

Project: Duke Energy Temp Easement - 57746448 D - 58615006 LS - 9400 Universal Blvd., Orlando, FL



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|---|----------|----------|----------------|-------------------------------|
| SEC: 01 | TWP: 24S | RGE: 28E | COUNTY: ORANGE | PROJECT: 57746448D/58615006LS |
| GRANTOR: ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS | | | | |
| SITE ADDRESS: 9400 Universal Boulevard, Orlando, FL 32819 | | | | |
| TAX PARCEL NUMBER: 01-24-28-0000-00-007 | | | | |

DISTRIBUTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, their heirs, successors and assigns (**GRANTOR** herein), in consideration of the mutual benefits, covenants and conditions herein contained, does hereby grant and convey to **DUKE ENERGY FLORIDA, LLC, a Florida limited liability company, d/b/a DUKE ENERGY**, its successors, lessees and assigns, (**GRANTEE** herein), Post Office Box 14042, St. Petersburg, Florida 33733, the right, privilege and easement to construct, reconstruct, operate and maintain in perpetuity or until the use thereof is abandoned, one or more electric underground distribution lines and related underground facilities and appurtenant aboveground facilities (including supporting structures, other wires, attachments and accessories desirable in connection therewith); together with the right, privilege and easement to construct, reconstruct, operate communication facilities only for the use and convenience of the **GRANTEE** for the **GRANTEE'S** internal communications. This is subject to all applicable permitting requirements as may be required by federal, state, or local codes, statutes, ordinances, or regulations, over, under, upon and across the following described lands in Orange County, Florida, and referred to hereinafter as the Easement Area to wit:

An Easement Area being more particularly described and shown on the accompanying Exhibit "A", Sketch of Description, as prepared by Brian K. Hefner, P.S.M. of Colliers Engineering & Design, dated March 23, 2026, Project Name: OCCC Duke Elec Data, consisting of six (6) pages, attached hereto and incorporated herein by this reference.

The Easement granted herein is solely for the purposes described. No additions, modifications, or improvements beyond those listed herein shall be constructed, erected, placed or maintained on or around the easement property without **GRANTOR'S** prior written approval.

Together with the right to patrol, inspect, alter, improve, repair, rebuild, relocate or remove such lines and related facilities, including the right to increase or decrease the number and type of supporting structures.

GRANTEE shall have all other rights and privileges reasonably necessary or convenient for the safe and efficient operation and maintenance of said electric distribution lines and related facilities, including the right to trim, cut and keep clear trees, limbs and undergrowth along said lines, and further including the reasonable right to enter upon the adjoining lands of the **GRANTOR** for the purpose of exercising the rights herein granted. If obstructions are installed adjacent to the Easement Area, they shall be placed so as to allow ready access to **GRANTEE'S** facilities. Failure to exercise the rights herein granted to **GRANTEE** shall not constitute a waiver or abandonment.

GRANTOR covenants and agrees that no trees, buildings, structures or obstacles will be located or constructed within the Easement Area nor shall ground elevation be altered.

GRANTEE covenants and agrees to promptly repair, at its own expense, all damage to any property, facilities or improvements of **GRANTOR** located in the Easement Area or adjacent thereto, including without limitation parking areas, driveways, recreational facilities and landscaping, if such damage is incident to the exercise of **GRANTEE'S** rights, privileges, or obligations under this Easement.

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GRANTEE shall defend, indemnify and hold harmless **GRANTOR**, its officials, agents and employees from and against any and all claims, suits, judgments, demands, liabilities, damages, cost and expenses (including reasonable attorney's fees prior to and upon appeal) of any kind or nature whatsoever related to this Easement to the extent directly arising out of or to the extent caused by: (i) the negligent use and enjoyment by **GRANTEE**, its directors, officers, employees, agents, contractors or their subcontractors, anyone employed by them, or anyone for whose acts any of them may be liable (collectively "**GRANTEE'S** Permittees") of the Easement Area; (ii) all liens and other charges asserted against the Easement Area for any purpose whatsoever to the extent arising as a result of the actions of **GRANTEE**, or **GRANTEE'S** Permittees; (iii) all claims relating to injury to persons or property occurring on or about the Easement Area to the extent caused by the use or control of the Easement Area by **GRANTEE** or **GRANTEE'S** Permittees; (iv) **GRANTEE'S** or **GRANTEE'S** Permittees' failure to properly construct and maintain the Facilities; and, (v) **GRANTEE'S** or **GRANTEE'S** Permittees' construction activities upon, over or under the Easement Area. Notwithstanding any provision of this easement, nothing herein shall be construed as a waiver of **GRANTOR'S** sovereign immunity.

