

1 AN ORDINANCE AMENDING THE BOUNDARIES OF A COMMUNITY
2 DEVELOPMENT DISTRICT, KNOWN AS THE URBAN ORLANDO
3 COMMUNITY DEVELOPMENT DISTRICT AND THEREBY AMENDING
4 ORDINANCE NO. 32524, PURSUANT TO CHAPTER 190, FLORIDA
5 STATUTES; DESCRIBING THE EXTERNAL BOUNDARIES OF THE
6 DISTRICT; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING
7 AN EFFECTIVE DATE.

8 WHEREAS, City Council of the City of Orlando (the "City") enacted Ordinance
9 No.32524 establishing a community development district, to be known as the Urban Orlando
10 Community Development District, pursuant to chapter 190, Florida Statutes (1999); naming the
11 district; describing the external boundaries of the district; describing the functions and powers of
12 the district; designating five persons to serve as the initial members of the district's board of
13 supervisors; providing a severability clause; and providing an effective date, on December 6,
14 1999, and recorded in Official Records Book _____ Page _____, Public Records of Orange
15 County; and

16 WHEREAS, Urban Orlando Community Development District (the "Petitioner" or the
17 "District"), having obtained written consent to expand and contract the District by the owners of
18 one-hundred percent (100%) of the real property subject to the boundary amendment, petitioned
19 the City to enact an ordinance to amend the boundaries of the District pursuant to Chapter 190,
20 Florida Statutes which will result in a net contraction of approximately 1 acre; and

21 WHEREAS, all interested persons and affected units of general-purpose local
22 government were afforded an opportunity to present oral and written comments on the Petition at
23 a duly noticed public hearing conducted by the City on Oct. 27, 2003; and

24 WHEREAS, upon consideration of the record established at that hearing, the City
determined that the statements within the Petition were true and correct, that the amendment of
the District is not inconsistent with any applicable element or portion of the state comprehensive
plan or the local government comprehensive plan, that the land within the District is of sufficient
size, is sufficiently compact, and sufficiently contiguous to be developable as a functionally
interrelated community, that the District is the best alternative available for delivering
community development services and facilities to the area served by the District, that the
services and facilities of the District will not be incompatible with the capacity and uses of

1 existing local and regional community development services and facilities, and that the area to be
2 served by the District is amenable to separate special-district governance; and

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

5 NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF ORLANDO CITY
6 COUNCIL, ORLANDO, FLORIDA:

7 SECTION 1. AUTHORITY. This ordinance is enacted in compliance with and
8 pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida
Statutes.

9 SECTION 2. AMENDMENT; EXTERNAL BOUNDARIES OF THE DISTRICT.
10 Ordinance No. 32524 is hereby amended to reflect the external boundaries of the District as
11 described in Exhibit A attached hereto, with the overall District now containing 997 acres, more
12 or less.

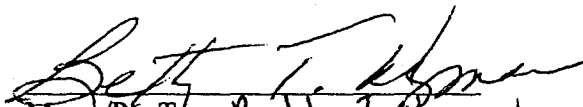
13 SECTION 3. SEVERABILITY. If any provision of this Ordinance, or the application
14 thereof, is finally determined by a court of competent jurisdiction to be invalid, illegal or
15 unenforceable, such provision shall be deemed to be severable and the remaining provisions shall
16 continue in full force and effect provided that the invalid, illegal or unenforceable provision is
not material to the logical and intended interpretation of this Ordinance.

17 SECTION 4. EFFECTIVE DATE. This Ordinance shall take effect pursuant to general
18 law.

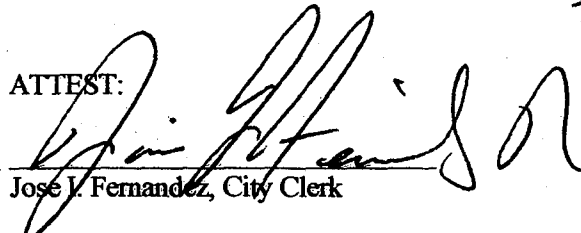
ADVERTISED: October 16, 2003.

READ FIRST TIME: October 13, 2003.

READ SECOND TIME AND ADOPTED: Oct. 27, 2003.


Mayor/Pro Tem Betty T. Wymann

ATTEST:


Jose I. Fernandez, City Clerk

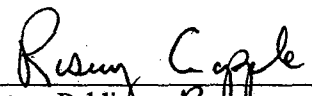
STATE OF FLORIDA
COUNTY OF ORANGE

PERSONALLY appeared before me, the undersigned authority, Betty T. Wymann and Jose I. Fernandez, well known to me and known by me to be the Mayor/Pro Tem and City Clerk, respectively, of the CITY OF ORLANDO, and acknowledged before me that they executed the foregoing instrument on behalf of the CITY OF ORLANDO, as its true act and deed, and that they were duly authorized so to do.

WITNESS my hand and official seal this 6th day of November, 2003.

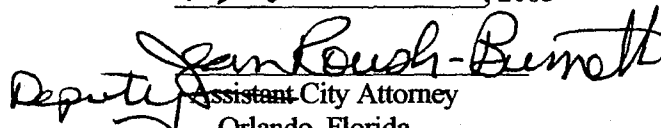


Rosemary Copple
My Commission DD133245
Expires July 11, 2006


Notary Public Rosemary Copple
My Commission Expires: July 11, 2006

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

11/10, 2003


Deputy Assistant City Attorney
Orlando, Florida

THIS INSTRUMENT PREPARED BY:

Quentin E. Morgan
Assistant City Attorney
City of Orlando
400 S. Orange Avenue
Orlando, Florida 32801
(407) 246-2295

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

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.

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.

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.

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.

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 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 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°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.

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.

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.

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.

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 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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

ACREAGE SUMMARY:

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