

ORDINANCE NO. 2023-40

AN ORDINANCE PERTAINING TO THE ESTABLISHMENT OF THE “SHINGLE CREEK TRANSIT AND UTILITY COMMUNITY DEVELOPMENT DISTRICT” PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR THE DISTRICT’S BOUNDARIES; SPECIFYING THE DISTRICT’S GENERAL AND SPECIAL POWERS; DESIGNATING THE INITIAL MEMBERS OF THE DISTRICT’S BOARD OF SUPERVISORS; PROVIDING FOR REPEAL IN THE ABSENCE OF TIMELY EXECUTION OF AN INTERLOCAL AGREEMENT; PROVIDING FOR COMPLIANCE WITH CHAPTER 190, FLORIDA STATUTES, AND ALL OTHER APPLICABLE LAWS AND ORDINANCES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the “Uniform Community Development District Act of 1980”, Chapter 190, *Florida Statutes* (the “**Act**”), sets forth the exclusive and uniform method for establishing a community development district; and

WHEREAS, Section 190.005(1)(a) and 190.005(2) of the Act requires that a petition for the establishment of a community development district of less than 2,500 acres be filed by a petitioner with the county commission of the county having jurisdiction over the majority of land in the area in which the district is to be located and that such petition must contain certain information to be considered by such county commission at a public hearing; and

WHEREAS, Universal City Development Partners, Ltd., (the “**Petitioner**”), having obtained written consent to the establishment of the Shingle Creek Transit and Utility Community Development District (the “**District**”) from 100% of the owners of all real property to be included in the District, has submitted such a petition to the Orange County Board of County Commissioners (the “**Board**”) to establish such District pursuant to the Act; and

WHEREAS, the Petitioner is a Florida Limited Partnership authorized to conduct business



in the State of Florida with its principal address located at 1000 Universal Studios Plaza, Orlando, Florida 32819; and

WHEREAS, appropriate county staff has reviewed the *Petition to Establish Shingle Creek Utility and Transit Community Development District* submitted by the Petitioner on January 5, 2023 and as amended and restated on May 8, 2023 and July 31, 2023 (collectively, the “**Petition**”), and determined that sufficiently it contained the information required by Section 190.005(1)(a) of the Act; and

WHEREAS, all interested persons and affected units of general-purpose local government were afforded an opportunity to present oral and written comments on the Petition at a duly noticed public hearing conducted by the Board on October 10, 2023 (the “**Public Hearing**”).

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY, FLORIDA:

Section 1. Authority. This Ordinance is enacted in compliance with and pursuant to the “Uniform Community Development District Act of 1980”, Chapter 190, *Florida Statutes*.

Section 2. Findings of Fact. In accordance with Section 190.005(2) of the Act, based on the factors set forth in Section 190.005(1)(e) of the Act, testimony and evidence presented before the Board at the Public Hearing, and the record established at the Public Hearing – including but not limited to the contents of the Petition, the *Agreement for Community Development District* between Orange County, Florida (the “**County**”) and the Petitioner that was approved by the Board on the same date as the Public Hearing (the “**Petitioner’s Agreement**”), and the Interlocal Agreement as further discussed in Section 6 below – the Board hereby finds as follows:

a. The “WHEREAS” clauses stated above are adopted as findings of fact in support of this Ordinance.

b. Petitioner submitted the requisite filing fee of \$12,731.00 with the Petition which sufficiently covered the County’s cost of administration and review of the Petition.

c. All statements within the Petition are true and correct.

d. Establishment of the proposed District and all land uses and services planned there within are consistent with all applicable elements and portions of the State Comprehensive Plan and the local Comprehensive Plan adopted by the County.

e. The area of land within the proposed District is of a sufficient size, is sufficiently compact, and is sufficiently contiguous to be developed as one functional interrelated community.

f. The proposed District provides the best alternative available for delivering community development services and facilities to the area it will serve. In accordance with CIE 1.4.9 of the County’s Comprehensive Plan, the infrastructure to be funded by the proposed District per the Petition would not otherwise be funded through the County’s traditional land development regulations. Moreover, the establishment of the proposed District will provide for a more efficient use of resources without burdening the general body of Orange County taxpayers with the cost of installing the infrastructure and managing, operating, and maintaining the proposed District’s community services and facilities.

g. The community development services and facilities of the proposed District are compatible with the capacity and uses of existing local and regional community development services and facilities. In addition, the establishment of the proposed District will provide an

entity capable of making reasonable provisions for the operation and maintenance of the proposed District's services and facilities.

h. The area to be served by the proposed District is amenable to a separate independent special-district government.

Section 3. Establishment and District Boundaries. The "Shingle Creek Transit and Utility Community Development District" is hereby established with its external boundaries as legally described in **Exhibit A**, attached hereto and herein incorporated by reference, and with certain real property as legally described in **Exhibit B**, attached hereto and herein incorporated by reference, being hereby excluded from the District.

Section 4. General and Special Powers of the District

a. The District shall have, and may exercise through its Board of Supervisors, the general and special powers provided in Sections 190.011 and 190.012(1) of the Act, as may be amended. Additionally, in accordance with Section 190.012(2) of the Act, the County hereby consents to exercise by the District's Board of Supervisors of the special "security" power as described, authorized, and limited by Section 190.012(2)(d) of the Act.

b. The District shall not have any zoning, permitting, or land development authority regarding the use of land located within the District's boundaries. Any debt or obligation of the District shall not constitute a debt or obligation of any local general-purpose government. This Ordinance shall not be construed to expand, modify, or delete any provisions of the Act.

Section 5. Initial Members of the District's Board of Supervisors. The five persons designated to serve as initial members of the District's Board of Supervisors are as follows: Bradley Michael Goeb, Bryan Timothy Julian, Erica Jean Klostermeier, John David Hanebrink, and Teresa Ersilia Crews. Each initial member shall serve until their successors are chosen and

qualified, as provided in Section 190.006 of the Act.

Section 6. Interlocal Agreement

a. *Failure to Adopt Interlocal Agreement.* The above “Findings of Fact” and the Board’s subsequent decision to establish the District were based on material representations made by the Petitioner that were memorialized in both the Petitioner’s Agreement and the *Interlocal Agreement between Orange County and Shingle Creek Transit and Utility Community Development District* attached to the Petitioner’s Agreement (the “**Interlocal Agreement**”).

b. Failure of the District’s Board of Supervisors to timely approve and execute the Interlocal Agreement in substantially the same form as that attached to the Petitioner’s Agreement may result in repeal of this Ordinance by the Board without further notice. For approval and execution of the Interlocal Agreement by the District’s Board of Supervisors to be considered “timely” under this provision, it must occur on the earlier of the following dates: (1) the first organizational meeting of the District’s Board of Supervisors; or (2) within 90 days of the effective date of this Ordinance. Once the Interlocal Agreement is fully approved and executed by both the County and the District, it shall be recorded in the Public Records of Orange County, Florida, at the District’s expense to indicate fulfillment of this obligation. Thereafter, the County will not endeavor to repeal this Ordinance pursuant to this provision.

c. Amendments to the Interlocal Agreement may be made after its initial recording without need for a public hearing or formal amendment to this Ordinance, so long as any such amendments are: (1) approved by the Board at a regularly scheduled meeting; and (2) any resulting amended Interlocal Agreement is recorded in the Public Records of Orange County, Florida, at the District’s expense.

d. *Challenges Precluded.* To the extent enforceable, the District shall not initiate any action or proceeding following the effective date of this Ordinance in or with any court of competent jurisdiction or administrative agency that in any manner challenges the validity of this Ordinance, the Petitioner’s Agreement, or the Interlocal Agreement.

Section 7. Compliance with Laws and Ordinances. The District shall comply with the provisions of the Act and all applicable federal, state, and local laws, ordinances, statutes, rules, and regulations, including the Orange County Comprehensive Plan and all applicable provisions of the Orange County Code of Ordinances.

Section 8. Severability. If any provision of this Ordinance, or the application thereof, is finally determined by a court of competent jurisdiction to be invalid, illegal, or unenforceable, such provision shall be deemed to be severable and the remaining provisions shall continue in full force and effect, provided that the invalid, illegal, or unenforceable provision is not material to the logical and intended interpretation of this Ordinance.

Section 9. Effective Date. This Ordinance shall take effect pursuant to general law.

ADOPTED THIS 10 day of October, 2023.

ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

By: *Jerry L. Demings*
for Jerry L. Demings
Orange County Mayor

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

By: *Jennifer Horn-Kline*
Deputy Clerk

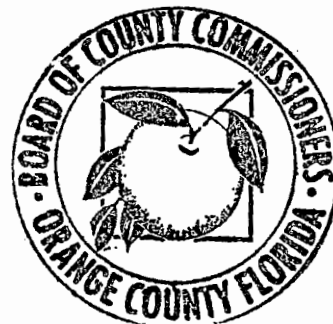


Exhibit A

LEGAL DESCRIPTION OF THE EXTERNAL BOUNDARIES OF THE DISTRICT

**UCDP (SLRC)
CDD Boundary
JN: 22630.001
Revised: 10/10/2023**

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°03'39"W; thence Southerly along the arc of said curve through a central angle of 21°18'43" for a distance of 17.85 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°24'15"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 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.

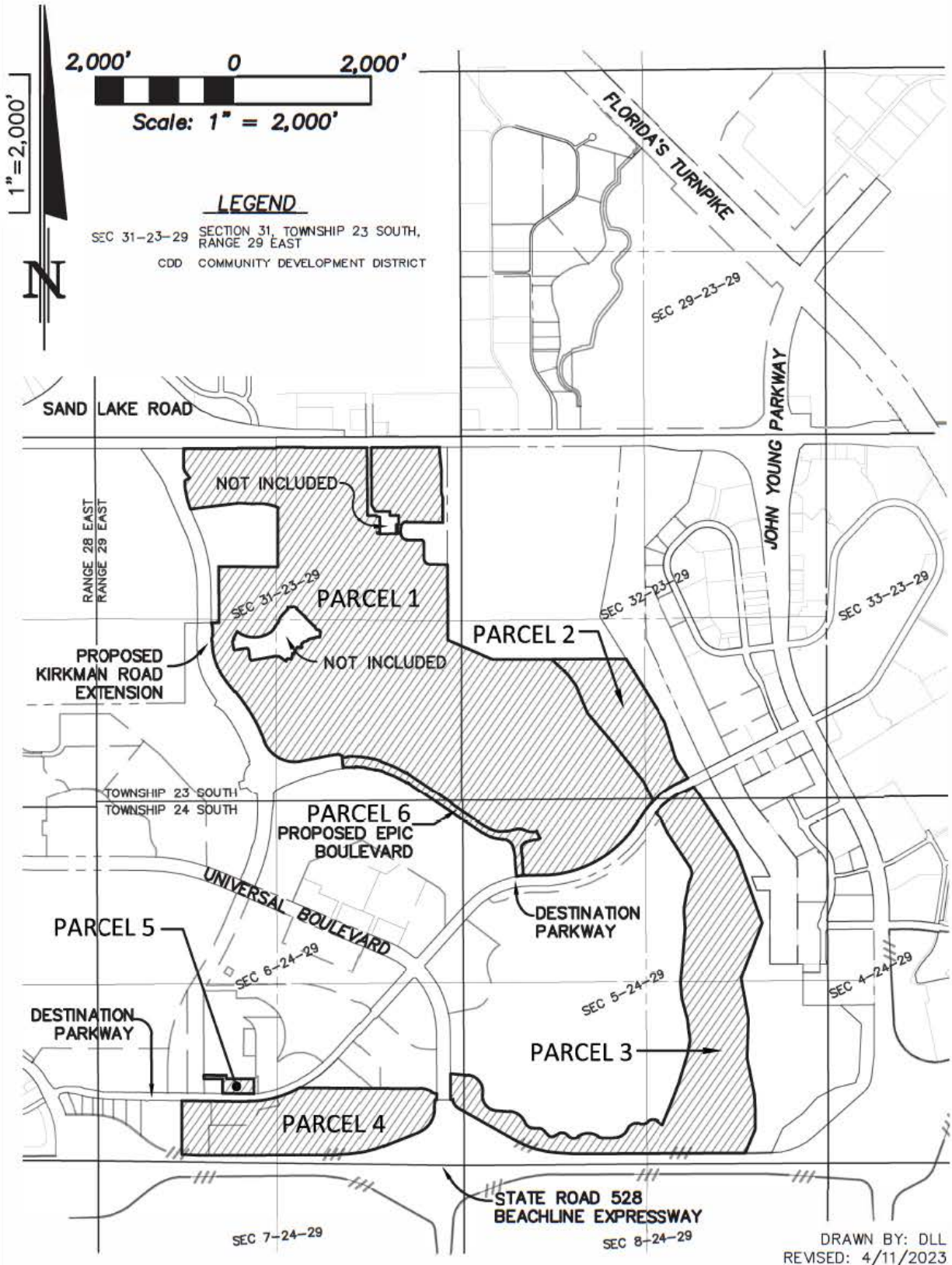


EXHIBIT B

**LEGAL DESCRIPTIONS OF REAL PROPERTY EXCLUDED FROM EXTERNAL
BOUNDARIES OF THE DISTRICT**

SKETCH OF DESCRIPTION

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

- SEE SHEET 2 FOR CONTINUED LEGAL DESCRIPTION
- SEE SHEET 3 FOR LOCATION MAP
- SEE SHEETS 4 THROUGH 6 FOR BOUNDARY DETAIL
- SEE SHEET 7 FOR LINE AND CURVE TABLES

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

(CONTINUED ON SHEET 2)

NOTES

LEGEND

1. Owner's name & address:
Universal City Development Partners, LTD.
1000 Universal Studios Plaza
Orlando, FL 32819-7628

L1	LINE NUMBER	N/A	NOT APPLICABLE
C1	CURVE NUMBER	(NR)	NON-RADIAL
SEC 31-23-29	SECTION 31, TOWNSHIP 23 SOUTH, RANGE 29 EAST	NT	NON-TANGENT
PL	PROPERTY LINE	ORC	ORLANDO UTILITIES COMMISSION
		ORB	OFFICIAL RECORDS BOOK
		(P)	PLAT
		PB	PLAT BOOK
DOC	DOCUMENT NUMBER	PG(S)	PAGE(S)
		PC	POINT OF CURVATURE
FKA	FORMERLY KNOWN AS	PCC	POINT OF COMPOUND CURVATURE
FP ID	FINANCIAL PROJECT IDENTIFICATION	PRC	POINT OF REVERSE CURVATURE
		PT	POINT OF TANGENCY
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION	R/W	RIGHT-OF-WAY
		(R)	RADIAL
NO.	NUMBER	S.R.	STATE ROAD

2. This is not a survey.

3. Bearings and distances shown hereon are pursuant to the Florida State Plane Coordinate System, North American Datum of 1983/2011 Adjustment Epoch 2010.00, East Zone; the Northerly line of 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, being N58°06'34"W (measured), S58°19'08"E (per plat).

4. This Sketch of Description does not depict any easements of record that may be within or adjoining the lands described hereon.

DATE	BY	DESCRIPTION
9/27/23	DLL	REVISED CURVE TABLE
6/28/22	DLL	REVISED BOUNDARY AND LEGAL DESCRIPTION
4/27/22	MKS	REVISED LEGAL DESCRIPTION

PREPARED FOR:

UNIVERSAL CITY DEVELOPMENT PARTNERS, LTD.

UCDP (SLRC) - P910 LEASE PARCEL BOUNDARY



DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
 CERTIFICATE OF AUTHORIZATION NO. LB68

DONALD W. McINTOSH ASSOCIATES, INC.
 CERTIFICATE OF AUTHORIZATION NO. LB68
Donald L Lambert Digitally signed by Donald L Lambert
 Date: 2023.09.28 09:39:03 -0400
 Donald L. Lambert September 28, 2023
 Florida Professional Surveyor and Mapper
 Certificate No. 7097
 NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL,
 OR AN ELECTRONIC SIGNATURE (5J-17.062(3) F.A.C.),
 OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DRAWN BY: <u>MKS</u>	JOB NO. <u>21573.001</u>	SCALE <u>N/A</u>	SHEET <u>1</u>
DATE: <u>04/2022</u>	CHECKED BY: <u>DLL</u>		OF <u>7</u>

SKETCH OF DESCRIPTION

- SEE SHEETS 1 THROUGH 3 FOR DESCRIPTION, NOTES AND LEGEND
- SEE SHEETS 4 THROUGH 12 FOR SKETCH
- SEE SHEET 13 FOR LINE AND CURVE TABLES FOR OVERALL BOUNDARY
- SEE SHEET 14 FOR LINE AND CURVE TABLES FOR LESS OUT

(CONTINUED FROM SHEET 1)

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.

Containing 10.966 acres more or less and being subject to any rights-of-way, restrictions and easements of record.

PREPARED FOR:

UNIVERSAL CITY DEVELOPMENT PARTNERS, LTD.