GRANTOR retains all rights in and to said Easement Area not in conflict with **GRANTEE'S** rights hereunder granted.

All covenants, terms, provisions and conditions herein contained shall inure and extend to and be obligatory upon the heirs, successors, lessees and assigns of the respective parties hereto.

IN WITNESS WHEREOF, the said **GRANTOR** has caused these presents to be executed in its name by its Board, acting by the County Mayor, the day and year written below.

"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

THIS IS NOT A SURVEY

Sketch of Description:

That part of the Northwest 1/4 and that part of the Southwest 1/4 and that part of the Southeast 1/4 of Section 1, Township 24 South, Range 28 East, Orange County, Florida, being described as follows:

PARCEL A

Commence at the Northwest corner of the Southwest 1/4 of Section 1, Township 24 South, Range 28 East; from said corner run N89°30'21"E, a distance of 378.82 feet along the North Boundary of the said Southwest 1/4 of Section 1 to a point on the Easterly limited Access Right of Way line of Interstate 4 (State Road 400) variable width Right of Way per Right of Way Map Section 75280; thence run S00°09'03"E, a distance of 265.88 feet along said Easterly limited access Right of Way line to a point on the Northerly limited access Right of Way line of State Road 528; thence run along said Northerly limited Access Right of Way line the following courses and distances; N89°50'57"E, a distance of 30.00 feet to a point on a non-tangent curve concave Easterly, having a radius of 2780.79, a central angle of 07°00'35", a chord bearing of S03°40'44"E, a chord distance of 340.00 feet; thence along said right of way line and the arc of said curve a distance of 340.21 feet to the Northwest Corner of Block A, Plaza International Unit One, as recorded in Plat Book 8, Pages 148 and 149, Public Records of Orange County, Florida; thence leaving said Easterly Limited Access Right of Way line, run N75°28'08"E, 1248.61 feet along the North Boundary of said Block A to a point on the Westerly Right of Way line of International Drive as shown on said Plaza International Unit One; thence continue N75°28'08"E, a distance of 152.08 feet along the Northeasterly prolongation of said North Boundary of Block A to a point on the Easterly Right of Way line of International Drive and to a point on a non-tangent curve concave Northeasterly, having a radius of 1176.50, a central angle of 60°08'30", a chord bearing of S60°22'39"E, a chord distance of 1179.02 feet; thence along said right of way line and the arc of said curve a distance of 1234.94 feet to a point of tangency; thence run N89°33'06"E, a distance of 229.84 feet; thence run N31°47'12"E, a distance of 187.41 feet to the POINT OF BEGINNING, also known as POINT "A" for purpose of the "Together with" description; thence N31°47'12"E, a distance of 139.16 feet; thence N35°00'34"E, a distance of 222.95 feet; thence N51°47'28"E, a distance of 41.30 feet; thence N25°26'41"E, a distance of 145.03 feet; thence N51°54'48"W, a distance of 5.93 feet; thence N55°15'58"E, a distance of 10.47 feet; thence S51°54'48"E, a distance of 10.84 feet; thence S25°26'41"W, a distance of 155.38 feet; thence S51°47'28"W, a distance of 42.16 feet; thence S35°00'34"W, a distance of 221.19 feet; thence S31°47'12"W, a distance of 187.29 feet to a point on a non-tangent curve concave Easterly, also known as POINT "A", having a radius of 91.14, a central angle of 06°39'57", a chord bearing of N16°10'26"E, a chord distance of 10.60 feet; thence along said right of way line and the arc of said curve a distance of 10.60 feet to a point of a compound curve concave Easterly, having a radius of 661.50, a central angle of 03°22'03", a chord bearing of N21°11'26"E, a chord distance of 38.87 feet; thence along said right of way line and the arc of said curve a distance of 38.88 feet to POINT OF BEGINNING;

Containing 0.135 Acres (5882.66 Square Feet) more or less.

