



## Interoffice Memorandum

September 25, 2023

TO: Mayor Jerry L. Demings  
-AND-  
County Commissioners

FROM: Jon V. Weiss, P.E. Deputy County Administrator  
Infrastructure, Community, and Development Services  
(407) 836-5393

A handwritten signature in black ink, appearing to read "Jon V. Weiss", written over the name in the FROM field.

SUBJECT: October 10, 2023 – Consent Item  
Agreement for Community Development District between Universal City Development Partners, LTD., and Orange County, Florida, related to the ordinance pertaining to the establishment of the Shingle Creek Transit and Utility Community Development District

Orange County received the *Petition to Establish Shingle Creek Transit and Utility Community Development District* (Petition) from Universal City Development Partners, Ltd. (the Petitioner) on January 5, 2023. Such Petition was amended and restated by the Petitioner on May 8, 2023, and once again on July 31, 2023. If established, the Shingle Creek Transit and Utility Community Development District (District) would generally be located in the area bound to the north by Sand Lake Road, to the east by John Young Parkway, to the south by State Road 528 (Beachline Expressway), and to the west by the proposed Kirkman Road Extension/Tradeshow Road. The proposed District covers approximately 719 acres of land, and primarily includes lands associated with the Epic Universe project.

Community Development Districts are independent special districts created pursuant to Chapter 190, *Florida Statutes*. These districts typically provide developers with a mechanism to fund certain infrastructure via tax-exempt bonds and special assessments. The proposed primary use of the revenue generated and bond proceeds collected for this project would be to fund public infrastructure to be owned, operated, and maintained by the District or, by agreement other public entities, to include major transit improvements such as a station and tracks related to Lynx and the Sunshine Corridor and certain improvements related to Destination Parkway, Epic Boulevard, and the Orange County Utilities South Water Reclamation Facility (SWRF) for odor control.

Pursuant to the proposed Agreement for Community Development District (Agreement), the Petitioner is obligated to present an interlocal agreement to the District Board of Supervisors in substantially the same form as attached to the Agreement for approval and execution. Once approved and executed by the District Board of Supervisors at their

first public meeting, the interlocal agreement would then be signed by the Mayor or his designee pursuant to the signature authority requested below.

Attached as Attachment 1 to the Agreement is the Interlocal Agreement (ILA) that includes terms and conditions that are a material part to the Board's consideration of the factors set forth in Section 190.005(1)(e), *Florida Statutes*, and its ultimate decision whether to approve the Petition and enact the Establishing Ordinance. Contained within both the Agreement and the ILA, the Petitioner accepts and acknowledges the condition of waiving the right of the District to impose any taxes or assessment on residentially zoned or used properties for the District operations or to pay or retire District debt. The ILA sets forth the respective responsibilities and obligations of the County and the District for certain infrastructure and services serving the area specifically section 4(A) through 4(E) (Bonded Indebtedness; Assessment on Residential Property; Disclosure; Landscaping, Hardscaping, Signage, Irrigation and Lighting; and Powers).

This Agreement, including the form of the ILA attached thereto, are to be considered concurrently with an ordinance granting the petition to establish the Shingle Creek Transit and Utility CDD.

**ACTION REQUESTED:** Approval and execution of (1) Agreement for Community Development District by and between Universal City Development Partners, Ltd and Orange County Florida, and (2) authorization for the Mayor or designee to execute the Interlocal Agreement between Orange County, Florida and Shingle Creek Transit and Utility Community Development District regarding the Exercise of Powers in Cooperation of Various Projects in substantially the same form as that attached to the Agreement for Community Development District by and between Universal City Development Partners, Ltd and Orange County. District  
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Attachment

**AGREEMENT FOR COMMUNITY DEVELOPMENT DISTRICT**

**THIS AGREEMENT** (the “**Agreement**”) is made this 10 day of October, 2023, by and between **UNIVERSAL CITY DEVELOPMENT PARTNERS, LTD.**, a Florida limited partnership (the “**Petitioner**”), and **ORANGE COUNTY, FLORIDA**, a political subdivision of the State of Florida (the “**County**”).

**RECITALS**

**WHEREAS**, on January 5, 2023, the Petitioner filed, pursuant to Chapter 190, *Florida Statutes*, a Petition to Establish Shingle Creek Transit and Utility Community Development District (the “**District**”) relating to lands located entirely within unincorporated Orange County, Florida; and

**WHEREAS**, on May 8, 2023, the Petitioner filed an Amended and Restated Petition to Establish Shingle Creek Transit and Utility Community Development District, and on July 31, 2023, the Petitioner filed a Second Amended and Restated Petition to Establish Shingle Creek Transit and Utility Community Development District (the “**Petition**”); and

**WHEREAS**, in accordance with Chapter 190, *Florida Statutes*, the County reviewed the Petition, held the requisite duly noticed public hearing in accordance with section 190.005(1)(d), *Florida Statutes*, and considered the record of such public hearing and the factors set forth in Section 190.005(1)(e); and

**WHEREAS**, the Petitioner hereby certifies that the Petitioner: (a) has obtained the consent of 100% of the landowners of the properties that will be located in the District (collectively, the “**District Property**”), as described in **Exhibit A** attached hereto and by this reference incorporated herein; and (b) is willing to present to the District, once it is established, an interlocal agreement (the “**Interlocal Agreement**”), the form of which is attached hereto as **Attachment 1** and by this

reference incorporated herein, setting forth the respective responsibilities and obligations of the County and the District for certain infrastructure and services serving the area that will be served by the District; and

**WHEREAS**, the Petitioner has negotiated with the County and agrees to the content of the Interlocal Agreement including, but not limited to, matters with regard to landscaping, hardscaping, signage, irrigation and lighting; public finance and debt; and powers conferred upon the District pursuant to Chapter 190, *Florida Statutes*; and

**WHEREAS**, the Petitioner hereby acknowledges and affirms that the County relied upon the material representations of the Petitioner regarding the Interlocal Agreement in the County's: (a) consideration of the factors set forth in Section 190.005(1)(e), *Florida Statutes*; (b) decision to grant the Petition; and (c) decision to enact Ordinance No. 2023-\_\_\_\_ (the "**Establishing Ordinance**").

**NOW, THEREFORE**, for and in consideration of the mutual covenants and agreements contained herein and other good and valuable consideration each to the other provided, the parties agree as follows:

1. **Recitals.** The above recitals are true and correct and are incorporated in this Agreement by this reference.

2. **Obligation of Petitioner.** The Petitioner's obligations shall be as follows:

2.1 The Petitioner agrees that it will present the Interlocal Agreement in the form attached hereto as **Attachment 1** to the District Board of Supervisors (the "**District Board**") for consideration and approval by the District Board at a public meeting. The Petitioner agrees to present said Interlocal Agreement to the District Board seeking an affirmative vote of the members of the District Board approving the Interlocal Agreement and to secure execution of said Interlocal

Agreement on the earlier of the following dates: (a) the first organizational meeting of the District Board; or (b) within ninety (90) days of the effective date of the Establishing Ordinance.

**2.2** The approval and execution of the Interlocal Agreement by the District Board was a material part of both the County's consideration of the record of the public hearing and the factors set forth in Section 190.005(1)(e), *Florida Statutes*, and its ultimate decision to approve the Petition and enact the Establishing Ordinance. The Petitioner hereby waives its right to object to the County's repeal of the Establishing Ordinance in the event the District Board fails to, within ninety (90) days of the effective date of the Establishing Ordinance: (1) approve the Interlocal Agreement in substantially the same form attached hereto; and (2) transmit the executed Interlocal Agreement to the County. In addition, should the District Board fail to either timely approve and execute the Interlocal Agreement or otherwise take any action contrary to the terms contained in the Interlocal Agreement prior to it being fully executed by both the District Board and the County, then, in addition to any other remedies the County may have under this Agreement or otherwise, the County shall have the right to deny or withhold development approvals and development permits for any property located within the District's boundaries. In either such event, the Petitioner, the District Board, and the District hereby waive any rights to contest such a denial or withholding of development approval(s) up to and including the effective date of the repeal of the Establishing Ordinance.

**2.3** In the event the District Board timely executes the Interlocal Agreement in substantially the form attached hereto and returns the executed Interlocal Agreement to the County pursuant to this subsection 2.3, then the obligation of the Petitioner under subsection 2.1 shall be considered executed in full without any further action of the County, the District Board, the District, or the Petitioner. The mailing by certified mail or overnight delivery of two (2) original signed Interlocal Agreements to the County Attorney shall satisfy the Petitioner's obligation under

this Agreement and shall relieve the Petitioner from any liability or obligation in any form contained in subsection 2.2. Once fully executed, the Interlocal Agreement shall be recorded in the Public Records of Orange County, Florida.

**2.4 Disclosure; Assessments.**

**2.4.1** The Petitioner further agrees that to the extent it is involved in the sale of real estate within the District, once established, it shall comply fully with the disclosure requirement to purchasers set forth in section 190.048, *Florida Statutes*, as the same may be amended from time to time.

**2.4.2** The Petitioner further agrees that it will execute a Declaration of Consent to Assessments (the “**Declaration**”) which will be recorded in the Official Records of Orange County, Florida, within thirty (30) days after levy of any assessments by the District, which Declaration shall apply to all land in the District being marketed for sale by Petitioner.

**3. Obligations of County.** The Orange County Board of County Commissioners has considered in good faith the Interlocal Agreement in the form attached hereto and has approved and authorized the execution of such Interlocal Agreement. The County has transmitted the Interlocal Agreement to the Petitioner. The Interlocal Agreement shall be in effect upon execution and as provided therein.

**4. Binding Effect.** This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and assigns. This Agreement, the Establishing Ordinance, and the Interlocal Agreement shall bind the Petitioner to the extent permitted or allowed by law. However, no other third parties may rely upon this Agreement or the Interlocal Agreement unless specifically provided for herein or therein.

**5. Materiality of Interlocal Agreement.** The County and the Petitioner agree that there are certain provisions contained within the Interlocal Agreement between the County and the

District that are material to the County's decision to approve the Petition and enact the Establishing Ordinance, as well as to approve the Interlocal Agreement itself. More specifically, the terms and conditions set forth in Section 4(A) through 4(E) of the Interlocal Agreement (*Bonded Indebtedness; Assessments on Residential Property; Disclosure; Landscaping, Hardscaping, Signage, Irrigation and Lighting; and Powers*) were of vital importance to all considerations weighed and decisions made by the County when approving the Interlocal Agreement and the Petition and when enacting the Establishing Ordinance. The County and the Petitioner agree that should any material word, sentence, or other provision contained within the above listed Sections of the Interlocal Agreement be stricken by a court of competent jurisdiction, the County shall have the right to require renegotiation of the stricken provisions pursuant to Section 6 of this Agreement, and the Petitioner shall not challenge the right of the County to require such renegotiation.

6. **Severability.** The County and the Petitioner agree that should any material word, sentence, or other provision of this Agreement be stricken by a court of competent jurisdiction, the County shall have the right to require renegotiation by the Petitioner of that portion of the Agreement that has been stricken in order to negotiate mutually acceptable replacement language consistent with the ruling of the court while taking into account the contractual rights of the persons or entities to whom the Petitioner is obligated.

7. **Notice; Proper Form.** Any notice required or allowed to be delivered hereunder shall be in writing and be deemed to be delivered: (a) when hand delivered to the official hereafter designated, (b) upon receipt of such notice when deposited in United States certified mail, postage prepaid, return receipt requested; or (c) by overnight delivery service, addressed to a party at the address set forth below, or at such other address as the party shall have specified by written notice to the other party delivered in accordance herewith:

**Petitioner:** Universal City Development Partners, Ltd.

1000 Universal Studios Plaza  
Orlando, Florida 32819  
Attn: SVP, Real Estate

**With a copy to:** Universal City Development Partners, Ltd.  
1000 Universal Studios Plaza  
Orlando, Florida 32819  
Attn: SVP, Legal and Business Affairs

**Orange County:** County Administration  
Orange County Board of County Commissioners  
P.O. Box 1393  
Orlando, Florida 32802

**With a copy to:** Orange County Attorney  
P.O. Box 1393  
Orlando, Florida 32802

8. ***Time of the Essence.*** Time is hereby declared of the essence in the performance of the duties and obligations of the respective parties pursuant to this Agreement.

9. ***Applicable Law.*** This Agreement shall be construed, controlled, and interpreted according to the laws of the State of Florida.

10. ***Waiver of Challenge Understandings.*** The County and the Petitioner agree that this Agreement, the Interlocal Agreement, and the Establishing Ordinance shall not be subject to legal challenge by the Petitioner or its successors or assigns. If such a challenge is filed in court by the Petitioner, or any successor or assign of Petitioner, or any related or affiliated entity or organization of the Petitioner on any date prior to the effective date of a final bond validation judgment in favor of the District, the County may, following notice to Petitioner and District, take steps to repeal the Establishing Ordinance.

11. ***Residential Comprehensive Plan Designation or Rezoning.*** Should Petitioner, its successors, assigns, or contract purchasers apply to amend the District Property's comprehensive plan designation or zoning to permit or allow residential uses other than any currently permitted residential uses of the District Property:



11.1 The Petitioner acknowledges that it participated in the negotiation of the Interlocal Agreement between the County and the District; and

11.2 The Petitioner accepts and acknowledges that the absence of both residential use and residential zoning of any portion of the District Property at the time the County approved the Petition and enacted the Establishing Ordinance, as well as the Petitioner's representation that the District would not seek to use or rezone the District Property for residential uses, were relied upon by the County in the County's consideration of the record of the public hearing and the factors set forth in Section 190.005(1)(e), *Florida Statutes* – including but not limited to the County's consideration as to whether the District would be the best alternative available for delivering community development services and facilities to the area that will be served by the District – and in the County's ultimate decision to approve the Petition and enact the Establishing Ordinance; and

11.3 The Petitioner accepts and acknowledges the condition waiving the right of the District to impose any taxes or assessments on residentially zoned or used properties for District operations or to pay or retire District debt; and

11.4 The Petitioner acknowledges that this prohibition on taxation or assessment of residentially zoned or used property is set forth in paragraph 4(B) of the Interlocal Agreement; and

11.5 The County and the Petitioner agree this prohibition described in this Section 11 does not apply to timeshare units, overnight lodging, hotels or similar uses, or resort residential uses (which term “**resort residential uses**” for purposes of this Agreement shall mean “**short-term rental**” uses as defined in Sec. 38-1 of the Orange County Code, including hotels, motels, time-shares, condominium hotels, resort rental, resort residential, resort villa, and transient rental uses); and

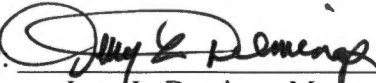
**11.6** The Petitioner, and its successors, assigns, and contract purchasers, acknowledge and agree that should any such current or future property owner apply for a comprehensive plan amendment, rezoning, or DRI development order to permit a residential use (other than any currently permitted timeshare, hotel, and resort residential uses), that the County may accept as substantial competent evidence the fact that the property for which such residential use is sought has been or could be subject to District ad valorem taxes or assessments, which is prohibited by this Agreement and the Interlocal Agreement, and deny any such plan amendment, rezoning, or DRI development order.

**11.7** The provisions of this Section 11 shall survive any other provisions of this Agreement which may expire and shall remain in force for so long as the District is assessing any taxes, assessments, or other charges or has debt outstanding.

**12.** *Effective Date.* This Agreement shall become effective upon the date of execution by the County and the Petitioner, whichever date is later.

**[ SIGNATURES ON FOLLOWING PAGES ]**

**ORANGE COUNTY, FLORIDA**  
By: Board of County Commissioners

By:   
Jerry L. Demings, Mayor

**Attest:** Phil Diamond, CPA, County Comptroller  
As Clerk to the Board of County Commissioners

By:   
for Deputy Clerk



UNIVERSAL CITY DEVELOPMENT PARTNERS, LTD., a Florida limited partnership

By: UNIVERSAL CITY FLORIDA HOLDING CO. II, its General Partner

By: UNIVERSAL CITY PROPERTY MANAGEMENT II, LLC, its General Partner

Witnessed:

Kewla Rupasingh

Print Name: Kewla Rupasingh

Samanta C. Franchim

Print Name: Samanta C. Franchim

Marc Watson

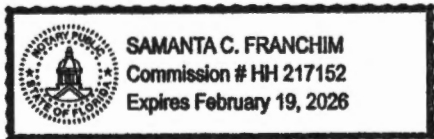
By: MARC WATSON

Its: SENIOR VICE PRESIDENT

STATE OF FLORIDA )  
COUNTY OF ORANGE )

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 26<sup>th</sup> day of September, 2023, by Marc Watson, as Senior Vice President of Universal City Property Management II, LLC, for and on behalf of said entity. S/He  is personally known to me or [ ] produced \_\_\_\_\_ as identification.

