

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

**IN RE: AN ORDINANCE PURSUANT TO)
 SECTION 190.005(2), FLORIDA STATUTES,)
 TO ESTABLISH THE STOREY PARK)
 COMMUNITY DEVELOPMENT DISTRICT)**

**PETITION TO ESTABLISH

THE

STOREY PARK COMMUNITY DEVELOPMENT DISTRICT**

Counsel for Petitioner

Jan Albanese Carpenter, Esquire
Latham, Shuker, Eden & Beaudine, LLP
111 North Magnolia Avenue, Suite 1400
Orlando, Florida 32801
407-481-5800

**IN RE: AN ORDINANCE PURSUANT TO)
SECTION 190.005(2), FLORIDA STATUTES,)
TO ESTABLISH THE STOREY PARK)
COMMUNITY DEVELOPMENT DISTRICT)**

Petitioner, LENNAR HOMES, LLC, a Florida limited liability company (the “Petitioner”), by and through its undersigned attorneys, hereby petitions the City Council of Orlando, Florida, pursuant to the “Uniform Community Development District Act of 1980”, Chapter 190, *Florida Statutes* (2014), to adopt an ordinance establishing the Storey Park Community Development District (the “District”) with respect to the lands described herein. In support thereof, the Petitioner submits:

2. The land for the District is located entirely within the boundaries of the City of Orlando (the “City”). Exhibit 1 attached hereto depicts the general location of the District within the City and Orange County, Florida. The proposed District covers approximately 860.8 acres of land, and a metes and bounds description of the proposed external boundaries of the District, together with a sketch of said description, is set forth in Composite Exhibit 2 attached hereto. There is no real property within the external boundaries of the District that is to be excluded from the District.

4. The names and addresses of those persons designated to be the five initial members of the Board of Supervisors of the District, all of whom are residents of the State of Florida and citizens of the United States, are as follows:

<u>NAME</u>	<u>ADDRESS</u>
Laura Coffey	4600 West Cypress Street, Suite 200 Tampa, FL 33607
Theresa Bowley	5220 Alleman Drive Orlando, FL 32809
Rob Bonin	1483 Lake Baldwin Lane, Apartment B Orlando, FL 32814
Bennett Ruedas	6036 Jessica Drive Apopka, FL 32703
Karen Morgan	239 Hunters Point Trail Longwood, FL 32779

5. The proposed name of the District is the “Storey Park Community Development District.”

6. The locations of any existing major trunk water mains, storm sewer interceptors and/or outfalls, wastewater forcemains, and reclaimed water main improvements within or adjacent to the boundaries of the proposed District, as well as the proposed extent and location of such types of improvements to be constructed in conjunction with the development of the land within the proposed District, are shown on the four maps contained within Composite Exhibit 4 attached hereto.

7. Based upon currently available data, the proposed timetable for the construction of the District services and the estimated costs of constructing the proposed services are both contained within Composite Exhibit 5 attached hereto. This is a good-faith estimate of construction completion dates and costs but is not binding on the Petitioner or the District and is subject to change.

8. Except for agricultural uses and several temporary dwellings that will be vacated and removed at the appropriate time in order to accommodate development, the land within the proposed District is presently vacant. The proposed land uses within the District are residential, commercial, civic, conservation, and recreational. The real property intended to comprise the District was annexed into the City pursuant to City of Orlando Ordinance No. 2013-54 adopted on November 25, 2013. By virtue of that certain City of Orlando Ordinance No. 2013-76 adopted on December 16, 2013 (the “PD Ordinance”), the real property comprising the District is currently zoned for “Planned Development,” and the proposed uses for the land included within the District are consistent with Part 2Q, Chapter 58, Code of the City of Orlando, Florida (the “Orlando City Code”). The Orlando City Code and the PD Ordinance designate the land contained within the proposed District for (i) residential use; (ii) commercial use; and (iii) public and private recreational uses which may include, without limitation, general amenity center(s)

and appurtenant facilities, community centers, multi-purpose trails and park spaces; and (iv) conservation areas. Petitioner is currently in the process of obtaining the required permitting and approvals for developing multiple phases of single-family and multi-family residential subdivision(s), as well as commercial space, within the boundaries of the District. It is anticipated that the District will contain, upon complete build-out, a total of 1,757 residential dwelling units, comprised of 1,201 single-family units and townhomes and 556 multi-family units, and a total of 82,000 square feet of commercial space. The currently proposed future general distribution, location and extent of public and private uses within the District, as designated by the City's adopted future land use plan, which are subject to change but shall at all times remain in compliance with all applicable statutes, ordinances, agreements, orders and regulations, are shown on Composite Exhibit 6 attached hereto.

9. Exhibit 7 attached hereto is a Statement of Estimated Regulatory Costs prepared in accordance with the requirements of Section 120.541, *Florida Statutes*.

10. The District is seeking and hereby requests the right to exercise all powers provided for in Section 190.011, Section 190.012(1), Sections 190.012(2)(a) and (d), and Section 190.012(3), *Florida Statutes*, to the extent required by the City.

11. The City of Orlando, in Section 15 of that certain Annexation and Development Agreement between the City, Petitioner, and Additional Owner dated September 23, 2013 and recorded in Official Records Book 10681, Page 9316 of the Public Records of Orange County, Florida, as amended by that certain First Amendment to Annexation and Development Agreement dated November 25, 2013 and recorded in Official Records Book 10681, Page 9372 of the Public Records of Orange County, Florida (collectively, the "Annexation Agreement") and affecting the real property which will comprise the District, agreed that, in the event the Owners (as that term is defined therein) elected to proceed into development of the subject property with a community development district, the City and the Owners would cooperate in the establishment of such a district. Petitioner requests the City's cooperation to the establishment of this District.

12. The Petitioner is: Lennar Homes, LLC, whose address is 700 Northwest 107th Avenue Suite 400, Miami, Florida 33172. Copies of all correspondence and official notices to Petitioner should be sent to: Jan Albanese Carpenter, Esq., 111 North Magnolia Avenue, Suite 1400, Orlando, Florida 32801.

13. The property within the District is amenable to operating as an independent special district for the following reasons:

- a. All statements contained in this Petition are true and correct.
- b. The establishment of the District is not inconsistent with any applicable element or portions of the effective City of Orlando Growth Management Plan, as amended, or any applicable elements of the state comprehensive plan.

c. The area of land within the District is part of a unified plan of development which the City has approved via the PD Ordinance. The land comprising the District is of sufficient size and is sufficiently compact and contiguous to be developed as one functional interrelated community.

d. The proposed District is the best alternative available for delivering community development services to the area to be served because the District provides (i) a governmental entity for delivering those services and facilities in a manner that does not financially impact persons residing outside the District, and (ii) a responsible perpetual public entity capable of making reasonable provisions for the operation and maintenance of the District services and facilities in the future. The City has acknowledged that a community development district is a viable vehicle for providing services to the area by its adoption of the Annexation Agreement which specifically refers to a community development district as the provider of certain services.

e. The community development services and facilities of the District will be compatible with the capacity and use of existing local and regional community development services and facilities, as is evidenced by the Annexation Agreement, the PD Ordinance, and the Orlando City Code.

f. For the foregoing reasons, the area to be served by the District is amenable to separate special district government.

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

1. Direct that a local public hearing be held, as required by Section 190.005(2)(b), *Florida Statutes*, to consider the establishment of the Storey Park Community Development District.

2. Adopt an ordinance pursuant to Chapter 190, *Florida Statutes*, granting this Petition and establishing the Storey Park Community Development District.

3. Consent to the District's exercise of the statutory powers requested herein, as those powers are set forth in Chapter 190, *Florida Statutes*.

[SIGNATURES ON FOLLOWING PAGE]

**SIGNATURE PAGE TO
PETITION TO ESTABLISH THE
STOREY PARK COMMUNITY DEVELOPMENT DISTRICT**

Respectfully submitted this 11th day of ~~November~~ ^{December}, 2014.

ATTORNEYS FOR
PETITIONER:

LATHAM, SHUKER, EDEN & BEAUDINE, LLP

By: 

Jan Albanese Carpenter, Esq.
Florida Bar No. 767158
111 North Magnolia Ave.
Suite 1400
Orlando, Florida 32801
407.481.5800 (telephone)
407.481.5801 (facsimile)

PETITIONER:

LENNAR HOMES, LLC,
a Florida limited liability company

By: 

Print:

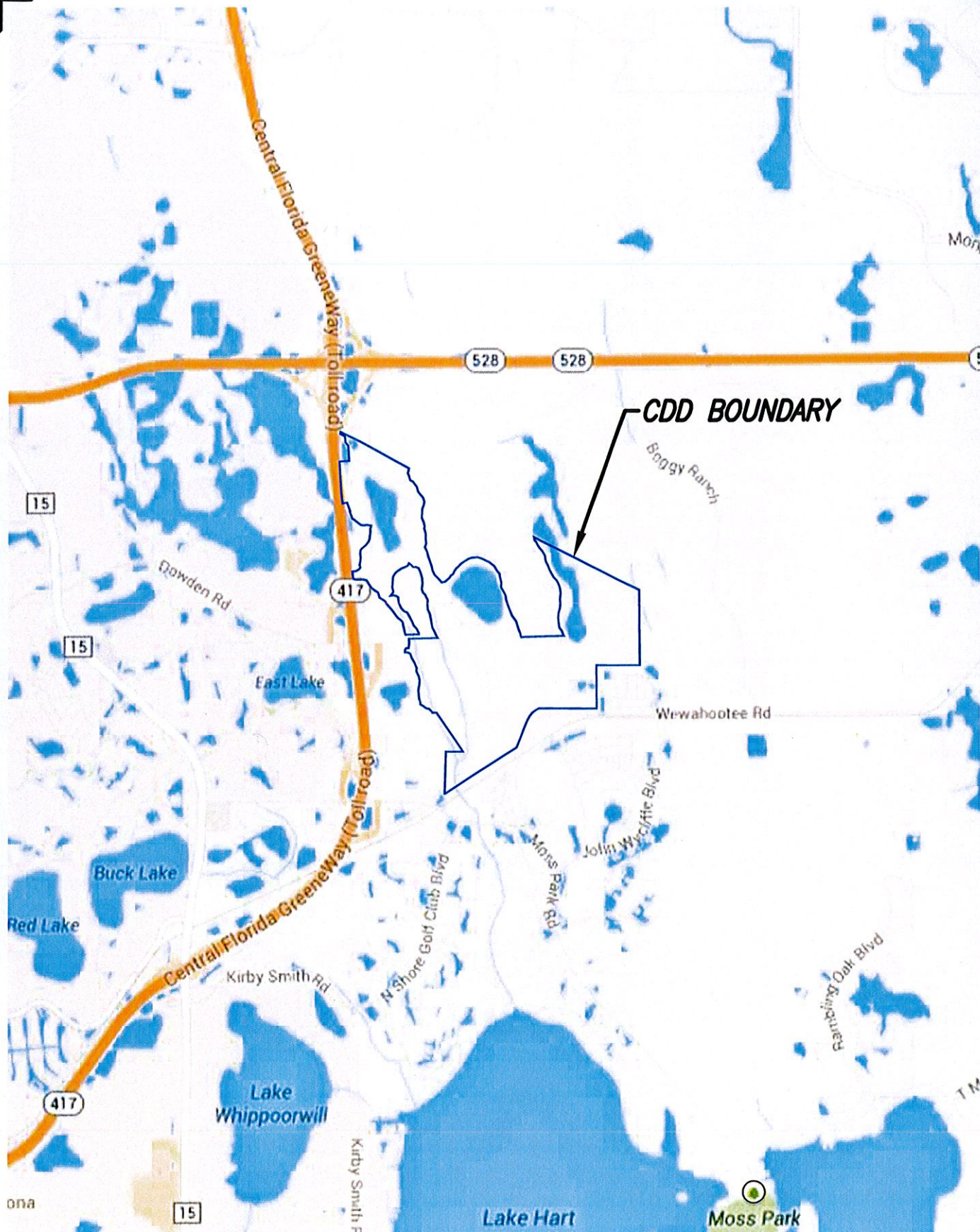
Mark Metheny

Title:

Vice President

EXHIBIT 1

**GENERAL LOCATION OF THE PROPOSED STOREY PARK
COMMUNITY DEVELOPMENT DISTRICT**



General Location Map

Storey Park

November 11, 2014
P & B Job No.: 12-080

4625 Halder Lane, Suite B
Orlando, Florida 32814 - 407.487.2594

POULOS & BENNETT

www.poulosandbennett.com
Certificate of Authorization No. 28567

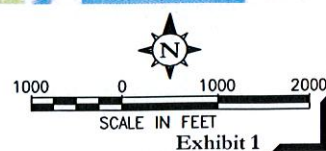
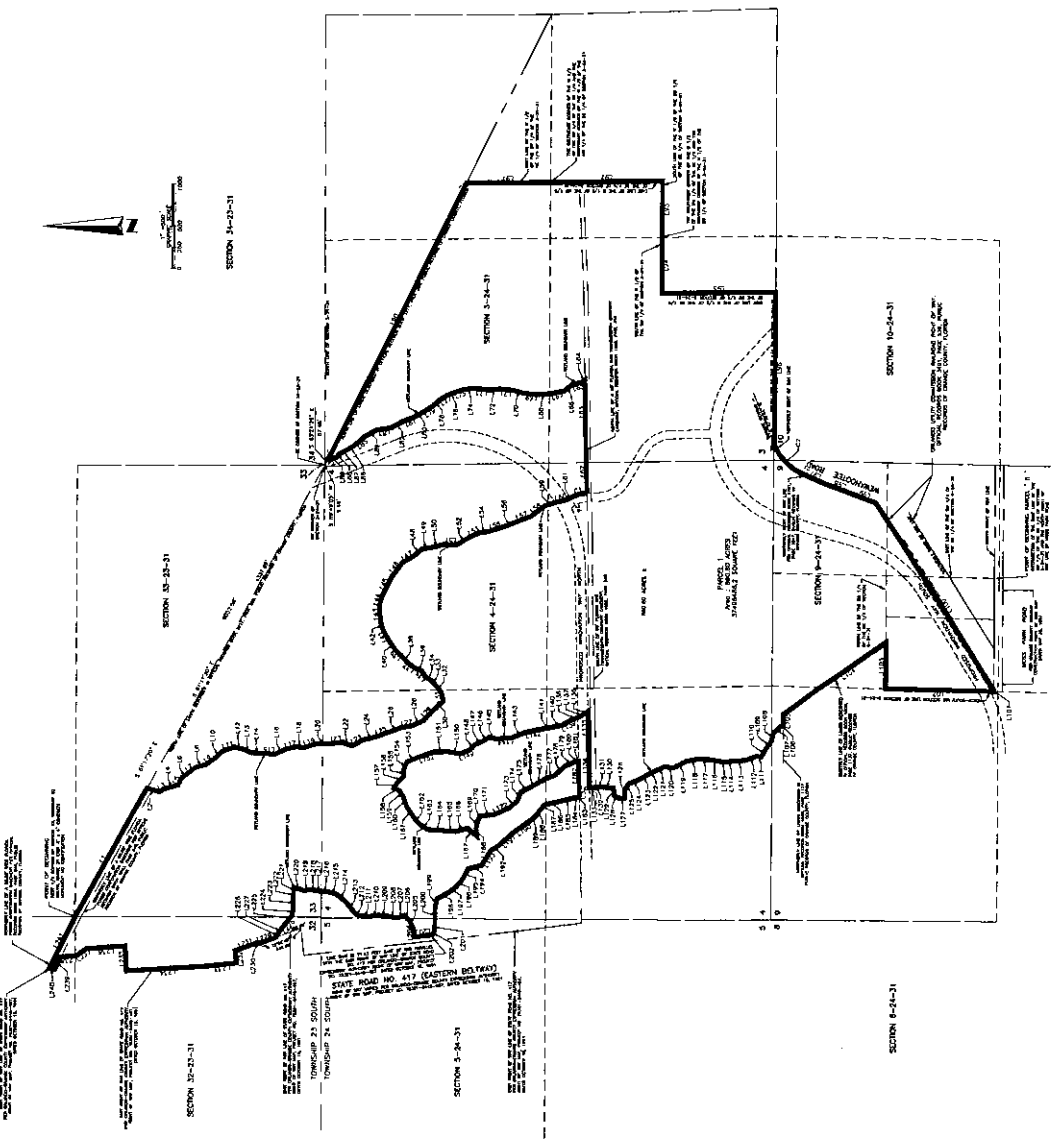


Exhibit 1

COMPOSITE EXHIBIT 2

**SKETCH OF THE EXTERNAL BOUNDARIES OF THE PROPOSED STOREY PARK
COMMUNITY DEVELOPMENT DISTRICT TOGETHER WITH A METES AND
BOUNDS DESCRIPTION OF THE EXTERNAL BOUNDARIES**

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- LEGEND:
- 1. - PROPERTY LINE
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 - 3. - EASEMENT
 - 4. - ROAD
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SECTION 1-4-31

SECTION 5-4-31

SECTION 10-4-31

SECTION 15-4-31

SECTION 20-4-31

SECTION 25-4-31

SECTION 30-4-31

SECTION 35-4-31

SECTION 40-4-31

SECTION 45-4-31

SECTION 50-4-31

SECTION 55-4-31

SECTION 60-4-31

SECTION 65-4-31

SECTION 70-4-31

SECTION 75-4-31

SECTION 80-4-31

SECTION 85-4-31

SECTION 90-4-31

SECTION 95-4-31

SECTION 100-4-31

STATE OF MISSISSIPPI

DEPARTMENT OF TRANSPORTATION

DESIGN DIVISION

DESIGNER: [Signature]

DATE: [Date]

PROJECT: [Project Name]

SECTION: [Section Number]

SCALE: [Scale]

BY: [Signature]

CHECKED: [Signature]

APPROVED: [Signature]

Description by this Surveyor:

A portion of Sections 32 and 33, Township 23 South, Range 31 East and a portion of Sections 3, 4, 5, 9 and 10, Township 24 South, Range 31 East, Orange County, Florida, being more particularly described as follows:

Begin at the West 1/4 corner of Section 33, Township 23 South, Range 31 East, Orange County, Florida; thence S 61°17'20" E along the North line of lands described in Official Records Book 3717, Page 250, Public Records of Orange County, Florida a distance of 1,720.59 feet to a point on the wetland boundary line reviewed and verified by the Orange County Environmental Protection Department on November 6 and 7, 2007; thence along said wetlands boundary line the following fifty eight (58) courses and distances: S 14°22'29" W a distance of 154.31 feet; thence S 29°19'04" E a distance of 68.91 feet; thence S 15°32'43" E a distance of 158.95 feet; thence S 64°22'09" E a distance of 90.23 feet; thence S 37°30'02" E a distance of 84.14 feet; thence S 37°46'04" E a distance of 122.39 feet; thence S 13°46'22" E a distance of 138.15 feet; thence S 35°36'32" E a distance of 105.69 feet; thence S 41°58'09" E a distance of 146.44 feet; thence S 18°47'13" E a distance of 145.20 feet; thence S 12°32'22" W a distance of 111.23 feet; thence S 22°31'47" E a distance of 102.70 feet; thence S 03°16'49" W a distance of 130.72 feet; thence S 04°19'33" W a distance of 152.59 feet; thence S 24°30'16" E a distance of 144.90 feet; thence S 13°57'50" E a distance of 124.65 feet; thence S 07°06'25" W a distance of 89.96 feet; thence S 16°44'41" E a distance of 152.03 feet; thence S 00°19'09" E a distance of 150.81 feet; thence S 05°47'23" E a distance of 162.38 feet; thence S 21°09'32" W a distance of 112.59 feet; thence S 27°20'15" E a distance of 159.90 feet; thence S 13°03'16" E a distance of 149.20 feet; thence S 20°07'53" E a distance of 146.55 feet; thence S 18°52'05" E a distance of 173.66 feet; thence S 10°13'46" E a distance of 128.44 feet; thence S 24°37'37" E a distance of 147.44 feet; thence S 45°50'13" E a distance of 186.39 feet; thence S 42°44'17" E a distance of 138.30 feet; thence N 77°47'54" E a distance of 110.91 feet; thence N 49°41'04" E a distance of 100.70 feet; thence N 48°50'15" E a distance of 80.30 feet; thence N 27°34'25" E a distance of 70.38 feet; thence N 55°58'24" E a distance of 94.39 feet; thence N 21°07'39" E a distance of 79.10 feet; thence N 35°25'45" E a distance of 112.96 feet; thence N 45°41'54" E a distance of 102.13 feet; thence N 44°31'57" E a distance of 113.56 feet; thence N 55°25'40" E a distance of 127.36 feet; thence N 60°11'14" E a distance of 147.37 feet; thence N 72°10'08" E a distance of 106.20 feet; thence N 85°13'46" E a distance of 179.40 feet; thence S 73°45'11" E a distance of 136.18 feet; thence S 63°14'11" E a distance of 245.10 feet; thence S 52°46'17" E a distance of 206.40 feet; thence S 29°11'40" E a distance of 163.19 feet; thence S 41°05'16" E a distance of 129.65 feet; thence S 02°12'46" E a distance of 68.89 feet; thence S 14°10'22" E a distance of 194.24 feet; thence S 02°07'05" W a distance of 150.17 feet; thence S 29°27'10" E a distance of 190.58 feet; thence S 23°56'51" E a distance of 112.12 feet; thence S 08°11'15" E a distance of 117.34 feet; thence S 17°08'38" E a distance of 176.27 feet; thence S 21°20'26" E a distance of 153.77 feet; thence S 21°28'16" E a distance of 190.04 feet; thence S 36°49'08" E a distance of 209.10 feet; thence S 17°35'33" E a distance of 118.51 feet; thence leaving said wetland boundary line S 14°57'07" E a distance of 161.57 feet; thence S 28°30'29" E a distance of 34.45 feet to the point of curvature of a curve concave Westerly, having a central angle of 26°09'20" and a radius of 450.00 feet; thence Southeasterly a distance of 205.43 feet along the arc of said curve to a point on the North line of a 50.00' wide Florida Gas Transmission Company Easement per Official Records Book 1682. Page 340, Public Records of Orange County, Florida (chord bearing and distance between said points being S 15°25'49" E 203.65 feet); thence along the North line of said Florida Gas Transmission Company easement the following two (2) courses and distances: N 88°03'05" E a distance of 577.90 feet; thence N 88°58'56" E a distance of 753.81 feet to a point on said wetland boundary line; thence along said wetland boundary line the following twenty six (26) courses and distances: N 36°35'39" W a distance of 37.19 feet; thence N 15°25'32" W a distance of 130.04 feet;

thence N 37°25'51" E a distance of 121.96 feet; thence N 10°10'16" W a distance of 166.55 feet; thence N 05°00'16" W a distance of 140.66 feet; thence N 04°58'21" E a distance of 156.33 feet; thence N 16°01'27" E a distance of 140.67 feet; thence N 04°37'40" E a distance of 158.16 feet; thence N 05°22'02" W a distance of 119.20 feet; thence N 06°25'24" E a distance of 183.60 feet; thence N 06°03'50" W a distance of 127.13 feet; thence N 18°43'17" W a distance of 114.53 feet; thence N 19°54'05" W a distance of 89.34 feet; thence N 30°53'30" W a distance of 103.56 feet; thence N 41°21'54" W a distance of 114.09 feet; thence N 32°24'51" W a distance of 139.77 feet; thence N 27°30'54" W a distance of 115.98 feet; thence N 22°01'28" W a distance of 148.91 feet; thence N 28°31'40" W a distance of 158.13 feet; thence N 08°06'30" W a distance of 178.38 feet; thence N 30°19'07" W a distance of 152.95 feet; thence N 40°09'20" W a distance of 157.58 feet; thence N 32°01'37" W a distance of 101.96 feet; thence N 26°42'45" W a distance of 97.33 feet; thence N 47°08'51" W a distance of 62.27 feet; thence N 12°33'22" W a distance of 100.34 feet; thence S 63°21'29" E along the North line of aforesaid lands described Official Records Book 3717, Page 250, a distance of 3,642.56 feet to a point on the East line of the W 1/2 of the SW 1/4 of the NE 1/4 of Section 3, Township 24 South, Range 31 East, Orange County, Florida; thence S 00°26'28" E along the East line of said W 1/2 of the SW 1/4 of the NE 1/4 a distance of 989.78 feet to the Southeast corner of said W 1/2 of the SW 1/4 of the NE 1/4, said point being the Northeast corner of the W 1/2 of the NW 1/4 of the SE 1/4 of said Section 3; thence S 00°46'30" E along the East line of said W 1/2 of the NW 1/4 of the SE 1/4 a distance of 1331.29 feet to a point on the South line of said W 1/2 of the NW 1/4 of the SE 1/4; thence N 89°57'27" W along said South line a distance of 663.79 feet to the Southwest corner of said W 1/2 of the NW 1/4 of the SE 1/4, said point being the Southeast corner of the N 1/2 of the SW 1/4 of said Section 3; thence N 89°45'40" W along the South line of said N 1/2 of the SW 1/4 a distance of 660.35 feet to a point on the East line of the W 1/2 of the SE 1/4 of the SW 1/4 of said Section 3; thence S 00°35'37" E along the said East line a distance of 1,331.09 feet to a point on the South line of the Southwest 1/4 of said Section 3; thence N 89°39'25" W along the South line of the Southwest 1/4 of said Section 3 a distance of 1,791.62 feet to a point on the Northerly right of way line of Wewahootee Road as described in Official Records Book 5761, Page 3567, Public Records of Orange County, Florida, said point being on a non-tangent curve, concave Southeasterly, having a radius of 653.41 feet, a central angle of 44°11'05" and a chord bearing of S 45°14'21" W, a radius of 653.41 feet; thence from a tangent bearing of S 67°19'54" W, Southwesterly along the arc of said curve and along said Northerly right of way line a distance of 503.89 feet to the point of tangency of said curve; thence continue along said right of way line the following three (3) courses and distances: S 23°08'49" W a distance of 301.23 feet; thence S 20°56'14" W a distance of 308.13 feet; thence S 21°05'31" W a distance of 316.40 feet to a point on the Northerly right of way line of the Orlando Utility Commission Railroad Right of Way as described in Official Records Book 3491, Page 539, Public Records of Orange County, Florida; thence S 57°16'16" W along the Northerly right of way line of said Orlando Utility Commission Railroad Right of Way a distance of 2,612.65 feet to a point on the North right of way line of Moss Park Road as shown on Orange County Highway Construction Right of Way Map dated May 30, 1997; thence N 89°49'06" W along said North line a distance of 17.41 feet to a point on the North-South Mid-Section line of said Section 9, Township 24 South, Range 31 East, Orange County, Florida; thence N 01°27'48" E along said North-South Mid-Section line a distance of 1,289.57 feet to a point on the North line of the SW 1/4 of the NE 1/4 of said Section 9; thence S 89°49'02" E along the North line of said SW 1/4 of the NE 1/4 a distance of 542.59 feet to a point on the Easterly line of lands described in Official Records Book 4506, Page 1137, Public Records of Orange County, Florida; thence N 34°57'14" W along said Easterly line a distance of 1,467.83 feet to a point on the Northerly line of said lands; thence N 89°49'05" W a distance of 128.19 feet along said Northerly line to a point on said wetland boundary line; thence along said wetland boundary line the following twenty seven (27) courses and distances: N 25°56'42" W a distance of 40.91 feet; thence N 43°36'26" W a distance of 113.74 feet; thence N 78°37'45" W a distance of 92.41

feet; thence N 53°04'07" W a distance of 119.25 feet; thence N 61°07'49" W a distance of 102.32 feet; thence N 03°01'33" E a distance of 60.43 feet; thence N 19°19'40" W a distance of 134.33 feet; thence N 03°27'21" W a distance of 147.32 feet; thence N 08°18'35" W a distance of 78.53 feet; thence N 05°50'03" E a distance of 81.26 feet; thence N 11°33'09" E a distance of 118.54 feet; thence N 02°28'33" E a distance of 129.41 feet; thence N 11°10'37" W a distance of 134.44 feet; thence N 27°40'10" W a distance of 168.92 feet; thence N 08°50'34" E a distance of 103.69 feet; thence N 24°00'29" W a distance of 132.92 feet; thence N 27°05'25" W a distance of 78.04 feet; thence N 30°27'25" W a distance of 132.63 feet; thence N 19°41'52" W a distance of 131.58 feet; thence N 55°48'08" W a distance of 76.67 feet; thence N 85°10'00" W a distance of 112.04 feet; thence N 06°46'01" E a distance of 79.18 feet; thence N 36°56'35" E a distance of 56.40 feet; thence N 84°29'55" E a distance of 78.75 feet; thence N 05°35'47" E a distance of 154.84 feet; thence N 00°51'59" W a distance of 50.27 feet; thence N 71°16'28" W a distance of 8.73 feet to a point on the South line of said Florida Gas Transmission Company Easement; thence N 01°12'09" W a distance of 79.21 feet; thence N 88°47'51" E a distance of 521.90 feet; thence N 88°34'23" E a distance of 374.86 feet to a point on said wetland boundary line; thence along said wetland boundary line the following forty six (46) courses and distances: N 35°17'58" W a distance of 45.24 feet; thence N 29°50'06" W a distance of 76.60 feet; thence N 20°00'16" W a distance of 109.79 feet; thence N 31°11'44" W a distance of 117.44 feet; thence N 12°26'14" W a distance of 91.52 feet; thence N 10°13'20" W a distance of 176.26 feet; thence N 10°54'26" W a distance of 176.57 feet; thence N 23°13'24" W a distance of 157.74 feet; thence N 04°42'01" W a distance of 173.90 feet; thence N 09°44'30" E a distance of 105.26 feet; thence N 31°28'46" W a distance of 87.44 feet; thence N 23°51'13" W a distance of 96.24 feet; thence N 41°54'57" W a distance of 98.57 feet; thence N 22°54'17" W a distance of 114.18 feet; thence N 10°16'02" E a distance of 155.07 feet; thence N 02°12'43" W a distance of 165.04 feet; thence N 18°37'47" W a distance of 210.17 feet; thence N 21°48'22" W a distance of 133.79 feet; thence N 67°21'17" W a distance of 100.62 feet; thence S 88°28'04" W a distance of 75.92 feet; thence N 44°39'17" W a distance of 106.77 feet; thence N 59°06'47" W a distance of 71.69 feet; thence S 29°41'03" W a distance of 73.64 feet; thence S 56°50'40" W a distance of 75.20 feet; thence S 69°07'52" W a distance of 128.82 feet; thence S 57°09'13" W a distance of 148.22 feet; thence S 47°23'17" W a distance of 106.41 feet; thence S 31°07'13" W a distance of 124.28 feet; thence S 04°29'22" W a distance of 203.13 feet; thence S 02°47'15" W a distance of 128.92 feet; thence S 15°40'35" E a distance of 140.08 feet; thence S 37°35'12" W a distance of 143.86 feet; N 83°51'29" E a distance of 85.52 feet; thence S 77°28'56" E a distance of 101.32 feet; thence S 51°44'15" E a distance of 62.38 feet; thence S 05°41'57" E a distance of 159.31 feet; S 23°48'00" E a distance of 186.62 feet; thence S 40°56'32" E a distance of 129.01 feet; thence S 68°58'38" E a distance of 106.73 feet; thence S 29°26'38" E a distance of 125.11 feet; thence S 28°36'25" E a distance of 200.96 feet; thence S 21°26'11" E a distance of 129.67 feet; thence S 43°54'49" E a distance of 146.20 feet; thence S 24°01'28" E a distance of 157.69 feet; thence S 17°43'25" W a distance of 10.56 feet; thence S 01°12'09" E a distance of 13.50 feet; thence departing said wetland boundary line S 88°47'51" W a distance of 342.83 feet to the point of curvature of a curve concave Southerly, having a radius of 11,062.50 feet; thence Westerly a distance of 78.81 feet along the arc of said curve through a central angle of 00°24'29" to a point on said wetland boundary line (chord bearing and distance between said points being S 88°35'36" W 78.81 feet); thence along said wetland boundary line the following twenty (20) courses and distances: N 01°36'38" W a distance of 13.50 feet; thence N 12°04'23" W a distance of 44.52 feet; thence N 13°46'21" W a distance of 185.45 feet; thence N 11°45'12" W a distance of 166.96 feet; thence N 45°28'13" W a distance of 79.26 feet; thence N 55°07'33" W a distance of 95.56 feet; thence N 39°03'39" W a distance of 87.00 feet; thence N 36°03'38" W a distance of 242.68 feet; thence N 42°01'50" W a distance of 215.53 feet; thence N 32°46'42" W a distance of 120.95 feet; thence N 57°59'46" W a distance of 201.90 feet; thence N 15°22'51" W a distance of 167.32 feet; thence N 60°31'48" W a distance of 144.54 feet; thence N 48°18'25" W a distance of 114.13 feet; thence N

37°12'00" W a distance of 116.29 feet; thence N 28°23'29" W a distance of 148.18 feet; thence N 77°03'17" W a distance of 100.88 feet; thence S 89°53'27" W a distance of 189.13 feet; thence N 85°35'39" W a distance of 91.64 feet; thence N 62°30'11" W a distance of 49.45 feet to a point on a line that is 71.43 feet East of and parallel with the East right of way line of State Road No. 417 per Orlando-Orange County Expressway Authority Right of Way Map, Project No. 75301-6445-457, dated October 15, 1991; thence N 06°24'07" W a distance of 223.16 feet along said parallel line to a point on said wetland boundary line; thence along said wetland boundary line the following twenty five (25) courses and distances: N 84°05'50" E a distance of 113.57 feet; thence N 62°04'12" E a distance of 93.87 feet; thence N 43°02'26" E a distance of 81.48 feet; thence N 17°31'22" W a distance of 93.56 feet; thence N 11°50'22" E a distance of 114.39 feet; thence N 04°52'21" E a distance of 107.02 feet; thence N 08°31'31" W a distance of 107.26 feet; thence N 03°22'01" E a distance of 113.06 feet; thence N 27°34'50" E a distance of 61.81 feet; thence N 50°35'34" E a distance of 181.89 feet; thence N 39°01'03" E a distance of 137.32 feet; thence N 17°24'32" E a distance of 98.53 feet; thence N 02°44'02" E a distance of 94.77 feet; thence N 11°40'29" E a distance of 56.68 feet; thence N 03°41'03" E a distance of 61.32 feet; thence N 03°54'36" W a distance of 79.78 feet; thence N 17°12'14" E a distance of 117.32 feet; thence N 87°21'21" W a distance of 57.66 feet; thence N 79°58'08" W a distance of 60.11 feet; thence S 87°15'15" W a distance of 123.37 feet; thence N 83°56'05" W a distance of 87.73 feet; thence N 51°07'53" W a distance of 72.89 feet; thence N 51°48'14" W a distance of 116.39 feet; thence N 50°56'35" W a distance of 80.45 feet; thence N 65°02'12" W a distance of 52.93 feet to a point on said East right of way line of State Road No. 417 (Eastern Beltway); thence along said East right of way line the following ten (10) courses and distances: thence N 19°56'49" W a distance of 237.18 feet; thence N 69°55'30" E a distance of 18.76 feet; thence N 20°04'30" W a distance of 279.73 feet; thence S 83°35'53" W a distance of 144.00 feet; thence N 06°24'07" W a distance of 339.61 feet; thence N 03°24'07" W a distance of 952.59 feet; thence N 86°35'50" E a distance of 293.37 feet; thence N 03°58'22" W a distance of 457.06 feet; thence N 35°32'14" W a distance of 143.94 feet; thence N 03°58'30" W a distance of 181.89 feet to a point on the Southerly line of a 60.00 foot wide Florida Power Corporation Easement as described in Official Records Book 1893, Page 946, Public Records of Orange County, Florida; thence N 63°46'19" W along said Southerly line and along said right of way line a distance of 164.89 feet; thence N 10°45'34" E along said right of way line a distance of 62.26 feet to a point on the Northerly line of said Florida Power Corporation Easement; thence S 63°46'19" E along said Northerly line a distance of 675.42 feet to the Point of Beginning.

Containing 860.80 acres more or less.

COMPOSITE EXHIBIT 3

**WRITTEN CONSENT FROM LENNAR HOMES, LLC AND MOSS PARK
PROPERTIES, LLLP, THE OWNERS OF 100% OF THE REAL PROPERTY TO BE
INCLUDED WITHIN THE PROPOSED STOREY PARK COMMUNITY
DEVELOPMENT DISTRICT**

CONSENT TO PETITION TO ESTABLISH THE STOREY PARK COMMUNITY DEVELOPMENT DISTRICT

THE UNDERSIGNED, LENNAR HOMES, LLC, a Florida limited liability company ("Lennar") (i) is the fee simple owner of certain real property located in the City of Orlando, Orange County, Florida, and more fully described in COMPOSITE EXHIBIT "A", attached hereto and made a part hereof (the "Lennar Owned Property"), and (ii) has options to purchase portions of that certain property more fully described in COMPOSITE EXHIBIT "B", attached hereto and made a part hereof, from Moss Park Properties, LLLP, a Florida limited liability limited partnership (the "Lennar Option Property").