Sheet Index

| | |
|------------|-------------------|
| SHEET 1-2: | LEGAL DESCRIPTION |
| SHEET 3: | VICINITY MAP |
| SHEET 4-6: | DETAILS |

Surveyor's Notes:

- North and the bearings shown hereon are referenced to the North boundary line of Southwest 1/4 of Section 1, Township 24 South, Range 28 East, as being North 89°30'21" East, per Plat Book 12, Pages 78, Orange County, FL.
- All measurements shown hereon are in U.S. Survey Feet.
- This legal description was prepared by Colliers Engineering & Design, per client request and is based on deeds of record and the location of the underground lines mapped by Colliers Engineering & Design.
- This sketch meets the applicable "Standards of Practice" as set forth by the Florida Board of Professional Surveyors and Mappers in rule 5J17.050-.052, Florida Administrative Code. Not valid without the original signature and the raised seal or the electronic signature and computer generated seal of a Florida Licensed Surveyor and Mapper.

03/23/2026

BRIAN K. HEFNER, P.S.M.
Colliers Engineering & Design, Inc.

FLORIDA REGISTRATION No. 5370
FLORIDA REGISTRATION No. LB 7388

NOT VALID WITHOUT PAGES 2-6



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SHEET TITLE: FIELD BOOK XX PAGE XX

SKETCH & DESCRIPTION

SHEET NUMBER:
1 of 6

By: MICHAEL TADROS
Vac Publish: 403388V0CCC DUKE ELEC DATA.dwg/SHEET 1

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Sketch of Description:

Together with PARCEL B

Commence at the aforementioned POINT "A" thence run S15°20'04"E, a distance of 86.07 feet to POINT OF BEGINNING, thence S88°15'57"E, a distance of 66.63 feet; thence S00°26'27"E, a distance of 10.01 feet to a point known as POINT "B" for the purpose of the together with PARCEL "C"; thence N88°15'57"W, a distance of 55.03 feet to a point on a non-tangent curve concave Easterly, having a radius of 91.14, a central angle of 09°49'27", a chord bearing of N48°25'18"W, a chord distance of 15.61 feet; thence along said right of way line and the arc of said curve a distance of 15.63 feet to end of said curve and to POINT OF BEGINNING;

Containing 0.014 Acres (611.75 Square Feet) more or less.

Together with PARCEL C

Commence at the aforementioned POINT "B" thence run N88°01'42"E, a distance of 312.46 feet to POINT OF BEGINNING, thence N00°26'27"W, a distance of 10.00 feet; thence S89°41'29"E, a distance of 5.43 feet; thence S79°53'37"E, a distance of 48.25 feet; thence N88°44'25"E, a distance of 64.16 feet; thence S87°05'09"E, a distance of 81.79 feet; thence N86°36'10"E, a distance of 84.27 feet; thence S76°48'06"E, a distance of 96.33 feet; thence S86°08'46"E, a distance of 50.42 feet; thence S73°26'59"E, a distance of 44.43 feet; thence S80°59'10"E, a distance of 150.01 feet; thence N56°06'56"E, a distance of 40.65 feet; thence S33°53'04"E, a distance of 10.00 feet; thence S56°06'56"W, a distance of 44.58 feet; thence N80°59'10"W, a distance of 154.60 feet; thence N73°26'59"W, a distance of 43.97 feet; thence N86°08'46"W, a distance of 50.12 feet; thence N76°48'06"W, a distance of 95.69 feet; thence S86°36'10"W, a distance of 83.21 feet; thence N87°05'53"W, a distance of 82.14 feet; thence S88°46'34"W, a distance of 64.99 feet; thence N79°53'37"W, a distance of 48.19 feet; thence N89°41'29"W, a distance of 4.44 feet to the POINT OF BEGINNING.