NOTARY STAMP:



Samanta C. Franchim

Signature of Notary Public

Samanta C. Franchim

Printed Name of Notary Public

## **Exhibit A**

### **Legal Description**

#### **Parcel 1**

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

That part of Sections 31 and 32, Township 23 South, Range 29 East, and that part of Sections 5 and 6, Township 24 South, Range 29 East, Orange County, Florida, described as follows:

COMMENCE at the Southwest corner of OEP EAST PARCEL, according to the plat thereof, as recorded in Plat Book 81, Pages 150 and 151, of the Public Records of Orange County, Florida; thence N67°05'22"W along the Northerly Right-of-way line of Universal Boulevard, USI - SOUTH CAMPUS UNIT ONE, according to the plat thereof, as recorded in Plat Book 46, Pages 13 through 16, of said Public Records, a distance of 575.14 feet to the Easterly boundary of Segment 1, as described in Exhibit "B" of Official Records Document No. 20210741112, of said Public Records; thence run the following courses along said Easterly boundary: N22°05'22"W, 28.50 feet; thence N22°54'38"E, 82.36 feet to the point of curvature of a curve concave Westerly having a radius of 2604.00 feet and a chord bearing of N14°05'28"E; thence Northerly along the arc of said curve through a central angle of 17°38'20" for a distance of 801.66 feet to the point of tangency; thence N05°16'18"E, 276.48 feet to the point of curvature of a curve concave Westerly having a radius of 2153.00 feet and a chord bearing of N02°35'46"E; thence Northerly along the arc of said curve through a central angle of 05°21'03" for a distance of 201.07 feet to the point of reverse curvature of a curve concave Southeasterly having a radius of 50.00 feet and a chord bearing of N30°09'54"E; thence Northeasterly along the arc of said curve through a central angle of 60°29'19" for a distance of 52.79 feet to the point of tangency; thence N60°24'34"E, 45.88 feet to the point of curvature of a curve concave Southeasterly having a radius of 1464.67 feet and a chord bearing of N64°35'22"E; thence Northeasterly along the arc of said curve through a central angle of 08°21'37" for a distance of 213.72 feet to the point of tangency; thence N68°46'11"E, 181.68 feet to the point of curvature of a curve concave Southerly having a radius of 1164.67 feet and a chord bearing of N71°23'44"E; thence Easterly along the arc of said curve through a central angle of 05°15'07" for a distance of 106.76 feet to the point of tangency; thence N74°01'18"E, 210.89 feet to the point of curvature of a curve concave Southerly having a radius of 1343.00 feet and a chord bearing of N78°44'54"E; thence Easterly along the arc of said curve through a central angle of 09°27'11" for a distance of 221.58 feet to the point of compound curvature of a curve concave Southerly having a radius of 1494.00 feet and a chord bearing of N84°42'43"E; thence Easterly along the arc of said curve through a central angle of 02°28'26" for a distance of 64.51 feet to a non-tangent line; thence N03°31'55"W, 170.72 feet to the POINT OF BEGINNING; thence continue N03°31'55"W, 26.57 feet; thence N70°07'25"W, 48.16 feet to a non-tangent curve concave Southerly having a radius of 1609.00 feet and a chord bearing of S82°20'10"W; thence Westerly along the arc of said curve through a central angle of 05°55'05" for a distance of 166.19 feet to the point of tangency; thence S79°22'38"W,

402.30 feet to the point of curvature of a curve concave Northeasterly having a radius of 474.00 feet and a chord bearing of N60°52'23"W; thence Northwesterly along the arc of said curve through a central angle of 79°29'58" for a distance of 657.69 feet to the point of reverse curvature of a curve concave Southwesterly having a radius of 2164.00 feet and a chord bearing of N23°40'50"W; thence Northwesterly along the arc of said curve through a central angle of 05°06'53" for a distance of 193.18 feet to the point of compound curvature of a curve concave Southwesterly having a radius of 2693.00 feet and a chord bearing of N33°02'16"W; thence Northwesterly along the arc of said curve through a central angle of 13°35'57" for a distance of 639.19 feet to the point of tangency; thence N39°50'14"W, 186.56 feet to the point of curvature of a curve concave Northeasterly having a radius of 910.00 feet and a chord bearing of N23°09'36"W; thence Northwesterly along the arc of said curve through a central angle of 33°21'16" for a distance of 529.75 feet to the point of compound curvature of a curve concave Easterly having a radius of 1031.00 feet and a chord bearing of N03°24'34"W; thence Northerly along the arc of said curve through a central angle of 06°08'48" for a distance of 110.61 feet to the point of tangency; thence N00°20'10"W, 42.86 feet; thence N20°25'59"E, 36.66 feet; thence N00°20'10"W, 107.39 feet; thence N15°28'33"W, 87.09 feet to the Northerly line of lands described in Official Records Book 5638, Page 3517, of said Public Records; thence departing said Easterly boundary of Segment 1, run N89°22'10"E along said Northerly line and the Northerly line of N-4 through N-11, as described in Official Records Book 8891, Page 803, a distance of 116.03 feet; thence run the following two (2) courses along said Northerly line of N-4 through N-11: N00°37'51"W, 814.55 feet; thence S89°42'25"E, 861.90 feet to the Southwest corner of lands described in Official Records Book 8935, Page 877, of said Public Records; thence run the following four (4) courses along said Westerly line: N00°01'31"E, 852.05 feet to a non-tangent curve concave Southerly having a radius of 699.98 feet and a chord bearing of N80°29'45"W; thence Westerly along the arc of said curve through a central angle of 28°27'28" for a distance of 347.67 feet to a non-tangent line; thence N86°34'48"W, 220.58 feet; thence S83°04'03"W, 714.34 feet to the East line of Segment 2, as described in Exhibit "B", of aforesaid Official Records Document No. 20210741112 and a non-tangent curve concave Easterly having a radius of 1400.00 feet and a chord bearing of N13°34'52"W; thence Northerly along said East line and the Easterly line of Segment 3 as described in Exhibit "B", of said Official Records Document No. 20210741112 and the arc of said curve through a central angle of 14°03'22" for a distance of 343.46 feet to the point of tangency; thence run the following seven (7) courses along said Easterly line of Segment 3: N06°33'11"W, 56.46 feet to the point of curvature of a curve concave Southeasterly having a radius of 25.00 feet and a chord bearing of N25°41'13"E; thence Northeasterly along the arc of said curve through a central angle of 64°28'49" for a distance of 28.13 feet to the point of tangency; thence N57°55'38"E, 72.42 feet to a non-tangent curve concave Southwesterly having a radius of 524.00 feet and a chord bearing of N34°50'58"W; thence Northwesterly along the arc of said curve through a central angle of 07°15'31" for a distance of 66.38 feet to the point of tangency; thence N38°28'44"W, 53.07 feet to the point of curvature of a curve concave Easterly having a radius of 50.00 feet and a chord bearing of N19°24'27"W; thence Northerly along the arc of said curve through a central angle of 38°08'34" for a distance of 33.29 feet to the point of tangency; thence N00°20'10"W, 302.63 feet to the South Right-of-way line of Sand Lake Road (State Road 482), as described in Official Records Book 223, Page 321, and Official Records Book 235, Page 620, of said Public Records; thence run the following seven (7) courses along said South Right-of-way line: S89°58'06"E, 784.62 feet; thence N00°37'51"W, 10.00 feet; thence S89°58'06"E, 563.11 feet; thence N00°01'31"E, 10.00 feet; thence N89°44'41"E, 399.99 feet; thence S00°01'31"W, 10.00 feet; thence N89°44'41"E, 895.80 feet; thence departing said South Right-of-way line run S00°26'24"E, 144.32 feet; thence N87°00'12"E, 3.37 feet to the Westerly line of the OUC Chilled Water Facility Access Easement Area, as described in Exhibit "A-3", of Document No. 20200034472, of said

Public Records; thence run the following courses along the exterior boundaries of said Access Easement Area, the Chilled Water Facility Easement Area, the Utilities Easement Area, the Pipeline Easement Area, and the Parking Easement Area, as described in Exhibits "A-1" through "A-4" inclusive, Exhibit "A-5", and Exhibit "A-7" of said Document No. 20200034472: S00°15'19"E, 846.05 feet; thence N89°44'41"E, 128.14 feet; thence S30°15'19"E, 17.32 feet; thence departing said exterior boundary run S78°18'20"E, 41.51 feet to the aforesaid exterior boundary; thence run the following courses along said exterior boundaries: S00°15'19"E, 221.80 feet; thence S89°44'41"W, 34.81 feet; thence S00°15'19"E, 15.00 feet; thence N89°44'41"E, 34.81 feet; thence S00°15'19"E, 2.30 feet; thence N89°44'41"E, 270.00 feet; thence N00°15'19"W, 25.00 feet; thence S89°44'41"W, 30.99 feet; thence N00°15'19"W, 14.96 feet; thence N89°44'41"E, 17.75 feet; thence N00°15'19"W, 83.81 feet; thence S89°44'41"W, 15.00 feet; thence S00°15'19"E, 68.81 feet; thence S89°44'41"W, 2.75 feet; thence N00°15'19"W, 77.74 feet; thence N89°44'41"E, 35.00 feet; thence N00°15'19"W, 130.00 feet; thence S89°44'41"W, 124.01 feet; thence N00°15'19"W, 60.00 feet; thence S89°44'41"W, 216.59 feet; thence N30°15'19"W, 101.64 feet; thence N00°15'19"W, 842.11 feet to the aforesaid South Right-of-way line of Sand Lake Road; thence departing the Easterly line of aforesaid OUC Chilled Water Facility Access Easement Area, run N89°44'41"E along said South Right-of-way line, 988.29 feet; thence departing said South Right-of-way-line, run S00°15'19"E, 76.43 feet; thence S06°51'13"E, 269.85 feet; thence S00°02'22"E, 319.75 feet; thence S11°32'24"E, 75.23 feet; thence S00°02'22"E, 354.24 feet; thence N89°10'56"W, 525.39 feet to the point of curvature of a curve concave Southeasterly having a radius of 85.00 feet and a chord bearing of S45°49'04"W; thence Southwesterly along the arc of said curve through a central angle of 90°00'00" for a distance of 133.52 feet to the point of tangency; thence S00°49'04"W, 90.27 feet to the point of curvature of a curve concave Northeasterly having a radius of 85.00 feet and a chord bearing of S44°10'56"E; thence Southeasterly along the arc of said curve through a central angle of 90°00'00" for a distance of 133.52 feet to the point of tangency; thence S89°10'56"E, 213.03 feet to the point of curvature of a curve concave Southwesterly having a radius of 45.00 feet and a chord bearing of S44°10'56"E; thence Southeasterly along the arc of said curve through a central angle of 90°00'00" for a distance of 70.69 feet to the point of tangency; thence S00°49'04"W, 223.32 feet to the point of curvature of a curve concave Northeasterly having a radius of 85.00 feet and a chord bearing of S44°10'56"E; thence Southeasterly along the arc of said curve through a central angle of 90°00'00" for a distance of 133.52 feet to the point of tangency; thence S89°10'56"E, 262.28 feet to the West line of lands described in Official Records Book 3907, Page 1921, of said Public Records; thence departing said South Right-of-way line, run the following four (4) courses along the West and Southerly lines of said lands: S00°01'46"E along said West line and the aforesaid Northerly line of lands described in Official Records Book 5638, Page 3517, a distance of 813.60 feet; thence run the following three (3) courses along said Northerly line of lands described in Official Records Book 5638, Page 3517: S00°07'44"E, 278.25 feet; thence S66°03'27"E, 699.86 feet; thence N89°37'53"E, 872.23 feet to the Northwest corner of the Northernmost Conservation Easement, described in Official Records Book 9735, Page 2964, of said Public Records; thence departing said Northerly line run the following six (6) courses along the Westerly line of said Conservation Easement: S45°58'55"E, 326.39 feet; thence S36°30'45"E, 196.02 feet; thence S22°48'59"E, 434.67 feet; thence S40°28'32"E, 543.81 feet; thence S38°20'25"E, 734.14 feet; thence S25°40'00"E along said Westerly line and the Southerly prolongation thereof, a distance of 328.77 feet to the Northerly Right-of-way line of Destination Parkway, as described in Official Records Book 9936, Page 9262, of said Public Records; said point being on a non-tangent curve concave Southeasterly having a radius of 1349.95 feet and a chord bearing of S37°22'50"W; thence run the following three (3) courses along said Northerly Right-of-way line: Southwesterly along the arc of said curve through a central angle of 14°15'01" for a distance of 335.75 feet to the point of reverse curvature of a curve concave

Northwesterly having a radius of 1649.94 feet and a chord bearing of S61°34'11"W; thence Southwesterly along the arc of said curve through a central angle of 62°37'44" for a distance of 1803.52 feet to the point of reverse curvature of a curve concave Southeasterly having a radius of 1274.96 feet and a chord bearing of S89°41'27"W; thence Southwesterly along the arc of said curve through a central angle of 06°23'12" for a distance of 142.12 feet to a non-tangent line; thence departing said Northerly Right-of-way line, run N48°35'43"W, 42.61 feet; thence N03°35'43"W, 211.13 feet to the point of curvature of a curve concave Westerly having a radius of 826.00 feet and a chord bearing of N04°25'13"W; thence Northerly along the arc of said curve through a central angle of 01°39'01" for a distance of 23.79 feet to the point of tangency; thence N05°14'44"W, 117.98 feet to the point of curvature of a curve concave Easterly having a radius of 94.00 feet and a chord bearing of N14°26'50"E; thence Northerly along the arc of said curve through a central angle of 39°23'08" for a distance of 64.62 feet to the point of compound curvature of a curve concave Southeasterly having a radius of 113.47 feet and a chord bearing of N51°21'13"E; thence Northeasterly along the arc of said curve through a central angle of 34°25'39" for a distance of 68.18 feet to the point of compound curvature of a curve concave Southerly having a radius of 685.03 feet and a chord bearing of N73°14'28"E; thence Easterly along the arc of said curve through a central angle of 09°20'51" for a distance of 111.76 feet to the point of compound curvature of a curve concave Southerly having a radius of 112.36 feet and a chord bearing of N83°39'38"E; thence Easterly along the arc of said curve through a central angle of 11°29'29" for a distance of 22.53 feet to the point of tangency; thence N89°24'23"E, 20.04 feet to the point of curvature of a curve concave Northerly having a radius of 56.13 feet and a chord bearing of N79°17'51"E; thence Easterly along the arc of said curve through a central angle of 20°13'04" for a distance of 19.81 feet to the point of compound curvature of a curve concave Northwesterly having a radius of 370.96 feet and a chord bearing of N66°27'23"E; thence Northeasterly along the arc of said curve through a central angle of 05°27'52" for a distance of 35.38 feet to a non-tangent line; thence N25°07'13"W, 114.77 feet to a non-tangent curve concave Northerly having a radius of 233.70 feet and a chord bearing of S87°16'10"W; thence Westerly along the arc of said curve through a central angle of 30°28'40" for a distance of 124.32 feet to the point of compound curvature of a curve concave Northerly having a radius of 275.41 feet and a chord bearing of N69°25'01"W; thence Westerly along the arc of said curve through a central angle of 16°08'58" for a distance of 77.63 feet to the point of reverse curvature of a curve concave Southerly having a radius of 137.00 feet and a chord bearing of N82°29'17"W; thence Westerly along the arc of said curve through a central angle of 42°17'31" for a distance of 101.12 feet to the point of tangency; thence S76°21'57"W, 149.04 feet to the point of curvature of a curve concave Northerly having a radius of 298.00 feet and a chord bearing of S87°23'04"W; thence Westerly along the arc of said curve through a central angle of 22°02'14" for a distance of 114.62 feet to the point of compound curvature of a curve concave Northerly having a radius of 465.00 feet and a chord bearing of N68°36'42"W; thence Westerly along the arc of said curve through a central angle of 25°58'13" for a distance of 210.77 feet to the point of tangency; thence N55°37'36"W, 565.13 feet to the point of curvature of a curve concave Northeasterly having a radius of 10.00 feet and a chord bearing of N50°51'10"W; thence Northwesterly along the arc of said curve through a central angle of 09°32'52" for a distance of 1.67 feet to the point of tangency; thence N46°04'44"W, 65.48 feet; thence N55°37'36"W, 751.20 feet to a non-tangent curve concave Northerly having a radius of 33.00 feet and a chord bearing of N83°50'34"W; thence Westerly along the arc of said curve through a central angle of 50°16'31" for a distance of 28.96 feet to the point of reverse curvature of a curve concave Southwesterly having a radius of 1563.00 feet and a chord bearing of N65°08'46"W; thence Northwesterly along the arc of said curve through a central angle of 12°52'55" for a distance of 351.41 feet to a non-tangent line; thence N60°23'01"W, 52.31 feet to a non-tangent curve concave Southerly having a radius of 1574.00 feet and a chord bearing of N81°47'20"W; thence Westerly along the arc of said curve



through a central angle of 16°40'04" for a distance of 457.89 feet to a non-tangent curve concave Northerly having a radius of 48.00 feet and a chord bearing of S69°15'53"W; thence Westerly along the arc of said curve through a central angle of 39°01'27" for a distance of 32.69 feet to the point of reverse curvature of a curve concave Southerly having a radius of 1563.00 feet and a chord bearing of S87°49'44"W; thence Westerly along the arc of said curve through a central angle of 01°53'45" for a distance of 51.72 feet to the POINT OF BEGINNING; bearings and distances are based on the Florida State Plane Coordinate System East Zone, NAD 83/2011 Epoch 2010.00 Datum; the reciprocal grid factor is 1.000034632.

