a central angle of 19°19'43" for a distance of 177.78 feet to the Northeast corner of Parcel 1 (SCS-6), as described in Official Records Book 10442, Page 1526, of said Public Records, and a non-tangent line, thence departing said East line run the following three (3) courses along the North and Westerly lines of said Parcel 1 (SCS-6): S90°00'00"W, 531.19 feet to a non-tangent curve concave Northeasterly having a radius of 299.99 feet and a chord bearing of S54°11'31"E; thence Southeasterly along the arc of said curve through a central angle of 10°13'29" for a distance of 53.53 feet to the point of reverse curvature of a curve concave Southwesterly having a radius of 269.99 feet and a chord bearing of S40°33'58"E; thence Southeasterly along the arc of said curve through a central angle of 37°28'36" for a distance of 176.60 feet to a non-tangent line, thence departing said Westerly line, run S50°00'00"W, 157.10 feet, thence S00°12'33"W along the East line of lands described in Official Records Book 10537, Page 5953, of said Public Records, and the Northerly and Southerly prolongations thereof, 395.66 feet, thence N90°00'00"E, 177.90 feet to the aforesaid Westerly line of Parcel 1 (SCS-6); thence run the following three (3) courses along said Westerly line of Parcel 1 (SCS-6): S00°00'00"E, 322.79 feet; thence N53°46'14"E, 43.46 feet; thence S00°00'00"E, 251.04 feet to the aforesaid North Right-of-way line of Destination Parkway and a non-tangent curve concave Northerly having a radius of 1320.30 feet and a chord bearing of S85°30'57"W; thence departing said Westerly line of Parcel 1 (SCS-6), run Westerly along said North Right-of-way line and the arc of said curve through a central angle of 02°49'38" for a distance of 65.15 feet to a non-tangent line, thence departing said North Right-of-way line, run N00°00'00"E, 215.95 feet; thence N90°00'00"W, 346.64 feet; thence N00°00'00"E, 4.07 feet; thence N90°00'00"W, 52.58 feet; thence N00°00'17"W, 48.40 feet, thence N89°18'04"W, 322.45 feet to the POINT OF BEGINNING; bearings and distances are based on the Florida State Plane Coordinate System East Zone, North American Datum of 1983, (2011 adjustment) epoch 2010.00; the reciprocal grid factor is 1.000034632.

Containing 20.895 acres more or less and being subject to any rights-of-way, restrictions and easements of record

NOTES

- This is not a survey.
- Bearings and distances shown herein are pursuant to the Florida State Plane Coordinate System East Zone, North American Datum of 1983 (2011 adjustment), Northerly Right-of-way of Destination Parkway, as described in Official Records Book 10150, Page 4329, of the Public Records of Orange County, Florida, being S89°18'04"E (measured), S89°30'38"E (described) (U.S. Survey foot).
- This Sketch of Description does not depict any easements of record that may be within or adjoining the lands described herein.

LEGEND

LINE NUMBER	NO	NUMBER
CI	NT	NON-TANGENT
OC#	NR	NON-RADIAL
UCDP	OR	OFFICIAL RECORDS BOOK
HI 1	PB	PLAT BOOK
OHL	PC	PAGE(S)
SEC 6-24-29	PT	POINT OF CURVATURE
PKA	R	POINT OF TANGENCY
N/A	R/W	RADIAL
	P	RIGHT-OF-WAY
		PROPERTY LINE

PREPARED FOR:

UNIVERSAL CITY DEVELOPMENT PARTNERS, LTD.

UCDP (SLRC) PARCEL 7
HOUSING FOR TODAY PARCEL - SEC 6-24-29



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

REASONABLE DUES
\$4285
APR 04 2025

DRAWN BY: DLL
DATE: 11/2020

CHECKED BY: RL
DATE: 11/2020

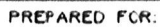
JOB NO.
16197

SCALE
N/A

SHEET 1
OF 1

Noted: Registered Professional Surveyor
Certificate No. 005, 11/2020
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL
OR AN ELECTRONIC SIGNATURE (SIGNED BY (3) FAC)
OF A FLORIDA LICENSED SURVEYOR AND MAPPER