The Lennar Owned Property and the Lennar Option Property may be hereinafter collectively referred to as the "Property".

Lennar, as Petitioner under that certain Petition to Establish the Storey Park Community Development District (the "Petition"), intends to submit an application to establish the Storey Park Community Development District (the "District") in accordance with the provisions of Chapter 190, *Florida Statutes*.

Lennar is the fee simple owner of certain portions and has options to purchase certain other portions of the lands which are intended to constitute the District, as described above, and Lennar understands and acknowledges that, pursuant to the provisions of Section 190.005(2)(a), *Florida Statutes*, the Petitioner is required to include with the Petition the written consent to the establishment of the District of one hundred percent (100%) of the owners of the lands to be included within the District.

As evidenced by its execution of both this document and the Petition, Lennar, to the extent of its interest in the Property, hereby consents to the inclusion of the Property in the Storey Park Community Development District, and further agrees to execute any other documentation necessary or convenient to evidence this consent.

Lennar hereby acknowledges and agrees that the foregoing consent and obligation to execute additional documentation is and shall be a covenant running with the land which shall bind the undersigned's successors-in-title and assigns and shall remain in full force and effect for two (2) years from the date hereof.

[Signature on following page.]

**SIGNATURE PAGE FOR CONSENT TO PETITION TO ESTABLISH THE
STOREY PARK COMMUNITY DEVELOPMENT DISTRICT**

Executed this 9th day of December, 2014.

LENNAR HOMES, LLC
a Florida limited liability company

By: [Signature]

Print: Mark Metheny

Title: Vice President

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 9th day of December, 2014 by Mark Metheny, as Vice President of LENNAR HOMES, LLC, a Florida limited liability company, on behalf of said entity. Said person is [☒] personally known to me or [☐] has produced a valid driver's license as identification.

(SEAL)



W. CARDINALE
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF099248
Expires 3/6/2018

W. Cardinale
Notary Public; State of Florida
Print Name: W. Cardinale
My Commission Expires: 3/6/18
My Commission No.: FF099248

COMPOSITE EXHIBIT "A"

Sketch and Legal Description of the Lennar Property

PARCEL I, described as follows:

Commence at the Southeast corner of Section 4, Township 24 South, Range 31 East, Orange County, Florida, run N 89° 48' 53" W, along the South line of said Section 4, a distance of 742.26 feet, to the Westerly right of way line of proposed Innovation Way South and Point of Beginning; said point also being on a non-tangential curve that runs Southwesterly, run thence through a central angle of 03° 35' 35", having a radius of 1143.00 feet, and whose long chord bears S 18° 05' 49" W for a distance of 71.66 feet, run along the arc of said curve and Westerly right of way line, 71.68 feet, to the point of tangency; run thence S 16° 18' 02" W, continuing along said right of way line, a distance of 874.27 feet to the beginning of a curve; said curve turning to the right through a central angle of 40° 58' 21", having a radius of 1460.00 feet, and whose long chord bears S 36° 47' 13" W for a distance of 1021.95 feet, run thence Southwesterly along the arc of said curve and right of way line, 1044.05 feet, to the point of tangency; run thence S 57° 16' 23" W, along said right of way line, for a distance of 823.54 feet to a point on a line; departing said right of way line, run thence N 53° 59' 20" W for a distance of 5.22 feet to a point on a line, thence N 06° 24' 19" W for a distance of 134.10 feet to a point on a line thence N 01° 28' 03" E for a distance of 82.01 feet to a point on a line, thence N 09° 13' 46" W for a distance of 132.68 feet to a point on a line, thence N 04° 45' 05" E for a distance of 100.57 feet to a point on a line, thence N 28° 41' 49" E for a distance of 140.66 feet to a point on a line, thence N 63° 58' 14" E for a distance of 103.82 feet to a point on a line, thence N 56° 33' 53" E for a distance of 107.34 feet to a point on a line, thence S 48° 28' 22" E for a distance of 55.24 feet to a point on a line, thence S 53° 50' 50" E for a distance of 83.91 feet to a point on a line, thence S 54° 42' 15" E for a distance of 99.67 feet to a point on a line, thence S 74° 19' 32" E for a distance of 39.20 feet to a point on a line, thence N 67° 45' 10" E for a distance of 38.91 feet to a point on a line, thence N 09° 12' 34" E for a distance of 164.58 feet to a point on a line, thence N 06° 24' 31" E for a distance of 158.13 feet to a point on a line, thence N 12° 51' 46" E for a distance of 80.99 feet to a point on a line, thence N 05° 15' 59" W for a distance of 163.84 feet to a point on a line, thence N 20° 05' 15" W for a distance of 169.43 feet to a point on a line, thence N 43° 15' 15" W for a distance of 150.87 feet to a point on a line, thence N 15° 36' 12" W for a distance of 179.42 feet to a point on a line, thence N 04° 16' 58" W for a distance of 153.19 feet to a point on a line, thence N 17° 36' 10" E for a distance of 136.96 feet to a point on a line, thence N 01° 36' 09" W for a distance of 170.57 feet to a point on a line, thence N 00° 23' 27" E for a distance of 153.92 feet to a point on a line, thence N 18° 26' 32" W for a distance of 151.67 feet to a point on a line, thence N 25° 44' 11" W for a distance of 238.12 feet to a point on a line, thence N 17° 41' 58" W for a distance of 234.75 feet to a point on a line, thence N 04° 35' 26" W for a distance of 195.29 feet to a point on a line, thence N 33° 09' 00" W for a distance of 114.73 feet to a point on a line, thence N 31° 04' 44" W for a distance of 159.62 feet to a point on a line, thence N 27° 36' 43" W for a distance of 140.24 feet to a point on a line, thence N 09° 37' 58" W for a distance of 107.15 feet to a point on a line, thence N 12° 18' 14" W for a distance of 126.84 feet to a point on a line, thence N 10° 54' 47" W for a distance of 166.44 feet to a point on a line, thence N 41° 13' 46" W for a distance of 142.37 feet to a point on a line, thence N 19° 22' 37" W for a distance of 100.79 feet to a point on a line, thence N 02° 53' 50" W for a distance of 141.06 feet to a point on a line, thence N 09° 57' 26" W for a distance of 100.69 feet to a point on a line, thence N 26° 19' 12" W for a distance of 105.62 feet to a point on a line, thence N 52° 00' 34" W for a distance of 103.37 feet to a point on a line, thence N 67° 53' 49" E for a distance of 50.07 feet to a point on a line, thence N 23° 28' 56" W for a distance of 39.41 feet, to the South right of way line of proposed Innovation Way North; run thence N 88° 34' 23" E, along said South right of way line for a distance of 1491.02 feet to the beginning of a curve, said curve turning to the left through a central angle of 24° 30' 52", having a radius of 1651.00 feet, and whose long chord bears N 76° 18' 57" E for a distance of 701.01 feet, run Northeasterly along the arc of said curve and right of way line, 706.39 feet, to the beginning of a curve, said curve turning to the right through a central angle of 87° 26' 00", having a radius of 25.00

feet, and whose long chord bears S 72° 13' 29" E for a distance of 34.55 feet departing Innovation Way right of way line, run thence Southeasterly along the arc of said curve, 38.15 feet, to the point of tangency; thence S 28° 30' 29" E a distance of 10.77 feet to the beginning of a curve, said curve turning to the right through a central angle of 26° 33' 34", having a radius of 350.00 feet, and whose long chord bears S 15° 13' 42" E for a distance of 160.79 feet, run thence Southerly along the arc of said curve, 162.24 feet, to the point of tangency; thence S 01° 56' 55" E, a distance of 129.11 feet, to the beginning of a curve, said curve turning to the left through a central angle of 57° 32' 25", having a radius of 450.00 feet, and whose long chord bears S 30° 43' 08" E for a distance of 433.17 feet, run thence Southeasterly along the arc of said curve, 451.92 feet to the point of tangency; thence S 59° 29' 20" E for a distance of 394.66 feet, to the beginning of a curve, said curve turning to the right through a central angle of 58° 13' 52", having a radius of 350.00 feet, and whose long chord bears S 30° 22' 24" E for a distance of 340.60 feet, run thence Southerly along the arc of said curve, 355.71 feet, to the point of tangency; thence S 01° 15' 28" E, for a distance of 417.43 feet, to the beginning of a curve, said curve turning to the right through a central angle of 86° 21' 50", having a radius of 25.00 feet, and whose long chord bears S 41° 55' 27" W for a distance of 34.22 feet, run thence Southwesterly along the arc of said curve, 37.68 feet, to the North right of way line of aforesaid proposed Innovation Way South, said point also being on a curve, said curve turning to the left through a central angle of 65° 12' 45", having a radius of 1143.00 feet, and whose long chord bears S 52° 29' 59" W, for a distance of 1231.84 feet, run thence Southwesterly along the arc of said curve and said right of way line, 1300.93 feet, to the Point of Beginning.

Containing 149.46 acres more or less

Together with PARCEL J-1 described as follows :

Commence at the Southwest corner of the Southeast 1/4 of Section 4, Township 24 South, Range 31 East, Orange County, Florida; run thence N 00° 43' 38" W, along the West line of said Southeast 1/4, 2309.71 feet, to the Point of Beginning, said point also being on the North right of way line of proposed Innovation Way North; thence S 88° 34' 23" W, along said right of way line, for a distance of 103.94 feet; departing said right of way line, run thence N 21° 33' 25" W for a distance of 92.22 feet to a point on a line, thence N 23° 11' 46" W for a distance of 90.33 feet to a point on a line, thence N 03° 48' 39" W for a distance of 105.17 feet to a point on a line, thence N 14° 38' 02" W for a distance of 126.03 feet to a point on a line, thence N 41° 24' 37" W for a distance of 133.04 feet to a point on a line, thence N 06° 53' 43" W for a distance of 125.28 feet to a point on a line, thence N 08° 33' 36" W for a distance of 128.52 feet to a point on a line, thence N 08° 49' 37" E for a distance of 131.77 feet to a point on a line, thence N 07° 49' 13" W for a distance of 122.66 feet to a point on a line, thence N 02° 39' 08" W for a distance of 172.44 feet to a point on a line, thence N 03° 02' 40" E for a distance of 87.17 feet to a point on a line, thence N 35° 02' 41" E for a distance of 117.80 feet to a point on a line, thence N 56° 38' 48" E for a distance of 126.48 feet to a point on a line, thence N 65° 25' 14" E for a distance of 105.06 feet to a point on a line, thence S 77° 02' 27" E for a distance of 36.25 feet to a point on a line, thence N 73° 05' 22" E for a distance of 53.73 feet to a point on a line, thence S 65° 56' 29" E for a distance of 96.74 feet to a point on a line, thence S 50° 24' 55" E for a distance of 161.09 feet to a point on a line, thence S 39° 49' 02" E for a distance of 126.10 feet to a point on a line, thence S 46° 29' 09" E for a distance of 143.16 feet to a point on a line, thence S 40° 10' 09" E for a distance of 200.76 feet to a point on a line, thence S 39° 15' 21" E for a distance of 55.39 feet to a point on a line, thence S 43° 29' 17" E for a distance of 185.44 feet to a point on a line, thence S 37° 47' 54" E for a distance of 91.21 feet to a point on a line, thence S 40° 19' 59" E for a distance of 104.46 feet to a point on a line, thence S 53° 28' 15" E for a distance of 116.74 feet to a point on a line, thence S 55° 34' 15" E for a distance of 153.52 feet to a point

on a line, thence S 67° 41' 50" E for a distance of 104.40 feet to a point on a line, thence S 74° 15' 13" E for a distance of 133.21 feet to a point on a line, thence N 83° 49' 47" E for a distance of 105.04 feet to a point on a line, thence S 51° 52' 00" E for a distance of 79.01 feet to a point on a line, thence S 55° 13' 56" E for a distance of 136.69 feet to a point on a line, thence S 32° 02' 39" E for a distance of 109.88 feet to a point on a line, thence S 05° 04' 01" E for a distance of 101.68 feet to a point on a line, thence S 03° 43' 40" E for a distance of 56.66 feet to the beginning of a non-tangential curve, and North right of way line; said curve turning to the right through 07° 40' 29", having a radius of 1499.00 feet, and whose long chord bears S 84° 44' 08" W for a distance of 200.64 feet, run Westerly along the arc and said right of way line, 200.79 feet, to the point of tangency; run thence S 88° 34' 23" W, along said right of way line, 1429.84 feet, to the Point of Beginning.

Containing 37.58 acres more or less.

Together with PARCEL M-1 described as follows :

Commence at the Southwest corner of Section 3, Township 24 South, Range 31 East, Orange County, Florida; run S 89° 39' 25 " E, along the South line of said Section 3, 185.13 feet to the Westerly right of way line of Wewahootee Road and beginning of a non-tangential curve to the Southwest, said curve turning to the left through a central angle of 44° 11' 05", having a radius of 653.41 feet, and whose long chord bears S 45° 14' 21" W for a distance of 491.50 feet; thence run along the arc of said curve and right of way line 503.89 feet, to a point of tangency; run thence S 23° 08' 49" W continuing on said right of way line, for a distance of 301.23 feet to a point on a line thence S 20° 56' 14" W for a distance of 190.39 feet to the Point of Beginning; thence continuing along said Westerly right of way line S 20° 56' 14" W for a distance of 117.74 feet to a point on a line thence S 21° 05' 31" W for a distance of 316.40 feet to a point on the Northerly right of way line of the Orlando Utility Commission Railroad described in Official Record Book 3491, Pages 539-543, of the Public Records of Orange County, Florida. thence S 57° 16' 16" W, along said Northerly Railroad right of way, for a distance of 1975.23 feet to a point on a line; thence departing said North right of way line, run N 53° 59' 20" W for a distance of 35.52 feet to a point on the South right of way line of proposed Innovation Way South; run thence N 57° 16' 23" E along said South right of way line, 770.62 feet to the beginning of a curve; said curve turning to the left through a central angle of 40° 58' 21", having a radius of 1596.00 feet, and whose long chord bears N 36° 47' 13" E for a distance of 1117.14 feet, run Northeasterly along the arc of said curve and right-of-way line, 1141.31 feet to the point of tangency; run thence N 16° 18' 02" E continuing along said right of way line, for a distance of 283.03 feet, to a point on a line departing said right of way line, run thence S 73° 47' 08" E, for a distance of 468.21 feet to the Point of Beginning.

Containing 8.90 acres more or less

COMPOSITE EXHIBIT “B”

Sketch and Legal Description of the Lennar Option Property

A portion of Sections 32 and 33, Township 23 South, Range 31 East and a portion of Sections 3, 4, 5, 9 and 10, Township 24 South, Range 31 East, Orange County, Florida, being more particularly described as follows:

Begin at the West 1/4 corner of Section 33, Township 23 South, Range 31 East, Orange County, Florida; thence S 61°17'20" E along the North line of lands described in Official Records Book 3717, Page 250, Public Records of Orange County, Florida a distance of 1,720.59 feet to a point on the wetland boundary line reviewed and verified by the Orange County Environmental Protection Department on November 6 and 7, 2007; thence along said wetlands boundary line the following fifty eight (58) courses and distances: S 14°22'29" W a distance of 154.31 feet; thence S 29°19'04" E a distance of 68.91 feet; thence S 15°32'43" E a distance of 158.95 feet; thence S 64°22'09" E a distance of 90.23 feet; thence S 37°30'02" E a distance of 84.14 feet; thence S 37°46'04" E a distance of 122.39 feet; thence S 13°46'22" E a distance of 138.15 feet; thence S 35°36'32" E a distance of 105.69 feet; thence S 41°58'09" E a distance of 146.44 feet; thence S 18°47'13" E a distance of 145.20 feet; thence S 12°32'22" W a distance of 111.23 feet; thence S 22°31'47" E a distance of 102.70 feet; thence S 03°16'49" W a distance of 130.72 feet; thence S 04°19'33" W a distance of 152.59 feet; thence S 24°30'16" E a distance of 144.90 feet; thence S 13°57'50" E a distance of 124.65 feet; thence S 07°06'25" W a distance of 89.96 feet; thence S 16°44'41" E a distance of 152.03 feet; thence S 00°19'09" E a distance of 150.81 feet; thence S 05°47'23" E a distance of 162.38 feet; thence S 21°09'32" W a distance of 112.59 feet; thence S 27°20'15" E a distance of 159.90 feet; thence S 13°03'16" E a distance of 149.20 feet; thence S 20°07'53" E a distance of 146.55 feet; thence S 18°52'05" E a distance of 173.66 feet; thence S 10°13'46" E a distance of 128.44 feet; thence S 24°37'37" E a distance of 147.44 feet; thence S 45°50'13" E a distance of 186.39 feet; thence S 42°44'17" E a distance of 138.30 feet; thence N 77°47'54" E a distance of 110.91 feet; thence N 49°41'04" E a distance of 100.70 feet; thence N 48°50'15" E a distance of 80.30 feet; thence N 27°34'25" E a distance of 70.38 feet; thence N 55°58'24" E a distance of 94.39 feet; thence N 21°07'39" E a distance of 79.10 feet; thence N 35°25'45" E a distance of 112.96 feet; thence N 45°41'54" E a distance of 102.13 feet; thence N 44°31'57" E a distance of 113.56 feet; thence N 55°25'40" E a distance of 127.36 feet; thence N 60°11'14" E a distance of 147.37 feet; thence N 72°10'08" E a distance of 106.20 feet; thence N 85°13'46" E a distance of 179.40 feet; thence S 73°45'11" E a distance of 136.18 feet; thence S 63°14'11" E a distance of 245.10 feet; thence S 52°46'17" E a distance of 206.40 feet; thence S 29°11'40" E a distance of 163.19 feet; thence S 41°05'16" E a distance of 129.65 feet; thence S 02°12'46" E a distance of 68.89 feet; thence S 14°10'22" E a distance of 194.24 feet; thence S 02°07'05" W a distance of 150.17 feet; thence S 29°27'10" E a distance of 190.58 feet; thence S 23°56'51" E a distance of 112.12 feet; thence S 08°11'15" E a distance of 117.34 feet; thence S 17°08'38" E a distance of 176.27 feet; thence S 21°20'26" E a distance of 153.77 feet; thence S 21°28'16" E a distance of 190.04 feet; thence S 36°49'08" E a distance of 209.10 feet; thence S 17°35'33" E a distance of 118.51 feet; thence leaving said wetland boundary line S 14°57'07" E a distance of 161.57 feet; thence S 28°30'29" E a distance of 34.45 feet to the point of curvature of a curve concave Westerly, having a central angle of 26°09'20" and a radius of 450.00 feet; thence Southeasterly a distance of 205.43 feet along the arc of said curve to a point on the North line of a 50.00' wide Florida Gas Transmission Company Easement per Official Records Book 1682, Page 340, Public Records of Orange County, Florida (chord bearing and distance between said points being S 15°25'49" E 203.65 feet); thence along the North line of said Florida Gas Transmission Company easement the following two (2) courses and distances: N 88°03'05" E a distance of 577.90 feet; thence N 88°58'56" E a distance of 753.81 feet to a point on said wetland boundary line; thence along said wetland boundary line the following twenty six (26) courses and distances: N 36°35'39" W a distance of 37.19 feet; thence N 15°25'32" W a distance of 130.04 feet; thence N 37°25'51" E a distance of 121.96 feet; thence N 10°10'16" W a distance of 166.55 feet; thence N 05°00'16" W a distance of 140.66 feet; thence N 04°58'21" E a distance of 156.33 feet; thence N

