

Prepared by and after recording return to:

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401 East Jackson Street, Suite 2100

Tampa, FL 33602

Parcel I.D. Nos. 26-22-28-9155-00-030;

26-22-28-9155-00-031; and 26-22-28-9155-00-040.

RESERVED FOR CLERK

TERMINATION AND RELEASE OF DEDICATION OF DEVELOPMENT RIGHTS

THIS TERMINATION AND RELEASE OF DEDICATION OF DEVELOPMENT RIGHTS (“Termination”), dated as of the ____ day of _____, 2025 (**“Effective Date”**), entered into by ORANGE COUNTY, a charter county and political subdivision of the State of Florida (**“County”**).

W I T N E S S E T H:

WHEREAS, on October 10, 1988, WEST ORANGE ASSOCIATES, LTD., a Florida limited partnership (**“Dedicator”**) entered into that certain Dedication of Development Rights recorded in Official Records Book 4022, at Page 2996, of the Public Records of Orange County, Florida (**“Dedication”**) in favor of the County; and

WHEREAS, the Dedication required Lot 4 of that certain Subdivision Plat for the West Orange Plaza PD, recorded in Plat Book 14, at Page 66, of the Plat Records of Orange County, Florida (**“Property”**), remain open space (**“Restriction”**); and

WHEREAS, the Restriction was based on the County-approved “West Orange Plaza PD – Development Plan for Lots 3, 4, and 7 and Development Plan Amendment for Lot 3,” (**“Development Plan”**); and

WHEREAS, the passage of time and changed conditions have caused Lot 4, which is approximately 0.55 acres in size, to no longer be suitable as open space; and

WHEREAS, the Development Plan, other West Orange Plaza PD approvals, and County Code currently exist such that the Restriction is no longer necessary or desired by the County; and

WHEREAS, TCB-WCO, LLC, a Delaware limited liability company licensed to do business in Florida (**“Owner”**), is the successor in interest to Dedicator and owner of the Property; and

WHEREAS, Owner desires that the Dedication be terminated; and

WHEREAS, the County desires to terminate the Declaration and release any restrictions, limitations, or burdens on the Property related to the Declaration.

NOW, THEREFORE, in consideration of the mutual understandings between Owner and the County and of the covenants set forth hereunder, the County, intending to be legally bound, agrees as follows:

1. **Recitals**. The above recitals are true and correct and incorporated herein by reference.
2. **Termination of Declaration**. The Declaration is hereby terminated, effective as of the Effective Date, and no longer carries any force or effect.
3. **Release of Restriction**. Pursuant to termination of the Declaration, the Restriction is fully released.

IN WITNESS WHEREOF, the County has caused this Termination to be executed on the date hereinafter indicated.

COUNTY
ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

By: _____
Jerry L. Demings
Orange County Mayor

Dated: _____

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

By: _____
Deputy Clerk

Printed Name