LESS AND EXCEPT:

That part of Section 31, Township 23 South, Range 29 East, Orange County, Florida, described as follows:

Commence at the Northeast corner of Lot 1, OEP EAST PARCEL PHASE II, according to the plat thereof, as recorded in Plat Book 86, Pages 136 and 137, of the Public Records of Orange County, Florida; thence run N58°06'34"W along the Northeasterly line of said plat OEP EAST PARCEL PHASE II and the Northeasterly line of OEP EAST PARCEL, according to the plat thereof, as recorded in Plat Book 81, Pages 150 and 151, of said Public Records, for a distance of 1089.51 feet to the Northernmost corner of said OEP EAST PARCEL; thence departing said Northeasterly line, run N12°40'44"W, 1446.52 feet; thence N09°31'39"W, 1651.52 feet to the POINT OF BEGINNING; thence S12°08'22"W, 79.31 feet; thence N82°27'50"W, 35.05 feet; thence S03°34'47"W, 4.82 feet; thence S87°06'48"W, 24.20 feet; thence S03°49'15"E, 9.62 feet to a non-tangent curve concave Southerly having a radius of 335.61 feet and a chord bearing of S77°00'51"W; thence Westerly along the arc of said curve through a central angle of 18°50'04" for a distance of 110.32 feet to a non-tangent curve concave Northwesterly having a radius of 69.30 feet and a chord bearing of S64°07'03"W; thence Southwesterly along the arc of said curve through a central angle of 52°23'37" for a distance of 63.38 feet to a non-tangent line; thence S53°43'43"W, 49.20 feet to a non-tangent curve concave Westerly having a radius of 81.28 feet and a chord bearing of S10°52'59"W; thence Southerly along the arc of said curve through a central angle of 22°14'24" for a distance of 31.55 feet to a non-tangent curve concave Northwesterly having a radius of 18.00 feet and a chord bearing of S45°15'28"W; thence Southwesterly along the arc of said curve through a central angle of 251°07'13" for a distance of 78.89 feet to a non-tangent curve concave Northerly having a radius of 81.28 feet and a chord bearing of S79°07'07"W; thence Westerly along the arc of said curve through a central angle of 21°12'43" for a distance of 30.09 feet to a non-tangent curve concave Southeasterly having a radius of 420.38 feet and a chord bearing of S29°49'59"W; thence Southwesterly along the arc of said curve through a central angle of 14°46'50" for a distance of 108.45 feet to a non-tangent line; thence N67°14'41"W, 18.72 feet; thence S24°59'59"W, 11.97 feet; thence S14°59'58"W, 76.66 feet; thence N75°00'02"W, 50.51 feet; thence S13°03'40"W, 10.71 feet; thence N76°56'20"W, 2.78 feet; thence S13°03'40"W, 12.33 feet; thence N76°56'20"W, 6.58 feet; thence S13°03'40"W, 24.29 feet; thence N56°49'41"W, 88.50 feet to the point of curvature of a curve concave Southerly having a radius of 152.61 feet and a chord bearing of N78°39'02"W; thence Westerly along the arc of said curve through a central angle of 43°38'43" for a distance of 116.25 feet to the point of tangency; thence S79°31'36"W, 315.51 feet to the point of curvature of a curve concave Northeasterly having a radius of 30.00 feet and a chord bearing of N53°43'40"W; thence Northwesterly

along the arc of said curve through a central angle of 93°29'28" for a distance of 48.95 feet to the point of tangency; thence N06°58'56"W, 107.64 feet to the point of curvature of a curve concave Southwesterly having a radius of 50.22 feet and a chord bearing of N35°26'11"W; thence Northwesterly along the arc of said curve through a central angle of 56°54'30" for a distance of 49.88 feet to the point of compound curvature of a curve concave Southerly having a radius of 26.28 feet and a chord bearing of N80°55'32"W; thence Westerly along the arc of said curve through a central angle of 34°04'12" for a distance of 15.63 feet to the point of tangency; thence S82°02'22"W, 161.74 feet; thence N54°59'37"W, 20.10 feet; thence N08°04'31"W, 114.53 feet; thence N23°13'21"E, 25.00 feet to the point of curvature of a curve concave Southeasterly having a radius of 23.33 feet and a chord bearing of N42°56'23"E; thence Northeasterly along the arc of said curve through a central angle of 39°26'04" for a distance of 16.06 feet to a non-tangent line; thence N66°46'39"W, 7.85 feet; thence N24°48'08"E, 114.91 feet to a non-tangent curve concave Southwesterly having a radius of 327.03 feet and a chord bearing of S51°56'55"E; thence Southeasterly along the arc of said curve through a central angle of 02°04'55" for a distance of 11.88 feet to the point of reverse curvature of a curve concave Northeasterly having a radius of 265.00 feet and a chord bearing of S55°42'05"E; thence Southeasterly along the arc of said curve through a central angle of 09°35'14" for a distance of 44.34 feet to the point of compound curvature of a curve concave Northerly having a radius of 415.00 feet and a chord bearing of N88°09'03"E; thence Easterly along the arc of said curve through a central angle of 62°42'31" for a distance of 454.21 feet to the point of compound curvature of a curve concave Northwesterly having a radius of 165.00 feet and a chord bearing of N42°50'28"E; thence Northeasterly along the arc of said curve through a central angle of 27°54'39" for a distance of 80.38 feet to the point of reverse curvature of a curve concave Southeasterly having a radius of 145.00 feet and a chord bearing of N35°49'28"E; thence Northeasterly along the arc of said curve through a central angle of 13°52'39" for a distance of 35.12 feet to the point of reverse curvature of a curve concave Northwesterly having a radius of 58.00 feet and a chord bearing of N38°36'38"E; thence Northeasterly along the arc of said curve through a central angle of 08°18'18" for a distance of 8.41 feet to the point of tangency; thence N34°27'29"E, 54.09 feet to the point of curvature of a curve concave Westerly having a radius of 58.00 feet and a chord bearing of N22°56'52"E; thence Northeasterly along the arc of said curve through a central angle of 23°01'14" for a distance of 23.30 feet to the point of reverse curvature of a curve concave Southeasterly having a radius of 179.67 feet and a chord bearing of N28°13'03"E; thence Northeasterly along the arc of said curve through a central angle of 33°33'35" for a distance of 105.24 feet to the point of tangency; thence N44°59'50"E, 136.45 feet; thence N00°00'13"W, 28.38 feet; thence N89°59'47"E, 58.80 feet to the point of curvature of a curve concave Southerly having a radius of 100.00 feet and a chord bearing of S67°50'28"E; thence Easterly along the arc of said curve through a central angle of 44°19'30" for a distance of 77.36 feet to the point of tangency; thence S45°40'43"E, 153.39 feet; thence N52°22'10"E, 4.80 feet to a non-tangent curve concave Northeasterly having a radius of 61.66 feet and a chord bearing of S30°59'50"E; thence Southeasterly along the arc of said curve through a central angle of 29°21'46" for a distance of 31.60 feet to the point of tangency; thence S45°40'43"E, 170.12 feet to a non-tangent curve concave Southwesterly having a radius of 23.24 feet and a chord bearing of S26°45'05"E; thence Southeasterly along the arc of said curve through a central angle of 39°42'31" for a distance of 16.10 feet to a non-tangent curve concave Northeasterly having a radius of 50.67 feet and a chord bearing of S52°39'03"E; thence Southeasterly along the arc of said curve through a central angle of 89°38'46" for a distance of 79.28 feet to a non-tangent line; thence S49°33'16"E, 38.28 feet to the POINT OF BEGINNING; bearings and distances are based on the Florida State Plane Coordinate System East Zone, NAD 83/2011 Epoch 2010.00 Datum; the reciprocal grid factor is 1.000034632.

AND:

**Parcel 2**

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

That part of Section 32, Township 23 South, Range 29 East and Section 5, Township 24 South, Range 29 East, Orange County, Florida, described as follows:

BEGIN at the Northwest corner of lands described in Official Records Book 5638, Page 3517, of the Public Records of Orange County, Florida; thence S89°37'53"W along the North line of said lands described in Official Records Book 5638, Page 3517, a distance of 1077.93 feet to the Northwest corner of the Northernmost Conservation Easement described in Official Records Book 9735, Page 2964, of said Public Records; thence departing said Northerly line, run the following six (6) courses along the Westerly line of said Conservation Easement: S45°58'55"E, 326.39 feet; thence S36°30'45"E, 196.02 feet; thence S22°48'59"E, 434.67 feet; thence S40°28'32"E, 543.81 feet; thence S38°20'25"E, 734.14 feet; thence S25°40'00"E along said Westerly line and the Southerly prolongation thereof, a distance of 328.77 feet to the Northerly Right-of-way line of Destination Parkway, as described in Official Records Book 9936, Page 9262, of said Public Records, and a non-tangent curve concave Southeasterly having a radius of 1349.95 feet and a chord bearing of N53°37'31"E; thence Northeasterly along the arc of said curve through a central angle of 18°14'20" for a distance of 429.73 feet to the point of tangency; thence N62°44'41"E, 197.03 feet to the Easterly line of aforesaid lands described in Official Records Book 5638, Page 3517; thence run the following three (3) courses along said Easterly line: N33°22'35"W, 319.71 feet; thence N16°45'28"W, 571.25 feet; thence N31°52'24"W, 1083.09 feet to the POINT OF BEGINNING; bearings and distances are based on the Florida State Plane Coordinate System East Zone, NAD 83/2011 Epoch 2010.00 Datum; the reciprocal grid factor is 1.000034632.

AND:

**Parcel 3**

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

That part of Section 32, Township 23 South, Range 29 East, and Sections 5, and 6, Township 24 South, Range 29 East, Orange County, Florida, described as follows:

Commence at the Southwest corner of Lot 8, GRAN PARK AT SOUTHPARK PHASE II, according to the plat thereof, as recorded in Plat Book 55, Pages 41 through 43, of the Public Records of Orange County, Florida; thence N89°45'33"E along the South line of said Lot 8, and the Easterly line of lands described as Parcel 1 in Official Records Book 5638, Page 3539, of said Public Records, a distance of 548.28 feet; thence departing said South line, run the following eleven (11) courses along the Easterly and Southerly lines of said Parcel 1: S47°21'36"E, 407.17 feet; thence S02°49'12"W, 707.25 feet; thence S20°53'55"W, 155.44 feet; thence S75°24'18"W, 292.75 feet; thence S62°12'27"W, 300.26 feet; thence S42°21'06"W, 320.48 feet; thence S52°48'25"W, 354.95 feet; thence S24°37'48"W, 388.52 feet to the Northerly Limited Access Right-of-way line of State Road No. 528 (Beachline Expressway), as described in Official Records Book 2217, Page 806, of said Public Records, and a point on a non-tangent curve concave Northerly having a radius of 951.71 feet and a chord bearing of S89°13'24"W; thence run the following nine (9) courses along said Northerly Limited Access Right-of-way line: Westerly along the arc of said curve through a central angle of 01°05'01" for a distance of 18.00 feet to a non-tangent line; thence S88°37'10"W, 200.00 feet; thence S89°45'55"W, 170.49 feet to the Southwest corner of the Permanent Drainage Easement, as described in Official Records Book 3514, Page 2343, of said Public Records and the POINT OF BEGINNING; thence continue S89°45'55"W, 2483.06 feet; thence N86°14'06"W, 289.49 feet to the point of curvature of a curve concave Northerly having a radius of 1342.34 feet and a chord bearing of N73°20'10"W; thence Westerly along the arc of said curve through a central angle of 25°47'51" for a distance of 604.39 feet to the point of tangency; thence N60°26'15"W, 965.52 feet to the point of curvature of a curve concave Northeasterly having a radius of 140.00 feet and a chord bearing of N30°20'10"W; thence Northwesterly along the arc of said curve through a central angle of 60°12'10" for a distance of 147.10 feet to a radial line; thence S89°45'55"W along said radial line, a distance of 35.75 feet to the Easterly Right-of-way line of Universal Boulevard, USI - SOUTH CAMPUS UNIT ONE, according to the plat thereof, as recorded in Plat Book 46, Pages 13 through 16, of said Public Records; thence N00°14'05"W along said Easterly Right-of-way line, a distance of 378.40 feet to the Southerly line of lands described in Official Records Book 6262, Page 4996, of said Public Records; thence run the following courses along the Southerly and Easterly lines of said lands described in Official Records Book 6262, Page 4996: S83°48'01"E, 259.72 feet to the point of curvature of a curve concave Southwesterly having a radius of 235.99 feet and a chord bearing of S38°11'59"E; thence Southeasterly along the arc of said curve through a central angle of 91°12'04" for a distance of 375.64 feet to the point of reverse curvature of a curve concave Northeasterly having a radius of 219.99 feet and a chord bearing of S39°06'04"E; thence Southeasterly along the arc of said curve through a central angle of 93°00'14" for a distance of 357.10 feet to the point of tangency; thence S85°36'11"E, 189.99 feet to the point of curvature of a curve concave Southwesterly having a radius of 259.99 feet and a chord bearing of S54°33'53"E; thence Southeasterly along the arc of said curve through a central angle of 62°04'36" for a distance of 281.69 feet to the point of reverse curvature of a curve concave Northeasterly having a radius of 144.99 feet and a chord bearing of S58°40'27"E; thence Southeasterly along the arc of said curve through a central angle of 70°17'44" for a distance of 177.89 feet to the point of tangency; thence N86°10'41"E, 44.54 feet to the point of curvature of a curve concave Southwesterly having a radius of 125.00 feet and a chord bearing of S67°15'29"E; thence Southeasterly along the arc of said curve through a central angle of 53°07'41" for a distance of 115.90 feet to the point of tangency; thence S40°41'38"E, 84.52 feet to the point of curvature of a curve concave Northerly having a

radius of 60.00 feet and a chord bearing of S79°52'48"E; thence Easterly along the arc of said curve through a central angle of 78°22'19" for a distance of 82.07 feet to the point of tangency; thence N60°56'03"E, 74.58 feet to the point of curvature of a curve concave Southerly having a radius of 115.00 feet and a chord bearing of S81°07'19"E; thence Easterly along the arc of said curve through a central angle of 75°53'16" for a distance of 152.31 feet to the point of reverse curvature of a curve concave Northerly having a radius of 120.00 feet and a chord bearing of S83°16'11"E; thence Easterly along the arc of said curve through a central angle of 80°11'00" for a distance of 167.93 feet to the point of reverse curvature of a curve concave Southerly having a radius of 259.99 feet and a chord bearing of N89°47'33"E; thence Easterly along the arc of said curve through a central angle of 66°18'30" for a distance of 300.89 feet to the point of reverse curvature of a curve concave Northerly having a radius of 100.00 feet and a chord bearing of S73°25'19"E; thence Easterly along the arc of said curve through a central angle of 32°44'14" for a distance of 57.14 feet to the point of tangency; thence S89°47'26"E, 177.99 feet to the point of curvature of a curve concave Northwesterly having a radius of 219.99 feet and a chord bearing of N57°56'26"E; thence Northeasterly along the arc of said curve through a central angle of 64°32'17" for a distance of 247.80 feet to the point of reverse curvature of a curve concave Southeasterly having a radius of 149.99 feet and a chord bearing of N66°03'34"E; thence Northeasterly along the arc of said curve through a central angle of 80°46'33" for a distance of 211.46 feet to the point of reverse curvature of a curve concave Northerly having a radius of 120.00 feet and a chord bearing of N77°23'49"E; thence Easterly along the arc of said curve through a central angle of 58°06'03" for a distance of 121.68 feet to the point of reverse curvature of a curve concave Southerly having a radius of 120.00 feet and a chord bearing of N85°25'55"E; thence Easterly along the arc of said curve through a central angle of 74°10'16" for a distance of 155.34 feet to the point of tangency; thence S57°28'57"E, 98.49 feet; thence N22°39'49"E, 388.97 feet; thence N20°23'02"E, 264.53 feet; thence N17°08'32"E, 430.95 feet; thence N09°26'15"E, 215.49 feet; thence N07°22'46"W, 185.98 feet; thence N05°18'07"W, 126.34 feet; thence N15°37'38"W, 304.43 feet; thence N04°53'14"W, 244.76 feet; thence N05°39'40"E, 200.87 feet; thence N04°52'25"E, 575.60 feet; thence N03°59'19"W, 195.54 feet; thence N00°41'27"W, 120.58 feet; thence N11°13'42"E, 346.06 feet; thence N22°20'44"E, 110.51 feet; thence N03°08'01"E, 56.49 feet; thence N18°30'38"W, 78.69 feet; thence N33°28'25"W, 592.86 feet; thence N25°40'00"W, 255.91 feet; thence departing said Easterly line run N50°08'54"W, 95.00 feet to the Southerly Right-of-way line of Destination Parkway, as described in Official Records Book 9936, Page 9262, of said Public Records, and a non-tangent curve concave Southerly having a radius of 1199.96 feet and a chord bearing of N51°17'53"E; thence Northeasterly along said Southerly Right-of-way line and the arc of said curve along the arc of said curve through a central angle of 22°53'34" for a distance of 479.45 feet to a non-tangent line; thence N62°44'42"E along said Southerly Right-of-way line, 213.11 feet to the Westerly line of aforesaid Permanent Drainage Easement, as described in Official Records Book 3514, Page 2343; thence run the following nine (9) courses along said Westerly line: S33°22'35"E, 1135.95 feet; thence S19°43'30"E, 1106.81 feet; thence S21°21'50"W, 855.14 feet; thence S10°20'46"E, 603.88 feet; thence S01°52'13"W, 566.78 feet; thence S11°25'00"E, 545.87 feet; thence S02°02'19"E, 263.35 feet; thence S00°35'38"E, 239.77 feet; thence S23°15'19"W, 376.37 feet to the POINT OF BEGINNING; Bearings and distances are based on the Florida State Plane Coordinate System East Zone, NAD 83/2011 Epoch 2010.00 Datum; the reciprocal grid factor is 1.000034632.

