

BCC Mtg. Date: September 30, 2025

Effective Date: October 3, 2025

**ORDINANCE NO. 2025-26**

**AN ORDINANCE PERTAINING TO THE “SHINGLE CREEK TRANSIT AND UTILITY COMMUNITY DEVELOPMENT DISTRICT” PURSUANT TO CHAPTER 190, FLORIDA STATUTES; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR AMENDMENTS TO THE DISTRICT’S BOUNDARIES; PROVIDING FOR COMPLIANCE WITH CHAPTER 190, FLORIDA STATUTES, AND ALL OTHER APPLICABLE LAWS AND ORDINANCES; 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, and amending the boundaries of, a community development district; and

**WHEREAS**, the Shingle Creek Transit and Utility Community Development District (the “**District**”) was established pursuant to Ordinance No. 2023-40 of the Orange County Board of County Commissioners (the “**Board**”), adopted on October 10, 2023, and effective on October 16, 2023 (the “**Original Ordinance**”); and

**WHEREAS**, Section 190.046 of the Act sets forth the process required to expand or contract the boundaries of the District via petition to the County and that such petition must contain certain information to be considered by the Board at a public hearing; and

**WHEREAS**, the District has submitted such a petition to the Board to both expand and contract the boundaries of the District pursuant to the Act; and

**WHEREAS**, appropriate county staff has reviewed the *Petition to Amend the Boundaries of the Shingle Creek Utility and Transit Community Development District* submitted by the District on June 2, 2025, (the “**Petition**”), and determined that it contained the information required by Section 190.046 of the Act.

**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 190.046 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, and the Interlocal Agreement as further discussed in Section 4 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 \$1,500.00 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 District, and amendments to the boundaries thereof, 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 District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developed as one functional interrelated community.

f. The 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 District per the Petition

would not otherwise be funded through the County’s traditional land development regulations. Moreover, the District will provide for a more efficient use of resources without burdening Orange County taxpayers with the cost of installing the infrastructure and managing, operating, and maintaining the District’s community services and facilities.

g. The community development services and facilities of the District are compatible with the capacity and uses of existing local and regional community development services and facilities. In addition, the District is an entity capable of making reasonable provisions for the operation and maintenance of the District’s services and facilities.

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

**Section 3. Amendment of District Boundaries.** The boundaries of the Shingle Creek Transit and Utility Community Development District are hereby amended 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. Interlocal Agreement.** In accordance with Section 6 of the Original Ordinance, the District and the County entered into that certain Interlocal Agreement regarding the Exercise of Powers and Cooperation on Various Projects effective as of November 14, 2023 (the “**Interlocal Agreement**”). Section 6.c. of the Original Ordinance allowed for amendments to the Interlocal Agreement without need for a public hearing, 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. The County and the District shall enter into an amendment to the Interlocal Agreement in accordance herewith to be consistent with the actions taken by this Ordinance.

**Section 5. 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 6. Effective Date.** This Ordinance shall take effect pursuant to general law.