- SEE SHEET 1 FOR DESCRIPTION, NOTES AND LEGEND
- SEE SHEET 3 FOR LINE AND CURVE TABLES



UCDP (SLRC) PARCEL 7
HOUSING FOR TODAY PARCEL - SEC 6-24-29



2100 PARK AVENUE NORTH WINTER PARK, FLORIDA 32789 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NO. LB68

SHEET 2
OF 3

SKETCH OF DESCRIPTION

- SEE SHEET 1 FOR DESCRIPTION, NOTES AND LEGEND
- SEE SHEET 2 FOR SKETCH

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S89°18'04"E	326.87'
L2	N00°20'10"W	216.42'
L3	N00°20'10"W	50.01'
L4	N00°20'10"W	1217.86'
L5	N88°51'06"E	476.47'
L6	S01°08'54"E	114.29'
L7	N88°51'07"E	278.77'
L8	S90°03'00"W	531.19'
L9	S90°03'00"W	157.10'
L10	S00°17'33"W	395.66'
L11	N90°00'00"E	177.90'
L12	S00°00'00"E	322.79'
L13	N53°46'14"E	43.46'
L14	S00°00'00"E	251.04'
L15	N00°00'00"E	215.95'
L16	N90°00'00"W	346.64'
L17	N00°00'00"E	4.07'
L18	N90°00'00"W	52.58'
L19	N00°00'17"W	48.40'
L20	N89°14'04"W	322.45'

CURVE TABLE				
NUMBER	RADIUS	DELTA	LENGTH	CHORD BEARING
C1	856.97'	18°57'23"	233.53'	S59°20'08"E
C2	526.98'	19°19'43"	177.78'	S40°11'35"E
C3	299.99'	10°13'29"	53.53'	S54°11'31"E
C4	269.99'	47°28'36"	176.60'	S40°33'58"E
C5	1320.30'	02°49'38"	65.15'	S85°30'57"W

PREPARED FOR:

UNIVERSAL CITY DEVELOPMENT PARTNERS, LTD.

UCDP (SLRC) PARCEL 7
HOUSING FOR TODAY PARCEL - SEC 6-24-19



DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS

2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NO. 1868

DRAWN BY: <u>DLJ</u>	CHECKED BY: <u>RLC</u>	JOB NO: <u>16197</u>	SCALE: <u>N/A</u>	SHEET: <u>1</u> OF <u>1</u>
DATE: <u>11/2020</u>				

EXHIBIT "B"
RELEASED EASEMENT AREA

SKETCH OF DESCRIPTION

- SEE SHEET 2 FOR KEY MAP
- SEE SHEET 3 FOR SKETCH

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

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

COMMENCE at the Northeast corner of Lot 8, PLAZA INTERNATIONAL UNIT TWELVE, according to the plat thereof, as recorded in Plat Book 29, Page 13, of the Public Records of Orange County, Florida; thence S89°18'04"E along the North Right-of-Way line of Destination Parkway, as described in Official Records Book 10850, Page 4329, of said Public Records, a distance of 326.87 feet to the Southwest corner of SC-5, SC-6, & SC-7E, as described in Official Records Book 8891, Page 803, of said Public Records, and the Southwest corner of OHL PARCEL 7, as described in Official Records Document No. 20180616479, of said Public Records; thence departing said North Right-of-Way line run N00°20'10"W along the West line of said SC-5, SC-6, & SC-7E, and the West line of said OHL PARCEL 7, a distance of 216.42 feet to the Northwest corner of said OHL PARCEL 7; thence run the following three (3) courses along the West and Northerly lines of said SC-5, SC-6, & SC-7E: N00°20'10"W, 1267.87 feet; thence N88°51'06"E, 476.47 feet; thence S01°08'54"E, 114.29 feet to the Northerly line of the Drainage Easement, as described in Official Records Book 7750, Page 985, of said Public Records; thence departing said Northerly line of said SC-5, SC-6, & SC-7E, run the following three (3) courses along the Northerly and Southerly lines of said Drainage Easement: S88°51'07"W, 62.41 feet to the POINT OF BEGINNING; thence continue S88°51'07"W, 46.82 feet to a non-tangent curve concave Northeasterly having a radius of 229.99 feet and a chord bearing of S65°33'39"E; thence Southeasterly along the arc of said curve through a central angle of 12°52'24" for a distance of 51.67 feet to a non-tangent line; thence departing said Southerly line, run N00°20'10"W, 22.27 feet to the POINT OF BEGINNING; bearings and distances are based on the Florida State Plane Coordinate System East Zone, North American Datum of 1983, (2011 adjustment) epoch 2010.00; the reciprocal grid factor is 1.000034632.

Containing 0.013 acres (571 square feet) more or less and being subject to any rights-of-way, restrictions and easements of record.