Containing 0.153 Acres (6,686.32 Square Feet) more or less.

Overall area containing 0.3026 Acres (13,180.73 Square Feet) more or less.

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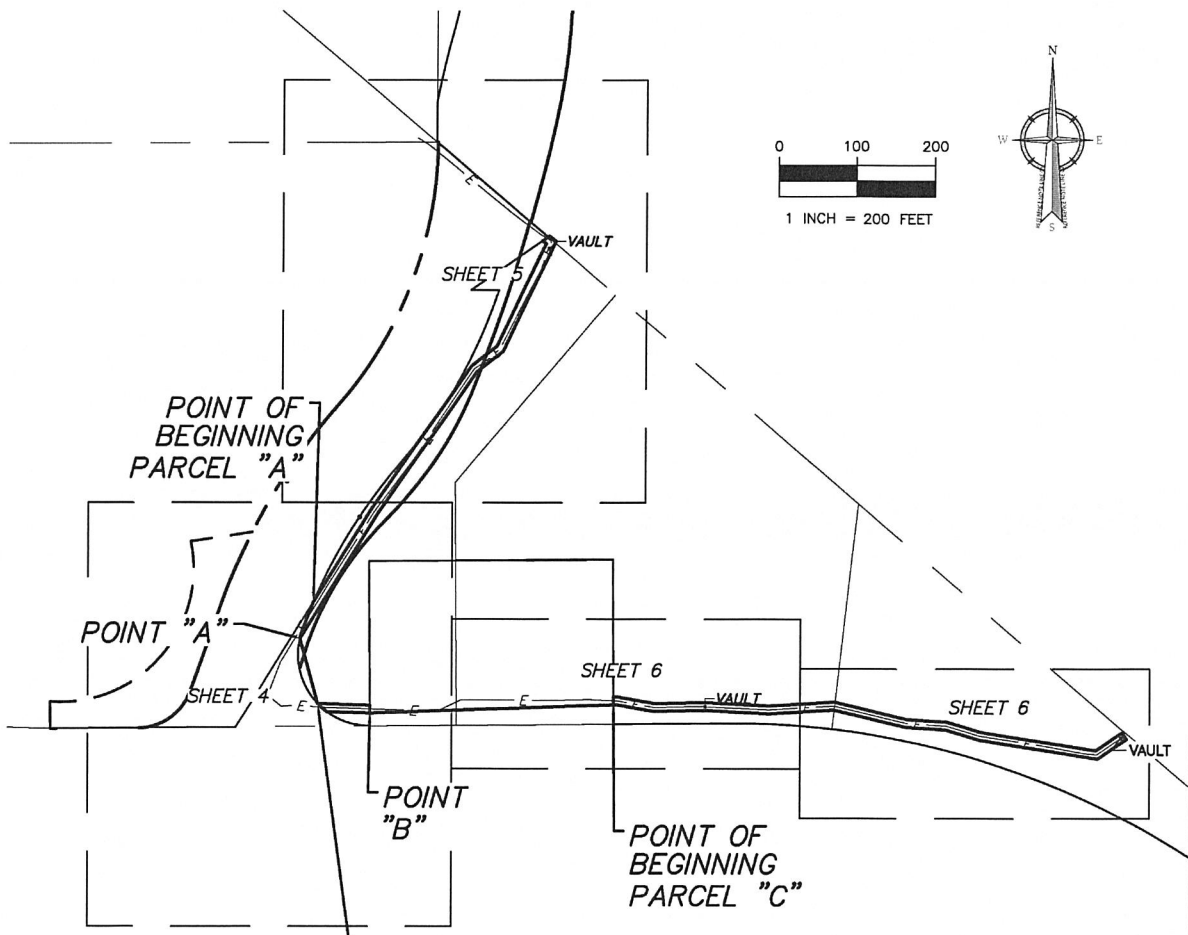
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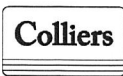


