

THIS INSTRUMENT PREPARED BY
AND SHOULD BE RETURNED TO:

M. Rebecca Wilson, Esq.
LOWNDES, DROSDICK, DOSTER,
KANTOR & REED, P.A.
215 N. Eola Drive
Orlando, FL 32801
(407) 418-6250

NON-SUBSTANTIAL DEVIATION
AMENDMENT TO DEVELOPMENT ORDER FOR THE QUADRANGLE
DEVELOPMENT OF REGIONAL IMPACT

1. The original Development of Regional Impact Development Order for The Quadrangle DRI was approved by the Board of County Commissioners (“BCC”) on November 5, 1984 (the “Original Development Order”) and recorded in Official Record Book 3575, Page 205, Public Records of Orange County, Florida.

2. The Original Development Order has been modified by the following amendments (the Original Development Order, as modified by the following amendments is hereinafter defined as the “Development Order”):

(a) Assignment and Assumption Agreement – Development Order recorded June 16, 1987 in Official Records Book 3895, Page 4016, Public Records of Orange County, Florida;

(b) Amendment to the Quadrangle Development Order recorded March 14, 1988 in Official Records Book 3964, Page 2999, Public Records of Orange County, Florida, as modified by that certain Settlement Agreement for The Quadrangle DRI recorded November 2, 1988 in Official Records Book 4028, Page 2999, Public Records of Orange County, Florida;

(c) Substantial Deviation Quadrangle Development Order recorded July 18, 1991 in Official Records Book 4307, Page 2774, Public Records of Orange County, Florida (the “Substantial Deviation”);

(d) Non-Substantial Deviation Amendment to Development Order for The Quadrangle Development of Regional Impact, recorded on June 3, 1994 in Official Records Book 4750, Page 948, Public Records of Orange County, Florida;

(e) Non-Substantial Deviation Amendment to Development Order for The Quadrangle Development of Regional Impact recorded December 27, 1994 in Official Records Book 4836, Page 1116, Public Records of Orange County, Florida;

Non-Substantial Deviation Amendment to Development Order for the Quadrangle Development of Regional Impact

(f) Non-Substantial Deviation Amendment to Development Order for the Quadrangle Development of Regional Impact recorded July 8, 1997 in Official Records Book 5286, Page 4556, as corrected by Corrective Affidavit recorded July 15, 1997 in Official Records Book 5291, Page 1243, Public Records of Orange County, Florida;

(g) Non-Substantial Deviation Amendment to Development Order for the Quadrangle Development of Regional Impact recorded November 18, 1998 in Official Records Book 5618, Page 3965, Public Records of Orange County, Florida;

(h) Final Order of the State of Florida Land and Water Adjudicatory Commission No. LW-00-009, dated November 19, 2000;

(i) Non-Substantial Deviation Amendment to Development Order for the Quadrangle Development of Regional Impact recorded March 12, 1999 in Official Records Book 5702, Page 3359, Public Records of Orange County, Florida;

(j) Non-Substantial Deviation Amendment to Development Order for the Quadrangle Development of Regional Impact recorded March 19, 1999 in Official Records Book 5708, Page 1211, Public Records of Orange County, Florida;

(k) Amended and Restated Non-Substantial Deviation Amendment to Development Order for the Quadrangle Development of Regional Impact recorded August 30, 2001 in Official Records Book 6335, Page 3763, Public Records of Orange County, Florida;

(l) Non-Substantial Deviation Amendment to Development Order for the Quadrangle Development of Regional Impact recorded March 8, 2005 in Official Records Book 7863, Page 325, Public Records of Orange County, Florida, as re-recorded on July 12, 2005 in Official Records Book 8065, Page 4270, Public Records of Orange County, Florida;

(m) Non-Substantial Deviation Amendment to Development Order for the Quadrangle Development of Regional Impact recorded March 6, 2009 in Official Records Book 9839, Page 1720, Public Records of Orange County, Florida; and

(n) Amendment to Development Order for the Quadrangle Development of Regional Impact recorded August 9, 2021 as Document #20210483864, Public Records of Orange County, Florida.

