

## DONATION AGREEMENT

### COUNTY OF ORANGE STATE OF FLORIDA

THIS DONATION AGREEMENT ("Agreement") made between **The School Board of Orange County, Florida**, a public corporate body organized and existing under the constitution and laws of the State of Florida, hereinafter referred to as "School Board", and **Orange County**, a charter county and political subdivision of the state of Florida, hereinafter referred to as "County", (School Board and County shall be collectively identified as the "Parties").

#### WITNESSETH:

WHEREAS, School Board is the owner of land described as a portion of Parcel Identification Numbers 16-22-31-0000-00-091 and 16-22-31-0000-00-152 on **Exhibit "A"** attached hereto ("Donation Property"), which abuts the south side of the University High School (HS) and the Orange Technical College (OTC) – East Campus ("School Board Property"); and

WHEREAS, County seeks to acquire the Donation Property for Right-of-Way (ROW) improvements of Eastwood Drive, as shown in **Exhibit "B"** to cure the roadway from being a substandard ROW; and

WHEREAS, School Board agrees to furnish said land for such purpose; and

NOW, THEREFORE, in consideration of the sum of One Dollar (\$1.00), each to the other paid, the parties hereto agree as follows:

1. School Board agrees to convey the Donation Property to the County by Special Warranty Deed, free of all liens and encumbrances, except those acceptable to County, if any, in substantially the same form as attached in Exhibit C, attached hereto and incorporated herein by reference. County, may, at its sole cost and expense, elect to obtain a title commitment insuring title to Donation Property. Notwithstanding the foregoing, School Board has no obligation to cure any existing liens or encumbrances of record affecting title to Donation Property.
2. **As-Is Disclaimer**. COUNTY ACKNOWLEDGES, UNDERSTANDS AND AGREES THAT, EXCEPT AS SPECIFICALLY SET FORTH IN THIS AGREEMENT TO THE CONTRARY, THE PROPERTY DESCRIBED ON EXHIBIT "A" IS BEING DONATED BY SCHOOL BOARD IN ITS PRESENT PHYSICAL CONDITION, "AS-IS", AND THAT, SCHOOL BOARD MAKES ABSOLUTELY NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH RESPECT TO THE PHYSICAL CONDITION OF THE PROPERTY. COUNTY AGREES THAT UPON THE CLOSING, COUNTY SHALL BE DEEMED TO HAVE ACCEPTED THE DONATION PROPERTY DESCRIBED ON EXHIBIT "A", INCLUDING ANY FAULTS AND/OR PROBLEMS THAT WERE, OR COULD HAVE BEEN, DISCOVERABLE BY COUNTY PRIOR TO ENTERING INTO

THIS AGREEMENT. THE PROVISIONS OF THIS SECTION 3 SHALL SURVIVE THE CLOSING.

3. This transaction constitutes a conveyance from a state agency or instrumentality to an agency of the state and is not subject to documentary stamp tax.
4. The Donation Property is exempt from ad valorem property taxes.
5. This transaction shall be closed and the Special Warranty Deed and other closing papers delivered on or before sixty (60) days from the Effective Date (hereinafter defined) of this Agreement. Closing shall take place at the office of the Orange County Real Estate Management Division, 400 E. South Street, Fifth Floor, Orlando, Florida 32801, or at such place as shall be mutually agreed upon by COUNTY
6. The County shall be responsible for payment of any and all real property transfer and transaction taxes and levies relating to the Donation Parcels as well as any title insurance premiums, otherwise, each party shall pay its own costs associated with the closing of the transaction contemplated here.
7. County shall, at its sole cost and expense, obtain and deliver to School Board a sketch of description of the Donation Property. The sketch of description will be prepared in accordance with Standards of Practice under Chapter 5J-17, of the Florida Administrative Code, Section 472.027, Florida Statutes.
8. County shall, at its sole cost and expense, obtain and deliver to School Board a boundary survey of the School Board Property remaining after the Donation Property is removed. The survey shall be certified to School Board and County and prepared in accordance with the minimum technical requirements and standards promulgated by the Florida Board of Professional Surveyor and Mappers, Chapter 5J-17, of the Florida Administrative Code, Section 472.027, Florida Statutes, and ALTA/NSPS Land Title Survey Standards.
9. This Agreement may be executed in up to two counterparts, each of which shall constitute an original, but both of which together shall constitute one and the same agreement, and this agreement shall be binding upon all parties so long as each signs one or more counterparts.
10. Effective Date: This agreement shall become effective on the date upon which it has been fully executed by the Parties.

THIS AGREEMENT supersedes all previous agreements or representations, either verbal or written, heretofore in effect between School Board and County made with respect to the matters herein contained, and when duly executed constitutes the AGREEMENT between School Board and County. No additions, alterations, or variations to the terms of this AGREEMENT shall be valid, nor can the provisions of this AGREEMENT be waived by either party unless expressly set forth in writing and duly signed.

The Parties hereto have executed this AGREEMENT on the date(s) written below.

[SIGNATURES ON FOLLOWING PAGES]

Project: Eastwood Drive at University High School  
Parcel: 101

Signed, sealed and delivered in the  
presence of:

Print Name: \_\_\_\_\_  
445 West Amelia  
Orlando, Florida 32801

Print Name: \_\_\_\_\_  
445 West Amelia  
Orlando, Florida 32801

**“SCHOOL BOARD”**

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

By: \_\_\_\_\_  
Teresa Jacobs, as Chair

Date: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by Teresa Jacobs, as Chair of The School Board of Orange County, Florida, a public corporate body and political subdivision of the State of Florida, on behalf of The School Board. She is personally known to me or has produced \_\_\_\_\_ (type of identification as identification and has acknowledgement that he/she signed the instrument voluntarily for the purpose expressed in it.

\_\_\_\_\_  
Notary Public  
Printed Name: \_\_\_\_\_  
Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

[ADDITIONAL SIGNATURE PAGE TO FOLLOW]

Project: Eastwood Drive at University High School  
Parcel: 101

**WITNESSES:**

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

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
445 West Amelia  
Orlando, Florida 32801

By: \_\_\_\_\_  
Maria F. Vazquez, Ed.D., as its Superintendent

Date: \_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
445 West Amelia  
Orlando, Florida 32801

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by Maria F. Vazquez, Ed.D., as Superintendent of The School Board of Orange County, Florida, a public corporate body and political subdivision of the State of Florida, on behalf of The School Board. She is personally known to me or has produced \_\_\_\_\_ (type of identification as identification and has acknowledgement that he/she signed the instrument voluntarily for the purpose expressed in it.

\_\_\_\_\_  
Notary Public  
Printed Name: \_\_\_\_\_  
Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

Approved as to form and legality by legal  
counsel to The School Board of Orange  
County, Florida this \_\_\_\_\_ day of  
\_\_\_\_\_, 2025, for its  
exclusive use and reliance.

Reviewed and approved by Orange County Public  
Schools Chief Facilities Officer this \_\_\_\_\_ day of  
\_\_\_\_\_, 2025.

By: \_\_\_\_\_  
Sergio I. Ruiz, Esq.  
Staff Attorney

By: \_\_\_\_\_  
Rory A. Salimbene, Chief Facilities Officer

Approved

School Board Meeting: \_\_\_\_\_

Agenda Item: \_\_\_\_\_

Project: Eastwood Drive at University High School  
Parcel: 101

**“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

\_\_\_\_\_  
Printed Name

**EXHIBIT "A"**

**Legal Description**

A portion of land lying in the South 1/2 of the Northeast 1/4 of Section 16, Township 22 South, Range 31 East, in Orange County, Florida described as follows:

Begin at the Southwest corner of the Northeast 1/4 of said Section 16, Township 22 South, Range 31 East, Orange County, Florida, also being a found 60d nail and disc stamped "PLS 3989", according to Certified Corner Record Number 76980; Thence North 00° 53' 30" West along the West line of said Northeast 1/4 a distance of 50.00 feet; Thence departing said West line run North 88° 47' 30" East, along a line being 50.00 feet North of and parallel with the South line of said Northeast 1/4, a distance of 2613.49 feet to a point on the East line of said Northeast 1/4 of Section 16; Thence South 01° 06' 37" West along said East line of the Northeast 1/4 of Section 16, a distance of 50.04 feet to the Southeast corner of said Northeast 1/4 of Section 16, also being a found 4"x4" concrete monument according to Certified Corner Record Number 76979; Thence departing said East line of the Northeast 1/4 of Section 16, run South 88° 47' 30" West a distance of 2611.74 feet along the aforementioned South line of the Northeast 1/4 of Section 16 to the Point of Beginning.