**ADOPTED THIS 30<sup>th</sup> day of SEPTEMBER 2025.**

**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: 01/17/2025**

**Parcel 1**

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

That part of UNIVERSAL SOUTH CAMPUS – Plat 1, according to the plat thereof, as recorded in Plat Book 110, Pages 45 through 51, of the Public Records of Orange County, Florida and that part of UNIVERSAL SOUTH CAMPUS – PLAT 2, according to the plat thereof, as recorded in Plat Book 112, Pages 11 through 33, of the Public Records of Orange County, Florida, lying in Sections 31 and 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 Northwest corner of Tract C, UNIVERSAL SOUTH CAMPUS – PLAT 2, according to said plat; thence run the following courses along the Easterly boundary of Tract B, UNIVERSAL SOUTH CAMPUS – PLAT 2, according to said plat: N03°31'55"W, 26.00 feet to the Southerly boundary of Lot 1, UNIVERSAL SOUTH CAMPUS – PLAT 2, according to said plat and the POINT OF BEGINNING; thence run the following courses along the Southerly, Westerly and Northerly boundaries of said Lot 1: continue N03°31'55"W, 0.57 feet; thence N70°07'25"W, 48.16 feet to a non-tangent curve concave Southerly having a radius of 1609.00 feet, a chord bearing of S82°20'10"W and a chord distance of 166.12 feet; 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, a chord bearing of N60°52'23"W and a chord distance of 606.19 feet; 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, a chord bearing of N23°40'50"W and a chord distance of 193.11 feet; 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, a chord bearing of N33°02'16"W and a chord distance of 637.69 feet; 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, a chord bearing of N23°09'36"W and a chord distance of 522.30 feet; 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, a chord bearing of N03°24'34"W and a chord distance of 110.55 feet; 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; thence departing said Easterly boundary of Tract B, run N89°22'10"E, 116.03 feet; thence N00°37'51"W, 814.55 feet; thence S89°42'25"E, 861.90 feet to the Westerly boundary of aforesaid UNIVERSAL SOUTH CAMPUS – PLAT 1; thence departing said Northerly boundary of Lot 1, UNIVERSAL SOUTH CAMPUS – PLAT 2, run the following four (4) courses along said Westerly boundary: N00°01'31"E, 852.05 feet to a non-tangent curve concave Southerly having a radius of 699.98 feet, a chord bearing of N80°29'45"W and a chord distance of 344.10 feet; 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 Southeast corner of Tract B, UNIVERSAL SOUTH CAMPUS – PLAT 1, according to said plat and a non-tangent curve concave Easterly having a radius of 1400.00 feet, a chord bearing of N13°34'52"W and a chord distance of 342.59 feet; thence run the following eight (8) courses along the East line of said Tract B and the East line of Tract A, UNIVERSAL SOUTH CAMPUS – PLAT 1: Northerly along 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 N06°33'11"W, 56.46 feet to the point of curvature of a curve concave Southeasterly having a radius of 25.00 feet, a chord bearing of N25°41'13"E and a chord distance of 26.67 feet; 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, a chord bearing of N34°50'58"W and a chord distance of 66.34 feet; 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, a chord bearing of N19°24'27"W and a chord distance of 32.67 feet; 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 to the Northwest corner of the Utilities Easement Area, as described in Exhibit A-2 of Official Records Document Number 20230371806, of said Public Records; thence departing said South Right-of-Way line, run the following two (2) courses along the West line of said Utilities Easement Area: S00°26'24"E, 144.25 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 Official Records Document Number 20200034472, of said Public Records; thence departing said West line of Utilities Easement Area, run the following two (2) courses along said Westerly line of OUC Chilled Water Facility Access Easement Area: S00°15'19"E, 846.05 feet; thence N89°44'41"E, 128.14 feet to the aforesaid West line of Utilities