AND:

**Parcel 4**

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

BEGIN at the Southeast corner of 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 N00°19'23"W along the East line of said plat, a distance of 777.43 feet to the Southerly Right-of-way line of Destination Parkway, as described in Official Records Book 10850, Page 4329, of said Public Records; thence run the following three (3) courses along said Southerly Right-of-way line: S89°18'04"E, 958.22 feet to the point of curvature of a curve concave Northerly having a radius of 1430.30 feet and a chord bearing of N79°28'31"E; thence Easterly along the arc of said curve through a central angle of 22°26'51" for a distance of 560.37 feet to the point of compound curvature of a curve concave Northwesterly having a radius of 2054.93 feet and a chord bearing of N64°58'42"E; thence Northeasterly along the arc of said curve through a central angle of 06°32'45" for a distance of 234.77 feet to the North line of the Drainage Easement described in Official Records Book 3081, Page 210, of said Public Records, and a non-tangent line; thence S89°20'22"E along said North line, a distance of 1707.73 feet to the point of curvature of a curve concave Southerly having a radius of 399.99 feet and a chord bearing of S76°09'22"E; thence Easterly along said North line and the arc of said curve through a central angle of 26°22'00" for a distance of 184.07 feet to the point of reverse curvature of a curve concave Northerly having a radius of 299.99 feet and a chord bearing of S71°19'40"E; thence Easterly along said North line and the arc of said curve through a central angle of 16°42'36" for a distance of 87.49 feet to the Southerly Right-of-Way line of Universal Boulevard, USI - SOUTH CAMPUS UNIT ONE, according to the plat thereof, as recorded in Plat Book 46, Pages 13 through 16, of said Public Records, and a non-tangent line; thence S00°14'05"E along said Southerly Right-of-Way line, a distance of 83.17 feet to the Northerly Limited Access Right-of-way line of State Road No. 528 (Beachline Expressway), as described in Official Records Book 2217, Page 806, of said Public Records, thence run the following eight (8) courses along said Northerly Limited Access Right-of-way line: S89°45'54"W, 25.15 feet; thence S04°11'24"W, 137.39 feet to a non-tangent curve concave Northwesterly having a radius of 369.99 feet and a chord bearing of S34°23'25"W; thence Southwesterly along the arc of said curve through a central angle of 69°15'00" for a distance of 447.18 feet to the point of tangency; thence S69°00'55"W, 543.83 feet to the point of curvature of a curve concave Northerly having a radius of 1819.80 feet and a chord bearing of S79°23'25"W; thence Westerly along the arc of said curve through a central angle of 20°45'00" for a distance of 659.05 feet to a non-tangent line; thence S88°37'09"W, 100.01 feet; thence S89°45'55"W, 1884.43 feet; thence N86°20'35"W, 272.99 feet to the POINT OF BEGINNING; Bearings and distances are based on the Florida State Plane Coordinate System East Zone, NAD 83/2011 Epoch 2010.00 Datum; the reciprocal grid factor is 1.000034632;

AND:

**Parcel 5**

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 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, and the POINT OF BEGINNING; thence continue N00°20'10"W along the West line of said SC-5, SC-6, & SC-7E, a distance of 50.01 feet; thence departing said West line run S89°18'04"E, 322.45 feet; thence S00°00'17"E, 48.40 feet; thence N90°00'00"E, 52.58 feet; thence S00°00'00"E, 4.07 feet; thence N90°00'00"E, 346.64 feet; thence S00°00'00"W, 215.95 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 S88°48'51"W; thence run the following two (2) courses along said North Right-of-way line: Westerly along the arc of said curve through a central angle of 03°46'10" for a distance of 86.86 feet to the point of tangency; thence N89°18'04"W, 361.18 feet to the Southeast corner of the aforesaid OHL PARCEL 7; thence N00°20'10"W along the East line of said OHL PARCEL 7, a distance of 216.42 feet to the Northeast corner of said OHL PARCEL 7; thence N89°18'04"W along the North line of said OHL PARCEL 7, a distance of 272.13 feet to the POINT OF BEGINNING; bearings and distances are based on the Florida State Plane Coordinate System East Zone, NAD 83/2011 Epoch 2010.00 Datum; the reciprocal grid factor is 1.000034632.

AND:

**Parcel 6**

That part of Section 31, Township 23 South, Range 29 East and that part of Sections 5 and 6, Township 24 South, Range 29 East, Orange County, Florida, described as follows:

COMMENCE at the Southwest corner of OEP EAST PARCEL, according to the plat thereof, as recorded in Plat Book 81, Pages 150 and 151, of the Public Records of Orange County, Florida; thence N67°05'22"W

along the Northerly Right-of-way line of Universal Boulevard, USI - SOUTH CAMPUS UNIT ONE, according to the plat thereof, as recorded in Plat Book 46, Pages 13 through 16, of said Public Records, a distance of 575.14 feet; thence N22°05'22"W, 28.50 feet; thence N22°54'38"E, 82.36 feet to the point of curvature of a curve concave Westerly having a radius of 2604.00 feet and a chord bearing of N14°05'28"E; thence Northerly along the arc of said curve through a central angle of 17°38'20" for a distance of 801.66 feet to the point of tangency; thence N05°16'18"E, 276.48 feet to the point of curvature of a curve concave Westerly having a radius of 2153.00 feet and a chord bearing of N02°35'46"E; thence Northerly along the arc of said curve through a central angle of 05°21'03" for a distance of 201.07 feet to the point of reverse curvature of a curve concave Southeasterly having a radius of 50.00 feet and a chord bearing of N30°09'54"E; thence Northeasterly along the arc of said curve through a central angle of 60°29'19" for a distance of 52.79 feet to the point of tangency; thence N60°24'34"E, 45.88 feet to the point of curvature of a curve concave Southeasterly having a radius of 1464.67 feet and a chord bearing of N64°35'22"E; thence Northeasterly along the arc of said curve through a central angle of 08°21'37" for a distance of 213.72 feet to the point of tangency; thence N68°46'11"E, 181.68 feet to the point of curvature of a curve concave Southerly having a radius of 1164.67 feet and a chord bearing of N71°23'44"E; thence Easterly along the arc of said curve through a central angle of 05°15'07" for a distance of 106.76 feet to the point of tangency; thence N74°01'18"E, 210.89 feet to the point of curvature of a curve concave Southerly having a radius of 1343.00 feet and a chord bearing of N78°44'54"E; thence Easterly along the arc of said curve through a central angle of 09°27'11" for a distance of 221.58 feet to the point of compound curvature of a curve concave Southerly having a radius of 1494.00 feet and a chord bearing of N84°42'43"E; thence Easterly along the arc of said curve through a central angle of 02°28'26" for a distance of 64.51 feet to a non-tangent line; thence N03°31'55"W, 21.00 feet to a non-tangent curve concave Southerly having a radius of 1515.00 feet and a chord bearing of N89°09'40"E, and the POINT OF BEGINNING; thence Easterly along the arc of said curve through a central angle of 06°24'38" for a distance of 169.51 feet to a non-tangent curve concave Southerly having a radius of 34.00 feet and a chord bearing of N69°21'56"E; thence Easterly along the arc of said curve through a central angle of 47°54'38" for a distance of 28.43 feet to the point of compound curvature of a curve concave Southerly having a radius of 1526.00 feet and a chord bearing of S84°54'37"E; thence Easterly along the arc of said curve through a central angle of 03°32'16" for a distance of 94.22 feet to the point of compound curvature of a curve concave Southwesterly having a radius of 53.00 feet and a chord bearing of S67°06'17"E; thence Easterly along the arc of said curve through a central angle of 32°04'25" for a distance of 29.67 feet to the point of reverse curvature of a curve concave Northeasterly having a radius of 37.00 feet and a chord bearing of S66°13'17"E; thence Southeasterly along the arc of said curve through a central angle of 30°18'24" for a distance of 19.57 feet to the point of reverse curvature of a curve concave Southerly having a radius of 1513.00 feet and a chord bearing of S79°13'28"E; thence Easterly along the arc of said curve through a central angle of 04°18'01" for a distance of 113.56 feet to the point of reverse curvature of a curve concave Northerly having a radius of 37.00 feet and a chord bearing of N87°46'20"E; thence Easterly along the arc of said curve through a central angle of 30°18'24" for a distance of 19.57 feet to the point of reverse curvature of a curve concave Southerly having a radius of 53.00 feet and a chord bearing of N88°39'21"E; thence Easterly along the arc of said curve through a central angle of 32°04'25", for a distance of 29.67 feet to the point of compound curvature of a curve concave Southerly having a radius of 1526.00 feet and a chord bearing of S73°58'02"E; thence Easterly along the arc of said curve through a central angle of 02°40'49" for a distance of 71.39 feet to a non-tangent line; thence S58°59'35"E, 49.97 feet to a non-tangent curve concave Southwesterly having a radius of 1515.00 feet and a chord bearing of S64°30'55"E; thence Southeasterly along the arc of said curve through a central angle of 12°33'01" for a distance of 331.85 feet to a non-tangent curve concave Southerly having a radius



of 34.00 feet and a chord bearing of S81°14'28"E; thence Easterly along the arc of said curve through a central angle of 47°54'38" for a distance of 28.43 feet to the point of compound curvature of a curve concave Southwesterly having a radius of 1526.00 feet and a chord bearing of S56°27'22"E; thence Southeasterly along the arc of said curve through a central angle of 01°39'33" for a distance of 44.19 feet to the point of tangency; thence S55°37'36"E, 1256.28 feet to the point of curvature of a curve concave Northerly having a radius of 558.36 feet and a chord bearing of S72°09'50"E; thence Easterly along the arc of said curve through a central angle of 33°04'28" for a distance of 322.32 feet to the point of reverse curvature of a curve concave Southerly having a radius of 148.00 feet and a chord bearing of S78°10'15"E; thence Easterly along the arc of said curve through a central angle of 21°03'38" for a distance of 54.40 feet to the point of compound curvature of a curve concave Southwesterly having a radius of 154.00 feet and a chord bearing of S42°02'49"E; thence Southeasterly along the arc of said curve through a central angle of 51°11'16" for a distance of 137.58 feet to the point of compound curvature of a curve concave Westerly having a radius of 849.80 feet and a chord bearing of S10°55'20"E; thence Southerly along the arc of said curve through a central angle of 11°03'42" for a distance of 164.07 feet to the point of tangency; thence S05°23'29"E, 96.37 feet; thence S03°35'43"E, 151.90 feet to the point of curvature of a curve concave Westerly having a radius of 48.00 feet and a chord bearing of S07°03'41"W; thence Southerly along the arc of said curve through a central angle of 21°18'47" for a distance of 17.86 feet to the Northerly Right-of-way line of Destination Parkway, as described in Official Records Book 9936, Page 9262, of said Public Records, and a non-tangent curve concave Southerly having a radius of 1274.96 feet and a chord bearing of N83°24'13"E; thence Easterly along said Northerly Right-of-way line and the arc of said curve through a central angle of 06°11'12" for a distance of 137.67 feet to a non-tangent line; thence departing said Northerly Right-of-way line, run N48°35'43"W, 42.61 feet; thence N03°35'43"W, 211.13 feet to the point of curvature of a curve concave Westerly having a radius of 826.00 feet and a chord bearing of N04°25'13"W; thence Northerly along the arc of said curve through a central angle of 01°39'01" for a distance of 23.79 feet to the point of tangency; thence N05°14'44"W, 117.98 feet to the point of curvature of a curve concave Easterly having a radius of 94.00 feet and a chord bearing of N14°26'50"E; thence Northerly along the arc of said curve through a central angle of 39°23'08" for a distance of 64.62 feet to the point of compound curvature of a curve concave Southeasterly having a radius of 113.47 feet and a chord bearing of N51°21'13"E; thence Northeasterly along the arc of said curve through a central angle of 34°25'39" for a distance of 68.18 feet to the point of compound curvature of a curve concave Southerly having a radius of 685.03 feet and a chord bearing of N73°14'28"E; thence Easterly along the arc of said curve through a central angle of 09°20'51" for a distance of 111.76 feet to the point of compound curvature of a curve concave Southerly having a radius of 112.36 feet and a chord bearing of N83°39'38"E; thence Easterly along the arc of said curve through a central angle of 11°29'29" for a distance of 22.53 feet to the point of tangency; thence N89°24'23"E, 20.04 feet to the point of curvature of a curve concave Northerly having a radius of 56.13 feet and a chord bearing of N79°17'51"E; thence Easterly along the arc of said curve through a central angle of 20°13'04" for a distance of 19.81 feet to the point of compound curvature of a curve concave Northwesterly having a radius of 370.96 feet and a chord bearing of N66°27'23"E; thence Northeasterly along the arc of said curve through a central angle of 05°27'52" for a distance of 35.38 feet to a non-tangent line; thence N25°07'13"W, 114.77 feet to a non-tangent curve concave Northerly having a radius of 233.70 feet and a chord bearing of S87°16'10"W; thence Westerly along the arc of said curve through a central angle of 30°28'40" for a distance of 124.32 feet to the point of compound curvature of a curve concave Northerly having a radius of 275.41 feet and a chord bearing of N69°25'01"W; thence Westerly along the arc of said curve through a central angle of 16°08'58" for a distance of 77.63 feet to the point of reverse curvature of a curve concave Southerly having a radius of 137.00 feet and a chord bearing of N82°29'17"W;

thence Westerly along the arc of said curve through a central angle of  $42^{\circ}17'31''$  for a distance of 101.12 feet to the point of tangency; thence  $S76^{\circ}21'57''W$ , 149.04 feet to the point of curvature of a curve concave Northerly having a radius of 298.00 feet and a chord bearing of  $S87^{\circ}23'04''W$ ; thence Westerly along the arc of said curve through a central angle of  $22^{\circ}02'14''$  for a distance of 114.62 feet to the point of compound curvature of a curve concave Northerly having a radius of 465.00 feet and a chord bearing of  $N68^{\circ}36'42''W$ ; thence Westerly along the arc of said curve through a central angle of  $25^{\circ}58'13''$  for a distance of 210.77 feet to the point of tangency; thence  $N55^{\circ}37'36''W$ , 565.13 feet to the point of curvature of a curve concave Northeasterly having a radius of 10.00 feet and a chord bearing of  $N50^{\circ}51'10''W$ ; thence Northwesterly along the arc of said curve through a central angle of  $09^{\circ}32'52''$  for a distance of 1.67 feet to the point of tangency; thence  $N46^{\circ}04'44''W$ , 65.48 feet; thence  $N55^{\circ}37'36''W$ , 751.20 feet to a non-tangent curve concave Northerly having a radius of 33.00 feet and a chord bearing of  $N83^{\circ}50'34''W$ ; thence Westerly along the arc of said curve through a central angle of  $50^{\circ}16'31''$  for a distance of 28.96 feet to the point of reverse curvature of a curve concave Southwesterly having a radius of 1563.00 feet and a chord bearing of  $N65^{\circ}08'46''W$ ; thence Northwesterly along the arc of said curve through a central angle of  $12^{\circ}52'55''$  for a distance of 351.41 feet to a non-tangent line; thence  $N60^{\circ}23'01''W$ , 52.31 feet to a non-tangent curve concave Southerly having a radius of 1574.00 feet and a chord bearing of  $N81^{\circ}47'20''W$ ; thence Westerly along the arc of said curve through a central angle of  $16^{\circ}40'04''$  for a distance of 457.89 feet to a non-tangent curve concave Northerly having a radius of 48.00 feet and a chord bearing of  $S69^{\circ}15'53''W$ ; thence Westerly along the arc of said curve through a central angle of  $39^{\circ}01'27''$  for a distance of 32.69 feet to the point of reverse curvature of a curve concave Southerly having a radius of 1563.00 feet and a chord bearing of  $S87^{\circ}49'44''W$ ; thence Westerly along the arc of said curve through a central angle of  $01^{\circ}53'45''$  for a distance of 51.72 feet to a non-tangent line; thence  $S03^{\circ}31'55''E$ , 149.72 feet to the POINT OF BEGINNING; bearings and distances are based on the Florida State Plane Coordinate System East Zone, NAD 83/2011 Epoch 2010.00 Datum; the reciprocal grid factor is 1.000034632.