LEGEND & ABBREVIATION

- BREAK LINE
- CHANGE OF DIRECTION
- CENTRAL ANGLE
- RADIUS
- LENGTH
- R/W
- SQFT
- PG PAGE
- PB PLAT BOOK

MATCHLINE (A) - SEE SHEET 2
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By: MICHAEL TADROS
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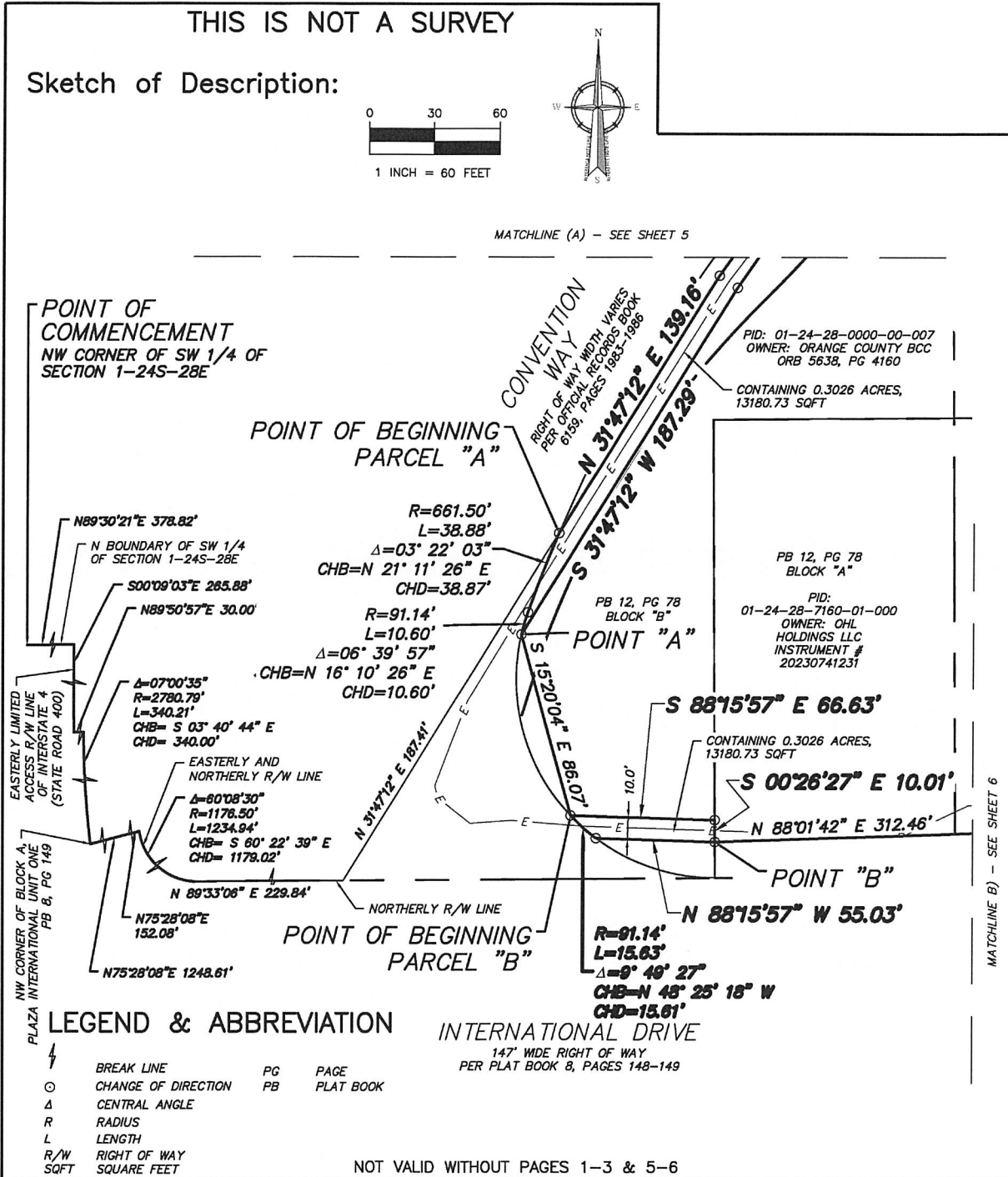
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| 3 of 6 | | | |