UCDP (SLRC) - P910 LEASE PARCEL BOUNDARY



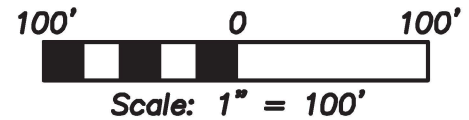
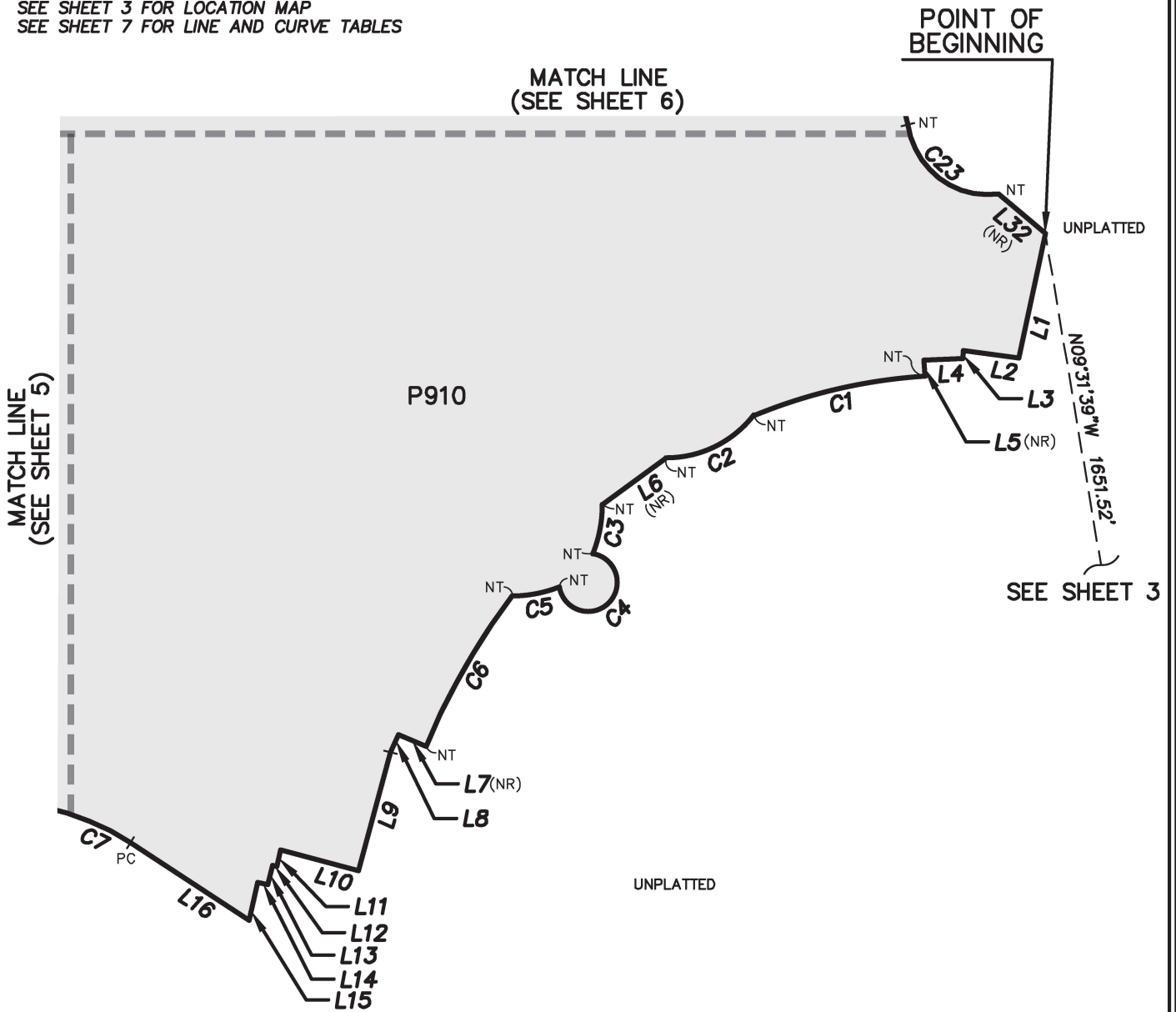
DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS

2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
 CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: <u>MKS</u>	CHECKED BY: <u>DLL</u>	JOB NO. <u>21573.001</u>	SCALE <u>N/A</u>	SHEET <u>2</u>
DATE: <u>04/2022</u>				OF <u>7</u>

SKETCH OF DESCRIPTION

- SEE SHEET 1 FOR DESCRIPTION, NOTES AND LEGEND
- SEE SHEET 2 FOR CONTINUED LEGAL DESCRIPTION
- SEE SHEET 3 FOR LOCATION MAP
- SEE SHEET 7 FOR LINE AND CURVE TABLES



BEARINGS AND DISTANCES ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM - EAST ZONE

PREPARED FOR:

UNIVERSAL CITY DEVELOPMENT PARTNERS, LTD.