Containing 3.00 acres, (130,631 square feet) more or less

**SKETCH OF DESCRIPTION****PROJECT: EASTWOOD DRIVE AT UNIVERSITY  
HIGH SCHOOL****PARCEL: 101**

Exhibit "B"

**DESCRIPTION:**

A portion of land lying in the South 1/2 of the Northeast 1/4 of Section 16, Township 22 South, Range 31 East, in Orange County, Florida described as follows:

Begin at the Southwest corner of the Northeast 1/4 of said Section 16, Township 22 South, Range 31 East, Orange County, Florida, also being a found 60d nail and disc stamped "PLS 3989", according to Certified Corner Record Number 76980; Thence North 00° 53' 30" West along the West line of said Northeast 1/4 a distance of 50.00 feet; Thence departing said West line run North 88° 47' 30" East, along a line being 50.00 feet North of and parallel with the South line of said Northeast 1/4, a distance of 2613.49 feet to a point on the East line of said Northeast 1/4 of Section 16; Thence South 01° 06' 37" West along said East line of the Northeast 1/4 of Section 16, a distance of 50.04 feet to the Southeast corner of said Northeast 1/4 of Section 16, also being a found 4"x4" concrete monument according to Certified Corner Record Number 76979; Thence departing said East line of the Northeast 1/4 of Section 16, run South 88° 47' 30" West a distance of 2611.74 feet along the aforementioned South line of the Northeast 1/4 of Section 16 to the Point of Beginning.

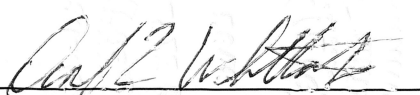
Containing 3.00 acres, (130,631 square feet) more or less.

**SURVEYOR'S NOTES:**

1. LINEAR MEASUREMENTS SHOWN HEREON ARE EXPRESSED IN FEET. ANGULAR MEASUREMENTS SHOWN HEREON ARE EXPRESSED IN DEGREES, MINUTES, AND SECONDS.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. ALL MAPPED FEATURES SHOWN HEREON WERE OBSERVED UNDER THE DIRECTION OF THE SIGNING SURVEYOR OF THIS SURVEY UNLESS OTHERWISE SPECIFIED.
4. THIS SKETCH AND DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, AND IS SUBJECT TO ANY RIGHT-OF-WAY, EASEMENTS, OR OTHER MATTERS THAT A TITLE SEARCH MIGHT DISCLOSE.
5. THIS IS NOT A BOUNDARY SURVEY.
6. PUBLIC RECORDS INDICATED HEREON ARE OF ORANGE COUNTY, UNLESS OTHERWISE NOTED.
7. BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 22 SOUTH, RANGE 31 EAST, BEARING BEING SOUTH 88° 47' 30" WEST (ASSUMED).
8. THIS SKETCH OF DESCRIPTION AND LEGAL DESCRIPTION WAS PREPARED BY ORANGE COUNTY ENGINEERING DIVISION, SURVEY SECTION.

**LEGEND:**

POB Point of Beginning  
ORB Official Record Book  
CM Concrete Monument  
CCR Certified Corner Record  
ID Identification  
PLS Professional Licensed Surveyor

