

AN ORDINANCE AMENDING THE BOUNDARIES OF THE COMMUNITY DEVELOPMENT DISTRICT KNOWN AS THE URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on December 6, 1999, City Council of the City of Orlando (the "City") enacted Ordinance No. 32524 establishing a community development district, to be known as the Urban Orlando Community Development District (the "Urban Orlando CDD"), pursuant to Chapter 190, Florida Statutes (1999); naming the district; describing the external boundaries of the district; describing the functions and powers of the district; designating five persons to serve as the initial members of the district's board of supervisors; providing a severability clause; and providing an effective date; and

WHEREAS, on October 27, 2003 the City subsequently amended Ordinance No. 32524 by enacting Ordinance No. 031027701, which had the effect of contracting the boundaries of the Urban Orlando CDD; and

WHEREAS, the Urban Orlando CDD, having obtained written consent from the owners of one-hundred percent (100%) of the real property subject to this boundary amendment, has petitioned the City to enact an ordinance to amend the boundaries of the Urban Orlando CDD pursuant to Chapter 190, Florida Statutes in order to add approximately 0.173 acres and contract approximately 2.146 acres, which will result in a net contraction of approximately 1.973 acres, as indicated in the Petition attached hereto as Exhibit "A"; and

WHEREAS, all of the real property located within the Urban Orlando CDD is located within the City of Orlando; and

WHEREAS, upon consideration of the record established at the hearing, the City determined that the statements within the Petition were true and correct, that the amendment of the Urban Orlando CDD is not inconsistent with any applicable element or portion of the State

comprehensive plan or the local government comprehensive plans, that the land within the Urban Orlando CDD is of sufficient size, is sufficiently company, and sufficiently contiguous to be developable as a functionally interrelated community, that the Urban Orlando CDD is the best alternative available for delivering community development services and facilities to the area served by the Urban Orlando CDD, that the services and facilities of the Urban Orlando CDD will not be incompatible with the capacity and uses of existing local and regional community development services and facilities, and that the area to be served by the Urban Orlando CDD is amenable to separate special-district governance; and

WHEREAS, amendment of the Urban Orlando CDD boundaries will constitute a timely, efficient, effective, responsive and economic way to deliver community development services in the area described in the petition.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF ORLANDO CITY COUNCIL, ORLANDO, 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. AMENDMENT; EXTERNAL BOUNDARIES OF THE DISTRICT. The boundary of the Urban Orlando CDD is hereby amended to reflect the addition of +/-0.173 acres and the contraction of +/-2.146 acres, as described in Exhibit “B” attached hereto, with the overall Urban Orlando CDD to now contain +/-995.926 acres.

SECTION 3. 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 4. EFFECTIVE DATE. This Ordinance shall take effect immediately.

ADVERTISED: 11/23, 2008

READ FIRST TIME: 11/17, 2008

READ SECOND TIME AND ADOPTED: 12/8, 2008

Robert Stuart
Mayor Pro Tem

ATTEST:

Alana C. Brenner
ALANA BRENNER, CITY CLERK

APPROVED AS TO FORM AND LEGALITY
For the use and reliance of the
City of Orlando, Florida, only

December 11, 2008
Raen Causalo
Assistant City Attorney

EXHIBIT A
PETITION TO AMEND THE URBAN ORLANDO CDD

BEFORE THE CITY OF ORLANDO

**PETITION TO AMEND THE BOUNDARIES OF
THE URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT**

Petitioner, the Urban Orlando Community Development District, a unit of special purpose local government established pursuant to the provisions of Chapter 190, Florida Statutes, and City of Orlando Ordinance Documentary No. 32524 (passed and enacted on December 6, 1999), and located entirely within the boundaries of the City of Orlando, Florida (hereafter "District"), hereby petitions the City of Orlando City Council, pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes, and specifically section 190.046, Florida Statutes, to amend its boundaries. In support of this petition, the District states:

1. History and Basis for the Petition. The District was established on December 6, 1999, pursuant to City Ordinance Documentary No. 32524. The District, as originally established, consisted of 998.816 acres. On October 27, 2003, the District's boundaries were amended by the City through an ordinance bearing Documentary No. 031027701. This previous amendment resulted in a net contraction of 0.916 acres, thereby reducing the acreage of the District to its current acreage of 997.9 acres, more or less. The District now seeks to further amend its boundaries by adding and contracting specific real property, resulting in a net contraction of approximately 1.973 acres of land. The net contraction will result in better integration of the specific real property with the infrastructure layout of the District. For this reason, the District petitions the City of Orlando City Council to amend the District's boundaries to encompass 995.926 acres, more or less, pursuant to Section 190.046, Florida Statutes.

2. Location and Size. The District is located entirely within the City of Orlando, Florida ("City"). **Exhibit 1** depicts the general location of the existing District. The District currently consists of approximately 997.9 acres of land, more or less. The metes and bounds description of the current external boundaries of the District is set forth in **Exhibit 2**. There are several out parcels already within the external boundaries of the District including:

- a) A parcel owned by the City of Orlando, 400 South Orange Avenue, Orlando, Florida 32801, and commonly known as the Defense Finance Accounting Service Facility site;
- b) A parcel owned by the Fairwinds Federal Credit Union, 3075 N. Alafaya Trail, Orlando, Florida 32826, and commonly known as the Fairwinds Federal Credit Union Site;
- c) A parcel owned by the Board of Trustees of the Internal Improvement Trust Fund, c/o Florida Department of Corrections, 3900 Commonwealth Boulevard, Tallahassee, Florida 32399-2500, and commonly known as parcel A owned by the State of Florida Department of Corrections;
- d) A parcel owned by the United States of America, United States Customs, Mr. Lou Cegala, Director, National Law Enforcement, 1900 Leahy Avenue, Orlando, Florida 32803, and commonly known as the United States Customs site.

These out parcels are more specifically described in **Exhibit 2**. These excluded parcels are existing facilities which are not owned by Petitioner. These parcels will not be adversely affected by the amendment sought by Petitioner. The metes and bounds descriptions for the lands to be added to the District (the "Expansion Parcels"), consisting of approximately 0.173 acres, and the lands to be contracted from the District (the "Contraction Parcels"), consisting of approximately 2.146 acres, are set forth in **Exhibit 3**. The impact of the proposed amendment on the owners of real property in the District is a net contraction of 1.973 acres from the District. The metes and bounds description of the proposed amended external boundaries of the District is set forth in **Exhibit 4**. The District, as amended, will encompass a total of approximately 995.926 acres.

3. Landowner Consent. Petitioner has written consent to amend the boundaries of the District from the owners of one hundred percent (100%) of property subject to the proposed amendment, which includes all owners of land to be contracted from and added to the District. The Contraction Parcels are owned by the United States Customs Service, Bumby G.P. II, Ltd, and the United States Department of Veterans Affairs. Documentation of these landowners' consent is contained in **Composite Exhibit 5**. The Expansion Parcels are owned by the District. The District consents to the inclusion of the Expansion Parcels within the District; such consent is evidenced by the District's passage of Resolution 2008-14, attached hereto as **Exhibit 6**. The favorable action by the Board of Supervisors of the District constitutes consent for all other lands pursuant to section 190.046(1)(e), Florida Statutes. See **Exhibit 6** - Resolution 2008-14.

4. Future Land Uses. The designation of future general distribution, location, and extent of the public and private land uses proposed for the District as amended by the future land use plan element of the local Comprehensive Plan and the South Orlando Sector Plan is shown on **Exhibit 7**. Amendment of the District's boundaries in the manner proposed is consistent with the adopted local Comprehensive Plan. The net contraction of 1.973 acres will not reduce the developable/assessable acreage of the District.

5. District Facilities and Services; Debt Assessments. The District is currently financing improvements and facilities, as described in **Exhibit 8**, to benefit the lands within the District. The District has accepted all improvements and facilities contemplated as complete. The District will not provide any additional improvements or facilities to the Expansion Parcels and there are currently no services or facilities being provided to the Contraction Parcels. Furthermore, due to the size, nature and location of the Expansion Parcels, the Expansion Parcels will not receive benefit from the District's existing services and facilities.

6. Statement of Estimated Regulatory Costs. **Exhibit 9** is the statement of estimated regulatory costs ("SERC") prepared in accordance with the requirements of Section 120.541, Florida Statutes. The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

7. Authorized Agent. The authorized agent for the Petitioner is John H. Classe, Chairman of the Petitioner's Board of Supervisors, whose address is 4776 New Broad Street Suite 110, Orlando, Florida 32814. See **Exhibit 6** - Resolution No. 2008-14. The authorized agent for the United States Customs Service property is Kevin D. Callahan, whose address is c/o United States Customs, 1900 Lakemont Avenue, Orlando, Florida 32803. The authorized agent for Bumby G.P. II, Ltd. property is J.M. Calvert, whose address is 111 N. Orange Avenue, Suite 1420, Orlando, Florida, 32801. The authorized agent for the United States Department of Veterans Affairs property is Timothy W. Liezert, whose address is c/o VA Medical Center, 5201 Raymond Street, Orlando, Florida 32803. Designations of Authorized Agent forms executed by the United States Customs Service, Bumby G.P. II, Ltd., and the United States Department of Veterans Affairs are attached hereto as **Composite Exhibit 10**. Copies of all correspondence and official notices should also be sent to:

Cheryl G. Stuart
A. Tucker Frazee
HOPPING GREEN & SAMS, P.A.
123 South Calhoun Street (32301)
Post Office Box 6526
Tallahassee, Florida 32314

8. This petition to amend the Urban Orlando Community Development District should be granted for the following reasons:

a. Amendment of the District and all land uses and services planned within the District as amended are not inconsistent with any applicable elements or portions of the adopted State Comprehensive Plan or the effective local Comprehensive Plan.

b. The area of land within the District as amended is part of a planned community. The District as amended will continue to be of sufficient size and will continue to be sufficiently compact and contiguous to be developed as one functional and interrelated community.

c. Amendment of the District's boundaries to contract and add such lands, as proposed, allows for a more efficient use of resources.

d. The community development services and facilities of the District as amended will not be incompatible with the capacity and use of existing local and regional community development services and facilities. The District does not provide services or facilities to the Contraction Parcels. Therefore, community development services and facilities of the District, as amended, provide for greater enhancement of the area remaining within the District without causing any undue hardship or burdens on the Contraction Parcels.

e. The area to be served by the District as amended is amenable to separate special-district government.

f. The amendment sought will allow the Expansion and Contraction Parcels to be better integrated into the infrastructure layout of the Baldwin Park Planned development.

WHEREFORE, Petitioner respectfully requests the City Council of the City of Orlando, Florida to:

a. schedule a public hearing in accordance with the requirements of Section 190.046(1)(c), Florida Statutes;

b. grant the petition and amend Ordinance Documentary No. 32524 (passed and enacted on December 6, 1999), as amended by Ordinance Documentary No. 031027701, to amend the boundaries of the District pursuant to Chapter 190, Florida Statutes.

RESPECTFULLY SUBMITTED, this 15th day of October, 2008.

HOPPING GREEN & SAMS, P.A.

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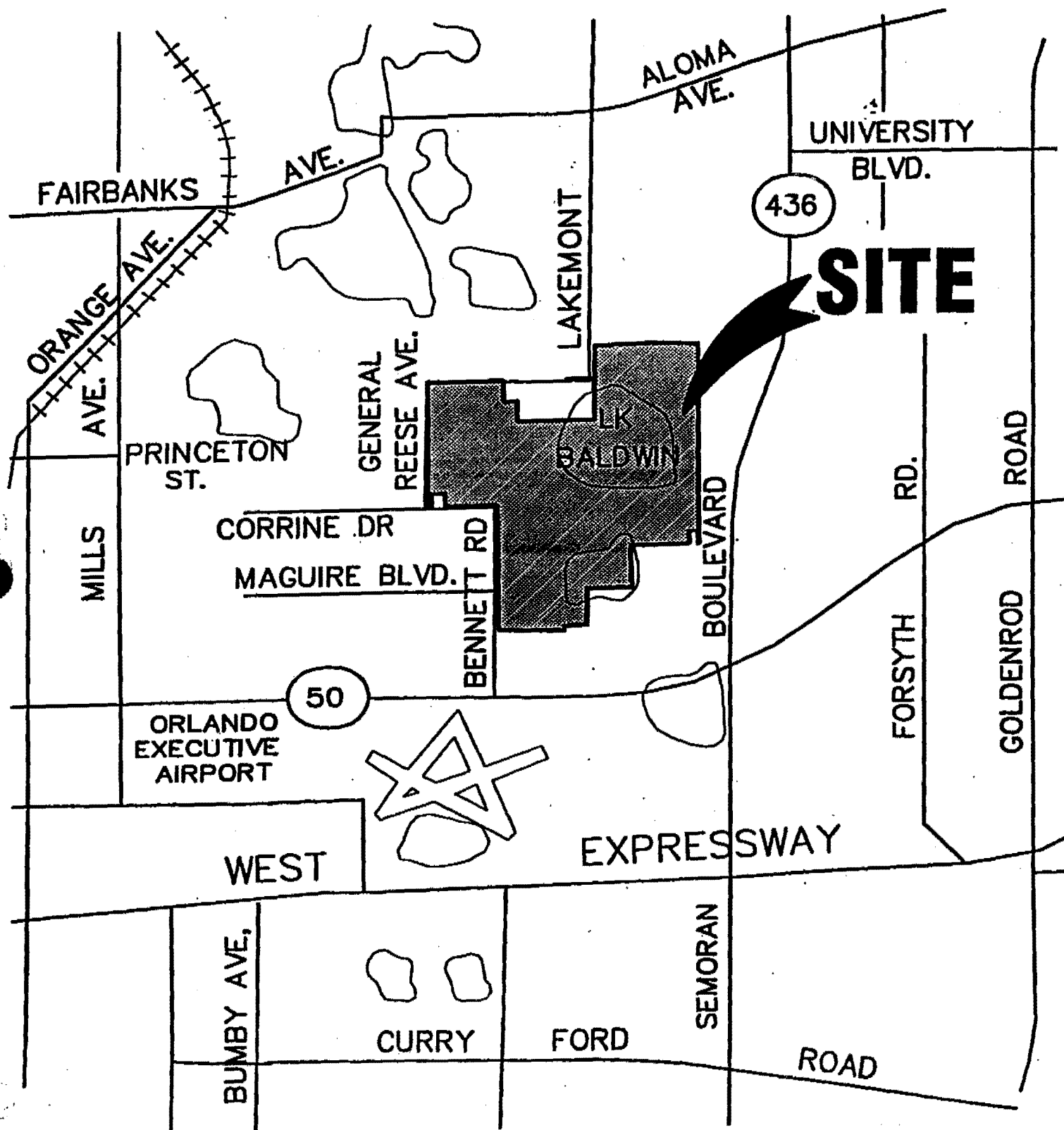


EXHIBIT 1

BALDWIN PARK
URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT

DESCRIPTION:

A parcel of land lying in Sections 16, 17, 20 and 21, Township 22 South, Range 30 East, Orange County, Florida, described as follows:

Begin at the Southeast corner of the Northwest 1/4 of the Northeast 1/4 of said Section 21; thence run N 00°30'22" W for a distance of 1330.61 feet to the accepted Northeast corner of the Northwest 1/4 of the Northeast 1/4 of said Section 21; thence run N 00°07'50" W for a distance of 1319.99 feet to the accepted Northeast corner of the Southwest 1/4 of the Southeast 1/4 of said Section 16; thence continue N 00°07'50" W for a distance of 1319.99 feet to a 4" x 4" concrete monument, said point being the accepted Northeast corner of the Northwest 1/4 of the Southeast 1/4 of said Section 16; thence run N 00°41'46" W along the West line of GREENVIEW OF WINTER PINES, according to the plat thereof as recorded in Plat Book 7, Pages 31 and 32 of the Public Records of Orange County, Florida, and along the Southerly projection of said West line for a distance of 2336.94 feet to a 4" x 4" concrete monument stamped "USAF OAFB #7", said monument being the accepted Northeast corner of the South 1/2 of the North 1/2 of the Northwest 1/4 of the Northeast 1/4 of said Section 16 and the Northwest corner of the aforesaid plat of GREENVIEW AT WINTER PINES; thence run N 87°41'17" W for a distance of 1365.91 feet to a 1" iron pipe, said point being the accepted Northwest corner of the South 1/2 of the North 1/2 of the Northwest 1/4 of the Northeast 1/4 of said Section 16 and the Southeast corner of Lot 1, Block C, KENILWORTH ESTATES 1ST ADDITION, according to the plat thereof as recorded in Plat Book W, Page 71 of the aforesaid Public Records; thence run S 87°50'26" W for a distance of 1326.86 feet to a 4" x 4" concrete monument stamped "USAF OAFB #9", said monument being the accepted Northwest corner of the South 1/2 of the North 1/2 of the Northeast 1/4 of the Northwest 1/4 of said Section 16 and the Southwest corner of Lot 17, Block C of the aforesaid plat of KENILWORTH ESTATES 1ST ADDITION and the Southeast corner of Lot 1, Block B, KENILWORTH ESTATES, according to the plat thereof as recorded in Plat

The above description is based on the Florida State Plane Coordinate System East Zone, grid factor of 0.99995459, NAD 83 Datum (1990 adjustment).

Book W, Page 69 of the aforesaid Public Records of Orange County, Florida; thence run S 87°32'37" W for a distance of 332.50 feet to a 4" x 4" concrete monument stamped "USAF OAFB #10", said monument being the accepted Northwest corner of the Southeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of said Section 16 and the Southwest corner of Lot 4, Block B of the aforesaid plat of KENILWORTH ESTATES; thence run S 00°40'31" E along the East line of said Block B for a distance of 336.71 feet to a broken 4" x 4" concrete monument, said monument being the accepted Southwest corner of the Southeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of said Section 16 and the Southeast corner of Lot 10 of said Block B; thence departing said East plat line run S 00°36'18" E for a distance of 671.27 feet to a 4" x 4" concrete monument stamped "USAF OAFB #12", said monument being the accepted Southwest corner of the East 1/2 of the South 1/2 of the East 1/2 of the Northwest 1/4 of the Northwest 1/4 of said Section 16, said point also being the Northeast corner of that certain 45 foot wide road easement as recorded in Official Records Book 2792, Page 539 of the aforesaid Public Records; thence run S 88°40'27" W along the North line of said easement for a distance of 840.69 feet to the East Right-of-Way line of Lakemont Avenue and the Northwest corner of said easement; thence departing said North easement line run S 22°35'44" E along said East Right-of-Way for a distance of 48.29 feet to the South line of said 45 foot wide road easement; thence departing said East Right-of-Way line run N 88°40'27" E along said South easement line for a distance of 807.65 feet to the East line of Lot 2 of MAC CALLUMS SUBDIVISION, according to the plat thereof as recorded in Plat Book A, Page 98 of the aforesaid Public Records; thence departing said South line run S 00°29'52" E along said East line for a distance of 499.26 feet to a broken 4" x 4" concrete monument; thence continue S 00°29'52" E along said East line for a distance of 797.59 feet to the South line of the aforesaid plat of MAC CALLUMS SUBDIVISION; thence departing said East line of said Lot 2 run S 89°31'23" W for a distance of 686.89 feet to a 1-1/2" iron pipe; thence continue S 89°31'23" W for a distance of 302.51 feet to an iron bar in a well box marking the East 1/4 corner of said Section 17; thence run S 89°27'58" W for a distance of 1320.77 feet; thence run N 00°31'33" W for a distance of 660.62 feet; thence run S 89°21'31" W for a distance of 377.67 feet; thence

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run N 00°31'25" W for a distance of 630.40 feet to the apparent South Right-of-Way line of Glenridge Way; thence run S 89°19'29" W along said South Right-of-Way line for a distance of 943.67 feet to a 4" x 4" concrete monument being the Northeast corner of Lot 2, Block 9, SECOND SECTION ORLANDO PARK, according to the plat thereof as recorded in Plat Book N, Page 27 of the aforesaid Public Records; thence run S 89°39'24" W continuing along said South Right-of-Way line for a distance of 1322.57 feet to the accepted East line of the West 1/2 of the Southeast 1/4 of the Northwest 1/4 of said Section 17 and the East line of TIMBERLANE, according to the plat thereof as recorded in Plat Book U, Page 108 of the aforesaid Public Records; thence run S 00°36'53" E along said East plat line for a distance of 1297.74 feet to the accepted Southwest corner of the West 1/2 of the Southeast 1/4 of the Northwest 1/4 of said Section 17 and the Southeast corner of said plat of TIMBERLANE; thence run S 00°37'18" E along the East line of LAKE FOREST PARK, according to the plat thereof as recorded in Plat Book S, Page 20 of the aforesaid Public Records for a distance of 1322.38 feet to the accepted Southwest corner of the Northeast 1/4 of the Southwest 1/4 of said Section 17 and the Southeast corner of the aforesaid plat of LAKE FOREST PARK; thence continue S 00°37'18" E along the East line of NORTHWOOD TERRACE, according to the plat thereof as recorded in Plat Book S, Page 16 of said Public Records for a distance of 1282.38 feet to the North Right-of-Way line of Corrine Drive, according to the map thereof recorded in State Road Book 1, Pages 149 through 153 of the aforesaid Public Records; thence run S 89°57'51" E along said North Right-of-Way line for a distance of 100.00 feet; thence departing said North Right-of-Way line run N 00°37'16" W for a distance of 393.00 feet to the North line of the South 433 feet of the West 500 feet of the Southeast 1/4 of the Southwest 1/4 of said Section 17; thence run S 89°57'51" E along said North line for a distance of 400.00 feet to the East line of the South 433 feet of the West 500 feet of the Southeast 1/4 of the Southwest 1/4 of said Section 17; thence run S 00°37'18" E along said East line for a distance of 393.00 feet to the aforesaid North Right-of-Way line of Corrine Drive; thence departing said East line run along said North Right-of-Way line the following courses and distances: thence run S 89°57'51" E for a distance of 814.81 feet; thence run N 89°16'22" E for a distance of 411.42 feet; thence run N 00°42'02" W for a

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distance of 32.01 feet; thence run N 89°15'20" E for a distance of 176.81 feet; thence run S 00°45'31" E for a distance of 32.04 feet; thence run N 89°15'35" E for a distance of 103.77 feet; thence run N 00°37'35" W for a distance of 15.01 feet; thence run N 89°22'29" E for a distance of 9.98 feet; thence run S 00°37'35" E for a distance of 14.99 feet; thence run N 89°15'35" E for a distance of 19.30 feet; thence departing said North Right-of-Way line run S 00°37'35" E for a distance of 80.00 feet to the South Right-of-Way line of said Corrine Drive; thence departing said South Right-of-Way line run S 43°53'46" W for a distance of 14.05 feet to the East Right-of-Way line of Bennett Road, according to the map thereof as recorded in State Road Plat Book 1, Pages 96 through 102 of the aforesaid Public Records; thence run along said East Right-of-Way line the following courses and distances: thence run S 01°28'04" E for a distance of 660.62 feet; thence run N 88°31'56" E for a distance of 25.00 feet; thence run S 01°28'04" E for a distance of 72.00 feet; thence run S 88°31'56" W for a distance of 25.00 feet; thence run S 01°28'04" E for a distance of 1646.33 feet to a point of curvature of a curve concave to the West having a radius of 11,504.16 feet; thence run along the arc of said curve through a central angle of 00°18'20" for a distance of 61.36 feet to the end of said curve; thence run N 88°50'17" E for a distance of 35.00 feet to a point of curvature of a non-tangent curve concave to the West having a radius of 11,539.16 feet; thence from a tangent bearing of S 01°09'43" E run along the arc of said curve through a central angle of 00°43'17" for a distance of 145.27 feet to the end of said curve; thence run S 89°33'08" W, non-tangent to said curve, for a distance of 35.00 feet to a point of curvature of a non-tangent curve concave to the West having a radius of 11,504.16 feet; thence from a tangent bearing of S 00°26'27" E run along the arc of said curve through a central angle of 00°14'50" for a distance of 49.62 feet to the end of said curve; thence run S 00°11'37" E for a distance of 457.53 feet; thence run S 00°37'24" E for a distance of 693.90 feet; thence run S 00°45'09" E for a distance of 115.35 feet; thence departing said East Right-of-Way line run S 89°49'34" E along the South line of the North 1/2 of the Southeast 1/4 of said Section 21, for a distance of 308.62 feet to a concrete monument stamped "USAF OAFB #35"; thence continue S 89°49'34" E for a distance of 1646.07 feet to the accepted Southeast corner of the Northeast 1/4

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of the Southeast 1/4 of said Section 20; thence run N 00°49'16" E for a distance of 134.03 feet to a concrete monument stamped "USAF OAFB #38"; thence run N 89°21'19" E for a distance of 654.99 feet to a concrete monument stamped "USAF OAFB #39"; said monument lying on the West line of Block D, JAMAJO, according to the plat thereof as recorded in Plat Book J, Page 88 of the aforesaid Public Records; thence run N 00°27'47" E along said West line for a distance of 808.28 feet to a concrete monument stamped "USAF OAFB #40"; thence continue N 00°27'47" E for a distance of 367.58 feet to the North line of the aforesaid plat of JAMAJO and the accepted Northeast corner of the West 1/2 of the Northwest 1/4 of the Southwest 1/4 of said Section 21; thence run N 89°07'46" E along said North line for a distance of 1297.94 feet to the accepted Southeast corner of the West 1/2 of the Southeast 1/4 of the Northwest 1/4 of said Section 21; thence departing said North line run N 01°05'30" W for a distance of 1336.40 feet to the North line of PLAN OF PONCE DE LEON, according to the plat thereof as recorded in Plat Book N, Page 28 of said Public Records and the accepted Northeast corner of the West 1/2 of the Southeast 1/4 of the Northwest 1/4 of said Section 21; thence run N 89°09'34" E along said North line for a distance of 517.22 feet; thence continue N 89°09'34" E for a distance of 139.94 feet to the accepted Southeast corner of the Southeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of said Section 21; thence run N 89°27'20" E for a distance of 1331.69 feet to the POINT OF BEGINNING.

LESS:

A parcel of land lying in Section 21, Township 22 South, Range 30 East, Orange County, Florida, described as follows:

Begin at the Southeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 21; thence run S 89°27'20" W for a distance of 305.00 feet; thence run N 00°30'22" W for a distance of 400.00 feet; thence run N 89°27'20" E for a distance of 305.00 feet; thence run S 00°30'22" E for a distance of 400.00 feet to the POINT OF BEGINNING.

The above description is based on the Florida State Plane Coordinate System East Zone, grid factor of 0.99995459, NAD 83 Datum (1990 adjustment).

The above described parcel of land lies in the City of Orlando, Orange County, Florida, and contains 1095.00 acres, more or less.

The above description is based on the Florida State Plane Coordinate System East Zone, grid factor of 0.99995459, NAD 83 Datum (1990 adjustment).

AND:

That part of Section 17, Township 22 South, Range 30 East, Orange County, Florida, described as follows:

Commence at a 4x4 concrete monument marked "USAF OAFB" #30, said point being on the North Right-of-Way line of Corrine Drive according to the map thereof recorded in State Road Book 1, Pages 149 through 153 of the Public Records of Orange County, Florida and N 00°03'23" E 40.00 feet from the Southwest corner of the Southeast 1/4 of said Section 17; thence run N 89°16'22" E along said Right-of-Way line for a distance of 411.42 feet to the POINT OF BEGINNING; thence run N 00°42'02" W along said Right-of-Way line for a distance of 32.01 feet; thence run N 89°15'20" E along said Right-of-Way line for a distance of 176.81 feet; thence run S 00°45'31" E along said Right-of-Way line for a distance of 32.04 feet; thence leaving said Right-of-Way line run S 89°15'35" W for a distance of 137.56 feet; thence run S 89°16'22" W for a distance of 39.29 feet to the POINT OF BEGINNING. Containing 0.130 acres (5,664 square feet) more or less and being subject to any rights-of-way, restrictions and easements of record.

The above description is based on the Florida State Plane Coordinate System East Zone, grid factor of 0.99995459, NAD 83 Datum (1990 adjustment).

AND:

That part of Section 17, Township 22 South, Range 30 East, Orange County, Florida, described as follows:

Commence at a 4x4 concrete monument marked "USAF OAFB" #30, said point being on the North Right-of-Way line of Corrine Drive according to the map thereof recorded in State Road Book 1, Pages 149 through 153 of the Public Records of Orange County, Florida and N 00°03'23" E 40.00 feet from the Southwest corner of the Southeast 1/4 of said Section 17; thence run the following five courses along said Right-of-Way line N 89°16'22" E for a distance of 411.42 feet; thence run N 00°42'02" W for a distance of 32.01 feet; thence run N 89°15'20" E for a distance of 176.81 feet; thence run S 00°45'31" E for a distance of 32.04 feet; thence run N 89°15'35" E for a distance of 103.77 feet to the POINT OF BEGINNING; thence run N 00°37'35" W along said Right-of-Way line for a distance of 15.01 feet; thence run N 89°22'29" E along said Right-of-Way line for a distance of 9.98 feet; thence run S 00°37'35" E along said Right-of-Way line for a distance of 14.99 feet; thence leaving said Right-of-Way line run S 89°15'35" W for a distance of 9.98 feet to the POINT OF BEGINNING. Containing 0.003 acres (150 square feet) more or less and being subject to any rights-of-way, restrictions and easements of record.

The above description is based on the Florida State Plane Coordinate System East Zone, grid factor of 0.99995459, NAD 83 Datum (1990 adjustment).

AND:

That part of Section 17, Township 22 South, Range 30 East, Orange County, Florida, described as follows:

Commence at a 4x4 concrete monument marked "USAF OAFB" #30, said point being on the North Right-of-Way line of Corrine Drive according to the map thereof recorded in State Road Book 1, Pages 149 through 153 of the Public Records of Orange County, Florida and N 00°03'23" E 40.00 feet from the Southwest corner of the Southeast 1/4 of said Section 17; thence run the following nine courses along said Right-of-Way line N 89°16'22" E for a distance of 411.42 feet; thence run N 00°42'02" W for a distance of 32.01 feet; thence run N 89°15'20" E for a distance of 176.81 feet; thence run S 00°45'31" E for a distance of 32.04 feet; thence run N 89°15'35" E for a distance of 103.77 feet; thence run N 00°37'35" W for a distance of 15.01 feet; thence run N 89°22'29" E for a distance of 9.98 feet; thence run S 00°37'35" E for a distance of 14.99 feet; thence run N 89°15'35" E for a distance of 8.12 feet to the POINT OF BEGINNING; thence continue N 89°15'35" E along said Right-of-Way line for a distance of 11.18 feet; thence departing said North Right-of-Way line run S 00°37'35" E for a distance of 80.00 feet to the South Right-of-Way line of said Corrine Drive; thence departing said South Right-of-Way line run S 43°53'46" W for a distance of 14.05 feet to the East Right-of-Way line of Bennett Road, according to the map thereof as recorded in State Road Plat Book 1, Pages 96 through 102 of the Public Records of Orange County, Florida; thence leaving said East Right-of-Way line run N 01°28'04" W for a distance of 90.02 feet to the POINT OF BEGINNING. Containing 0.021 acres (897 square feet) more or less and being subject to any rights-of-way, restrictions and easements of record.

The above description is based on the Florida State Plane Coordinate System East Zone, grid factor of 0.99995459, NAD 83 Datum (1990 adjustment).