Together containing 719.185 acres more or less and being subject to any rights-of-way, restrictions and easements of record.

**Attachment 1**

**Interlocal Agreement**



## OFFICE OF COMPTROLLER

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**ORANGE  
COUNTY  
FLORIDA**

**Phil Diamond, CPA**  
County Comptroller as  
Clerk of the Board of County Commissioners  
201 South Rosalind Avenue  
Post Office Box 38  
Orlando, FL 32802  
Telephone: (407) 836-7300  
Fax: (407) 836-5359

DATE: October 10, 2023

TO: Jon Weiss, Deputy County Administrator  
Infrastructure, Community, and Development Services BCC

FROM: David Rooney, Manager *MF for DR*  
Comptroller Clerk of BCC

SUBJECT: Request for Execution of Documents, County Administrator Consent Item  
1, Legislative File 23-1435, October 10, 2023

Enclosed is the Interlocal Agreement Regarding the Exercise of Powers and Cooperation on Various Projects (2 originals) which were approved by the Board of County Commissioners (BCC) at its regular meeting held on October 10, 2023.

Please forward the documents to all required parties for signature.

**Email copies of the fully-executed documents to [ClerkofBCC@occompt.com](mailto:ClerkofBCC@occompt.com) and copy [jennifer.mcgill@ocfl.net](mailto:jennifer.mcgill@ocfl.net). Note: [ClerkofBCC@occompt.com](mailto:ClerkofBCC@occompt.com) is **used only** for County staff submission of pending documents.**

Please include in cover memo or subject line identification of the documents by name, agenda item number, and date of BCC approval. Emailed copies must be in full-size PDF format. The documents will be processed and filed for the record upon receipt.

If you are unable to return a copy of the fully-executed documents before November 10, 2023, notify Jennifer Lara-Klimetz by email of the reason for the delay prior to that date.

If you have any questions, please do not hesitate to call.

dr:mf  
Enclosures (2)  
dl: Pending File

**INTERLOCAL AGREEMENT**

*between*

**ORANGE COUNTY, FLORIDA**

*and*

**SHINGLE CREEK TRANSIT AND UTILITY COMMUNITY DEVELOPMENT DISTRICT**

*regarding the*

**EXERCISE OF POWERS AND COOPERATION ON VARIOUS PROJECTS**

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**THIS INTERLOCAL AGREEMENT** (the “**Interlocal Agreement**”) is made this \_\_\_\_ day of \_\_\_\_\_, 2023, by and between **ORANGE COUNTY, FLORIDA**, a charter county and political subdivision of the State of Florida with offices located at 201 South Rosalind Avenue, Orlando, Florida, 32801 (the “**County**”), and **SHINGLE CREEK TRANSIT AND UTILITY COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to and governed by the provisions of Chapter 190, *Florida Statutes*, with offices located at \_\_\_\_\_ (the “**District**”).

**RECITALS**

**WHEREAS**, the District was established relative to the lands shown in **Exhibit A** hereto (the “**District Property**”) by County Ordinance No. 2023-\_\_ (the “**Establishing Ordinance**”) after receipt of a Second Amended and Restated Petition (the “**Petition**”) from Universal City Development Partners, Ltd., a Florida limited partnership (the “**Petitioner**”); and

**WHEREAS**, the District recognizes that the lands within the District’s boundaries are subject to the County’s zoning and permitting powers and governing land development and land use authorities, and acknowledges that any existing land development approvals that may apply to any such lands at the time the parties entered into this Interlocal Agreement shall continue to be in full force and effect, including but not limited to the *Universal Boulevard Planned Development (a.k.a. U.S.I. South Campus P.D.) Land Use Plan*, Last Revised September 21, 2022, as may be amended from time to time; and

**WHEREAS**, the Petitioner negotiated the content of this Interlocal Agreement with the County to further define the relationship and allocate the responsibilities between the District and the County; and

**WHEREAS**, the Petitioner and the County entered into the Agreement for Community Development District (the “**Petitioner’s Agreement**”), attached as **Attachment 1** hereto and incorporated herein by this reference, requiring that the Petitioner present this Interlocal Agreement to the Board of Supervisors of the District (the “**District Board**”) on the earlier of the following dates: (a) the first organizational meeting of the District Board or (b) within ninety (90) days of the effective date of the Establishing Ordinance; and

**Attachment 1:  
Interlocal Agreement**

**WHEREAS**, Florida law permits governmental units to make the most efficient use of their powers by enabling them to cooperate with one another on a basis of mutual advantage through interlocal agreements; and

**WHEREAS**, the District and the County (collectively, the “**Parties**”) desire to jointly exercise their common powers and authority concerning the provision of certain services and facilities to avoid unnecessary and uneconomic duplication of services and facilities and to clarify responsibilities, obligations, duties, powers, and liabilities; and

**WHEREAS**, the Parties find this Interlocal Agreement to be necessary, proper, and convenient to the exercise of their powers, duties, and purposes authorized by law.

**NOW, THEREFORE**, in consideration of the mutual understandings and covenants set forth herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

**Section 1. Authority.** This Interlocal Agreement is entered into pursuant to the authority set forth in Chapters 190 and 163, *Florida Statutes*, and other applicable law. This Agreement shall be recorded in the Public Records of Orange County, Florida, at the District’s expense.

**Section 2. Recitals.** The recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Interlocal Agreement.

**Section 3. Authority to Contract.** The execution of this Interlocal Agreement has been duly authorized by the appropriate body or official of both the District and the County, each party has complied with all applicable requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

**Section 4. Exercise of Powers**

**(A) Bonded Indebtedness.**

1. Certain infrastructure, as contemplated in the Petition to establish the District, is expected to be authorized by the District to be constructed utilizing revenue bonds or bond anticipation notes issued by the District.
2. In accordance with Section 190.016(15), *Florida Statutes*, a default on any of the bonds or obligations of the District shall not constitute a debt or obligation of the County.
3. Pursuant to section 190.016(12), *Florida Statutes*, all bonds issued by the District having a maturity of greater than five (5) years shall be validated.

4. The District shall not issue “long-term principal debt”, as later defined in this paragraph, with a final maturity greater than thirty-three (33) years from the date amortization of the bonds begin. Refundings of debt shall not be included in calculating the cap on the total amount of debt the District is authorized to borrow. For purposes of this paragraph, “long-term principal debt” shall mean any debt obligation issued by the District and validated pursuant to Section 190.016(12), *Florida Statutes*.

**(B) Assessments on Residential Property.**

1. The District and the County agree that no property zoned or used for residential purposes shall ever be burdened by ad valorem taxes, assessments, or any other fees or charges imposed by the District to fund any improvements, services, operation, or obligations of the District. The District specifically waives its right to impose taxes or assessments on any property zoned or used for residential purpose; however, the County and the District acknowledge and agree that property zoned or used for residential purposes shall not include timeshare units, overnight lodging, hotels or similar uses, or resort residential uses. “Resort residential uses” for purposes of this Interlocal Agreement shall mean short-term rental uses as defined in Sec. 38-1 of the Orange County Code, including hotels, motels, time-shares, condominium hotels, resort rental, resort residential, resort villa, and transient rental uses.
2. The foregoing notwithstanding, the District, and its successors, assigns, and contract purchasers, acknowledge and agree that should any such current or future owner of property located within the District’s boundaries apply for a comprehensive plan amendment, rezoning, or DRI development order to permit a residential use (other than any currently permitted timeshare, hotel, and resort residential uses), the County may accept as substantial competent evidence the fact that the property for which such residential use is sought has been or could be subject to District ad valorem taxes or assessments, which is prohibited by this Interlocal Agreement, and deny any such plan amendment, rezoning, or DRI development order.
3. Moreover, the District accepts and acknowledges that the absence of both residential use and residential zoning of any portion of the District Property at the time the County approved the Petition and enacted the Establishing Ordinance, as well as the Petitioner’s representation that the District would not seek to use or rezone the District Property for residential uses, were relied upon by the County in the County’s consideration of the record of the public hearing and the factors set forth in Section 190.005(1)(e), *Florida Statutes* – including but not limited to the County’s consideration as to whether the District would be the best alternative available for delivering community development services and facilities to the area that will be served by the District – and in the County’s ultimate decision to approve the Petition and enact the Establishing Ordinance.

- (C) **Disclosure.** To ensure that the District is providing disclosure of its existence to potential and actual landowners within the District, the District shall:
1. If not already recorded by the Petitioner, record in the Official Records of Orange County a Notice of Establishment in compliance with section 190.0485, *Florida Statutes*, within thirty (30) days after the effective date of the Establishing Ordinance; and
  2. Within thirty (30) days of the levy of any special assessments securing any debt instrument issued by the District, record a Notice of Assessments in the Official Records of Orange County in substantially the form attached hereto as **Exhibit B**; and
  3. Within sixty (60) days of the sale of any debt instrument by the District, or the levy of any special assessments securing any debt instrument issued by the District or the maintenance of infrastructure by the District, whichever is earlier, the District shall record a “Disclosure of Public Financing and Maintenance of Improvements” in the Official Records of Orange County as required by section 190.009, *Florida Statutes*.
- (D) **Landscaping, Hardscaping, Signage, Irrigation, and Lighting.** Absent a separate, written agreement, the County shall not be responsible for the installation, maintenance, repair, or replacement of landscaping, hardscaping, signage, irrigation, or lighting funded or installed by the District. Instead, the District shall arrange and be responsible for the installation, maintenance, repair or replacement of landscaping, hardscaping, signage, irrigation, and lighting funded or installed by the District in compliance with applicable laws, ordinances, and regulations.
- (E) **Powers.** Unless otherwise expressly provided in this Interlocal Agreement or the Establishing Ordinance, the Parties agree that the District retains all general powers, rights, obligations, and responsibilities granted or imposed by sections 190.011 and 190.012(1), *Florida Statutes*.

**Section 4. Other Powers.** Except as otherwise may be set forth in the Establishing Ordinance, no other special powers pursuant to section 190.012(2), *Florida Statutes*, shall be conferred on District without County consent by resolution or ordinance amendment.

**Section 5. Limitations on Governmental Liability.** Nothing in this Interlocal Agreement shall be deemed a waiver of immunity limits of liability of either the District or the County beyond any statutory limited waiver of immunity or limits of liability contained in section 768.28, *Florida Statutes*, as amended, or any other statute. Nothing in this Interlocal Agreement shall inure to the benefit of any third-party for the purpose of allowing any claim which would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.



**Attachment 1:  
Interlocal Agreement**

**Section 6. No Third-Party Beneficiaries.** This Interlocal Agreement is by and between the County and the District and establishes the relationship between these Parties. The provisions of this Agreement do not create any rights in any third parties and no such rights should be implied.

**Section 7. Enforcement.** In the event either party is required to enforce this Interlocal Agreement by court proceedings or otherwise, then each party shall be responsible for its own costs incurred, including reasonable attorneys' fees.

**Section 8. Negotiation at Arm's Length.** This Interlocal Agreement has been negotiated fully between the Parties as an arm's length transaction and with the assistance of legal counsel. Both Parties participated fully in the preparation of this Interlocal Agreement. In the case of a dispute concerning the interpretation of any provision of this Interlocal Agreement, both Parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against either party.

**Section 9. Assignment or Transfer.** Neither party may assign or transfer its rights or obligations under this Interlocal Agreement to another unit of local government, political subdivision, or agency of the State of Florida without the prior written consent of the other party, which consent may not be unreasonably withheld. Except as set forth herein, the District may not transfer its rights or obligations under this Interlocal Agreement to a private party or entity without the prior written consent of the County.

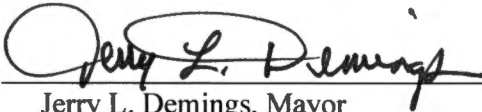
**Section 10. Amendment.** This Interlocal Agreement shall constitute the entire agreement between the Parties and may be modified in writing only by mutual agreement of both Parties. The Parties agree that this Interlocal Agreement may be amended by resolution of each local government adopting an amendment.

**Section 11. Applicable Law.** This Interlocal Agreement shall be construed, interpreted, and controlled by and in accordance with the laws of the State of Florida and any litigation relating to said Agreement shall be commenced and conducted in the 9th Judicial Circuit serving Orange County or the Middle District, U.S. District Court.

**Section 12. Severability.** There are certain provisions of this Interlocal Agreement that are vital to the relationship of the District and the County. More specifically, the terms and conditions set forth in Section 4(A) through 4(E) were important to the County and District in making the decision to approve this Interlocal Agreement. Should any material word, sentence, or other provision of any such sections be stricken by a court of competent jurisdiction, the County shall have the right to require renegotiation of that portion of the Interlocal Agreement that has been stricken in order to negotiate mutually acceptable replacement language consistent with the ruling of the court while taking into account the contractual rights of the persons or entities to whom the District is obligated.

**Section 13. Effective Date.** This Interlocal Agreement shall become effective upon execution by both Parties.

**ORANGE COUNTY, FLORIDA**  
By: Board of County Commissioners

By:   
Jerry L. Demings, Mayor

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

By:   
Deputy Clerk



**SHINGLE CREEK TRANSIT AND UTILITY  
COMMUNITY DEVELOPMENT DISTRICT**  
By: Board of Supervisors

By: \_\_\_\_\_  
Chairperson

**ATTEST:**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**Exhibit A**

**Legal Description of District Boundaries**

**Parcel 1**

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

That part of Sections 31 and 32, Township 23 South, Range 29 East, and that part of Sections 5 and 6, Township 24 South, Range 29 East, Orange County, Florida, described as follows:

COMMENCE at the Southwest corner of OEP EAST PARCEL, according to the plat thereof, as recorded in Plat Book 81, Pages 150 and 151, of the Public Records of Orange County, Florida; thence N67°05'22"W along the Northerly Right-of-way line of Universal Boulevard, USI - SOUTH CAMPUS UNIT ONE, according to the plat thereof, as recorded in Plat Book 46, Pages 13 through 16, of said Public Records, a distance of 575.14 feet to the Easterly boundary of Segment 1, as described in Exhibit "B" of Official Records Document No. 20210741112, of said Public Records; thence run the following courses along said Easterly boundary: N22°05'22"W, 28.50 feet; thence N22°54'38"E, 82.36 feet to the point of curvature of a curve concave Westerly having a radius of 2604.00 feet and a chord bearing of N14°05'28"E; thence Northerly along the arc of said curve through a central angle of 17°38'20" for a distance of 801.66 feet to the point of tangency; thence N05°16'18"E, 276.48 feet to the point of curvature of a curve concave Westerly having a radius of 2153.00 feet and a chord bearing of N02°35'46"E; thence Northerly along the arc of said curve through a central angle of 05°21'03" for a distance of 201.07 feet to the point of reverse curvature of a curve concave Southeasterly having a radius of 50.00 feet and a chord bearing of N30°09'54"E; thence Northeasterly along the arc of said curve through a central angle of 60°29'19" for a distance of 52.79 feet to the point of tangency; thence N60°24'34"E, 45.88 feet to the point of curvature of a curve concave Southeasterly having a radius of 1464.67 feet and a chord bearing of N64°35'22"E; thence Northeasterly along the arc of said curve through a central angle of 08°21'37" for a distance of 213.72 feet to the point of tangency; thence N68°46'11"E, 181.68 feet to the point of curvature of a curve concave Southerly having a radius of 1164.67 feet and a chord bearing of N71°23'44"E; thence Easterly along the arc of said curve through a central angle of 05°15'07" for a distance of 106.76 feet to the point of tangency; thence N74°01'18"E, 210.89 feet to the point of curvature of a curve concave Southerly having a radius of 1343.00 feet and a chord bearing of N78°44'54"E; thence Easterly along the arc of said curve through a central angle of 09°27'11" for a distance of 221.58 feet to the point of compound curvature of a curve concave Southerly having a radius of 1494.00 feet and a chord bearing of N84°42'43"E; thence Easterly along the arc of said curve through a central angle of 02°28'26" for a distance of 64.51 feet to a non-tangent line; thence N03°31'55"W, 170.72 feet to the POINT OF BEGINNING; thence continue N03°31'55"W, 26.57 feet; thence N70°07'25"W, 48.16 feet to a non-tangent curve concave Southerly having a radius of 1609.00 feet and a chord bearing of S82°20'10"W; thence Westerly along the arc of said curve through a central angle of 05°55'05" for a distance of 166.19 feet to the point of tangency; thence S79°22'38"W, 402.30 feet to the point of curvature of a curve concave Northeasterly having a radius of 474.00 feet and a chord bearing of N60°52'23"W; thence Northwesterly along the arc of said curve through a central angle of 79°29'58" for a distance of 657.69 feet to the point of reverse curvature of a curve concave Southwesterly having a radius of 2164.00 feet and a chord bearing of N23°40'50"W; thence Northwesterly along the arc of said curve through a central angle of 05°06'53" for a distance of 193.18 feet to the point of compound curvature of a curve concave Southwesterly having a radius of 2693.00 feet and a chord bearing of N33°02'16"W; thence Northwesterly along the arc of said curve through a central angle of 13°35'57" for a distance of 639.19 feet to the point of tangency; thence N39°50'14"W, 186.56 feet to the point of curvature of a curve concave Northeasterly having a radius of 910.00 feet and a chord bearing of N23°09'36"W; thence Northwesterly along the arc of said curve through a central angle of 33°21'16" for a distance of 529.75 feet to the point of compound curvature of a curve concave Easterly having a radius of 1031.00 feet