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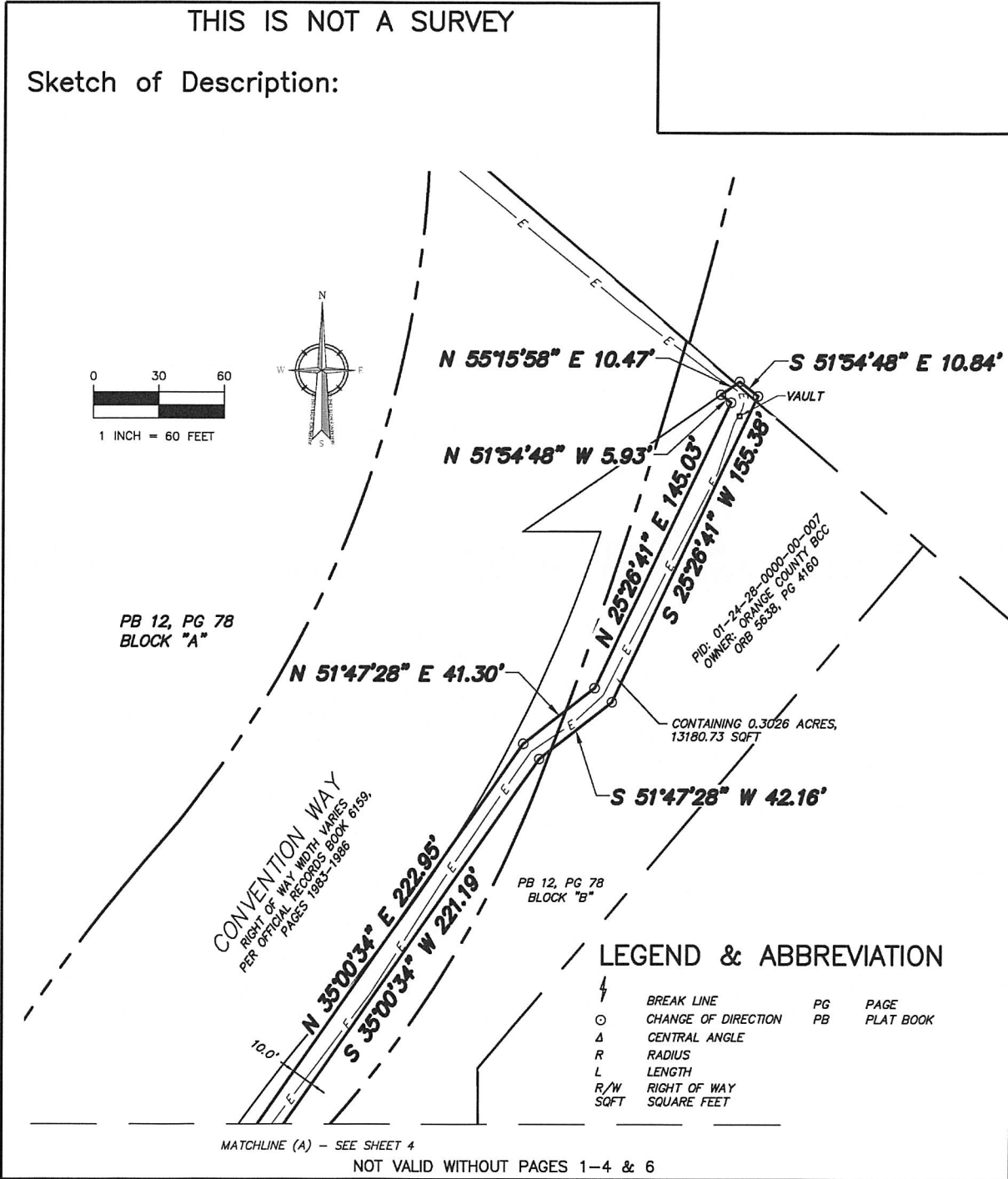