AND:

That part of Section 17, Township 22 South, Range 30 East, Orange County, Florida, described as follows:

Commence at a 4x4 concrete monument marked "USAF OAFB" #30, said point being on the North Right-of-Way line of Corrine Drive according to the map thereof recorded in State Road Book 1, Pages 149 through 153 of the Public Records of Orange County, Florida and N 00°03'23" E 40.00 feet from the Southwest corner of the Southeast 1/4 of said Section 17; thence run the following nine courses along said Right-of-Way line N 89°16'22" E for a distance of 411.42 feet; thence run N 00°42'02" W for a distance of 32.01 feet; thence run N 89°15'20" E for a distance of 176.81 feet; thence run S 00°45'31" E for a distance of 32.04 feet; thence run N 89°15'35" E for a distance of 103.77 feet; thence run N 00°37'35" W for a distance of 15.01 feet; thence run N 89°22'29" E for a distance of 9.98 feet; thence run S 00°37'35" E for a distance of 14.99 feet; thence run N 89°15'35" E for a distance of 19.30 feet; thence leaving said Right-of-Way line run S 00°37'35" E for a distance of 80.00 feet to the South Right-of-Way line said Corrine Drive; thence departing said South Right-of-Way line run S 43°53'46" W for a distance of 14.05 feet to the East Right-of-Way line of Bennett Road, according to the map thereof as recorded in State Road Plat Book 1, Pages 96 through 102 of the aforesaid Public Records; thence run S 01°28'04" E along said Right-of-Way line for a distance of 660.62 feet to the POINT OF BEGINNING; thence run N 88°31'56" E along said Right-of-Way line for a distance of 25.00 feet; thence run S 01°28'04" E along said Right-of-Way line for a distance of 72.00 feet; thence run S 88°31'56" W along said Right-of-Way line for a distance of 25.00 feet; thence leaving said East Right-of-Way line run N 01°28'04" W for a distance of 72.00 feet to the POINT OF BEGINNING. Containing 0.041 acres (1,800 square feet) more or less and being subject to any rights-of-way, restrictions and easements of record.

The above description is based on the Florida State Plane Coordinate System East Zone. grid factor of 0.99995459. NAD 83 Datum (1990 adjustment).

AND:

That part of Section 17, Township 22 South, Range 30 East, Orange County, Florida, described as follows:

Commence at a 4x4 concrete monument marked "USAF OAFB" #30, said point being on the North Right-of-Way line of Corrine Drive according to the plat thereof recorded in State Road Book 1, Pages 149 through 153 of the Public Records of Orange County, Florida and N 00°03'23" E 40.00 feet from the Southwest corner of the Southeast 1/4 of said Section 17; thence run the following nine courses along said Right-of-Way line N 89°16'22" E for a distance of 411.42 feet; thence run N 00°42'02" W for a distance of 32.01 feet; thence run N 89°15'20" E for a distance of 176.81 feet; thence run S 00°45'31" E for a distance of 32.04 feet; thence run N 89°15'35" E for a distance of 103.77 feet; thence run N 00°37'35" W for a distance of 15.01 feet; thence run N 89°22'29" E for a distance of 9.98 feet; thence run S 00°37'35" E for a distance of 14.99 feet; thence run N 89°15'35" E for a distance of 19.30 feet; thence leaving said Right-of-Way line run S 00°37'35" E for a distance of 80.00 feet to the South Right-of-Way line of said Corrine Drive; thence departing said South Right-of-Way line run S 43°53'46" W for a distance of 14.05 feet to the East Right-of-Way line of Bennett Road, according to the map thereof as recorded in State Road Plat Book 1, Pages 96 through 102 of the aforesaid Public Records; thence run along said East Right-of-Way line the following six courses and distances: thence run S 01°28'04" E for a distance of 660.62 feet; thence run N 88°31'56" E for a distance of 25.00 feet; thence run S 01°28'04" E for a distance of 72.00 feet; thence run S 88°31'56" W for a distance of 25.00 feet; thence run S 01°28'04" E for a distance of 1646.33 feet to a point of curvature of a curve concave to the West having a radius of 11,504.16 feet; thence run along the arc of said curve through a central angle of 00°18'20" for a distance of 61.36 feet to the end of said curve and the POINT OF BEGINNING; thence run N 88°50'17" E along said East Right-of-Way line for a distance of 35.00 feet to a point of curvature of a non-tangent curve concave to the West having a radius of 11,539.16 feet; thence from a tangent bearing of S 01°09'43" E run along said East Right-of-Way line and the arc of said curve

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through a central angle of $00^{\circ}43'17''$ for a distance of 145.27 feet to the end of said curve; thence run $S\ 89^{\circ}33'08''\ W$ along said East Right-of-Way line, non-tangent to said curve, for a distance of 35.00 feet to a point of curvature of a non-tangent curve concave to the West having a radius of 11,504.16 feet; and a chord bearing of $N\ 00^{\circ}48'05''\ W$; thence leaving said East Right-of-Way line run Northerly along the arc of said curve through a central angle of $00^{\circ}43'17''$ for a distance of 144.84 feet to the POINT OF BEGINNING. Containing 0.117 acres (5,077 square feet) more or less and being subject to any rights-of-way, restrictions and easements of record.

The above description is based on the Florida State Plane Coordinate System East Zone, grid factor of 0.99995459, NAD 83 Datum (1990 adjustment).

LESS THE FOLLOWING OUT PARCELS:

OUT-PARCEL

ORANGE COUNTY PUBLIC SCHOOLS
WINTER PARK HIGH SCHOOL EXPANSION SITE

For a point of reference commence at a 4" x 4" concrete monument marking the accepted Northeast corner of the South 1/2 of the North 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 16, Township 22 South, Range 30 East, Orange County, Florida, also known as the Northwest corner of GREENVIEW AT WINTER PINES, as recorded in Plat Book 7, Pages 31 and 32 of the Public Records of Orange County, Florida; thence run N 87°41'17" W for a distance of 862.14 feet to the POINT OF BEGINNING; thence run S 01°00'16" W for a distance of 187.36 feet; thence run S 22°32'48" E for a distance of 144.58 feet; thence run S 01°00'13" W for a distance of 340.02 feet; thence run N 74°04'54" W for a distance of 367.34 feet; thence run N 01°00'00" E for a distance of 572.16 feet; thence run S 87°41'17" E for a distance of 297.31 feet to the POINT OF BEGINNING. Containing 4.67 acres, more or less.

The above description is based on the Florida State Plane Coordinate System East Zone. grid factor of 0.99995459. NAD 83 Datum (1990 adjustment).

OUT-PARCEL

VETERANS ADMINISTRATION CLINIC SITE

For a point of reference commence at a 4" x 4" concrete monument marking the accepted Northeast corner of the South 1/2 of the North 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 16, Township 22 South, Range 30 East, Orange County, Florida, also known as the Northwest corner of GREENVIEW AT WINTER PINES, as recorded in Plat Book 7, Pages 31 and 32 of the Public Records of Orange County, Florida; thence run N 87°41'17" W for a distance of 1159.45 feet to the POINT OF BEGINNING; thence run S 01°00'00" W for a distance of 1064.03 feet; thence run N 89°59'50" W for a distance of 1834.76 feet; thence run N 00°36'18" W for a distance of 671.27 feet; thence run N 00°40'31" W for a distance of 336.71 feet; thence run N 87°32'37" E for a distance of 332.50 feet; thence run N 87°50'26" E for a distance of 1326.86 feet; thence run S 87°41'17" E for a distance of 206.46 feet to the POINT OF BEGINNING. Containing 44.32 acres more or less.

The above description is based on the Florida State Plane Coordinate System East Zone. grid factor of 0.99995459. NAD 83 Datum (1990 adjustment).

OUT-PARCEL

DEFENSE FINANCE ACCOUNTING SERVICE FACILITY (DFAS)

For a point of reference commence at an iron bar in a well box marking the East 1/4 corner of Section 17, Township 22 South, Range 30 East, Orange County, Florida; thence run S 00°28'07" E for a distance of 138.83 feet; thence run S 89°31'53" W for a distance of 50.00 feet to the POINT OF BEGINNING; thence run S 00°56'59" W for a distance of 273.45 feet; thence run S 89°26'18" W for a distance of 1227.30 feet; thence run N 00°46'52" W for a distance of 307.42 feet; thence run N 89°23'09" E for a distance of 1138.85 feet; thence run S 70°37'56" E for a distance of 103.01 feet to the POINT OF BEGINNING. Containing 8.67 acres, more or less.

The above description is based on the Florida State Plane Coordinate System East Zone, grid factor of 0.99995459, NAD 83 Datum (1990 adjustment).

OUT-PARCEL

FLORIDA DEPARTMENT OF CORRECTIONS (FDOC)

PARCEL A:

For a point of reference commence at an iron bar in a well box marking the East 1/4 corner of Section 17, Township 22 South, Range 30 East, Orange County, Florida; thence run S 00°28'07" E for a distance of 466.05 feet; thence run S 89°11'34" W for a distance of 1054.47 feet to the POINT OF BEGINNING; thence run S 00°28'46" E for a distance of 161.99 feet; thence run N 87°24'57" E for a distance of 7.03 feet; thence run S 00°09'39" E for a distance of 214.91 feet; thence run S 89°33'57" W for a distance of 237.73 feet; thence run N 00°40'52" W for a distance of 375.12 feet; thence run N 89°11'34" E for a distance of 233.22 feet to the POINT OF BEGINNING. Containing 2.03 acres more or less.

TOGETHER WITH THE FOLLOWING:

PARCEL B AND C:

For a point of reference commence at an iron bar in a well box marking the East 1/4 corner of Section 17, Township 22 South, Range 30 East, Orange County, Florida; thence run S 00°28'07" E for a distance of 1232.06 feet; thence run S 89°26'44" W for a distance of 638.50 feet to the POINT OF BEGINNING; thence run S 00°34'18" E for a distance of 140.30 feet; thence run S 43°36'46" E for a distance of 57.08 feet to the point of curvature of a curve concave to the Northeast; thence run Southeasterly along the arc of said curve having a radius length of 36.50 feet, a central angle of 46°55'23", and a chord bearing of S 67°04'27" E, an arc length of 29.89 feet; thence run N 89°27'52" E for a distance of 86.34 feet; thence run S 00°31'10" E for a distance of 140.01 feet; thence run S 89°32'12" W for a distance of 239.32 feet; thence run N 40°12'28" W for a distance of 207.52 feet; thence run S 88°44'02" W for a distance of 426.16 feet; thence run N 00°40'52" W for a

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distance of 178.76 feet; thence run N 89°26'44" E for a distance of 646.35 feet to the POINT OF BEGINNING. Containing 3.68 acres more or less.

The above description is based on the Florida State Plane Coordinate System East Zone, grid factor of 0.99995459, NAD 83 Datum (1990 adjustment).

OUT-PARCEL

U.S. CUSTOMS

For a point of reference commence at an iron bar in a well box marking the East 1/4 corner of Section 17, Township 22 South, Range 30 East, Orange County, Florida; thence run S 00°28'07" E for a distance of 1912.26 feet; thence run S 89°35'43" W for a distance of 29.95 feet to the POINT OF BEGINNING; thence run N 00°15'02" W for a distance of 146.18 feet to a point on a non-tangent curve concave to the Northeast; thence run along the arc of said curve having a radius length of 725.47 feet, a central angle of 09°54'41", and a chord bearing of N 22°14'33" W, an arc length of 125.50 feet to the point of reverse curvature of a curve concave to the Southwest; thence run along the arc of said curve having a radius length of 1270.98 feet, a central angle of 08°12'33", and a chord bearing of N 21°24'39" W an arc length of 182.10 feet; thence run along a non-tangent line S 89°32'36" W for a distance of 173.67 feet; thence run S 00°22'25" E for a distance of 184.97 feet to a point on a non-tangent curve concave to the Northwest; thence along the arc of said curve having a radius length of 25.00 feet, a central angle of 90°13'22" and a chord bearing of S 44°36'32" W an arc length of 39.37 feet; thence along a non-tangent line S 89°30'35" W for a distance of 144.23 feet; thence run S 00°32'10" E for a distance of 137.76 feet to the point of curvature of a curve concave to the Northeast; thence run along the arc of said curve having a radius length of 95.00 feet, a central angle of 62°36'04", and a chord bearing of S 31°49'31" E, an arc length of 103.80 feet; thence run along a non-tangent line N 89°35'43" E for a distance of 402.73 feet to the POINT OF BEGINNING. Containing 3.30 acres more or less.

The above description is based on the Florida State Plane Coordinate System East Zone. grid factor of 0.99995459. NAD 83 Datum (1990 adjustment).

OUT-PARCEL

FAIRWINDS FEDERAL CREDIT UNION

That part of A REVISION OF OAKHURST, according to the plat thereof, as recorded in Plat Book H, Page 114, located in Section 17, Township 22 South, Range 30 East, Orange County, Florida, described as follows:

Commence at the East 1/4 corner of said Section 17; thence run S 00°28'07" E along the East line of the Southeast 1/4 of said Section 17 for a distance of 2128.06 feet; thence leaving said East line run S 89°31'53" W for a distance of 247.44 feet to the POINT OF BEGINNING; thence run S 41°07'03" W for a distance of 304.00 feet; thence run N 48°52'57" W for a distance of 263.89 feet to the point of curvature of a curve concave Northeasterly having a radius of 848.00 feet; thence run Northwesterly along the arc of said curve through a central angle of 09°09'56" for a distance of 135.65 feet to a non-tangent line; thence run N 55°29'35" E for a distance of 250.00 feet; thence run S 79°17'30" E for a distance of 100.76 feet; thence run S 48°52'57" E for a distance of 250.00 feet to the POINT OF BEGINNING. Containing 2.477 acres more or less.

The above description is based on the Florida State Plane Coordinate System East Zone, grid factor of 0.99995459, NAD 83 Datum (1990 adjustment).

OUT-PARCEL

RIGHT-OF-WAY FOR TRUMAN ROAD

For a point of reference commence at a 4" x 4" concrete monument marking the accepted Northeast corner of the South 1/2 of the North 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 16, Township 22 South, Range 30 East, Orange County, Florida, also known as the Northwest corner of GREENVIEW AT WINTER PINES, as recorded in Plat Book 7, Pages 31 and 32 of the Public Records of Orange County, Florida; thence run S 00°41'46" E along the West line of said GREENVIEW AT WINTER PINES for a distance of 2336.94 feet to the accepted Northeast corner of the Northwest 1/4 of the Southeast 1/4 of Section 16 for the POINT OF BEGINNING; thence run S 00°07'50" E for a distance of 2639.98 feet to the accepted Northeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 21, Township 22 South, Range 30 East; thence run S 00°30'22" E along the East line of the Northwest 1/4 of the Northeast 1/4 of said Section 21 for a distance of 930.61 feet; thence run S 89°27'20" W for a distance of 30.00 feet; thence run N 00°30'22" W for a distance of 930.73 feet; thence run N 00°07'50" W for a distance of 2639.92 feet; thence run N 89°33'51" E for a distance of 30.00 feet to the POINT OF BEGINNING. Containing 2.46 acres more or less.

The above description is based on the Florida State Plane Coordinate System East Zone, grid factor of 0.99995459, NAD 83 Datum (1990 adjustment).

OUT-PARCEL

CADY WAY BIKE PATH

Begin at the intersection of the South line of the North 1/2 of the Southeast 1/4 of Section 20, Township 22 South, Range 30 East, Orange County, Florida, with the East Right-of-Way line of Bennett Road; thence run N 00°45'09" W along said East Right-of-Way line for a distance of 115.35 feet; thence run N 00°37'24" W along said East Right-of-Way line for a distance of 18.69 feet; thence departing said Right-of-Way line run S 89°49'10" E for a distance of 568.69 feet; thence run N 65°39'51" E for a distance of 59.83 feet; thence run S 00°11'24" E for a distance of 82.16 feet to said South line of the North 1/2 of the Southeast 1/4; thence run N 89°49'34" W along said South line for a distance of 622.73 feet to the POINT OF BEGINNING. Containing 0.84 acres more or less.

The above description is based on the Florida State Plane Coordinate System East Zone. grid factor of 0.99995459, NAD 83 Datum (1990 adjustment).

OUT-PARCEL

ARMY RESERVE CENTER

For a point of reference commence at the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of Section 17, Township 22 South, Range 30 East, Orange County, Florida; thence run Northerly along the West line of said Southeast 1/4 of the Southwest 1/4 for a distance of 40.00 feet to the North Right-of-Way line of Corrine Drive; thence run Easterly along the North Right-of-Way line of Corrine Drive for a distance of 100.00 feet; thence run N 00°37'18" W parallel to the West line of the Southeast 1/4 of the Southwest 1/4 of Section 17 for a distance of 393.00 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING, continue N 00°37'18" W for a distance of 97.27 feet; thence run S 89°57'51" E parallel to the South line of the Southeast 1/4 of the Southwest 1/4 for a distance of 489.80 feet; thence run S 00°37'18" E parallel to said West line of the Southeast 1/4 of the Southwest 1/4 of Section 17 for a distance of 490.27 feet to the North Right-of-Way line of Corrine Drive; thence run N 89°57'51" W along said North Right-of-Way line for a distance of 89.80 feet; thence run N 00°37'18" W parallel to said West line of the Southeast 1/4 of the Southwest 1/4 of Section 17 for a distance of 393.00 feet; thence run N 89°57'51" W parallel to the South line of the Southeast 1/4 of the Southwest 1/4 for a distance of 400.00 feet to the POINT OF BEGINNING. Containing 1.90 acres more or less.

The above description is based on the Florida State Plane Coordinate System East Zone, grid factor of 0.99995459, NAD 83 Datum (1990 adjustment).

OUT-PARCEL

RIGHT-OF-WAY FOR GRAY AVENUE, DONNA STREET, OAK STREET, AND ST. GEORGE STREET

Begin at an iron bar in a well box marking the East 1/4 corner of Section 17, Township 22 South, Range 30 East, Orange County, Florida; thence run S 00°28'07" E for a distance of 30.00 feet; thence run S 89°27'58" W for a distance of 1350.74 feet; thence run N 00°31'33" W for a distance of 610.47 feet to a point of curvature of a curve concave to the Southwest; thence run along the arc of said curve having a radius length of 50.00 feet, a central angle of 90°06'56", and a chord bearing of N 45°35'01" W, an arc length of 78.64 feet; thence run S 89°21'31" W for a distance of 327.67 feet; thence run N 00°31'25" W for a distance of 660.38 feet to the South Right-of-Way line of Glenridge Way; thence run N 89°19'29" E along said South Right-of-Way line for a distance of 30.00 feet thence run S 00°31'25" E for a distance of 630.40 feet; thence run N 89°21'31" E for a distance of 377.67 feet; thence run S 00°31'33" E for a distance of 660.62 feet; thence run N 89°27'58" E for a distance of 1320.77 feet to the POINT OF BEGINNING. Containing 2.09 acres more or less.

The above description is based on the Florida State Plane Coordinate System East Zone, grid factor of 0.99995459, NAD 83 Datum (1990 adjustment).

OUT-PARCEL

5-FOOT WIDE STRIP ALONG SOUTH RIGHT-OF-WAY LINE OF GLENRIDGE WAY

A parcel of land lying in Section 17, Township 22 South, Range 30 East, Orange County, Florida, described as follows:

BEGIN at the intersection of the South Right-of-Way line of Glenridge Way and the East Right-of-Way line of General Rees Road; thence run N 89°39'24" E along said North Right-of-Way line for a distance of 1322.57 feet to the Northeast corner of Lot 2, Block 9, SECOND SECTION ORLANDO PARK according to the plat thereof as recorded in Plat Book "N", Page 27 of the Public Records of Orange County, Florida; thence run N 89°19'29" E along said North Right-of-Way line for a distance of 913.67 feet to the West Right-of-Way line of St. George Avenue; thence run S 00°31'25" E along said West Right-of-Way line for a distance of 5.00 feet; thence run S 89°19'29" W for a distance of 913.66 feet; thence run S 89°39'24" W along said South Right-of-Way line for a distance of 1222.57 feet to the East Right-of-Way line of said General Rees Road; thence run N 00°36'53" W along said East Right-of-Way line for a distance of 5.00 feet to the POINT OF BEGINNING. Containing 0.245 acres more or less and being subject to any rights-of-way, restrictions and easements of record.

The above description is based on the Florida State Plane Coordinate System East Zone, grid factor of 0.99995459, NAD 83 Datum (1990 adjustment).

OUT-PARCEL

5-FOOT WIDE STRIP ALONG NORTH AND EAST BOUNDARY LINE

A parcel of land lying in Section 16, Township 22 South, Range 30 East, Orange County, Florida, described as follows:

BEGIN at a 4" x 4" concrete monument, at the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of said Section 16; thence run N 00°41'46" W along the West line of GREENVIEW AT WINTER PINES according to the plat thereof as recorded in Plat Book 7, Pages 31 and 32 of the Public Records of Orange County, Florida, and along the Southerly projection of said West line for a distance of 2336.94 feet to a 4" x 4" concrete monument at the Northeast corner of the South 1/2 of the North 1/2 of the Northwest 1/4 of the Northeast 1/4 of said Section 16 and the Northwest corner of the aforesaid plat of GREENVIEW AT WINTER PINES; thence run N 87°41'17" W for a distance of 862.14 feet; thence run S 01°00'16" W for a distance of 5.00 feet; thence run S 87°41'17" E for a distance of 857.28 feet; thence run S 00°41'46" E for a distance of 2332.17 feet; thence run N 89°33'51" E for a distance of 5.00 feet to the POINT OF BEGINNING. Containing 0.367 acres more or less and being subject to any rights-of-way, restrictions and easements of record.

The above description is based on the Florida State Plane Coordinate System East Zone, grid factor of 0.99995459, NAD 83 Datum (1990 adjustment).

OUT-PARCEL

5-FOOT WIDE STRIP ALONG EAST AND SOUTH LINE OF LOT 2 MAC CALLUMS SUBDIVISION

A parcel of land lying in Section 16, Township 22 South, Range 30 East, Orange County, Florida, described as follows:

BEGIN at a 4" x 4" concrete monument stamped "USAF OAFB #12", at the Southwest corner of the East 1/2 of the South 1/2 of the East 1/2 of the Northwest 1/4 of the Northwest 1/4 of said Section 16; thence run S 88°40'27" W for a distance of 14.88 feet; thence run S 00°29'52" E along the East line of Lot 2, MAC CALLUMS SUBDIVISION according to the plat thereof as recorded in Plat Book "A", Page 98 of the Public Records of Orange County, Florida, for a distance of 1341.86 feet to the South line of said MAC CALLUMS SUBDIVISION; thence run S 89°31'23" W along said South line for a distance of 989.40 feet to the East 1/4 corner of said Section 16; thence run S 00°28'07" E for a distance of 5.00 feet; thence run N 89°31'23" E for a distance of 994.41 feet; thence run N 00°29'52" W for a distance of 1341.86 feet; thence run N 88°40'27" E for a distance of 9.89 feet; thence run S 89°59'50" E for a distance of 5.00 feet; thence run N 00°36'18" W for a distance of 5.00 feet; thence run N 89°59'50" W for a distance of 5.00 feet to the POINT OF BEGINNING. Containing 0.270 acres more or less and being subject to any rights-of-way, restrictions and easements of record.

The above description is based on the Florida State Plane Coordinate System East Zone, grid factor of 0.99995459, NAD 83 Datum (1990 adjustment).

OUT-PARCEL

RIGHT-OF-WAY FOR GENERAL REES AND GLENRIDGE WAY

A 100 foot wide strip of land for road or street, per Official Records Book 41, Page 245 (General Rees Road). Containing 8.96 acres more or less.

A 45 foot wide strip of land for road, per Official Records Book 2792, Page 539 (Glenridge Way/Raymond Street). Containing 0.84 acres more or less.

The above description is based on the Florida State Plane Coordinate System East Zone, grid factor of 0.99995459, NAD 83 Datum (1990 adjustment).

OUT-PARCEL

ADDITIONAL WATER TREATMENT PLANT LESS OUT

A parcel of land lying in Section 21, Township 22 South, Range 30 East, Orange County, Florida, described as follows:

Commence at the Southeast corner of the Northwest 1/4 of the Northeast 1/4 of said Section 21; thence run S 89°27'20" W along the North line of PLAN OF PONCE DeLEON, according to the plat thereof as recorded in Plat Book N, Page 28 of the Public Records of Orange County, Florida, and the Easterly prolongation thereof for a distance of 305.00 feet to the POINT OF BEGINNING; thence run N 00°30'22" W for a distance of 400.00 feet; thence run N 89°27'20" E for a distance of 275.00 feet; thence run N 00°30'22" W for a distance of 636.04 feet; thence run S 89°27'20" W for a distance of 539.28 feet; thence run S 00°32'40" E for a distance of 1036.04 feet to the aforementioned North line of said PLAN OF PONCE DeLEON; thence run N 89°27'20" E along said North line for a distance of 263.59 feet to the POINT OF BEGINNING. Containing 10.294 acres more or less and being subject to any rights-of-way, restrictions and easements of record.

The above description is based on the Florida State Plane Coordinate System East Zone, grid factor of 0.99995459, NAD 83 Datum (1990 adjustment).

ACREAGE SUMMARY:

Total CDD Boundary Acreage is 997.899 acres, more or less.

The above description is based on the Florida State Plane Coordinate System East
Zone. grid factor of 0.99995459. NAD 83 Datum (1990 adjustment).

KEY

<u>Parcel</u>	<u>Acreage</u>	<u>Added to CDD</u>	<u>Contracted from CDD</u>
A	0.013	X	
B	0.158	X	
C	0.002	X	
D	0.424		X
E	0.609		X
F	0.387		X
G	0.001		X
Tract 127	0.411		X
VA Parcel	0.314		X

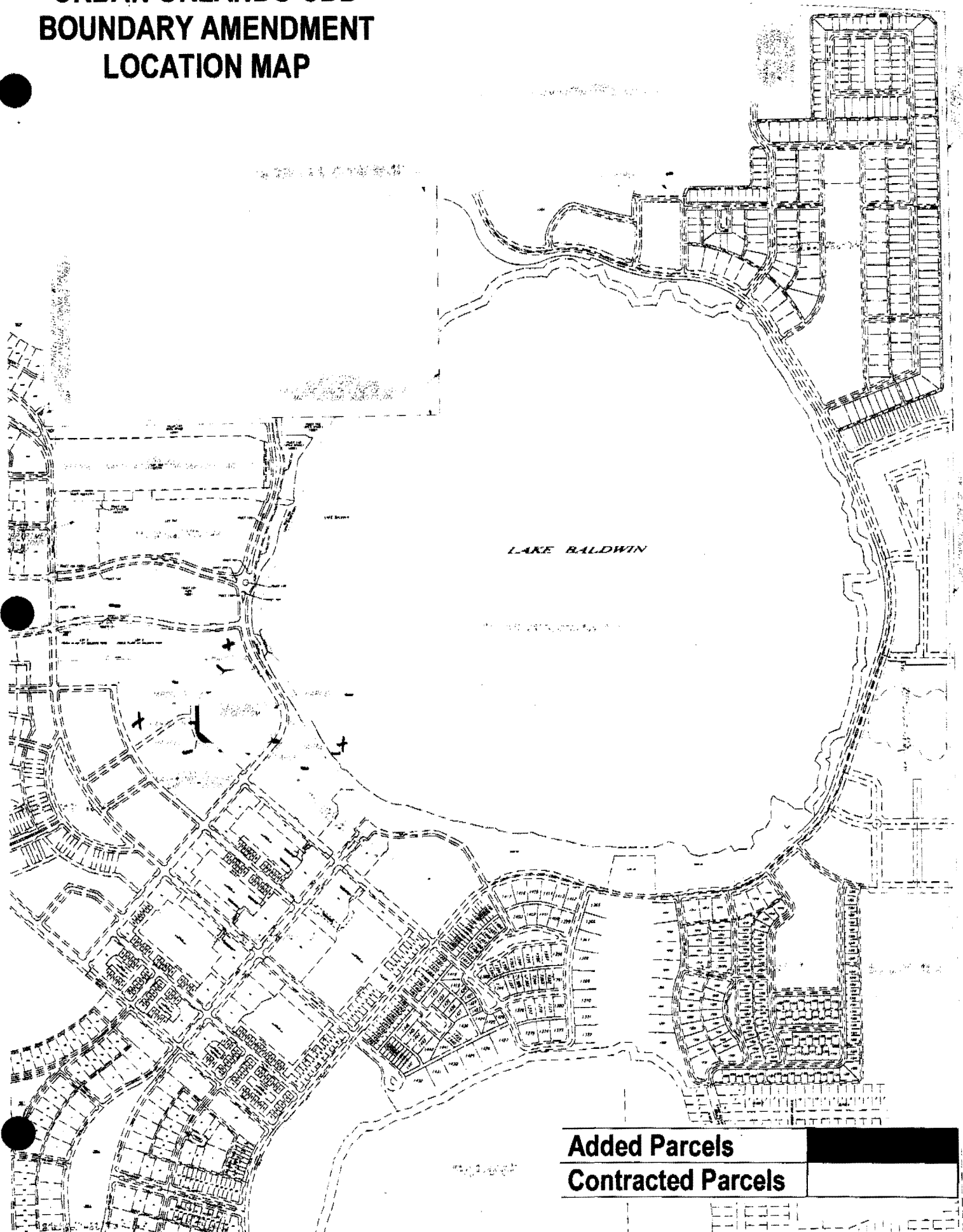
Total Contracted from CDD
Total Added to CDD

2.146 acres
0.173 acres

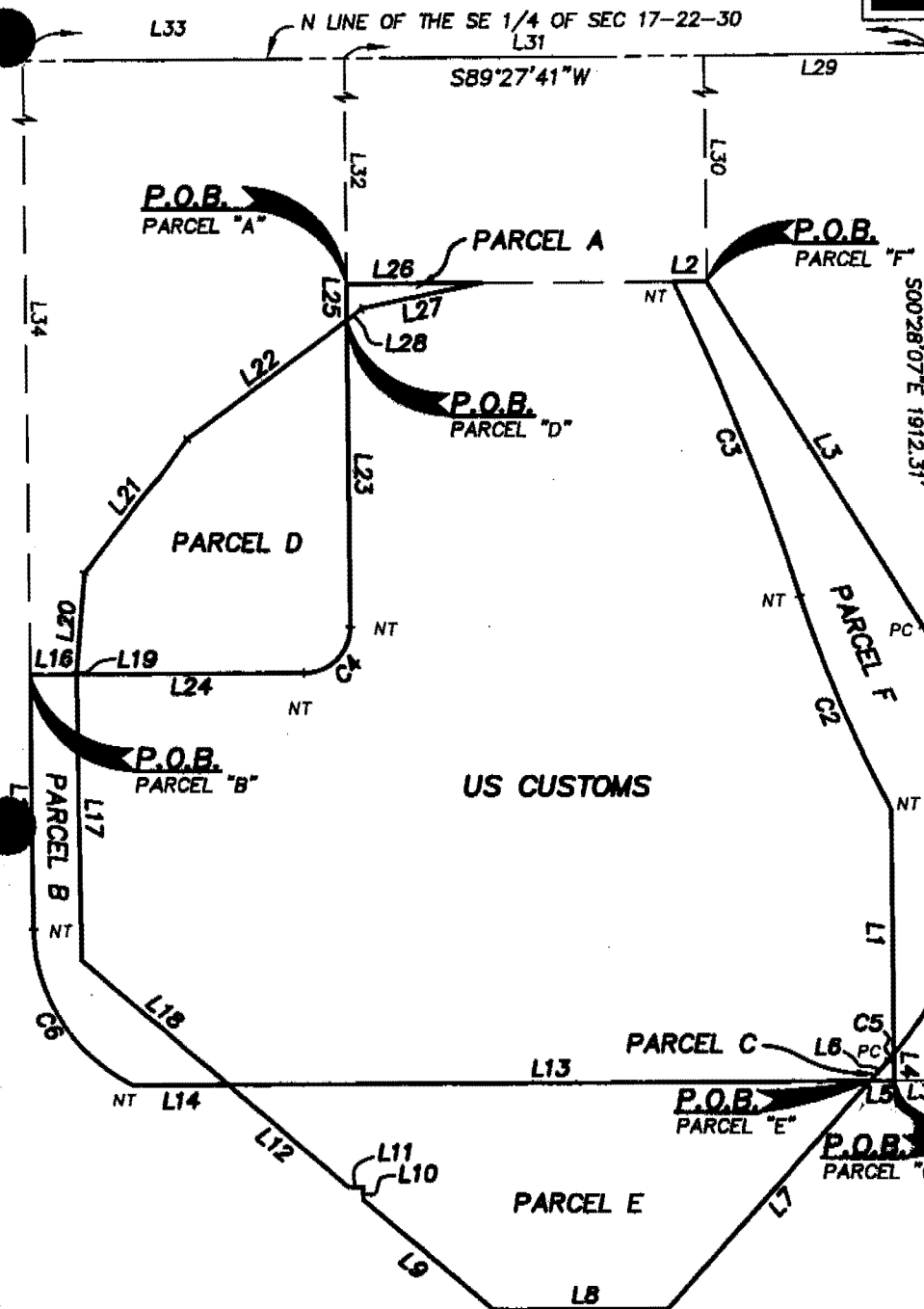
Resulting Net Contraction

1.973 acres

URBAN ORLANDO CDD BOUNDARY AMENDMENT LOCATION MAP



SKETCH OF DESCRIPTION



POINT OF COMMENCEMENT
PARCELS A THROUGH E
E 1/4 CORNER SEC 17-22-30

SURVEYORS NOTES:

- THIS IS NOT A BOUNDARY SURVEY.
- BEARINGS BASED ON THE N LINE OF THE SE 1/4 OF SEC 17-22-30 AS BEING S89°27'41"W (AN ASSUMED MERIDIAN).
- UNDERLYING PLATS NOT SHOWN
- SEE SHEET 2 FOR LEGEND, LINE TABLE & CURVE TABLE
- SEE SHEET 3 - 5 FOR LEGAL DESCRIPTION

I hereby certify that this sketch, subject to the surveyor's notes contained hereon, meets the applicable "Minimum Technical Standards" set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

DONALD W. McINTOSH ASSOCIATES, INC.