  
**DANIEL L. WHITTAKER**

PROFESSIONAL SURVEYOR AND MAPPER

STATE OF FLORIDA LICENSE NO. 5648

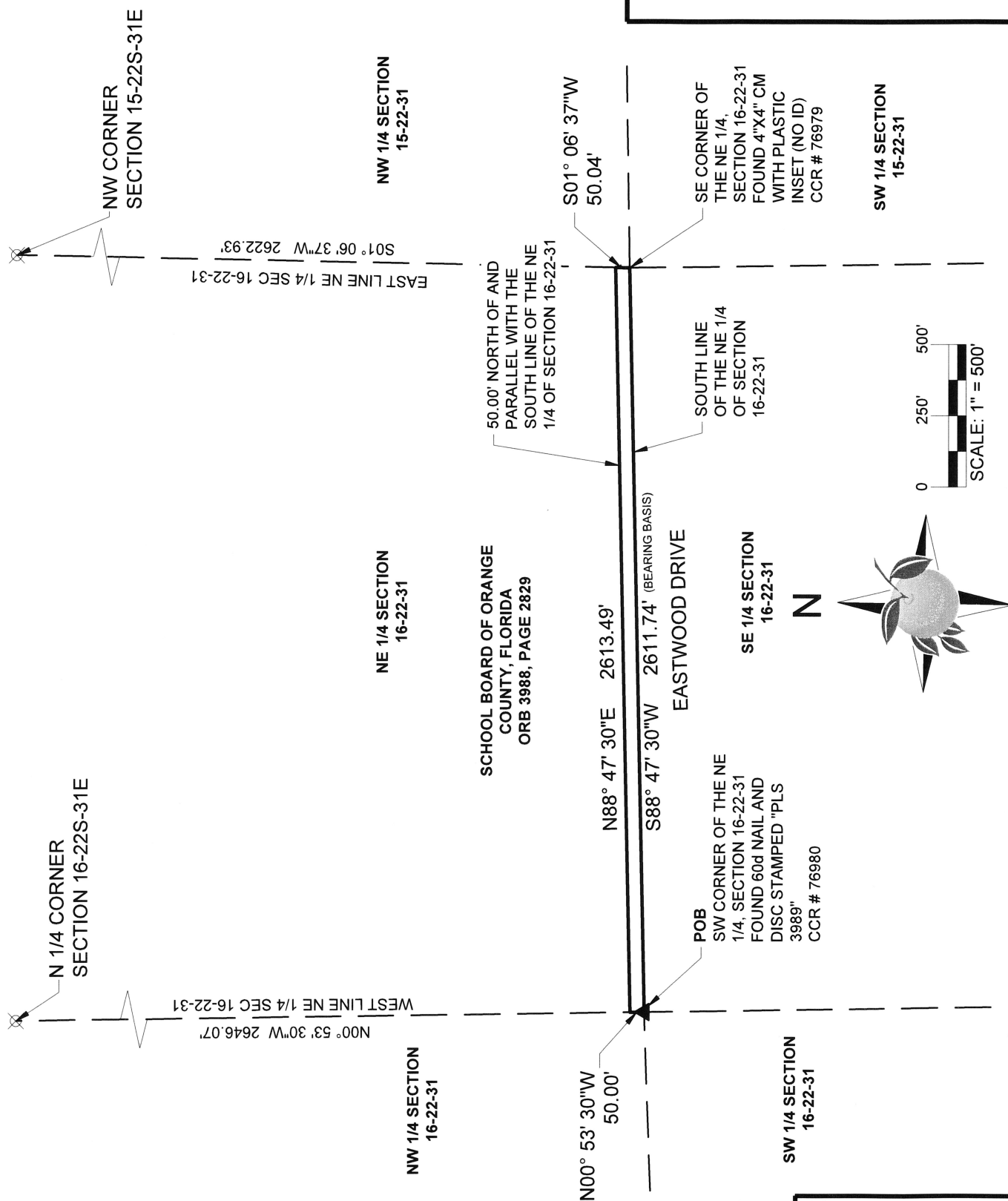
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND  
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PREPARED FOR:

REAL ESTATE MANAGEMENT

NOT COMPLETE WITHOUT SHEET 2 OF 2

|                           |                  |               |                                                                                                                                                   |                                                                                       |                          |
|---------------------------|------------------|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|--------------------------|
| FIELD DATE: N/A           | DATE: 09/17/2024 | SECTION: 16   | <b>PUBLIC WORKS<br/>ENGINEERING DIVISION<br/>SURVEY SECTION</b><br>4200 SOUTH JOHN YOUNG PARKWAY<br>ORLANDO, FLORIDA 32839-9205<br>(407) 836-7951 |  | DRAWING SCALE:<br>N/A    |
| DRAWN BY: JFM/CDW         |                  | TOWNSHIP: 22S |                                                                                                                                                   |                                                                                       | COUNTY PROJECT<br>NUMBER |
| CHECKED BY: D. WHITTAKER  | REVISIONS:       | RANGE: 31E    |                                                                                                                                                   |                                                                                       | 8873                     |
| APPROVED BY: D. WHITTAKER |                  | SHEET 1 OF 2  |                                                                                                                                                   |                                                                                       |                          |

**PARCEL: 101**

**NOT COMPLETE WITHOUT SHEET 1 OF 2**

**PREPARED FOR:**  
REAL ESTATE MANAGEMENT

|                                  |                            |                      |                                                                                                                                                       |                                                                                       |                                      |
|----------------------------------|----------------------------|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|--------------------------------------|
| <b>FIELD DATE:</b> N/A           | <b>DATE:</b><br>09/17/2024 | <b>SECTION:</b> 16   | <b>PUBLIC WORKS<br/>ENGINEERING DIVISION<br/>SURVEY SECTION</b><br><br>4200 SOUTH JOHN YOUNG PARKWAY<br>ORLANDO, FLORIDA 32836-8205<br>(407) 836-7951 |  | <b>DRAWING SCALE:</b><br>1"=500'     |
| <b>DRAWN BY:</b> JFM/CDW         |                            | <b>TOWNSHIP:</b> 22S |                                                                                                                                                       |                                                                                       | <b>COUNTY PROJECT NUMBER</b><br>8873 |
| <b>CHECKED BY:</b> D. WHITAKER   | <b>REVISIONS:</b>          | <b>RANGE:</b> 31E    |                                                                                                                                                       |                                                                                       |                                      |
| <b>APPROVED BY:</b> D. WHITTAKER |                            | <b>SHEET 2 OF 2</b>  |                                                                                                                                                       |                                                                                       |                                      |