(o) Amendment to Development Order for the Quadrangle Development of Regional Impact recorded November 3, 2021 as Document #20210676310, Public Records of Orange County, Florida.

(p) Non-Substantial Deviation Amendment to Development Order for the Quadrangle Development of Regional Impact recorded August 15, 2022, as Document # 20220497812, Public Records of Orange County, Florida.

Non-Substantial Deviation Amendment to Development Order for the Quadrangle Development of Regional Impact

(q) Non-Substantial Deviation Amendment to Development Order for the Quadrangle Development of Regional Impact recorded June 2, 2023 as Document # 20230309485, Public Records of Orange County, Florida.

(r) Non-Substantial Deviation Amendment to Development Order for the Quadrangle Development of Regional Impact recorded February 22, 2024 as Document #20240105486, Public Records of Orange County, Florida.

(s) Non-Substantial Deviation Amendment to Development Order for the Quadrangle Development of Regional Impact recorded September 3, 2024 as Document #20240508664, Public Records of Orange County, Florida.

(t) Non-Substantial Deviation Amendment to Development Order for the Quadrangle Development of Regional Impact recorded March 17, 2025 as Document #20250156732, Public Records of Orange County, Florida.

(u) Non-Substantial Deviation Amendment to Development Order for the Quadrangle Development of Regional Impact recorded June 26, 2025 as Document #20250373909, Public Records of Orange County, Florida.

3. The Developer has proposed a further modification to its approved development program for the Quadrangle DRI and to the existing Development Order.

4. The development impacts from Developer's proposed further modification do not exceed development impacts previously approved and vested pursuant to the Development Order such that the proposed modification does not represent a substantial deviation from the approved development program.

ORDER

1. The foregoing recitals are true and correct and are hereby incorporated herein.

2. The Condition of Approval set forth in the first sentence of Paragraph II (1) of the Development Order is hereby deleted in its entirety and recreated to read as follows:

Development shall conform to all BCC approvals for The Quadrangle Planned Development comprising the Development Order, including the Quadrangle PD Land Use Plan approved by the BCC on _____ and to the herein contained Conditions of Approval. Development based on these approvals shall comply with all other applicable federal, state and county laws, ordinances and regulations, which are incorporated herein by reference, except to the extent the applicable laws, ordinances and regulations are expressly waived or modified by these Conditions or by action of the Orange County Board of County Commissioners.

3. The development quantities and land uses set forth and described in the Development Order are further amended as described and stated on the Amended Land Use Plan, attached hereto and incorporated herein as Exhibit "A".

Non-Substantial Deviation Amendment to Development Order for the Quadrangle Development of Regional Impact

4. The recording of this document does not constitute a lien, cloud, or encumbrance of the Property or actual or constructive notice of any such lien, cloud or encumbrance.

5. Except as modified herein, all of the terms and conditions of the Development Order remain in full force and effect.

ADOPTED this _____ day of _____, 2026.

ORANGE COUNTY, FLORIDA

ATTEST: Phil Diamond, CPA, County Comptroller, as Clerk of the Board of County Commissioners By: _____ Jerry L. Demings, Orange County Mayor