LEGEND

L#	LINE NUMBER
C#	CURVE NUMBER
DOC#	OFFICIAL RECORDS DOCUMENT NUMBER OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA
SEC. 6-24-29	SECTION 6, TOWNSHIP 24 SOUTH, RANGE 29, EAST
PKA	PREVIOUSLY KNOWN AS
N/A	NOT APPLICABLE
NO	NUMBER
NT	NON-TANGENT
(NR)	NON-RADIAL
OR#	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG(S)	PAGE(S)
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
RA	RADIAL
R/W	RIGHT-OF-WAY
SLRC	SAND LAKE ROAD COMPLEX
U	UNIVERSAL CITY
UCDP	UNIVERSAL CITY DEVELOPMENT PARTNERS, LTD.

NOTES

1. This is not a survey.
2. Bearings and distances shown hereon are pursuant to the Florida State Plane Coordinate System East Zone, North American Datum of 1983 (2011 adjustment) epoch 2010.00, Northerly Right-of-Way of Destination Parkway, as described in Official Records Book 10850, Page 4329, of the Public Records of Orange County, Florida, being S89°18'04"E (measured), S89°30'38"E (described); (U.S. Survey Foot).
3. This Sketch of Description does not depict any easements of record that may be within or adjoining the lands described hereon.

PREPARED FOR:

UNIVERSAL CITY DEVELOPMENT PARTNERS, LTD.

UCDP (SLRC) PARCEL 7 - DRAINAGE EASEMENT RELEASED AREA

4/30/24
DATE

DLL
BY

REVISED PER ORANGE COUNTY COMMENTS

DESCRIPTION

REVISIONS



DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS

1950 SUMMIT PARK DRIVE SUITE 600, ORLANDO, FL 32810 (407)544-4069
CERTIFICATE OF AUTHORIZATION NO. 1288

DONALD W. MCINTOSH ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. 1288

Donald L Lambert, P.E., P.L.S., P.S.

Donald L. Lambert April 30, 2024
Florida Registered Professional Engineer
Certificate No. 7037

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL
OR AN ELECTRONIC SIGNATURE (SIGNED AND SEALED)
OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DRAWN BY: DLL
DATE: 3/2024