Exhibit "C"  
form of Special Warranty Deed

**THIS INSTRUMENT PREPARED BY AND  
AFTER RECORDING RETURN TO:**

E. Price Jackson, a staff employee  
in the course of duty with the  
Real Estate Management Division  
of Orange County, Florida  
P.O. Box 1393  
Orlando, Florida 32802-1393

**Property Appraiser's Parcel Identification Number:**  
portions of 16-22-31-0000-00-091 & 16-22-31-0000-00-152

**Project:** Eastwood Drive at University High School  
**Instrument:** 101.1

**THIS IS A DONATION**

**This document constitutes a conveyance from a state agency or instrumentality to an agency of the state and is not subject to Florida documentary stamp tax Department of Revenue Rule 12B-4.014(10) F.A.C**

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED, made as of the date signed below, by The School Board of Orange County, Florida, a public corporate body organized and existing under the Constitution the laws of the State of Florida, whose address is 445 West Amelia Street, Orlando, Florida 32801, GRANTOR, and Orange County, a charter county and political subdivision of the state of Florida, whose address is P. O. Box 1393, Orlando, Florida 32802-1393, GRANTEE.

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, align, remise, release, convey, and confirm unto the GRANTEE, all that certain land situate in Orange County, Florida:

**SEE ATTACHED EXHIBIT "A"**

TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the GRANTOR hereby covenants with said GRANTEE that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said GRANTOR, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2024.

Project: Eastwood Drive at University High School  
Instrument: 101.1

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed in its name.

**WITNESSES:**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
445 W. Amelia St., Orlando, Florida 32801

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
445 W. Amelia St., Orlando, Florida 32801

**“SCHOOL BOARD”**

**THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA**, a public corporate body organized and existing under the constitution and laws of the State of Florida

By: FORM NOT FOR EXECUTION  
Teresa Jacobs, Chair

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

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2025, by Teresa Jacobs, as Chair of The School Board of Orange County, Florida, a public corporate body and political subdivision of the State of Florida, on behalf of The School Board. The individual ☐ is personally known to me or ☐ has produced \_\_\_\_\_ (type of identification) as identification and has acknowledged that they signed the instrument voluntarily for the purpose expressed in it.

AFFIX NOTARY STAMP

\_\_\_\_\_  
NOTARY PUBLIC OF FLORIDA  
Print Name: \_\_\_\_\_  
Commission No.: \_\_\_\_\_  
Expires: \_\_\_\_\_

*(Additional signature page to follow)*

Project: Eastwood Drive at University High School  
Instrument: 101.1

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed in its name.

**WITNESSES:**

**“SCHOOL BOARD”**

**THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA**, a public corporate body organized and existing under the constitution and laws of the State of Florida

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
445 W. Amelia St., Orlando, Florida 32801

Attest: **FORM NOT FOR EXECUTION** \_\_\_\_\_  
Maria F. Vazquez, Ed. D.  
as Superintendent

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
445 W. Amelia St., Orlando, Florida 32801

STATE OF FLORIDA                    )  
                                                  ) ss:  
COUNTY OF ORANGE    )

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2025, by Maria F. Vazquez, Ed. D., as Superintendent of The School Board of Orange County, Florida, a public corporate body and political subdivision of the State of Florida, on behalf of The School Board. The individual ☐ is personally known to me or ☐ has produced \_\_\_\_\_ (type of identification) as identification and has acknowledged that they signed the instrument voluntarily for the purpose expressed in it.

AFFIX NOTARY STAMP

\_\_\_\_\_  
NOTARY PUBLIC OF FLORIDA  
Print Name: \_\_\_\_\_  
Commission No.: \_\_\_\_\_  
Expires: \_\_\_\_\_

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

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

\_\_\_\_\_  
Rory A. Salimbene  
Chief Facilities Officer

\_\_\_\_\_  
Sergio I. Ruiz, Esq.  
Staff Attorney

Date: \_\_\_\_\_, 2025

Date: \_\_\_\_\_, 2025

**Approved**

School Board Meeting: \_\_\_\_\_

Agenda Item: \_\_\_\_\_