16°01'27" E a distance of 140.67 feet; thence N 04°37'40" E a distance of 158.16 feet; thence N 05°22'02" W a distance of 119.20 feet; thence N 06°25'24" E a distance of 183.60 feet; thence N 06°03'50" W a distance of 127.13 feet; thence N 18°43'17" W a distance of 114.53 feet; thence N 19°54'05" W a distance of 89.34 feet; thence N 30°53'30" W a distance of 103.56 feet; thence N 41°21'54" W a distance of 114.09 feet; thence N 32°24'51" W a distance of 139.77 feet; thence N 27°30'54" W a distance of 115.98 feet; thence N 22°01'28" W a distance of 148.91 feet; thence N 28°31'40" W a distance of 158.13 feet; thence N 08°06'30" W a distance of 178.38 feet; thence N 30°19'07" W a distance of 152.95 feet; thence N 40°09'20" W a distance of 157.58 feet; thence N 32°01'37" W a distance of 101.96 feet; thence N 26°42'45" W a distance of 97.33 feet; thence N 47°08'51" W a distance of 62.27 feet; thence N 12°33'22" W a distance of 100.34 feet; thence S 63°21'29" E along the North line of aforesaid lands described Official Records Book 3717, Page 250, a distance of 3,642.56 feet to a point on the East line of the W 1/2 of the SW 1/4 of the NE 1/4 of Section 3, Township 24 South, Range 31 East, Orange County, Florida; thence S 00°26'28" E along the East line of said W 1/2 of the SW 1/4 of the NE 1/4 a distance of 989.78 feet to the Southeast corner of said W 1/2 of the SW 1/4 of the NE 1/4, said point being the Northeast corner of the W 1/2 of the NW 1/4 of the SE 1/4 of said Section 3; thence S 00°46'30" E along the East line of said W 1/2 of the NW 1/4 of the SE 1/4 a distance of 1331.29 feet to a point on the South line of said W 1/2 of the NW 1/4 of the SE 1/4; thence N 89°57'27" W along said South line a distance of 663.79 feet to the Southwest corner of said W 1/2 of the NW 1/4 of the SE 1/4, said point being the Southeast corner of the N 1/2 of the SW 1/4 of said Section 3; thence N 89°45'40" W along the South line of said N 1/2 of the SW 1/4 a distance of 660.35 feet to a point on the East line of the W 1/2 of the SE 1/4 of the SW 1/4 of said Section 3; thence S 00°35'37" E along the said East line a distance of 1,331.09 feet to a point on the South line of the Southwest 1/4 of said Section 3; thence N 89°39'25" W along the South line of the Southwest 1/4 of said Section 3 a distance of 1,791.62 feet to a point on the Northerly right of way line of Wewahootee Road as described in Official Records Book 5761, Page 3567, Public Records of Orange County, Florida, said point being on a non-tangent curve, concave Southeasterly, having a radius of 653.41 feet, a central angle of 44°11'05" and a chord bearing of S 45°14'21" W, a radius of 653.41 feet; thence from a tangent bearing of S 67°19'54" W, Southwesterly along the arc of said curve and along said Northerly right of way line a distance of 503.89 feet to the point of tangency of said curve; thence continue along said right of way line the following three (3) courses and distances: S 23°08'49" W a distance of 301.23 feet; thence S 20°56'14" W a distance of 308.13 feet; thence S 21°05'31" W a distance of 316.40 feet to a point on the Northerly right of way line of the Orlando Utility Commission Railroad Right of Way as described in Official Records Book 3491, Page 539, Public Records of Orange County, Florida; thence S 57°16'16" W along the Northerly right of way line of said Orlando Utility Commission Railroad Right of Way a distance of 2,612.65 feet to a point on the North right of way line of Moss Park Road as shown on Orange County Highway Construction Right of Way Map dated May 30, 1997; thence N 89°49'06" W along said North line a distance of 17.41 feet to a point on the North-South Mid-Section line of said Section 9, Township 24 South, Range 31 East, Orange County, Florida; thence N 01°27'48" E along said North-South Mid-Section line a distance of 1,289.57 feet to a point on the North line of the SW 1/4 of the NE 1/4 of said Section 9; thence S 89°49'02" E along the North line of said SW 1/4 of the NE 1/4 a distance of 542.59 feet to a point on the Easterly line of lands described in Official Records Book 4506, Page 1137, Public Records of Orange County, Florida; thence N 34°57'14" W along said Easterly line a distance of 1,467.83 feet to a point on the Northerly line of said lands; thence N 89°49'05" W a distance of 128.19 feet along said Northerly line to a point on said wetland boundary line; thence along said wetland boundary line the following twenty seven (27) courses and distances: N 25°56'42" W a distance of 40.91 feet; thence N 43°36'26" W a distance of 113.74 feet; thence N 78°37'45" W a distance of 92.41 feet; thence N 53°04'07" W a distance of 119.25 feet; thence N 61°07'49" W a distance of 102.32 feet; thence N 03°01'33" E a distance of 60.43 feet; thence N 19°19'40" W a distance of 134.33 feet; thence N

03°27'21" W a distance of 147.32 feet; thence N 08°18'35" W a distance of 78.53 feet; thence N 05°50'03" E a distance of 81.26 feet; thence N 11°33'09" E a distance of 118.54 feet; thence N 02°28'33" E a distance of 129.41 feet; thence N 11°10'37" W a distance of 134.44 feet; thence N 27°40'10" W a distance of 168.92 feet; thence N 08°50'34" E a distance of 103.69 feet; thence N 24°00'29" W a distance of 132.92 feet; thence N 27°05'25" W a distance of 78.04 feet; thence N 30°27'25" W a distance of 132.63 feet; thence N 19°41'52" W a distance of 131.58 feet; thence N 55°48'08" W a distance of 76.67 feet; thence N 85°10'00" W a distance of 112.04 feet; thence N 06°46'01" E a distance of 79.18 feet; thence N 36°56'35" E a distance of 56.40 feet; thence N 84°29'55" E a distance of 78.75 feet; thence N 05°35'47" E a distance of 154.84 feet; thence N 00°51'59" W a distance of 50.27 feet; thence N 71°16'28" W a distance of 8.73 feet to a point on the South line of said Florida Gas Transmission Company Easement; thence N 01°12'09" W a distance of 79.21 feet; thence N 88°47'51" E a distance of 521.90 feet; thence N 88°34'23" E a distance of 374.86 feet to a point on said wetland boundary line; thence along said wetland boundary line the following forty six (46) courses and distances: N 35°17'58" W a distance of 45.24 feet; thence N 29°50'06" W a distance of 76.60 feet; thence N 20°00'16" W a distance of 109.79 feet; thence N 31°11'44" W a distance of 117.44 feet; thence N 12°26'14" W a distance of 91.52 feet; thence N 10°13'20" W a distance of 176.26 feet; thence N 10°54'26" W a distance of 176.57 feet; thence N 23°13'24" W a distance of 157.74 feet; thence N 04°42'01" W a distance of 173.90 feet; thence N 09°44'30" E a distance of 105.26 feet; thence N 31°28'46" W a distance of 87.44 feet; thence N 23°51'13" W a distance of 96.24 feet; thence N 41°54'57" W a distance of 98.57 feet; thence N 22°54'17" W a distance of 114.18 feet; thence N 10°16'02" E a distance of 155.07 feet; thence N 02°12'43" W a distance of 165.04 feet; thence N 18°37'47" W a distance of 210.17 feet; thence N 21°48'22" W a distance of 133.79 feet; thence N 67°21'17" W a distance of 100.62 feet; thence S 88°28'04" W a distance of 75.92 feet; thence N 44°39'17" W a distance of 106.77 feet; thence N 59°06'47" W a distance of 71.69 feet; thence S 29°41'03" W a distance of 73.64 feet; thence S 56°50'40" W a distance of 75.20 feet; thence S 69°07'52" W a distance of 128.82 feet; thence S 57°09'13" W a distance of 148.22 feet; thence S 47°23'17" W a distance of 106.41 feet; thence S 31°07'13" W a distance of 124.28 feet; thence S 04°29'22" W a distance of 203.13 feet; thence S 02°47'15" W a distance of 128.92 feet; thence S 15°40'35" E a distance of 140.08 feet; thence S 37°35'12" W a distance of 143.86 feet; thence N 83°51'29" E a distance of 85.52 feet; thence S 77°28'56" E a distance of 101.32 feet; thence S 51°44'15" E a distance of 62.38 feet; thence S 05°41'57" E a distance of 159.31 feet; S 23°48'00" E a distance of 186.62 feet; thence S 40°56'32" E a distance of 129.01 feet; thence S 68°58'38" E a distance of 106.73 feet; thence S 29°26'38" E a distance of 125.11 feet; thence S 28°36'25" E a distance of 200.96 feet; thence S 21°26'11" E a distance of 129.67 feet; thence S 43°54'49" E a distance of 146.20 feet; thence S 24°01'28" E a distance of 157.69 feet; thence S 17°43'25" W a distance of 10.56 feet; thence S 01°12'09" E a distance of 13.50 feet; thence departing said wetland boundary line S 88°47'51" W a distance of 342.83 feet to the point of curvature of a curve concave Southerly, having a radius of 11,062.50 feet; thence Westerly a distance of 78.81 feet along the arc of said curve through a central angle of 00°24'29" to a point on said wetland boundary line (chord bearing and distance between said points being S 88°35'36" W 78.81 feet); thence along said wetland boundary line the following twenty (20) courses and distances: N 01°36'38" W a distance of 13.50 feet; thence N 12°04'23" W a distance of 44.52 feet; thence N 13°46'21" W a distance of 185.45 feet; thence N 11°45'12" W a distance of 166.96 feet; thence N 45°28'13" W a distance of 79.26 feet; thence N 55°07'33" W a distance of 95.56 feet; thence N 39°03'39" W a distance of 87.00 feet; thence N 36°03'38" W a distance of 242.68 feet; thence N 42°01'50" W a distance of 215.53 feet; thence N 32°46'42" W a distance of 120.95 feet; thence N 57°59'46" W a distance of 201.90 feet; thence N 15°22'51" W a distance of 167.32 feet; thence N 60°31'48" W a distance of 144.54 feet; thence N 48°18'25" W a distance of 114.13 feet; thence N 37°12'00" W a distance of 116.29 feet; thence N 28°23'29" W a distance of 148.18 feet; thence N 77°03'17" W a distance of 100.88 feet; thence S 89°53'27" W a distance of 189.13 feet; thence N

85°35'39" W a distance of 91.64 feet; thence N 62°30'11" W a distance of 49.45 feet to a point on a line that is 71.43 feet East of and parallel with the East right of way line of State Road No. 417 per Orlando-Orange County Expressway Authority Right of Way Map, Project No. 75301-6445-457, dated October 15, 1991; thence N 06°24'07" W a distance of 223.16 feet along said parallel line to a point on said wetland boundary line; thence along said wetland boundary line the following twenty five (25) courses and distances: N 84°05'50" E a distance of 113.57 feet; thence N 62°04'12" E a distance of 93.87 feet; thence N 43°02'26" E a distance of 81.48 feet; thence N 17°31'22" W a distance of 93.56 feet; thence N 11°50'22" E a distance of 114.39 feet; thence N 04°52'21" E a distance of 107.02 feet; thence N 08°31'31" W a distance of 107.26 feet; thence N 03°22'01" E a distance of 113.06 feet; thence N 27°34'50" E a distance of 61.81 feet; thence N 50°35'34" E a distance of 181.89 feet; thence N 39°01'03" E a distance of 137.32 feet; thence N 17°24'32" E a distance of 98.53 feet; thence N 02°44'02" E a distance of 94.77 feet; thence N 11°40'29" E a distance of 56.68 feet; thence N 03°41'03" E a distance of 61.32 feet; thence N 03°54'36" W a distance of 79.78 feet; thence N 17°12'14" E a distance of 117.32 feet; thence N 87°21'21" W a distance of 57.66 feet; thence N 79°58'08" W a distance of 60.11 feet; thence S 87°15'15" W a distance of 123.37 feet; thence N 83°56'05" W a distance of 87.73 feet; thence N 51°07'53" W a distance of 72.89 feet; thence N 51°48'14" W a distance of 116.39 feet; thence N 50°56'35" W a distance of 80.45 feet; thence N 65°02'12" W a distance of 52.93 feet to a point on said East right of way line of State Road No. 417 (Eastern Beltway); thence along said East right of way line the following ten (10) courses and distances: thence N 19°56'49" W a distance of 237.18 feet; thence N 69°55'30" E a distance of 18.76 feet; thence N 20°04'30" W a distance of 279.73 feet; thence S 83°35'53" W a distance of 144.00 feet; thence N 06°24'07" W a distance of 339.61 feet; thence N 03°24'07" W a distance of 952.59 feet; thence N 86°35'50" E a distance of 293.37 feet; thence N 03°58'22" W a distance of 457.06 feet; thence N 35°32'14" W a distance of 143.94 feet; thence N 03°58'30" W a distance of 181.89 feet to a point on the Southerly line of a 60.00 foot wide Florida Power Corporation Easement as described in Official Records Book 1893, Page 946, Public Records of Orange County, Florida; thence N 63°46'19" W along said Southerly line and along said right of way line a distance of 164.89 feet; thence N 10°45'34" E along said right of way line a distance of 62.26 feet to a point on the Northerly line of said Florida Power Corporation Easement; thence S 63°46'19" E along said Northerly line a distance of 675.42 feet to the Point of Beginning.

Containing 860.80 acres more or less.

LESS THE FOLLOWING DESCRIBED LANDS

PARCEL I, described as follows :

Commence at the Southeast corner of Section 4, Township 24 South, Range 31 East, Orange County, Florida, run N 89° 48' 53" W, along the South line of said Section 4, a distance of 742.26 feet, to the Westerly right of way line of proposed Innovation Way South and Point of Beginning; said point also being on a non-tangential curve that runs Southwesterly, run thence through a central angle of 03° 35' 35", having a radius of 1143.00 feet, and whose long chord bears S 18° 05' 49" W for a distance of 71.66 feet, run along the arc of said curve and Westerly right of way line, 71.68 feet, to the point of tangency; run thence S 16° 18' 02" W, continuing along said right of way line, a distance of 874.27 feet to the beginning of a curve; said curve turning to the right through a central angle of 40° 58' 21", having a radius of 1460.00 feet, and whose long chord bears S 36° 47' 13" W for a distance of 1021.95 feet, run thence Southwesterly along the arc of said curve and right of way line, 1044.05 feet, to the point of tangency; run thence S 57° 16' 23" W, along said right of way line, for a distance of 823.54 feet to a point on a line; departing said right of way line, run thence N 53° 59' 20" W for a distance of 5.22 feet to a

point on a line, thence N 06° 24' 19" W for a distance of 134.10 feet to a point on a line thence N 01° 28' 03" E for a distance of 82.01 feet to a point on a line, thence N 09° 13' 46" W for a distance of 132.68 feet to a point on a line, thence N 04° 45' 05" E for a distance of 100.57 feet to a point on a line, thence N 28° 41' 49" E for a distance of 140.66 feet to a point on a line, thence N 63° 58' 14" E for a distance of 103.82 feet to a point on a line, thence N 56° 33' 53" E for a distance of 107.34 feet to a point on a line, thence S 48° 28' 22" E for a distance of 55.24 feet to a point on a line, thence S 53° 50' 50" E for a distance of 83.91 feet to a point on a line, thence S 54° 42' 15" E for a distance of 99.67 feet to a point on a line, thence S 74° 19' 32" E for a distance of 39.20 feet to a point on a line, thence N 67° 45' 10" E for a distance of 38.91 feet to a point on a line, thence N 09° 12' 34" E for a distance of 164.58 feet to a point on a line, thence N 06° 24' 31" E for a distance of 158.13 feet to a point on a line, thence N 12° 51' 46" E for a distance of 80.99 feet to a point on a line, thence N 05° 15' 59" W for a distance of 163.84 feet to a point on a line, thence N 20° 05' 15" W for a distance of 169.43 feet to a point on a line, thence N 43° 15' 15" W for a distance of 150.87 feet to a point on a line, thence N 15° 36' 12" W for a distance of 179.42 feet to a point on a line, thence N 04° 16' 58" W for a distance of 153.19 feet to a point on a line, thence N 17° 36' 10" E for a distance of 136.96 feet to a point on a line, thence N 01° 36' 09" W for a distance of 170.57 feet to a point on a line, thence N 00° 23' 27" E for a distance of 153.92 feet to a point on a line, thence N 18° 26' 32" W for a distance of 151.67 feet to a point on a line, thence N 25° 44' 11" W for a distance of 238.12 feet to a point on a line, thence N 17° 41' 58" W for a distance of 234.75 feet to a point on a line, thence N 04° 35' 26" W for a distance of 195.29 feet to a point on a line, thence N 33° 09' 00" W for a distance of 114.73 feet to a point on a line, thence N 31° 04' 44" W for a distance of 159.62 feet to a point on a line, thence N 27° 36' 43" W for a distance of 140.24 feet to a point on a line, thence N 09° 37' 58" W for a distance of 107.15 feet to a point on a line, thence N 12° 18' 14" W for a distance of 126.84 feet to a point on a line, thence N 10° 54' 47" W for a distance of 166.44 feet to a point on a line, thence N 41° 13' 46" W for a distance of 142.37 feet to a point on a line, thence N 19° 22' 37" W for a distance of 100.79 feet to a point on a line, thence N 02° 53' 50" W for a distance of 141.06 feet to a point on a line, thence N 09° 57' 26" W for a distance of 100.69 feet to a point on a line, thence N 26° 19' 12" W for a distance of 105.62 feet to a point on a line, thence N 52° 00' 34" W for a distance of 103.37 feet to a point on a line, thence N 67° 53' 49" E for a distance of 50.07 feet to a point on a line, thence N 23° 28' 56" W for a distance of 39.41 feet, to the South right of way line of proposed Innovation Way North; run thence N 88° 34' 23" E, along said South right of way line for a distance of 1491.02 feet to the beginning of a curve, said curve turning to the left through a central angle of 24° 30' 52", having a radius of 1651.00 feet, and whose long chord bears N 76° 18' 57" E for a distance of 701.01 feet, run Northeasterly along the arc of said curve and right of way line, 706.39 feet, to the beginning of a curve, said curve turning to the right through a central angle of 87° 26' 00", having a radius of 25.00 feet, and whose long chord bears S 72° 13' 29" E for a distance of 34.55 feet departing Innovation Way right of way line, run thence Southeasterly along the arc of said curve, 38.15 feet, to the point of tangency; thence S 28° 30' 29" E a distance of 10.77 feet to the beginning of a curve, said curve turning to the right through a central angle of 26° 33' 34", having a radius of 350.00 feet, and whose long chord bears S 15° 13' 42" E for a distance of 160.79 feet, run thence Southerly along the arc of said curve, 162.24 feet, to the point of tangency; thence S 01° 56' 55" E, a distance of 129.11 feet, to the beginning of a curve, said curve turning to the left through a central angle of 57° 32' 25", having a radius of 450.00 feet, and whose long chord bears S 30° 43' 08" E for a distance of 433.17 feet, run thence Southeasterly along the arc of said curve, 451.92 feet to the point of tangency; thence S 59° 29' 20" E for a distance of 394.66 feet, to the beginning of a curve, said curve turning to the right through a central angle of 58° 13' 52", having a radius of 350.00 feet, and whose long chord bears S 30° 22' 24" E for a distance of 340.60 feet, run thence Southerly along the arc of said curve, 355.71 feet, to the point of tangency; thence S 01° 15' 28" E, for a distance of 417.43 feet, to the beginning of a curve, said curve turning to the right through a central angle of 86° 21' 50", having a radius of 25.00 feet, and whose long chord bears S 41°

55' 27" W for a distance of 34.22 feet, run thence Southwesterly along the arc of said curve, 37.68 feet, to the North right of way line of aforesaid proposed Innovation Way South, said point also being on a curve, said curve turning to the left through a central angle of 65° 12' 45", having a radius of 1143.00 feet, and whose long chord bears S 52° 29' 59" W, for a distance of 1231.84 feet, run thence Southwesterly along the arc of said curve and said right of way line, 1300.93 feet, to the Point of Beginning.

Containing 149.46 acres more or less

Together with PARCEL J-1 described as follows :

Commence at the Southwest corner of the Southeast 1/4 of Section 4, Township 24 South, Range 31 East, Orange County, Florida; run thence N 00° 43' 38" W, along the West line of said Southeast 1/4, 2309.71 feet, to the Point of Beginning, said point also being on the North right of way line of proposed Innovation Way North; thence S 88° 34' 23" W, along said right of way line, for a distance of 103.94 feet; departing said right of way line, run thence N 21° 33' 25" W for a distance of 92.22 feet to a point on a line, thence N 23° 11' 46" W for a distance of 90.33 feet to a point on a line, thence N 03° 48' 39" W for a distance of 105.17 feet to a point on a line, thence N 14° 38' 02" W for a distance of 126.03 feet to a point on a line, thence N 41° 24' 37" W for a distance of 133.04 feet to a point on a line, thence N 06° 53' 43" W for a distance of 125.28 feet to a point on a line, thence N 08° 33' 36" W for a distance of 128.52 feet to a point on a line, thence N 08° 49' 37" E for a distance of 131.77 feet to a point on a line, thence N 07° 49' 13" W for a distance of 122.66 feet to a point on a line, thence N 02° 39' 08" W for a distance of 172.44 feet to a point on a line, thence N 03° 02' 40" E for a distance of 87.17 feet to a point on a line, thence N 35° 02' 41" E for a distance of 117.80 feet to a point on a line, thence N 56° 38' 48" E for a distance of 126.48 feet to a point on a line, thence N 65° 25' 14" E for a distance of 105.06 feet to a point on a line, thence S 77° 02' 27" E for a distance of 36.25 feet to a point on a line, thence N 73° 05' 22" E for a distance of 53.73 feet to a point on a line, thence S 65° 56' 29" E for a distance of 96.74 feet to a point on a line, thence S 50° 24' 55" E for a distance of 161.09 feet to a point on a line, thence S 39° 49' 02" E for a distance of 126.10 feet to a point on a line, thence S 46° 29' 09" E for a distance of 143.16 feet to a point on a line, thence S 40° 10' 09" E for a distance of 200.76 feet to a point on a line, thence S 39° 15' 21" E for a distance of 55.39 feet to a point on a line, thence S 43° 29' 17" E for a distance of 185.44 feet to a point on a line, thence S 37° 47' 54" E for a distance of 91.21 feet to a point on a line, thence S 40° 19' 59" E for a distance of 104.46 feet to a point on a line, thence S 53° 28' 15" E for a distance of 116.74 feet to a point on a line, thence S 55° 34' 15" E for a distance of 153.52 feet to a point on a line, thence S 67° 41' 50" E for a distance of 104.40 feet to a point on a line, thence S 74° 15' 13" E for a distance of 133.21 feet to a point on a line, thence N 83° 49' 47" E for a distance of 105.04 feet to a point on a line, thence S 51° 52' 00" E for a distance of 79.01 feet to a point on a line, thence S 55° 13' 56" E for a distance of 136.69 feet to a point on a line, thence S 32° 02' 39" E for a distance of 109.88 feet to a point on a line, thence S 05° 04' 01" E for a distance of 101.68 feet to a point on a line, thence S 03° 43' 40" E for a distance of 56.66 feet to the beginning of a non-tangential curve, and North right of way line; said curve turning to the right through 07° 40' 29", having a radius of 1499.00 feet, and whose long chord bears S 84° 44' 08" W for a distance of 200.64 feet, run Westerly along the arc and said right of way line, 200.79 feet, to the point of tangency; run thence S 88° 34' 23" W, along said right of way line, 1429.84 feet, to the Point of Beginning.

Containing 37.58 acres more or less.

Together with PARCEL M-1 described as follows :

Commence at the Southwest corner of Section 3, Township 24 South, Range 31 East, Orange County, Florida; run S 89° 39' 25 " E, along the South line of said Section 3, 185.13 feet to the Westerly right of way line of Wewahootee Road and beginning of a non-tangential curve to the Southwest, said curve turning to the left through a central angle of 44° 11' 05", having a radius of 653.41 feet, and whose long chord bears S 45° 14' 21" W for a distance of 491.50 feet; thence run along the arc of said curve and right of way line 503.89 feet, to a point of tangency; run thence S 23° 08' 49" W continuing on said right of way line, for a distance of 301.23 feet to a point on a line thence S 20° 56' 14" W for a distance of 190.39 feet to the Point of Beginning; thence continuing along said Westerly right of way line S 20° 56' 14" W for a distance of 117.74 feet to a point on a line thence S 21° 05' 31" W for a distance of 316.40 feet to a point on the Northerly right of way line of the Orlando Utility Commission Railroad described in Official Record Book 3491, Pages 539-543, of the Public Records of Orange County, Florida. thence S 57° 16' 16" W, along said Northerly Railroad right of way, for a distance of 1975.23 feet to a point on a line; thence departing said North right of way line, run N 53° 59' 20" W for a distance of 35.52 feet to a point on the South right of way line of proposed Innovation Way South; run thence N 57° 16' 23" E along said South right of way line, 770.62 feet to the beginning of a curve; said curve turning to the left through a central angle of 40° 58' 21", having a radius of 1596.00 feet, and whose long chord bears N 36° 47' 13" E for a distance of 1117.14 feet, run Northeasterly along the arc of said curve and right-of-way line, 1141.31 feet to the point of tangency; run thence N 16° 18' 02" E continuing along said right of way line, for a distance of 283.03 feet, to a point on a line departing said right of way line, run thence S 73° 47' 08" E, for a distance of 468.21 feet to the Point of Beginning.

Containing 8.90 acres more or less

REMAINDER PARCEL CONTAINS 664.87 ACRES MORE OR LESS.

**CONSENT AND JOINDER TO
PETITION TO ESTABLISH THE
STOREY PARK COMMUNITY DEVELOPMENT DISTRICT**

THE UNDERSIGNED, MOSS PARK PROPERTIES, LLLP, is the fee simple owner of certain real property located in the City of Orlando, Orange County, Florida, and more fully described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

The above-described property is hereinafter referred to as the "Property".

The undersigned understands and acknowledges that Lennar Homes, LLC, as Petitioner under that certain Petition to Establish the Storey Park Community Development District (the "Petition"), intends to submit an application to the City of Orlando to establish the Storey Park Community Development District (the "District") in accordance with the provisions of Chapter 190, *Florida Statutes*. Additionally, the undersigned acknowledges and agrees that Lennar Homes, LLC has existing options to purchase portions of the Property.

The undersigned is the fee simple owner of a portion of the lands which are intended to constitute the District, and the undersigned understands and acknowledges that, pursuant to the provisions of Section 190.005(2)(a), *Florida Statutes*, the Petitioner is required to include with the Petition the written consent to the establishment of the District of one hundred percent (100%) of the owners of the lands to be included within the District.

The undersigned hereby consents to the inclusion of its Property within the Storey Park Community Development District, consents to and joins in the Petition to establish the District, and further agrees to execute any other documentation necessary or convenient to evidence this consent and joinder.

The undersigned hereby acknowledges and agrees that the foregoing consent and obligation to execute additional documentation is and shall be a covenant running with the land which shall bind the undersigned's heirs, personal representatives, administrators, successors-in-title and assigns and shall remain in full force and effect for two (2) years from the date hereof.

[Signature on following page.]

**SIGNATURE PAGE FOR CONSENT AND JOINDER
TO PETITION TO ESTABLISH THE
STOREY PARK COMMUNITY DEVELOPMENT DISTRICT**

Executed this 6th day of NOV, 2014.

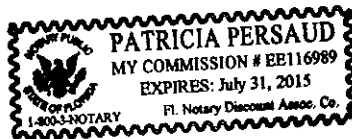
**MOSS PARK PROPERTIES, LLLP,
a Florida limited liability limited partnership**

By: Sunil M. Kakkar
Print: GP SUNIL M. KAKKAR
Title: GP for MPP

STATE OF FLORIDA
COUNTY OF DECEOLA

The foregoing instrument was acknowledged before me this 6th day of NOVEMBER, 2014 by SUNIL M. KAKKAR, as GENERAL PARTNER of MOSS PARK PROPERTIES, LLLP, a Florida limited liability limited partnership, on behalf of said entity. Said person is [☒] personally known to me or [☐] has produced a valid driver's license as identification.

(SEAL)



Patricia Persaud
Notary Public, State of Florida
Print Name: PATRICIA PERSAUD
My Commission Expires: 7/31/2015
My Commission No.: EE 116989

EXHIBIT "A"

LEGAL DESCRIPTION

A portion of Sections 32 and 33, Township 23 South, Range 31 East and a portion of Sections 3, 4, 5, 9 and 10, Township 24 South, Range 31 East, Orange County, Florida, being more particularly described as follows:

Begin at the West 1/4 corner of Section 33, Township 23 South, Range 31 East, Orange County, Florida; thence S 61°17'20" E along the North line of lands described in Official Records Book 3717, Page 250, Public Records of Orange County, Florida a distance of 1,720.59 feet to a point on the wetland boundary line reviewed and verified by the Orange County Environmental Protection Department on November 6 and 7, 2007; thence along said wetlands boundary line the following fifty eight (58) courses and distances: S 14°22'29" W a distance of 154.31 feet; thence S 29°19'04" E a distance of 68.91 feet; thence S 15°32'43" E a distance of 158.95 feet; thence S 64°22'09" E a distance of 90.23 feet; thence S 37°30'02" E a distance of 84.14 feet; thence S 37°46'04" E a distance of 122.39 feet; thence S 13°46'22" E a distance of 138.15 feet; thence S 35°36'32" E a distance of 105.69 feet; thence S 41°58'09" E a distance of 146.44 feet; thence S 18°47'13" E a distance of 145.20 feet; thence S 12°32'22" W a distance of 111.23 feet; thence S 22°31'47" E a distance of 102.70 feet; thence S 03°16'49" W a distance of 130.72 feet; thence S 04°19'33" W a distance of 152.59 feet; thence S 24°30'16" E a distance of 144.90 feet; thence S 13°57'50" E a distance of 124.65 feet; thence S 07°06'25" W a distance of 89.96 feet; thence S 16°44'41" E a distance of 152.03 feet; thence S 00°19'09" E a distance of 150.81 feet; thence S 05°47'23" E a distance of 162.38 feet; thence S 21°09'32" W a distance of 112.59 feet; thence S 27°20'15" E a distance of 159.90 feet; thence S 13°03'16" E a distance of 149.20 feet; thence S 20°07'53" E a distance of 146.55 feet; thence S 18°52'05" E a distance of 173.66 feet; thence S 10°13'46" E a distance of 128.44 feet; thence S 24°37'37" E a distance of 147.44 feet; thence S 45°50'13" E a distance of 186.39 feet; thence S 42°44'17" E a distance of 138.30 feet; thence N 77°47'54" E a distance of 110.91 feet; thence N 49°41'04" E a distance of 100.70 feet; thence N 48°50'15" E a distance of 80.30 feet; thence N 27°34'25" E a distance of 70.38 feet; thence N 55°58'24" E a distance of 94.39 feet; thence N 21°07'39" E a distance of 79.10 feet; thence N 35°25'45" E a distance of 112.96 feet; thence N 45°41'54" E a distance of 102.13 feet; thence N 44°31'57" E a distance of 113.56 feet; thence N 55°25'40" E a distance of 127.36 feet; thence N 60°11'14" E a distance of 147.37 feet; thence N 72°10'08" E a distance of 106.20 feet; thence N 85°13'46" E a distance of 179.40 feet; thence S 73°45'11" E a distance of 136.18 feet; thence S 63°14'11" E a distance of 245.10 feet; thence S 52°46'17" E a distance of 206.40 feet; thence S 29°11'40" E a distance of 163.19 feet; thence S 41°05'16" E a distance of 129.65 feet; thence S 02°12'46" E a distance of 68.89 feet; thence S 14°10'22" E a distance of 194.24 feet; thence S 02°07'05" W a distance of 150.17 feet; thence S 29°27'10" E a distance of 190.58 feet; thence S 23°56'51" E a distance of 112.12 feet; thence S 08°11'15" E a distance of 117.34 feet; thence S 17°08'38" E a distance of 176.27 feet; thence S 21°20'26" E a distance of 153.77 feet; thence S 21°28'16" E a distance of 190.04 feet; thence S 36°49'08" E a distance of 209.10 feet; thence S 17°35'33" E a distance of 118.51 feet; thence leaving said wetland boundary line S 14°57'07" E a distance of 161.57 feet; thence S 28°30'29" E a distance of 34.45 feet to the point of curvature of a curve concave Westerly, having a central angle of 26°09'20" and a radius of 450.00 feet; thence Southeasterly a distance of 205.43 feet along the arc of said curve to a point on the North line of a 50.00' wide Florida Gas Transmission Company Easement per Official Records Book 1682, Page 340, Public Records of Orange County, Florida (chord bearing and distance between said points being S 15°25'49" E 203.65 feet); thence along the North line of said Florida Gas Transmission Company easement the following two (2) courses and distances: N 88°03'05" E a distance of 577.90 feet; thence N 88°58'56" E a distance of 753.81 feet to a point on said wetland boundary line; thence along said wetland boundary line the following twenty six (26) courses and distances: N 36°35'39" W a distance of 37.19 feet; thence N 15°25'32" W a distance of 130.04 feet; thence N 37°25'51" E a distance of 121.96 feet; thence N 10°10'16" W a distance of 166.55 feet; thence N 05°00'16" W a distance of 140.66 feet; thence N 04°58'21" E a distance of 156.33 feet; thence N

