Osceola Corporate Center DRI
FIFTEENTH AMENDED AND RESTATE DEVELOPMENT ORDER

THIS AMENDMENT TO THE OSCEOLA CORPORATE CENTER DRI DEVELOPMENT ORDER is made and executed this 21st day of October, 2013 by the Osceola County Board of County Commissioners (herein referred to as the “County”)

WITNESSETH

WHEREAS, the County previously issued that certain Development Order for Osceola Corporate Center Development of Regional Impact dated October 20, 1989 and recorded in Official Records Book 942, Pages 1417 et. seq.,

as amended by that certain First Amendment to Development Order dated June 10, 1991 and recorded in Official Records Book 1022, Pages 1481 et. seq.,

as amended by that certain Second Amendment to Development Order dated August 21, 1995, and recorded in Official Records Book 1286, Page 1543 et. seq.,

as amended by that certain Third Amendment to the Development Order dated September 18, 1995, and recorded in Official Records Book 1352, Page 1054,

as amended by that certain Fourth Amendment to the Development Order dated October 28, 1996, and recorded in Official Records Book 1372, Page 1697,

as amended by that certain Fifth Amendment to the Development Order dated August 7, 2000, and recorded in Official Records Book 1796, Page 943 et seq.,

as amended by that certain Sixth Amendment to the Development Order dated June 24, 2002 and recorded in Official Records Book 2096, Page 2762 et seq.,

as amended by that certain Seventh Amendment to the Development Order dated January 6, 2003 and recorded in Official Records Book 2205, Page 2637 et seq.,

as amended by that certain Eighth Amendment to the Development Order dated September 8, 2003 and recorded in Official Records Book 2378, Page 506 et seq.,

as amended by that certain Ninth Amendment to the Development Order dated December 15, 2003 and recorded in Official Records Book 2442, Page 836 et seq.

as amended by that certain Tenth Amendment to the Development Order dated July 12, 2004 and recorded in Official Record Book 2633, Page 460 et seq.,

as amended by that certain Eleventh Amendment to the Development Order approved by the County Commission on August 31, 2005 and recorded in Official Records Book
3021, Page 2463 et. seq.,

as amended by that certain Twelfth Amendment to the Development Order approved by the County Commission on March 13, 2006 and recorded in Official Records Book 3108, Page 90 et. seq.,

and as amended by that certain Thirteenth Amendment to the Development Order approved by the County Commission on December 8, 2008 and recorded in Official Records Book 3776, Page 2273 et. seq.,

and as amended by that certain Fourteenth Amendment to the Development Order approved by the County Commission on August 1, 2011 and recorded in Official Records Book 04182, Page 1114 et. seq.,

all in the Public Records of Osceola County, Florida.

WHEREAS, the Development Order concerns a project called “Osceola Corporate Center” which is described in the Development Order (hereinafter referred to as the “Project”), and the developer of the project is the Deerfield Land Corporation (hereinafter referred to as the “Developer”); and

WHEREAS, the Developer and the County entered into that certain Osceola County Facilitation of Public Infrastructure Agreement for Roadway Improvements to Satisfy Requirements of Phase 2 of the Osceola Corporate Center Development of Regional Impact as recorded in the Official Records of Osceola County Book 2413, page 1729 et. seq. of the Public records of Osceola County, Florida; the Developer and the Florida Department of Transportation (hereinafter referred to as “FDOT”) entered into that certain Osceola Corporate Center DRI Transportation Fair Share Agreement dated November 24, 2003 and recorded on December 4, 2003 in Book 2413, page 1754 et. seq. of the Public records of Osceola County, Florida; the Developer and the County entered into that certain Osceola Corporate Center DRI Transportation Mitigation Agreement for Phase 3a, recorded March 27th, 2006 at Book 3108, Page 54 of the Public records of Osceola County, Florida; the Developer and FDOT entered into that certain Osceola Corporate Center DRI Transportation Proportionate Share Agreement for Phase 3a, recorded June 7th, 2006 at Book 3179, Page 1750 et. seq. of the Public Records of Osceola County, Florida; and the Developer and FDOT entered into that certain Amendment and Restatement of the Osceola Corporate Center DRI Transportation Proportionate Share Agreement (For Phases 2 and 3a) dated December 21, 2007; and