By: _____ Dated: _____
Deputy Clerk

Printed Name: _____

EXHIBIT "A"
AMENDED LAND USE PLAN

ALAFAYA TRAIL

QUADRANGLE LEGAL DESCRIPTION

| TRACTS | PARCEL ID NUMBER | LAND USE | SITE AREA (AC) | DEVELOPED INTENSITY ("B")(*C) | IMPERVIOUS AREA (ACRES) (*C) | NOTES | TRACTS | PARCEL ID NUMBER | LAND USE | SITE AREA (AC) | DEVELOPED INTENSITY ("B")(*C) | IMPERVIOUS AREA (ACRES) (*C) | NOTES | TRACTS | PARCEL ID NUMBER | LAND USE | SITE AREA (AC) | DEVELOPED INTENSITY ("B")(*C) | IMPERVIOUS AREA (ACRES) (*C) | NOTES | | | | |
|--------|----------------------|-------------------------|----------------|-------------------------------|------------------------------|-------|--------|----------------------|-------------------------|----------------|-------------------------------|------------------------------|-------|----------------------|----------------------|-------------------------|-------------------|-------------------------------|------------------------------|----------------------|------------|------------|-------|--|
| 1A | 03-22-31-7291-00-010 | MULTI-FAMILY COMMERCIAL | 21.35 | 289 UNITS | 11.55 | | 1B | 03-22-31-7291-00-020 | COMMERCIAL OPEN SPACE | 11.00 | 209 UNITS | 1.12 | | 1C | 03-22-31-7291-00-030 | COMMERCIAL OPEN SPACE | 11.00 | 209 UNITS | 1.12 | | | | | |
| 1C | 03-22-31-7291-00-030 | COMMERCIAL OPEN SPACE | 1.36 | 11,000 SF | 1.15 | | 2 | 03-22-31-7291-00-030 | COMMERCIAL OPEN SPACE | 9.49 | — | 0.00 | | 2 | 03-22-31-7291-00-030 | COMMERCIAL OPEN SPACE | 9.49 | — | 0.00 | | | | | |
| 2 | 03-22-31-7291-00-030 | COMMERCIAL OPEN SPACE | 9.49 | — | 0.00 | | 3 | 03-22-31-7291-00-030 | COMMERCIAL OPEN SPACE | 7.50 | 65,318 SF | 5.59 | | 3 | 03-22-31-7291-00-030 | COMMERCIAL OPEN SPACE | 7.50 | 65,318 SF | 5.59 | | | | | |
| 3 | 03-22-31-7291-00-030 | COMMERCIAL OPEN SPACE | 7.50 | 65,318 SF | 5.59 | | 4A | 04-22-31-7289-00-010 | MULTI-FAMILY COMMERCIAL | 20.00 | 241 UNITS | 9.03 | | 4A | 04-22-31-7289-00-010 | MULTI-FAMILY COMMERCIAL | 20.01 | 217 UNITS | 8.99 | | | | | |
| 4A | 04-22-31-7289-00-010 | MULTI-FAMILY COMMERCIAL | 20.01 | 217 UNITS | 8.99 | | 4B | 04-22-31-7292-00-010 | OFFICE | 68,000 SF | 8.30 | | 5A | 04-22-31-7292-00-010 | OFFICE | 6.20 | 5,276 BEDS | 5.27 | | | | | | |
| 5A | 04-22-31-7292-00-010 | OFFICE | 9.76 | — | 0.00 | | 5B | 04-22-31-7292-00-011 | STUDENT HOUSING | 750 BEDS | — | 0.00 | | 6 | 04-22-31-7278-00-006 | OPEN SPACE | 33.18 | — | 0.00 | | | | | |
| 6 | 04-22-31-7278-00-006 | OPEN SPACE | 33.18 | — | 0.00 | | 7 | 04-22-31-7278-00-006 | OPEN SPACE | 109,129 SF | 13.53 | | 7 | 04-22-31-7278-00-006 | OPEN SPACE | 109,129 SF | 13.53 | | 7 | 04-22-31-7278-00-006 | OPEN SPACE | 109,129 SF | 13.53 | |
