



Planning Department
Bruce W. McClendon, Manager
201 South Rosalind Avenue, 2nd Floor
Reply To: Post Office Box 1393
Orlando, Florida 32802-1393
Telephone (407) 836-5600

June 14, 1993

Quadrangle Development Company
255 South Orange Avenue
Suite #970
Orlando, Florida 32801

CERTIFIED MAIL

SUBJECT: Concurrency Vested Rights Certificate #93-000077
Quadrangle DRI

Dear Applicant:

This letter certifies that Quadrangle DRI is entitled to Concurrency Vested Rights Certificate based on Sec. 30-372(c) (Development of Regional Impact) of Article XI, Chapter 30, Orange County Code. This Concurrency Vested Rights Certificate shall expire upon the termination or expiration of the development order. A copy of this Concurrency Vested Rights Certificate must be submitted with each building permit application for the Quadrangle DRI as described in the Development Order approved by the Board of County Commissioners on March 12, 1991.


This Certificate entitles you to undertake or continue development of this project, without reserving capacity through Orange County's Concurrency Management System, and shall not act to create rights that otherwise do not exist. Upon the expiration of the Development Order or permit or approval that serves as the predicate for the right to develop, the rights granted shall likewise expire. Also, if any application for a permit or other approval is denied or if the application is granted but the permit or approval expires for lack of construction or otherwise, and if the submission of the application serves as the predicate for the rights granted, then the rights granted hereunder shall also expire.

Any such development shall continue to be subject in all respects to all laws, ordinances, rules and regulations, and shall continue to be subject to all terms, conditions, requirements and restrictions contained in any Development Order or permit or approval or Bin Letter of Vested Rights pertaining to the particular development. Any substantial change or substantial deviation from the terms of the Development Order upon which this Certificate was predicated shall cause your project to be subject to the Comprehensive Policy Management System to the extent of any increase in development intensity.

Quadrangle Development Company
Concurrency Vested Rights
Certificate #93-000077
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Please call Patricia Willson of my staff if you have any quest

Sincerely,


Bruce W. McClendon
Planning Manager

BWM/PCW/lab

cc: John Warbington, Manager; Building Department
Melvin Pittman, Manager; Zoning Department
Tim Boldig, Zoning Coordinator; Zoning Department
Patricia Willson, Planner; Planning Department

Fax Cover Sheet

To: Mike Hale

Fax: 386-761-0469

To: Paul Hoffman

Fax: 407-539-0328

From: Bob Bredahl

Date: April 19, 2006

Re: Concurrency Vested Rights Certificate The Quadrangle

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MESSAGE: