

REQUEST FOR RESCISSION OF ORLANDO CORPORATE CENTRE DRI DEVELOPMENT ORDER

THIS REQUEST FOR RESCISSION OF ORLANDO CORPORATE CENTRE DRI DEVELOPMENT ORDER (this "Request") is submitted on behalf of Daryl M. Carter, as Trustee under the provisions of an unrecorded Land Trust Agreement effective as of the 26th day of August 1998, known as the CARTER-OCC LAND TRUST ("Carter"), whose address is 3333 S. Orange Avenue, Suite 200, Orlando, FL 32806-8500, by and through its undersigned attorney, Miranda F. Fitzgerald, c/o Lowndes, Drosdick, Doster, Kantor & Reed, P.A., 215 N. Eola Drive, Orlando, Florida 32801.

Factual Background

- A. Carter is the designated Developer of certain real property located in Orange County, Florida, commonly known as the Orlando Corporate Centre Development of Regional Impact (the "OCC DRI"), which is more particularly described in Attachment 1 hereto and in the OCC DRI Development Order (as hereinafter defined).
- B. Carter is also an owner of property located within the OCC DRI.
- C. The OCC DRI is subject to that certain Seventh Amended Development Order for the Orlando Corporate Centre DRI (the "OCC DRI Development Order") at Official Records Book 10363, Page 731, in the Public Records of Orange County, Florida.
- D. The OCC DRI Development Order specifies the required mitigation for development within the OCC DRI.
- E. Pursuant to Section 380.115, Florida Statutes, "[i]f requested by the developer or landowner, the development-of-regional-impact development order ***shall be*** rescinded by the local government having jurisdiction upon a showing that all required mitigation related to the amount of development that existed on the date of rescission has been completed or will be completed under an existing permit or equivalent authorization issued by a governmental agency as defined in s. 380.031(6), provided such permit or authorization is subject to enforcement through administrative or judicial remedies." (Emphasis added).
- F. Carter, or his successors in title to the various tracts within the OCC DRI, either has completed or will complete prior to the date of rescission, the required mitigation for the amount of development completed as of that date, as set forth in the OCC DRI Development Order or under existing permits issued by the City or other authorized permitting agency.
- G. Since all required mitigation under the OCC DRI Development Order either has been or will be performed for the amount of development that exists in the OCC DRI, Carter hereby requests that the City rescind the OCC DRI.

Request for Rescission

1. **Factual Background Incorporated.** The facts set forth in the Factual Background above are true and correct and are hereby incorporated into this Request by this reference.
2. **OCC Mitigation.** The OCC DRI Development Order contains certain Conditions of Approval which set forth the mitigation requirements that must be satisfied in conjunction with development of parcels within the OCC DRI. Included as Attachment "2" is a list of the Conditions of Approval that require mitigation actions and the status of each.
3. **Orlando Corporate Centre DRI Rescission.** Based on the information presented herein, Carter hereby requests rescission of the OCC DRI Development Order.
4. **Proposed Order Approving DRI Rescission.** Included separately with the Request is a proposed form of an Order Approving Rescission of the OCC DRI Development Order that the City may wish to use once it has confirmed that all of the required mitigation for the amount of existing development has been performed.

DATED: 5/19/2014

Respectfully submitted,



Miranda F. Fitzgerald
Lowndes, Drosdick Doster, Kantor &
Reed, P.A.
215 N. Eola Drive, Orlando, FL 32801
(407) 843-4600

As Attorney for:

Daryl M. Carter, as Trustee under the provisions
of an unrecorded Land Trust Agreement
effective as of the 26th day of August 1998,
known as the Carter-OCC Land Trust

Attachment 1
LEGAL DESCRIPTION – ORLANDO CORPORATE CENTRE DRI

A PORTION OF SECTIONS 22 AND 23, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTH 1/4 CORNER OF SAID SECTION 22; THENCE NORTH 00°03'20" WEST, ALONG THE NORTH/SOUTH CENTER OF SECTION LINE, A DISTANCE OF 3322.60 FEET TO ITS INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 4 OF ORLANDO CORPORATE CENTRE PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGES 7 AND 8, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH 89°48'07" EAST, ALONG SAID NORTH LINE OF SAID LOT 4 OF SAID PLAT, A DISTANCE OF 961.26 FEET (*SHOULD BE 981.26'*) TO THE EAST LINE OF SAID LOT 4; THENCE SOUTH 00°06'13" EAST, ALONG THE EAST LINE OF SAID LOT 4, A DISTANCE OF 665.45 FEET TO THE CENTERLINE OF ABANDONED SUWANNEE AVENUE AS SHOWN ON SAID PLAT OF "LOS TERRANOS"; THENCE NORTH 89°46'30" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 1011.33 FEET; THENCE NORTH 00°07'57" WEST, A DISTANCE OF 30.00 FEET TO THE SOUTHWEST CORNER OF LOT 6, BLOCK 9 OF SAID PLAT OF LOS TERRANOS; THENCE CONTINUE NORTH 00°07'57" WEST, ALONG THE WEST LINE OF LOT 6 AND LOT 3 OF SAID BLOCK 9, A DISTANCE OF 1269.94 FEET TO THE SOUTH RIGHT OF WAY LINE OF SEMINOLE AVENUE AS SHOWN ON SAID PLAT OF LOS TERRANOS; THENCE NORTH 89°49'45" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 663.80 FEET; THENCE NORTH 89°37'50" EAST, CONTINUING ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 1982.36 FEET TO THE NORTHEAST CORNER OF LOT 2, BLOCK 20 OF SAID PLAT OF LOS TERRANOS; THENCE SOUTH 00°10'06" EAST, ALONG THE EAST LINE OF LOT 2 AND LOT 6 OF SAID BLOCK 20, AND ITS SOUTHERLY EXTENSION, A DISTANCE OF 1332.63 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF ABANDONED SUWANNEE AVENUE; THENCE NORTH 89°43'36" EAST, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 630.86 FEET TO ITS POINT OF INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF GOLDENROD BOULEVARD AS SHOWN ON SAID PLAT OF LOS TERRANOS NOW KNOWN AS GOLDENROD ROAD, SR 551; THENCE SOUTH 00°10'17" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 315.16 FEET TO THE NORTH LINE OF THE SOUTH 978 FEET OF THE NORTH HALF OF THE SOUTHEAST 1/4 OF SAID SECTION 23; THENCE NORTH 89°50'20" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1582.51 FEET (*SHOULD BE 1562.51'*) TO A POINT ON THE WEST RIGHT OF WAY LINE OF NARCOOSSEE ROAD, SAID POINT BEING ON A CURVE, CONCAVE SOUTHWEST, HAVING A RADIUS OF 5603.17 FEET AND A CENTRAL ANGLE OF 07°54'31" AND A CHORD BEARING OF SOUTH 33°59'30" EAST; RUN SOUTHEAST 773.40 FEET ALONG THE ARC OF SAID CURVE TO THE POINT OF TANGENCY THEREOF; THENCE SOUTH 30°02'15" EAST, CONTINUING ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 387.56 FEET TO THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST 1/4 OF SAID SECTION 23; THENCE SOUTH 89°50'20" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 863.57 FEET TO A POINT ON THE CENTERLINE OF ESCAMBIA AVENUE AND THE WEST LINE OF ABANDONED WAKULLA STREET AS SHOWN ON SAID PLAT OF LOS TERRANOS; THENCE NORTH 00°10'25" WEST, ALONG SAID WEST LINE, A DISTANCE OF 30.00 FEET TO THE NORTH RIGHT OF WAY LINE OF ESCAMBIA; THENCE SOUTH 89°50'20" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1262.05 FEET TO THE EAST RIGHT OF WAY LINE OF AFOREMENTIONED GOLDENROD BOULEVARD; THENCE CONTINUING SOUTH 89°50'20" WEST, A DISTANCE OF 60.00 FEET TO THE WEST RIGHT OF WAY LINE OF SAID GOLDENROD BOULEVARD; THENCE SOUTH 00°10'17" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1353.35 FEET TO THE SOUTH LINE OF SAID SECTION 23; THENCE SOUTH 89°35'15" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 2622.95 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 22; THENCE SOUTH 89°41'36" WEST, ALONG THE SOUTH LINE OF SAID SECTION 22, A DISTANCE OF 2653.43 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

LOT 2 AND LOT 7, BLOCK 13, AS SHOWN ON THE PLAT OF LOS TERRANOS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK P, PAGE 87, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE NORTH 00°09'35" WEST, ALONG THE WEST LINE OF SAID LOT 7 AND LOT 2, A DISTANCE OF 1266.89 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF NARCOOSSEE ROAD; THENCE NORTH 89°32'05" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, 301.32 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1399.70 FEET; THENCE RUN 14.04 FEET ALONG THE ARC OF SAID CURVE THRU A CENTRAL ANGLE OF 00°34'29" TO A POINT

ON THE EAST LINE OF SAID LOT 2; THENCE SOUTH 00°09'41" EAST, ALONG THE EAST LINE OF SAID LOT 2 AND LOT 7, A DISTANCE OF 1267.35 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF SEMINOLE AVENUE; THENCE SOUTH 89°37'50" WEST, ALONG SAID RIGHT OF WAY LINE AND THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 315.39 FEET TO THE POINT OF BEGINNING.

ALSO TOGETHER WITH:

A PART OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID NORTHWEST 1/4 OF SECTION 26; THENCE S89°35'15" W, ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 OF SECTION 26, A DISTANCE OF 530.00 FEET TO THE POINT OF BEGINNING; THENCE S00°24'45"E, 150.00 FEET; THENCE N73°42'48"W, 522.02 FEET TO A POINT ON THE AFOREMENTIONED NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 26; THENCE N89°35'15"E, ALONG SAID NORTH LINE, 500.00 FEET TO THE POINT OF BEGINNING.

ALSO TOGETHER WITH

TRACT 3A

A PARCEL OF LAND LOCATED IN THE NW 1/4 OF SECTION 23, T23S, R30E, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NW 1/4 OF SAID SECTION 23; THENCE S89°33'17"W, ALONG THE NORTH LINE OF THE NW 1/4 OF SAID SECTION 23, A DISTANCE OF 2642.64 FEET TO THE NORTHWEST CORNER OF THE NW 1/4 OF SAID SECTION 23; THENCE LEAVING THE NORTH LINE OF THE NW 1/4 OF SAID SECTION 23, S0°08'25"E, ALONG THE WEST LINE OF THE NW 1/4 OF SAID SECTION 23, A DISTANCE OF 1299.23 FEET TO A POINT; THENCE LEAVING THE WEST LINE OF THE NW 1/4 OF SAID SECTION 23, N89°38'42"E, A DISTANCE OF 1351.14 FEET TO THE POINT OF BEGINNING;

THENCE N0°09'36"W, A DISTANCE OF 805.26 FEET TO A POINT; THENCE N89°42'05"E, A DISTANCE OF 85.00 FEET TO A POINT; THENCE S30°49'30"E, A DISTANCE OF 177.17 FEET TO A POINT; THENCE N44°48'07"E, A DISTANCE OF 189.44 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF NARCOOSSEE ROAD (VARIABLE WIDTH RIGHT OF WAY); THENCE S45°50'10"E, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID NARCOOSSEE ROAD, A DISTANCE OF 50.84 FEET TO A POINT; THENCE CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID NARCOOSSEE ROAD S28°09'04"E, A DISTANCE OF 37.44 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF GOLDENROD ROAD EXTENSION (VARIABLE WIDTH RIGHT OF WAY); THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID NARCOOSSEE ROAD; SOUTHWESTERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID GOLDENROD ROAD AND ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 2932.54 FEET, A DELTA ANGLE OF 10°45'55" AND A CHORD BEARING AND DISTANCE OF S26°12'26"W, 550.19 FEET) FOR AN ARC DISTANCE OF 551.00 FEET TO A POINT; THENCE CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID GOLDENROD ROAD EXTENSION, S20°49'28"W, A DISTANCE OF 241.48 FEET TO A POINT; THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF SAID GOLDENROD, S89°38'42"W, A DISTANCE OF 32.34 FEET TO THE POINT OF BEGINNING.

ALSO TOGETHER WITH:

TRACT 3B

A PARCEL OF LAND LOCATED IN THE NW 1/4 OF SECTION 23, T23S, R30E, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NW 1/4 OF SAID SECTION 23; THENCE S0°10'28"E, ALONG THE EAST LINE OF THE NW 1/4 OF SAID SECTION 23, A DISTANCE OF 1303.61 FEET TO A POINT; THENCE LEAVING THE EAST LINE OF THE NW 1/4 OF SAID SECTION 23, S89°38'42"W, A DISTANCE OF 134.85 FEET TO THE POINT OF BEGINNING;

THENCE S89°38'42"W, A DISTANCE OF 211.74 FEET TO A POINT; THENCE S0°10'05"E, A DISTANCE OF 696.54 FEET TO A POINT; THENCE S89°41'52"W, A DISTANCE OF 315.43 FEET; THENCE N0°09'39"W, A DISTANCE OF 636.25 FEET TO A POINT; THENCE S89°38'42"W, A DISTANCE OF 476.21 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF GOLDENROD ROAD EXTENSION (VARIABLE WIDTH RIGHT OF WAY); THENCE N20°49'28"E, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID GOLDENROD ROAD EXTENSION, A DISTANCE OF 253.32 FEET TO A POINT; THENCE CONTINUING ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID GOLDENROD ROAD EXTENSION, NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 2797.04 FEET, A DELTA ANGLE OF 9°56'47" AND A CHORD BEARING AND DISTANCE OF N25°47'51"E, 484.95 FEET) FOR AN ARC DISTANCE OF 485.56 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF NARCOOSSEE ROAD (VARIABLE WIDTH RIGHT OF WAY); THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID NARCOOSSEE ROAD THE FOLLOWING FIVE COURSES AND DISTANCES: THENCE N89°35'06"E, A DISTANCE OF 49.86 FEET TO A POINT; THENCE S45°34'39"E, A DISTANCE OF 412.91 FEET TO A POINT; THENCE S45°38'43"E, A DISTANCE OF 205.77 FEET TO A POINT; THENCE N46°03'34"E, A DISTANCE OF 22.01 FEET TO A POINT; THENCE S45°38'43"E, A DISTANCE OF 271.70 FEET TO THE POINT OF BEGINNING.

ALSO TOGETHER WITH:

TRACT 5

A PARCEL OF LAND LOCATED IN THE NW 1/4 OF SECTION 23, T23S, R30E, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NW 1/4 OF SAID SECTION 23; THENCE S89°33'17"W, ALONG THE NORTH LINE OF THE NW 1/4 OF SAID SECTION 23, A DISTANCE OF 569.51 FEET TO A POINT; THENCE LEAVING THE NORTH LINE OF THE NW 1/4 OF SAID SECTION 23, S0°04'07"E, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF DE SOTO AVENUE (30-FOOT RIGHT OF WAY) AND THE POINT OF BEGINNING;

THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID DE SOTO AVENUE, S0°04'07"E, A DISTANCE OF 74.37 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF GOLDENROD ROAD EXTENSION (VARIABLE WIDTH RIGHT OF WAY); THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID GOLDENROD ROAD EXTENSION THE FOLLOWING FOUR COURSES AND DISTANCES: THENCE S36°21'02"W, A DISTANCE OF 88.75 FEET TO A POINT; THENCE S55°44'43"W, A DISTANCE OF 52.65 FEET TO A POINT; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 2784.62 FEET, A DELTA ANGLE OF 1°28'12" AND A CHORD BEARING AND DISTANCE OF S38°48'41"W, 71.44 FEET) FOR AN ARC DISTANCE OF 71.44 FEET TO A POINT; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 2944.79 FEET, A DELTA ANGLE OF 4°36'32" AND A CHORD BEARING AND DISTANCE OF S37°14'31"W, 236.82 FEET) FOR AN ARC DISTANCE OF 236.88 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF NARCOOSSEE ROAD (VARIABLE WIDTH RIGHT OF WAY); THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF SAID GOLDENROD ROAD, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID NARCOOSSEE ROAD, THE FOLLOWING THREE COURSES AND DISTANCES: THENCE S88°14'35"W, A DISTANCE OF 26.86 FEET TO A POINT; THENCE N45°36'57"W, A DISTANCE OF 95.45 FEET TO A POINT; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 1482.70 FEET, A DELTA ANGLE OF 16°26'31" AND A CHORD BEARING AND DISTANCE OF N53°50'13"W, 424.03 FEET) FOR AN ARC DISTANCE OF 425.48 FEET TO A POINT; THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID NARCOOSSEE ROAD, N0°02'57"E, A DISTANCE OF 97.92 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID DE SOTO AVENUE; THENCE N89°33'17"E, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID DE SOTO AVENUE, A DISTANCE OF 721.46 FEET TO THE POINT OF BEGINNING.