and a chord bearing of N03°24'34"W; thence Northerly along the arc of said curve through a central angle of 06°08'48" for a distance of 110.61 feet to the point of tangency; thence N00°20'10"W, 42.86 feet; thence N20°25'59"E, 36.66 feet; thence N00°20'10"W, 107.39 feet; thence N15°28'33"W, 87.09 feet to the Northerly line of lands described in Official Records Book 5638, Page 3517, of said Public Records; thence departing said Easterly boundary of Segment 1, run N89°22'10"E along said Northerly line and the Northerly line of N-4 through N-11, as described in Official Records Book 8891, Page 803, a distance of 116.03 feet; thence run the following two (2) courses along said Northerly line of N-4 through N-11: N00°37'51"W, 814.55 feet; thence S89°42'25"E, 861.90 feet to the Southwest corner of lands described in Official Records Book 8935, Page 877, of said Public Records; thence run the following four (4) courses along said Westerly line: N00°01'31"E, 852.05 feet to a non-tangent curve concave Southerly having a radius of 699.98 feet and a chord bearing of N80°29'45"W; thence Westerly along the arc of said curve through a central angle of 28°27'28" for a distance of 347.67 feet to a non-tangent line; thence N86°34'48"W, 220.58 feet; thence S83°04'03"W, 714.34 feet to the East line of Segment 2, as described in Exhibit "B", of aforesaid Official Records Document No. 20210741112 and a non-tangent curve concave Easterly having a radius of 1400.00 feet and a chord bearing of N13°34'52"W; thence Northerly along said East line and the Easterly line of Segment 3 as described in Exhibit "B", of said Official Records Document No. 20210741112 and the arc of said curve through a central angle of 14°03'22" for a distance of 343.46 feet to the point of tangency; thence run the following seven (7) courses along said Easterly line of Segment 3: N06°33'11"W, 56.46 feet to the point of curvature of a curve concave Southeasterly having a radius of 25.00 feet and a chord bearing of N25°41'13"E; thence Northeasterly along the arc of said curve through a central angle of 64°28'49" for a distance of 28.13 feet to the point of tangency; thence N57°55'38"E, 72.42 feet to a non-tangent curve concave Southwesterly having a radius of 524.00 feet and a chord bearing of N34°50'58"W; thence Northwesterly along the arc of said curve through a central angle of 07°15'31" for a distance of 66.38 feet to the point of tangency; thence N38°28'44"W, 53.07 feet to the point of curvature of a curve concave Easterly having a radius of 50.00 feet and a chord bearing of N19°24'27"W; thence Northerly along the arc of said curve through a central angle of 38°08'34" for a distance of 33.29 feet to the point of tangency; thence N00°20'10"W, 302.63 feet to the South Right-of-way line of Sand Lake Road (State Road 482), as described in Official Records Book 223, Page 321, and Official Records Book 235, Page 620, of said Public Records; thence run the following seven (7) courses along said South Right-of-way line: S89°58'06"E, 784.62 feet; thence N00°37'51"W, 10.00 feet; thence S89°58'06"E, 563.11 feet; thence N00°01'31"E, 10.00 feet; thence N89°44'41"E, 399.99 feet; thence S00°01'31"W, 10.00 feet; thence N89°44'41"E, 895.80 feet; thence departing said South Right-of-way line run S00°26'24"E, 144.32 feet; thence N87°00'12"E, 3.37 feet to the Westerly line of the OUC Chilled Water Facility Access Easement Area, as described in Exhibit "A-3", of Document No. 20200034472, of said Public Records; thence run the following courses along the exterior boundaries of said Access Easement Area, the Chilled Water Facility Easement Area, the Utilities Easement Area, the Pipeline Easement Area, and the Parking Easement Area, as described in Exhibits "A-1" through "A-4" inclusive, Exhibit "A-5", and Exhibit "A-7" of said Document No. 20200034472: S00°15'19"E, 846.05 feet; thence N89°44'41"E, 128.14 feet; thence S30°15'19"E, 17.32 feet; thence departing said exterior boundary run S78°18'20"E, 41.51 feet to the aforesaid exterior boundary; thence run the following courses along said exterior boundaries: S00°15'19"E, 221.80 feet; thence S89°44'41"W, 34.81 feet; thence S00°15'19"E, 15.00 feet; thence N89°44'41"E, 34.81 feet; thence S00°15'19"E, 2.30 feet; thence N89°44'41"E, 270.00 feet; thence N00°15'19"W, 25.00 feet; thence S89°44'41"W, 30.99 feet; thence N00°15'19"W, 14.96 feet; thence N89°44'41"E, 17.75 feet; thence N00°15'19"W, 83.81 feet; thence S89°44'41"W, 15.00 feet; thence S00°15'19"E, 68.81 feet; thence S89°44'41"W, 2.75 feet; thence N00°15'19"W, 77.74 feet; thence N89°44'41"E, 35.00 feet; thence N00°15'19"W, 130.00 feet; thence S89°44'41"W, 124.01 feet; thence N00°15'19"W, 60.00 feet; thence S89°44'41"W, 216.59 feet; thence N30°15'19"W, 101.64 feet; thence N00°15'19"W, 842.11 feet to the aforesaid South Right-of-way line of Sand Lake Road; thence departing the Easterly line of aforesaid OUC Chilled Water Facility Access Easement Area, run N89°44'41"E along said South Right-of-way line, 988.29 feet; thence departing said South Right-of-way-line, run S00°15'19"E, 76.43 feet; thence S06°51'13"E, 269.85 feet; thence S00°02'22"E, 319.75 feet; thence S11°32'24"E, 75.23 feet; thence S00°02'22"E, 354.24 feet; thence N89°10'56"W, 525.39 feet to the point of curvature of a curve

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concave Southeasterly having a radius of 85.00 feet and a chord bearing of S45°49'04"W; thence Southwesterly along the arc of said curve through a central angle of 90°00'00" for a distance of 133.52 feet to the point of tangency; thence S00°49'04"W, 90.27 feet to the point of curvature of a curve concave Northeasterly having a radius of 85.00 feet and a chord bearing of S44°10'56"E; thence Southeasterly along the arc of said curve through a central angle of 90°00'00" for a distance of 133.52 feet to the point of tangency; thence S89°10'56"E, 213.03 feet to the point of curvature of a curve concave Southwesterly having a radius of 45.00 feet and a chord bearing of S44°10'56"E; thence Southeasterly along the arc of said curve through a central angle of 90°00'00" for a distance of 70.69 feet to the point of tangency; thence S00°49'04"W, 223.32 feet to the point of curvature of a curve concave Northeasterly having a radius of 85.00 feet and a chord bearing of S44°10'56"E; thence Southeasterly along the arc of said curve through a central angle of 90°00'00" for a distance of 133.52 feet to the point of tangency; thence S89°10'56"E, 262.28 feet to the West line of lands described in Official Records Book 3907, Page 1921, of said Public Records; thence departing said South Right-of-way line, run the following four (4) courses along the West and Southerly lines of said lands: S00°01'46"E along said West line and the aforesaid Northerly line of lands described in Official Records Book 5638, Page 3517, a distance of 813.60 feet; thence run the following three (3) courses along said Northerly line of lands described in Official Records Book 5638, Page 3517: S00°07'44"E, 278.25 feet; thence S66°03'27"E, 699.86 feet; thence N89°37'53"E, 872.23 feet to the Northwest corner of the Northernmost Conservation Easement, described in Official Records Book 9735, Page 2964, of said Public Records; thence departing said Northerly line run the following six (6) courses along the Westerly line of said Conservation Easement: S45°58'55"E, 326.39 feet; thence S36°30'45"E, 196.02 feet; thence S22°48'59"E, 434.67 feet; thence S40°28'32"E, 543.81 feet; thence S38°20'25"E, 734.14 feet; thence S25°40'00"E along said Westerly line and the Southerly prolongation thereof, a distance of 328.77 feet to the Northerly Right-of-way line of Destination Parkway, as described in Official Records Book 9936, Page 9262, of said Public Records; said point being on a non-tangent curve concave Southeasterly having a radius of 1349.95 feet and a chord bearing of S37°22'50"W; thence run the following three (3) courses along said Northerly Right-of-way line: Southwesterly along the arc of said curve through a central angle of 14°15'01" for a distance of 335.75 feet to the point of reverse curvature of a curve concave Northwesterly having a radius of 1649.94 feet and a chord bearing of S61°34'11"W; thence Southwesterly along the arc of said curve through a central angle of 62°37'44" for a distance of 1803.52 feet to the point of reverse curvature of a curve concave Southeasterly having a radius of 1274.96 feet and a chord bearing of S89°41'27"W; thence Southwesterly along the arc of said curve through a central angle of 06°23'12" for a distance of 142.12 feet to a non-tangent line; thence departing said Northerly Right-of-way line, run N48°35'43"W, 42.61 feet; thence N03°35'43"W, 211.13 feet to the point of curvature of a curve concave Westerly having a radius of 826.00 feet and a chord bearing of N04°25'13"W; thence Northerly along the arc of said curve through a central angle of 01°39'01" for a distance of 23.79 feet to the point of tangency; thence N05°14'44"W, 117.98 feet to the point of curvature of a curve concave Easterly having a radius of 94.00 feet and a chord bearing of N14°26'50"E; thence Northerly along the arc of said curve through a central angle of 39°23'08" for a distance of 64.62 feet to the point of compound curvature of a curve concave Southeasterly having a radius of 113.47 feet and a chord bearing of N51°21'13"E; thence Northeasterly along the arc of said curve through a central angle of 34°25'39" for a distance of 68.18 feet to the point of compound curvature of a curve concave Southerly having a radius of 685.03 feet and a chord bearing of N73°14'28"E; thence Easterly along the arc of said curve through a central angle of 09°20'51" for a distance of 111.76 feet to the point of compound curvature of a curve concave Southerly having a radius of 112.36 feet and a chord bearing of N83°39'38"E; thence Easterly along the arc of said curve through a central angle of 11°29'29" for a distance of 22.53 feet to the point of tangency; thence N89°24'23"E, 20.04 feet to the point of curvature of a curve concave Northerly having a radius of 56.13 feet and a chord bearing of N79°17'51"E; thence Easterly along the arc of said curve through a central angle of 20°13'04" for a distance of 19.81 feet to the point of compound curvature of a curve concave Northwesterly having a radius of 370.96 feet and a chord bearing of N66°27'23"E; thence Northeasterly along the arc of said curve through a central angle of 05°27'52" for a distance of 35.38 feet to a non-tangent line; thence N25°07'13"W, 114.77 feet to a non-tangent curve concave Northerly having a radius of 233.70 feet and a chord bearing of S87°16'10"W; thence Westerly along the arc of said curve through a central angle of 30°28'40" for a

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distance of 124.32 feet to the point of compound curvature of a curve concave Northerly having a radius of 275.41 feet and a chord bearing of N69°25'01"W; thence Westerly along the arc of said curve through a central angle of 16°08'58" for a distance of 77.63 feet to the point of reverse curvature of a curve concave Southerly having a radius of 137.00 feet and a chord bearing of N82°29'17"W; thence Westerly along the arc of said curve through a central angle of 42°17'31" for a distance of 101.12 feet to the point of tangency; thence S76°21'57"W, 149.04 feet to the point of curvature of a curve concave Northerly having a radius of 298.00 feet and a chord bearing of S87°23'04"W; thence Westerly along the arc of said curve through a central angle of 22°02'14" for a distance of 114.62 feet to the point of compound curvature of a curve concave Northerly having a radius of 465.00 feet and a chord bearing of N68°36'42"W; thence Westerly along the arc of said curve through a central angle of 25°58'13" for a distance of 210.77 feet to the point of tangency; thence N55°37'36"W, 565.13 feet to the point of curvature of a curve concave Northeasterly having a radius of 10.00 feet and a chord bearing of N50°51'10"W; thence Northwesterly along the arc of said curve through a central angle of 09°32'52" for a distance of 1.67 feet to the point of tangency; thence N46°04'44"W, 65.48 feet; thence N55°37'36"W, 751.20 feet to a non-tangent curve concave Northerly having a radius of 33.00 feet and a chord bearing of N83°50'34"W; thence Westerly along the arc of said curve through a central angle of 50°16'31" for a distance of 28.96 feet to the point of reverse curvature of a curve concave Southwesterly having a radius of 1563.00 feet and a chord bearing of N65°08'46"W; thence Northwesterly along the arc of said curve through a central angle of 12°52'55" for a distance of 351.41 feet to a non-tangent line; thence N60°23'01"W, 52.31 feet to a non-tangent curve concave Southerly having a radius of 1574.00 feet and a chord bearing of N81°47'20"W; thence Westerly along the arc of said curve through a central angle of 16°40'04" for a distance of 457.89 feet to a non-tangent curve concave Northerly having a radius of 48.00 feet and a chord bearing of S69°15'53"W; thence Westerly along the arc of said curve through a central angle of 39°01'27" for a distance of 32.69 feet to the point of reverse curvature of a curve concave Southerly having a radius of 1563.00 feet and a chord bearing of S87°49'44"W; thence Westerly along the arc of said curve through a central angle of 01°53'45" for a distance of 51.72 feet to the POINT OF BEGINNING; bearings and distances are based on the Florida State Plane Coordinate System East Zone, NAD 83/2011 Epoch 2010.00 Datum; the reciprocal grid factor is 1.000034632.

LESS AND EXCEPT:

That part of Section 31, Township 23 South, Range 29 East, Orange County, Florida, described as follows:

Commence at the Northeast corner of Lot 1, OEP EAST PARCEL PHASE II, according to the plat thereof, as recorded in Plat Book 86, Pages 136 and 137, of the Public Records of Orange County, Florida; thence run N58°06'34"W along the Northeasterly line of said plat OEP EAST PARCEL PHASE II and the Northeasterly line of OEP EAST PARCEL, according to the plat thereof, as recorded in Plat Book 81, Pages 150 and 151, of said Public Records, for a distance of 1089.51 feet to the Northernmost corner of said OEP EAST PARCEL; thence departing said Northeasterly line, run N12°40'44"W, 1446.52 feet; thence N09°31'39"W, 1651.52 feet to the POINT OF BEGINNING; thence S12°08'22"W, 79.31 feet; thence N82°27'50"W, 35.05 feet; thence S03°34'47"W, 4.82 feet; thence S87°06'48"W, 24.20 feet; thence S03°49'15"E, 9.62 feet to a non-tangent curve concave Southerly having a radius of 335.61 feet and a chord bearing of S77°00'51"W; thence Westerly along the arc of said curve through a central angle of 18°50'04" for a distance of 110.32 feet to a non-tangent curve concave Northwesterly having a radius of 69.30 feet and a chord bearing of S64°07'03"W; thence Southwesterly along the arc of said curve through a central angle of 52°23'37" for a distance of 63.38 feet to a non-tangent line; thence S53°43'43"W, 49.20 feet to a non-tangent curve concave Westerly having a radius of 81.28 feet and a chord bearing of S10°52'59"W; thence Southerly along the arc of said curve through a central angle of 22°14'24" for a distance of 31.55 feet to a non-tangent curve concave Northwesterly having a radius of 18.00 feet and a chord bearing of S45°15'28"W; thence Southwesterly along the arc of said curve through a central angle of 251°07'13" for a distance of 78.89 feet to a non-tangent curve concave Northerly having a radius of 81.28 feet and a chord bearing of S79°07'07"W; thence Westerly along the arc of said curve through a central angle of 21°12'43" for a distance of 30.09 feet to a non-tangent curve concave Southeasterly having a radius of 420.38 feet and