WHEREAS, the Developer desires to adjust certain uses and development order conditions to include increasing maximum residential density from 18 units per acre to 24 units per acre; allowing multi-family on parcel 6, allowing adult living facility (ALF) on parcel 5; eliminating conditions 7-15 of the 14th Development Order and replacing those conditions with a new condition 7 that requires development to be consistent with the adopted permitting requirements of the South Florida Water Management District, the Florida Department of Environmental Protection, and the County; deletion of D.O. exhibits 2 and 3; deletion of
condition 18.g. of the 14th Development Order due to developer's compliance with same; deletion of conditions 24 and 25 of the 14th Development Order to reflect the County's deletion of the CDP process and acknowledge that previously approved CDP's pertaining to OCC are still valid and are a part of the PD zoning; make adjustments to Map H and exhibits 2 and 3 in order to redesignate all non TOD parcels to mixed use; to relocate a light rail reservation from the northwest corner of Centerview/Osceola Parkway to the northeast corner of Greenwald Way/Osceola Parkway and to provide a twenty year expiration (October 21, 2033) for the reservation of said light rail stop; to provide a twenty year expiration (October 21, 2033) for the maximum three acre reservation of land east of Orange Avenue and north of Osceola Parkway for a County rail facility subject to renewal with the consent of both the applicant and the County; to increase the size of parcels 6, 8, and 16 as a consequence of permitting efforts to adjust wetland lines with the South Florida Water Management District; and to relocate two right-in/right-out locations accessing parcel 14. Other than the foregoing, no other modifications are proposed.

WHEREAS, the above described modification is more particularly set forth in a Notification of Proposed Change to a Previously Approved Development of Regional Impact dated July 10, 2013 (hereinafter referred to as the "Notification") and submitted by the Developer to the County, the East Central Florida Regional Planning Council (the "ECFRPC") and the State of Florida Department of Economic Opportunity (the "DEO"); and

WHEREAS, the Notification has been reviewed by and recommendations were received from the ECFRPC; and

WHEREAS, all notifications required by Section 380.06, Florida Statutes have been made and all public hearings as required by Section 380.06, Florida Statutes were fully noticed and held; and

WHEREAS, the development permitted in this Fifteenth Amendment does not unreasonably interfere with the achievement of the objectives of the State of Florida Land Development Plan and is consistent with the Osceola County Comprehensive Plan and other applicable County land development regulations.

NOW, THEREFORE, be it resolved by the Osceola County Board of County Commissioners, as follows:

1. The changes to the Project proposed by the Developer as set forth in the Notification of Proposed Change and hereinafter defined do not constitute a substantial deviation to the Development Order as defined in Section 380.06(19), Florida Statutes.

2. The following Development Order is approved subject to the following conditions of approval and replaces the existing Development Order in its entirety.
FINDINGS OF FACT

1. Owner/Developer:
   Deerfield Land Corporation
   P.O. Box 2353
   Orlando, FL 32802

2. Authorized Agent:
   Thomas M. Roehlk, Senior Vice President
   Deerfield Land Corporation
   P.O. Box 2353
   Orlando, FL 32802-2325

3. Osceola Corporate Center, hereinafter referred to as Developer, has filed an Application for Development Approval pursuant to Chapter 380.06, Florida Statutes for a Development of Regional Impact, on real property located in Osceola County, Florida, as described on Exhibit 1 attached hereto and by this reference incorporated in this order (the "Property"). Physical development in the DRI has commenced.

4. The Developer is the owner or has the authority to file the Application for Development Approval (ADA) and obtain a Development Order with respect to the Property, in accordance with Section 380.06, Florida Statutes.

   Total Acreage: 917.9 acres

   Project Description: Mixed Use, Office, Office Warehouse, Multi-family, Adult living facility/retirement home, Retail and Hotel

   Phasing: An estimate of building by phase is provided in the table below. As an estimate, the amount of construction by phase is non-binding on the applicant.