Easement Area; thence departing said Westerly line of OUC Chilled Water Facility Access Easement Area, run the following two (2) courses along said West line of Utilities Easement Area: S30°15'19"E, 17.32 feet; thence S78°18'20"E, 41.51 feet to the aforesaid Westerly line of OUC Chilled Water Facility Access Easement Area; thence S00°15'19"E, along said Westerly line of OUC Chilled Water Facility Access Easement Area, 221.80 feet to the exterior boundaries of said Access Easement Area, the Chilled Water Facility Easement Area, the Pipeline Easement Area, and the Parking Easement Area, as described in Exhibit "A-1", Exhibit "A-3", Exhibit "A-5", and Exhibit "A-7" of said Official Records Document Number 20200034472; thence run the following courses along said exterior boundaries: 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 to the Easterly line of the aforesaid Utilities Easement Area; thence departing said exterior boundaries, run along said Easterly line N30°15'19"W, 101.64 feet to the East line of the aforesaid OUC Chilled Water Facility Access Easement Area; thence departing said Easterly line, run N00°15'19"W, along said East line 842.11 feet to the aforesaid South Right-of-Way line of Sand Lake Road (State Road 482); thence departing said East line of OUC Chilled Water Facility Access Easement Area, run N89°44'41"E along said South Right-of-Way line, 988.29 feet to the Northwest corner of Tract C, UNIVERSAL SOUTH CAMPUS – PLAT 1, according to said plat; thence departing said South Right-of-Way line, run the following courses along the Westerly and Southerly boundaries of said Tract C: 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, a chord bearing of S45°49'04"W and a chord distance of 120.21 feet; 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, a chord bearing of S44°10'56"E and a chord distance of 120.21 feet; 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, a chord bearing of S44°10'56"E and a chord distance of 63.64 feet; 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, a chord bearing of S44°10'56"E and a chord distance of 120.21 feet; 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 Southeast corner of said Tract C; thence run the following courses along the Easterly boundary of said UNIVERSAL SOUTH CAMPUS – PLAT 1 and along the Easterly and Southerly boundaries of said UNIVERSAL SOUTH CAMPUS – PLAT 2: S00°01'46"E, 813.60 feet; thence S00°07'44"E, 278.25 feet; thence S66°03'27"E, 699.86 feet; thence N89°37'53"E, 872.23 feet; thence 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, 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, a chord bearing of S37°22'50"W and a chord distance of 334.89 feet; 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, a chord bearing of S61°34'11"W and a chord distance of 1715.06 feet; 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, a chord bearing of S89°41'27"W and a chord distance of 142.04 feet; thence Southwesterly along the arc of said curve through a central angle of 06°23'12" for a distance of 142.12 feet to the Southeast corner of aforesaid Tract C, UNIVERSAL SOUTH CAMPUS – PLAT 2, and a non-tangent line; thence departing said Northerly Right-of-Way line, run N48°35'43"W along the Easterly boundary of said Tract C, 12.58 feet; thence departing said Easterly boundary, run the following three (3) courses along the Easterly boundary of the Utility Easement, as described in Official Records Document Number 20230111460, of said Public Records: N06°49'35"W, 5.85 feet; thence N04°04'10"W, 190.12 feet; thence N05°18'47"W, 178.71 feet; thence departing said Easterly boundary, run N84°45'16"E, 2.28 feet to a non-tangent curve concave Easterly having a radius of 74.00 feet, a chord bearing of N14°26'50"E and a chord distance of 49.87 feet; thence Northerly along the arc of said curve through a central angle of 39°23'08" for a distance of 50.87 feet to the point of compound curvature of a curve concave Southeasterly having a radius of 93.47 feet, a chord bearing of N51°21'13"E and a chord distance of 55.32 feet; thence Northeasterly along the arc of said curve through a central angle of 34°25'39" for