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a chord bearing of S29°49'59"W; thence Southwesterly along the arc of said curve through a central angle of 14°46'50" for a distance of 108.45 feet to a non-tangent line; thence N67°14'41"W, 18.72 feet; thence S24°59'59"W, 11.97 feet; thence S14°59'58"W, 76.66 feet; thence N75°00'02"W, 50.51 feet; thence S13°03'40"W, 10.71 feet; thence N76°56'20"W, 2.78 feet; thence S13°03'40"W, 12.33 feet; thence N76°56'20"W, 6.58 feet; thence S13°03'40"W, 24.29 feet; thence N56°49'41"W, 88.50 feet to the point of curvature of a curve concave Southerly having a radius of 152.61 feet and a chord bearing of N78°39'02"W; thence Westerly along the arc of said curve through a central angle of 43°38'43" for a distance of 116.25 feet to the point of tangency; thence S79°31'36"W, 315.51 feet to the point of curvature of a curve concave Northeasterly having a radius of 30.00 feet and a chord bearing of N53°43'40"W; thence Northwesterly along the arc of said curve through a central angle of 93°29'28" for a distance of 48.95 feet to the point of tangency; thence N06°58'56"W, 107.64 feet to the point of curvature of a curve concave Southwesterly having a radius of 50.22 feet and a chord bearing of N35°26'11"W; thence Northwesterly along the arc of said curve through a central angle of 56°54'30" for a distance of 49.88 feet to the point of compound curvature of a curve concave Southerly having a radius of 26.28 feet and a chord bearing of N80°55'32"W; thence Westerly along the arc of said curve through a central angle of 34°04'12" for a distance of 15.63 feet to the point of tangency; thence S82°02'22"W, 161.74 feet; thence N54°59'37"W, 20.10 feet; thence N08°04'31"W, 114.53 feet; thence N23°13'21"E, 25.00 feet to the point of curvature of a curve concave Southeasterly having a radius of 23.33 feet and a chord bearing of N42°56'23"E; thence Northeasterly along the arc of said curve through a central angle of 39°26'04" for a distance of 16.06 feet to a non-tangent line; thence N66°46'39"W, 7.85 feet; thence N24°48'08"E, 114.91 feet to a non-tangent curve concave Southwesterly having a radius of 327.03 feet and a chord bearing of S51°56'55"E; thence Southeasterly along the arc of said curve through a central angle of 02°04'55" for a distance of 11.88 feet to the point of reverse curvature of a curve concave Northeasterly having a radius of 265.00 feet and a chord bearing of S55°42'05"E; thence Southeasterly along the arc of said curve through a central angle of 09°35'14" for a distance of 44.34 feet to the point of compound curvature of a curve concave Northerly having a radius of 415.00 feet and a chord bearing of N88°09'03"E; thence Easterly along the arc of said curve through a central angle of 62°42'31" for a distance of 454.21 feet to the point of compound curvature of a curve concave Northwesterly having a radius of 165.00 feet and a chord bearing of N42°50'28"E; thence Northeasterly along the arc of said curve through a central angle of 27°54'39" for a distance of 80.38 feet to the point of reverse curvature of a curve concave Southeasterly having a radius of 145.00 feet and a chord bearing of N35°49'28"E; thence Northeasterly along the arc of said curve through a central angle of 13°52'39" for a distance of 35.12 feet to the point of reverse curvature of a curve concave Northwesterly having a radius of 58.00 feet and a chord bearing of N38°36'38"E; thence Northeasterly along the arc of said curve through a central angle of 08°18'18" for a distance of 8.41 feet to the point of tangency; thence N34°27'29"E, 54.09 feet to the point of curvature of a curve concave Westerly having a radius of 58.00 feet and a chord bearing of N22°56'52"E; thence Northeasterly along the arc of said curve through a central angle of 23°01'14" for a distance of 23.30 feet to the point of reverse curvature of a curve concave Southeasterly having a radius of 179.67 feet and a chord bearing of N28°13'03"E; thence Northeasterly along the arc of said curve through a central angle of 33°33'35" for a distance of 105.24 feet to the point of tangency; thence N44°59'50"E, 136.45 feet; thence N00°00'13"W, 28.38 feet; thence N89°59'47"E, 58.80 feet to the point of curvature of a curve concave Southerly having a radius of 100.00 feet and a chord bearing of S67°50'28"E; thence Easterly along the arc of said curve through a central angle of 44°19'30" for a distance of 77.36 feet to the point of tangency; thence S45°40'43"E, 153.39 feet; thence N52°22'10"E, 4.80 feet to a non-tangent curve concave Northeasterly having a radius of 61.66 feet and a chord bearing of S30°59'50"E; thence Southeasterly along the arc of said curve through a central angle of 29°21'46" for a distance of 31.60 feet to the point of tangency; thence S45°40'43"E, 170.12 feet to a non-tangent curve concave Southwesterly having a radius of 23.24 feet and a chord bearing of S26°45'05"E; thence Southeasterly along the arc of said curve through a central angle of 39°42'31" for a distance of 16.10 feet to a non-tangent curve concave Northeasterly having a radius of 50.67 feet and a chord bearing of S52°39'03"E; thence Southeasterly along the arc of said curve through a central angle of 89°38'46" for a distance of 79.28 feet to a non-tangent line; thence S49°33'16"E, 38.28 feet to the POINT OF BEGINNING;

bearings and distances are based on the Florida State Plane Coordinate System East Zone, NAD 83/2011 Epoch 2010.00 Datum; the reciprocal grid factor is 1.000034632.

AND:

**Parcel 2**

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

That part of Section 32, Township 23 South, Range 29 East and Section 5, Township 24 South, Range 29 East, Orange County, Florida, described as follows:

BEGIN at the Northwest corner of lands described in Official Records Book 5638, Page 3517, of the Public Records of Orange County, Florida; thence S89°37'53"W along the North line of said lands described in Official Records Book 5638, Page 3517, a distance of 1077.93 feet to the Northwest corner of the Northernmost Conservation Easement described in Official Records Book 9735, Page 2964, of said Public Records; thence departing said Northerly line, run the following six (6) courses along the Westerly line of said Conservation Easement: S45°58'55"E, 326.39 feet; thence S36°30'45"E, 196.02 feet; thence S22°48'59"E, 434.67 feet; thence S40°28'32"E, 543.81 feet; thence S38°20'25"E, 734.14 feet; thence S25°40'00"E along said Westerly line and the Southerly prolongation thereof, a distance of 328.77 feet to the Northerly Right-of-way line of Destination Parkway, as described in Official Records Book 9936, Page 9262, of said Public Records, and a non-tangent curve concave Southeasterly having a radius of 1349.95 feet and a chord bearing of N53°37'31"E; thence Northeasterly along the arc of said curve through a central angle of 18°14'20" for a distance of 429.73 feet to the point of tangency; thence N62°44'41"E, 197.03 feet to the Easterly line of aforesaid lands described in Official Records Book 5638, Page 3517; thence run the following three (3) courses along said Easterly line: N33°22'35"W, 319.71 feet; thence N16°45'28"W, 571.25 feet; thence N31°52'24"W, 1083.09 feet to the POINT OF BEGINNING; bearings and distances are based on the Florida State Plane Coordinate System East Zone, NAD 83/2011 Epoch 2010.00 Datum; the reciprocal grid factor is 1.000034632.

AND:

**Parcel 3**

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

That part of Section 32, Township 23 South, Range 29 East, and Sections 5, and 6, Township 24 South, Range 29 East, Orange County, Florida, described as follows:

Commence at the Southwest corner of Lot 8, GRAN PARK AT SOUTHPARK PHASE II, according to the plat thereof, as recorded in Plat Book 55, Pages 41 through 43, of the Public Records of Orange County, Florida; thence N89°45'33"E along the South line of said Lot 8, and the Easterly line of lands described as Parcel 1 in Official Records Book 5638, Page 3539, of said Public Records, a distance of 548.28 feet; thence departing said South line, run the following eleven (11) courses along the Easterly and Southerly lines of said Parcel 1: S47°21'36"E, 407.17 feet; thence S02°49'12"W, 707.25 feet; thence S20°53'55"W, 155.44 feet; thence S75°24'18"W, 292.75 feet; thence S62°12'27"W, 300.26 feet; thence S42°21'06"W, 320.48 feet; thence S52°48'25"W, 354.95 feet; thence S24°37'48"W, 388.52 feet to the Northerly Limited Access Right-of-way line of State Road No. 528 (Beachline Expressway), as described in Official Records Book 2217, Page 806, of said Public Records, and a point on a non-tangent curve concave Northerly having a radius of 951.71 feet and a chord bearing of S89°13'24"W; thence run the following nine (9) courses along said Northerly Limited Access Right-of-way line: Westerly along the arc of said curve through a central



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angle of 01°05'01" for a distance of 18.00 feet to a non-tangent line; thence S88°37'10"W, 200.00 feet; thence S89°45'55"W, 170.49 feet to the Southwest corner of the Permanent Drainage Easement, as described in Official Records Book 3514, Page 2343, of said Public Records and the POINT OF BEGINNING; thence continue S89°45'55"W, 2483.06 feet; thence N86°14'06"W, 289.49 feet to the point of curvature of a curve concave Northerly having a radius of 1342.34 feet and a chord bearing of N73°20'10"W; thence Westerly along the arc of said curve through a central angle of 25°47'51" for a distance of 604.39 feet to the point of tangency; thence N60°26'15"W, 965.52 feet to the point of curvature of a curve concave Northeasterly having a radius of 140.00 feet and a chord bearing of N30°20'10"W; thence Northwesterly along the arc of said curve through a central angle of 60°12'10" for a distance of 147.10 feet to a radial line; thence S89°45'55"W along said radial line, a distance of 35.75 feet to the Easterly Right-of-way line of Universal Boulevard, USI - SOUTH CAMPUS UNIT ONE, according to the plat thereof, as recorded in Plat Book 46, Pages 13 through 16, of said Public Records; thence N00°14'05"W along said Easterly Right-of-way line, a distance of 378.40 feet to the Southerly line of lands described in Official Records Book 6262, Page 4996, of said Public Records; thence run the following courses along the Southerly and Easterly lines of said lands described in Official Records Book 6262, Page 4996: S83°48'01"E, 259.72 feet to the point of curvature of a curve concave Southwesterly having a radius of 235.99 feet and a chord bearing of S38°11'59"E; thence Southeasterly along the arc of said curve through a central angle of 91°12'04" for a distance of 375.64 feet to the point of reverse curvature of a curve concave Northeasterly having a radius of 219.99 feet and a chord bearing of S39°06'04"E; thence Southeasterly along the arc of said curve through a central angle of 93°00'14" for a distance of 357.10 feet to the point of tangency; thence S85°36'11"E, 189.99 feet to the point of curvature of a curve concave Southwesterly having a radius of 259.99 feet and a chord bearing of S54°33'53"E; thence Southeasterly along the arc of said curve through a central angle of 62°04'36" for a distance of 281.69 feet to the point of reverse curvature of a curve concave Northeasterly having a radius of 144.99 feet and a chord bearing of S58°40'27"E; thence Southeasterly along the arc of said curve through a central angle of 70°17'44" for a distance of 177.89 feet to the point of tangency; thence N86°10'41"E, 44.54 feet to the point of curvature of a curve concave Southwesterly having a radius of 125.00 feet and a chord bearing of S67°15'29"E; thence Southeasterly along the arc of said curve through a central angle of 53°07'41" for a distance of 115.90 feet to the point of tangency; thence S40°41'38"E, 84.52 feet to the point of curvature of a curve concave Northerly having a radius of 60.00 feet and a chord bearing of S79°52'48"E; thence Easterly along the arc of said curve through a central angle of 78°22'19" for a distance of 82.07 feet to the point of tangency; thence N60°56'03"E, 74.58 feet to the point of curvature of a curve concave Southerly having a radius of 115.00 feet and a chord bearing of S81°07'19"E; thence Easterly along the arc of said curve through a central angle of 75°53'16" for a distance of 152.31 feet to the point of reverse curvature of a curve concave Northerly having a radius of 120.00 feet and a chord bearing of S83°16'11"E; thence Easterly along the arc of said curve through a central angle of 80°11'00" for a distance of 167.93 feet to the point of reverse curvature of a curve concave Southerly having a radius of 259.99 feet and a chord bearing of N89°47'33"E; thence Easterly along the arc of said curve through a central angle of 66°18'30" for a distance of 300.89 feet to the point of reverse curvature of a curve concave Northerly having a radius of 100.00 feet and a chord bearing of S73°25'19"E; thence Easterly along the arc of said curve through a central angle of 32°44'14" for a distance of 57.14 feet to the point of tangency; thence S89°47'26"E, 177.99 feet to the point of curvature of a curve concave Northwesterly having a radius of 219.99 feet and a chord bearing of N57°56'26"E; thence Northeasterly along the arc of said curve through a central angle of 64°32'17" for a distance of 247.80 feet to the point of reverse curvature of a curve concave Southeasterly having a radius of 149.99 feet and a chord bearing of N66°03'34"E; thence Northeasterly along the arc of said curve through a central angle of 80°46'33" for a distance of 211.46 feet to the point of reverse curvature of a curve concave Northerly having a radius of 120.00 feet and a chord bearing of N77°23'49"E; thence Easterly along the arc of said curve through a central angle of 58°06'03" for a distance of 121.68 feet to the point of reverse curvature of a curve concave Southerly having a radius of 120.00 feet and a chord bearing of N85°25'55"E; thence Easterly along the arc of said curve through a central angle of 74°10'16" for a distance of 155.34 feet to the point of tangency; thence S57°28'57"E, 98.49 feet; thence N22°39'49"E, 388.97 feet; thence N20°23'02"E, 264.53 feet; thence N17°08'32"E, 430.95 feet; thence N09°26'15"E, 215.49 feet; thence N07°22'46"W, 185.98 feet; thence

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N05°18'07"W, 126.34 feet; thence N15°37'38"W, 304.43 feet; thence N04°53'14"W, 244.76 feet; thence N05°39'40"E, 200.87 feet; thence N04°52'25"E, 575.60 feet; thence N03°59'19"W, 195.54 feet; thence N00°41'27"W, 120.58 feet; thence N11°13'42"E, 346.06 feet; thence N22°20'44"E, 110.51 feet; thence N03°08'01"E, 56.49 feet; thence N18°30'38"W, 78.69 feet; thence N33°28'25"W, 592.86 feet; thence N25°40'00"W, 255.91 feet; thence departing said Easterly line run N50°08'54"W, 95.00 feet to the Southerly Right-of-way line of Destination Parkway, as described in Official Records Book 9936, Page 9262, of said Public Records, and a non-tangent curve concave Southerly having a radius of 1199.96 feet and a chord bearing of N51°17'53"E; thence Northeasterly along said Southerly Right-of-way line and the arc of said curve along the arc of said curve through a central angle of 22°53'34" for a distance of 479.45 feet to a non-tangent line; thence N62°44'42"E along said Southerly Right-of-way line, 213.11 feet to the Westerly line of aforesaid Permanent Drainage Easement, as described in Official Records Book 3514, Page 2343; thence run the following nine (9) courses along said Westerly line: S33°22'35"E, 1135.95 feet; thence S19°43'30"E, 1106.81 feet; thence S21°21'50"W, 855.14 feet; thence S10°20'46"E, 603.88 feet; thence S01°52'13"W, 566.78 feet; thence S11°25'00"E, 545.87 feet; thence S02°02'19"E, 263.35 feet; thence S00°35'38"E, 239.77 feet; thence S23°15'19"W, 376.37 feet to the POINT OF BEGINNING; Bearings and distances are based on the Florida State Plane Coordinate System East Zone, NAD 83/2011 Epoch 2010.00 Datum; the reciprocal grid factor is 1.000034632.

AND:

**Parcel 4**

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

BEGIN at the Southeast corner of 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 N00°19'23"W along the East line of said plat, a distance of 777.43 feet to the Southerly Right-of-way line of Destination Parkway, as described in Official Records Book 10850, Page 4329, of said Public Records; thence run the following three (3) courses along said Southerly Right-of-way line: S89°18'04"E, 958.22 feet to the point of curvature of a curve concave Northerly having a radius of 1430.30 feet and a chord bearing of N79°28'31"E; thence Easterly along the arc of said curve through a central angle of 22°26'51" for a distance of 560.37 feet to the point of compound curvature of a curve concave Northwesterly having a radius of 2054.93 feet and a chord bearing of N64°58'42"E; thence Northeasterly along the arc of said curve through a central angle of 06°32'45" for a distance of 234.77 feet to the North line of the Drainage Easement described in Official Records Book 3081, Page 210, of said Public Records, and a non-tangent line; thence S89°20'22"E along said North line, a distance of 1707.73 feet to the point of curvature of a curve concave Southerly having a radius of 399.99 feet and a chord bearing of S76°09'22"E; thence Easterly along said North line and the arc of said curve through a central angle of 26°22'00" for a distance of 184.07 feet to the point of reverse curvature of a curve concave Northerly having a radius of 299.99 feet and a chord bearing of S71°19'40"E; thence Easterly along said North line and the arc of said curve through a central angle of 16°42'36" for a distance of 87.49 feet to the Southerly Right-of-Way line of Universal Boulevard, USI - SOUTH CAMPUS UNIT ONE, according to the plat thereof, as recorded in Plat Book 46, Pages 13 through 16, of said Public Records, and a non-tangent line; thence S00°14'05"E along said Southerly Right-of-Way line, a distance of 83.17 feet to the Northerly Limited Access Right-of-way line of State Road No. 528 (Beachline Expressway), as described in Official Records Book 2217, Page 806, of said Public Records, thence run the following eight (8) courses along said Northerly Limited Access Right-of-way line: S89°45'54"W, 25.15 feet; thence S04°11'24"W, 137.39 feet to a non-tangent curve concave Northwesterly having a radius of 369.99 feet and a chord bearing of S34°23'25"W; thence Southwesterly along the arc of said curve through a central angle of 69°15'00" for a distance of 447.18 feet to the point of tangency; thence S69°00'55"W, 543.83 feet to the point of curvature of a curve concave Northerly having a radius of 1819.80 feet and a chord bearing of S79°23'25"W; thence Westerly along the arc of said curve

through a central angle of 20°45'00" for a distance of 659.05 feet to a non-tangent line; thence S88°37'09"W, 100.01 feet; thence S89°45'55"W, 1884.43 feet; thence N86°20'35"W, 272.99 feet to the POINT OF BEGINNING; Bearings and distances are based on the Florida State Plane Coordinate System East Zone, NAD 83/2011 Epoch 2010.00 Datum; the reciprocal grid factor is 1.000034632;

AND:

### **Parcel 5**

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 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, and the POINT OF BEGINNING; thence continue N00°20'10"W along the West line of said SC-5, SC-6, & SC-7E, a distance of 50.01 feet; thence departing said West line run S89°18'04"E, 322.45 feet; thence S00°00'17"E, 48.40 feet; thence N90°00'00"E, 52.58 feet; thence S00°00'00"E, 4.07 feet; thence N90°00'00"E, 346.64 feet; thence S00°00'00"W, 215.95 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 S88°48'51"W; thence run the following two (2) courses along said North Right-of-way line: Westerly along the arc of said curve through a central angle of 03°46'10" for a distance of 86.86 feet to the point of tangency; thence N89°18'04"W, 361.18 feet to the Southeast corner of the aforesaid OHL PARCEL 7; thence N00°20'10"W along the East line of said OHL PARCEL 7, a distance of 216.42 feet to the Northeast corner of said OHL PARCEL 7; thence N89°18'04"W along the North line of said OHL PARCEL 7, a distance of 272.13 feet to the POINT OF BEGINNING; bearings and distances are based on the Florida State Plane Coordinate System East Zone, NAD 83/2011 Epoch 2010.00 Datum; the reciprocal grid factor is 1.000034632.