UCDP (SLRC) - P910 LEASE PARCEL BOUNDARY



DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS

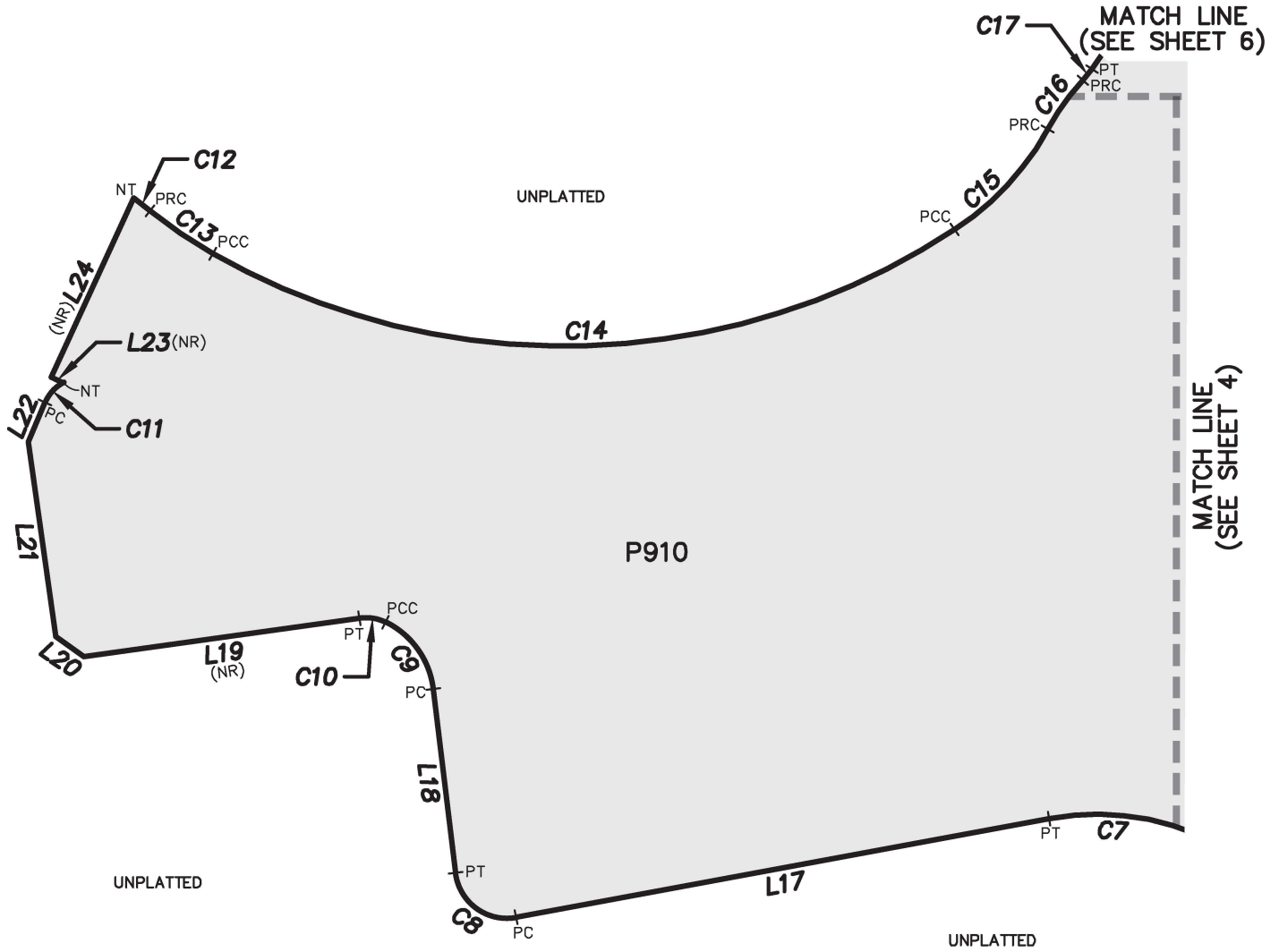
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
 CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: <u>MKS</u>	CHECKED BY: <u>DLL</u>	JOB NO. <u>21573.001</u>	SCALE <u>1"=100'</u>	SHEET <u>4</u>
DATE: <u>04/2022</u>				OF <u>7</u>



SKETCH OF DESCRIPTION

- SEE SHEET 1 FOR DESCRIPTION, NOTES AND LEGEND
- SEE SHEET 2 FOR CONTINUED LEGAL DESCRIPTION
- SEE SHEET 3 FOR LOCATION MAP
- SEE SHEET 7 FOR LINE AND CURVE TABLES



BEARINGS AND DISTANCES ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM - EAST ZONE

PREPARED FOR:

UNIVERSAL CITY DEVELOPMENT PARTNERS, LTD.