a distance of 56.16 feet to the point of compound curvature of a curve concave Southerly having a radius of 665.03 feet, a chord bearing of N73°14'28"E and a chord distance of 108.37 feet; thence Easterly along the arc of said curve through a central angle of 09°20'51" for a distance of 108.49 feet to a non-tangent line; thence N80°32'44"E, 49.99 feet to the point of curvature of a curve concave Northerly having a radius of 71.13 feet, a chord bearing of N74°52'01"E and a chord distance of 14.08 feet; thence Easterly along the arc of said curve through a central angle of 11°21'25" for a distance of 14.10 feet to the point of compound curvature of a curve concave Northwesterly having a radius of 385.96 feet, a chord bearing of N66°28'44"E and a chord distance of 36.49 feet; thence Northeasterly along the arc of said curve through a central angle of 05°25'10" for a distance of 36.51 feet to a non-tangent line; thence N25°07'13"W, 15.00 feet to the Easternmost corner of aforesaid Tract C, UNIVERSAL SOUTH CAMPUS – PLAT 2; thence continue N25°07'13"W, along the Easterly boundary of said Tract C, 114.77 feet; thence departing said Easterly boundary of Tract C, continue N25°07'13"W, along the Northwesterly prolongation of said Easterly boundary of Tract C, 15.13 feet to a non-tangent curve concave Northerly having a radius of 218.70 feet, a chord bearing of S87°30'58"W and a chord distance of 113.15 feet; thence Westerly along the arc of said curve through a central angle of 29°59'04" for a distance of 114.45 feet to the point of compound curvature of a curve concave Northerly having a radius of 260.41 feet, a chord bearing of N69°25'01"W and a chord distance of 73.16 feet; thence Westerly along the arc of said curve through a central angle of 16°08'58" for a distance of 73.40 feet to the point of reverse curvature of a curve concave Southerly having a radius of 152.00 feet, a chord bearing of N82°29'17"W and a chord distance of 109.67 feet; thence Westerly along the arc of said curve through a central angle of 42°17'31" for a distance of 112.20 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 283.00 feet, a chord bearing of S87°23'04"W and a chord distance of 108.18 feet; thence Westerly along the arc of said curve through a central angle of 22°02'14" for a distance of 108.85 feet to the point of compound curvature of a curve concave Northerly having a radius of 450.00 feet, a chord bearing of N68°36'42"W and a chord distance of 202.23 feet; thence Westerly along the arc of said curve through a central angle of 25°58'13" for a distance of 203.97 feet to the point of tangency; thence N55°37'36"W, 288.57 feet; thence N34°22'24"E, 16.00 feet; thence N55°37'36"W, 35.07 feet; thence N34°22'24"E, 4.98 feet; thence N55°37'36"W, 27.24 feet; thence N34°22'24"E, 24.02 feet; thence N55°49'52"W, 128.93 feet; thence S34°22'24"W, 28.54 feet; thence N55°37'36"W, 131.47 feet; thence N36°55'53"E, 4.72 feet; thence N53°04'07"W, 12.00 feet; thence S36°55'53"W, 5.26 feet; thence N55°37'36"W, 4.07 feet; thence S34°22'24"W, 5.00 feet; thence N55°37'36"W, 643.01 feet; thence N34°22'24"E, 5.00 feet; thence N55°37'36"W, 30.00 feet; thence S34°22'24"W, 5.00 feet; thence N55°37'36"W, 92.60 feet; thence N34°22'24"E, 7.17 feet; thence N55°37'36"W, 15.00 feet; thence S34°22'24"W, 7.17 feet; thence N55°37'36"W, 15.83 feet; thence S31°17'41"W, 14.17 feet to a non-tangent curve concave Southwesterly having a radius of 1578.00 feet, a chord bearing of N65°23'30"W and a chord distance of 337.66 feet; thence Northwesterly along the arc of said curve through a central angle of 12°17'01" for a distance of 338.31 feet to a non-tangent line; thence N60°23'01"W, 52.56 feet to a non-tangent curve concave Southerly having a radius of 1588.97 feet, a chord bearing of N83°15'34"W and a chord distance of 544.55 feet; thence Westerly along the arc of said curve through a central angle of 19°43'59" for a distance of 547.25 feet to the POINT OF BEGINNING; bearings and distances are based on the Florida State Plane Coordinate System East Zone, North American Datum of 1983 (2011 adjustment), epoch 2010.00; the reciprocal grid factor is 1.000034632.