ALSO TOGETHER WITH:

TRACT 6

A PARCEL OF LAND LOCATED IN THE NW 1/4 OF SECTION 23, T23S, R30E, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NW 1/4 OF SAID SECTION 23; THENCE S89°33'17"W, ALONG THE NORTH LINE OF THE NW 1/4 OF SAID SECTION 23, A DISTANCE OF 569.51 FEET TO A POINT; THENCE LEAVING THE NORTH LINE OF THE NW 1/4 OF SAID SECTION 23, S0°04'07"E, A DISTANCE OF 304.53 FEET TO THE POINT OF BEGINNING;

THENCE S0°04'07"E, A DISTANCE OF 361.72 FEET TO A POINT; THENCE S89°24'20"W, A DISTANCE OF 83.27 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF NARCOOSSEE ROAD (VARIABLE WIDTH RIGHT OF WAY); THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID NARCOOSSEE ROAD THE FOLLOWING TWO COURSES AND DISTANCES: THENCE N45°36'57"W, A DISTANCE OF 124.42 FEET TO A POINT; THENCE N38°13'32"W, A DISTANCE OF 31.22 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF GOLDENROD ROAD EXTENSION (VARIABLE WIDTH RIGHT OF WAY); THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID NARCOOSSEE ROAD, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID GOLDENROD ROAD EXTENSION THE FOLLOWING TWO COURSES AND DISTANCES: THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 2807.79 FEET, A DELTA ANGLE OF 5°17'20", AND A CHORD BEARING AND DISTANCE OF N36°54'07"E, 259.09 FEET) FOR AN ARC DISTANCE OF 259.18 FEET TO A POINT; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 2921.79 FEET, A DELTA ANGLE OF 1°06'23" AND A CHORD BEARING AND DISTANCE OF N38°59'36"E, 56.41 FEET) FOR AN ARC DISTANCE OF 56.41 FEET TO THE POINT OF BEGINNING.

ALSO TOGETHER WITH:

LEGAL DESCRIPTION – TRACT C1

A PARCEL OF LAND LOCATED IN THE E 1/2 OF SECTION 23, T23S, R30E, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NE 1/4 OF SAID SECTION 23; THENCE S0°10'28"E, ALONG THE WEST LINE OF THE NE 1/4 OF SAID SECTION 23, A DISTANCE OF 2667.23 FEET TO THE SOUTHWEST CORNER OF THE NE 1/4 OF SAID SECTION 23; THENCE LEAVING THE WEST LINE OF THE NE 1/4 OF SAID SECTION 23, S89°56'32"E, ALONG THE SOUTH LINE OF THE NE 1/4 OF SAID SECTION 23, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING;

THENCE LEAVING THE SOUTH LINE OF THE NE 1/4 OF SAID SECTION 23, N0°10'28"W, ALONG THE WEST LINE OF LOT 7, BLOCK 26 OF THE PLAT OF LOS TERRANOS AS RECORDED IN PLAT BOOK P, PAGE 87 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND ITS SOUTHERLY EXTENSION, A DISTANCE OF 189.20 FEET TO A POINT; THENCE LEAVING THE WEST LINE OF SAID LOT 7, N89°45'10"E, A DISTANCE OF 1027.98 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NARCOOSSEE ROAD (108-FOOT RIGHT OF WAY); THENCE SOUTHEASTERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID NARCOOSSEE ROAD AND ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 5696.58 FEET, A CENTRAL ANGLE OF 5°09'23" AND A CHORD BEARING AND DISTANCE OF S42°34'18"E, 512.51 FEET) FOR AN ARC DISTANCE OF 512.68 FEET TO A POINT; THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF SAID NARCOOSSEE ROAD, S89°51'10"W, A DISTANCE OF 1373.64 FEET TO A POINT ON THE WEST LINE OF LOT 1, BLOCK 27 OF SAID LOS TERRANOS; THENCE N0°08'43"W, ALONG THE WEST LINE OF SAID LOT 1 AND ITS NORTHERLY EXTENSION, A DISTANCE OF 187.32 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION – TRACT C2

LOT 4, BLOCK 20 OF LOS TERRANOS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK P, PAGE 87 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

LEGAL DESCRIPTION – TRACT C3

LOT 5, BLOCK 20 OF LOS TERRANOS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK P, PAGE 87 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

LEGAL DESCRIPTION – TRACT C4

A PARCEL OF LAND LOCATED IN THE NW 1/4 OF SECTION 23, T23S, R30E, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 7, BLOCK 19 OF THE PLAT OF LOS TERRANOS AS RECORDED IN PLAT BOOK P, PAGE 87 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE N0°06'54"W, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF PASCO STREET (60-FOOT RIGHT OF WAY) AS DEPICTED ON SAID PLAT OF LOS TERRANOS, A DISTANCE OF 169.73 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID PASCO STREET, N0°06'54"W, A DISTANCE OF 229.89 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HOFFNER AVENUE (120-FOOT RIGHT OF WAY); THENCE LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF SAID PASCO STREET, SOUTHEASTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID HOFFNER AVENUE ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 1362.70 FEET, A CENTRAL ANGLE OF 13°42'01" AND A CHORD BEARING AND DISTANCE OF S52°29'43"E, 325.06 FEET) FOR AN ARC DISTANCE OF 325.84 FEET TO A POINT; THENCE CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID HOFFNER AVENUE, S45°38'43"E, A DISTANCE OF 71.78 FEET TO A POINT; THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID HOFFNER AVENUE, S44°52'48"W, A DISTANCE OF 188.59 FEET TO A POINT; THENCE N30°46'51"W, A DISTANCE OF 177.18 FEET TO A POINT; THENCE S89°44'47"W, A DISTANCE OF 85.00 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION – WESTERLY PORTION OF SUWANNEE AVENUE TO BE VACATED

A PARCEL OF LAND LOCATED IN THE W 1/2 OF SECTION 23, T23S, R30E, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NW 1/4 OF SAID SECTION 23; THENCE S0°10'28"E, ALONG THE EAST LINE OF THE NW 1/4 OF SAID SECTION 23, A DISTANCE OF 2637.23 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SUWANNEE AVENUE (60-FOOT RIGHT OF WAY) AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE EAST LINE OF THE NW 1/4 OF SAID SECTION 23, S0°10'28"E, A DISTANCE OF 30.00 FEET TO THE SOUTHEAST CORNER OF THE NW 1/4 OF SAID SECTION 23; THENCE S0°08'21"E, ALONG THE WEST LINE OF THE SW 1/4 OF SAID SECTION 23, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID SUWANNEE AVENUE; THENCE LEAVING THE WEST LINE OF THE SW 1/4 OF SAID SECTION 23, S89°44'33"W, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID SUWANNEE AVENUE, A DISTANCE OF 660.88 FEET TO A POINT; THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID SUWANNEE AVENUE, N0°15'27"W, A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SUWANNEE AVENUE; THENCE N89°44'33"E, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SUWANNEE AVENUE, A DISTANCE OF 660.99 FEET TO THE POINT OF BEGINNING.

ALSO TOGETHER WITH:

LEGAL DESCRIPTION OF GOLDENROD BOULEVARD (SOUTHERLY PORTION)

A PARCEL OF LAND LOCATED IN SECTION 23, T23S, R30E, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SW 1/4 OF SAID SECTION 23, THENCE S00°09'36"E, ALONG THE EAST LINE OF THE SW 1/4 OF SAID SECTION 23, A DISTANCE OF 1293.31 FEET TO THE POINT OF BEGINNING;

THENCE LEAVING THE EAST LINE OF THE SW 1/4 OF SAID SECTION 23, N89°51'14"E, A DISTANCE OF 30.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF GOLDENROD BOULEVARD (60-FOOT RIGHT OF WAY) AS DEPICTED ON THE PLAT OF LOS TERRANOS AS RECORDED IN PLAT BOOK P, PAGE 87 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE S00°09'36"E, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID GOLDENROD BOULEVARD AND THE SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 1353.37 FEET TO A POINT ON THE SOUTH LINE OF THE SE 1/4 OF SAID SECTION 23; THENCE S89°58'01"W ALONG THE SOUTH LINE OF THE SE 1/4 OF SAID SECTION 23, A DISTANCE OF 30.00 FEET TO THE SOUTHEAST

CORNER OF THE SW 1/4 OF SAID SECTION 23; THENCE S89°36'53"W ALONG THE SOUTH LINE OF THE SW 1/4 OF SAID SECTION 23, A DISTANCE OF 30.00 FEET TO A POINT; THENCE N00°09'36"W, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID GOLDENROD BOULEVARD AND THE SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 1353.34 FEET TO A POINT; THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF SAID GOLDENROD BOULEVARD, N89°40'40"E, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

ALSO TOGETHER WITH:

LEGAL DESCRIPTION OF SEMINOLE AVENUE AND GOLDENROD ROAD EXTENSION

A PARCEL OF LAND LOCATED IN SECTION 23, T23S, R30E, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NW 1/4 OF SAID SECTION 23; THENCE S0°09'16"E, ALONG THE WEST LINE OF THE NW 1/4 OF SAID SECTION 23, A DISTANCE OF 1299.18 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SEMINOLE AVENUE (60-FOOT RIGHT OF WAY) AS DEPICTED ON THE PLAT OF LOS TERRANOS AS RECORDED IN PLAT BOOK P, PAGE 87 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING;

THENCE N89°38'37"E, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SEMINOLE AVENUE, A DISTANCE OF 1383.56 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF GOLDENROD ROAD EXTENSION (VARIABLE WIDTH RIGHT OF WAY); THENCE LEAVING THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SEMINOLE AVENUE, N20°49'28"E, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID GOLDENROD ROAD EXTENSION, A DISTANCE OF 241.78 FEET TO A POINT; THENCE CONTINUING ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID GOLDENROD ROAD EXTENSION THE FOLLOWING EIGHT COURSES AND DISTANCES: THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 2931.54 FEET, A CENTRAL ANGLE OF 10°45'21" AND A CHORD BEARING AND DISTANCE OF N26°18'18"E, 549.52 FEET) FOR AN ARC DISTANCE OF 550.32 FEET TO A POINT; THENCE N28°09'04"W, A DISTANCE OF 38.60 FEET TO A POINT; THENCE N32°28'21"E, A DISTANCE OF 122.16 FEET TO A POINT; THENCE N87°06'12"E, A DISTANCE OF 27.13 FEET TO A POINT; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 2944.79 FEET, A CENTRAL ANGLE OF 4°36'32" AND A CHORD BEARING AND DISTANCE OF N36°56'18"E, 236.82 FEET) FOR AN ARC DISTANCE OF 236.89 FEET TO A POINT; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 2784.79 FEET, A CENTRAL ANGLE OF 1°28'11" AND A CHORD BEARING AND DISTANCE OF N38°30'29"E, 71.44 FEET) FOR AN ARC DISTANCE OF 71.44 FEET TO A POINT; THENCE N55°26'31"E, A DISTANCE OF 52.65 FEET TO A POINT; THENCE N36°02'45"E, A DISTANCE OF 88.75 FEET TO A POINT; THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF SAID GOLDENROD ROAD EXTENSION, S00°09'25"E, A DISTANCE OF 201.12 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID GOLDENROD ROAD EXTENSION; THENCE SOUTHWESTERLY ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID GOLDENROD ROAD EXTENSION AND ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 2921.79 FEET, A CENTRAL ANGLE OF 1°04'56" AND A CHORD BEARING AND DISTANCE OF S38°42'06"W, 55.18 FEET) FOR AN ARC DISTANCE OF 55.18 FEET TO A POINT; THENCE CONTINUING ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID GOLDENROD ROAD EXTENSION THE FOLLOWING SIX COURSES AND DISTANCES: THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 2807.77 FEET, A CENTRAL ANGLE OF 5°17'20" AND A CHORD BEARING AND DISTANCE OF S36°35'54"W, 259.09 FEET) FOR AN ARC DISTANCE OF 259.18 FEET TO A POINT; THENCE S36°36'43"E, A DISTANCE OF 34.22 FEET TO A POINT; THENCE S22°18'39"W, A DISTANCE OF 118.71 FEET TO A POINT; THENCE N89°57'57"W, A DISTANCE OF 50.76 FEET TO A POINT; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 2798.04 FEET, A CENTRAL ANGLE OF 9°55'56" AND A CHORD BEARING AND DISTANCE OF S25°40'25"W, 484.43 FEET) FOR AN ARC DISTANCE OF 485.04 FEET TO A POINT; THENCE S20°49'28"W, A DISTANCE OF 253.62 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID SEMINOLE AVENUE; THENCE LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF SAID GOLDENROD ROAD EXTENSION, S89°38'37"W, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID SEMINOLE AVENUE, A DISTANCE OF 1505.84 FEET TO A POINT; THENCE CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID SEMINOLE AVENUE, S89°50'25"W, A DISTANCE OF 663.82 FEET TO A POINT; THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID SEMINOLE AVENUE, N00°07'36"W, A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SEMINOLE AVENUE; THENCE N89°50'25"E, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SEMINOLE AVENUE, A DISTANCE OF 663.79 FEET TO THE POINT OF BEGINNING.

ALSO TOGETHER WITH:

LEGAL DESCRIPTION OF GOLDENROD BOULEVARD (NORTHERLY PORTION)

A PARCEL OF LAND LOCATED IN SECTION 23, T23S, R30E, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NW 1/4 OF SAID SECTION 23, THENCE S00°09'36"E, ALONG THE EAST LINE OF THE NW 1/4 OF SAID SECTION 23, A DISTANCE OF 2000.48 FEET TO THE POINT OF BEGINNING;

THENCE LEAVING THE EAST LINE OF THE NW 1/4 OF SAID SECTION 23, N89°47'49"E, A DISTANCE OF 30.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF GOLDENROD BOULEVARD (60-FOOT RIGHT OF WAY) AS DEPICTED ON THE PLAT OF LOS TERRANOS AS RECORDED IN PLAT BOOK P, PAGE 87 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE S00°09'36"E, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID GOLDENROD BOULEVARD, A DISTANCE OF 1012.16 FEET TO A POINT; THENCE LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF SAID GOLDENROD BOULEVARD, S89°51'14"W, A DISTANCE OF 60.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID GOLDENROD BOULEVARD; THENCE N00°09'36"W, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID GOLDENROD BOULEVARD, A DISTANCE OF 315.25 FEET TO A POINT; THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF SAID GOLDENROD BOULEVARD, N89°44'26"E, A DISTANCE OF 30.00 FEET TO A POINT ON THE EAST LINE OF THE NW 1/4 OF SAID SECTION 23; THENCE N00°09'36"W, ALONG THE EAST LINE OF THE NW 1/4 OF SAID SECTION 23, A DISTANCE OF 60.00 FEET; THENCE LEAVING THE EAST LINE OF THE NW 1/4 OF SAID SECTION 23, S89°44'26"W, A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID GOLDENROD BOULEVARD; THENCE N00°09'36"W, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID GOLDENROD BOULEVARD, A DISTANCE OF 636.80 FEET TO A POINT; THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF SAID GOLDENROD BOULEVARD, N89°41'31"E, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

ALSO TOGETHER WITH:

LEGAL DESCRIPTION - CARVER PARCEL

A PARCEL OF LAND LOCATED IN SECTION 23, T23S, R30E, ORANGE COUNTY, FLORIDA, BEING A PORTION OF LOTS 3 AND 4, BLOCK 19, PLAT OF LOS TERRANOS AS RECORDED IN PLAT BOOK P, PAGE 87 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 6, PLAT OF ORLANDO CORPORATE CENTRE PHASE 2 AS RECORDED IN PLAT BOOK 60, PAGE 111 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE S00°09'25"E, ALONG THE EAST LINE OF LOT 6 OF SAID PLAT OF ORLANDO CORPORATE CENTRE PHASE 2 AND THE WEST LINE OF LOT 3 OF SAID PLAT OF LOS TERRANOS, A DISTANCE OF 83.79 FEET TO THE POINT OF BEGINNING;

THENCE LEAVING THE EAST LINE OF LOT 6 OF SAID PLAT OF ORLANDO CORPORATE CENTRE PHASE 2 AND THE WEST LINE OF LOT 3 OF SAID PLAT OF LOS TERRANOS, N89°34'16"E, A DISTANCE OF 234.00 FEET TO A POINT; THENCE S00°09'25"E, A DISTANCE OF 119.30 FEET TO A POINT; THENCE N89°34'59"E, A DISTANCE OF 13.00 FEET TO A POINT; THENCE S00°09'25"E, A DISTANCE OF 159.14 FEET TO A POINT ON THE NORTH LINE OF LOT 5 OF SAID PLAT OF LOS TERRANOS; THENCE S89°35'43"W, ALONG THE NORTH LINE OF LOT 5 OF SAID PLAT OF LOS TERRANOS, A DISTANCE OF 247.00 FEET TO THE SOUTHEAST CORNER OF LOT 6 OF SAID PLAT OF ORLANDO CORPORATE CENTRE PHASE 2; THENCE LEAVING THE NORTH LINE OF LOT 5 OF SAID PLAT OF LOS TERRANOS, N00°09'25"W, ALONG THE EAST LINE OF LOT 6 OF SAID PLAT OF ORLANDO CORPORATE CENTRE PHASE 2 AND THE WEST LINE OF LOT 3 OF SAID PLAT OF LOS TERRANOS, A DISTANCE OF 278.34 FEET TO THE POINT OF BEGINNING.