UCDP (SLRC) - P910 LEASE PARCEL BOUNDARY



DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS

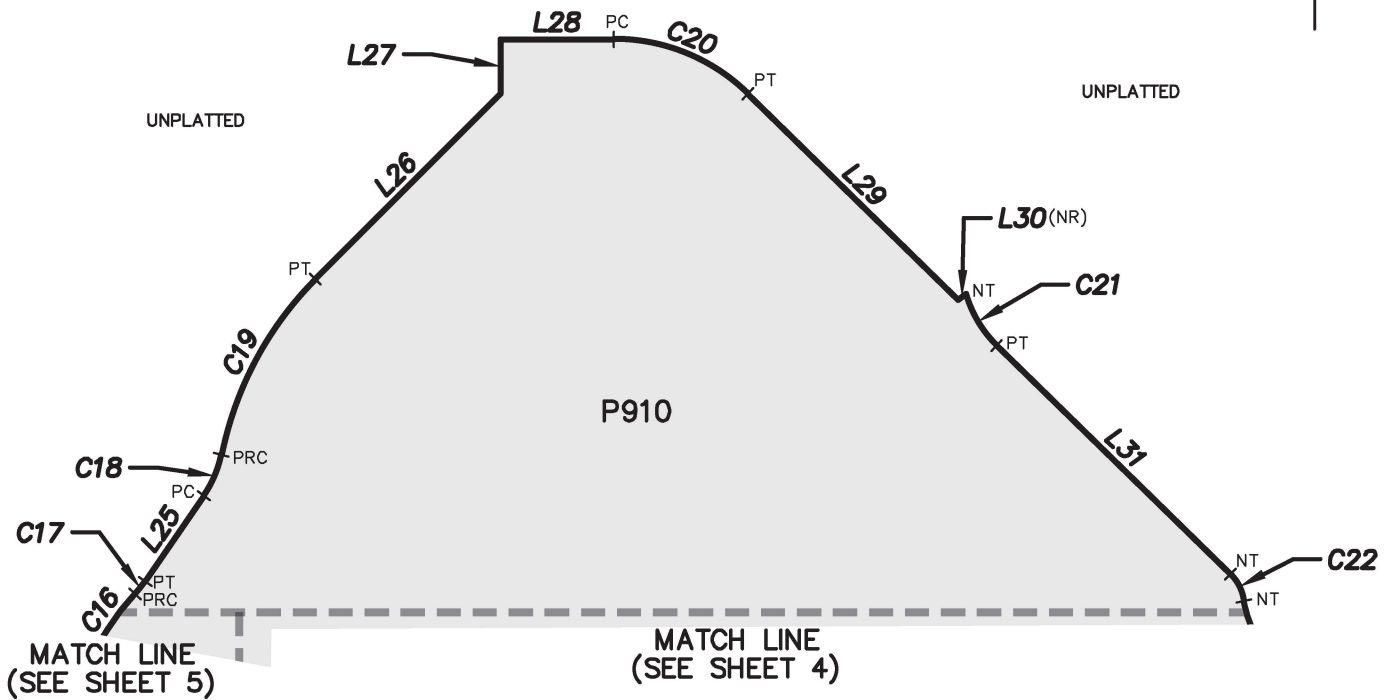
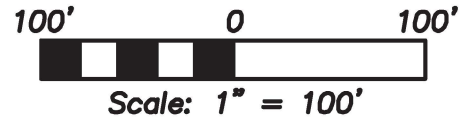
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
 CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: <u>MKS</u>	JOB NO. <u>21573.001</u>	SCALE <u>1"=100'</u>	SHEET <u>5</u>
DATE: <u>04/2022</u>	CHECKED BY: <u>DLL</u>		OF <u>7</u>



SKETCH OF DESCRIPTION

- SEE SHEET 1 FOR DESCRIPTION, NOTES AND LEGEND
- SEE SHEET 2 FOR CONTINUED LEGAL DESCRIPTION
- SEE SHEET 3 FOR LOCATION MAP
- SEE SHEET 7 FOR LINE AND CURVE TABLES



BEARINGS AND DISTANCES ARE BASED ON FLORIDA STATE PLANE COORDINATE SYSTEM - EAST ZONE

PREPARED FOR:

UNIVERSAL CITY DEVELOPMENT PARTNERS, LTD.