LESS AND EXCEPT:

Lot 2, UNIVERSAL SOUTH CAMPUS – PLAT 2, according to the plat thereof, as recorded in Plat Book 112, Pages 11 through 33, of the Public Records of Orange County, Florida, lying in Section 31, Township 23 South, Range 29 East, Orange County, Florida.

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**

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

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**

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

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 OHL PARCEL 7, as described in Official Records 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 OHL PARCEL 7, a distance of 216.42 feet to the Northwest corner of said

OHL PARCEL 7; thence S89°18'04"E along the North line of said OHL PARCEL 7, a distance of 272.13 feet to the Northeast corner of said OHL PARCEL 7; thence S00°20'10"E along the East line of said OHL PARCEL 7, a distance of 3.08 feet to the POINT OF BEGINNING; thence continue S00°20'10"E along said East line, 213.35 feet to the aforesaid North Right-of-Way line of Destination Parkway; thence run the following two (2) courses along said North Right-of-Way line: S89°18'04"E, 361.18 feet to the point of curvature of a curve concave Northerly having a radius of 1320.30 feet and a chord bearing of N88°48'51"E; thence Easterly along the arc of said curve through a central angle of 03°46'10" for a distance of 86.86 feet to the Southerly line of lands described in Official Records Document No. 20200662428, of said Public Records, and a non-tangent line; thence departing said North Right-of-Way line, run N00°00'00"E along said Southerly line, a distance of 215.95 feet to the Southerly line of lands described in Official Records Document No. 20220183573, of said Public Records; thence departing said Southerly line of lands described in Official Records Document No. 20200662428, run S90°00'00"W along said Southerly line of lands described in Official Records Document No. 20220183573 and the Westerly prolongation thereof, a distance of 449.23 feet to the POINT OF BEGINNING; bearings and distances are based on the Florida State Plane Coordinate System East Zone, North American Datum of 1983 (2011 adjustment), epoch 2010.00; the reciprocal grid factor is 1.000034632.

AND:

**Parcel 6**

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

That part of UNIVERSAL SOUTH CAMPUS – PLAT 2, according to the plat thereof, as recorded in Plat Book 112, Pages 11 through 33, of the Public Records of Orange County, Florida, lying in Sections 31 and 32, Township 23 South, Range 29 East and Sections 5 and 6, Township 24 South, Range 29 East, Orange County, Florida, described as follows:

BEGIN at the Northwest corner of Tract C, UNIVERSAL SOUTH CAMPUS – PLAT 2, according to said plat; thence N03°31'55"W along the Easterly boundary of Tract B, UNIVERSAL SOUTH CAMPUS – PLAT 2, according to said plat, 26.00 feet to a non-tangent curve concave Southerly having a radius of 1588.97 feet, a chord bearing of S83°15'34"E and a chord distance of 544.55 feet; thence departing said Easterly boundary, run Easterly along the arc of said curve through a central angle of 19°43'59" for a distance of 547.25 feet to a non-tangent line; thence S60°23'01"E, 52.56 feet to a non-tangent curve concave Southwesterly having a radius of 1578.00 feet, a chord bearing of S65°23'30"E and a chord distance of 337.66 feet; thence Southeasterly along the arc of said curve through a central angle of 12°17'01" for a distance of 338.31 feet to a non-tangent line; thence N31°17'41"E, 14.17 feet; thence S55°37'36"E, 15.83 feet; thence N34°22'24"E, 7.17 feet; thence S55°37'36"E, 15.00 feet; thence S34°22'24"W, 7.17 feet; thence S55°37'36"E, 92.60 feet; thence N34°22'24"E, 5.00 feet; thence S55°37'36"E, 30.00 feet; thence S34°22'24"W, 5.00 feet; thence S55°37'36"E, 643.01 feet; thence N34°22'24"E, 5.00 feet; thence S55°37'36"E, 4.07 feet; thence N36°55'53"E, 5.26 feet; thence S53°04'07"E, 12.00 feet; thence S36°55'53"W, 4.72 feet; thence S55°37'36"E, 131.47 feet; thence N34°22'24"E, 28.54 feet; thence S55°49'52"E, 128.93 feet; thence S34°22'24"W, 24.02 feet; thence S55°37'36"E, 27.24 feet; thence S34°22'24"W, 4.98 feet; thence S55°37'36"E, 35.07 feet; thence S34°22'24"W, 16.00 feet; thence S55°37'36"E, 288.57 feet to the point of curvature of a curve concave Northerly having a radius of 450.00 feet, a chord bearing of S68°36'42"E and a chord distance of 202.23 feet; thence Easterly along the arc of said curve through a central angle of 25°58'13" for a distance of 203.97 feet to the point of compound curvature of a curve concave Northerly having a radius of 283.00 feet, a chord bearing of N87°23'04"E and a chord distance of 108.18 feet; thence Easterly along the arc of said curve through a central angle of 22°02'14" for a distance of 108.85 feet to the point of tangency; thence N76°21'57"E, 149.04 feet to the point of curvature of a curve concave Southerly having a radius of 152.00 feet, a chord bearing of S82°29'17"E and a chord distance of 109.67 feet; thence Easterly along the arc of said curve through a central angle of 42°17'31" for a distance of 112.20 feet to the point of reverse curvature of a curve concave Northerly having a radius of 260.41 feet, a chord bearing of S69°25'01"E and a chord distance of 73.16 feet; thence Easterly along the arc of said curve through a central angle of 16°08'58" for a distance of 73.40 feet to the point of compound curvature of a curve concave Northerly having a radius of 218.70 feet, a chord bearing of N87°30'58"E and a chord distance of 113.15 feet; thence Easterly along the arc of said curve through a central angle of 29°59'04" for a distance of 114.45 feet to a non-tangent line; thence S25°07'13"E, 15.13