Jimmy Waller
Jimmy Waller
Florida Registered Surveyor and Mapper
Certificate No. 5359

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PREPARED FOR:

BALDWIN PARK DEVELOPMENT COMPANY

U.S. CUSTOMS SWAP PARCELS

5/11/04	JW	REVISED PARCELS A, C, E AND F LEGALS
DATE	BY	DESCRIPTION
REVISIONS		



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>AMJ</u>	CHECKED BY: <u>JMMY</u>	JOB NO. <u>22097.0215</u>	SCALE <u>1"=100'</u>	SHEET <u>1</u>
DATE: <u>5/28/02</u>	DATE: <u>6/5/02</u>			OF <u>5</u>

FIELD BOOK _____ PG _____
SURVEY _____
FOUNDATION _____
FINAL _____

SKETCH OF DESCRIPTION

NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	199.00	71°09'52"	247.17	231.58	S04°12'21"W
C2	725.50	09°53'12"	125.19	125.04	N22°15'18"W
C3	1271.04	08°13'24"	182.43	182.27	N21°24'14"W
C4	25.00	90°13'22"	39.37	35.43	S44°36'32"W
C5	199.00	01°19'46"	4.62	4.62	N40°27'10"E
C6	95.00	62°36'04"	103.80	98.71	N31°49'31"W

LEGEND:

R - RADIUS
 L - ARC LENGTH
 CB - CHORD BEARING
 Δ - CENTRAL ANGLE
 PC - POINT OF CURVATURE
 PT - POINT OF TANGENCY
 PRC - POINT OF REVERSE CURVATURE
 PCC - POINT OF COMPOUND CURVATURE
 NT - NON-TANGENT
 R/W - RIGHT-OF-WAY
 PB - PLAT BOOK
 PG - PAGE

SEC 17-22-30 - SECTION-TOWNSHIP-RANGE

L1 - LINE TABLE (SEE SHEET 2)

C1 - LINE TABLE (SEE SHEET 2)

NUMBER	BEARING	DISTANCE
L1	N00°15'02"W	131.77'
L2	N89°32'36"E	17.78'
L3	S31°22'35"E	218.29'
L4	S00°15'02"E	14.42'
L5	S89°35'43"W	12.65'
L6	N41°07'03"E	14.59'
L7	S41°07'03"W	163.67'
L8	S89°27'52"W	92.90'
L9	N48°52'57"W	90.66'
L10	N00°10'43"E	7.04'
L11	S89°17'40"W	7.98'
L12	N48°52'57"W	83.94'
L13	N89°35'43"E	340.03'
L14	S89°35'43"W	50.07'
L15	N00°32'10"W	137.77'
L16	N89°30'35"E	24.73'
L17	S00°44'14"E	154.56'
L18	S48°52'57"E	101.80'
L19	N00°44'14"W	1.48'
L20	N04°26'38"E	53.44'
L21	N36°57'12"E	90.58'
L22	N52°42'09"E	106.51'
L23	S00°22'25"E	165.44'
L24	S89°30'35"W	119.51'
L25	N00°22'25"W	19.54'
L26	N89°32'36"E	72.05'
L27	S77°44'51"W	65.14'
L28	S52°42'09"W	10.39'
L29	S89°27'41"W	124.96'
L30	S00°32'19"E	1479.64'
L31	S89°27'41"W	316.41'
L32	S00°32'19"E	1479.36'
L33	S89°27'41"W	486.30'
L34	S00°32'19"E	1689.21'
L35	S89°31'53"W	29.95'

PREPARED FOR:

BALDWIN PARK DEVELOPMENT COMPANY

U.S. CUSTOMS SWAP PARCELS

DATE BY DESCRIPTION

REVISIONS



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: AMJ

DATE: 5/28/02

CHECKED BY: JMMY

DATE: 6/3/02

JOB NO.

22097.0215

SCALE

N/A

SHEET 2

OF 5

FIELD BOOK _____ PG _____

SURVEY _____

FOUNDATION _____

FINAL _____

SKETCH OF DESCRIPTION

DESCRIPTION:

U. S. Customs to Baldwin Park Development Company

Parcel A

That part of MAP OF OAKHURST, according to the plat thereof, as recorded in Plat Book G, Page 97 and A REVISION OF OAKHURST, according to the plat thereof, as recorded in Plat Book H, Page 114, of the Public Records of Orange County, Florida, described as follows:

Commence at East 1/4 corner of Section 17, Township 22 South, Range 30 East, Orange County, Florida; thence run S89°27'41"W along the North line of the Southeast 1/4 of said Section 17 for a distance of 316.41 feet; thence leaving said North line run S00°32'19"E for a distance of 1479.36 feet to the POINT OF BEGINNING; thence run N89°32'36"E for a distance of 72.05 feet; thence run S77°44'51"W for a distance of 65.14 feet; thence run S52°42'09"W for a distance of 10.39 feet; thence run N00°22'25"W for a distance of 19.54 feet to the POINT OF BEGINNING. Containing 0.013 acres more or less.

AND:

Parcel B

That part of A REVISION OF OAKHURST, according to the plat thereof, as recorded in Plat Book H, Page 114, of the Public Records of Orange County, Florida, described as follows:

Commence at East 1/4 corner of Section 17, Township 22 South, Range 30 East, Orange County, Florida; thence run S89°27'41"W along the North line of the Southeast 1/4 of said Section 17 for a distance of 486.30 feet; thence leaving said North line run S00°32'19"E for a distance of 1689.21 feet to the POINT OF BEGINNING; thence run N89°30'35"E for a distance of 24.73 feet; thence run S00°44'14"E for a distance of 154.56 feet; thence run S48°52'57"E for a distance of 101.80 feet; thence run S89°35'43"W for a distance of 50.07 feet to a point on a non-tangent curve concave Northeasterly having a radius of 95.00 feet and a chord bearing of N31°49'31"W; thence run Northwesterly along the arc of said curve through a central angle of 62°36'04" for a distance of 103.80 feet to a non-tangent line; thence run N00°32'10"W for a distance of 137.77 feet to the POINT OF BEGINNING. Containing 0.158 acres more or less.

PREPARED FOR:

BALDWIN PARK DEVELOPMENT COMPANY

U.S. CUSTOMS SWAP PARCELS

DATE	BY	DESCRIPTION

REVISIONS



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: AMJ

CHECKED BY: JMMY

JOB NO.

SCALE

SHEET 3

DATE: 5/28/02

DATE: 6/5/02

22097.0215

N/A

OF 5

FIELD BOOK _____ PG. _____

SURVEY _____

FOUNDATION _____

FINAL _____

SKETCH OF DESCRIPTION

AND:

Parcel C

That part of MAP OF OAKHURST, according to the plat thereof as recorded in Plat Book G, Page 97, of the Public Records of Orange County, Florida, described as follows:

Commence at East 1/4 corner of Section 17, Township 22 South, Range 30 East, Orange County, Florida; thence run S00°28'07"E along the East line of said Section 17 for a distance of 1912.31 feet; thence leaving said East line run S89°31'53"W for a distance of 29.95 feet to the POINT OF BEGINNING; thence run S89°35'43"W for a distance of 12.65 feet; thence run N41°07'03"E for a distance of 14.59 feet to the point of curvature of a curve concave Northwesterly having a radius of 199.00 feet; thence run Northeasterly along the arc of said curve through a central angle of 01°19'46" for a distance of 4.62 feet to a non-tangent line; thence run S00°15'02"E for a distance of 14.42 feet to the POINT OF BEGINNING. Containing 0.002 acres more or less.

Together containing 0.173 acres more or less and being subject to any rights-of-way, restrictions and easements of record.

Baldwin Park Development Company to U.S. Customs

Parcel D

That part of A REVISION OF OAKHURST, according to the plat thereof, as recorded in Plat Book H, Page 114, of the Public Records of Orange County, Florida, described as follows:

Commence at East 1/4 corner of Section 17, Township 22 South, Range 30 East, Orange County, Florida; thence run S89°27'41"W along the North line of the Southeast 1/4 of said Section 17 for a distance of 316.41 feet; thence leaving said North line run S00°32'19"E for a distance of 1479.36 feet; thence run S00°22'25"E for a distance of 19.54 feet to the POINT OF BEGINNING; thence continue S00°22'25"E for a distance of 165.44 feet to a point on a non-tangent curve concave Northwesterly having a radius of 25.00 feet and a chord bearing of S44°36'32"W; thence run Southwesterly along the arc of said curve through a central angle of 90°13'22" for a distance of 39.37 feet to a non-tangent line; thence run S89°30'35"W for a distance of 119.51 feet; thence run N00°44'14"W for a distance of 1.48 feet; thence run N04°26'38"E for a distance of 53.44 feet; thence run N36°57'12"E for a distance of 90.58 feet; thence run N52°42'09"E for a distance of 106.51 feet to the POINT OF BEGINNING. Containing 0.424 acres more or less.

PREPARED FOR:

BALDWIN PARK DEVELOPMENT COMPANY

U.S. CUSTOMS SWAP PARCELS

DATE	BY	DESCRIPTION

REVISIONS



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

FIELD BOOK _____ PG. _____
SURVEY _____
FOUNDATION _____
FINAL _____

DRAWN BY: AMJ
DATE: 5/28/02

CHECKED BY: JIMMY
DATE: 6/5/02

JOB NO.
22097.0215

SCALE
N/A

SHEET 4
OF 5

SKETCH OF DESCRIPTION

AND:
Parcel E

That part of MAP OF OAKHURST, according to the plat thereof as recorded in Plat Book G, Page 97 and A REVISION OF OAKHURST, according to the plat thereof, as recorded in Plat Book H, Page 114, of the Public Records of Orange County, Florida, described as follows:

Commence at East 1/4 corner of Section 17, Township 22 South, Range 30 East, Orange County, Florida; thence run S00°28'07"E along the East line of said Section 17 for a distance of 1912.31 feet; thence leaving said East line run S89°31'53"W for a distance of 29.95 feet; thence run S89°35'43"W for a distance of 12.65 feet to the POINT OF BEGINNING; thence run S41°07'03"W for a distance of 163.67 feet; thence run S89°27'52"W for a distance of 92.90 feet; thence run N48°52'57"W for a distance of 90.66 feet; thence run N00°10'43"E for a distance of 7.04 feet; thence run S89°17'40"W for a distance of 7.98 feet; thence run N48°52'57"W for a distance of 83.94 feet; thence run N89°35'43"E for a distance of 340.03 feet to the POINT OF BEGINNING. Containing 0.609 acres more or less.

AND:
Parcel F

That part of Section 16, Township 22 South, Range 30 East, Orange County, Florida, and that part of MAP OF OAKHURST, according to the plat thereof, as recorded in Plat Book G, Page 97, of the Public Records of Orange County, Florida, described as follows:

Commence at East 1/4 corner of Section 17, Township 22 South, Range 30 East, Orange County, Florida; thence run S89°27'41"W along the North line of the Southeast 1/4 of said Section 17 for a distance of 124.96 feet; thence leaving said North line run S00°32'19"E for a distance of 1479.64 feet to the POINT OF BEGINNING; thence run S31°22'35"E for a distance of 218.29 feet to a point of curvature of a curve concave Westerly having a radius of 199.00 feet; thence run Southerly along the arc of said curve through a central angle of 71°09'52" for a distance of 247.17 feet to a non-tangent line; thence run N00°15'02"W for a distance of 131.77 feet to a point on a non-tangent curve concave Easterly having a radius of 725.50 feet and a chord bearing of N22°15'18"W; thence run Northerly along the arc of said curve through a central angle of 09°53'12" for a distance of 125.19 feet to a point on a non-tangent curve concave Westerly having a radius of 1271.04 feet and a chord bearing of N21°24'14"W; thence run Northerly along the arc of said curve through a central angle of 08°13'24" for a distance of 182.43 feet to a non-tangent line; thence run N89°32'36"E for a distance of 17.78 feet to the POINT OF BEGINNING. Containing 0.387 acres more or less.

Together containing 1.420 acres more or less and being subject to any rights-of-way, restrictions and easements of record.

PREPARED FOR:

BALDWIN PARK DEVELOPMENT COMPANY

U.S. CUSTOMS SWAP PARCELS

DATE	BY	DESCRIPTION

REVISIONS



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: AMJ
DATE: 5/28/02

CHECKED BY: JIMMY
DATE: 6/5/02

JOB NO.
22097.0215

SCALE
N/A

SHEET 5
OF 5

FIELD BOOK _____ PG. _____
SURVEY _____
FOUNDATION _____
FINAL _____

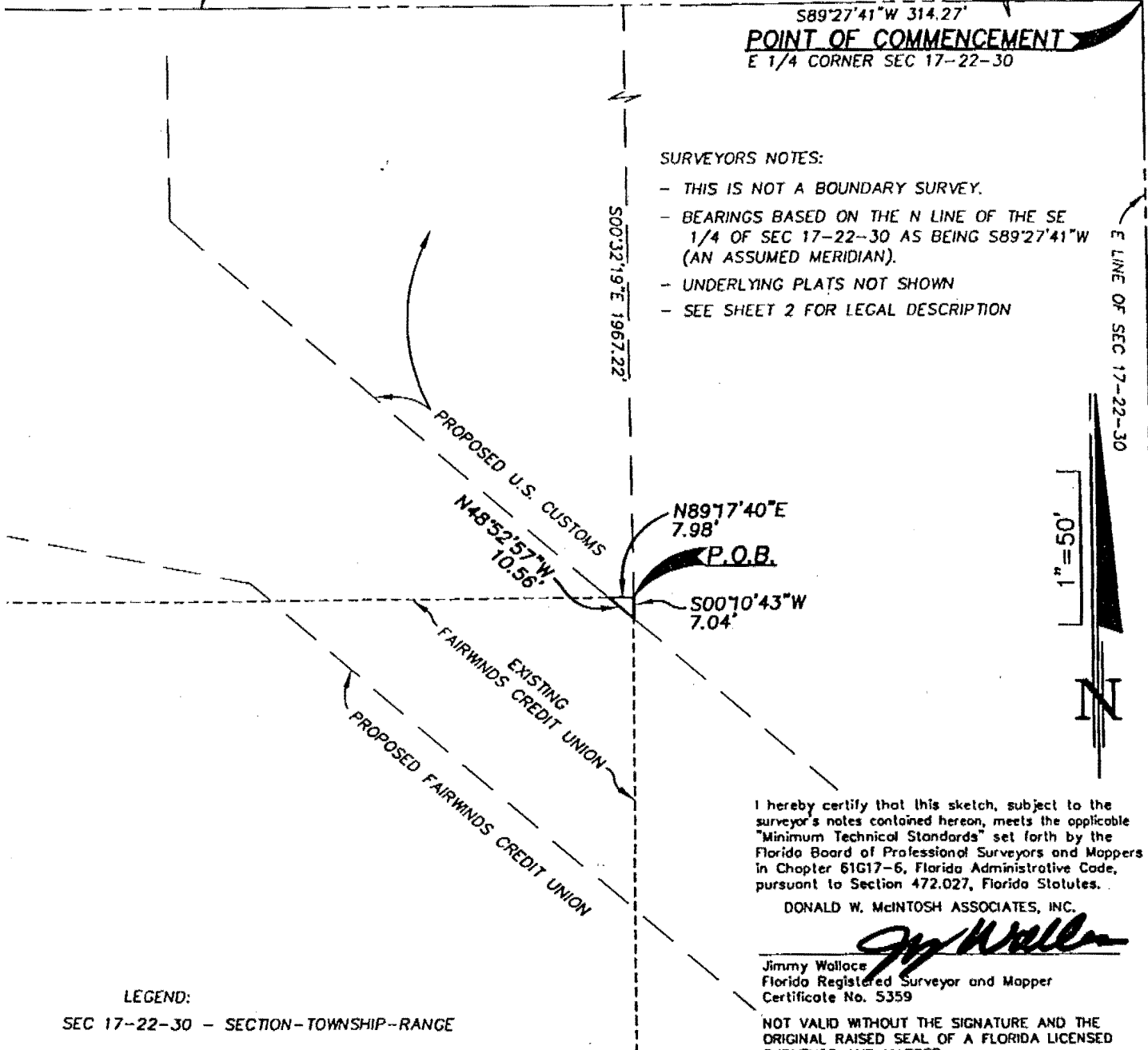
SKETCH OF DESCRIPTION PARCEL G

N LINE OF THE SE 1/4 OF SEC 17-22-30

S89°27'41"W 314.27'
POINT OF COMMENCEMENT
E 1/4 CORNER SEC 17-22-30

SURVEYORS NOTES:

- THIS IS NOT A BOUNDARY SURVEY.
- BEARINGS BASED ON THE N LINE OF THE SE 1/4 OF SEC 17-22-30 AS BEING S89°27'41"W (AN ASSUMED MERIDIAN).
- UNDERLYING PLATS NOT SHOWN
- SEE SHEET 2 FOR LEGAL DESCRIPTION



LEGEND:

SEC 17-22-30 - SECTION-TOWNSHIP-RANGE

I hereby certify that this sketch, subject to the surveyors notes contained hereon, meets the applicable "Minimum Technical Standards" set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

DONALD W. McINTOSH ASSOCIATES, INC.

Jimmy Wallace
Jimmy Wallace
Florida Registered Surveyor and Mapper
Certificate No. 5359

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PREPARED FOR:

BALDWIN PARK DEVELOPMENT COMPANY

FAIRWINDS CREDIT UNION TO U.S. CUSTOMS SWAP PARCEL

DATE	BY	DESCRIPTION
REVISIONS		



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

FIELD BOOK _____ PG. _____

SURVEY
FOUNDATION
FINAL

DRAWN BY: AMJ
DATE: 6/4/02

CHECKED BY: JMMY
DATE: 6/5/02

JOB NO.
22097.0215

SCALE
1"=50'

SHEET 1
OF 2

SKETCH OF DESCRIPTION PARCEL G

DESCRIPTION:

That part of A REVISION OF OAKHURST, according to the plat thereof as recorded in Plat Book H, Page 114, of the Public Records of Orange County, Florida, described as follows:

Commence at East 1/4 corner of Section 17, Township 22 South, Range 30 East, Orange County, Florida; thence run S89°27'41"W along the North line of the Southeast 1/4 of said Section 17 for a distance of 314.27 feet; thence leaving said North line run S00°32'19"E for a distance of 1967.22 feet to the POINT OF BEGINNING; thence run S0010°43"W for a distance of 7.04 feet; thence run N48°52'57"W for a distance of 10.56 feet; thence run N89°17'40"E for a distance of 7.98 feet to the POINT OF BEGINNING.

Containing 0.001 acres more or less and being subject to any rights-of-way, restrictions and easements of record.

sl7711desc

PREPARED FOR:

BALDWIN PARK DEVELOPMENT COMPANY

FAIRWINDS CREDIT UNION TO U.S. CUSTOMS SWAP PARCEL



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

FIELD BOOK _____ PG _____
SURVEY _____
FOUNDATION _____
FINAL _____

DRAWN BY: AMJ
DATE: 6/4/02

CHECKED BY: JMMY
DATE: 6/5/02

JOB NO.
22097.0215

SCALE
N/A

SHEET 2
OF 2

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
BALDWIN PARK URBAN ORLANDO
COMMUNITY DEVELOPMENT DISTRICT
TRACT 127

LEGEND

R = RADIUS
Δ = DELTA (CENTRAL ANGLE)
L = LENGTH
PC = POINT OF CURVATURE
PRC = POINT OF REVERSE CURVATURE
POB = POINT OF BEGINNING
PB = PLAT BOOK
PGS = PAGES



BALDWIN PARK UNIT 3
PB 52, PGS 103-112

TRACT 81

LOWER PARK ROAD

TRACT 82

SOUTHERLY BOUNDARY
LINE OF TRACT 82

N76°03'29"E 19.53'
R=1302.00'

Δ=27°06'16"

L=615.94'

R=999.50'
Δ=01°00'39"
L=17.83'

PRC

P.O.B.
NE CORNER
LOT 2

S89°26'44"W 646.38'

LOT 1

LOT 2

TOWER PLACE AT BALDWIN PARK
PB 62, PGS 4-5

BLOCK 6
A REVISION OF OAKHURST
PB H, PG 114

LOT 615

BALDWIN PARK UNIT 3
PB 52, PGS 103-112

\\orfls2\iso\BaldwinPark\CCDD Legal\Tract127.dgn

MEETING PLACE

WEST LINE LOT 1
N00°40'52"W 1.27'

05-AUG-2008 16:



482 South Keller Road
Orlando, Florida 32810-6101
Tel: 407/847-7275 Certificate No. LB 24

Date: 08/05/08
Scale: 1" = 100'
Job No.: N/A
F.B.: N/A
Drawn By: PMM
Ckd. By: JVC
Sheet 1 of 2

LEGAL DESCRIPTION TO ACCOMPANY SKETCH
BALDWIN PARK URBAN ORLANDO
COMMUNITY DEVELOPMENT DISTRICT
TRACT 127

LEGAL DESCRIPTION

A part of Lots 1 & 2 of the plat of "TOWER PLACE AT BALDWIN PARK" as recorded in Plat Book 62, Pages 4 & 5 of the public records of Orange County, Florida, being more particularly described as follows:

Begin at the Northeast corner of Lot 2 of said plat, thence S89°26'44"W for 646.38 feet to the West line of Lot 1 of said plat; thence N00°40'52"W along the said West line for 1.27 feet to a point on the Southerly boundary line of Tract 82 of the plat of "BALDWIN PARK UNIT 3" as recorded in Plat Book 52, Pages 103 through 112 of the public records of Orange County, Florida; thence along the Southerly boundary line of said Tract 82 for the following three (3) courses: run N76°03'29"E for 19.53 feet to the point of curvature of a curve, concave Southerly having a central angle of 27°06'18" and a radius of 1302.00 feet; thence run Easterly along the arc of said curve for a distance of 615.94 feet to the point of reverse curvature of a curve, concave Northerly having a central angle of 01°00'39" and a radius of 999.50 feet; thence Easterly along the arc of said curve for a distance of 17.63 feet to the point of beginning.

Containing 0.411 acres more or less.

\\orffs2\iso3\BaldwinPark\CCDD Legal\Tract127.dgn

05-AUG-2008 16:



482 South Keller Road
Orlando, Florida 32810-6101
Tel: 407/647-7275 Certificate No. LB 24

**LEGAL DESCRIPTION TO ACCOMPANY SKETCH
BPDC TO V.A. CLINIC**

LEGAL DESCRIPTION

A portion of Section 16, Township 22 South, Range 30 East, Orange County, Florida, being more particularly described as follows:

Commence at a 1" Iron Pipe with no cap, accepted as the Northwest corner of the South 1/2 of the North 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 16, Township 22 South, Range 30 East, Orange County, Florida, said corner also being known as the Southeast corner of Lot 1, Block "C" of the plat of "KENILWORTH ESTATES 1ST ADDITION", as recorded in Plat Book "W", Page 71 of the Public Records of Orange County, Florida; thence S.00°45'11"E. along the West line of the Northeast 1/4 of said Section 16 for 1072.39 feet to a point on the South Boundary of the Veterans Administration Clinic Site, said point being 173.66 feet N89°59'50"W of the Southeast corner of said Veterans Administration Clinic Site; thence N.89°59'50"W. along said South Boundary for 160.31 feet to a point on a non-tangent curve concave Northerly, said point being the POINT OF BEGINNING; thence Westerly along the arc of said curve, having a radius of 368.50 feet and a chord bearing of S.75°44'08"W., through a central angle of 28°32'05", for 183.52 feet to the point of tangency; thence N.89°59'50"W. for 63.12 feet to the point of curvature of a curve concave Northerly; thence Westerly along the arc of said curve, having a radius of 368.50 feet, through a central angle of 21°23'15", for 137.56 feet to the point of reverse curvature of a curve concave Southerly; thence Westerly along the arc of said curve, having a radius of 281.50 feet, through a central angle of 21°23'15", for 105.08 feet; thence S.89°59'50"E. for 476.19 feet to the POINT OF BEGINNING.

Containing 0.314 acres, more or less.

\\orffs2\asocods\BaldwinPark\UNIT10\DGN\PLAT\RAYT005A.dgn 29-SEP-2005 14:57



482 South Keller Road
Orlando, Florida 32810-6101
Tel: 407/647-7275 Certificate No. LB 24

Sheet 2 of 2

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION
BPDC TO V.A. CLINIC**

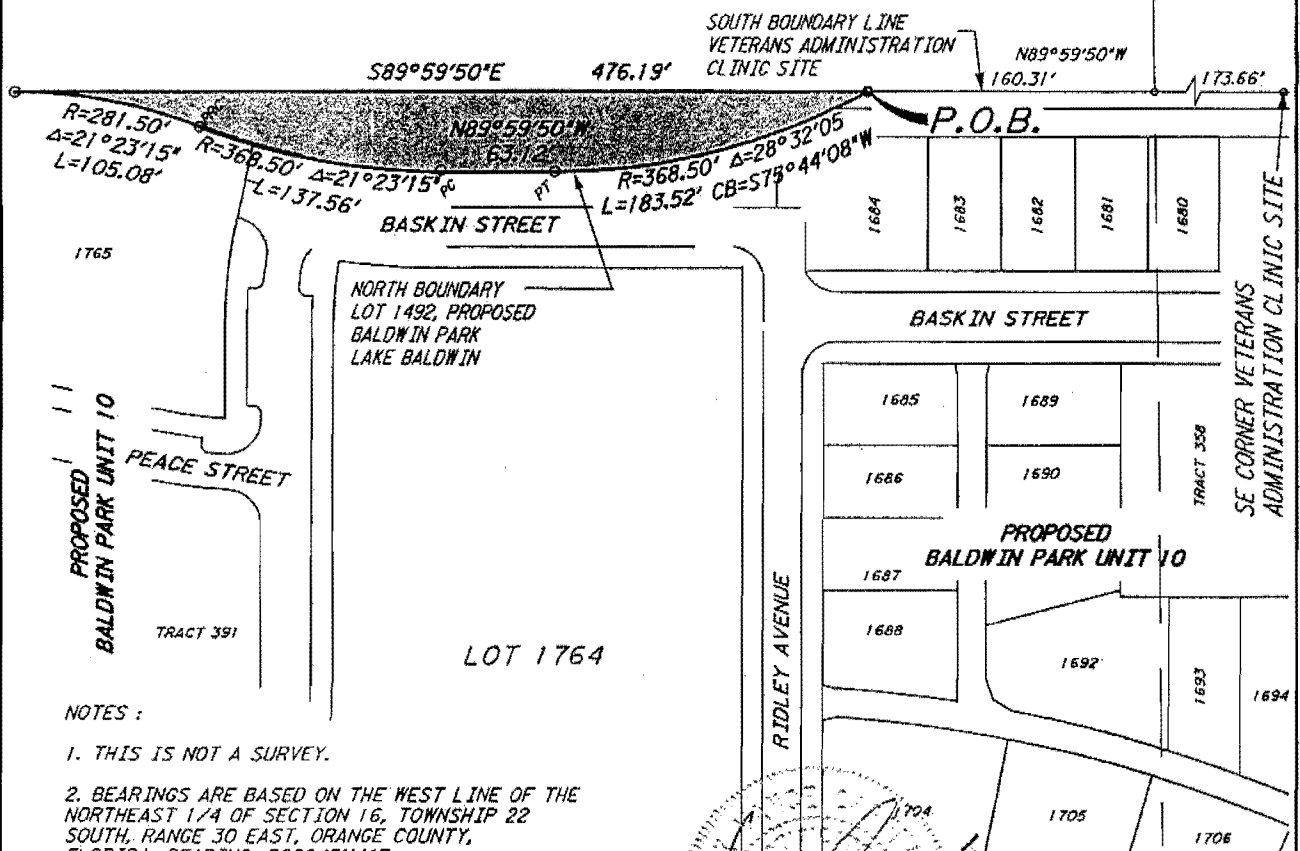
LEGEND

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
R= RADIUS
Δ= DELTA (CENTRAL ANGLE)
L= LENGTH
CB= CHORD BEARING
P.B.= PLAT BOOK
PC= POINT OF CURVATURE
PT= POINT OF TANGENCY
PRC= POINT OF REVERSE CURVATURE
PCC= POINT OF COMPOUND CURVE
COR= CORNER
SEC= SECTION
PG(S)= PAGE(S)

P.O.C.

ACCEPTED N.W. CORNER of the S 1/2
of the N 1/2 of the NW 1/4 of the
NE 1/4 of SECTION 16-22-30,
FND. 1" IRON PIPE, (NO CAP),
SE corner of LOT 1, BLOCK C,
KENILWORTH ESTATES 1st ADDITION,
PLAT BOOK "N", PAGE 71.

NOT PLATTED



NOTES :

1. THIS IS NOT A SURVEY.
2. BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 22 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA. BEARING. S00°45'11"E.