| 7 | 04-22-31-7278-00-006 | OPEN SPACE | 109,129 SF | 13.53 | | | 8 | 04-22-31-7250-00-010 | OPEN SPACE | 10.82 | — | 0.00 | | 8 | 04-22-31-7250-00-010 | OPEN SPACE | 10.82 | — | 0.00 | | | | | |
| 7A | 04-22-31-7250-00-010 | OFFICE | 20.14 | — | 0.00 | | 9 | 04-22-31-7250-00-010 | OFFICE | 136,000 SF | 8.06 | | 9 | 04-22-31-7250-00-010 | OFFICE | 136,000 SF | 8.06 | | 9 | 04-22-31-7250-00-010 | OFFICE | 136,000 SF | 8.06 | |
| 7B | 04-22-31-7250-00-010 | STUDENT HOUSING | 4.48 | 896 BEDS | 3.36 | | 10 | 04-22-31-7250-00-010 | OPEN SPACE | 237,250 SF | 11.21 | | 10 | 04-22-31-7250-00-010 | OPEN SPACE | 237,250 SF | 11.21 | | 10 | 04-22-31-7250-00-010 | OPEN SPACE | 237,250 SF | 11.21 | |
| 8 | 04-22-31-7250-00-010 | OPEN SPACE | 10.82 | — | 0.00 | | 11 | 04-22-31-7253-00-001 | OPEN SPACE | 6.08 | — | 0.00 | | 11 | 04-22-31-7253-00-001 | OPEN SPACE | 6.08 | — | 0.00 | | | | | |
| 9 | 04-22-31-7250-00-010 | OPEN SPACE | 10.82 | — | 0.00 | | 11A | 04-22-31-7253-00-001 | OPEN SPACE | 11,420 SF | 1.50 | | 11B | 04-22-31-7253-00-001 | COMMERCIAL | 2.00 | 36 MAX. ALLOWABLE | 0.36 | | | | | | |
| 10 | 04-22-31-7250-00-010 | OPEN SPACE | 10.82 | — | 0.00 | | 11C | 04-22-31-7250-00-001 | COMMERCIAL | 5,394 SF | 1.08 | | 11D | 04-22-31-7253-00-001 | COMMERCIAL | 1.47 | 36 MAX. ALLOWABLE | 0.36 | | | | | | |
| 11 | 04-22-31-7250-00-010 | OPEN SPACE | 10.82 | — | 0.00 | | 11E | 04-22-31-7253-00-001 | COMMERCIAL | 1.53 | 112 ROOMS | 1.22 | | 11F | 04-22-31-7253-00-001 | COMMERCIAL | 1.53 | 112 ROOMS | 1.22 | | | | | |
| 12A | 04-22-31-7250-00-010 | OFFICE | 6.23 | — | 0.00 | | 12B | 04-22-31-7250-00-010 | STUDENT HOUSING | 6.40 | 900 BEDS | 5.11 | | 12C | 04-22-31-7250-00-010 | OPEN SPACE | 33.54 | — | 0.00 | | | | | |
| 12D | 04-22-31-7250-00-010 | OPEN SPACE | 33.54 | — | 0.00 | | 13 | 04-22-31-7250-00-010 | OPEN SPACE | 33.54 | — | 0.00 | | 13 | 04-22-31-7250-00-010 | OPEN SPACE | 33.54 | — | 0.00 | | | | | |
| 14 | 04-22-31-7250-00-010 | OPEN SPACE | 33.54 | — | 0.00 | | 14 | 04-22-31-7250-00-010 | OFFICE | 7.53 | — | 0.00 | | 14 | 04-22-31-7250-00-010 | OFFICE | 7.53 | — | 0.00 | | | | | |
| 15 | 04-22-31-7250-00-010 | OPEN SPACE | 33.54 | — | 0.00 | | 15 | 04-22-31-7250-00-010 | OPEN SPACE | 6.71 | — | 0.00 | | 15 | 04-22-31-7250-00-010 | OPEN SPACE | 6.71 | — | 0.00 | | | | | |
| 16A | 04-22-31-7250-00-010 | COMMERCIAL | 1.53 | 5,928 SF | 1.22 | | 16B | 04-22-31-7250-00-010 | HOTEL | 2.78 | 475 BEDS | 2.22 | | 16C | 04-22-31-7250-00-010 | HOTEL | 2.78 | 475 BEDS | 2.22 | | | | | |