Development Program Summary
Osceola Corporate Center
(Expressed as Maximums)

<table>
<thead>
<tr>
<th>Use</th>
<th>Phase I-III</th>
<th>TOD Phase</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office</td>
<td>352,200sf</td>
<td>1,000,000sf</td>
<td>1,852,200sf</td>
</tr>
<tr>
<td>Office Warehouse</td>
<td>80,000sf***</td>
<td>0sf</td>
<td>80,000sf</td>
</tr>
<tr>
<td>Retail¹</td>
<td>1,579,517sf</td>
<td>200,000sf</td>
<td>1,779,500sf</td>
</tr>
<tr>
<td>Multi Family</td>
<td>350 du</td>
<td>2,000du</td>
<td>2,350 du</td>
</tr>
<tr>
<td>Hotel²</td>
<td>300</td>
<td>200 rooms</td>
<td>500 rooms</td>
</tr>
<tr>
<td>Conservation³</td>
<td></td>
<td></td>
<td>324.54 ac</td>
</tr>
</tbody>
</table>

¹ Retail phase includes additional square feet for ancillary and support uses.
² Hotel rooms include support facilities.
³ Conservation acres include amenity and open space.

Page 4
Open Space*  Mixed Use TOD**  7.72 ac

1 Minor adjustments may be made in the development program by use of the equivalency matrix consistent with condition 17 below.

2 Conversion of Hotel Use to Multi-Family Residential use shall be permitted as identified on the DRI Master Plan at a ratio of 0.85 multi-family units per hotel room. Additional MF units are allowed in the TOD as identified in condition #5 below. Conversion of multi-family to ALF is allowed at a ratio of three ALF rooms per MF unit.

* Conservation areas subject to future wetland Jurisdictional determinations. Consequently, the acreage number may increase (or decrease) depending on future permitting requirements. Subject to permitting, the acreage may also be reduced to accommodate the SunRail station acreage and the Osceola County light rail train station acreage. Many of the original open space areas have been delineated as wetlands and are now in the conservation category.

** Tod to consist of a blended mix of uses to include retail, office, multi-family, hotel, office warehouse and institutional (commuter rail station). The TOD is further discussed in Findings of Fact 5 below.

Totals may be affected by the use of the conversion matrix.

*** The office warehouse entitlement of 80,000 s.f. may be increased without the need for further regional review provided that there is no increase in the project’s net external average daily trips.

Proposed floor-area ratios of this plan are as follows:

<table>
<thead>
<tr>
<th>Use</th>
<th>Square Ft.</th>
<th>Floor/Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office</td>
<td>1,852,200s.f.</td>
<td>.23</td>
</tr>
<tr>
<td>Office/Warehouse</td>
<td>80,000s.f.</td>
<td>.35</td>
</tr>
<tr>
<td>Retail</td>
<td>1,779,500 s.f.</td>
<td>.21</td>
</tr>
<tr>
<td>Hotel</td>
<td>500 rooms</td>
<td></td>
</tr>
<tr>
<td>Multi-family</td>
<td>2,350du</td>
<td>20du/acre (minimum)</td>
</tr>
</tbody>
</table>

Through the use of an equivalency ratio, multi-family units are permitted at a density of 24 units per acre except within the TOD as noted in Findings of Fact 5 below.

5. Osceola County, in collaboration with the landowner, shall support the efforts of the State of Florida and other local governments to implement the SunRail commuter rail system in east central Florida by crafting a regulatory framework that encourages implementation of Transit Oriented Development (TOD). The TOD shall be located on parcels 18, 20, 21, 22 and 23 as identified on Map H attached hereto. The development program for these parcels shall be as follows:

The densities for the TOD parcels shall be as follows.

<table>
<thead>
<tr>
<th>USE</th>
<th>F.A.R. (Min)</th>
<th>RESIDENTIAL (Min)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td></td>
<td>20 du/acre</td>
</tr>
</tbody>
</table>

Page 5
<table>
<thead>
<tr>
<th>Use</th>
<th>Zoning Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office</td>
<td>0.45</td>
</tr>
<tr>
<td>Retail</td>
<td>0.30</td>
</tr>
<tr>
<td>Hotel</td>
<td></td>
</tr>
<tr>
<td>Office/Warehouse</td>
<td>0.40 N/A</td>
</tr>
</tbody>
</table>

Individual buildings within these parcels may contain a mix of any of the uses listed above.

In addition to the above development program, parcel 21 may also accommodate a rail station, rail platform, signage and parking for a rail station as well as the necessary road and bus access and drainage infrastructure.

The applicant shall file an application to amend the PUD zoning designation for OCC to accommodate a TOD on these parcels.