PBSJ

482 South Keller Road
Orlando, Florida 32810-6101
Tel: 407/647-7275 Certificate No. LB 24

J. Vance Carper, Jr. PSM
Professional Surveyor and Mapper
Florida Certificate No. 3598

NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

Date: 9/20/05
Scale: 1" = 100'
Job No.: 071103.50
F.B.: N/A
Drawn By: DKK
Ckd. By:
Sheet 1 of 2

BALDWIN PARK
URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT

DESCRIPTION:

A parcel of land lying in Sections 16, 17, 20 and 21, Township 22 South, Range 30 East, Orange County, Florida, described as follows:

Begin at the Southeast corner of the Northwest 1/4 of the Northeast 1/4 of said Section 21; thence run N00°30'22"W for a distance of 1330.61 feet to the accepted Northeast corner of the Northwest 1/4 of the Northeast 1/4 of said Section 21; thence run N00°07'50"W for a distance of 1319.99 feet to the accepted Northeast corner of the Southwest 1/4 of the Southeast 1/4 of said Section 16; thence continue N00°07'50"W for a distance of 1319.99 feet to a 4"x4" concrete monument, said point being the accepted Northeast corner of the Northwest 1/4 of the Southeast 1/4 of said Section 16; thence run N00°41'46"W along the West line of GREENVIEW OF WINTER PINES, according to the plat thereof as recorded in Plat Book 7, Pages 31 and 32 of the Public Records of Orange County, Florida, and along the Southerly projection of said West line for a distance of 2336.94 feet to a 4"x4" concrete monument stamped "USAF OAFB #7", said monument being the accepted Northeast corner of the South 1/2 of the North 1/2 of the Northwest 1/4 of the Northeast 1/4 of said Section 16 and the Northwest corner of the aforesaid plat of GREENVIEW AT WINTER PINES; thence run N87°41'17"W for a distance of 1365.91 feet to a 1" iron pipe, said point being the accepted Northwest corner of the South 1/2 of the North 1/2 of the Northwest 1/4 of the Northeast 1/4 of said Section 16 and the Southeast corner of Lot 1, Block C, KENILWORTH ESTATES 1ST ADDITION, according to the plat thereof as recorded in Plat Book W, Page 71 of the aforesaid Public Records; thence run S87°50'26"W for a distance of 1326.86 feet to a 4"x4" concrete monument stamped "USAF OAFB #9", said monument being the accepted Northwest corner of the South 1/2 of the North 1/2 of the Northeast 1/4 of the Northwest 1/4 of said Section 16 and the Southwest corner of Lot 17, Block C of the aforesaid plat of KENILWORTH ESTATES 1ST ADDITION and the Southeast corner of Lot 1, Block B, KENILWORTH ESTATES, according to

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the plat thereof as recorded in Plat Book W, Page 69 of the aforesaid Public Records of Orange County, Florida; thence run $S87^{\circ}32'37''W$ for a distance of 332.50 feet to a 4"x4" concrete monument stamped "USAF OAFB #10", said monument being the accepted Northwest corner of the Southeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of said Section 16 and the Southwest corner of Lot 4, Block B of the aforesaid plat of KENILWORTH ESTATES; thence run $S00^{\circ}40'31''E$ along the East line of said Block B for a distance of 336.71 feet to a broken 4"x4" concrete monument, said monument being the accepted Southwest corner of the Southeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of said Section 16 and the Southeast corner of Lot 10 of said Block B; thence departing said East plat line run $S00^{\circ}36'18''E$ for a distance of 671.27 feet to a 4"x4" concrete monument stamped "USAF OAFB #12", said monument being the accepted Southwest corner of the East 1/2 of the South 1/2 of the East 1/2 of the Northwest 1/4 of the Northwest 1/4 of said Section 16, said point also being the Northeast corner of that certain 45 foot wide road easement as recorded in Official Records Book 2792, Page 539 of the aforesaid Public Records; thence run $S88^{\circ}40'27''W$ along the North line of said easement for a distance of 840.69 feet to the East Right-of-Way line of Lakemont Avenue and the Northwest corner of said easement; thence departing said North easement line run $S22^{\circ}35'44''E$ along said East Right-of-Way for a distance of 48.29 feet to the South line of said 45 foot wide road easement; thence departing said East Right-of-Way line run $N88^{\circ}40'27''E$ along said South easement line for a distance of 807.65 feet to the East line of Lot 2 of MAC CALLUMS SUBDIVISION, according to the plat thereof as recorded in Plat Book A, Page 98 of the aforesaid Public Records; thence departing said South line run $S00^{\circ}29'52''E$ along said East line for a distance of 499.26 feet to a broken 4"x4" concrete monument; thence continue $S00^{\circ}29'52''E$ along said East line for a distance of 797.59 feet to the South line of the aforesaid plat of MAC CALLUMS SUBDIVISION; thence departing said East line of said Lot 2 run $S89^{\circ}31'23''W$ for a distance of 686.89 feet to a 1-1/2" iron pipe; thence continue $S89^{\circ}31'23''W$ for a distance of 302.51 feet to an iron bar in a well box marking the East 1/4 corner of said Section 17; thence run $S89^{\circ}27'58''W$ for a distance of 1320.77 feet; thence run $N00^{\circ}31'33''W$ for a distance of 660.62 feet; thence run $S89^{\circ}21'31''W$ for a

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distance of 377.67 feet; thence run N00°31'25"W for a distance of 630.40 feet to the apparent South Right-of-Way line of Glenridge Way; thence run S89°19'29"W along said South Right-of-Way line for a distance of 943.67 feet to a 4"x4" concrete monument being the Northeast corner of Lot 2, Block 9, SECOND SECTION ORLANDO PARK, according to the plat thereof as recorded in Plat Book N, Page 27 of the aforesaid Public Records; thence run S89°39'24"W continuing along said South Right-of-Way line for a distance of 1322.57 feet to the accepted East line of the West 1/2 of the Southeast 1/4 of the Northwest 1/4 of said Section 17 and the East line of TIMBERLANE, according to the plat thereof as recorded in Plat Book U, Page 108 of the aforesaid Public Records; thence run S00°36'53"E along said East plat line for a distance of 1297.74 feet to the accepted Southwest corner of the West 1/2 of the Southeast 1/4 of the Northwest 1/4 of said Section 17 and the Southeast corner of said plat of TIMBERLANE; thence run S00°37'18"E along the East line of LAKE FOREST PARK, according to the plat thereof as recorded in Plat Book S, Page 20 of the aforesaid Public Records for a distance of 1322.38 feet to the accepted Southwest corner of the Northeast 1/4 of the Southwest 1/4 of said Section 17 and the Southeast corner of the aforesaid plat of LAKE FOREST PARK; thence continue S00°37'18"E along the East line of NORTHWOOD TERRACE, according to the plat thereof as recorded in Plat Book S, Page 16 of said Public Records for a distance of 1282.38 feet to the North Right-of-Way line of Corrine Drive, according to the map thereof recorded in State Road Book 1, Pages 149 through 153 of the aforesaid Public Records; thence run S89°57'51"E along said North Right-of-Way line for a distance of 100.00 feet; thence departing said North Right-of-Way line run N00°37'16"W for a distance of 393.00 feet to the North line of the South 433 feet of the West 500 feet of the Southeast 1/4 of the Southwest 1/4 of said Section 17; thence run S89°57'51"E along said North line for a distance of 400.00 feet to the East line of the South 433 feet of the West 500 feet of the Southeast 1/4 of the Southwest 1/4 of said Section 17; thence run S00°37'18"E along said East line for a distance of 393.00 feet to the aforesaid North Right-of-Way line of Corrine Drive; thence departing said East line run along said North Right-of-Way line the following courses and distances: thence run S89°57'51"E for a distance of 814.81 feet; thence run N89°16'22"E for a distance of 411.42 feet; thence run N00°42'02"W for a distance of 32.01

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feet; thence run N89°15'20"E for a distance of 176.81 feet; thence run S00°45'31"E for a distance of 32.04 feet; thence run N89°15'35"E for a distance of 103.77 feet; thence run N00°37'35"W for a distance of 15.01 feet; thence run N89°22'29"E for a distance of 9.98 feet; thence run S00°37'35"E for a distance of 14.99 feet; thence run N89°15'35"E for a distance of 19.30 feet; thence departing said North Right-of-Way line run S00°37'35"E for a distance of 80.00 feet to the South Right-of-Way line of said Corrine Drive; thence departing said South Right-of-Way line run S43°53'46"W for a distance of 14.05 feet to the East Right-of-Way line of Bennett Road, according to the map thereof as recorded in State Road Plat Book 1, Pages 96 through 102 of the aforesaid Public Records; thence run along said East Right-of-Way line the following courses and distances: thence run S01°28'04"E for a distance of 660.62 feet; thence run N88°31'56"E for a distance of 25.00 feet; thence run S01°28'04"E for a distance of 72.00 feet; thence run S88°31'56"W for a distance of 25.00 feet; thence run S01°28'04"E for a distance of 1646.33 feet to a point of curvature of a curve concave to the West having a radius of 11,504.16 feet; thence run along the arc of said curve through a central angle of 00°18'20" for a distance of 61.36 feet to the end of said curve; thence run N88°50'17"E for a distance of 35.00 feet to a point of curvature of a non-tangent curve concave to the West having a radius of 11,539.16 feet; thence from a tangent bearing of S01°09'43"E run along the arc of said curve through a central angle of 00°43'17" for a distance of 145.27 feet to the end of said curve; thence run S89°33'08"W, non-tangent to said curve, for a distance of 35.00 feet to a point of curvature of a non-tangent curve concave to the West having a radius of 11,504.16 feet; thence from a tangent bearing of S00°26'27"E run along the arc of said curve through a central angle of 00°14'50" for a distance of 49.62 feet to the end of said curve; thence run S00°11'37"E for a distance of 457.53 feet; thence run S00°37'24"E for a distance of 693.90 feet; thence run S00°45'09"E for a distance of 115.35 feet; thence departing said East Right-of-Way line run S89°49'34"E along the South line of the North 1/2 of the Southeast 1/4 of said Section 21, for a distance of 308.62 feet to a concrete monument stamped "USAF OAFB #35"; thence continue S89°49'34"E for a distance of 1646.07 feet to the accepted Southeast corner of the Northeast 1/4 of the Southeast 1/4 of said Section 20;

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thence run N00°49'16"E for a distance of 134.03 feet to a concrete monument stamped "USAF OAFB #38"; thence run N89°21'19"E for a distance of 654.99 feet to a concrete monument stamped "USAF OAFB #39"; said monument lying on the West line of Block D, JAMAJO, according to the plat thereof as recorded in Plat Book J, Page 88 of the aforesaid Public Records; thence run N00°27'47"E along said West line for a distance of 808.28 feet to a concrete monument stamped "USAF OAFB #40"; thence continue N00°27'47"E for a distance of 367.58 feet to the North line of the aforesaid plat of JAMAJO and the accepted Northeast corner of the West 1/2 of the Northwest 1/4 of the Southwest 1/4 of said Section 21; thence run N89°07'46"E along said North line for a distance of 1297.94 feet to the accepted Southeast corner of the West 1/2 of the Southeast 1/4 of the Northwest 1/4 of said Section 21; thence departing said North line run N01°05'30"W for a distance of 1336.40 feet to the North line of PLAN OF PONCE DE LEON, according to the plat thereof as recorded in Plat Book N, Page 28 of said Public Records and the accepted Northeast corner of the West 1/2 of the Southeast 1/4 of the Northwest 1/4 of said Section 21; thence run N89°09'34"E along said North line for a distance of 517.22 feet; thence continue N89°09'34"E for a distance of 139.94 feet to the accepted Southeast corner of the Southeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of said Section 21; thence run N89°27'20"E for a distance of 1331.69 feet to the POINT OF BEGINNING.

LESS:

A parcel of land lying in Section 21, Township 22 South, Range 30 East, Orange County, Florida, described as follows:

Begin at the Southeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 21; thence run S89°27'20"W for a distance of 305.00 feet; thence run N00°30'22"W for a distance of 400.00 feet; thence run N89°27'20"E for a distance of 305.00 feet; thence run S00°30'22"E for a distance of 400.00 feet to the POINT OF BEGINNING.

The above description is based on the Florida State Plane Coordinate System East Zone, grid factor of 0.99995459, NAD 83 Datum (1990 adjustment).

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The above described parcel of land lies in the City of Orlando, Orange County, Florida, and contains 1095.00 acres, more or less.

The above description is based on the Florida State Plane Coordinate System East Zone, grid factor of 0.99995459, NAD 83 Datum (1990 adjustment).

AND:

That part of Section 17, Township 22 South, Range 30 East, Orange County, Florida, described as follows:

Commence at a 4"x4" concrete monument marked "USAF OAFB" #30, said point being on the North Right-of-Way line of Corrine Drive according to the map thereof recorded in State Road Book 1, Pages 149 through 153 of the Public Records of Orange County, Florida, and N00°03'23"E 40.00 feet from the Southwest corner of the Southeast 1/4 of said Section 17; thence run N89°16'22"E along said Right-of-Way line for a distance of 411.42 feet to the POINT OF BEGINNING; thence run N00°42'02"W along said Right-of-Way line for a distance of 32.01 feet; thence run N89°15'20"E along said Right-of-Way line for a distance of 176.81 feet; thence run S00°45'31"E along said Right-of-Way line for a distance of 32.04 feet; thence leaving said Right-of-Way line run S89°15'35"W for a distance of 137.56 feet; thence run S89°16'22"W for a distance of 39.29 feet to the POINT OF BEGINNING. Containing 0.130 acres (5,664 square feet) more or less and being subject to any rights-of-way, restrictions and easements of record.

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AND:

That part of Section 17, Township 22 South, Range 30 East, Orange County, Florida, described as follows:

Commence at a 4"x4" concrete monument marked "USAF OAFB" #30, said point being on the North Right-of-Way line of Corrine Drive according to the map thereof recorded in State Road Book 1, Pages 149 through 153 of the Public Records of Orange County, Florida, and N00°03'23"E 40.00 feet from the Southwest corner of the Southeast 1/4 of said Section 17; thence run the following five courses along said Right-of-Way line N89°16'22"E for a distance of 411.42 feet; thence run N00°42'02"W for a distance of 32.01 feet; thence run N89°15'20"E for a distance of 176.81 feet; thence run S00°45'31"E for a distance of 32.04 feet; thence run N89°15'35"E for a distance of 103.77 feet to the POINT OF BEGINNING; thence run N00°37'35"W along said Right-of-Way line for a distance of 15.01 feet; thence run N89°22'29"E along said Right-of-Way line for a distance of 9.98 feet; thence run S00°37'35"E along said Right-of-Way line for a distance of 14.99 feet; thence leaving said Right-of-Way line run S89°15'35"W for a distance of 9.98 feet to the POINT OF BEGINNING. Containing 0.003 acres (150 square feet) more or less and being subject to any rights-of-way, restrictions and easements of record.

The above description is based on the Florida State Plane Coordinate System East Zone, grid factor of 0.99995459, NAD 83 Datum (1990 adjustment).

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AND:

That part of Section 17, Township 22 South, Range 30 East, Orange County, Florida, described as follows:

Commence at a 4"x4" concrete monument marked "USAF OAFB" #30, said point being on the North Right-of-Way line of Corrine Drive according to the map thereof recorded in State Road Book 1, Pages 149 through 153 of the Public Records of Orange County, Florida, and N00°03'23"E 40.00 feet from the Southwest corner of the Southeast 1/4 of said Section 17; thence run the following nine courses along said Right-of-Way line N89°16'22"E for a distance of 411.42 feet; thence run N00°42'02"W for a distance of 32.01 feet; thence run N89°15'20"E for a distance of 176.81 feet; thence run S00°45'31"E for a distance of 32.04 feet; thence run N89°15'35"E for a distance of 103.77 feet; thence run N00°37'35"W for a distance of 15.01 feet; thence run N89°22'29"E for a distance of 9.98 feet; thence run S00°37'35"E for a distance of 14.99 feet; thence run N89°15'35"E for a distance of 8.12 feet to the POINT OF BEGINNING; thence continue N89°15'35"E along said Right-of-Way line for a distance of 11.18 feet; thence departing said North Right-of-Way line run S00°37'35" E for a distance of 80.00 feet to the South Right-of-Way line of said Corrine Drive; thence departing said South Right-of-Way line run S43°53'46"W for a distance of 14.05 feet to the East Right-of-Way line of Bennett Road, according to the map thereof as recorded in State Road Plat Book 1, Pages 96 through 102 of the Public Records of Orange County, Florida; thence leaving said East Right-of-Way line run N01°28'04"W for a distance of 90.02 feet to the POINT OF BEGINNING. Containing 0.021 acres (897 square feet) more or less and being subject to any rights-of-way, restrictions and easements of record.

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AND:

That part of Section 17, Township 22 South, Range 30 East, Orange County, Florida, described as follows:

Commence at a 4"x4" concrete monument marked "USAF OAFB" #30, said point being on the North Right-of-Way line of Corrine Drive according to the map thereof recorded in State Road Book 1, Pages 149 through 153 of the Public Records of Orange County, Florida, and N00°03'23"E 40.00 feet from the Southwest corner of the Southeast 1/4 of said Section 17; thence run the following nine courses along said Right-of-Way line N89°16'22"E for a distance of 411.42 feet; thence run N00°42'02"W for a distance of 32.01 feet; thence run N89°15'20"E for a distance of 176.81 feet; thence run S00°45'31"E for a distance of 32.04 feet; thence run N89°15'35"E for a distance of 103.77 feet; thence run N00°37'35"W for a distance of 15.01 feet; thence run N89°22'29"E for a distance of 9.98 feet; thence run S00°37'35"E for a distance of 14.99 feet; thence run N89°15'35"E for a distance of 19.30 feet; thence leaving said Right-of-Way line run S00°37'35"E for a distance of 80.00 feet to the South Right-of-Way line said Corrine Drive; thence departing said South Right-of-Way line run S43°53'46"W for a distance of 14.05 feet to the East Right-of-Way line of Bennett Road, according to the map thereof as recorded in State Road Plat Book 1, Pages 96 through 102 of the aforesaid Public Records; thence run S01°28'04"E along said Right-of-Way line for a distance of 660.62 feet to the POINT OF BEGINNING; thence run N88°31'56"E along said Right-of-Way line for a distance of 25.00 feet; thence run S01°28'04"E along said Right-of-Way line for a distance of 72.00 feet; thence run S88°31'56"W along said Right-of-Way line for a distance of 25.00 feet; thence leaving said East Right-of-Way line run N01°28'04"W for a distance of 72.00 feet to the POINT OF BEGINNING. Containing 0.041 acres (1,800 square feet) more or less and being subject to any rights-of-way, restrictions and easements of record.

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AND:

That part of Section 17, Township 22 South, Range 30 East, Orange County, Florida, described as follows:

Commence at a 4"x4" concrete monument marked "USAF OAFB" #30, said point being on the North Right-of-Way line of Corrine Drive according to the plat thereof recorded in State Road Book 1, Pages 149 through 153 of the Public Records of Orange County, Florida, and N00°03'23"E 40.00 feet from the Southwest corner of the Southeast 1/4 of said Section 17; thence run the following nine courses along said Right-of-Way line N89°16'22"E for a distance of 411.42 feet; thence run N00°42'02"W for a distance of 32.01 feet; thence run N89°15'20"E for a distance of 176.81 feet; thence run S00°45'31"E for a distance of 32.04 feet; thence run N89°15'35"E for a distance of 103.77 feet; thence run N00°37'35"W for a distance of 15.01 feet; thence run N89°22'29"E for a distance of 9.98 feet; thence run S00°37'35"E for a distance of 14.99 feet; thence run N89°15'35"E for a distance of 19.30 feet; thence leaving said Right-of-Way line run S00°37'35"E for a distance of 80.00 feet to the South Right-of-Way line of said Corrine Drive; thence departing said South Right-of-Way line run S43°53'46"W for a distance of 14.05 feet to the East Right-of-Way line of Bennett Road, according to the map thereof as recorded in State Road Plat Book 1, Pages 96 through 102 of the aforesaid Public Records; thence run along said East Right-of-Way line the following six courses and distances: thence run S01°28'04"E for a distance of 660.62 feet; thence run N88°31'56"E for a distance of 25.00 feet; thence run S01°28'04"E for a distance of 72.00 feet; thence run S88°31'56"W for a distance of 25.00 feet; thence run S01°28'04"E for a distance of 1646.33 feet to a point of curvature of a curve concave to the West having a radius of 11,504.16 feet; thence run along the arc of said curve through a central angle of 00°18'20" for a distance of 61.36 feet to the end of said curve and the POINT OF BEGINNING; thence run N88°50'17"E along said East Right-of-Way line for a distance of 35.00 feet to a point of curvature of a non-tangent curve concave to the West having a radius of 11,539.16 feet; thence from a tangent bearing of S01°09'43"E run along said East Right-of-Way line and the arc of said curve through a central angle of 00°43'17" for a distance of 145.27

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feet to the end of said curve; thence run S89°33'08"W along said East Right-of-Way line, non-tangent to said curve, for a distance of 35.00 feet to a point of curvature of a non-tangent curve concave to the West having a radius of 11,504.16 feet; and a chord bearing of N00°48'05"W; thence leaving said East Right-of-Way line run Northerly along the arc of said curve through a central angle of 00°43'17" for a distance of 144.84 feet to the POINT OF BEGINNING. Containing 0.117 acres (5,077 square feet) more or less and being subject to any rights-of-way, restrictions and easements of record.

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LESS THE FOLLOWING OUT PARCELS:

OUT-PARCEL

ORANGE COUNTY PUBLIC SCHOOLS
WINTER PARK HIGH SCHOOL EXPANSION SITE

For a point of reference commence at a 4"x4" concrete monument marking the accepted Northeast corner of the South 1/2 of the North 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 16, Township 22 South, Range 30 East, Orange County, Florida, also known as the Northwest corner of GREENVIEW AT WINTER PINES, as recorded in Plat Book 7, Pages 31 and 32 of the Public Records of Orange County, Florida; thence run N87°41'17"W for a distance of 862.14 feet to the POINT OF BEGINNING; thence run S01°00'16"W for a distance of 187.36 feet; thence run S22°32'48"E for a distance of 144.58 feet; thence run S01°00'13"W for a distance of 340.02 feet; thence run N74°04'54"W for a distance of 367.34 feet; thence run N01°00'00"E for a distance of 572.16 feet; thence run S87°41'17"E for a distance of 297.31 feet to the POINT OF BEGINNING. Containing 4.67 acres, more or less.

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OUT-PARCEL

VETERANS ADMINISTRATION CLINIC SITE

For a point of reference commence at a 4"x4" concrete monument marking the accepted Northeast corner of the South 1/2 of the North 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 16, Township 22 South, Range 30 East, Orange County, Florida, also known as the Northwest corner of GREENVIEW AT WINTER PINES, as recorded in Plat Book 7, Pages 31 and 32 of the Public Records of Orange County, Florida; thence run N87°41'17"W for a distance of 1159.45 feet to the POINT OF BEGINNING; thence run S01°00'00"W for a distance of 1064.03 feet; thence run N89°59'50"W for a distance of 333.97 feet to a point on a non-tangent curve concave Northerly; thence Westerly along the arc of said curve, having a radius of 368.50 feet and a chord bearing of S75°44'08"W, through a central angle of 28°32'05", for 183.52 feet to the point of tangency; thence N89°59'50"W for 63.12 feet to the point of curvature of a curve concave Northerly; thence Westerly along the arc of said curve, having a radius of 368.50 feet, through a central angle of 21°23'15", for 137.56 feet to the point of reverse curvature of a curve concave Southerly; thence Westerly along the arc of said curve, having a radius of 281.50 feet, through a central angle of 21°23'15", for 105.08 feet; thence N89°59'50"W for 1024.60 feet; thence run N00°36'18"W for a distance of 671.27 feet; thence run N00°40'31"W for a distance of 336.71 feet; thence run N87°32'37"E for a distance of 332.50 feet; thence run N87°50'26"E for a distance of 1326.86 feet; thence run S87°41'17"E for a distance of 206.46 feet to the POINT OF BEGINNING. Containing 44.634 acres more or less.

The above description is based on the Florida State Plane Coordinate System East Zone, grid factor of 0.99995459, NAD 83 Datum (1990 adjustment).

OUT-PARCEL

DEFENSE FINANCE ACCOUNTING SERVICE FACILITY (DFAS)

For a point of reference commence at an iron bar in a well box marking the East 1/4 corner of Section 17, Township 22 South, Range 30 East, Orange County, Florida; thence run S00°28'07"E for a distance of 138.83 feet; thence run S89°31'53"W for a distance of 50.00 feet to the POINT OF BEGINNING; thence run S00°56'59"W for a distance of 273.45 feet; thence run S89°26'18"W for a distance of 1227.30 feet; thence run N00°46'52"W for a distance of 307.42 feet; thence run N89°23'09"E for a distance of 1138.85 feet; thence run S70°37'56"E for a distance of 103.01 feet to the POINT OF BEGINNING. Containing 8.67 acres, more or less.

The above description is based on the Florida State Plane Coordinate System East Zone, grid factor of 0.99995459, NAD 83 Datum (1990 adjustment).

OUT-PARCEL

FLORIDA DEPARTMENT OF CORRECTIONS (FDOC)

PARCEL A:

For a point of reference commence at an iron bar in a well box marking the East 1/4 corner of Section 17, Township 22 South, Range 30 East, Orange County, Florida; thence run S00°28'07"E for a distance of 466.05 feet; thence run S89°11'34"W for a distance of 1054.47 feet to the POINT OF BEGINNING; thence run S00°28'46"E for a distance of 161.99 feet; thence run N87°24'57"E for a distance of 7.03 feet; thence run S00°09'39"E for a distance of 214.91 feet; thence run S89°33'57"W for a distance of 237.73 feet; thence run N00°40'52"W for a distance of 375.12 feet; thence run N89°11'34"E for a distance of 233.22 feet to the POINT OF BEGINNING. Containing 2.03 acres more or less.

The above description is based on the Florida State Plane Coordinate System East Zone, grid factor of 0.99995459, NAD 83 Datum (1990 adjustment).

OUT-PARCEL

UNITED STATES DEPARTMENT OF THE NAVY

A part of Lots 12, 13, 14, & 15 of Block 6 of the plat of "A REVISION OF OAKHURST" as recorded in Plat Book H, Page 114, of the public records of Orange County, Florida, being more particularly described as follows:

Commence at the Southwest corner of the plat of "TOWER PLACE AT BALDWIN PARK" as recorded in Plat Book 62, Pages 4 & 5 of the public records of Orange County, Florida; thence N88°44'02"E along the southerly boundary of said plat for 281.17 feet to the Point of Beginning; thence along the southerly boundary of said plat the following three courses: run N00°10'37"E for 18.93 feet; thence N89°54'25"E for 130.84 feet; thence S40°12'28"E for 20.89 feet; thence departing the southerly boundary of said plat run S88°44'02"W for 144.42 feet to the Point of Beginning. Containing 0.055 acres more or less.

The above description is based on the Florida State Plane Coordinate System East Zone, grid factor of 0.99995459, NAD 83 Datum (1990 adjustment).

OUT-PARCEL

BUMBY G P II LTD

All of the lands within the plat of "TOWER PLACE AT BALDWIN PARK"
as recorded in Plat Book 62, Pages 4 & 5 of the public records of Orange
County, Florida. Containing 4.037 acres more or less.

The above description is based on the Florida State Plane Coordinate System East
Zone, grid factor of 0.99995459, NAD 83 Datum (1990 adjustment).

CDD 18 of 29

OUT-PARCEL

U.S. CUSTOMS

Commence at the East 1/4 corner of Section 17, Township 22 South, Range 30 East, Orange County, Florida; thence S89°27'41"W along the North line of the Southeast 1/4 of said Section 17 for 124.96 feet; thence leaving said North line run S00°32'19"E for 1479.64 feet more or less to the most Easterly corner of Tract 131 of the Plat of Baldwin Park Unit 3 Replat 2, as recorded in Plat Book 59, Pages 57 through 59 of the Public Records of Orange County, Florida, said corner also being a point on the West line of Tract 82 of the Plat of Baldwin Park Unit 3 as recorded in Plat Book 52, Pages 103 through 112 of the Public Records of Orange County, Florida, and being the POINT OF BEGINNING; thence along the said West line of Tract 82 the following two (2) courses; run S31°22'35"E for 218.29 feet to the point of curvature of a curve concave Westerly; thence Southerly along the arc of said curve, having a radius of 199.00 feet, through a central angle of 71°09'52", for 247.17 feet to a point on a curve concave Westerly; thence departing said West line continue Southerly along the arc of said curve, having a radius of 199.00 feet, through a central angle of 01°19'46", for 4.62 feet to the point of tangency; thence S41°07'03"W for 14.58 feet to a point on the aforesaid West line of Tract 82; thence continue S41°07'03"W along said West Line of Tract 82 for 163.67 feet to the Northeast corner of Tract 130 of said Plat of Baldwin Park Unit 3; thence S89°27'52"W along the North line of said Tract 130 for 92.90 feet to the Northwest corner thereof, said corner also lying along the East line of the aforesaid Tract 131; thence N48°52'57"W along said East line for 185.17 feet more or less to the Southeast corner of Parcel B as described in Exhibit "A" of the Special Warranty Deed as recorded in Official Records Book 8182, Page 4010 of the Public Records of Orange County, Florida; thence continue N48°52'57"W along the East line of said Parcel B for 101.82 feet; thence N00°44'14"W along said East line of Parcel B for 154.53 feet more or less to a point on the aforesaid East line of Tract 131; thence along said East line of Tract 131 the following four (4) courses; run N00°44'14"W for 1.48 feet; thence N04°26'38"E for 53.44 feet; thence N36°57'12"E for 90.58 feet; thence N52°42'09"E for 106.51 feet; thence departing said East line, run N52°42'09"E for 10.39 feet; thence N77°44'51"E for 65.13 feet to a

The above description is based on the Florida State Plane Coordinate System East Zone, grid factor of 0.99995459, NAD 83 Datum (1990 adjustment).

point on said East line of Tract 131; thence N89°32'36"E along said East line, for 119.42 feet to the POINT OF BEGINNING. Containing 4.547 acres more or less.

The above description is based on the Florida State Plane Coordinate System East Zone, grid factor of 0.99995459, NAD 83 Datum (1990 adjustment).

OUT-PARCEL

FAIRWINDS FEDERAL CREDIT UNION

That part of A REVISION OF OAKHURST, according to the plat thereof, as recorded in Plat Book H, Page 114, located in Section 17, Township 22 South, Range 30 East, Orange County, Florida, described as follows:

Commence at the East 1/4 corner of said Section 17; thence run S00°28'07"E along the East line of the Southeast 1/4 of said Section 17 for a distance of 2128.06 feet; thence leaving said East line run S89°31'53"W for a distance of 247.44 feet to the POINT OF BEGINNING; thence run S41°07'03"W for a distance of 304.00 feet; thence run N48°52'57"W for a distance of 263.89 feet to the point of curvature of a curve concave Northeasterly having a radius of 848.00 feet; thence run Northwesterly along the arc of said curve through a central angle of 09°09'56" for a distance of 135.65 feet to a non-tangent line; thence run N55°29'35"E for a distance of 250.00 feet; thence run S79°17'30"E for a distance of 100.76 feet; thence run S48°52'57"E for a distance of 250.00 feet to the POINT OF BEGINNING. Containing 2.477 acres more or less.

The above description is based on the Florida State Plane Coordinate System East Zone. grid factor of 0.99995459. NAD 83 Datum (1990 adjustment).

OUT-PARCEL

RIGHT-OF-WAY FOR TRUMAN ROAD

For a point of reference commence at a 4"x4" concrete monument marking the accepted Northeast corner of the South 1/2 of the North 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 16, Township 22 South, Range 30 East, Orange County, Florida, also known as the Northwest corner of GREENVIEW AT WINTER PINES, as recorded in Plat Book 7, Pages 31 and 32 of the Public Records of Orange County, Florida; thence run S00°41'46"E along the West line of said GREENVIEW AT WINTER PINES for a distance of 2336.94 feet to the accepted Northeast corner of the Northwest 1/4 of the Southeast 1/4 of Section 16 for the POINT OF BEGINNING; thence run S00°07'50"E for a distance of 2639.98 feet to the accepted Northeast corner of the Northwest 1/4 of the Northeast 1/4 of Section 21, Township 22 South, Range 30 East; thence run S00°30'22"E along the East line of the Northwest 1/4 of the Northeast 1/4 of said Section 21 for a distance of 930.61 feet; thence run S89°27'20"W for a distance of 30.00 feet; thence run N00°30'22"W for a distance of 930.73 feet; thence run N00°07'50"W for a distance of 2639.92 feet; thence run N89°33'51"E for a distance of 30.00 feet to the POINT OF BEGINNING. Containing 2.46 acres more or less.

The above description is based on the Florida State Plane Coordinate System East Zone, grid factor of 0.99995459, NAD 83 Datum (1990 adjustment).

OUT-PARCEL

CADY WAY BIKE PATH

Begin at the intersection of the South line of the North 1/2 of the Southeast 1/4 of Section 20, Township 22 South, Range 30 East, Orange County, Florida, with the East Right-of-Way line of Bennett Road; thence run N00°45'09"W along said East Right-of-Way line for a distance of 115.35 feet; thence run N00°37'24"W along said East Right-of-Way line for a distance of 18.69 feet; thence departing said Right-of-Way line run S89°49'10"E for a distance of 568.69 feet; thence run N65°39'51"E for a distance of 59.83 feet; thence run S00°11'24"E for a distance of 82.16 feet to said South line of the North 1/2 of the Southeast 1/4; thence run N89°49'34"W along said South line for a distance of 622.73 feet to the POINT OF BEGINNING. Containing 0.84 acres more or less.

The above description is based on the Florida State Plane Coordinate System East Zone, grid factor of 0.99995459, NAD 83 Datum (1990 adjustment).