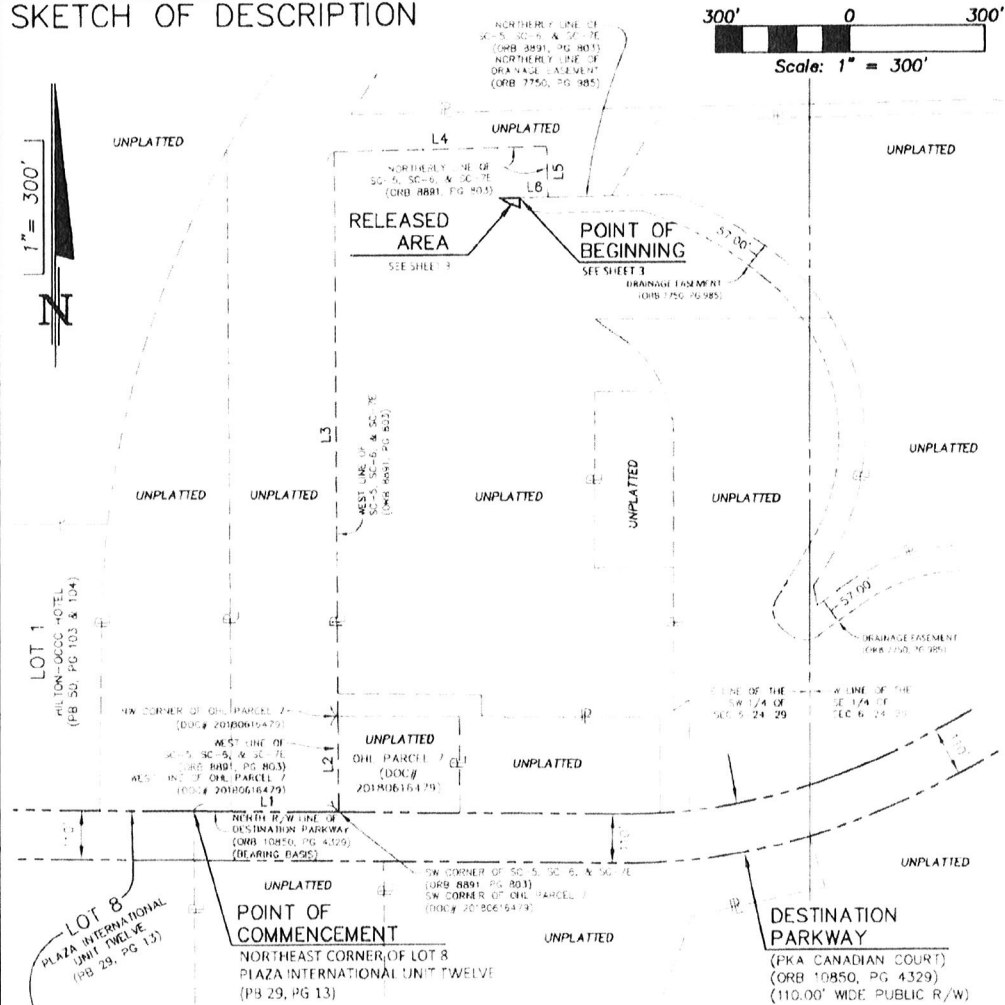
CHECKED BY: DLL

JOB NO.
21592.011

SCALE
N/A

SHEET
2

SKETCH OF DESCRIPTION



PREPARED FOR:
UNIVERSAL CITY DEVELOPMENT PARTNERS, LTD.

UCDP (SIRC) PARCEL 7 DRAINAGE EASEMENT RELEASED AREA

DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
1950 DUNN PARK DRIVE SUITE 600, ORLANDO, FL 32810 (407)644-4068
CERTIFICATE OF AUTHORIZATION NO. 988

DRAWN BY: DEL DATE: 3/2024 CHECKED BY: DEL PER NO: 21592,011 SCALE: 1"=300' SHEET: 2 OF 1

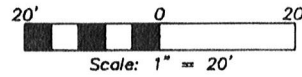
LINE TABLE		
NUMBER	BEARING	DISTANCE
1	S85°12'04"E	516.47'
2	N00°29'10"W	216.42'
3	N00°29'12"W	1267.87'
4	N88°51'06"E	476.47'
5	S01°08'54"E	114.20'
6	S88°51'07"W	871.47'

Printed: Tue 10 Apr 2024 10:29AM

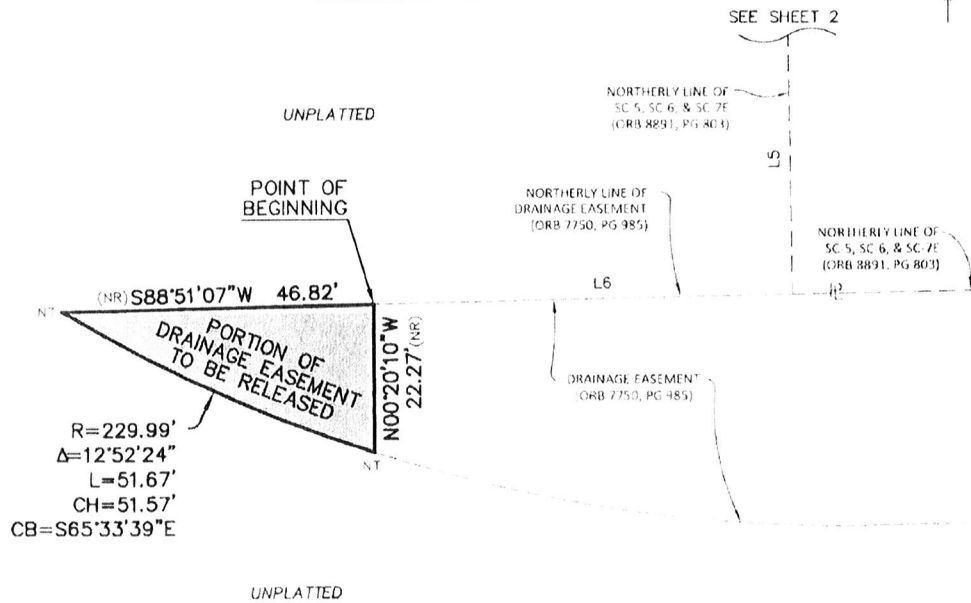
F:\Pro\2015\15137\5dwg\NAD88\ssd\131\15137 UCDP Parcel 7 - HFT - Drainage Easement Modification ORB7750_PG_985.dwg

CS# 18-131(S157)

SKETCH OF DESCRIPTION



LINE TABLE		
NUMBER	BEARING	DISTANCE
L5	S01°08'54"E	114.29'
L6	S88°51'07"W	62.41'



PREPARED FOR:

UNIVERSAL CITY DEVELOPMENT PARTNERS, LTD.

UCDP (SLRC) PARCEL 7 - DRAINAGE EASEMENT RELEASED AREA



DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
1050 SUMMIT PARK DRIVE, SUITE 600, ORLANDO, FL 32810 (407) 444-4000
CERTIFICATE OF AUTHORIZATION NO. 1000

DRAWN BY: DEL	CHECKED BY: DEL	JOB NO: 21592.011	SCALE: 1"=20'	SHEET: 3
DATE: 3/2024				OF: 3

Printed: Tue 30-Apr-2024 10:29AM

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CS# 18-131(5157)