16°01'27" E a distance of 140.67 feet; thence N 04°37'40" E a distance of 158.16 feet; thence N 05°22'02" W a distance of 119.20 feet; thence N 06°25'24" E a distance of 183.60 feet; thence N 06°03'50" W a distance of 127.13 feet; thence N 18°43'17" W a distance of 114.53 feet; thence N 19°54'05" W a distance of 89.34 feet; thence N 30°53'30" W a distance of 103.56 feet; thence N 41°21'54" W a distance of 114.09 feet; thence N 32°24'51" W a distance of 139.77 feet; thence N 27°30'54" W a distance of 115.98 feet; thence N 22°01'28" W a distance of 148.91 feet; thence N 28°31'40" W a distance of 158.13 feet; thence N 08°06'30" W a distance of 178.38 feet; thence N 30°19'07" W a distance of 152.95 feet; thence N 40°09'20" W a distance of 157.58 feet; thence N 32°01'37" W a distance of 101.96 feet; thence N 26°42'45" W a distance of 97.33 feet; thence N 47°08'51" W a distance of 62.27 feet; thence N 12°33'22" W a distance of 100.34 feet; thence S 63°21'29" E along the North line of aforesaid lands described Official Records Book 3717, Page 250, a distance of 3,642.56 feet to a point on the East line of the W 1/2 of the SW 1/4 of the NE 1/4 of Section 3, Township 24 South, Range 31 East, Orange County, Florida; thence S 00°26'28" E along the East line of said W 1/2 of the SW 1/4 of the NE 1/4 a distance of 989.78 feet to the Southeast corner of said W 1/2 of the SW 1/4 of the NE 1/4, said point being the Northeast corner of the W 1/2 of the NW 1/4 of the SE 1/4 of said Section 3; thence S 00°46'30" E along the East line of said W 1/2 of the NW 1/4 of the SE 1/4 a distance of 1331.29 feet to a point on the South line of said W 1/2 of the NW 1/4 of the SE 1/4; thence N 89°57'27" W along said South line a distance of 663.79 feet to the Southwest corner of said W 1/2 of the NW 1/4 of the SE 1/4, said point being the Southeast corner of the N 1/2 of the SW 1/4 of said Section 3; thence N 89°45'40" W along the South line of said N 1/2 of the SW 1/4 a distance of 660.35 feet to a point on the East line of the W 1/2 of the SE 1/4 of the SW 1/4 of said Section 3; thence S 00°35'37" E along the said East line a distance of 1,331.09 feet to a point on the South line of the Southwest 1/4 of said Section 3; thence N 89°39'25" W along the South line of the Southwest 1/4 of said Section 3 a distance of 1,791.62 feet to a point on the Northerly right of way line of Wewahootee Road as described in Official Records Book 5761, Page 3567, Public Records of Orange County, Florida, said point being on a non-tangent curve, concave Southeasterly, having a radius of 653.41 feet, a central angle of 44°11'05" and a chord bearing of S 45°14'21" W, a radius of 653.41 feet; thence from a tangent bearing of S 67°19'54" W, Southwesterly along the arc of said curve and along said Northerly right of way line a distance of 503.89 feet to the point of tangency of said curve; thence continue along said right of way line the following three (3) courses and distances: S 23°08'49" W a distance of 301.23 feet; thence S 20°56'14" W a distance of 308.13 feet; thence S 21°05'31" W a distance of 316.40 feet to a point on the Northerly right of way line of the Orlando Utility Commission Railroad Right of Way as described in Official Records Book 3491, Page 539, Public Records of Orange County, Florida; thence S 57°16'16" W along the Northerly right of way line of said Orlando Utility Commission Railroad Right of Way a distance of 2,612.65 feet to a point on the North right of way line of Moss Park Road as shown on Orange County Highway Construction Right of Way Map dated May 30, 1997; thence N 89°49'06" W along said North line a distance of 17.41 feet to a point on the North-South Mid-Section line of said Section 9, Township 24 South, Range 31 East, Orange County, Florida; thence N 01°27'48" E along said North-South Mid-Section line a distance of 1,289.57 feet to a point on the North line of the SW 1/4 of the NE 1/4 of said Section 9; thence S 89°49'02" E along the North line of said SW 1/4 of the NE 1/4 a distance of 542.59 feet to a point on the Easterly line of lands described in Official Records Book 4506, Page 1137, Public Records of Orange County, Florida; thence N 34°57'14" W along said Easterly line a distance of 1,467.83 feet to a point on the Northerly line of said lands; thence N 89°49'05" W a distance of 128.19 feet along said Northerly line to a point on said wetland boundary line; thence along said wetland boundary line the following twenty seven (27) courses and distances: N 25°56'42" W a distance of 40.91 feet; thence N 43°36'26" W a distance of 113.74 feet; thence N 78°37'45" W a distance of 92.41 feet; thence N 53°04'07" W a distance of 119.25 feet; thence N 61°07'49" W a distance of 102.32 feet; thence N 03°01'33" E a distance of 60.43 feet; thence N 19°19'40" W a distance of 134.33 feet; thence N

03°27'21" W a distance of 147.32 feet; thence N 08°18'35" W a distance of 78.53 feet; thence N 05°50'03" E a distance of 81.26 feet; thence N 11°33'09" E a distance of 118.54 feet; thence N 02°28'33" E a distance of 129.41 feet; thence N 11°10'37" W a distance of 134.44 feet; thence N 27°40'10" W a distance of 168.92 feet; thence N 08°50'34" E a distance of 103.69 feet; thence N 24°00'29" W a distance of 132.92 feet; thence N 27°05'25" W a distance of 78.04 feet; thence N 30°27'25" W a distance of 132.63 feet; thence N 19°41'52" W a distance of 131.58 feet; thence N 55°48'08" W a distance of 76.67 feet; thence N 85°10'00" W a distance of 112.04 feet; thence N 06°46'01" E a distance of 79.18 feet; thence N 36°56'35" E a distance of 56.40 feet; thence N 84°29'55" E a distance of 78.75 feet; thence N 05°35'47" E a distance of 154.84 feet; thence N 00°51'59" W a distance of 50.27 feet; thence N 71°16'28" W a distance of 8.73 feet to a point on the South line of said Florida Gas Transmission Company Easement; thence N 01°12'09" W a distance of 79.21 feet; thence N 88°47'51" E a distance of 521.90 feet; thence N 88°34'23" E a distance of 374.86 feet to a point on said wetland boundary line; thence along said wetland boundary line the following forty six (46) courses and distances: N 35°17'58" W a distance of 45.24 feet; thence N 29°50'06" W a distance of 76.60 feet; thence N 20°00'16" W a distance of 109.79 feet; thence N 31°11'44" W a distance of 117.44 feet; thence N 12°26'14" W a distance of 91.52 feet; thence N 10°13'20" W a distance of 176.26 feet; thence N 10°54'26" W a distance of 176.57 feet; thence N 23°13'24" W a distance of 157.74 feet; thence N 04°42'01" W a distance of 173.90 feet; thence N 09°44'30" E a distance of 105.26 feet; thence N 31°28'46" W a distance of 87.44 feet; thence N 23°51'13" W a distance of 96.24 feet; thence N 41°54'57" W a distance of 98.57 feet; thence N 22°54'17" W a distance of 114.18 feet; thence N 10°16'02" E a distance of 155.07 feet; thence N 02°12'43" W a distance of 165.04 feet; thence N 18°37'47" W a distance of 210.17 feet; thence N 21°48'22" W a distance of 133.79 feet; thence N 67°21'17" W a distance of 100.62 feet; thence S 88°28'04" W a distance of 75.92 feet; thence N 44°39'17" W a distance of 106.77 feet; thence N 59°06'47" W a distance of 71.69 feet; thence S 29°41'03" W a distance of 73.64 feet; thence S 56°50'40" W a distance of 75.20 feet; thence S 69°07'52" W a distance of 128.82 feet; thence S 57°09'13" W a distance of 148.22 feet; thence S 47°23'17" W a distance of 106.41 feet; thence S 31°07'13" W a distance of 124.28 feet; thence S 04°29'22" W a distance of 203.13 feet; thence S 02°47'15" W a distance of 128.92 feet; thence S 15°40'35" E a distance of 140.08 feet; thence S 37°35'12" W a distance of 143.86 feet; N 83°51'29" E a distance of 85.52 feet; thence S 77°28'56" E a distance of 101.32 feet; thence S 51°44'15" E a distance of 62.38 feet; thence S 05°41'57" E a distance of 159.31 feet; S 23°48'00" E a distance of 186.62 feet; thence S 40°56'32" E a distance of 129.01 feet; thence S 68°58'38" E a distance of 106.73 feet; thence S 29°26'38" E a distance of 125.11 feet; thence S 28°36'25" E a distance of 200.96 feet; thence S 21°26'11" E a distance of 129.67 feet; thence S 43°54'49" E a distance of 146.20 feet; thence S 24°01'28" E a distance of 157.69 feet; thence S 17°43'25" W a distance of 10.56 feet; thence S 01°12'09" E a distance of 13.50 feet; thence departing said wetland boundary line S 88°47'51" W a distance of 342.83 feet to the point of curvature of a curve concave Southerly, having a radius of 11,062.50 feet; thence Westerly a distance of 78.81 feet along the arc of said curve through a central angle of 00°24'29" to a point on said wetland boundary line (chord bearing and distance between said points being S 88°35'36" W 78.81 feet); thence along said wetland boundary line the following twenty (20) courses and distances: N 01°36'38" W a distance of 13.50 feet; thence N 12°04'23" W a distance of 44.52 feet; thence N 13°46'21" W a distance of 185.45 feet; thence N 11°45'12" W a distance of 166.96 feet; thence N 45°28'13" W a distance of 79.26 feet; thence N 55°07'33" W a distance of 95.56 feet; thence N 39°03'39" W a distance of 87.00 feet; thence N 36°03'38" W a distance of 242.68 feet; thence N 42°01'50" W a distance of 215.53 feet; thence N 32°46'42" W a distance of 120.95 feet; thence N 57°59'46" W a distance of 201.90 feet; thence N 15°22'51" W a distance of 167.32 feet; thence N 60°31'48" W a distance of 144.54 feet; thence N 48°18'25" W a distance of 114.13 feet; thence N 37°12'00" W a distance of 116.29 feet; thence N 28°23'29" W a distance of 148.18 feet; thence N 77°03'17" W a distance of 100.88 feet; thence S 89°53'27" W a distance of 189.13 feet; thence N

85°35'39" W a distance of 91.64 feet; thence N 62°30'11" W a distance of 49.45 feet to a point on a line that is 71.43 feet East of and parallel with the East right of way line of State Road No. 417 per Orlando-Orange County Expressway Authority Right of Way Map, Project No. 75301-6445-457, dated October 15, 1991; thence N 06°24'07" W a distance of 223.16 feet along said parallel line to a point on said wetland boundary line; thence along said wetland boundary line the following twenty five (25) courses and distances: N 84°05'50" E a distance of 113.57 feet; thence N 62°04'12" E a distance of 93.87 feet; thence N 43°02'26" E a distance of 81.48 feet; thence N 17°31'22" W a distance of 93.56 feet; thence N 11°50'22" E a distance of 114.39 feet; thence N 04°52'21" E a distance of 107.02 feet; thence N 08°31'31" W a distance of 107.26 feet; thence N 03°22'01" E a distance of 113.06 feet; thence N 27°34'50" E a distance of 61.81 feet; thence N 50°35'34" E a distance of 181.89 feet; thence N 39°01'03" E a distance of 137.32 feet; thence N 17°24'32" E a distance of 98.53 feet; thence N 02°44'02" E a distance of 94.77 feet; thence N 11°40'29" E a distance of 56.68 feet; thence N 03°41'03" E a distance of 61.32 feet; thence N 03°54'36" W a distance of 79.78 feet; thence N 17°12'14" E a distance of 117.32 feet; thence N 87°21'21" W a distance of 57.66 feet; thence N 79°58'08" W a distance of 60.11 feet; thence S 87°15'15" W a distance of 123.37 feet; thence N 83°56'05" W a distance of 87.73 feet; thence N 51°07'53" W a distance of 72.89 feet; thence N 51°48'14" W a distance of 116.39 feet; thence N 50°56'35" W a distance of 80.45 feet; thence N 65°02'12" W a distance of 52.93 feet to a point on said East right of way line of State Road No. 417 (Eastern Beltway); thence along said East right of way line the following ten (10) courses and distances: thence N 19°56'49" W a distance of 237.18 feet; thence N 69°55'30" E a distance of 18.76 feet; thence N 20°04'30" W a distance of 279.73 feet; thence S 83°35'53" W a distance of 144.00 feet; thence N 06°24'07" W a distance of 339.61 feet; thence N 03°24'07" W a distance of 952.59 feet; thence N 86°35'50" E a distance of 293.37 feet; thence N 03°58'22" W a distance of 457.06 feet; thence N 35°32'14" W a distance of 143.94 feet; thence N 03°58'30" W a distance of 181.89 feet to a point on the Southerly line of a 60.00 foot wide Florida Power Corporation Easement as described in Official Records Book 1893, Page 946, Public Records of Orange County, Florida; thence N 63°46'19" W along said Southerly line and along said right of way line a distance of 164.89 feet; thence N 10°45'34" E along said right of way line a distance of 62.26 feet to a point on the Northerly line of said Florida Power Corporation Easement; thence S 63°46'19" E along said Northerly line a distance of 675.42 feet to the Point of Beginning.

Containing 860.80 acres more or less.

LESS THE FOLLOWING DESCRIBED LANDS

PARCEL I, described as follows :

Commence at the Southeast corner of Section 4, Township 24 South, Range 31 East, Orange County, Florida, run N 89° 48' 53" W, along the South line of said Section 4, a distance of 742.26 feet, to the Westerly right of way line of proposed Innovation Way South and Point of Beginning; said point also being on a non-tangential curve that runs Southwesterly, run thence through a central angle of 03° 35' 35", having a radius of 1143.00 feet, and whose long chord bears S 18° 05' 49" W for a distance of 71.66 feet, run along the arc of said curve and Westerly right of way line, 71.68 feet, to the point of tangency; run thence S 16° 18' 02" W, continuing along said right of way line, a distance of 874.27 feet to the beginning of a curve; said curve turning to the right through a central angle of 40° 58' 21", having a radius of 1460.00 feet, and whose long chord bears S 36° 47' 13" W for a distance of 1021.95 feet, run thence Southwesterly along the arc of said curve and right of way line, 1044.05 feet, to the point of tangency; run thence S 57° 16' 23" W, along said right of way line, for a distance of 823.54 feet to a point on a line; departing said right of way line, run thence N 53° 59' 20" W for a distance of 5.22 feet to a

point on a line, thence N 06° 24' 19" W for a distance of 134.10 feet to a point on a line thence N 01° 28' 03" E for a distance of 82.01 feet to a point on a line, thence N 09° 13' 46" W for a distance of 132.68 feet to a point on a line, thence N 04° 45' 05" E for a distance of 100.57 feet to a point on a line, thence N 28° 41' 49" E for a distance of 140.66 feet to a point on a line, thence N 63° 58' 14" E for a distance of 103.82 feet to a point on a line, thence N 56° 33' 53" E for a distance of 107.34 feet to a point on a line, thence S 48° 28' 22" E for a distance of 55.24 feet to a point on a line, thence S 53° 50' 50" E for a distance of 83.91 feet to a point on a line, thence S 54° 42' 15" E for a distance of 99.67 feet to a point on a line, thence S 74° 19' 32" E for a distance of 39.20 feet to a point on a line, thence N 67° 45' 10" E for a distance of 38.91 feet to a point on a line, thence N 09° 12' 34" E for a distance of 164.58 feet to a point on a line, thence N 06° 24' 31" E for a distance of 158.13 feet to a point on a line, thence N 12° 51' 46" E for a distance of 80.99 feet to a point on a line, thence N 05° 15' 59" W for a distance of 163.84 feet to a point on a line, thence N 20° 05' 15" W for a distance of 169.43 feet to a point on a line, thence N 43° 15' 15" W for a distance of 150.87 feet to a point on a line, thence N 15° 36' 12" W for a distance of 179.42 feet to a point on a line, thence N 04° 16' 58" W for a distance of 153.19 feet to a point on a line, thence N 17° 36' 10" E for a distance of 136.96 feet to a point on a line, thence N 01° 36' 09" W for a distance of 170.57 feet to a point on a line, thence N 00° 23' 27" E for a distance of 153.92 feet to a point on a line, thence N 18° 26' 32" W for a distance of 151.67 feet to a point on a line, thence N 25° 44' 11" W for a distance of 238.12 feet to a point on a line, thence N 17° 41' 58" W for a distance of 234.75 feet to a point on a line, thence N 04° 35' 26" W for a distance of 195.29 feet to a point on a line, thence N 33° 09' 00" W for a distance of 114.73 feet to a point on a line, thence N 31° 04' 44" W for a distance of 159.62 feet to a point on a line, thence N 27° 36' 43" W for a distance of 140.24 feet to a point on a line, thence N 09° 37' 58" W for a distance of 107.15 feet to a point on a line, thence N 12° 18' 14" W for a distance of 126.84 feet to a point on a line, thence N 10° 54' 47" W for a distance of 166.44 feet to a point on a line, thence N 41° 13' 46" W for a distance of 142.37 feet to a point on a line, thence N 19° 22' 37" W for a distance of 100.79 feet to a point on a line, thence N 02° 53' 50" W for a distance of 141.06 feet to a point on a line, thence N 09° 57' 26" W for a distance of 100.69 feet to a point on a line, thence N 26° 19' 12" W for a distance of 105.62 feet to a point on a line, thence N 52° 00' 34" W for a distance of 103.37 feet to a point on a line, thence N 67° 53' 49" E for a distance of 50.07 feet to a point on a line, thence N 23° 28' 56" W for a distance of 39.41 feet, to the South right of way line of proposed Innovation Way North; run thence N 88° 34' 23" E, along said South right of way line for a distance of 1491.02 feet to the beginning of a curve, said curve turning to the left through a central angle of 24° 30' 52", having a radius of 1651.00 feet, and whose long chord bears N 76° 18' 57" E for a distance of 701.01 feet, run Northeasterly along the arc of said curve and right of way line, 706.39 feet, to the beginning of a curve, said curve turning to the right through a central angle of 87° 26' 00", having a radius of 25.00 feet, and whose long chord bears S 72° 13' 29" E for a distance of 34.55 feet departing Innovation Way right of way line, run thence Southeasterly along the arc of said curve, 38.15 feet, to the point of tangency; thence S 28° 30' 29" E a distance of 10.77 feet to the beginning of a curve, said curve turning to the right through a central angle of 26° 33' 34", having a radius of 350.00 feet, and whose long chord bears S 15° 13' 42" E for a distance of 160.79 feet, run thence Southerly along the arc of said curve, 162.24 feet, to the point of tangency; thence S 01° 56' 55" E, a distance of 129.11 feet, to the beginning of a curve, said curve turning to the left through a central angle of 57° 32' 25", having a radius of 450.00 feet, and whose long chord bears S 30° 43' 08" E for a distance of 433.17 feet, run thence Southeasterly along the arc of said curve, 451.92 feet to the point of tangency; thence S 59° 29' 20" E for a distance of 394.66 feet, to the beginning of a curve, said curve turning to the right through a central angle of 58° 13' 52", having a radius of 350.00 feet, and whose long chord bears S 30° 22' 24" E for a distance of 340.60 feet, run thence Southerly along the arc of said curve, 355.71 feet, to the point of tangency; thence S 01° 15' 28" E, for a distance of 417.43 feet, to the beginning of a curve, said curve turning to the right through a central angle of 86° 21' 50", having a radius of 25.00 feet, and whose long chord bears S 41°

55' 27" W for a distance of 34.22 feet, run thence Southwesterly along the arc of said curve, 37.68 feet, to the North right of way line of aforesaid proposed Innovation Way South, said point also being on a curve, said curve turning to the left through a central angle of 65° 12' 45", having a radius of 1143.00 feet, and whose long chord bears S 52° 29' 59" W, for a distance of 1231.84 feet, run thence Southwesterly along the arc of said curve and said right of way line, 1300.93 feet, to the Point of Beginning.