UCDP (SLRC) - P910 LEASE PARCEL BOUNDARY



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DRAWN BY: <u>MKS</u>	JOB NO. <u>21573.001</u>	SCALE <u>1"=100'</u>	SHEET <u>6</u>
DATE: <u>04/2022</u>	CHECKED BY: <u>DLL</u>		OF <u>7</u>

SKETCH OF DESCRIPTION

- SEE SHEET 1 FOR DESCRIPTION, NOTES AND LEGEND
- SEE SHEET 2 FOR CONTINUED LEGAL DESCRIPTION
- SEE SHEET 3 FOR LOCATION MAP
- SEE SHEETS 4 THROUGH 6 FOR BOUNDARY DETAIL

CURVE TABLE				
NUMBER	RADIUS	DELTA	LENGTH	CHORD BEARING
C1	335.61'	18°50'04"	110.32'	S77°00'51"W
C2	69.30'	52°23'37"	63.38'	S64°07'03"W
C3	81.28'	22°14'24"	31.55'	S10°52'59"W
C4	18.00'	251°07'13"	78.89'	S45°15'28"W
C5	81.28'	21°12'43"	30.09'	S79°07'07"W
C6	420.38'	14°46'50"	108.45'	S29°49'59"W
C7	152.61'	43°38'43"	116.25'	N78°39'02"W
C8	30.00'	93°29'28"	48.95'	N53°43'40"W
C9	50.22'	56°54'30"	49.88'	N35°26'11"W
C10	26.28'	34°04'12"	15.63'	N80°55'32"W
C11	23.33'	39°26'04"	16.06'	N42°56'23"E
C12	327.03'	02°04'55"	11.88'	S51°56'55"E
C13	265.00'	09°35'14"	44.34'	S55°42'05"E
C14	415.00'	62°42'31"	454.21'	N88°09'03"E
C15	165.00'	27°54'39"	80.38'	N42°50'28"E
C16	145.00'	13°52'39"	35.12'	N35°49'28"E
C17	58.00'	08°18'18"	8.41'	N38°36'38"E
C18	58.00'	23°01'14"	23.30'	N22°56'52"E
C19	179.67'	33°33'35"	105.24'	N28°13'03"E
C20	100.00'	44°19'30"	77.36'	S67°50'28"E
C21	61.66'	29°21'46"	31.60'	S30°59'50"E
C22	23.24'	39°42'31"	16.10'	S26°45'05"E
C23	50.67'	89°38'46"	79.28'	S52°39'03"E

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	S12°08'22"W	79.31'
L2	N82°27'50"W	35.05'
L3	S03°34'47"W	4.82'
L4	S87°06'48"W	24.20'
L5	S03°49'15"E	9.62'
L6	S53°43'43"W	49.20'
L7	N67°14'41"W	18.72'
L8	S24°59'59"W	11.97'
L9	S14°59'58"W	76.66'
L10	N75°00'02"W	50.51'
L11	S13°03'40"W	10.71'
L12	N76°56'20"W	2.78'
L13	S13°03'40"W	12.33'
L14	N76°56'20"W	6.58'
L15	S13°03'40"W	24.29'
L16	N56°49'41"W	88.50'
L17	S79°31'36"W	315.51'
L18	N06°58'56"W	107.64'
L19	S82°02'22"W	161.74'
L20	N54°59'37"W	20.10'
L21	N08°04'31"W	114.53'
L22	N23°13'21"E	25.00'
L23	N66°46'39"W	7.85'
L24	N24°48'08"E	114.91'
L25	N34°27'29"E	54.09'
L26	N44°59'50"E	136.45'
L27	N00°00'13"W	28.38'
L28	N89°59'47"E	58.80'
L29	S45°40'43"E	153.39'
L30	N52°22'10"E	4.80'
L31	S45°40'43"E	170.12'
L32	S49°33'16"E	38.28'

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DATE: <u>04/2022</u>				OF <u>7</u>



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

October 16, 2023

Phil Diamond, CPA
County Comptroller
Clerk of the Board of County Commissioners
201 South Rosalind Avenue
Orlando, FL 32801

Attention: Megan Fiocco

Dear Phil Diamond,

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Orange County Ordinance No. 2023-40, which was filed in this office on October 16, 2023.

Sincerely,

Anya Owens
Administrative Code and Register Director

ACO/wlh