General calculations for density and intensities are 10 KSF per acre for retail, 20 KSF per acre for office and 20 units per acre for multi-family and hotel. Development occurring on parcels 18, 20, 22, and 23 may increase this density/intensity by 1.5. Densities/intensities on these parcels may be further increased by transferring unused portions of the TOD.

6. Should the FDOT, with the applicant’s written consent, obtain the necessary environmental permits and easement releases needed to accommodate a commuter rail train station within Osceola Corporate Center, then the lands lying adjacent to the CSX rail line that are upland and any additional lands that the applicant and FDOT agree are necessary to accommodate a SunRail station shall be removed from the DRI and shall no longer be subject to the terms and conditions of this development order. Such removal is approved upon the County receiving written notice from the applicant that the land for the station has been conveyed to the FDOT and upon approval of a plat that identifies the lands being conveyed.

7. The property does not lie within an Area of Critical State Concern.

8. The application has been reviewed by and the recommendations have been made and received from the East Central Florida Regional Planning Council.

9. All public hearings as required by Section 380.06, Florida Statutes, have been duly noticed and held.

10. The development permitted by this Development Order does not unreasonably interfere with the achievement of the objectives of the State Land Development Plan and is consistent with that plan. This Development Order does not relieve the applicant from complying with all other applicable State laws.

11. The proposed development permitted by this Development Order is consistent with the Osceola County Comprehensive Plan and other County land development regulations.
12. This Development Order for the proposed Osceola Corporate Center Development of Regional Impact is consistent with the report and recommendations of the East Central Florida Regional Planning Council.

ORDER

THEREFORE, it is hereby ORDERED AND RESOLVED by the Osceola County Commission that the Osceola Corporate Center Development of Regional Impact is approved pursuant to Section 380.06, Florida Statutes subject to the following terms and conditions:

1. The project shall be developed in accordance with the information, data, plans and commitments contained in the Osceola Corporate Center DRI/ADA and supplemental information unless otherwise directed by the recommendations enumerated below. For the purpose of this condition, the Application for Development Approval shall consist of the following items:


d. Commitments made during the review as presented in Appendix A of the Regional report.

2. The project, inclusive of the TOD, shall consist of no more than a total of 1,852,200 sf of office; 80,000 s.f. of office warehouse as described in the table and notes in condition 4 of “Findings of Fact” above, 1,779,500 s.f. of retail, 500 hotel rooms 2,350 multi-family units, plus the existing Tupperware World Headquarters Campus (including the replacement of the 55,000 s.f. office building destroyed by Hurricane Charlie in 2004) on 917.9 acres more or less as well as the rail stations and supporting infrastructure as referenced herein.

Phasing for Osceola Corporate Center shall be as follows:

Phase One: December 17, 1994 - December 17, 2003
Phase Two: December 17, 2003 - December 17, 2010
Phase Three and TOD Phase: December 17, 2010 - the later of five (5) years after the completion of the Osceola Parkway SunRail station or December 17, 2025

3. Allowed Use by parcel is identified in Table 1 below. Should the applicant desire to add a new use to any parcel, that use may be added only if the County reviews and approves an NOPC proposing the stated addition. Any approved use identified below is still subject to zoning.
### Table 1 - Permitted Use(s) for Each Parcel

<table>
<thead>
<tr>
<th>PARCEL</th>
<th>Office</th>
<th>Commercial/Retail</th>
<th>Hotel</th>
<th>Multi-Family</th>
<th>Office/Warehouse</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>X</td>
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<td>2</td>
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<tr>
<td>9</td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>10</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>11-14</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td></td>
</tr>
<tr>
<td>16</td>
<td>X</td>
<td></td>
<td></td>
<td>X</td>
<td></td>
</tr>
<tr>
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</tr>
<tr>
<td>18</td>
<td>X(TOD)</td>
<td>X(TOD)</td>
<td>X(TOD)</td>
<td>X(TOD)</td>
<td></td>
</tr>
<tr>
<td>19</td>
<td></td>
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<td></td>
<td></td>
<td>X</td>
</tr>
<tr>
<td>20</td>
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<td>X(TOD)</td>
<td>X(TOD)</td>
<td>X(TOD)</td>
<td>X(TOD)</td>
</tr>
</tbody>
</table>

Parcels 18, 20, 21, 22, and 23 shall allow Transit Oriented Development (TOD) and shall allow a mix of uses and densities appropriate for such classification to include office, retail, multi-family residential, hotel, office warehouse and institutional uses (e.g., SunRail commuter rail station, other multi-modal facilities and schools).