OUT-PARCEL

ARMY RESERVE CENTER

For a point of reference commence at the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of Section 17, Township 22 South, Range 30 East, Orange County, Florida; thence run Northerly along the West line of said Southeast 1/4 of the Southwest 1/4 for a distance of 40.00 feet to the North Right-of-Way line of Corrine Drive; thence run Easterly along the North Right-of-Way line of Corrine Drive for a distance of 100.00 feet; thence run N00°37'18"W parallel to the West line of the Southeast 1/4 of the Southwest 1/4 of Section 17 for a distance of 393.00 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING, continue N00°37'18"W for a distance of 97.27 feet; thence run S89°57'51"E parallel to the South line of the Southeast 1/4 of the Southwest 1/4 for a distance of 489.80 feet; thence run S00°37'18"E parallel to said West line of the Southeast 1/4 of the Southwest 1/4 of Section 17 for a distance of 490.27 feet to the North Right-of-Way line of Corrine Drive; thence run N89°57'51"W along said North Right-of-Way line for a distance of 89.80 feet; thence run N00°37'18"W parallel to said West line of the Southeast 1/4 of the Southwest 1/4 of Section 17 for a distance of 393.00 feet; thence run N89°57'51"W parallel to the South line of the Southeast 1/4 of the Southwest 1/4 for a distance of 400.00 feet to the POINT OF BEGINNING. Containing 1.90 acres more or less.

The above description is based on the Florida State Plane Coordinate System East Zone, grid factor of 0.99995459, NAD 83 Datum (1990 adjustment).

OUT-PARCEL

RIGHT-OF-WAY FOR GRAY AVENUE, DONNA STREET, OAK STREET, AND ST. GEORGE STREET

Begin at an iron bar in a well box marking the East 1/4 corner of Section 17, Township 22 South, Range 30 East, Orange County, Florida; thence run S00°28'07"E for a distance of 30.00 feet; thence run S89°27'58"W for a distance of 1350.74 feet; thence run N00°31'33"W for a distance of 610.47 feet to a point of curvature of a curve concave to the Southwest; thence run along the arc of said curve having a radius length of 50.00 feet, a central angle of 90°06'56", and a chord bearing of N45°35'01"W, an arc length of 78.64 feet; thence run S89°21'31"W for a distance of 327.67 feet; thence run N00°31'25"W for a distance of 660.38 feet to the South Right-of-Way line of Glenridge Way; thence run N89°19'29"E along said South Right-of-Way line for a distance of 30.00 feet thence run S00°31'25"E for a distance of 630.40 feet; thence run N89°21'31"E for a distance of 377.67 feet; thence run S00°31'33"E for a distance of 660.62 feet; thence run N89°27'58"E for a distance of 1320.77 feet to the POINT OF BEGINNING. Containing 2.09 acres more or less.

The above description is based on the Florida State Plane Coordinate System East Zone. grid factor of 0.99995459. NAD 83 Datum (1990 adjustment).

OUT-PARCEL

5-FOOT WIDE STRIP ALONG SOUTH RIGHT-OF-WAY LINE OF GLENRIDGE WAY

A parcel of land lying in Section 17, Township 22 South, Range 30 East, Orange County, Florida, described as follows:

BEGIN at the intersection of the South Right-of-Way line of Glenridge Way and the East Right-of-Way line of General Rees Road; thence run N89°39'24"E along said North Right-of-Way line for a distance of 1322.57 feet to the Northeast corner of Lot 2, Block 9, SECOND SECTION ORLANDO PARK according to the plat thereof as recorded in Plat Book "N", Page 27 of the Public Records of Orange County, Florida; thence run N89°19'29"E along said North Right-of-Way line for a distance of 913.67 feet to the West Right-of-Way line of St. George Avenue; thence run S00°31'25"E along said West Right-of-Way line for a distance of 5.00 feet; thence run S89°19'29"W for a distance of 913.66 feet; thence run S89°39'24"W along said South Right-of-Way line for a distance of 1222.57 feet to the East Right-of-Way line of said General Rees Road; thence run N00°36'53"W along said East Right-of-Way line for a distance of 5.00 feet to the POINT OF BEGINNING. Containing 0.245 acres more or less and being subject to any rights-of-way, restrictions and easements of record.

The above description is based on the Florida State Plane Coordinate System East Zone. grid factor of 0.99995459, NAD 83 Datum (1990 adjustment).

OUT-PARCEL

5-FOOT WIDE STRIP ALONG NORTH AND EAST BOUNDARY LINE

A parcel of land lying in Section 16, Township 22 South, Range 30 East, Orange County, Florida, described as follows:

BEGIN at a 4"x4" concrete monument, at the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of said Section 16; thence run N00°41'46"W along the West line of GREENVIEW AT WINTER PINES according to the plat thereof as recorded in Plat Book 7, Pages 31 and 32 of the Public Records of Orange County, Florida, and along the Southerly projection of said West line for a distance of 2336.94 feet to a 4"x4" concrete monument at the Northeast corner of the South 1/2 of the North 1/2 of the Northwest 1/4 of the Northeast 1/4 of said Section 16 and the Northwest corner of the aforesaid plat of GREENVIEW AT WINTER PINES; thence run N87°41'17"W for a distance of 862.14 feet; thence run S01°00'16"W for a distance of 5.00 feet; thence run S87°41'17"E for a distance of 857.28 feet; thence run S00°41'46"E for a distance of 2332.17 feet; thence run N89°33'51"E for a distance of 5.00 feet to the POINT OF BEGINNING. Containing 0.367 acres more or less and being subject to any rights-of-way, restrictions and easements of record.

The above description is based on the Florida State Plane Coordinate System East Zone, grid factor of 0.99995459, NAD 83 Datum (1990 adjustment).

OUT-PARCEL

5-FOOT WIDE STRIP ALONG EAST AND SOUTH LINE OF LOT 2 MAC CALLUMS SUBDIVISION

A parcel of land lying in Section 16, Township 22 South, Range 30 East, Orange County, Florida, described as follows:

BEGIN at a 4"x4" concrete monument stamped "USAF OAFB #12", at the Southwest corner of the East 1/2 of the South 1/2 of the East 1/2 of the Northwest 1/4 of the Northwest 1/4 of said Section 16; thence run S88°40'27"W for a distance of 14.88 feet; thence run S00°29'52"E along the East line of Lot 2, MAC CALLUMS SUBDIVISION according to the plat thereof as recorded in Plat Book "A", Page 98 of the Public Records of Orange County, Florida, for a distance of 1341.86 feet to the South line of said MAC CALLUMS SUBDIVISION; thence run S89°31'23"W along said South line for a distance of 989.40 feet to the East 1/4 corner of said Section 16; thence run S00°28'07"E for a distance of 5.00 feet; thence run N89°31'23"E for a distance of 994.41 feet; thence run N00°29'52"W for a distance of 1341.86 feet; thence run N88°40'27"E for a distance of 9.89 feet; thence run S89°59'50"E for a distance of 5.00 feet; thence run N00°36'18"W for a distance of 5.00 feet; thence run N89°59'50"W for a distance of 5.00 feet to the POINT OF BEGINNING. Containing 0.270 acres more or less and being subject to any rights-of-way, restrictions and easements of record.

The above description is based on the Florida State Plane Coordinate System East Zone. grid factor of 0.99995459. NAD 83 Datum (1990 adjustment).

OUT-PARCEL

RIGHT-OF-WAY FOR GENERAL REES AND GLENRIDGE WAY

A 100 foot wide strip of land for road or street, per Official Records Book 41, Page 245 (General Rees Road). Containing 8.96 acres more or less.

A 45 foot wide strip of land for road, per Official Records Book 2792, Page 539 (Glenridge Way/Raymond Street). Containing 0.84 acres more or less.

The above description is based on the Florida State Plane Coordinate System East Zone, grid factor of 0.99995459, NAD 83 Datum (1990 adjustment).

OUT-PARCEL

ADDITIONAL WATER TREATMENT PLANT LESS OUT

A parcel of land lying in Section 21, Township 22 South, Range 30 East, Orange County, Florida, described as follows:

Commence at the Southeast corner of the Northwest 1/4 of the Northeast 1/4 of said Section 21; thence run S89°27'20"W along the North line of PLAN OF PONCE DeLEON, according to the plat thereof as recorded in Plat Book N, Page 28 of the Public Records of Orange County, Florida, and the Easterly prolongation thereof for a distance of 305.00 feet to the POINT OF BEGINNING; thence run N00°30'22"W for a distance of 400.00 feet; thence run N89°27'20"E for a distance of 275.00 feet; thence run N00°30'22"W for a distance of 636.04 feet; thence run S89°27'20"W for a distance of 539.28 feet; thence run S00°32'40"E for a distance of 1036.04 feet to the aforementioned North line of said PLAN OF PONCE DeLEON; thence run N89°27'20"E along said North line for a distance of 263.59 feet to the POINT OF BEGINNING. Containing 10.294 acres more or less and being subject to any rights-of-way, restrictions and easements of record.

ACREAGE SUMMARY:

Total CDD Boundary Acreage is 995.926 acres, more or less.

The above description is based on the Florida State Plane Coordinate System East Zone, grid factor of 0.99995459, NAD 83 Datum (1990 adjustment).

Certification

I, Gary L. Moyer, Secretary of the Board of Supervisors of the Urban Orlando Community Development District do hereby certify that the attached copy of Resolution 2008-14 adopted August 20, 2008 by the Board of Supervisors of the Urban Orlando Community Development District is a true and exact copy of said Resolution.

A handwritten signature in black ink, appearing to read "Gary L. Moyer", is written over a horizontal line.

Gary L. Moyer, Secretary
Urban Orlando Community Development District

RESOLUTION NO. 2008-14

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF
THE URBAN ORLANDO COMMUNITY DEVELOPMENT
DISTRICT RELATING TO THE AMENDMENT OF
DISTRICT BOUNDARIES, AND AUTHORIZING OTHER
ACTIONS IN FURTHERANCE OF THE BOUNDARY
AMENDMENT PROCESS; AND PROVIDING AN
EFFECTIVE DATE.**

WHEREAS, the Urban Orlando Community Development District (the "District") is a unit of special-purpose government established pursuant to the Uniform Community Development District Act of 1980 (the "Act"), as codified in Chapter 190, Florida Statutes, by City of Orlando (the "City") ordinance bearing Documentary No. 32524; and

WHEREAS, in 2002, Orlando NTC Partners, a Joint Venture (the "Developer"), approached the District to request that the District seek to amend its boundaries to facilitate a property transfer between the Developer, Fairwinds Federal Credit Union ("Fairwinds") and the United States Customs Service ("U.S. Customs") to better integrate their sites into the new infrastructure layout of the District, as well as provide a larger buffer for U.S. Customs at their request; and

WHEREAS, the District, by and through Resolution 2002-08, adopted on August 14, 2002, determined that the boundary amendment was in the best interests of the District and authorized the Chairman and District Staff to petition the City seeking the amendment of the District boundaries; and

WHEREAS, the amendment to the District boundaries, as described in Resolution 2002-08, would have resulted in a net contraction of 2.163 acres, more or less,

WHEREAS, subsequent to the passage of Resolution 2002-08, the District petitioned the City to amend its boundaries, but did not include the U.S. Customs property within the subject property due to the fact that future amendments involving the U.S. Customs property were contemplated; and

WHEREAS, on October 27, 2003, the City approved an amendment of the District boundaries (the "2003 Boundary Amendment") relating to the Fairwinds property through an ordinance bearing Documentary No. 031027701, which resulted in the removal of .916 acres from the boundaries of the District; and

WHEREAS, as a result of the 2003 Boundary Amendment, the District presently consists of 997.9 acres, more or less, as more fully described in the 2003 Boundary Amendment ordinance; and

WHEREAS, in 2004, the Developer approached the District to request that the District proceed with the amendment of its boundaries in relation to the U.S. Customs property; and

WHEREAS, the District, by and through Resolution 2005-01, adopted on October 20, 2004, determined that the boundary amendment was in the best interests of the District and authorized the Chairman and District Staff to petition the City seeking the amendment of the District boundaries; and

WHEREAS, the amendment to the District boundaries, as described in Resolution 2005-01, included the addition of Parcels A, B, and C and the contraction of Parcels D, E and F, as described in Resolution 2002-08, and authorized an additional .001 acre parcel (Parcel "G") to be included in the boundary amendment petition relating to the U.S. Customs property; and

WHEREAS, subsequent to the passage of Resolution 2005-01, the Developer approached the District and requested that two additional parcels of land be included in the boundary amendment petition to the City to better integrate the parcels owned by Bumby G.P. II, Ltd. and the United States Department of Veteran Affairs into the new infrastructure layout of the District; and

WHEREAS, the District, by and through Resolution 2005-14, adopted on September 21, 2005, determined that the boundary amendment was in the best interests of the District and authorized the Chairman and District Staff to petition the City seeking the amendment of the District boundaries; and

WHEREAS, the amendment to the District boundaries, as described in Resolution 2005-14, included the addition of Parcels A, B, and C and the contraction of Parcels D, E, F, and G, as described in Resolution 2005-01, and authorized the contraction of an additional .721 acres; and

WHEREAS, subsequent to the passage of Resolution 2005-14, Parcels A, B and C were conveyed from the Developer to the District; and

WHEREAS, due to the passage of time, the 2003 Boundary Amendment, and the change in ownership of Parcels A, B and C, the District desires to reaffirm and consolidate the directives contained in Resolutions 2002-08, 2005-01 and 2005-14 (the "Boundary Amendment Resolutions"); and

WHEREAS, the proposed amendment to the District boundaries, as described in the Boundary Amendment Resolutions and **Exhibit A** to this Resolution, would result in a net contraction of 1.973 acres, more or less; and

WHEREAS, the District desires to petition to amend its boundaries in accordance with the procedures and processes described in Chapter 190, Florida Statutes, which processes include the preparation of a petition to the City, the holding of a local hearing in accordance with section 190.046(1), Florida Statutes, and such other actions as are necessary in furtherance of the boundary amendment process.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD
OF SUPERVISORS OF THE URBAN ORLANDO
COMMUNITY DEVELOPMENT DISTRICT:**

SECTION 1. The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The Board hereby directs the Chairman and District Staff to proceed in an expeditious manner with the preparation and filing of a petition and related materials with the City of Orlando to seek the amendment of the District's boundary, as provided for in the Boundary Amendment Resolutions and to include the lands described in **Exhibit A** to this Resolution in said petition, pursuant to Chapter 190, Florida Statutes, and authorizes the prosecution of the procedural requirements detailed in Chapter 190, Florida Statutes, for the amendment of the District's boundaries.

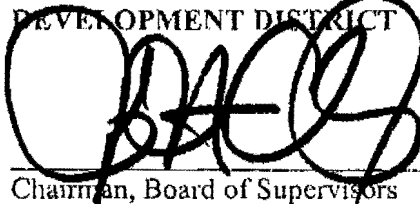
SECTION 3. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 20th day of August, 2008.

ATTEST:


Secretary

URBAN ORLANDO COMMUNITY
DEVELOPMENT DISTRICT


Chairman, Board of Supervisors

KEY

<u>Parcel</u>	<u>Acreage</u>	<u>Added to CDD</u>	<u>Contracted from CDD</u>
A	0.013	X	
B	0.158	X	
C	0.002	X	
D	0.424		X
E	0.609		X
F	0.387		X
G	0.001		X
Tract 127	0.411		X
VA Parcel	0.314		X

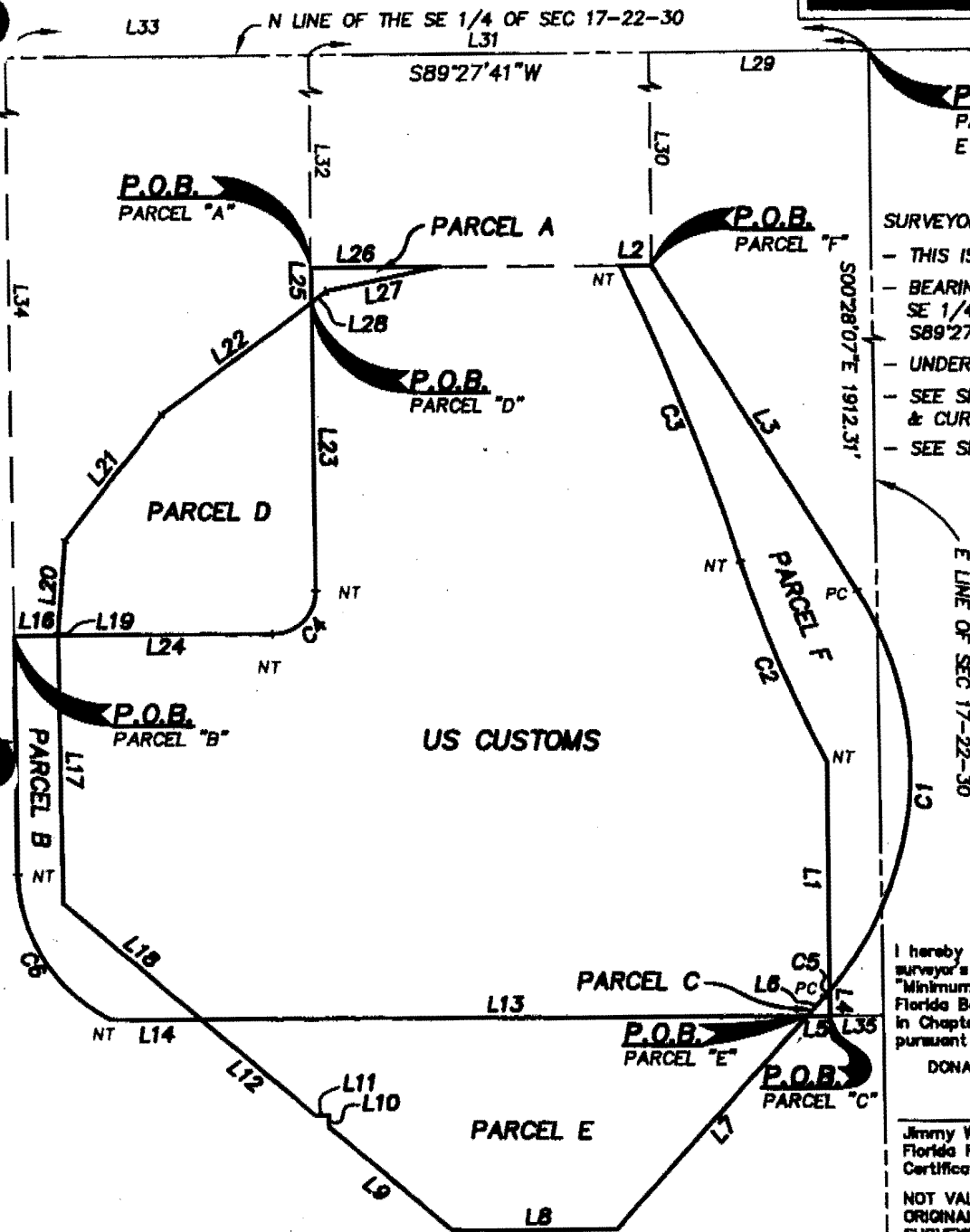
Total Contracted from CDD
Total Added to CDD

2.146 acres
0.173 acres

Resulting Net Contraction

1.973 acres

SKETCH OF DESCRIPTION



POINT OF COMMENCEMENT
PARCELS A THROUGH E
E 1/4 CORNER SEC 17-22-30

SURVEYORS NOTES:

- THIS IS NOT A BOUNDARY SURVEY.
- BEARINGS BASED ON THE N LINE OF THE SE 1/4 OF SEC 17-22-30 AS BEING S89°27'41"W (AN ASSUMED MERIDIAN).
- UNDERLYING PLATS NOT SHOWN
- SEE SHEET 2 FOR LEGEND, LINE TABLE & CURVE TABLE
- SEE SHEET 3 - 5 FOR LEGAL DESCRIPTION

I hereby certify that this sketch, subject to the surveyor's notes contained hereon, meets the applicable "Minimum Technical Standards" set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

DONALD W. McINTOSH ASSOCIATES, INC.

Jimmy Wallap
Jimmy Wallap
Florida Registered Surveyor and Mapper
Certificate No. 5358

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PREPARED FOR:

BALDWIN PARK DEVELOPMENT COMPANY

U.S. CUSTOMS SWAP PARCELS

5/11/04	JW	REVISED PARCELS A, C, E AND F LEGALS
DATE	BY	DESCRIPTION
REVISIONS		



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: AMJ
DATE: 5/28/02

CHECKED BY: JMMY
DATE: 6/5/02

JOB NO.
22097.0215

SCALE
1"=100'

SHEET 1
OF 5

FIELD BOOK _____ PG _____
SURVEY _____
FOUNDATION _____
FINAL _____

SKETCH OF DESCRIPTION

NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	199.00	71°09'52"	247.17	231.58	S04°12'21"W
C2	725.50	09°53'12"	125.19	125.04	N22°15'18"W
C3	1271.04	08°13'24"	182.43	182.27	N21°24'14"W
C4	25.00	90°13'22"	39.37	35.43	S44°36'32"W
C5	199.00	01°19'46"	4.62	4.62	N40°27'10"E
C6	95.00	62°36'04"	103.80	98.71	N31°49'31"W

LEGEND:

R - RADIUS
 L - ARC LENGTH
 CB - CHORD BEARING
 Δ - CENTRAL ANGLE
 PC - POINT OF CURVATURE
 PT - POINT OF TANGENCY
 PRC - POINT OF REVERSE CURVATURE
 PCC - POINT OF COMPOUND CURVATURE
 NT - NON-TANGENT
 R/W - RIGHT-OF-WAY
 PB - PLAT BOOK
 PG - PAGE

SEC 17-22-30 - SECTION-TOWNSHIP-RANGE

L1 - LINE TABLE (SEE SHEET 2)

C1 - LINE TABLE (SEE SHEET 2)

NUMBER	BEARING	DISTANCE
L1	N00°15'02"W	131.77'
L2	N89°32'36"E	17.78'
L3	S31°22'35"E	218.29'
L4	S00°15'02"E	14.42'
L5	S89°35'43"W	12.65'
L6	N41°07'03"E	14.59'
L7	S41°07'03"W	163.67'
L8	S89°27'52"W	92.90'
L9	N48°52'57"W	90.66'
L10	N00°10'43"E	7.04'
L11	S89°17'40"W	7.98'
L12	N48°52'57"W	83.94'
L13	N89°35'43"E	340.03'
L14	S89°35'43"W	50.07'
L15	N00°32'10"W	137.77'
L16	N89°30'35"E	24.73'
L17	S00°44'14"E	154.56'
L18	S48°52'57"E	101.80'
L19	N00°44'14"W	1.48'
L20	N04°26'38"E	53.44'
L21	N36°57'12"E	90.58'
L22	N52°42'09"E	106.51'
L23	S00°22'25"E	165.44'
L24	S89°30'35"W	119.51'
L25	N00°22'25"W	19.54'
L26	N89°32'36"E	72.05'
L27	S77°44'51"W	65.14'
L28	S52°42'09"W	10.39'
L29	S89°27'41"W	124.96'
L30	S00°32'19"E	1479.64'
L31	S89°27'41"W	316.41'
L32	S00°32'19"E	1479.36'
L33	S89°27'41"W	486.30'
L34	S00°32'19"E	1689.21'
L35	S89°31'53"W	29.95'

PREPARED FOR:

BALDWIN PARK DEVELOPMENT COMPANY

U.S. CUSTOMS SWAP PARCELS

DATE BY DESCRIPTION

REVISIONS



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: AMJ

CHECKED BY: JMMY

JOB NO.

SCALE

SHEET 2

DATE: 5/28/02

DATE: 6/5/02

22097.0215

N/A

OF 5

FIELD BOOK _____ PG. _____

SURVEY _____

FOUNDATION _____

FINAL _____

SKETCH OF DESCRIPTION

DESCRIPTION:

U. S. Customs to Baldwin Park Development Company

Parcel A

That part of MAP OF OAKHURST, according to the plat thereof, as recorded in Plat Book G, Page 97 and A REVISION OF OAKHURST, according to the plat thereof, as recorded in Plat Book H, Page 114, of the Public Records of Orange County, Florida, described as follows:

Commence at East 1/4 corner of Section 17, Township 22 South, Range 30 East, Orange County, Florida; thence run S89°27'41"W along the North line of the Southeast 1/4 of said Section 17 for a distance of 316.41 feet; thence leaving said North line run S00°32'19"E for a distance of 1479.36 feet to the POINT OF BEGINNING; thence run N89°32'36"E for a distance of 72.05 feet; thence run S77°44'51"W for a distance of 65.14 feet; thence run S52°42'09"W for a distance of 10.39 feet; thence run N00°22'25"W for a distance of 19.54 feet to the POINT OF BEGINNING. Containing 0.013 acres more or less.

AND:

Parcel B

That part of A REVISION OF OAKHURST, according to the plat thereof, as recorded in Plat Book H, Page 114, of the Public Records of Orange County, Florida, described as follows:

Commence at East 1/4 corner of Section 17, Township 22 South, Range 30 East, Orange County, Florida; thence run S89°27'41"W along the North line of the Southeast 1/4 of said Section 17 for a distance of 486.30 feet; thence leaving said North line run S00°32'19"E for a distance of 1689.21 feet to the POINT OF BEGINNING; thence run N89°30'35"E for a distance of 24.73 feet; thence run S00°44'14"E for a distance of 154.56 feet; thence run S48°52'57"E for a distance of 101.80 feet; thence run S89°35'43"W for a distance of 50.07 feet to a point on a non-tangent curve concave Northeasterly having a radius of 95.00 feet and a chord bearing of N31°49'31"W; thence run Northwesterly along the arc of said curve through a central angle of 62°36'04" for a distance of 103.80 feet to a non-tangent line; thence run N00°32'10"W for a distance of 137.77 feet to the POINT OF BEGINNING. Containing 0.158 acres more or less.

PREPARED FOR:

BALDWIN PARK DEVELOPMENT COMPANY

U.S. CUSTOMS SWAP PARCELS

DATE	BY	DESCRIPTION

REVISIONS



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: AMJ

CHECKED BY: JMMY

JOB NO.

SCALE

SHEET 3

DATE: 5/28/02

DATE: 6/5/02

22097.0215

N/A

OF 5

FIELD BOOK _____ PG _____

SURVEY _____

FOUNDATION _____

FINAL _____

SKETCH OF DESCRIPTION

AND:
Parcel C

That part of MAP OF OAKHURST, according to the plat thereof as recorded in Plat Book G, Page 97, of the Public Records of Orange County, Florida, described as follows:

Commence at East 1/4 corner of Section 17, Township 22 South, Range 30 East, Orange County, Florida; thence run S00°28'07"E along the East line of said Section 17 for a distance of 1912.31 feet; thence leaving said East line run S89°31'53"W for a distance of 29.95 feet to the POINT OF BEGINNING; thence run S89°35'43"W for a distance of 12.65 feet; thence run N41°07'03"E for a distance of 14.59 feet to the point of curvature of a curve concave Northwesterly having a radius of 199.00 feet; thence run Northeasterly along the arc of said curve through a central angle of 01°19'46" for a distance of 4.62 feet to a non-tangent line; thence run S00°15'02"E for a distance of 14.42 feet to the POINT OF BEGINNING. Containing 0.002 acres more or less.

Together containing 0.173 acres more or less and being subject to any rights-of-way, restrictions and easements of record.

Baldwin Park Development Company to U.S. Customs

Parcel D

That part of A REVISION OF OAKHURST, according to the plat thereof, as recorded in Plat Book H, Page 114, of the Public Records of Orange County, Florida, described as follows:

Commence at East 1/4 corner of Section 17, Township 22 South, Range 30 East, Orange County, Florida; thence run S89°27'41"W along the North line of the Southeast 1/4 of said Section 17 for a distance of 316.41 feet; thence leaving said North line run S00°32'19"E for a distance of 1479.36 feet; thence run S00°22'25"E for a distance of 19.54 feet to the POINT OF BEGINNING; thence continue S00°22'25"E for a distance of 165.44 feet to a point on a non-tangent curve concave Northwesterly having a radius of 25.00 feet and a chord bearing of S44°36'32"W; thence run Southwesterly along the arc of said curve through a central angle of 90°13'22" for a distance of 39.37 feet to a non-tangent line; thence run S89°30'35"W for a distance of 119.51 feet; thence run N00°44'14"W for a distance of 1.48 feet; thence run N04°26'38"E for a distance of 53.44 feet; thence run N36°57'12"E for a distance of 90.58 feet; thence run N52°42'09"E for a distance of 106.51 feet to the POINT OF BEGINNING. Containing 0.424 acres more or less.

PREPARED FOR:

BALDWIN PARK DEVELOPMENT COMPANY

U.S. CUSTOMS SWAP PARCELS

DATE	BY	DESCRIPTION
REVISIONS		



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

~~FIELD BOOK _____ PG. _____~~
~~SURVEY _____~~
~~FOUNDATION _____~~
~~FINAL _____~~

AWN BY: AMJ
DATE: 5/28/02

CHECKED BY: JIMMY
DATE: 65/02

JOB NO.
22097.0215

SCALE
N/A

SHEET 4
OF 5

SKETCH OF DESCRIPTION

AND:
Parcel E

That part of MAP OF OAKHURST, according to the plat thereof as recorded in Plat Book G, Page 97 and A REVISION OF OAKHURST, according to the plat thereof, as recorded in Plat Book H, Page 114, of the Public Records of Orange County, Florida, described as follows:

Commence at East 1/4 corner of Section 17, Township 22 South, Range 30 East, Orange County, Florida; thence run S00°28'07"E along the East line of said Section 17 for a distance of 1912.31 feet; thence leaving said East line run S89°31'53"W for a distance of 29.95 feet; thence run S89°35'43"W for a distance of 12.65 feet to the POINT OF BEGINNING; thence run S41°07'03"W for a distance of 163.67 feet; thence run S89°27'52"W for a distance of 92.90 feet; thence run N48°52'57"W for a distance of 90.66 feet; thence run N00°10'43"E for a distance of 7.04 feet; thence run S89°17'40"W for a distance of 7.98 feet; thence run N48°52'57"W for a distance of 83.94 feet; thence run N89°35'43"E for a distance of 340.03 feet to the POINT OF BEGINNING. Containing 0.609 acres more or less.

AND:
Parcel F

That part of Section 16, Township 22 South, Range 30 East, Orange County, Florida, and that part of MAP OF OAKHURST, according to the plat thereof, as recorded in Plat Book G, Page 97, of the Public Records of Orange County, Florida, described as follows:

Commence at East 1/4 corner of Section 17, Township 22 South, Range 30 East, Orange County, Florida; thence run S89°27'41"W along the North line of the Southeast 1/4 of said Section 17 for a distance of 124.96 feet; thence leaving said North line run S00°32'19"E for a distance of 1479.64 feet to the POINT OF BEGINNING; thence run S31°22'35"E for a distance of 218.29 feet to a point of curvature of a curve concave Westerly having a radius of 199.00 feet; thence run Southerly along the arc of said curve through a central angle of 71°09'52" for a distance of 247.17 feet to a non-tangent line; thence run N00°15'02"W for a distance of 131.77 feet to a point on a non-tangent curve concave Easterly having a radius of 725.50 feet and a chord bearing of N22°15'18"W; thence run Northerly along the arc of said curve through a central angle of 09°53'12" for a distance of 125.19 feet to a point on a non-tangent curve concave Westerly having a radius of 1271.04 feet and a chord bearing of N21°24'14"W; thence run Northerly along the arc of said curve through a central angle of 08°13'24" for a distance of 182.43 feet to a non-tangent line; thence run N89°32'36"E for a distance of 17.78 feet to the POINT OF BEGINNING. Containing 0.387 acres more or less.

Together containing 1.420 acres more or less and being subject to any rights-of-way, restrictions and easements of record.