ORLANDO CORPORATE CENTRE DRI TOTAL DESCRIBED AREA = 521.2641 ACRES

Attachment 2

CONDITIONS OF APPROVAL REGARDING MITIGATION MEASURES

1. **Land Use Restriction.** The development of commercial activities at the intersection of Goldenrod Road and Lee Vista Boulevard shall be permitted only after completion of Lee Vista Boulevard between SR 436 and Goldenrod Road and completion of Goldenrod Road between Hoffner Road and Lee Vista Boulevard. [Development Order Condition III. 2.1(a)]

Response: The specified road improvements were completed before commercial activities occurred within the OCC DRI.

2. **Native Vegetation.** To minimize dependence on grounds irrigation and promote retention of wildlife habitat, native vegetation shall be utilized to the maximum extent practicable in site development. [Development Order Condition III. 4.4]

Response: The City has reviewed and approved the landscape plans of all existing development within the OCC DRI. Native vegetation has been used extensively in each landscape plan.

3. **Wetlands Delineation.** On-site wetlands shall be reviewed by an on-site inspection by representatives of the SJRWMD, FDEP and/or USACOE. This inspection should result in a binding determination of wetland and marsh boundaries. [Development Order Condition III 4.6]

Response: All wetland areas within the OCC DRI have been inspected and officially determined by the applicable permitting agencies, and permits have been issued and complied with.

4. **Hydrologic Connections.** The current hydrologic connections that link the western central wetland to the main cypress wetland system via the wax myrtle/willow community should be maintained or replicated so as to protect natural hydroperiods in the main wetlands. [Development Order Condition III. 4.7]

Response: The identified hydrologic connections have been maintained.

5. **Location of Retention Ponds.** Retention ponds shall be located at sufficient distances from detention ponds and wetlands so as to minimize subsurface discharge from the retention ponds to the detention ponds and wetlands. [Development Order Condition III. 4.8]

Response: A master stormwater management plan was developed and approved for the OCC DRI. All development to date has been in compliance with applicable permits issued by the City and Permit #4-095-20368-3 issued by the SJRWMD. The location of retention ponds has been approved in these permits.

6. **Surface Water Management.** The surface water management plan shall be designed to provide for natural hydroperiods within wetlands and to protect against the withdrawal of water from waterbodies during dry periods when surface water levels are dropping

to levels at which the on-site wetlands will experience stress. [Development Order Condition III.4.9]

Response: Permits issued by the City and SJRWMD address surface water management issues. Upon information and belief, all development within the OCC DRI that has occurred to date has is in compliance with the applicable permits.

7. **Property Owners' Association.** The Developer shall determine and identify an entity having sufficient technical capabilities and financial resources to properly operate and maintain the proposed surface water management system. [Development Order Condition III. 4.10]

Response: The Orlando Corporate Centre Association, Inc. has been duly formed and has sufficient authority and financial resources to properly operate and maintain the Project's surface water management system. Ponds and facilities are currently owned by the owners of the particular tract on which they are constructed.

8. **Water Quality and Quantity Discharge.** Prior to construction, the Developer must obtain verification from the SFWMD that the proposed surface water management system will function in accordance with the quality and quantity discharge limitations for the Boggy Creek drainage basin. [Development Order Condition III. 4.11]

Response: This condition has been satisfied.

9. **Hydrologic/Biologic Monitoring Program.** The Developer will establish a hydrologic/biologic monitoring program, with the purposes being to monitor water quality and biological conditions in at least two of the man-made lakes and two of the on-site wetlands used for detention on at least a quarterly basis. Such monitoring shall also be done at the discharge point(s) of flows from the central wetland strand at the project boundary. Collected data and assessments will be furnished to the City, Orange County Pollution Control, the SJRWMD and the SFWMD. The monitoring program will be maintained for at least one year following the completion of the final phase of construction activities. The exact scope and details of the monitoring program shall be determined by the SJRWMD, with input from the above named agencies. [Development Order Condition III. 4.12]

Response: The SJRWMD permit does not require this monitoring program. The development is in compliance with the SJRWMD permit.

10. **Littoral Zones.** Detention lakes greater than one acre in size shall include littoral zones constructed on slopes no steeper than a 5:1 horizontal to vertical ratio, and shall be planted in, or allowed to be colonized by, native emergent and submergent vegetation. [Development Order Condition III. 4.13]

Response: Littoral zones have been constructed as required.

11. **Wetland Protection.** Existing native plant communities surrounding Protected Wetland #66, as identified in the City's Growth Management Plan Conservation Element (Figure C-2B), shall be preserved by an undisturbed natural buffer extending a maximum of 50 feet from

the wetland edge, except where a more extensive buffer is required by other regulatory agencies. The remaining wetlands on the site shall be considered "Tier Two" wetlands, and will be protected consistent with the applicable environmental regulatory agencies' permitting requirements. [Development Order Condition III. 4.15]

Response: Two conservation easements in favor of the SJRWMD have been recorded by Carter to preserve the Project's preserved wetlands and buffer areas. The recorded easements may be located at Official Records Book 9939, Page 3011 of the Public Records of Orange County Florida (recorded 9/24/2009), and at Official Records Book 1002, Page 5408 of the Public Records of Orange County, Florida (recorded 2/17/2010).

12. **Narcoossee Road Widening.** The Developer shall ensure that Narcoossee Road is widened from two (2) lanes to four (4) lanes between Pasco Street and Old Goldenrod Road, as depicted on the Master Development Plan prior to the initiation of Phase 2 but no later than 2007. The Developer shall construct the Narcoossee Road Improvement in lieu of performing a monitoring and modeling program prior to the initiation of Phase 2. [Development Order Condition III. 6.2]

Response: This segment of Narcoossee Road was widened in compliance with this requirement.