Medical office and elderly care facilities are allowed within OCC subject to zoning and provided that the applicant can demonstrate to the satisfaction of the County that the trip numbers allocated for OCC by this development program are not exceeded. For the above table, medical office is considered to be “office” and elderly care is considered to be “multi-family.”

4. To minimize dependence on ground irrigation and to promote retention of wildlife habitat, native vegetation shall be utilized in landscaping to the maximum extent practicable. Ecologically viable portions of natural upland plant communities should be
preserved and maintained in their original state (suggested to be fifty percent of the required open space) or to the greatest extent practicable.

5. Site development related activities shall not result in the harming, pursuit, or harassment of wildlife species classified as endangered, threatened or a species of special concern by either the state or federal governments in contravention of applicable state or federal laws. Should such species be determined to be residing on, or be otherwise significantly dependent upon, the project site, the developer shall cease all activities which might negatively affect that individual or population and immediately notify both the Florida Fish and Wildlife Conservation Commission, and the United States Fish and Wildlife Service and the jurisdictional local government. Proper protection and habitat management, to the satisfaction of all agencies shall be provided by the developer. “Harming” and “harassment” as used in this recommendation shall be defined in the same manner as “harm” and “harass” respectively are defined in 50 CFR Section 17.3.

6. Project construction personnel shall be notified, through posted advisories or other methods, of the potential for artifact discoveries on the site and to report suspected findings to the project manager. In event of discovery of artifacts of historical or archaeological significance during project construction, the Applicant shall stop construction at the site of discovery and notify the jurisdictional local government and the Division of Historic Resources of the Florida Department of State. From the date of notification, construction shall be suspended within a 100-foot radius of the site of discovery for a period of up to 120 days to allow evaluation of the site.

7. Impacts to wetlands shall be regulated by the appropriate State permitting agencies in a manner consistent with State Law and adopted Florida Administrative Code Rule.

8. The applicant shall be responsible for the proper notification of the County and Florida Department of Environmental Protection (“FDEP”) if hazardous materials or wastes are used or stored on the project site. If hazardous materials/wastes are on the project site, the applicant shall prepare, at his own expense, a Hazardous Materials Management Plan which will meet the following criteria:

Assures the implementation of property hazardous materials and wastes management and disposal procedures, and includes provisions to assure the availability of sufficient financial resources and the initiation of actions for the prompt and effective containment and clean-up of hazardous substances subsequent to a spill or contamination episode. “Hazardous materials” are those for which notification of the FDEP is required under Chapter 17-30, Florida Administrative Code.

9. The following equivalency matrix may be used to make simultaneous increases and decreases in the land development program approved herein. The matrix is intended to ensure that changes in the development program do not result in an increase in trips. The applicant shall report any use of the equivalency matrix in the biennial report required by this development order. Use of the equivalency matrix may be used to make minor
changes in the development program provided that its use does not result in a change that meets or exceeds the thresholds for substantial deviation as identified in Chapter 380.06(19), Florida Statutes.

**Development Equivalency Matrix**

<table>
<thead>
<tr>
<th>Change From &gt;</th>
<th>Office (KSF)</th>
<th>Office/Wrhs (KSF)</th>
<th>Hotel (Room)</th>
<th>Retail #1 (KSF)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office</td>
<td></td>
<td>1.304</td>
<td>5.187</td>
<td>0.767</td>
</tr>
<tr>
<td>Off/Warehouse</td>
<td>0.767</td>
<td></td>
<td>3.977</td>
<td>0.588</td>
</tr>
<tr>
<td>Hotel</td>
<td>0.193</td>
<td>0.251</td>
<td></td>
<td>0.148</td>
</tr>
<tr>
<td>Retail #1</td>
<td>1.303</td>
<td>1.699</td>
<td>6.759</td>
<td></td>
</tr>
<tr>
<td>Retail #2</td>
<td>2.013</td>
<td>2.625</td>
<td>10.441</td>
<td>1.545</td>
</tr>
<tr>
<td>Retail #3</td>
<td>12.906</td>
<td>16.831</td>
<td>66.943</td>
<td>9.904</td>
</tr>
<tr>
<td>Multi-Family</td>
<td></td>
<td></td>
<td>0.72</td>
<td></td>
</tr>
</tbody>
</table>