PREPARED FOR:

BALDWIN PARK DEVELOPMENT COMPANY

U.S. CUSTOMS SWAP PARCELS

DATE	BY	DESCRIPTION

REVISIONS



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: AMJ
DATE: 5/28/02

CHECKED BY: JMMY
DATE: 6/5/02

JOB NO.
22097.0215

SCALE
N/A

SHEET 5
OF 5

FIELD BOOK	PG
SURVEY	
FOUNDATION	
FINAL	

SKETCH OF DESCRIPTION PARCEL G

N LINE OF THE SE 1/4 OF SEC 17-22-30

S89°27'41"W 314.27'
POINT OF COMMENCEMENT
E 1/4 CORNER SEC 17-22-30

SURVEYORS NOTES:

- THIS IS NOT A BOUNDARY SURVEY.
- BEARINGS BASED ON THE N LINE OF THE SE 1/4 OF SEC 17-22-30 AS BEING S89°27'41"W (AN ASSUMED MERIDIAN).
- UNDERLYING PLATS NOT SHOWN
- SEE SHEET 2 FOR LEGAL DESCRIPTION

S00°32'19"E 1967.22'

E LINE OF SEC 17-22-30

1"=50'



PROPOSED U.S. CUSTOMS
N48°52'57"W 10.56'

N89°17'40"E 7.98'
P.O.B.

S00°10'43"W 7.04'

EXISTING
FAIRWINDS CREDIT UNION
PROPOSED FAIRWINDS CREDIT UNION

I hereby certify that this sketch, subject to the surveyor's notes contained hereon, meets the applicable "Minimum Technical Standards" set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

DONALD W. MCINTOSH ASSOCIATES, INC.

Jimmy Wallace
Jimmy Wallace
Florida Registered Surveyor and Mapper
Certificate No. 5359

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

LEGEND:

SEC 17-22-30 - SECTION-TOWNSHIP-RANGE

PREPARED FOR:

BALDWIN PARK DEVELOPMENT COMPANY

FAIRWINDS CREDIT UNION TO U.S. CUSTOMS SWAP PARCEL



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: AMJ
DATE: 6/4/02

CHECKED BY: JMMY
DATE: 6/5/02

JOB NO.
22097.0215

SCALE
1"=50'

SHEET 1
OF 2

FIELD BOOK _____ PG _____
SURVEY _____
FOUNDATION _____
FINAL _____

SKETCH OF DESCRIPTION PARCEL G

DESCRIPTION:

That part of A REVISION OF OAKHURST, according to the plat thereof as recorded in Plat Book H, Page 114, of the Public Records of Orange County, Florida, described as follows:

Commence at East 1/4 corner of Section 17, Township 22 South, Range 30 East, Orange County, Florida; thence run S89°27'41"W along the North line of the Southeast 1/4 of said Section 17 for a distance of 314.27 feet; thence leaving said North line run S00°32'19"E for a distance of 1967.22 feet to the POINT OF BEGINNING; thence run S0010°43"W for a distance of 7.04 feet; thence run N48°52'57"W for a distance of 10.56 feet; thence run N89°17'40"E for a distance of 7.98 feet to the POINT OF BEGINNING.

Containing 0.001 acres more or less and being subject to any rights-of-way, restrictions and easements of record.

sl7711desc

PREPARED FOR:

BALDWIN PARK DEVELOPMENT COMPANY

FAIRWINDS CREDIT UNION TO U.S. CUSTOMS SWAP PARCEL



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: AMJ
DATE: 6/4/02

CHECKED BY: JMMY
DATE: 6/5/02

JOB NO.
22097.0215

SCALE
N/A

SHEET 2
OF 2

FIELD BOOK _____ PG _____

SURVEY _____

FOUNDATION _____

FINAL _____

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
BALDWIN PARK URBAN ORLANDO
COMMUNITY DEVELOPMENT DISTRICT
TRACT 127

LEGEND

R = RADIUS
Δ = DELTA (CENTRAL ANGLE)
L = LENGTH
PC = POINT OF CURVATURE
PRC = POINT OF REVERSE CURVATURE
POB = POINT OF BEGINNING
PB = PLAT BOOK
PGS = PAGES

N
SCALE: 1"=100'

BALDWIN PARK UNIT 3
PB 52, PGS 103-112

TRACT 81

TRACT 82

LOWER PARK ROAD

SOUTHERLY BOUNDARY
LINE OF TRACT 82

N78°03'29"E 19.53'

R=1302.00'

Δ=27°06'18"

L=615.94'

R=999.50'
Δ=01°00'38"
L=17.63'

PRC

P.O.B.
NE CORNER
LOT 2

S89°28'44"W 846.38'

LOT 1

LOT 2

TOWER PLACE AT BALDWIN PARK
PB 62, PGS 4-5

BLOCK 6
A REVISION OF OAKHURST
PB H, PG 114

LOT 615

BALDWIN PARK UNIT 3
PB 52, PGS 103-112

MEETING PLACE

N00°40'52"W 1.27'

WEST LINE LOT 1

\\orfs21so51\BaldwinPark\CCDD Legal\Tract127.dgn

05-AUG-2008 16:



482 South Keller Road
Orlando, Florida 32810-6101
Tel: 407/647-7275 Certificate No. LB 24

Date: 08/05/08
Scale: 1" = 100'
Job No.: N/A
F.B.: N/A
Drawn By: PMM
Ckd. By: JVC
Sheet 1 of 2

LEGAL DESCRIPTION TO ACCOMPANY SKETCH
BALDWIN PARK URBAN ORLANDO
COMMUNITY DEVELOPMENT DISTRICT
TRACT 127

LEGAL DESCRIPTION

A part of Lots 1 & 2 of the plat of "TOWER PLACE AT BALDWIN PARK" as recorded in Plat Book 62, Pages 4 & 5 of the public records of Orange County, Florida, being more particularly described as follows:

Begin at the Northeast corner of Lot 2 of said plat, thence S89°26'44"W for 646.38 feet to the West line of Lot 1 of said plat; thence N00°40'52"W along the said West line for 1.27 feet to a point on the Southerly boundary line of Tract 82 of the plat of "BALDWIN PARK UNIT 3" as recorded in Plat Book 52, Pages 103 through 112 of the public records of Orange County, Florida; thence along the Southerly boundary line of said Tract 82 for the following three (3) courses: run N76°03'29"E for 19.53 feet to the point of curvature of a curve, concave Southerly having a central angle of 27°06'18" and a radius of 1302.00 feet; thence run Easterly along the arc of said curve for a distance of 615.94 feet to the point of reverse curvature of a curve, concave Northerly having a central angle of 01°00'39" and a radius of 999.50 feet; thence Easterly along the arc of said curve for a distance of 17.63 feet to the point of beginning.

Containing 0.411 acres more or less.

\\nortis2\scs\BaldwinPark\ICCD\Legal\Tract127.dgn

05-AUG-2008 16:



482 South Keller Road
Orlando, Florida 32810-8101
Tel: 407/647-7275 Certificate No. LB 24

**LEGAL DESCRIPTION TO ACCOMPANY SKETCH
BPDC TO V.A. CLINIC**

LEGAL DESCRIPTION

A portion of Section 16, Township 22 South, Range 30 East, Orange County, Florida, being more particularly described as follows:

Commence at a 1" Iron Pipe with no cap, accepted as the Northwest corner of the South 1/2 of the North 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 16, Township 22 South, Range 30 East, Orange County, Florida, said corner also being known as the Southeast corner of Lot 1, Block "C" of the plat of "KENILWORTH ESTATES 1ST ADDITION", as recorded in Plat Book "W", Page 71 of the Public Records of Orange County, Florida; thence S.00°45'11"E. along the West line of the Northeast 1/4 of said Section 16 for 1072.39 feet to a point on the South Boundary of the Veterans Administration Clinic Site, said point being 173.66 feet N89°59'50"W of the Southeast corner of said Veterans Administration Clinic Site; thence N.89°59'50"W. along said South Boundary for 160.31 feet to a point on a non-tangent curve concave Northerly, said point being the POINT OF BEGINNING; thence Westerly along the arc of said curve, having a radius of 368.50 feet and a chord bearing of S.75°44'08"W., through a central angle of 28°32'05", for 183.52 feet to the point of tangency; thence N.89°59'50"W. for 63.12 feet to the point of curvature of a curve concave Northerly; thence Westerly along the arc of said curve, having a radius of 368.50 feet, through a central angle of 21°23'15", for 137.56 feet to the point of reverse curvature of a curve concave Southerly; thence Westerly along the arc of said curve, having a radius of 281.50 feet, through a central angle of 21°23'15", for 105.08 feet; thence S.89°59'50"E. for 476.19 feet to the POINT OF BEGINNING.

Containing 0.314 acres, more or less.

\\orffs2\asocods8\BaldwinPark\UNIT110\DCAN\PLAT\RAYTOUSA.dgn 29-SEP-2005 14:57



482 South Keller Road
Orlando, Florida 32810-6101
Tel: 407/647-7275 Certificate No. LB 24

Sheet 2 of 2

SKETCH TO ACCOMPANY LEGAL DESCRIPTION BPDC TO V.A. CLINIC

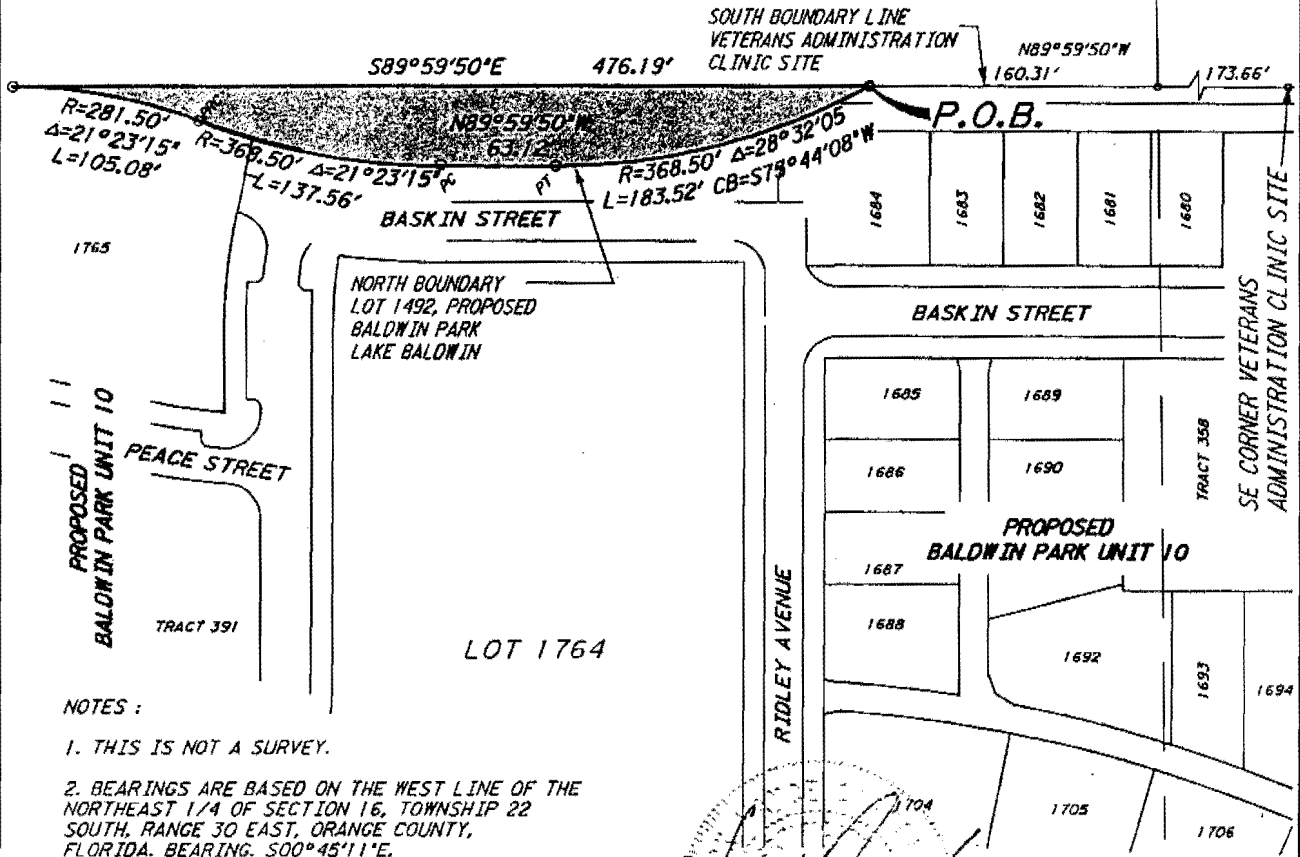
LEGEND

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
R= RADIUS
Δ= DELTA (CENTRAL ANGLE)
L= LENGTH
CB= CHORD BEARING
P.B.= PLAT BOOK
PC= POINT OF CURVATURE
PT = POINT OF TANGENCY
PRC= POINT OF REVERSE CURVATURE
PCC= POINT OF COMPOUND CURVE
COR= CORNER
SEC= SECTION
PG(S)= PAGE(S)

P.O.C.

ACCEPTED N.W. CORNER of the S 1/2
of the N 1/2 of the NW 1/4 of the
NE 1/4 of SECTION 16-22-30,
FND. 1" IRON PIPE, (NO CAP),
SE corner of LOT 1, BLOCK C,
KENILWORTH ESTATES 1st ADDITION,
PLAT BOOK 'W', PAGE 71.

NOT PLATTED



NOTES :

1. THIS IS NOT A SURVEY.
2. BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 22 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA. BEARING. $S00^{\circ}45'11''E$.

PBSJ

482 South Keller Road
Orlando, Florida 32810-6101
Tel: 407/647-7275 Certificate No. LB 24

J. Vance Carper, Jr./PSM
Professional Surveyor and Mapper
Florida Certificate No. 3598

NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

Date: 9/20/05
Scale: 1" = 100'
Job No.: 071103-50
F.B.: N/A
Drawn By: DKK
Ckd. By:
Sheet 1 of 2

**Consent To Contraction Of Property
From A Community Development District**

The undersigned is the owner of certain lands more fully described on Exhibit "A" attached hereto and made a part hereof ("**Property**"). The undersigned understands and acknowledges that the Urban Orlando Community Development District ("**Petitioner**" or "**CDD**") has submitted a petition (the "**Petition**") to amend the boundaries of the Urban Orlando Community Development District in accordance with the provisions of Chapter 190 of the Florida Statutes.

As the owner of the Property, the undersigned understands and acknowledges that pursuant to the provisions of Chapter 190, Florida Statutes, including section 190.005 and 190.046, Florida Statutes, the Petitioner is required to include the written consent of one hundred percent (100%) of the owners of the lands to be contracted from and added to the CDD.

The undersigned hereby consents to the amendment of the boundaries of the CDD and to the contraction of the Property from the boundaries of the CDD and agrees to further execute any documentation necessary or convenient to evidence this consent during the petition process for the amendment of the boundaries of the CDD.

The undersigned acknowledges that the consent will remain in full force and effect until the boundaries of the CDD are amended; provided that if final approval of the Petition is not granted by the Orlando City Council within three (3) years from the date hereof, the undersigned shall have the right to withdraw this consent by delivering written notice to Petitioner and the City of Orlando at any time thereafter, but prior to final approval of the Petition.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent by the officer executing this instrument.

Executed this 13 day of September, 2005.

Witnessed:

Suzanne Ritter

Print Name: Suzanne Ritter

Kristine L. Carson

Print Name: Kristine L. Carson

Laura L. Yeager
BY: The United States of America,
General Services Administration

STATE OF Georgia
COUNTY OF Fulton

The foregoing instrument was acknowledged before me this 13 day of
September, 2005, by Laura L. Yeager, as Contracting Officer
of US General Services Administration. He is known personally to me, and
did not take an oath.

Lori P. Dennis

Signature of person taking acknowledgment

Lori P. Dennis
Name of officer taking acknowledgment
(typed, printed or stamped)

Chief, Southern Branch
Title or rank

EXHIBIT A

Parcel D

That part of A REVISION OF OAKHURST, according to the plat thereof, as recorded in Plat Book H, Page 114, of the Public Records of Orange County, Florida, described as follows:

Commence at East 1/4 corner of Section 17, Township 22 South, Range 30 East, Orange County, Florida; thence run S89°27'41"W along the North line of the Southeast 1/4 of said Section 17 for a distance of 316.41 feet; thence leaving said North line run S00°32'19"E for a distance of 1479.36 feet; thence run S00°22'25"E for a distance of 19.54 feet to the POINT OF BEGINNING; thence continue S00°22'25"E for a distance of 165.44 feet to a point on a non-tangent curve concave Northwesterly having a radius of 25.00 feet and a chord bearing of S44°36'32"W; thence run Southwesterly along the arc of said curve through a central angle of 90°13'22" for a distance of 39.37 feet to a non-tangent line; thence run S89°30'35"W for a distance of 119.51 feet; thence run N00°44'14"W for a distance of 1.48 feet; thence run N04°26'38"E for a distance of 53.44 feet; thence run N36°57'12"E for a distance of 90.58 feet; thence run N52°42'09"E for a distance of 106.51 feet to the POINT OF BEGINNING. Containing 0.424 acres more or less.

PREPARED FOR:

BALDWIN PARK DEVELOPMENT COMPANY

U.S. CUSTOMS SWAP PARCELS

DATE	BY	DESCRIPTION

REVISIONS



DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS

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

FIELD BOOK _____ PG _____

SURVEY _____

FOUNDATION _____

FINAL _____

DRAWN BY: AMJ
DATE: 5/28/02

CHECKED BY: JMMY
DATE: 6/5/02

JOB NO.
22097.0215

SCALE
N/A

SHEET 4
OF 5

SKETCH OF DESCRIPTION

AND:
Parcel E

That part of MAP OF OAKHURST, according to the plat thereof as recorded in Plat Book G, Page 97 and A REVISION OF OAKHURST, according to the plat thereof, as recorded in Plat Book H, Page 114, of the Public Records of Orange County, Florida, described as follows:

Commence at East 1/4 corner of Section 17, Township 22 South, Range 30 East, Orange County, Florida; thence run S00°28'07"E along the East line of said Section 17 for a distance of 1912.31 feet; thence leaving said East line run S89°31'53"W for a distance of 29.95 feet; thence run S89°35'43"W for a distance of 12.65 feet to the POINT OF BEGINNING; thence run S41°07'03"W for a distance of 163.67 feet; thence run S89°27'52"W for a distance of 92.90 feet; thence run N48°52'57"W for a distance of 90.66 feet; thence run N00°10'43"E for a distance of 7.04 feet; thence run S89°17'40"W for a distance of 7.98 feet; thence run N48°52'57"W for a distance of 83.94 feet; thence run N89°35'43"E for a distance of 340.03 feet to the POINT OF BEGINNING. Containing 0.609 acres more or less.

AND:
Parcel F

That part of Section 16, Township 22 South, Range 30 East, Orange County, Florida, and that part of MAP OF OAKHURST, according to the plat thereof, as recorded in Plat Book G, Page 97, of the Public Records of Orange County, Florida, described as follows:

Commence at East 1/4 corner of Section 17, Township 22 South, Range 30 East, Orange County, Florida; thence run S89°27'41"W along the North line of the Southeast 1/4 of said Section 17 for a distance of 124.96 feet; thence leaving said North line run S00°32'19"E for a distance of 1479.64 feet to the POINT OF BEGINNING; thence run S31°22'35"E for a distance of 218.29 feet to a point of curvature of a curve concave Westerly having a radius of 199.00 feet; thence run Southerly along the arc of said curve through a central angle of 71°09'52" for a distance of 247.17 feet to a non-tangent line; thence run N00°15'02"W for a distance of 131.77 feet to a point on a non-tangent curve concave Easterly having a radius of 725.50 feet and a chord bearing of N22°15'18"W; thence run Northerly along the arc of said curve through a central angle of 09°53'12" for a distance of 125.19 feet to a point on a non-tangent curve concave Westerly having a radius of 1271.04 feet and a chord bearing of N21°24'14"W; thence run Northerly along the arc of said curve through a central angle of 08°13'24" for a distance of 182.43 feet to a non-tangent line; thence run N89°32'36"E for a distance of 17.78 feet to the POINT OF BEGINNING. Containing 0.387 acres more or less.

Together containing 1.420 acres more or less and being subject to any rights-of-way, restrictions and easements of record.

PREPARED FOR:

BALDWIN PARK DEVELOPMENT COMPANY

U.S. CUSTOMS SWAP PARCELS

DATE	BY	DESCRIPTION
REVISIONS		



DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS

2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 544-4068
CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: AMJ
DATE: 5/28/02

CHECKED BY: JMMY
DATE: 65/02

JOB NO.
22097.0215

SCALE
N/A

SHEET 5
OF 5

FIELD BOOK _____ PG _____
SURVEY _____
FOUNDATION _____
FINAL _____

SKETCH OF DESCRIPTION

PARCEL G

DESCRIPTION:

That part of A REVISION OF OAKHURST, according to the plat thereof as recorded in Plat Book H, Page 114, of the Public Records of Orange County, Florida, described as follows:

Commence at East 1/4 corner of Section 17, Township 22 South, Range 30 East, Orange County, Florida; thence run S89°27'41"W along the North line of the Southeast 1/4 of said Section 17 for a distance of 314.27 feet; thence leaving said North line run S00°32'19"E for a distance of 1967.22 feet to the POINT OF BEGINNING; thence run S00°10'43"W for a distance of 7.04 feet; thence run N48°52'57"W for a distance of 10.56 feet; thence run N89°17'40"E for a distance of 7.98 feet to the POINT OF BEGINNING.

Containing 0.001 acres more or less and being subject to any rights-of-way, restrictions and easements of record.

sl7711desc

PREPARED FOR:

BALDWIN PARK DEVELOPMENT COMPANY

FAIRWINDS CREDIT UNION TO U.S. CUSTOMS SWAP PARCEL



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: AMJ
DATE: 6/6/02

CHECKED BY: JMMY
DATE: 6/5/02

JOB NO.
22097.0215

SCALE
N/A

SHEET 2
OF 2

REVISIONS

DATE	BY	DESCRIPTION

FIELD BOOK _____ PG _____
SURVEY _____
FOUNDATION _____
FINAL _____

**Consent To Contraction Of Property
From A Community Development District**

The undersigned is the owner of certain lands more fully described on Exhibit "A" attached hereto and made a part hereof ("**Property**"). The undersigned understands and acknowledges that the Urban Orlando Community Development District ("**Petitioner**" or "**CDD**") has submitted a petition (the "**Petition**") to amend the boundaries of the Urban Orlando Community Development District in accordance with the provisions of Chapter 190 of the Florida Statutes.

As the owner of the Property, the undersigned understands and acknowledges that pursuant to the provisions of Chapter 190, Florida Statutes, including section 190.005 and 190.046, Florida Statutes, the Petitioner is required to include the written consent of one hundred percent (100%) of the owners of the lands to be contracted from and added to the CDD.

The undersigned hereby consents to the amendment of the boundaries of the CDD and to the contraction of the Property from the boundaries of the CDD and agrees to further execute any documentation necessary or convenient to evidence this consent during the petition process for the amendment of the boundaries of the CDD.

The undersigned acknowledges that the consent will remain in full force and effect until the boundaries of the CDD are amended; provided that if final approval of the Petition is not granted by the Orlando City Council within three (3) years from the date hereof, the undersigned shall have the right to withdraw this consent by delivering written notice to Petitioner and the City of Orlando at any time thereafter, but prior to final approval of the Petition.

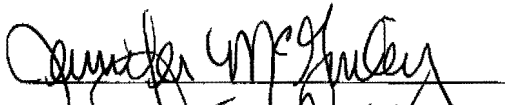
The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent by the officer executing this instrument.

Executed this 21 day of SEPT, 2005.

BUMBY G.P. II, LTD., a Florida limited
partnership

WITNESSES:

By: Bumby Development Group, Inc., a Florida
corporation, its general partner



Print Name: Jennifer McGinley

By: 

J.M. Calvert, President



Print Name: Jared Chesser

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 21st day of September, 2005, by J.M. Calvert, as President of Bumby Development Group, Inc., a Florida corporation, as General Partner of Bumby G.P. II, Ltd., a Florida limited partnership. He is known personally to me, and did not take an oath.

Jennifer McGinley
Signature of person taking acknowledgment

Jennifer McGinley
Name of officer taking acknowledgment
(typed, printed or stamped)

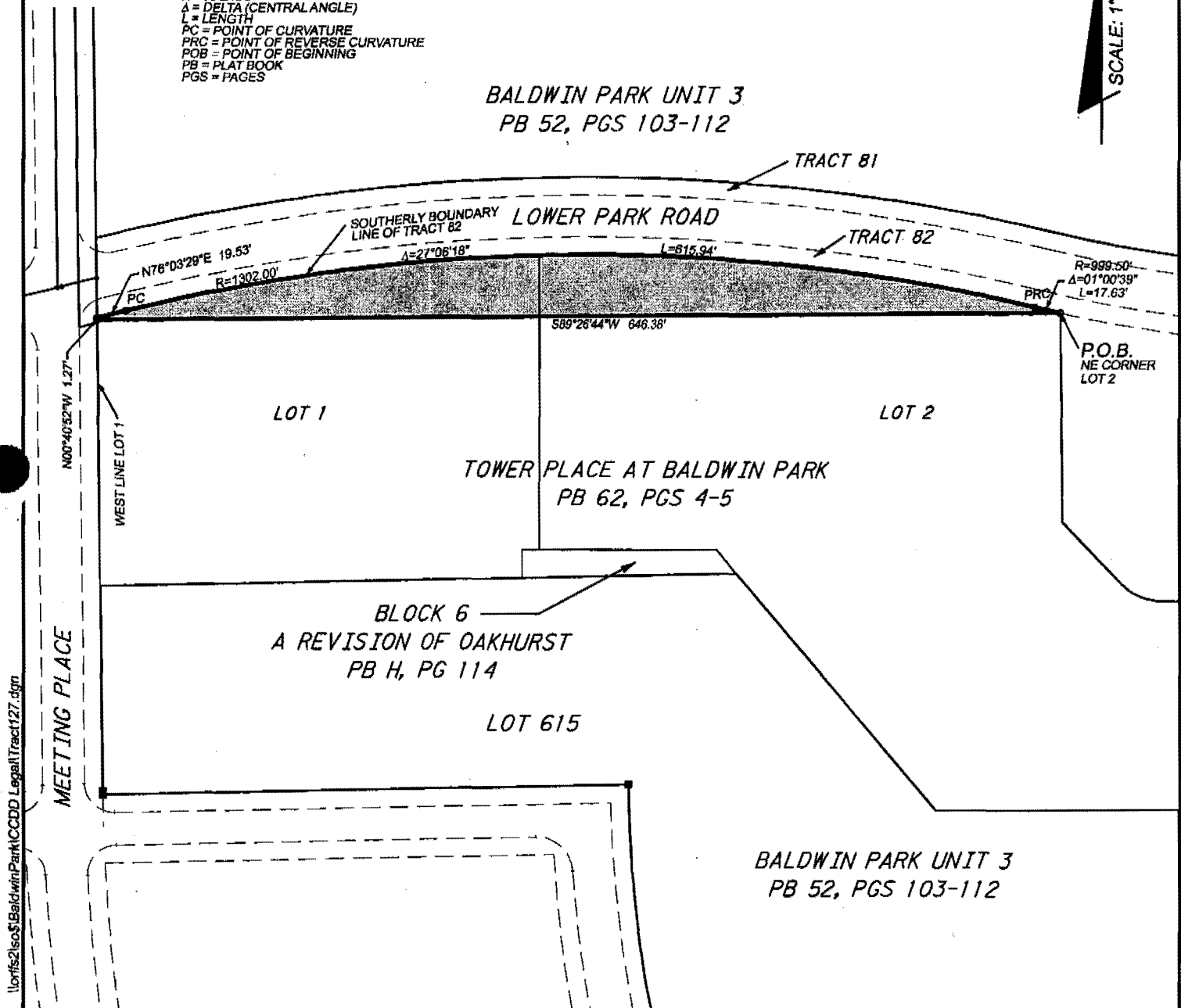
Secretary
Title or rank

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
BALDWIN PARK URBAN ORLANDO
COMMUNITY DEVELOPMENT DISTRICT
TRACT 127

LEGEND

R = RADIUS
Δ = DELTA (CENTRAL ANGLE)
L = LENGTH
PC = POINT OF CURVATURE
PRC = POINT OF REVERSE CURVATURE
POB = POINT OF BEGINNING
PB = PLAT BOOK
PGS = PAGES

SCALE: 1"=100'



\\orffs2\iso\BaldwinPark\CCDD Legal\Tract127.dgn

05-AUG-2008 16:



482 South Keller Road
Orlando, Florida 32810-6101
Tel: 407/647-7275 Certificate No. LB 24

Date: 08/05/08
Scale: 1" = 100'
Job No.: N/A
F.B.: N/A
Drawn By: PMM
Ckd. By: JVC
Sheet 1 of 2

LEGAL DESCRIPTION TO ACCOMPANY SKETCH
BALDWIN PARK URBAN ORLANDO
COMMUNITY DEVELOPMENT DISTRICT
TRACT 127

LEGAL DESCRIPTION

A part of Lots 1 & 2 of the plat of "TOWER PLACE AT BALDWIN PARK" as recorded in Plat Book 62, Pages 4 & 5 of the public records of Orange County, Florida, being more particularly described as follows:

Begin at the Northeast corner of Lot 2 of said plat, thence S89°26'44"W for 646.38 feet to the West line of Lot 1 of said plat; thence N00°40'52"W along the said West line for 1.27 feet to a point on the Southerly boundary line of Tract 82 of the plat of "BALDWIN PARK UNIT 3" as recorded in Plat Book 52, Pages 103 through 112 of the public records of Orange County, Florida; thence along the Southerly boundary line of said Tract 82 for the following three (3) courses: run N76°03'29"E for 19.53 feet to the point of curvature of a curve, concave Southerly having a central angle of 27°06'18" and a radius of 1302.00 feet; thence run Easterly along the arc of said curve for a distance of 615.94 feet to the point of reverse curvature of a curve, concave Northerly having a central angle of 01°00'39" and a radius of 999.50 feet; thence Easterly along the arc of said curve for a distance of 17.63 feet to the point of beginning.

Containing 0.411 acres more or less.

\\orfs2iso1\BaldwinPark\CCDD Legal\Tract127.dgn

05-AUG-2008 16:



482 South Keller Road
Orlando, Florida 32810-6101
Tel : 407/647-7275 Certificate No. LB 24



**Consent To Contraction Of Property
From A Community Development District**

The undersigned is the owner of certain lands more fully described on Exhibit "A" attached hereto and made a part hereof ("**Property**"). The undersigned understands and acknowledges that the Urban Orlando Community Development District ("**Petitioner**" or "**CDD**") has submitted a petition (the "**Petition**") to amend the boundaries of the Urban Orlando Community Development District in accordance with the provisions of Chapter 190 of the Florida Statutes.

As the owner of the Property, the undersigned understands and acknowledges that pursuant to the provisions of Chapter 190, Florida Statutes, including section 190.005 and 190.046, Florida Statutes, the Petitioner is required to include the written consent of one hundred percent (100%) of the owners of the lands to be contracted from and added to the CDD.

The undersigned hereby consents to the amendment of the boundaries of the CDD and to the contraction of the Property from the boundaries of the CDD and agrees to further execute any documentation necessary or convenient to evidence this consent during the petition process for the amendment of the boundaries of the CDD.

The undersigned acknowledges that the consent will remain in full force and effect until the boundaries of the CDD are amended; provided that if final approval of the Petition is not granted by the Orlando City Council within three (3) years from the date hereof, the undersigned shall have the right to withdraw this consent by delivering written notice to Petitioner and the City of Orlando at any time thereafter, but prior to final approval of the Petition.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent by the officer executing this instrument.

Executed this 13th day of March, 2008.

WITNESSES:

UNITED STATES OF AMERICA, acting by and through
the **DEPARTMENT OF VETERANS AFFAIRS**

James A. Mantia
Signature of Witness

JAMES A. MANTIA
Printed Name of Witness

Richard L. Nelson
Signature of Witness

RICHARD L. NELSON
Printed Name of Witness

By: T. W. Liezert
Name: Timothy W Liezert
Title: Medical Center Director

By: _____
Name: _____
Title: _____

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 13 day of March, 2008,
by Timothy Liezert and X, X and X,
respectively, of the Department of Veterans Affairs, acting on behalf of the United States of America.
They are known personally to me, and did not take an oath.