13. **Intersection Improvements.** The Developer shall design and construct intersection improvements, to include, but not limited to thru lanes, left and right turn lanes, acceleration/deceleration lanes, and signage, and shall design and fund signalization at all project entrances when such project entrances are created. [Development Order Condition III. 6.10]

Response: The Developer or site developers within the Project have constructed intersection improvements for project entrances that have been developed to date that have been requested by the City.

14. When possible, external bicycle systems shall be connected into, and provision for bicycle traffic to, nearby external employment centers shall be considered. Construction standards shall conform to latest City standards. [Development Order Condition III. 6.12]

Response: Sidewalks/paths connect tracts within the Project to Goldenrod Road.

15. Bicycle lockers or bicycle racks, transit passenger shelters and transit parking bays shall be constructed where necessary to augment and facilitate the operations of off-site transit and bicycle facilities. [Development Order Condition III. 6.13]

Response: A transit shelter exists on Bent Pine Road adjacent to the Grande Reserve Apartments. Bike racks are located on each developed tract, as required by the City during master plan review.

16. The Developer shall be responsible for the installation of all on-site and near-site traffic control signs and pavement markings (thermoplastic with RPMS) per Manual or Uniform Traffic Control Devices and City Standards as part of any road construction project undertaken by the Developer. [Development Order Condition III. 6.14]

Response: All existing roads have been developed per MUTCD guidelines. Striping, reflective markers and road signs are in place. Existing roads have been dedicated to the City.

17. The Developer has previously dedicated or shall dedicate land on its project site for the following improvements: [Development Order Condition III 6.15]

- (a) Lee Vista Boulevard: 75 feet of ROW from the centerline of the designated road alignment with additional width at intersections.

Response: Completed – Official Records Book 5641, Page 3046, of the Public Records of Orange County, Florida.

- (b) Bent Pine Road: 120 foot ROW with additional width at intersections.

Response: Completed - Plat Book 23, Page 8, of the Public Records of Orange County, Florida.

- (c) Corporate Centre Boulevard (f/k/a Patch Road): 120 feet of ROW with additional width at intersections.

Response: Completed - Plat Book 23, Page 8, of the Public Records of Orange County, Florida.

- (d) Goldenrod Road: 150 feet of ROW with additional width at intersections.

Response: Completed – Dedication Agreement – Official Records Book 5687, Page 2019, of the Public Records of Orange County, Florida.

- (e) North-South Connector: (From Goldenrod Rd. Extension southeast to Narcoossee Rd.) 75 feet of ROW with additional width at intersections, free of charge by warranty deed and free and clear of all encumbrances except non-delinquent taxes.

Response: Will be provided; not yet required.

- (f) Narcoossee Road: 75 feet of ROW from the centerline of the designed road alignment with additional width at intersections. The Developer shall dedicate the right-of-way for Narcoossee Road to the City, free of charge by warranty deed and free and clear of all encumbrances except non-delinquent taxes, prior to the sale or platting of any portion of Tracts 11 and 12. As a condition of the donation of such right-of-way, the Developer shall be entitled to certain access points from Narcoossee Road to property owned by the Developer, the location of such access points being depicted on Exhibit “E” attached hereto and incorporated herein by this reference.

Response: The required right-of-way has been conveyed by Warranty Deed recorded in Official Records Book 09285, Page 1217, of the Public Records of

Orange County Florida and by the Replat of Lot 8 and Tract D of Orlando Corporate Centre Phase 2, recorded in Plat Book 66, Page 128, of the Public Records of Orange County, Florida.

- (g) Hoffner Road: 75 feet of ROW from the centerline of the designed road alignment with additional width at intersections. The Developer shall dedicate the right-of-way for Hoffner Road to the City, free of charge by warranty deed and free and clear of all encumbrances except non-delinquent taxes, prior to the sale or platting of any portion of Tract 10. As a condition of the donation of such right-of-way, the Developer shall be entitled to certain access points from those roadways to property owned by the Developer, the location of such access points being depicted on Exhibit "E."

Response: Will be provided; not yet required.

18. The Developer shall maintain all required traffic controls during construction of roadways, intersections and driveways per Manual of Uniform Traffic Control Devices and State regulations. However, the City shall maintain such traffic controls during construction of Goldenrod Road Extension, the extension of Lee Vista Boulevard and the widening of Narcoossee and Hoffner roads. [Development Order Condition III. 6.17]

Response: This requirement has been complied with for all development within the Project to date.

19. The following roadway improvements shall be considered on-site and near-site improvements and shall be required as part of Phase 1 and shall be operational prior to commencement of development activity in Phase 2. [Development Order Condition III. 6.20]

Links

- (a) Lee Vista Boulevard - from SR 436 to TPC Drive. (To be constructed as 4 lane divided and designed for six lane divided).

Response: Completed - Official Records Book 5641, Page 3046, of the Public Records of Orange County, Florida.

- (b) Corporate Centre Boulevard (f/k/a Patch Road) - from Lee Vista Boulevard to Bent Pine Rd. (To be constructed as two lanes designed for four lane divided).

Response: Completed - Plat Book 23, Page 8, of the Public Records of Orange County, Florida.

- (c) Bent Pine Road - from existing roadway to Corporate Centre Boulevard on the east. (To be constructed as four lane divided or consistent with the cross-section on Lee Vista.)

Response: Completed - Plat Book 23, Page 8, of the Public Records of Orange County, Florida.

Intersections

(d) Lee Vista Boulevard & SR 436 - acceleration/deceleration lanes.

Response: Completed by others.

20. **Biennial Reporting Requirement** [Development Order Condition VI.]

Response: The current Biennial Report for the period from November 2010 to October 2012 was filed with the City on September 24, 2013.