| 16D | 04-22-31-7250-00-010 | OPEN SPACE | 3.15 | — | 0.00 | | 16E | 04-22-31-7250-00-010 | OPEN SPACE | 3.15 | — | 0.00 | | 16F | 04-22-31-7250-00-010 | OPEN SPACE | 3.15 | — | 0.00 | | | | | |
| 16G | 04-22-31-7250-00-010 | COMMERCIAL | 1.15 | 8,998 SF | 1.24 | | 16H | 04-22-31-7250-00-010 | COMMERCIAL | 4.02 | 46,425 SF | 3.42 | | 16I | 04-22-31-7250-00-010 | COMMERCIAL | 4.02 | 46,425 SF | 3.42 | | | | | |
| 16J | 04-22-31-7250-00-010 | COMMERCIAL | 1.15 | 8,792 SF | 0.90 | | 16K | 04-22-31-7250-00-010 | COMMERCIAL | 4.02 | 46,425 SF | 0.90 | | 16L | 04-22-31-7250-00-010 | COMMERCIAL | 4.02 | 46,425 SF | 0.90 | | | | | |
| 16M | 04-22-31-7250-00-010 | COMMERCIAL | 1.15 | 8,792 SF | 0.90 | | 16N | 04-22-31-7250-00-010 | COMMERCIAL | 4.02 | 46,425 SF | 0.90 | | 16O | 04-22-31-7250-00-010 | COMMERCIAL | 4.02 | 46,425 SF | 0.90 | | | | | |
| 16P | 04-22-31-7250-00-010 | COMMERCIAL | 1.15 | 8,792 SF | 0.90 | | 16Q | 04-22-31-7250-00-010 | COMMERCIAL | 4.02 | 46,425 SF | 0.90 | | 16R | 04-22-31-7250-00-010 | COMMERCIAL | 4.02 | 46,425 SF | 0.90 | | | | | |
| 16S | 04-22-31-7250-00-010 | COMMERCIAL | 1.15 | 8,792 SF | 0.90 | | 16T | 04-22-31-7250-00-010 | COMMERCIAL | 4.02 | 46,425 SF | 0.90 | | 16U | 04-22-31-7250-00-010 | COMMERCIAL | 4.02 | 46,425 SF | 0.90 | | | | | |
| 16V | 04-22-31-7250-00-010 | COMMERCIAL | 1.15 | 8,792 SF | 0.90 | | 16W | 04-22-31-7250-00-010 | COMMERCIAL | 4.02 | 46,425 SF | 0.90 | | 16X | 04-22-31-7250-00-010 | COMMERCIAL | 4.02 | 46,425 SF | 0.90 | | | | | |
| 16Y | 04-22-31-7250-00-010 | COMMERCIAL | 1.15 | 8,792 SF | 0.90 | | 16Z | 04-22-31-7250-00-010 | COMMERCIAL | 4.02 | 46,425 SF | 0.90 | | 16AA | 04-22-31-7250-00-010 | COMMERCIAL | 4.02 | 46,425 SF | 0.90 | | | | | |
| 17A | 04-22-31-7250-00-010 | COMMERCIAL | 1.15 | 8,792 SF | 0.90 | | 17B | 04-22-31-7250-00-010 | COMMERCIAL | 4.02 | 46,425 SF | 0.90 | | 17C | 04-22-31-7250-00-010 | COMMERCIAL | 4.02 | 46,425 SF | 0.90 | | | | | |
| 17D | 04-22-31-7250-00-010 | COMMERCIAL | 1.15 | 8,792 SF | 0.90 | | 17E | 04-22-31-7250-00-010 | COMMERCIAL | 4.02 | 46,425 SF | 0.90 | | 17F | 04-22-31-7250-00-010 | COMMERCIAL | 4.02 | 46,425 SF | 0.90 | | | | | |
| 17G | 04-22-31-7250-00-010 | COMMERCIAL | 1.15 | 8,792 SF | 0.90 | | 17H | 04-22-31-7250-00-010 | COMMERCIAL | 4.02 | 46,425 SF | 0.90 | | 17I | 04-22-31-7250-00-010 | COMMERCIAL | 4.02 | 46,425 SF | 0.90 | | | | | |
| 17J | 04-22-31-7250-00-010 | COMMERCIAL | 1.15 | 8,792 SF | 0.90 | | 17K | 04-22-31-7250-00-010 | COMMERCIAL | 4.02 | 46,425 SF | 0.90 | | 17L | 04-22-31-7250-00-010 | COMMERCIAL | 4.02 | 46,425 SF | 0.90 | | | | | |
| 17M | 04-22-31-7250-0 | | | | | | | | | | | | | | | | | | | | | | | |