Michelle G Taylor
Signature of person taking acknowledgment

Michelle G. Taylor
Name of officer taking acknowledgment
(typed, printed or stamped)

NOTARY PUBLIC-STATE OF FLORIDA
 Michelle G. Taylor
Commission #DD659615
Expires: APR. 04, 2011
BONDED THRU ATLANTIC BONDING CO., INC.

Title or rank

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

[Attached]

SKETCH TO ACCOMPANY LEGAL DESCRIPTION BPDC TO V.A. CLINIC

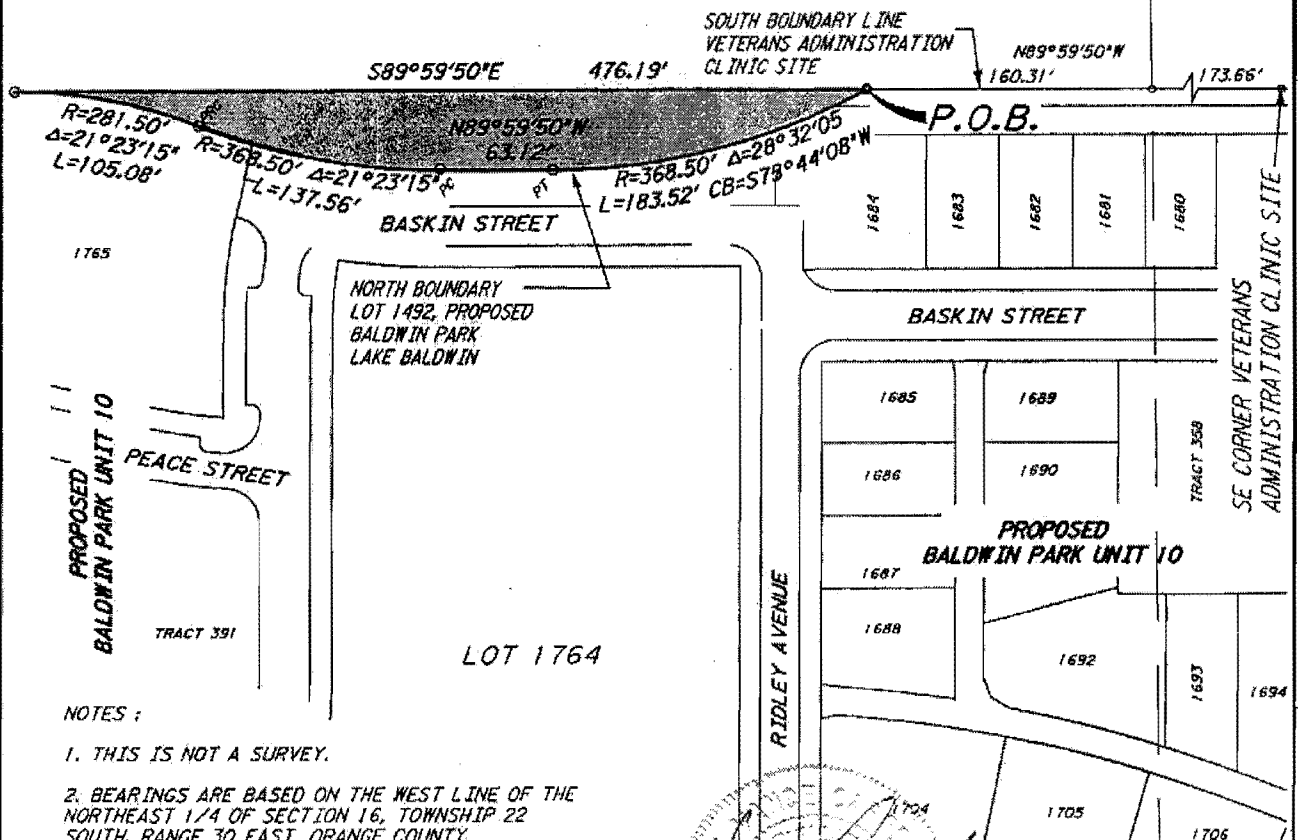
LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
R= RADIUS
Δ= DELTA (CENTRAL ANGLE)
L= LENGTH
CB= CHORD BEARING
P.B.= PLAT BOOK
PC= POINT OF CURVATURE
PT= POINT OF TANGENCY
PRC= POINT OF REVERSE CURVATURE
PCC= POINT OF COMPOUND CURVE
COR= CORNER
SEC= SECTION
PG(S)= PAGE(S)

P.O.C.

ACCEPTED N.W. CORNER of the S 1/2
of the N 1/2 of the NW 1/4 of the
NE 1/4 of SECTION 16-22-30,
FND. 1" IRON PIPE, (NO CAP),
SE corner of LOT 1, BLOCK C,
KENILWORTH ESTATES 1st ADDITION,
PLAT BOOK 'W', PAGE 71.

NOT PLATTED



NOTES:

1. THIS IS NOT A SURVEY.
2. BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 22 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA. BEARING. $500^{\circ}45'11''E$.

PBSJ

482 South Keller Road
Orlando, Florida 32810-6101
Tel: 407/647-7275 Certificate No. LB 24

J. Vance Carper, Jr./PSM
Professional Surveyor and Mapper
Florida Certificate No. 3598

NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

Date: 9/20/05
Scale: 1" = 100'
Job No.: 071103.50
F.B.: N/A
Drawn By: DKK
Ckd. By:
Sheet 1 of 2

**LEGAL DESCRIPTION TO ACCOMPANY SKETCH
BPDC TO V.A. CLINIC**

LEGAL DESCRIPTION

A portion of Section 16, Township 22 South, Range 30 East, Orange County, Florida, being more particularly described as follows:

Commence at a 1" Iron Pipe with no cap, accepted as the Northwest corner of the South 1/2 of the North 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 16, Township 22 South, Range 30 East, Orange County, Florida, said corner also being known as the Southeast corner of Lot 1, Block "C" of the plat of "KENILWORTH ESTATES 1ST ADDITION", as recorded in Plat Book "W", Page 71 of the Public Records of Orange County, Florida; thence S.00°45'11"E. along the West line of the Northeast 1/4 of said Section 16 for 1072.39 feet to a point on the South Boundary of the Veterans Administration Clinic Site, said point being 173.66 feet N89°59'50"W of the Southeast corner of said Veterans Administration Clinic Site; thence N.89°59'50"W. along said South Boundary for 160.31 feet to a point on a non-tangent curve concave Northerly, said point being the POINT OF BEGINNING; thence Westerly along the arc of said curve, having a radius of 368.50 feet and a chord bearing of S.75°44'08"W., through a central angle of 28°32'05", for 183.52 feet to the point of tangency; thence N.89°59'50"W. for 63.12 feet to the point of curvature of a curve concave Northerly; thence Westerly along the arc of said curve, having a radius of 368.50 feet, through a central angle of 21°23'15", for 137.56 feet to the point of reverse curvature of a curve concave Southerly; thence Westerly along the arc of said curve, having a radius of 281.50 feet, through a central angle of 21°23'15", for 105.08 feet; thence S.89°59'50"E. for 476.19 feet to the POINT OF BEGINNING.

Containing 0.314 acres, more or less.

\\or-fs2\ssocod\Bacwin\pork\UNIT10\BCH\PLAT\RAYTUSA.dgn 29-SEP-2005 14:57



482 South Keller Road
Orlando, Florida 32810-6101
Tel: 407/647-7275 Certificate No. LB 24

Sheet 2 of 2

Future Land Use

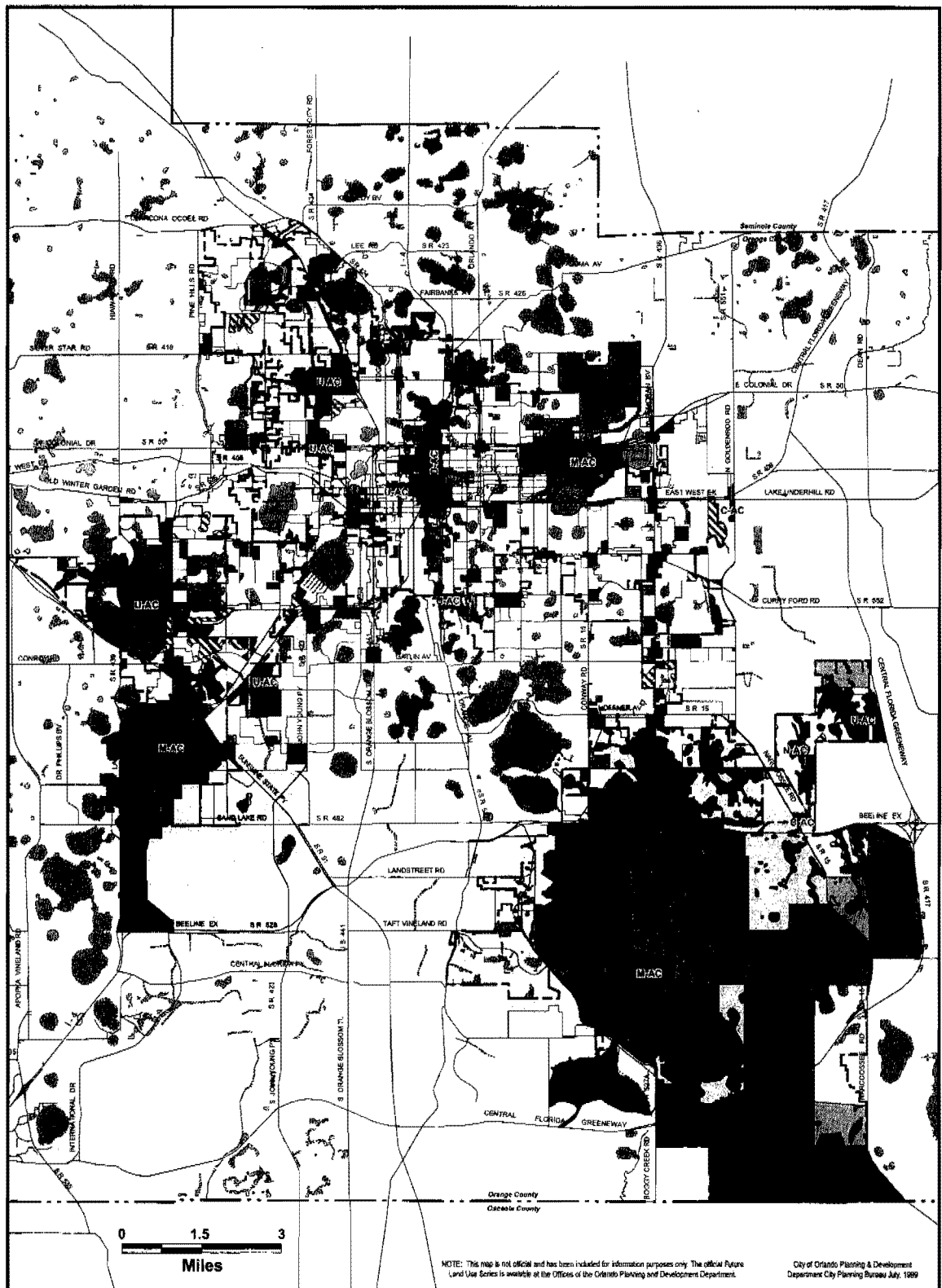


Figure
LU-2

LEGEND

- | | | | |
|----------------------------------|---------------------------------------|---------------------------------------|---|
| ○ Residential - Low Intensity | ● Office - High Intensity | ● Community Activity Center | ○ Airport Support - High |
| ○ Residential - Medium Intensity | ○ Mixed Use Corridor - Med Intensity | ● Neighborhood Activity Center | ○ Airport Support - Med |
| ○ Residential - High Intensity | ○ Mixed Use Corridor - High Intensity | ○ Industrial | ● Urban Reserve |
| ● Mixed Use/Neigh Development | ● Downtown Activity Center | ● Public Recreational & Institutional | ○ Resource Protection Overlay |
| ○ Office - Low Intensity | ● Metropolitan Activity Center | ● Conservation (Lakes) | ○ Transitional Wildlife Habitat Overlay |
| ● Office - Medium Intensity | ● Urban Activity Center | ● Conservation (Other) | ○ City Limits |
| | | ● Urban Village | |

Exhibit 9

List of Improvements and Facilities Provided by the Urban Orlando Community Development District

1. Underground Reclamation
2. Transportation (Roadway) Improvements
3. Potable Water & Sanitary Sewer Facilities
4. Reuse Facilities
5. Electrical Duct Bank
6. Stormwater Management System
7. Common Area Development
8. Parks and Recreational Facilities

**STATEMENT OF ESTIMATED REGULATORY COSTS
PROPOSED BOUNDARY AMENDMENT
URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT**

1.0 Introduction

1.1 Purpose and Scope

This statement of estimated regulatory costs ("SERC") supports the petition to amend the boundaries of the Urban Orlando Community Development District ("District"). This is the second boundary amendment the District has sought. The District was originally formed by the City of Orlando by passage of an ordinance bearing document number 32524, which was amended in 2003 by passage of an ordinance bearing document number 031027701. The Urban Orlando Community Development District currently encompasses 997.9 acres ("Existing District"). The Petitioner is seeking authority, as outlined in Section 190.012 F.S., to amend the boundaries of the Existing District.

The boundary amendment involves the addition of 0.173 acres of land (the "Expansion Parcels") and the contraction of 2.146 acres (the "Contraction Parcels"). The boundary amendment will result in a net contraction of 1.973 acres. The net result of the boundary amendment would be a District consisting of approximately 995.926 acres. The District desires to amend its boundaries to provide for better integration of the Contraction and Expansion Parcels with the infrastructure layout of the District.

The limitations on the scope of this SERC are explicitly set out in Section 190.002(2)(d), F.S. (governing District formation or alteration) as follows:

"That the process of establishing such a district pursuant to uniform general law shall be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant (emphasis added)."

1.2 Overview of the Urban Orlando Community Development District

The Existing District currently provides community infrastructure, services, and facilities, along with their operations and maintenance, to the lands located within the District. The lands within the District are included within the Baldwin Park Planned Development (the "Planned Development") approved by the City of Orlando. The Planned Development includes development of commercial, office, residential, civic and park/open space land uses.

1.3 Requirements for Statement of Estimated Regulatory Costs

Section 120.541(2), F.S. (2007), read in conjunction with s. 190.005, defines the elements a statement of estimated regulatory costs must contain:

(a) A good faith estimate of the number of individuals and entities likely to be required to comply with the ordinance, together with a general description of the types of individuals likely to be affected by the ordinance.

(b) A good faith estimate of the cost to the state and local government entities, of implementing and enforcing the proposed ordinance, and any anticipated effect on state and local revenues.

(c) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local governmental entities, required to comply with the requirements of the ordinance. As used in this paragraph, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the ordinance, additional operating costs incurred, and the cost of monitoring and reporting.

(d) An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S.

(e) Any additional information that the city determines may be useful.

(f) In the statement or revised statement, whichever applies, a description of any good faith written proposal submitted under paragraph (1) (a) and either a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed ordinance.

2.0 **A good faith estimate of the number of individuals and entities likely to be required to comply with the ordinance, together with a general description of the types of individuals likely to be affected by the ordinance.**

The individuals and entities likely to be required to comply with the ordinance or affected by the proposed action (i.e., amendment of the ordinance) can be categorized, as follows: A) the State of Florida and its residents, B) the City of Orlando and its residents, and C) property owners within the District.

THE STATE OF FLORIDA

The State of Florida and its residents and general population will not incur any compliance costs related to the amendment of the District and on-going

administration of the District and will only be affected to the extent that the State incurs those nominal administrative costs outlined below. The cost of any additional administrative services provided by the State as a result of this development will be incurred whether the infrastructure is financed through a COMMUNITY DEVELOPMENT DISTRICT or any alternative financing method.

CITY OF ORLANDO

The City of Orlando and its residents not residing within the boundaries of the District will not incur any compliance costs related to the on-going administration of the COMMUNITY DEVELOPMENT DISTRICT other than any one-time administrative costs as outlined below. Since the District is already established, these residents will not be affected by adoption of the amendment. The cost of any additional administrative services provided by the City as a result of this development will be incurred whether the infrastructure is financed through a COMMUNITY DEVELOPMENT DISTRICT or any alternative financing method.

PROPERTY OWNERS WITHIN THE DISTRICT

The District is the record owner of the Expansion Parcels. Due to the size, nature and location of the Expansion Parcels, the Expansion Parcels will not receive benefit from the District's existing services and facilities.

As noted above, the proposal includes the contraction of 2.146 acres from of the District. The District does not and has no plans to provide infrastructure or community services to the Contraction Parcels. Therefore, there is no impact on the assessable acreage in the District. As a result, no individuals will be affected by the proposed amendment other than the property owners consenting to the boundary amendment.

3.0 Good faith estimate of the cost to state and local government entities, of implementing and enforcing the proposed ordinance, and any anticipated effect on state and local revenues.

3.1 Costs to Governmental Entities of Implementing and Enforcing Ordinance

The State of Florida

The State of Florida incurs only nominal administrative costs to review the periodic reports required pursuant to Chapters 190 and 189, F.S. These reports include the annual financial report, annual audit and public financing disclosures. To offset these costs, the Legislature has established a maximum fee of \$175 per District per year to pay the costs incurred by the Special Districts Information Program to administer the reporting requirements of Chapter 189, F.S. Because the District, as defined in Chapter 190, F.S., is designed to function as a self-sufficient special-purpose governmental entity, it is responsible for its own management. Because the District will continue to exist, there is no change in

the reporting requirements and no additional burden is placed on the State once the District's boundaries have been amended.

City of Orlando

As noted above, the District already exists and has an operating history. Because the District encompasses less than 1,000 acres, this petition is being submitted to the City of Orlando for approval in accordance with Section 190.046. The City may incur certain one-time administrative costs involved with the review of this petition. The proposed amendment to the District will require the City to review the petition and its supporting exhibits. In addition, the City may choose to hold a public hearing to discuss the petition and to take public input. These activities will absorb staff time and time of the City Council. However, these costs are very modest at most for the following reasons. First, the size of the amendment is very small. Second, the District already exists and has an operating history. Third, the review of this petition to amend the boundaries of the District does not include an analysis of the project itself. In fact, such a project review is prohibited by statute. Fourth, the petition contains all of the information necessary for its review. Fifth, the City already has all of the staff necessary to review the petition. Sixth, no capital costs are involved in the review. Seventh, the City routinely processes similar petitions for land use and zoning changes that are far more complicated than this petition to amend the District. To offset the one-time administrative costs associated with this petition, the petitioner will submit a filing fee of \$5,000 to the City of Orlando.

Once the District boundaries have been amended, the City of Orlando will not incur any quantifiable on-going costs resulting from the on-going administration of the District. As previously stated, the District operates independently from the city and county and all administrative and operating costs incurred by the District relating to the financing and construction of infrastructure are borne entirely by the District.

The District

The costs of petitioning for the boundary amendment to the District will be paid entirely by Orlando NTC Partners, a Florida joint venture, pursuant to a funding agreement with the District. The District incurs costs for operations and maintenance of its facilities and for its administration. These costs will be completely paid for from annual assessments against all properties within the District benefiting from its facilities and its services. Since the Contraction Parcels have not been assessed and the Expansion parcels will not benefit from District facilities or services, the boundary amendment will not affect the District's revenues or expenses.

3.2 Impact on State and Local Revenues

Adoption of the proposed ordinance will have no negative impact on State or local revenues. The District is an independent unit of local government. It is designed to provide community facilities and services to serve the development. It has its own sources of revenue. No State or local subsidies are required or expected.

In this regard it is important to note that any debt obligations incurred by the District to construct its infrastructure, or for any other reason, are not debts of the State of Florida or any unit of local government. By State law, debts of the District are strictly its own responsibility.

In summary, amendment of the District's boundaries will not create any significant economic costs for the State of Florida, the City of Orlando or the District.

4.0 A good faith estimate of the transactional costs likely to be incurred by individuals and entities required to comply with the requirements of the ordinance.

The transactional costs associated with the adoption of an ordinance to amend the District's boundaries are nominal. The District will essentially function as it was originally intended.

5.0 An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S.

Amendment of the District's boundaries should not have any negative impact on small businesses. Any business, large or small, has the option of locating within or outside a community development district provided the local governmental authority has issued the appropriate land use approvals. Those that choose to locate within the amended boundaries of the District will be subject to the financial obligations imposed by the District and will accrue the benefits resulting from being in the District. A community development district does not discriminate in terms of the size of businesses that can be located within District boundaries or transact business with the District. Furthermore, the District must operate according to Florida's "Sunshine" laws and must follow certain competitive bidding requirements for certain goods and services it will purchase.

The District is located in the City of Orlando. As of the latest Census date, the City has a population of more than 10,000 and Orange County has a population of more than 75,000. Therefore, the District is not located in a city or county defined as "small" according to section 120.52, Florida Statutes.

Authorization of Agent

This letter shall serve as a designation of Kevin D. Callahan, whose address is 1900 Lakemont Avenue, Orlando, Florida 32803, to act as agent for the United States Customs and Border Protection, with regard to any and all matters pertaining to the Petition before the City of Orlando City Commission to amend the boundaries of the Urban Orlando Community Development District in Orange County, Florida, pursuant to Chapter 190, Florida Statutes. This authorization shall remain in effect until revoked in writing.

Executed this 13 day of September 2005.

The United States of America,
General Services Administration

By: Laura L. Yeager
Laura L. Yeager
Contracting Officer/Deputy Director

STATE OF GEORGIA
COUNTY OF FULTON

The foregoing instrument was acknowledged before me this 13 day of September, 2005, by Laura L. Yeager, an authorized employee of the United States of America, General Services Administration. Such person is known personally to me and did not take an oath.

Debra B. Young
Signature of person taking acknowledgment

Name & Title: Debra B. Young
Project Manager
General Services Administration

Authorization of Agent

This letter shall serve as a designation of J. M. Calvert, whose address is 111 N. Orange Avenue, Suite 1420, Orlando, Florida 32801, to act as agent for Bumby G.P. II, Ltd., a Florida limited partnership, with regard to any and all matters pertaining to the Petition before the City of Orlando City Commission to amend the boundaries of the Urban Orlando Community Development District in Orange County, Florida, pursuant to Chapter 190, Florida Statutes. This authorization shall remain in effect until revoked in writing.

Executed this 21 day of SEPT, 2005.

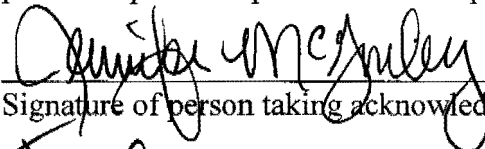
BUMBY G.P. II, LTD., a Florida limited partnership

By: Bumby Development Group, Inc., a Florida corporation, its general partner

By: 
J.M. Calvert, President

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 21ST day of September, 2005, by J.M. Calvert, as President of Bumby Development Group, Inc., a Florida corporation, as General Partner of Bumby G.P. II, Ltd., a Florida limited partnership. Such person is known personally to me and did not take an oath.


Signature of person taking acknowledgment

Jennifer McGinley
Name of officer taking acknowledgment
(typed, printed or stamped)

Secretary
Title or rank

Authorization of Agent

This letter shall serve as a designation of Timothy Liezert, whose address is VA Medical Center
5201 Raymond St, Orlando, FL, to act as agent for the Department of Veterans Affairs, acting on behalf of the United States of America, with regard to any and all matters pertaining to the Petition before the City of Orlando City Council to amend the boundaries of the Urban Orlando Community Development District in Orange County, Florida, pursuant to Chapter 190, Florida Statutes. This authorization shall remain in effect until revoked in writing.

Executed this 13th day of March, 2008.

UNITED STATES OF AMERICA, acting by and through the DEPARTMENT OF VETERANS AFFAIRS

By: T. W. Liezert
Name: Timothy W Liezert
Title: Medical Center Director

By: X
Name: X
Title: X

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 13 day of March, 2008, by Timothy Liezert and X, X and X, respectively, of the Department of Veterans Affairs, acting on behalf of the United States of America. Such persons are known personally to me and did not take an oath.

Michelle G. Taylor
Signature of person taking acknowledgment
Michelle G. Taylor
Name of officer taking acknowledgment
(typed, printed or stamped)

Title or rank

NOTARY PUBLIC-STATE OF FLORIDA
Michelle G. Taylor
Commission # DD659615
Expires: APR. 04, 2011
BONDED THRU ATLANTIC BONDING CO., INC.

EXHIBIT B
SURVEYS AND LEGAL DESCRIPTIONS OF
CONTRACTED AND EXPANDED AREAS

KEY

<u>Parcel</u>	<u>Acreage</u>	<u>Added to CDD</u>	<u>Contracted from CDD</u>
A	0.013	X	
B	0.158	X	
C	0.002	X	
D	0.424		X
E	0.609		X
F	0.387		X
G	0.001		X
Tract 127	0.411		X
VA Parcel	0.314		X

Total Contracted from CDD
Total Added to CDD

2.146 acres
0.173 acres

Resulting Net Contraction

1.973 acres



(continued from page 6)

SKETCH OF DESCRIPTION

L33 N LINE OF THE SE 1/4 OF SEC 17-22-30
L31

S89°27'41"W

L29

POINT OF COMMENCEMENT

PARCELS A THROUGH E
E 1/4 CORNER SEC 17-22-30

P.O.B.
PARCEL "A"

PARCEL A

P.O.B.
PARCEL "F"

SURVEYORS NOTES:

- THIS IS NOT A BOUNDARY SURVEY.
- BEARINGS BASED ON THE N LINE OF THE SE 1/4 OF SEC 17-22-30 AS BEING S89°27'41"W (AN ASSUMED MERIDIAN).
- UNDERLYING PLATS NOT SHOWN
- SEE SHEET 2 FOR LEGEND, LINE TABLE & CURVE TABLE
- SEE SHEET 3 - 5 FOR LEGAL DESCRIPTION

P.O.B.
PARCEL "D"

PARCEL D

PARCEL F

P.O.B.
PARCEL "B"

US CUSTOMS

E LINE OF SEC 17-22-30



I hereby certify that this sketch, subject to the surveyor's notes contained hereon, meets the applicable "Minimum Technical Standards" set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

DONALD W. McINTOSH ASSOCIATES, INC.

Jimmy Wallace
Florida Registered Surveyor and Mapper
Certificate No. 5358

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PREPARED FOR:

BALDWIN PARK DEVELOPMENT COMPANY

U.S. CUSTOMS SWAP PARCELS

5/11/04	JW	REVISED PARCELS A, C, E AND F LEGALS
DATE	BY	DESCRIPTION
REVISIONS		



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: AMJ
DATE: 5/28/02

CHECKED BY: JMMY
DATE: 6/5/02

JOB NO.
22097.0215

SCALE
1"=100'

SHEET 1
OF 5

FIELD BOOK _____ PG _____
SURVEY _____
FOUNDATION _____
FINAL _____

SKETCH OF DESCRIPTION

NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	199.00	71°09'52"	247.17	231.58	S04°12'21"W
C2	725.50	09°53'12"	125.19	125.04	N22°15'18"W
C3	1271.04	08°13'24"	182.43	182.27	N21°24'14"W
C4	25.00	90°13'22"	39.37	35.43	S44°36'32"W
C5	199.00	01°19'46"	4.62	4.62	N40°27'10"E
C6	95.00	62°36'04"	103.80	98.71	N31°49'31"W

LEGEND:

R - RADIUS
 L - ARC LENGTH
 CB - CHORD BEARING
 Δ - CENTRAL ANGLE
 PC - POINT OF CURVATURE
 PT - POINT OF TANGENCY
 PRC - POINT OF REVERSE CURVATURE
 PCC - POINT OF COMPOUND CURVATURE
 NT - NON-TANGENT
 R/W - RIGHT-OF-WAY
 PB - PLAT BOOK
 PG - PAGE

SEC 17-22-30 - SECTION-TOWNSHIP-RANGE

L1 - LINE TABLE (SEE SHEET 2)

C1 - LINE TABLE (SEE SHEET 2)

NUMBER	BEARING	DISTANCE
L1	N00°15'02"W	131.77'
L2	N89°32'36"E	17.78'
L3	S31°22'35"E	218.29'
L4	S00°15'02"E	14.42'
L5	S89°35'43"W	12.65'
L6	N41°07'03"E	14.59'
L7	S41°07'03"W	163.67'
L8	S89°27'52"W	92.90'
L9	N48°52'57"W	90.66'
L10	N00°10'43"E	7.04'
L11	S89°17'40"W	7.98'
L12	N48°52'57"W	83.94'
L13	N89°35'43"E	340.03'
L14	S89°35'43"W	50.07'
L15	N00°32'10"W	137.77'
L16	N89°30'35"E	24.73'
L17	S00°44'14"E	154.56'
L18	S48°52'57"E	101.80'
L19	N00°44'14"W	1.48'
L20	N04°26'38"E	53.44'
L21	N36°57'12"E	90.58'
L22	N52°42'09"E	106.51'
L23	S00°22'25"E	165.44'
L24	S89°30'35"W	119.51'
L25	N00°22'25"W	19.54'
L26	N89°32'36"E	72.05'
L27	S77°44'51"W	65.14'
L28	S52°42'09"W	10.39'
L29	S89°27'41"W	124.96'
L30	S00°32'19"E	1479.64'
L31	S89°27'41"W	316.41'
L32	S00°32'19"E	1479.36'
L33	S89°27'41"W	486.30'
L34	S00°32'19"E	1689.21'
L35	S89°31'53"W	29.95'

PREPARED FOR:

BALDWIN PARK DEVELOPMENT COMPANY

U.S. CUSTOMS SWAP PARCELS

DATE BY DESCRIPTION

REVISIONS



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: AMJ
 DATE: 5/28/02

CHECKED BY: MMY
 DATE: 6/5/02

JOB NO.
22097.0215

SCALE
N/A

SHEET 2
 OF 5

FIELD BOOK _____ PG _____
 SURVEY _____
 FOUNDATION _____
 FINAL _____

SKETCH OF DESCRIPTION

DESCRIPTION:

U. S. Customs to Baldwin Park Development Company

Parcel A

That part of MAP OF OAKHURST, according to the plat thereof, as recorded in Plat Book G, Page 97 and A REVISION OF OAKHURST, according to the plat thereof, as recorded in Plat Book H, Page 114, of the Public Records of Orange County, Florida, described as follows:

Commence at East 1/4 corner of Section 17, Township 22 South, Range 30 East, Orange County, Florida; thence run S89°27'41"W along the North line of the Southeast 1/4 of said Section 17 for a distance of 316.41 feet; thence leaving said North line run S00°32'19"E for a distance of 1479.36 feet to the POINT OF BEGINNING; thence run N89°32'36"E for a distance of 72.05 feet; thence run S77°44'51"W for a distance of 65.14 feet; thence run S52°42'09"W for a distance of 10.39 feet; thence run N00°22'25"W for a distance of 19.54 feet to the POINT OF BEGINNING. Containing 0.013 acres more or less.

AND:

Parcel B

That part of A REVISION OF OAKHURST, according to the plat thereof, as recorded in Plat Book H, Page 114, of the Public Records of Orange County, Florida, described as follows:

Commence at East 1/4 corner of Section 17, Township 22 South, Range 30 East, Orange County, Florida; thence run S89°27'41"W along the North line of the Southeast 1/4 of said Section 17 for a distance of 486.30 feet; thence leaving said North line run S00°32'19"E for a distance of 1689.21 feet to the POINT OF BEGINNING; thence run N89°30'35"E for a distance of 24.73 feet; thence run S00°44'14"E for a distance of 154.56 feet; thence run S48°52'57"E for a distance of 101.80 feet; thence run S89°35'43"W for a distance of 50.07 feet to a point on a non-tangent curve concave Northeasterly having a radius of 95.00 feet and a chord bearing of N31°49'31"W; thence run Northwesterly along the arc of said curve through a central angle of 62°36'04" for a distance of 103.80 feet to a non-tangent line; thence run N00°32'10"W for a distance of 137.77 feet to the POINT OF BEGINNING. Containing 0.158 acres more or less.