feet to the Easterly boundary of aforesaid Tract C; thence continue S25°07'13"E, along said Easterly boundary of Tract C, 114.77 feet to the Easternmost corner of said Tract C; thence continue S25°07'13"E, along the Southeasterly prolongation of said Easterly boundary of Tract C, 15.00 feet to a non-tangent curve concave Northwesterly having a radius of 385.96 feet, a chord bearing of S66°28'44"W and a chord distance of 36.49 feet; thence Southwesterly along the arc of said curve through a central angle of 05°25'10" for a distance of 36.51 feet to the point of compound curvature of a curve concave Northerly having a radius of 71.13 feet, a chord bearing of S74°52'01"W and a chord distance of 14.08 feet; thence Westerly along the arc of said curve through a central angle of 11°21'25" for a distance of 14.10 feet to the point of tangency; thence S80°32'44"W, 49.99 feet to a non-tangent curve concave Southerly having a radius of 665.03 feet, a chord bearing of S73°14'28"W and a chord distance of 108.37 feet; thence Westerly along the arc of said curve through a central angle of 09°20'51" for a distance of 108.49 feet to the point of compound curvature of a curve concave Southeasterly having a radius of 93.47 feet, a chord bearing of S51°21'13"W and a chord distance of 55.32 feet; thence Southwesterly along the arc of said curve through a central angle of 34°25'39" for a distance of 56.16 feet to the point of compound curvature of a curve concave Easterly having a radius of 74.00 feet, a chord bearing of S14°26'50"W and a chord distance of 49.87 feet; thence Southerly along the arc of said curve through a central angle of 39°23'08" for a distance of 50.87 feet to a non-tangent line; thence S84°45'16"W, 2.28 feet to the Easterly boundary of the Utility Easement, as described in Official Records Document Number 20230111460, of said Public Records; thence run the following three (3) courses along said Easterly boundary: S05°18'47"E, 178.71 feet; thence S04°04'10"E, 190.12 feet; thence S06°49'35"E, 5.85 feet; thence departing said Easterly boundary run S48°35'43"E, 12.58 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, a chord bearing of S82°21'05"W and a chord distance of 184.35 feet; thence Westerly along said Northerly Right-of-Way line and the arc of said curve through a central angle of 08°17'31" for a distance of 184.51 feet to a non-tangent line; thence departing said Northerly Right-of-Way line run N15°01'53"E, 30.57 feet; thence N03°35'43"W, 145.58 feet; thence N05°23'29"W, 95.74 feet to the point of curvature of a curve concave Westerly having a radius of 809.80 feet, a chord bearing of N11°03'29"W and a chord distance of 159.92 feet; thence Northerly along the arc of said curve through a central angle of 11°20'00" for a distance of 160.18 feet to a non-tangent line; thence S85°28'33"E, 6.43 feet to a non-tangent curve concave Southwesterly having a radius of 38.00 feet, a chord bearing of N34°33'58"W and a chord distance of 24.87 feet; thence Northwesterly along the arc of said curve through a central angle of 38°11'42" for a distance of 25.33 feet to the point of tangency; thence N53°39'48"W, 114.37 feet; thence N65°22'36"W, 12.09 feet to a non-tangent curve concave Northerly having a radius of 583.36 feet, a chord bearing of N79°40'04"W and a chord distance of 168.04 feet; thence Westerly along the arc of said curve through a central angle of 16°33'44" for a distance of 168.63 feet to a non-tangent line; thence S23°53'44"W, 20.08 feet to the Southerly boundary of the aforesaid Utility Easement, as described in Official Records Document Number 20230111460, and a non-tangent curve concave Northeasterly having a radius of 603.36 feet, a chord bearing of N63°25'08"W and a chord distance of 163.61 feet; thence run the following courses along said Southerly, Westerly, and Northerly boundaries of said Utility Easement: Northwesterly along the arc of said curve through a central angle of 15°35'04" for a distance of 164.11 feet to the point of tangency; thence N55°37'36"W, 1254.16 feet; thence S32°42'51"W, 11.01 feet to a non-tangent curve concave Southwesterly having a radius of 1470.00 feet, a chord bearing of N63°15'03"W and a chord distance of 394.90 feet; thence Northwesterly along the arc of said curve through a central angle of 15°26'19" for a distance of 396.10 feet to a non-tangent line; thence N58°59'35"W, 49.23 feet to a non-tangent curve concave Southerly having a radius of 1481.00 feet, a chord bearing of N76°11'54"W and a chord distance of 173.84 feet; thence Westerly along the arc of said curve through a central angle of 06°43'45" for a distance of 173.94 feet to a non-tangent line; thence S10°26'14"W, 16.00 feet to a non-tangent curve concave Southerly having a radius of 1465.00 feet, a chord bearing of N86°48'44"W and a chord distance of 369.73 feet; thence Westerly along the arc of said curve through a central angle of 14°29'55" for a distance of 370.72 feet to a non-tangent line; thence S03°31'55"E, 6.00 feet to a non-tangent curve concave Southerly having a radius of 1459.00 feet, a chord bearing of S84°42'20"W and a chord distance of 62.68 feet; thence Westerly along the arc of said curve through a central angle of 02°27'42" for a distance of 62.68 feet to the point of compound curvature of a curve concave Southerly having a radius of 1308.00 feet, a chord bearing of S80°42'05"W and a chord distance of 126.58 feet; thence Westerly along the arc of said curve through a central angle of 05°32'49" for a distance of 126.63 feet to a non-tangent line; thence N11°10'37"W, 35.00 feet to the Southerly boundary of aforesaid Tract B and a non-tangent curve concave Southerly having a radius of 1343.00 feet, a chord bearing of N80°42'47"E and a chord distance of 129.42 feet; thence run the following three (3)