Containing 149.46 acres more or less

Together with PARCEL J-1 described as follows :

Commence at the Southwest corner of the Southeast 1/4 of Section 4, Township 24 South, Range 31 East, Orange County, Florida; run thence N 00° 43' 38" W, along the West line of said Southeast 1/4, 2309.71 feet, to the Point of Beginning, said point also being on the North right of way line of proposed Innovation Way North; thence S 88° 34' 23" W, along said right of way line, for a distance of 103.94 feet; departing said right of way line, run thence N 21° 33' 25" W for a distance of 92.22 feet to a point on a line, thence N 23° 11' 46" W for a distance of 90.33 feet to a point on a line, thence N 03° 48' 39" W for a distance of 105.17 feet to a point on a line, thence N 14° 38' 02" W for a distance of 126.03 feet to a point on a line, thence N 41° 24' 37" W for a distance of 133.04 feet to a point on a line, thence N 06° 53' 43" W for a distance of 125.28 feet to a point on a line, thence N 08° 33' 36" W for a distance of 128.52 feet to a point on a line, thence N 08° 49' 37" E for a distance of 131.77 feet to a point on a line, thence N 07° 49' 13" W for a distance of 122.66 feet to a point on a line, thence N 02° 39' 08" W for a distance of 172.44 feet to a point on a line, thence N 03° 02' 40" E for a distance of 87.17 feet to a point on a line, thence N 35° 02' 41" E for a distance of 117.80 feet to a point on a line, thence N 56° 38' 48" E for a distance of 126.48 feet to a point on a line, thence N 65° 25' 14" E for a distance of 105.06 feet to a point on a line, thence S 77° 02' 27" E for a distance of 36.25 feet to a point on a line, thence N 73° 05' 22" E for a distance of 53.73 feet to a point on a line, thence S 65° 56' 29" E for a distance of 96.74 feet to a point on a line, thence S 50° 24' 55" E for a distance of 161.09 feet to a point on a line, thence S 39° 49' 02" E for a distance of 126.10 feet to a point on a line, thence S 46° 29' 09" E for a distance of 143.16 feet to a point on a line, thence S 40° 10' 09" E for a distance of 200.76 feet to a point on a line, thence S 39° 15' 21" E for a distance of 55.39 feet to a point on a line, thence S 43° 29' 17" E for a distance of 185.44 feet to a point on a line, thence S 37° 47' 54" E for a distance of 91.21 feet to a point on a line, thence S 40° 19' 59" E for a distance of 104.46 feet to a point on a line, thence S 53° 28' 15" E for a distance of 116.74 feet to a point on a line, thence S 55° 34' 15" E for a distance of 153.52 feet to a point on a line, thence S 67° 41' 50" E for a distance of 104.40 feet to a point on a line, thence S 74° 15' 13" E for a distance of 133.21 feet to a point on a line, thence N 83° 49' 47" E for a distance of 105.04 feet to a point on a line, thence S 51° 52' 00" E for a distance of 79.01 feet to a point on a line, thence S 55° 13' 56" E for a distance of 136.69 feet to a point on a line, thence S 32° 02' 39" E for a distance of 109.88 feet to a point on a line, thence S 05° 04' 01" E for a distance of 101.68 feet to a point on a line, thence S 03° 43' 40" E for a distance of 56.66 feet to the beginning of a non-tangential curve, and North right of way line; said curve turning to the right through 07° 40' 29", having a radius of 1499.00 feet, and whose long chord bears S 84° 44' 08" W for a distance of 200.64 feet, run Westerly along the arc and said right of way line, 200.79 feet, to the point of tangency; run thence S 88° 34' 23" W, along said right of way line, 1429.84 feet, to the Point of Beginning.

Containing 37.58 acres more or less.

Together with PARCEL M-1 described as follows :

Commence at the Southwest corner of Section 3, Township 24 South, Range 31 East, Orange County, Florida; run S 89° 39' 25 " E, along the South line of said Section 3, 185.13 feet to the Westerly right of way line of Wewahootee Road and beginning of a non-tangential curve to the Southwest, said curve turning to the left through a central angle of 44° 11' 05", having a radius of 653.41 feet, and whose long chord bears S 45° 14' 21" W for a distance of 491.50 feet; thence run along the arc of said curve and right of way line 503.89 feet, to a point of tangency; run thence S 23° 08' 49" W continuing on said right of way line, for a distance of 301.23 feet to a point on a line thence S 20° 56' 14" W for a distance of 190.39 feet to the Point of Beginning; thence continuing along said Westerly right of way line S 20° 56' 14" W for a distance of 117.74 feet to a point on a line thence S 21° 05' 31" W for a distance of 316.40 feet to a point on the Northerly right of way line of the Orlando Utility Commission Railroad described in Official Record Book 3491, Pages 539-543, of the Public Records of Orange County, Florida. thence S 57° 16' 16" W, along said Northerly Railroad right of way, for a distance of 1975.23 feet to a point on a line; thence departing said North right of way line, run N 53° 59' 20" W for a distance of 35.52 feet to a point on the South right of way line of proposed Innovation Way South; run thence N 57° 16' 23" E along said South right of way line, 770.62 feet to the beginning of a curve; said curve turning to the left through a central angle of 40° 58' 21", having a radius of 1596.00 feet, and whose long chord bears N 36° 47' 13" E for a distance of 1117.14 feet, run Northeasterly along the arc of said curve and right-of-way line, 1141.31 feet to the point of tangency; run thence N 16° 18' 02" E continuing along said right of way line, for a distance of 283.03 feet, to a point on a line departing said right of way line, run thence S 73° 47' 08" E, for a distance of 468.21 feet to the Point of Beginning.

Containing 8.90 acres more or less

REMAINDER PARCEL CONTAINS 664.87 ACRES MORE OR LESS.

COMPOSITE EXHIBIT 4

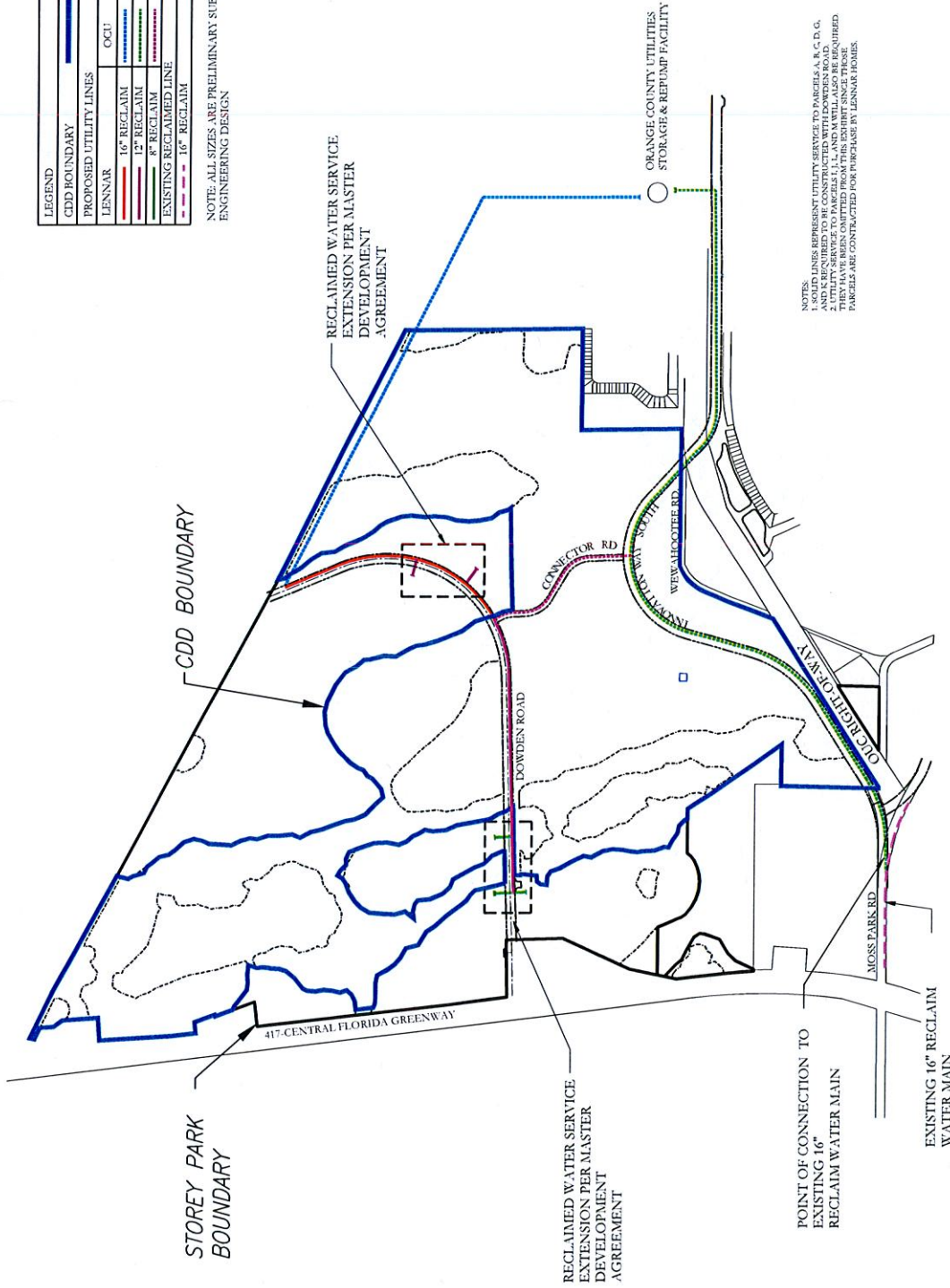
**FOUR MAPS OF THE PROPOSED STOREY PARK COMMUNITY DEVELOPMENT
DISTRICT SHOWING CURRENT MAJOR TRUNK WATER MAINS, SEWER
INTERCEPTORS AND OUTFALLS, RECLAIMED WATER IMPROVEMENTS, AND
POST-DEVELOPMENT BASIN MAP**





LEGEND	
CDD BOUNDARY	—
PROPOSED UTILITY LINES	
LENNAR	
16" RECLAIM	—
12" RECLAIM	—
8" RECLAIM	—
24" RECLAIM	—
20" RECLAIM	—
12" RECLAIM	—
EXISTING RECLAIMED LINE	
16" RECLAIM	—

NOTE: ALL SIZES ARE PRELIMINARY SUBJECT TO FINAL ENGINEERING DESIGN.



Reclaimed Water Infrastructure Improvements

Storey Park

POULOS & BENNETT

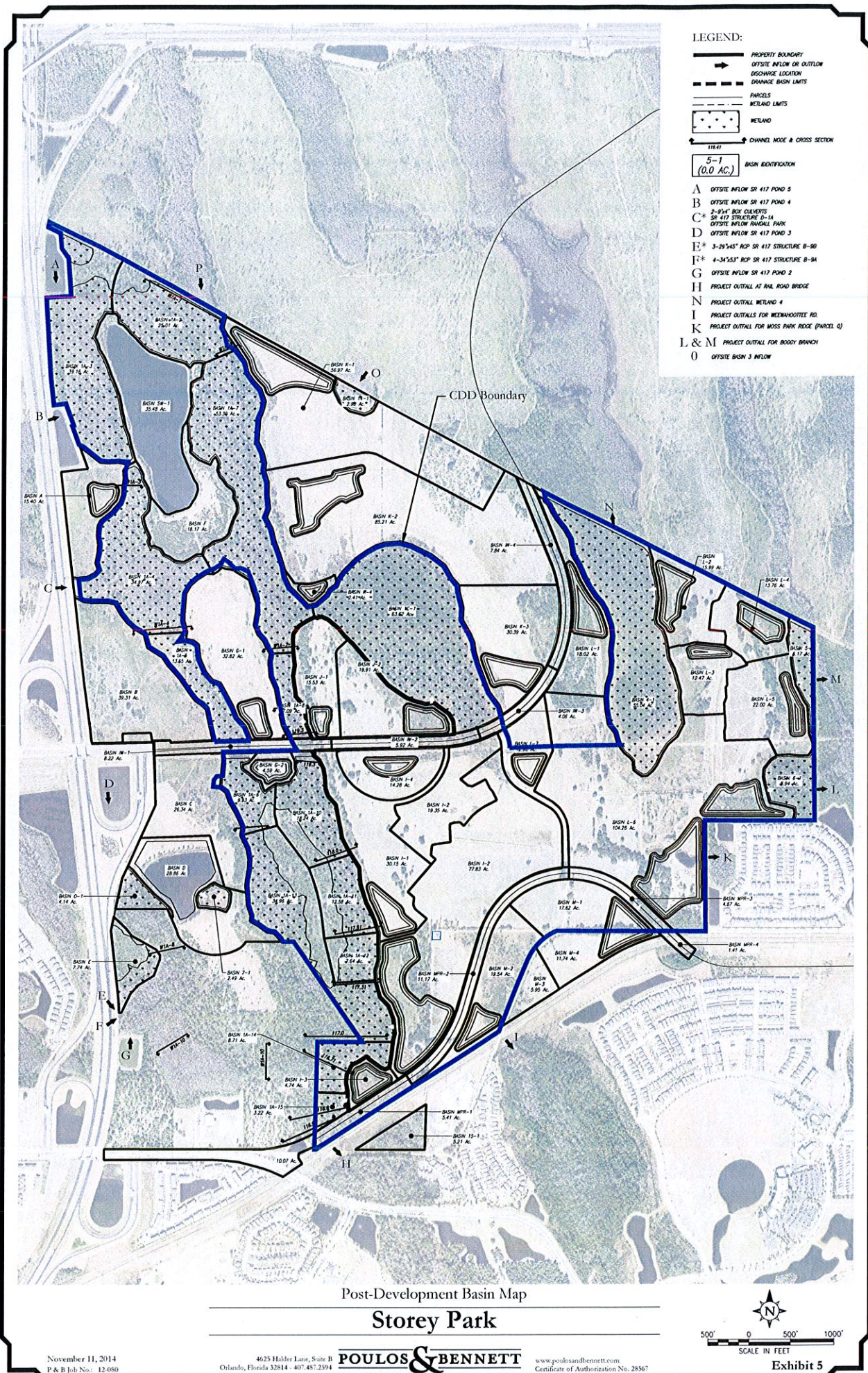
4625 Widgeon Lane, Suite B
Orlando, Florida 32814 - 407.487.2594
www.poulosandbennett.com
Certificate of Authorization No. 25657

November 11, 2014
P & B Job No.: 12-090

2014/11/11 11:00 AM - PRELIMINARY PLAN (CDD/RECLAIM)



Exhibit 4.2



COMPOSITE EXHIBIT 5

**TWO TABLES DEPICTING THE TIMETABLE FOR CONSTRUCTION OF
DISTRICT IMPROVEMENTS/SERVICES AND A GOOD-FAITH COST ESTIMATE
FOR CONSTRUCTION OF DISTRICT SERVICES**

Storey Park (fka Innovation Place)
CDD - Estimated Phase I Construction Timetable

TASK TO BE COMPLETED

DATE TO BE COMPLETED BY

1. Entitlement

a) Land Use/Zoning	December 2013
b) City of Orlando Preliminary Plat Approval - Phases 1-8	April 2014
c) City of Orlando Specific Parcel Master Plan Approval - Phase 1-8	April 2014
d) City of Orlando Engineering Plan Approval - Phase 1	September 2014
e) Orange County Utilities Plan Approval - Phase 1	November 2014
f) FDEP Sewer and Water Permits - Phase 1	December 2014
g) SFWMD ERP Application Approval - Phase 1	August 2014
h) ACOE Permit Approval	January 2012
i) Platting Phase 1	January 2014

2. Construction/Site Work

a) Roadways and Alleys	July 2015
b) Stormwater Improvements	April 2015
c) Infrastructure and Earthworks	January 2015
d) Potable Water distribution	May 2015
e) Reclaimed Water Distribution	June 2015
f) Sanitary Sewer System	July 2015
g) Off-site Improvements (Prop Share)	May 2015
h) Amenities	July 2015
i) Electrical Distribution & Street Lights	June 2015

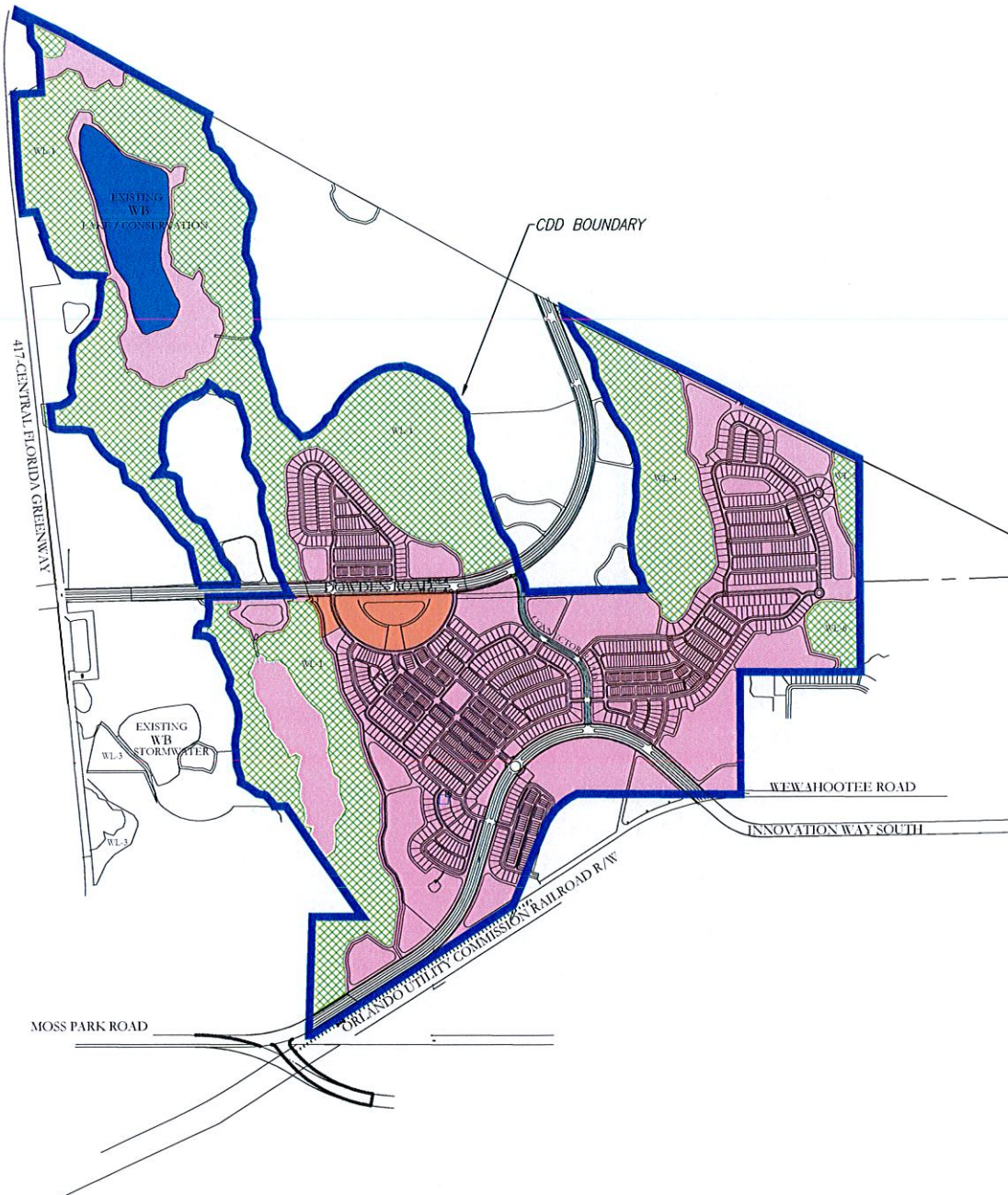
NOTE: The above timetable is preliminary in nature and the dates are subject to change.