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| 4 of 6 | | | |

MATCHLINE (B) - SEE SHEET 6



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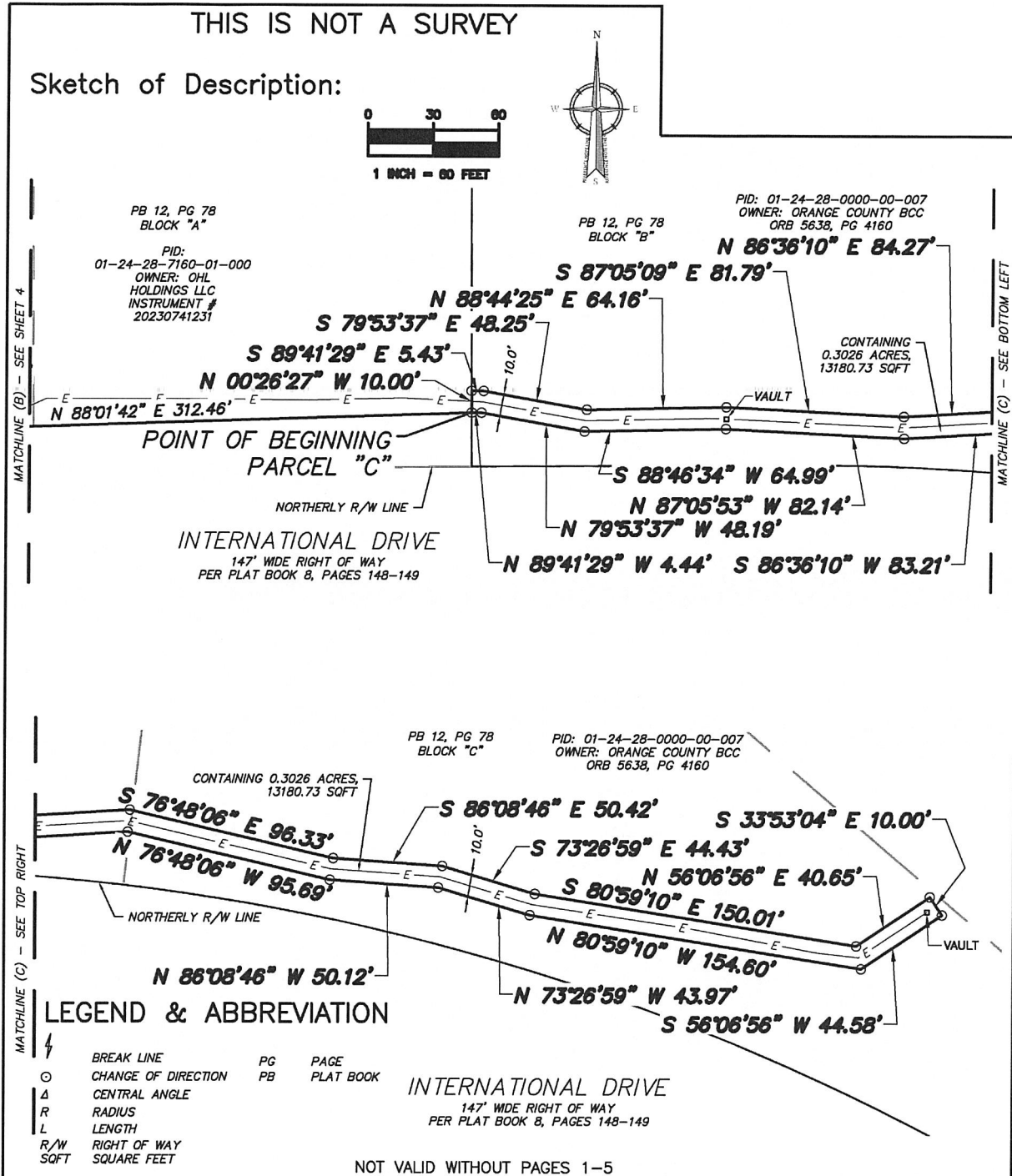
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| SHEET NUMBER: | | | |
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