courses along the Southerly and Easterly boundaries of said Tract B: Easterly along said Northerly boundary of Utility Easement, the Easterly prolongation thereof, and the arc of said curve through a central angle of 05°31'25" for a distance of 129.47 feet to the point of compound curvature of a curve concave Southerly having a radius of 1494.00 feet, a chord bearing of N84°42'43"E and a chord distance of 64.50 feet; 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; bearings and distances are based on the Florida State Plane Coordinate System East Zone, North American Datum of 1983 (2011 adjustment) epoch 2010.00; the reciprocal grid factor is 1.000034632.

Together containing 722.180 acres more or less and being subject to any rights-of-way, restrictions and easements of record.

**EXHIBIT B**

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

Lot 2, UNIVERSAL SOUTH CAMPUS – PLAT 2, according to the plat thereof, as recorded in Plat Book 112, Pages 11 through 33, of the Public Records of Orange County, Florida, lying in Section 31, Township 23 South, Range 29 East, Orange County, Florida.



FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

October 6, 2025

Phil Diamond  
County Clerk  
Orange County  
201 South Rosalind Avenue  
Orlando, FL 32801

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. 2025-26, which was filed in this office on October 3, 2025.

Sincerely,

Alexandra Leijon  
Administrative Code and Register Director

AL/dp