Storey Park (fka Innovation Place)
CDD - Estimate of Probable Capital Improvement Costs

Facility	Estimated Cost
Roadways and Alleys	\$ 6,000,000
Stormwater Improvements (Pipes, Drainage structures, outfalls)	\$ 4,200,000
Earthworks (Pond excavation and dewatering)	\$ 4,000,000
Potable Water distribution (pipes, fittings, valves)	\$ 2,796,119
Reclaimed Water Distribution (pipes, fittings, valves)	\$ 1,975,398
Sanitary Sewer System (Lift Stations, pipes, fittings, valves, forcemains)	\$ 3,800,000
Off-site Improvements (Prop Share)	\$ 1,544,365
Master Signage, Trails and Street Trees	\$ 1,600,000
Electrical Distribution & Street Lights	\$ 2,821,171
<u>Landscaping (Walls & landscape buffers)</u>	<u>\$ 1,250,000</u>
Subtotal	\$ 29,987,052
 Soft Costs (8%)	 \$ 2,398,964
Subtotal	\$ 32,386,016
 Contingency (10% of Hard Costs)	 \$ 2,998,705
Total	\$ 35,384,722

COMPOSITE EXHIBIT 6

**THREE MAPS DEPICTING FUTURE GENERAL DISTRIBUTION, LOCATION AND
EXTENT OF PUBLIC AND PRIVATE USES WITHIN THE DISTRICT**



LEGEND

	INTENSITY MIN	INTENSITY MAX	ALLOWABLE USES	ACREAGES
OFFICE LOW INTENSITY	NONE	21 UNITS/AC AND OR 0.40 FAR	RES/OFFICE/PUB/RECT INST	444.0 ac
NEIGHBORHOOD ACTIVITY CENTER	15 UNITS/ACRES	30 UNITS/AC AND OR 0.30 FAR	RES/OFFICE/COMMERCIAL/ PUB/RECT INST	17.2 ac
CONSERVATION				341.09 ac
EXISTING LAKE/CONSERVATION (WB)				30.3 ac
ROADS				28.29 ac
TOTAL				860.80 ac

Future Land Use Plan
Storey Park

POULOS & BENNETT

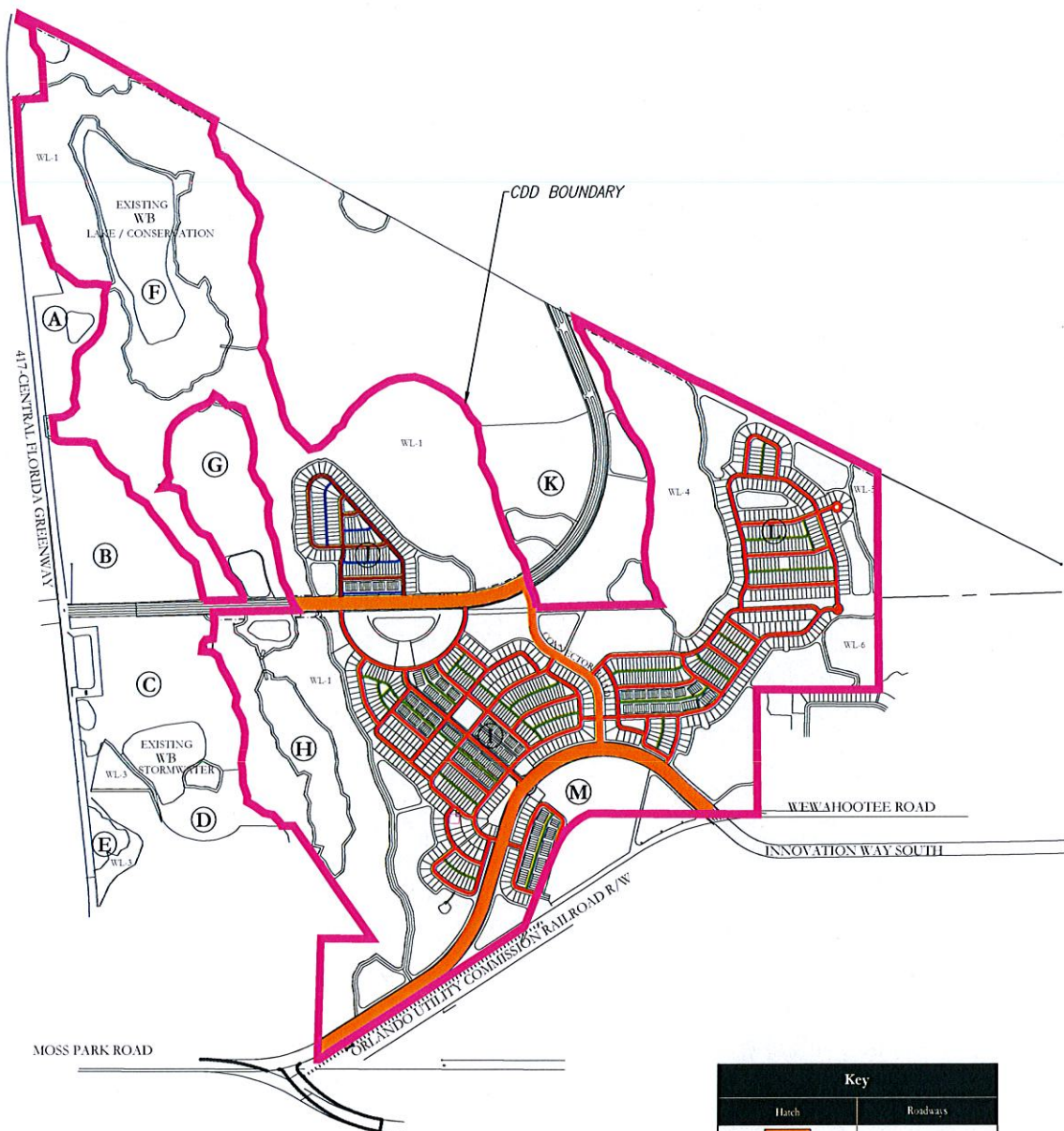
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Exhibit 7



Key	
Match	Roadways
	City of Orlando
	CDD-Roads
	CDD-Alleys
	HOA-Roads
	HOA-Alleys

- NOTES:
1. PARCEL J IS ANTICIPATED TO BE A GATED COMMUNITY. THEREFORE THE ROADWAYS WILL BE PRIVATELY OWNED BY THE HOA.
 2. THE CONSTRUCTION COSTS FOR DOWDEN ROAD, INNOVATION WAY SOUTH, AND THE CONNECTOR ROAD ARE NOT INCLUDED IN THIS CDD

Roadway Ownership

Storey Park

POULOS & BENNETT

November 11, 2014
P & B Job No.: 12-080

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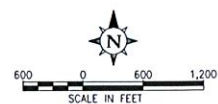


Exhibit 8

EXHIBIT 7

STATEMENT OF ESTIMATED REGULATORY COSTS

STATEMENT OF ESTIMATED REGULATORY COSTS

1.0 Introduction

1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs (“SERC”) supports the petition to form the **Storey Park Community Development District** (the “District”). The proposed District comprises approximately 861 acres of land located within the City of Orlando, Florida (the “City”). The project is planned for approximately 1,757 residential units and 82,000 square feet of commercial space. The SERC provides the information required by Section 190.005 and Section 120.541, Florida Statutes. The limitations on the scope of this SERC are explicitly set out in Section 190.002(2)(d), Florida Statutes, 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.

1.2 Overview of the Storey Park Community Development District

The District is designed to provide community infrastructure, services, and facilities along with their operations and maintenance to the lands within the District. The District will encompass approximately 861 acres.

The Development plan for the proposed lands within the District includes approximately 1,201 single-family and townhome units, 556 multi-family units and 82,000 square feet of commercial space. The above referenced residential and commercial units are authorized for inclusion within the District. A Community Development District (“CDD”) is an independent unit of special purpose local government authorized by Chapter 190, Florida Statutes, to plan, finance, construct, operate and maintain community-wide infrastructure in large, planned community developments. CDD’s provide a “solution to the state’s planning, management and financing needs for delivery of capital infrastructure in order to service projected growth without overburdening other governments and their taxpayers.” Section 190.002(1)(a), Florida Statutes.

A CDD is not a substitute for the local, general purpose, government unit, e.g., the City and County in which the CDD lies. A CDD does not have the permitting, zoning or police powers possessed by general purpose governments. A CDD is an alternative means of financing, constructing, operating, and maintaining community infrastructure for planned developments, such as the District. The scope of this SERC is limited to evaluating the economic consequences of approving the petition to establish the District.

1.3 Requirements for Statement of Estimated Regulatory Costs

According to Section 120.541(2), Florida Statutes, a statement of estimated regulatory costs must contain:

- (a) An economic analysis showing whether the rule directly or indirectly: is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; or is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.
- (b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.
- (c) A good faith estimate of the cost to the agency¹, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues.
- (d) 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 rule. 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 rule, additional operating costs incurred, and the cost of monitoring and reporting, and any other costs necessary to comply with the rule.
- (e) An analysis of the impact on small businesses as defined by Section 288.703, Florida Statutes, and an analysis of the impact on small counties and small cities as defined by Section 120.52, Florida Statutes. (The City of Orlando is not defined as a small city for purposes of this requirement.)
- (f) Any additional information that the agency determines may be useful.
- (g) In the statement or revised statement, whichever applies, a description of any regulatory alternative submitted under paragraph (1)(a) of Section 120.541, Florida Statutes and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

¹ For the purposes of this SERC, the term “agency” means the City of Orlando and the term “rule” means the ordinance(s) which the City of Orlando will enact in connection with the creation of the District.

A description and analysis of the above requirements are set forth below.

2.0 Adverse impact on economic growth, business competitiveness or increased regulatory costs, in excess of \$1 million.

It is unlikely the creation of the District will meet any of the triggers in Section 120.541(2)(a), Florida Statutes. The basis for this determination is provided in the discussions in Section 3.0 through Section 6.0.

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

As noted above, the Storey Park Community Development District is a community designed for approximately 1,201 single-family and townhome units, 556 multi-family units and 82,000 square feet of commercial space. Formation of the District will place these units within the jurisdiction of the District. Prior to sale of any units, the land within the boundaries of the District will also be subject to the jurisdiction of the District and required to comply with the establishing ordinance.

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

4.1 Costs of Governmental Agencies of Implementing and Enforcing Rule

State Government Entities

There will be only modest costs to various State governmental entities to implement and enforce the proposed formation of the District. The District as proposed will encompass under 1,000 acres, therefore the City is the establishing entity under Section 190.005(2)(e), Florida Statutes. The modest costs to various State entities to implement and enforce the proposed rule relate strictly to the receipt and processing of various reports that the proposed District is required to file with the State and its various entities. The costs to those State agencies that will receive and process the District's reports are minimal, because the District is only one of many governmental units that are required to submit the various reports. Therefore, the marginal cost of processing one additional set of reports is inconsequential. Additionally, pursuant to Section 189.412, Florida Statutes, the proposed District must pay an annual fee to the State of Florida Department of Economic Opportunity, which offsets such costs.

City of Orlando

The land proposed to comprise the District is within the City of Orlando and consists of approximately 861 acres. The City and its staff will process and analyze the petition, conduct a

public hearing with respect to the petition, and vote upon the petition to establish the District. These activities will absorb some resources. However, a filing fee will be paid to the City which is anticipated to cover the City's costs for review of the petition for establishment.

The costs to the City are modest for a number of reasons. First, review of the petition to establish the District does not include analysis of the project itself. Second, the petition itself provides much of the information needed for a staff review. Third, the City already possess the staff needed to conduct the review without the need for new staff. Fourth, there is no capital required to review the petition. Finally, the City routinely processes similar petitions for land uses and zoning charges that are far more complex than is the petition to establish a CDD.

The annual costs to the City because of the establishment of the District are minimal. The proposed District is an independent unit of local government. The only annual costs the City faces are the minimal costs of receiving and reviewing the various reports that the District is required to provide to the City.

Orange County

The annual costs to Orange County (the "County") are also modest. As indicated above, the proposed District is an independent unit of local government. The only annual costs the County faces are the minimal costs of receiving and reviewing the various reports that the District is required to provide to the County.

4.2 Impact on State and Local Revenues

Adoption of the proposed rule will have no negative impact on State and local revenues. The District is an independent unit of local government. It is designed to provide community facilities and services to serve the development. The District has its own sources of revenue to provide and maintain such facilities and services. 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. In accordance with State law, debts of the District are strictly its own responsibility.

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

Table 1 provides an outline of the various facilities and services the proposed District may provide. It is anticipated that the roadway improvements, utility distribution and collections systems, the master stormwater management system, and landscaping, irrigation and signage, as described in Table 1, will be financed by the District. Some of the facilities will be dedicated to other governments for operations and those governments will collect the associated revenue to operate and maintain those facilities.

Table 1. Storey Park Community Development District Proposed Facilities and Services

FACILITY	FINANCED BY	OWNERSHIP	O&M
Onsite Roadway & Alley Improvements	CDD	CITY/CDD	CITY/CDD
Offsite Roadway Improvements	CDD	CITY	CITY
Master Stormwater Management System	CDD	CDD	CDD
Potable Water Distribution System	CDD	COUNTY	COUNTY
Sanitary Sewer System	CDD	COUNTY	COUNTY
Reclaimed Water Distribution System	CDD	COUNTY	COUNTY
Landscaping, Irrigation and Signage	CDD	CDD	CDD
Electrical Distribution & Street Lights	CDD	DE/CDD	DE/CDD

Key: CDD=Community Development District, City=City of Orlando, DE=Duke Energy, COUNTY=Orange County; O&M=Operations and Maintenance

The petitioner has estimated the design and development costs for providing the capital facilities. The cost estimates are shown in Table 2 below. Total design and development costs for these facilities are estimated to be approximately \$35,384,722. The District and/or developer of the project may pay a portion of these construction and development costs. The District may issue special assessments or other revenue bonds to fund the development of these facilities. These bonds would be repaid through non-ad valorem assessments levied on all properties in the District that may benefit from the District's capital improvement program.

Table 2. Cost Estimate for District Facilities

<u>Category</u>	<u>Estimated Cost</u>
Onsite Roadway & Alley Improvements	\$6,000,000
Offsite Roadway Improvements	1,544,365
Master Stormwater Management System	8,200,000
Potable Water Distribution System	2,796,119
Sanitary Sewer System	3,800,000
Reclaimed Water Distribution System	1,975,398
Landscaping, Irrigation and Signage	2,850,000
Electrical Distribution & Street Lights	2,821,171
Professional Fees/Contingencies	5,397,669
Total Projected Cost of Improvements	\$35,384,722

Future landowners in the District shall be required to pay non-ad valorem assessments levied by the District to secure the debt incurred through bond issuance, assuming such bonds are issued by the District. In addition to the levy of non-ad valorem assessments for debt service, the District may also impose non-ad valorem assessments to fund the operations and maintenance of the District and its facilities and services.

It is important to recognize that buying property in the District is completely voluntary. Ultimately, all owners and users of the affected property by purchasing such property choose to accept the non-ad valorem assessments as a tradeoff for the numerous benefits and facilities that the District provides.

A CDD provides property owners with the option of having higher levels of types of facilities and services financed through self-imposed charges. The District is an alternative means to finance necessary community services. District financing is no more expensive, and often less expensive, than the alternatives of a municipal service taxing unit (MSTU), a neighborhood association, or through higher cost developer equity and/or bank loans.

In considering these costs it should be noted that owners and occupants of the lands to be included within the District will receive four major classes of benefits.

First, those property owners and businesses in the District will receive a higher level of public services and amenities sooner than would otherwise be the case.

Second, the District is a mechanism for assuring that the community services and amenities will be completed concurrently with development of lands within the District. This satisfies the intent of revised growth management legislation, and assures that growth pays for itself without undue burden on other consumers. Establishment of the District will ensure that these landowners pay for the provision of facilities, services and improvements to these lands.

Third, a CDD is the sole form of governance which allows CDD landowners, through landowner voting and ultimately electoral voting for resident elected boards, to determine the type, quality and expense of the CDD services they receive, provided they meet the City's overall requirements.

Fourth, the CDD has the ability to maintain infrastructure better than a Homeowners' Association ("HOA") because it is able to offer a more secure funding source for maintenance and repair costs through assessments collected on the County tax bill pursuant to Section 197.3632, Florida Statutes. Further, a CDD is a perpetual entity and provides for continuous operation and maintenance of infrastructure.

The cost impact on the ultimate landowners in the District is not the total cost for the District to provide infrastructure services and facilities. Instead, it is the incremental costs above what the landowners would have paid to install infrastructure via an alternative financing mechanism. The cost impact to landowners is negligible given the low cost of capital for a CDD through tax-exempt financing, etc.

6.0 An analysis of the impact on small businesses as defined by Section 288.703, Florida Statutes, and an analysis of the impact on small counties and small cities as defined by Section 120.52, Florida Statutes.

There will be no impact on small businesses because of the formation of the District. If anything, the impact may be positive. This is because the District must competitively bid many of its contracts. This affords small businesses the opportunity to bid on District work.

The City has an estimated un-incarcerated population that is greater than 10,000 according to the 2010 U.S Census. Therefore, the City is not defined as a “small city” according to Section 120.52(18), Florida Statutes.

The County has an estimated un-incarcerated population that is greater than 75,000 according to the 2010 U.S. Census. Therefore, the County is not defined as a “small county” according to Section 120.52(19), Florida Statutes.

7.0 Any additional useful information.

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits. Inputs were received from the project developer, the project design engineer and other professionals associated with the project.

8.0 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 rule.

There have been no good faith written proposals or revised statement submitted to the City as described in Section 120.541(1)(a), Florida Statutes.

*Prepared by:
Governmental Management Services - Central Florida, LLC
December 9, 2014*