AND:

### **Parcel 6**

That part of Section 31, Township 23 South, Range 29 East and that part of Sections 5 and 6, Township 24 South, Range 29 East, Orange County, Florida, described as follows:

COMMENCE at the Southwest corner of OEP EAST PARCEL, according to the plat thereof, as recorded in Plat Book 81, Pages 150 and 151, of the Public Records of Orange County, Florida; thence N67°05'22"W along the Northerly Right-of-way line of Universal Boulevard, USI - SOUTH CAMPUS UNIT ONE, according to the plat thereof, as recorded in Plat Book 46, Pages 13 through 16, of said Public Records, a distance of 575.14 feet; thence N22°05'22"W, 28.50 feet; thence N22°54'38"E, 82.36 feet to the point of curvature of a curve concave Westerly having a radius of 2604.00 feet and a chord bearing of N14°05'28"E; thence Northerly along the arc of said curve through a central angle of 17°38'20" for a distance of 801.66 feet to the point of tangency; thence N05°16'18"E, 276.48 feet to the point of curvature of a curve concave Westerly having a radius of 2153.00 feet and a chord bearing of N02°35'46"E; thence Northerly along the arc of said curve through a central angle of 05°21'03" for a distance of 201.07 feet to the point of reverse

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curvature of a curve concave Southeasterly having a radius of 50.00 feet and a chord bearing of N30°09'54"E; thence Northeasterly along the arc of said curve through a central angle of 60°29'19" for a distance of 52.79 feet to the point of tangency; thence N60°24'34"E, 45.88 feet to the point of curvature of a curve concave Southeasterly having a radius of 1464.67 feet and a chord bearing of N64°35'22"E; thence Northeasterly along the arc of said curve through a central angle of 08°21'37" for a distance of 213.72 feet to the point of tangency; thence N68°46'11"E, 181.68 feet to the point of curvature of a curve concave Southerly having a radius of 1164.67 feet and a chord bearing of N71°23'44"E; thence Easterly along the arc of said curve through a central angle of 05°15'07" for a distance of 106.76 feet to the point of tangency; thence N74°01'18"E, 210.89 feet to the point of curvature of a curve concave Southerly having a radius of 1343.00 feet and a chord bearing of N78°44'54"E; thence Easterly along the arc of said curve through a central angle of 09°27'11" for a distance of 221.58 feet to the point of compound curvature of a curve concave Southerly having a radius of 1494.00 feet and a chord bearing of N84°42'43"E; thence Easterly along the arc of said curve through a central angle of 02°28'26" for a distance of 64.51 feet to a non-tangent line; thence N03°31'55"W, 21.00 feet to a non-tangent curve concave Southerly having a radius of 1515.00 feet and a chord bearing of N89°09'40"E, and the POINT OF BEGINNING; thence Easterly along the arc of said curve through a central angle of 06°24'38" for a distance of 169.51 feet to a non-tangent curve concave Southerly having a radius of 34.00 feet and a chord bearing of N69°21'56"E; thence Easterly along the arc of said curve through a central angle of 47°54'38" for a distance of 28.43 feet to the point of compound curvature of a curve concave Southerly having a radius of 1526.00 feet and a chord bearing of S84°54'37"E; thence Easterly along the arc of said curve through a central angle of 03°32'16" for a distance of 94.22 feet to the point of compound curvature of a curve concave Southwesterly having a radius of 53.00 feet and a chord bearing of S67°06'17"E; thence Easterly along the arc of said curve through a central angle of 32°04'25" for a distance of 29.67 feet to the point of reverse curvature of a curve concave Northeasterly having a radius of 37.00 feet and a chord bearing of S66°13'17"E; thence Southeasterly along the arc of said curve through a central angle of 30°18'24" for a distance of 19.57 feet to the point of reverse curvature of a curve concave Southerly having a radius of 1513.00 feet and a chord bearing of S79°13'28"E; thence Easterly along the arc of said curve through a central angle of 04°18'01" for a distance of 113.56 feet to the point of reverse curvature of a curve concave Northerly having a radius of 37.00 feet and a chord bearing of N87°46'20"E; thence Easterly along the arc of said curve through a central angle of 30°18'24" for a distance of 19.57 feet to the point of reverse curvature of a curve concave Southerly having a radius of 53.00 feet and a chord bearing of N88°39'21"E; thence Easterly along the arc of said curve through a central angle of 32°04'25", for a distance of 29.67 feet to the point of compound curvature of a curve concave Southerly having a radius of 1526.00 feet and a chord bearing of S73°58'02"E; thence Easterly along the arc of said curve through a central angle of 02°40'49" for a distance of 71.39 feet to a non-tangent line; thence S58°59'35"E, 49.97 feet to a non-tangent curve concave Southwesterly having a radius of 1515.00 feet and a chord bearing of S64°30'55"E; thence Southeasterly along the arc of said curve through a central angle of 12°33'01" for a distance of 331.85 feet to a non-tangent curve concave Southerly having a radius of 34.00 feet and a chord bearing of S81°14'28"E; thence Easterly along the arc of said curve through a central angle of 47°54'38" for a distance of 28.43 feet to the point of compound curvature of a curve concave Southwesterly having a radius of 1526.00 feet and a chord bearing of S56°27'22"E; thence Southeasterly along the arc of said curve through a central angle of 01°39'33" for a distance of 44.19 feet to the point of tangency; thence S55°37'36"E, 1256.28 feet to the point of curvature of a curve concave Northerly having a radius of 558.36 feet and a chord bearing of S72°09'50"E; thence Easterly along the arc of said curve through a central angle of 33°04'28" for a distance of 322.32 feet to the point of reverse curvature of a curve concave Southerly having a radius of 148.00 feet and a chord bearing of S78°10'15"E; thence Easterly along the arc of said curve through a central angle of 21°03'38" for a distance of 54.40 feet to the point of compound curvature of a curve concave Southwesterly having a radius of 154.00 feet and a chord bearing of S42°02'49"E; thence Southeasterly along the arc of said curve through a central angle of 51°11'16" for a distance of 137.58 feet to the point of compound curvature of a curve concave Westerly having a radius of 849.80 feet and a chord bearing of S10°55'20"E; thence Southerly along the arc of said curve through a central angle of 11°03'42" for a distance of 164.07 feet to the point of tangency; thence S05°23'29"E, 96.37 feet; thence S03°35'43"E, 151.90 feet to the point of curvature of a curve concave Westerly having a radius

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of 48.00 feet and a chord bearing of S07°03'41"W; thence Southerly along the arc of said curve through a central angle of 21°18'47" for a distance of 17.86 feet to the Northerly Right-of-way line of Destination Parkway, as described in Official Records Book 9936, Page 9262, of said Public Records, and a non-tangent curve concave Southerly having a radius of 1274.96 feet and a chord bearing of N83°24'13"E; thence Easterly along said Northerly Right-of-way line and the arc of said curve through a central angle of 06°11'12" for a distance of 137.67 feet to a non-tangent line; thence departing said Northerly Right-of-way line, run N48°35'43"W, 42.61 feet; thence N03°35'43"W, 211.13 feet to the point of curvature of a curve concave Westerly having a radius of 826.00 feet and a chord bearing of N04°25'13"W; thence Northerly along the arc of said curve through a central angle of 01°39'01" for a distance of 23.79 feet to the point of tangency; thence N05°14'44"W, 117.98 feet to the point of curvature of a curve concave Easterly having a radius of 94.00 feet and a chord bearing of N14°26'50"E; thence Northerly along the arc of said curve through a central angle of 39°23'08" for a distance of 64.62 feet to the point of compound curvature of a curve concave Southeasterly having a radius of 113.47 feet and a chord bearing of N51°21'13"E; thence Northeasterly along the arc of said curve through a central angle of 34°25'39" for a distance of 68.18 feet to the point of compound curvature of a curve concave Southerly having a radius of 685.03 feet and a chord bearing of N73°14'28"E; thence Easterly along the arc of said curve through a central angle of 09°20'51" for a distance of 111.76 feet to the point of compound curvature of a curve concave Southerly having a radius of 112.36 feet and a chord bearing of N83°39'38"E; thence Easterly along the arc of said curve through a central angle of 11°29'29" for a distance of 22.53 feet to the point of tangency; thence N89°24'23"E, 20.04 feet to the point of curvature of a curve concave Northerly having a radius of 56.13 feet and a chord bearing of N79°17'51"E; thence Easterly along the arc of said curve through a central angle of 20°13'04" for a distance of 19.81 feet to the point of compound curvature of a curve concave Northwesterly having a radius of 370.96 feet and a chord bearing of N66°27'23"E; thence Northeasterly along the arc of said curve through a central angle of 05°27'52" for a distance of 35.38 feet to a non-tangent line; thence N25°07'13"W, 114.77 feet to a non-tangent curve concave Northerly having a radius of 233.70 feet and a chord bearing of S87°16'10"W; thence Westerly along the arc of said curve through a central angle of 30°28'40" for a distance of 124.32 feet to the point of compound curvature of a curve concave Northerly having a radius of 275.41 feet and a chord bearing of N69°25'01"W; thence Westerly along the arc of said curve through a central angle of 16°08'58" for a distance of 77.63 feet to the point of reverse curvature of a curve concave Southerly having a radius of 137.00 feet and a chord bearing of N82°29'17"W; thence Westerly along the arc of said curve through a central angle of 42°17'31" for a distance of 101.12 feet to the point of tangency; thence S76°21'57"W, 149.04 feet to the point of curvature of a curve concave Northerly having a radius of 298.00 feet and a chord bearing of S87°23'04"W; thence Westerly along the arc of said curve through a central angle of 22°02'14" for a distance of 114.62 feet to the point of compound curvature of a curve concave Northerly having a radius of 465.00 feet and a chord bearing of N68°36'42"W; thence Westerly along the arc of said curve through a central angle of 25°58'13" for a distance of 210.77 feet to the point of tangency; thence N55°37'36"W, 565.13 feet to the point of curvature of a curve concave Northeasterly having a radius of 10.00 feet and a chord bearing of N50°51'10"W; thence Northwesterly along the arc of said curve through a central angle of 09°32'52" for a distance of 1.67 feet to the point of tangency; thence N46°04'44"W, 65.48 feet; thence N55°37'36"W, 751.20 feet to a non-tangent curve concave Northerly having a radius of 33.00 feet and a chord bearing of N83°50'34"W; thence Westerly along the arc of said curve through a central angle of 50°16'31" for a distance of 28.96 feet to the point of reverse curvature of a curve concave Southwesterly having a radius of 1563.00 feet and a chord bearing of N65°08'46"W; thence Northwesterly along the arc of said curve through a central angle of 12°52'55" for a distance of 351.41 feet to a non-tangent line; thence N60°23'01"W, 52.31 feet to a non-tangent curve concave Southerly having a radius of 1574.00 feet and a chord bearing of N81°47'20"W; thence Westerly along the arc of said curve through a central angle of 16°40'04" for a distance of 457.89 feet to a non-tangent curve concave Northerly having a radius of 48.00 feet and a chord bearing of S69°15'53"W; thence Westerly along the arc of said curve through a central angle of 39°01'27" for a distance of 32.69 feet to the point of reverse curvature of a curve concave Southerly having a radius of 1563.00 feet and a chord bearing of S87°49'44"W; thence Westerly along the arc of said curve through a central angle of 01°53'45" for a distance of 51.72 feet to a non-tangent line; thence S03°31'55"E, 149.72 feet to the POINT OF

**Attachment 1:  
Interlocal Agreement**

BEGINNING; bearings and distances are based on the Florida State Plane Coordinate System East Zone, NAD 83/2011 Epoch 2010.00 Datum; the reciprocal grid factor is 1.000034632.

Together containing 719.185 acres more or less and being subject to any rights-of-way, restrictions and easements of record.

**Exhibit B**

**Form of Notice of Assessments**

**This space reserved for use by the Clerk of  
the Circuit Court**

This instrument prepared by  
and return to:

Lindsay C. Whelan, Esq.  
KUTAK ROCK LLP  
P.O. Box 10230  
Tallahassee, Florida 32302

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**NOTICE OF THE IMPOSITION OF MASTER SPECIAL ASSESSMENTS  
AND GOVERNMENTAL LIEN OF RECORD**

**PLEASE TAKE NOTICE** that the Board of Supervisors of the Shingle Creek Transit and Utility Community Development District (the “**District**”) in accordance with Chapters 170, 190 and 197, *Florida Statutes*, adopted Resolution Nos. 2023-\_\_, 2023-\_\_, and 2023-\_\_ (the “**Assessment Resolutions**”) providing for and levying non-ad valorem special assessments constituting a governmental lien on certain real property within the boundaries of the District that will be specially benefitted by the project improvements planned to be provided by the District and described in the District’s \_\_\_\_\_, dated \_\_\_\_\_ (the “**Engineer’s Report**”). The legal description of the lands on which said special assessments are imposed is attached to this Notice as **Exhibit A**. The special assessments are imposed on benefitted parcels within the District as described in the District’s \_\_\_\_\_, dated \_\_\_\_\_ (the “**Assessment Report**”). A copy of the Engineer’s Report, the Assessment Report, and the Assessment Resolutions may be obtained by contacting the District at:

Shingle Creek Transit and Utility Community Development District  
3501 Quadrangle Boulevard, Suite 270  
Orlando, Florida 32817  
Phone: 407-725-5900



**Attachment 1:  
Interlocal Agreement**

The non-ad valorem special assessments provided for in the Assessment Resolutions were legally and validly determined and levied in accordance with all applicable requirements of Florida law, and these non-ad valorem special assessments constitute and will at all relevant times in the future constitute, legal, valid and binding first liens on the land against which assessed until paid, coequal with the lien of all state, county, district and municipal taxes, and superior in dignity to all other liens, titles and claims.

The District is a special-purpose form of local government established pursuant to and governed by Chapter 190, *Florida Statutes*. Pursuant to section 190.048, *Florida Statutes*, you are hereby notified that: **THE SHINGLE CREEK TRANSIT AND UTILITY COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION, AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENTAL TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.**

**IN WITNESS WHEREOF**, this Notice has been executed on the \_\_\_\_\_ day of \_\_\_\_\_, 2023, and recorded in the Official Records of Orange County, Florida.

**SHINGLE CREEK TRANSIT AND UTILITY  
COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Chairman, Board of Supervisors

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Print Name

**STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_**

The foregoing instrument was acknowledged before me by means of ( ) physical presence or ( ) online notarization this \_\_\_\_ day of \_\_\_\_\_, 2023, by \_\_\_\_\_, as Chairman of the Board of Supervisors of the Shingle Creek Transit and Utility Community Development District, who [ ] is personally known to me or [ ] who has produced \_\_\_\_\_ as identification and did not take an oath.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Notary Public, State of Florida

Commission No.: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**Attachment 1**

**Petitioner's Agreement Coversheet**

**NOTE: EXECUTED PETITIONER'S AGREEMENT TO BE ATTACHED HERETO  
PRIOR TO EXECUTION OF INTERLOCAL AGREEMENT.**