

**AVALON PROPERTIES LTD**  
558 W New England Ave  
Suite 200  
Winter Park, FL 32789

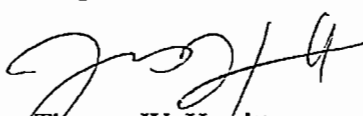
October 27, 2020

Re: Titan Western Beltway Project

Dear Mayor Demings and Commissioners,

Avalon Properties LTD owns 14 acres across the street from Titan Western Beltways project that is being heard today. We agree with staff and are in full support of Titans Western Beltways request to amend the PD and allow for a Mini Storage project on the subject property.

Respectfully,



Thomas W. Hewitt  
Managing Member

**Agreement Regarding Future Rezoning of Horizons West Village H Parcel 12B**

Titan Western Beltway, LLC (“Titan”) has advised Vintage Horizon Owner, LLC (“Vintage”), as the owner of Parcel 12A, that it is considering the option of developing a portion of Parcel 12B as a Self-Storage Facility in compliance with the requirements of Orange County with respect thereto (“Self-Storage Project”). In the event Titan pursues development of a Self-Storage Project on a portion of Parcel 12B, an amendment to the Planned Development / Land Use Plan for Horizon West Village H Parcels 12A & 12B PD as approved by the BCC on April 9, 2019 would be required, along with the possible need for a comprehensive plan amendment, special exception, conditional use approval, variances and/or waivers from the Land Development Code (collectively, “Land Use Changes”). Any development of a Self-Storage Project on a portion of Parcel 12B may also include the “communication tower” referenced in the Parcel 12A Purchase Contract between Titan and Vintage.

Should Titan decide to pursue the Land Use Changes, Titan agrees as follows: (i) prior to submitting to the County any applications for a Land Use Change, Titan agrees to provide Vintage with a copy of any such proposed applications and to defer submittal of any such applications for 10 days from the date of delivery to Vintage, (ii) Titan agrees that, if requested by Vintage, that it will meet within such 10-day period to discuss any comments and questions Vintage may have with respect thereto and with respect to the compatibility with the Vintage apartment project, (iii) any Self Storage Project developed on Parcel 12B will not have any metal roll-up doors on the exterior of any buildings, (iv) Titan will comply with all County requirements, including but not limited to those related to buffers, and (v) following approval of any Land Use Changes, Vintage shall continue to have all of its rights as an adjacent landowner to provide comments to the County.

Subject to the foregoing agreements of Titan, Vintage, for itself and its successors and assigns, agrees, at no cost or expense to Vintage, (i) to join in any applications that may be necessary, or that Titan determines to be advisable, in order to permit Titan to apply for and obtain the Land Use Changes needed for a Self-Storage Project on Parcel 12B, including but not limited to an application to amend the approved PD/LUP, and (ii) that Vintage will not oppose or otherwise object to any Land Use Changes needed for a Self-Storage Project on Parcel 12B or any applications with respect thereto; provided, however, that the foregoing shall not be construed as a waiver by Vintage of any of its rights as an adjacent landowner to provide comments to the County.

[Signatures on the following page]

**AGREED TO AS OF THE DATE SET FORTH BELOW**

**VINTAGE HORIZON OWNER, LLC,**  
a Delaware limited liability company

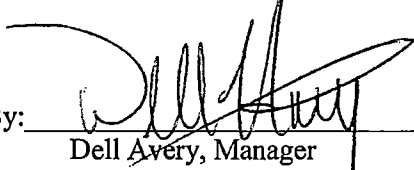
By: Vintage Horizon Holdings, LLC,  
a Delaware limited liability company,  
its Manager

By: Horizon Developer, LLC,  
a Delaware limited liability company,  
its Manager

By:   
\_\_\_\_\_  
Timothy G. Keach, Manager

Date: October 11, 2019

**TITAN WESTERN BELTWAY, LLC,**  
a Florida limited liability company

By:   
\_\_\_\_\_  
Dell Avery, Manager

Date: October 11, 2019