PREPARED FOR:

BALDWIN PARK DEVELOPMENT COMPANY

U.S. CUSTOMS SWAP PARCELS

DATE	BY	DESCRIPTION
REVISIONS		



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: AMJ
DATE: 5/28/02

CHECKED BY: JIMMY
DATE: 6/5/02

JOB NO.
22097.0215

SCALE
N/A

SHEET 3
OF 5

FIELD BOOK _____ PG _____
SURVEY _____
FOUNDATION _____
FINAL _____

SKETCH OF DESCRIPTION

AND:
Parcel C

That part of MAP OF OAKHURST, according to the plat thereof as recorded in Plat Book G, Page 97, of the Public Records of Orange County, Florida, described as follows:

Commence at East 1/4 corner of Section 17, Township 22 South, Range 30 East, Orange County, Florida; thence run S00°28'07"E along the East line of said Section 17 for a distance of 1912.31 feet; thence leaving said East line run S89°31'53"W for a distance of 29.95 feet to the POINT OF BEGINNING; thence run S89°35'43"W for a distance of 12.65 feet; thence run N41°07'03"E for a distance of 14.59 feet to the point of curvature of a curve concave Northwesterly having a radius of 199.00 feet; thence run Northeasterly along the arc of said curve through a central angle of 01°19'46" for a distance of 4.62 feet to a non-tangent line; thence run S00°15'02"E for a distance of 14.42 feet to the POINT OF BEGINNING. Containing 0.002 acres more or less.

Together containing 0.173 acres more or less and being subject to any rights-of-way, restrictions and easements of record.

Baldwin Park Development Company to U.S. Customs

Parcel D

That part of A REVISION OF OAKHURST, according to the plat thereof, as recorded in Plat Book H, Page 114, of the Public Records of Orange County, Florida, described as follows:

Commence at East 1/4 corner of Section 17, Township 22 South, Range 30 East, Orange County, Florida; thence run S89°27'41"W along the North line of the Southeast 1/4 of said Section 17 for a distance of 316.41 feet; thence leaving said North line run S00°32'19"E for a distance of 1479.36 feet; thence run S00°22'25"E for a distance of 19.54 feet to the POINT OF BEGINNING; thence continue S00°22'25"E for a distance of 165.44 feet to a point on a non-tangent curve concave Northwesterly having a radius of 25.00 feet and a chord bearing of S44°36'32"W; thence run Southwesterly along the arc of said curve through a central angle of 90°13'22" for a distance of 39.37 feet to a non-tangent line; thence run S89°30'35"W for a distance of 119.51 feet; thence run N00°44'14"W for a distance of 1.48 feet; thence run N04°26'38"E for a distance of 53.44 feet; thence run N36°57'12"E for a distance of 90.58 feet; thence run N52°42'09"E for a distance of 106.51 feet to the POINT OF BEGINNING. Containing 0.424 acres more or less.

PREPARED FOR:

BALDWIN PARK DEVELOPMENT COMPANY

U.S. CUSTOMS SWAP PARCELS

DATE

BY

DESCRIPTION

REVISIONS



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

FIELD BOOK _____ PG _____

SURVEY _____

FOUNDATION _____

FINAL _____

DRAWN BY: AMJ
DATE: 5/28/02

CHECKED BY: JMMY
DATE: 6/5/02

JOB NO.
22097.0215

SCALE
N/A

SHEET 4
OF 5

SKETCH OF DESCRIPTION

AND:
Parcel E

That part of MAP OF OAKHURST, according to the plat thereof as recorded in Plat Book G, Page 97 and A REVISION OF OAKHURST, according to the plat thereof, as recorded in Plat Book H, Page 114, of the Public Records of Orange County, Florida, described as follows:

Commence at East 1/4 corner of Section 17, Township 22 South, Range 30 East, Orange County, Florida; thence run S00°28'07"E along the East line of said Section 17 for a distance of 1912.31 feet; thence leaving said East line run S89°31'53"W for a distance of 29.95 feet; thence run S89°35'43"W for a distance of 12.65 feet to the POINT OF BEGINNING; thence run S41°07'03"W for a distance of 163.67 feet; thence run S89°27'52"W for a distance of 92.90 feet; thence run N48°52'57"W for a distance of 90.66 feet; thence run N00°10'43"E for a distance of 7.04 feet; thence run S89°17'40"W for a distance of 7.98 feet; thence run N48°52'57"W for a distance of 83.94 feet; thence run N89°35'43"E for a distance of 340.03 feet to the POINT OF BEGINNING. Containing 0.609 acres more or less.

AND:
Parcel F

That part of Section 16, Township 22 South, Range 30 East, Orange County, Florida, and that part of MAP OF OAKHURST, according to the plat thereof, as recorded in Plat Book G, Page 97, of the Public Records of Orange County, Florida, described as follows:

Commence at East 1/4 corner of Section 17, Township 22 South, Range 30 East, Orange County, Florida; thence run S89°27'41"W along the North line of the Southeast 1/4 of said Section 17 for a distance of 124.96 feet; thence leaving said North line run S00°32'19"E for a distance of 1479.64 feet to the POINT OF BEGINNING; thence run S31°22'35"E for a distance of 218.29 feet to a point of curvature of a curve concave Westerly having a radius of 199.00 feet; thence run Southerly along the arc of said curve through a central angle of 71°09'52" for a distance of 247.17 feet to a non-tangent line; thence run N00°15'02"W for a distance of 131.77 feet to a point on a non-tangent curve concave Easterly having a radius of 725.50 feet and a chord bearing of N22°15'18"W; thence run Northerly along the arc of said curve through a central angle of 09°53'12" for a distance of 125.19 feet to a point on a non-tangent curve concave Westerly having a radius of 1271.04 feet and a chord bearing of N21°24'14"W; thence run Northerly along the arc of said curve through a central angle of 08°13'24" for a distance of 182.43 feet to a non-tangent line; thence run N89°32'36"E for a distance of 17.78 feet to the POINT OF BEGINNING. Containing 0.387 acres more or less.

Together containing 1.420 acres more or less and being subject to any rights-of-way, restrictions and easements of record.

PREPARED FOR:

BALDWIN PARK DEVELOPMENT COMPANY

U.S. CUSTOMS SWAP PARCELS

DATE	BY	DESCRIPTION
REVISIONS		



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: AMJ
DATE: 5/28/02

CHECKED BY: JMMY
DATE: 6/5/02

JOB NO.
22097.0215

SCALE
N/A

SHEET 5
OF 5

FIELD BOOK _____ PG. _____
SURVEY _____
FOUNDATION _____
FINAL _____

SKETCH OF DESCRIPTION PARCEL G

N LINE OF THE SE 1/4 OF SEC 17-22-30

S89°27'41"W 314.27'
POINT OF COMMENCEMENT
E 1/4 CORNER SEC 17-22-30

SURVEYORS NOTES:

- THIS IS NOT A BOUNDARY SURVEY.
- BEARINGS BASED ON THE N LINE OF THE SE 1/4 OF SEC 17-22-30 AS BEING S89°27'41"W (AN ASSUMED MERIDIAN).
- UNDERLYING PLATS NOT SHOWN
- SEE SHEET 2 FOR LEGAL DESCRIPTION

S00°32'19"E 1967.22'

E LINE OF SEC 17-22-30

1"=50'

N

PROPOSED U.S. CUSTOMS
N48°52'57"W 10.56'

N89°17'40"E 7.98'

P.O.B.

S00°10'43"W 7.04'

EXISTING FAIRWINDS CREDIT UNION
PROPOSED FAIRWINDS CREDIT UNION

I hereby certify that this sketch, subject to the surveyor's notes contained hereon, meets the applicable "Minimum Technical Standards" set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

DONALD W. MCINTOSH ASSOCIATES, INC.

Jimmy Wallace
Jimmy Wallace
Florida Registered Surveyor and Mapper
Certificate No. 5359

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

LEGEND:

SEC 17-22-30 - SECTION-TOWNSHIP-RANGE

PREPARED FOR:

BALDWIN PARK DEVELOPMENT COMPANY

FAIRWINDS CREDIT UNION TO U.S. CUSTOMS SWAP PARCEL



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: AMJ
DATE: 6/4/02

CHECKED BY: JMMY
DATE: 6/5/02

JOB NO.
22097.0215

SCALE
1"=50'

SHEET 1
OF 2

FIELD BOOK _____ PG _____
SURVEY _____
FOUNDATION _____
FINAL _____

SKETCH OF DESCRIPTION PARCEL G

DESCRIPTION:

That part of A REVISION OF OAKHURST, according to the plat thereof as recorded in Plat Book H, Page 114, of the Public Records of Orange County, Florida, described as follows:

Commence at East 1/4 corner of Section 17, Township 22 South, Range 30 East, Orange County, Florida; thence run S89°27'41"W along the North line of the Southeast 1/4 of said Section 17 for a distance of 314.27 feet; thence leaving said North line run S00°32'19"E for a distance of 1967.22 feet to the POINT OF BEGINNING; thence run S0010°43"W for a distance of 7.04 feet; thence run N48°52'57"W for a distance of 10.56 feet; thence run N89°17'40"E for a distance of 7.98 feet to the POINT OF BEGINNING.

Containing 0.001 acres more or less and being subject to any rights-of-way, restrictions and easements of record.

sl7711desc

PREPARED FOR:

BALDWIN PARK DEVELOPMENT COMPANY

FAIRWINDS CREDIT UNION TO U.S. CUSTOMS SWAP PARCEL

DATE	BY	DESCRIPTION

REVISIONS



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

FIELD BOOK _____ PG _____
SURVEY _____
FOUNDATION _____
FINAL _____

DRAWN BY: AMJ
DATE: 6/4/02

CHECKED BY: JMMY
DATE: 6/5/02

JOB NO.
22097.0215

SCALE
N/A

SHEET 2
OF 2

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
BALDWIN PARK URBAN ORLANDO
COMMUNITY DEVELOPMENT DISTRICT
TRACT 127

LEGEND

R = RADIUS
Δ = DELTA (CENTRAL ANGLE)
L = LENGTH
PC = POINT OF CURVATURE
PRC = POINT OF REVERSE CURVATURE
POB = POINT OF BEGINNING
PB = PLAT BOOK
PGS = PAGES



BALDWIN PARK UNIT 3
PB 52, PGS 103-112

TRACT 81

LOWER PARK ROAD

TRACT 82

N76°03'29"E 19.53'

R=1302.00'

Δ=27°06'18"

L=815.94'

R=989.50'
Δ=01°00'39"
L=17.63'

PRC

P.O.B.
NE CORNER
LOT 2

S59°26'44"W 646.38'

LOT 1

LOT 2

TOWER PLACE AT BALDWIN PARK
PB 62, PGS 4-5

BLOCK 6
A REVISION OF OAKHURST
PB H, PG 114

LOT 615

BALDWIN PARK UNIT 3
PB 52, PGS 103-112

Date: 08/05/08
Scale: 1" = 100'
Job No.: N/A
F.B.: N/A
Drawn By: PMM
Ckd. By: JVC
Sheet 1 of 2



482 South Keller Road
Orlando, Florida 32810-8101
Tel: 407/847-7275 Certificate No. LB 24

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05-AUG-2008 16:

LEGAL DESCRIPTION TO ACCOMPANY SKETCH
BALDWIN PARK URBAN ORLANDO
COMMUNITY DEVELOPMENT DISTRICT
TRACT 127

LEGAL DESCRIPTION

A part of Lots 1 & 2 of the plat of "TOWER PLACE AT BALDWIN PARK" as recorded in Plat Book 62, Pages 4 & 5 of the public records of Orange County, Florida, being more particularly described as follows:

Begin at the Northeast corner of Lot 2 of said plat, thence S89°26'44"W for 646.38 feet to the West line of Lot 1 of said plat; thence N00°40'52"W along the said West line for 1.27 feet to a point on the Southerly boundary line of Tract 82 of the plat of "BALDWIN PARK UNIT 3" as recorded in Plat Book 52, Pages 103 through 112 of the public records of Orange County, Florida; thence along the Southerly boundary line of said Tract 82 for the following three (3) courses: run N76°03'29"E for 19.53 feet to the point of curvature of a curve, concave Southerly having a central angle of 27°06'18" and a radius of 1302.00 feet; thence run Easterly along the arc of said curve for a distance of 615.94 feet to the point of reverse curvature of a curve, concave Northerly having a central angle of 01°00'39" and a radius of 999.50 feet; thence Easterly along the arc of said curve for a distance of 17.63 feet to the point of beginning.

Containing 0.411 acres more or less.

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05-AUG-2008 16:



482 South Keller Road
Orlando, Florida 32810-6101
Tel : 407/647-7275 Certificate No. LB 24

**LEGAL DESCRIPTION TO ACCOMPANY SKETCH
BPDC TO V.A. CLINIC**

LEGAL DESCRIPTION

A portion of Section 16, Township 22 South, Range 30 East, Orange County, Florida, being more particularly described as follows:

Commence at a 1" Iron Pipe with no cap, accepted as the Northwest corner of the South 1/2 of the North 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 16, Township 22 South, Range 30 East, Orange County, Florida, said corner also being known as the Southeast corner of Lot 1, Block "C" of the plat of "KENILWORTH ESTATES 1ST ADDITION", as recorded in Plat Book "W", Page 71 of the Public Records of Orange County, Florida; thence S.00°45'11"E. along the West line of the Northeast 1/4 of said Section 16 for 1072.39 feet to a point on the South Boundary of the Veterans Administration Clinic Site, said point being 173.66 feet N89°59'50"W of the Southeast corner of said Veterans Administration Clinic Site; thence N.89°59'50"W. along said South Boundary for 160.31 feet to a point on a non-tangent curve concave Northerly, said point being the POINT OF BEGINNING; thence Westerly along the arc of said curve, having a radius of 368.50 feet and a chord bearing of S.75°44'08"W., through a central angle of 28°32'05", for 183.52 feet to the point of tangency; thence N.89°59'50"W. for 63.12 feet to the point of curvature of a curve concave Northerly; thence Westerly along the arc of said curve, having a radius of 368.50 feet, through a central angle of 21°23'15", for 137.56 feet to the point of reverse curvature of a curve concave Southerly; thence Westerly along the arc of said curve, having a radius of 281.50 feet, through a central angle of 21°23'15", for 105.08 feet; thence S.89°59'50"E. for 476.19 feet to the POINT OF BEGINNING.

Containing 0.314 acres, more or less.

PBSJ

482 South Keller Road
Orlando, Florida 32810-6101
Tel: 407/647-7275 Certificate No. LB 24

Sheet 2 of 2

SKETCH TO ACCOMPANY LEGAL DESCRIPTION BPDC TO V.A. CLINIC

LEGEND

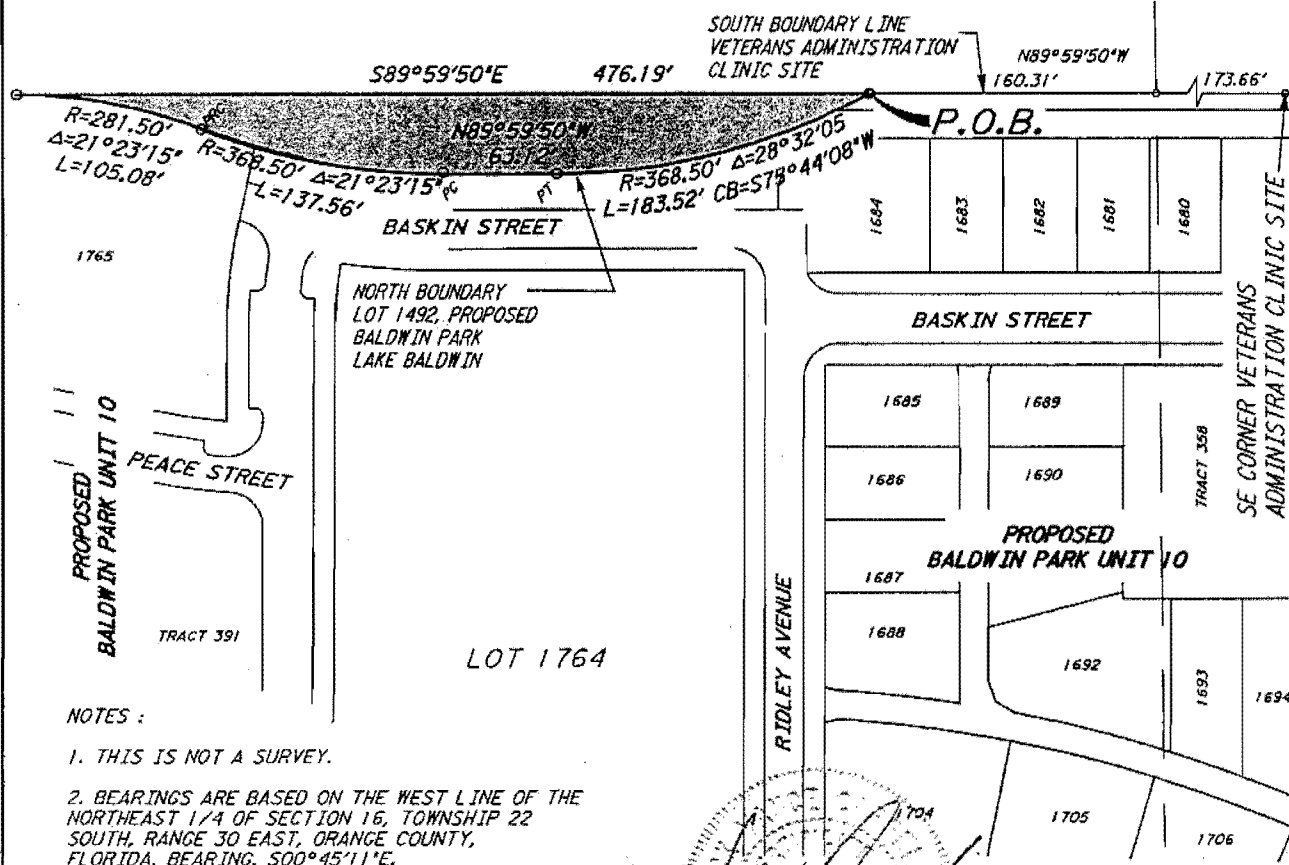
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
R= RADIUS
Δ= DELTA (CENTRAL ANGLE)
L= LENGTH
CB= CHORD BEARING
P.B.= PLAT BOOK
PC= POINT OF CURVATURE
PT = POINT OF TANGENCY
PRC= POINT OF REVERSE CURVATURE
PCC= POINT OF COMPOUND CURVE
COR= CORNER
SEC= SECTION
PG(S)= PAGE(S)

P.O.C.

ACCEPTED N.W. CORNER of the S 1/2
of the N 1/2 of the NW 1/4 of the
NE 1/4 of SECTION 16-22-30,
FND. 1" IRON PIPE, (NO CAP),
SE corner of LOT 1, BLOCK C,
KENILWORTH ESTATES 1st ADDITION,
PLAT BOOK "N", PAGE 71.

WEST LINE, NE 1/4
SEC 16-22-30
S00°45'11"E 1072.39'

NOT PLATTED



NOTES :

1. THIS IS NOT A SURVEY.
2. BEARINGS ARE BASED ON THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 22 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA. BEARING. S00°45'11"E.

PBS

482 South Keller Road
Orlando, Florida 32810-6101
Tel: 407/647-7275 Certificate No. LB 24

J. Vance Carper, Jr. PSM
Professional Surveyor and Mapper
Florida Certificate No. 3598

NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER

Date: 9/20/05
Scale: 1" = 100'
Job No.: 071103.50
F.B.: N/A
Drawn By: DKK
Ckd. By:
Sheet 1 of 2

BEFORE THE CITY OF ORLANDO CITY COUNCIL
CITY OF ORLANDO, FLORIDA

IN RE: PETITION TO AMEND THE)
 BOUNDARIES OF THE URBAN)
 ORLANDO COMMUNITY)
 DEVELOPMENT DISTRICT)

AFFIDAVIT ADOPTING WRITTEN, PRE-FILED TESTIMONY

STATE OF FLORIDA
COUNTY OF Orange

I, John H. Classe, Jr., being first duly sworn, do hereby state for my affidavit as follows:

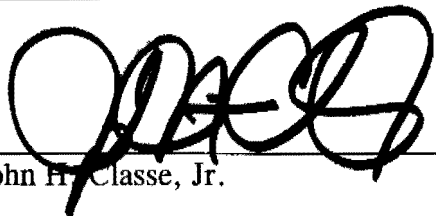
1. I have personal knowledge of the matters set forth in this affidavit.
2. My name is John H. Classe, Jr. and I am Chairman of the Board of Supervisors of the Urban Orlando Community Development District.
3. The prepared written, pre-filed testimony consisting of five (5) pages, submitted under my name to the City Council of the City of Orlando, Florida relating to the boundary amendment of the Urban Orlando Community Development District and attached hereto, is true and correct.
4. If I were asked the questions contained in the pre-filed testimony orally at the Urban Orlando Community Development District boundary amendment hearing my oral answers would be the same as the written answers presented in my pre-filed testimony.
5. My credentials, experience and qualifications concerning the Petition, its exhibits and the reasons for amending the boundaries of the District are accurately set forth in my pre-filed testimony.

6. My pre-filed testimony addresses the various statutory requirements and an overview of the proposed boundary amendment of the Urban Orlando Community Development District.

8. No other corrections or amendments to my pre-filed testimony are required.

Under penalties of perjury, I declare that I have read the foregoing and the facts alleged are true and correct to the best of my knowledge and belief.

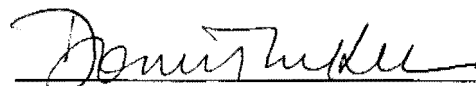
Executed this 6th day of November, 2008.


John H. Classe, Jr.

STATE OF FLORIDA
COUNTY OF Orange

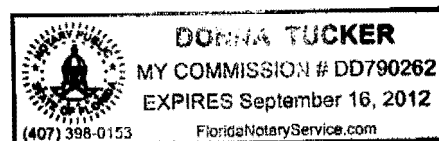
SWORN TO and SUBSCRIBED before me by the Affiant, on this 6th day of November, 2008.

(SEAL)


Notary Public

DONNA TUCKER
Typed Name

Personally known K
Type of Identification produced _____



**URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT
TESTIMONY OF JOHN H. CLASSE, JR.**

1. Please state your name and business address.

My name is John H. Classe, Jr. My business address is 420 S. Orange Avenue, Suite 400, Orlando, Florida 32801.

2. Are you a member of the Board of Supervisors of the Urban Orlando Community Development District ("District")?

Yes. I am the Chairman of the Board of Supervisors.

3. How long have you been on the District's Board of Supervisors?

Since August 9, 2000.

4. Briefly summarize your duties and responsibilities as the Chairman of the District's Board of Supervisors.

I am a voting member of the Board of Supervisors and customarily the person designated to sign various documents and take various actions on behalf of the District. In relation to the boundary amendment process, I executed Resolution 2008-14, dated August 20, 2008, on behalf of the District, which authorizes me to act on behalf of the District toward effectuating the boundary amendment.

5. Briefly describe your educational background.

I hold a Bachelor of Science degree in Civil Engineering from Auburn University. In addition, I hold a Professional Engineer license and a Real Estate Broker's license, both issued by the State of Florida.

6. Are you familiar with the petition filed by the District seeking the amendment of its boundaries?

Yes. I assisted in the formulation of the petition.

7. Have you reviewed the contents of the petition and approved its statements?

Yes.

8. Are there any changes or corrections to the petition at this time?

No.

1 **9. Are there any changes or corrections to any of the exhibits attached to the petition**
2 **at this time?**

3
4 No there are not.

5
6 **10. Please generally describe each of the exhibits attached to the petition.**

7
8 Petition Exhibit 1 is a map showing the general area in which the District is located.

9
10 Petition Exhibit 2 is a metes and bounds description of the District's existing boundaries.
11 This metes and bounds description also describes those parcels within the boundaries of
12 the District that are currently excluded from the District.

13
14 Petition Exhibit 3 contains a description of the specific property to be added to and
15 contracted from the District through this boundary amendment process.

16
17 Petition Exhibit 4 is a metes and bounds description of the boundaries of the District as
18 amended. This metes and bounds description also describes those parcels within the
19 boundaries of the District that are excluded from the District.

20
21 Petition Exhibit 5, is comprised of the consent forms from the owners of one-hundred
22 percent (100%) of the lands to be contracted from the District.

23
24 Petition Exhibit 6 is a copy of Resolution No. 2008-14 of the Urban Orlando Community
25 Development District authorizing the filing of this petition for a boundary amendment.

26
27 Petition Exhibit 7 is the designation of future general distribution, location and extent of
28 the public and private land uses proposed for the District as amended by the future land
29 use plan element.

30
31 Petition Exhibit 8 is the list of improvements and facilities provided by the District.

32
33 Petition Exhibit 9 is the Statement of Estimated Regulatory Costs.

34
35 Petition Exhibit 10 are the Authorization of Agent forms executed by the appropriate
36 officers on behalf of the United States Customs Service, Bumby G.P. II, Ltd. and the
37 United States Department of Veterans Affairs.

38
39 **11. Are you familiar with the areas that are proposed to be added to and contracted**
40 **from the District?**

41
42 Yes I am.

43
44 **12. Approximately how large is the existing District in acres?**
45

1 The District is approximately 997.9 acres in size and is located within the City of
2 Orlando.
3

4 **13. Are the contents of the petition and the exhibits attached to it true and correct to the**
5 **best of your knowledge?**
6

7 Yes.
8

9 **14. Who are the current owners of the land proposed to be contracted from and added**
10 **to the District?**
11

12 The lands to be contracted from the District are owned by the United States Customs
13 Service, Bumby G.P. II, Ltd. and the United States Department of Veterans Affairs. The
14 District owns 100% of the land to be added to the District.
15

16 **15. Why is this boundary amendment being sought by the District?**
17

18 This boundary amendment is corrective in nature. With regard to the property owned by
19 the United States Customs Service and the District, the District was informed that this
20 entity had some security concerns, which could be addressed through a real property
21 exchange and related District boundary amendment. Subsequent to the previous
22 boundary amendment, the lands sought to be contracted were conveyed to the United
23 States Customs Service and the lands sought to be added were conveyed to the District.
24 The contraction of the parcels owned by the United States Customs Services provides for
25 a larger buffer between this site and the District's boundaries.
26

27 With regard to the property owned by Bumby G.P. II, Ltd., Tract 127, as originally
28 platted in the Public Records of Orange County, consisted of developable property and
29 was therefore included within the District's boundaries. However, an adjustment was
30 made at the time Lower Park Road was constructed such that former Tract 127 is now a
31 part of that public right-of-way known as Lower Park Road. The contraction of the
32 parcel owned by Bumby G.P. II, Ltd. provides for better integration of the real property
33 with the infrastructure layout of the District.
34

35 With regard to the property owned by the United States Department of Veteran's Affairs,
36 the contraction is associated with the relocation of Raymond Street, which was always
37 contemplated in the redevelopment of the former Orlando Naval Training Center Main
38 Base property. The original location of Raymond Street was within the District's
39 boundaries; however, pursuant to an agreement between the United States Department of
40 Veteran's Affairs and the developer, Raymond Street was to be relocated outside the
41 boundaries of the redevelopment (and the District's boundaries) to the greatest extent
42 possible. The parcel included in this boundary amendment is the remnant that was
43 conveyed to the United States Department of Veteran's Affairs and now needs to be
44 removed from the District.
45

- 1
2 **16. Will the removal of the lands sought to be contracted from the District's boundaries**
3 **affect the assessable acreage within the District?**
4

5 The District does not and has no plans to provide infrastructure or community services to
6 the lands sought to be contracted. Therefore, there is no impact on the assessable acreage
7 in the District. As a result, property owners within the District will not be affected by the
8 proposed amendment other than the property owners consenting to the boundary
9 amendment.
10

- 11 **17. Will this boundary amendment impair the ability of the District to provide**
12 **infrastructure to the lands within it or impair its ability to meets its maintenance**
13 **and debt service obligations?**
14

15 Not at all. This boundary amendment is corrective in nature and will have no impact on
16 the District's abilities to fulfill its obligations to its residents and third parties.
17

- 18 **18. Does this proposed boundary amendment affect the City of Orlando's prior**
19 **determination that the District is not inconsistent with any applicable element of the**
20 **state comprehensive plan or the City of Orlando's comprehensive plan?**
21

22 No. The proposed boundary amendment has no impact on state or local comprehensive
23 planning.
24

- 25 **19. Does this proposed boundary amendment affect the City of Orlando's prior**
26 **determination that the land within the District is of sufficient size, is sufficiently**
27 **compact, and is sufficiently continuous to be developable as one functional**
28 **interrelated community?**
29

30 No. The boundary amendment involves less than 0.2% of the total area of the District
31 and does not impact this prior determination.
32

- 33 **20. Does this proposed boundary amendment affect the City of Orlando's prior**
34 **determination that the District is able to deliver community development services**
35 **and facilities to the lands within the District and such services and facilities are not**
36 **incompatible with the capacity an uses of existing local and regional community**
37 **development services and facilities?**
38

39 No. No District services or facilities are affected by the proposed amendment.
40

- 41 **21. Does this proposed boundary amendment affect the City of Orlando's prior**
42 **determination that the area served by the District is amenable to separate special-**
43 **district government?**
44

1 No. The District has been established for several years now and this boundary
2 amendment will have no effect on the District's operations and functions.
3

4 **22. Does the proposed boundary amendment affect the District's timetable or estimated**
5 **costs for construction of its facilities and services?**
6

7 No. The District's construction projects for its facilities and services are complete and as
8 such, the proposed boundary amendment does not affect a timetable or estimated costs
9 for construction of the District's facilities and services.
10

11 **23. Does this conclude your testimony?**
12

13 Yes.

Orlando Sentinel

Published Daily

State of Florida } s.s.
COUNTY OF ORANGE

Before the undersigned authority personally appeared Deborah M. Toney, who on oath says that he/she is the Legal Advertising Representative of Orlando Sentinel, a daily newspaper published at Orlando in Orange County, Florida; that the attached copy of advertisement, being a Public Hearing in the matter of 2ND of 2 readings amending boundaries of CDD In the Orange Court, was published in said newspaper in the issue; of 11/23/08

Affiant further says that the said Orlando Sentinel is a newspaper published at Orlando, in said Orange County, Florida, and that the said newspaper has heretofore been continuously published in said Orange County, Florida, each Week Day and has been entered as second-class mail matter at the post office in Orlando in said Orange County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

The foregoing instrument was acknowledge before me this 25th day of November, 2008, by Deborah M. Toney, who is personally known to me and who did take an oath.

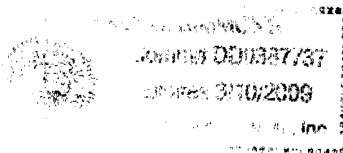
(SEAL)

Order# 883713

On December 8, 2008 at 2:00 p.m., or as soon thereafter as the matter may be heard, the Orlando City Council will hold a Public Hearing in Council Chambers at City Hall, 400 South Orange Avenue, 2nd Floor, Orlando, FL 32801, to consider on the second of two readings: AN ORDINANCE AMENDING THE BOUNDARIES OF THE COMMUNITY DEVELOPMENT DISTRICT KNOWN AS THE URBAN ORLANDO COMMUNITY DEVELOPMENT DISTRICT PROVIDING A SEVERABILITY CLAUSE AND PROVIDING AN EFFECTIVE DATE. The above-referenced ordinance, if passed, will amend City of Orlando Ordinance Nos. 32524 and 031027701 regarding the Urban Orlando Community Development District ("CDD,"), generally located at Baldwin Park, and will result in a contraction of 2.146 acres from the CDD and an addition of 9.173 acres to the CDD. Interested parties may appear and be heard regarding this matter. A copy of the proposed Ordinance is available in the City Clerk's office at City Hall. Persons wishing to appeal any decision made during the hearing will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence on which the appeal is to be based. Persons with disabilities needing assistance or an interpreter to participate in this public hearing should contact the City Clerk, at (407) 246-2251, at least 24 hours in advance of the meeting. The public hearing may be continued to a time and date certain by announcement at this scheduled hearing without any further published notice.

OLS883713

11/23



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