**Notes:**
(1) - Development exchanges based upon ITE 6th Edition Net PM/PK PK/DIR External Trips
(2) - Retail #1 is less than 10,000 s.f.; Retail #2 is between 10ksf and 99ksf; Retail #3 is greater than 99k.
(3)- Example exchanges:

To add 2,000 square feet of RETAIL #1 and change from OFFICE-2KSF x 1.303 = 2.606 = Reduce OFFICE by 2,606 Square Feet

To add 100 rooms of HOTEL and change from OFFICE/WAREHOUSE - 100 RMS x .251 = 25.1 = Reduce OFFICE/WRHS by 25,100 Square Feet

To add 150,000 square foot of RETAIL #2 and change from RETAIL #1 - 150 KSF x 1.545 = 231.75 = Reduce RETAIL #1 by 231,750 Square Feet

To add 5,000 square foot of RETAIL #3 and change from HOTEL - 5 KSF x 66.94 = 334.7 = Reduce HOTEL by .335 Rooms

(4) The Osceola Corporate Center DRI shall comply with the Osceola County Public Schools Facilities Element (PSFE) and Concurrency Management System (CMS) in existence at the time that the applicant notifies the County of its intent to utilize the matrix to convert to multi-family. At any time that the master developer or developer elects to convert previously approved land uses to residential land use via the land use conversion matrix, the additional impacts to the public school system shall be reviewed and addressed by the Developer and the School District of Osceola County.

10. The Osceola Corporate Center DRI may proceed with the final phase of development (phase 3 and TOD phase) subject to the conditions listed below. The developer shall not be required to undertake any further monitoring and modeling studies through the buildout of Osceola Corporate Center. All obligations of the developer and the County prior to this final phase have been fulfilled. Should the applicant wish to change the entitlements granted by this development order, and use of the equivalency matrix is not appropriate, then such changes shall be reviewed
pursuant to Chapter 380.06(19) as either a Notice of Proposed Change or Substantial Deviation
assuming the proposed changes require such review pursuant to applicable statute at the time of
such proposed change.

a. The applicant shall offer a special warranty deed for up to 9.7 acres of land to the
FDOT for a SunRail station as depicted on Map H of this Development Order
within 180 days of the FDOT obtaining a ERP permit from the SFWMD for the
Osceola Parkway SunRail commuter rail station.. This 9.7 acre piece is located
between parcel 21 and the CSX rail line. It is anticipated by the applicant and the
County that the 9.7 acres will be used for a SunRail commuter rail train station,
parking, drainage, bus bays, circulation and an access road from Orange Avenue
to the SunRail commuter rail train station as depicted on Map H. The applicant
may have access to its property contained within Parcel 21 via this internal road.
Alternatively, the applicant, with the written concurrence of FDOT, may make the
above donation, or any part thereof, to the County. Construction of the first two
lanes of the access road from Orange Avenue to the SunRail station will not be
the responsibility of the applicant.

b. The applicant and the County agree that the conditions outlined herein represent
adequate mitigation for the full build-out of the Osceola Corporate Center DRI to
the levels described in the development summary table identified in condition 4 of
this development order. No further mitigation will be required of the applicant
other than the mitigation outlined herein for the remainder of the project (phase 3
and the TOD phase). However, should the applicant desire to change the
development program authorized by this development order in a manner that
exceeds the parameters of the equivalency matrix approved herein, then such
change must be evaluated per the requirements of Chapter 380.06(19). Should a
traffic study be necessary to evaluate such a change, then said study shall test for
roadway segments to be analyzed as ten percent of level of service “C” service
volumes. If such an evaluation identifies an increase in impacts, then the applicant
may be required to provide additional mitigation if mandated by applicable law.

c. RESERVED.

d. The applicant shall dedicate at no cost to the County a maximum of three acres of
land, along Osceola Parkway, east of Orange Avenue (and immediately adjacent
to the southern side of the 9.7 acre parcel described in paragraph A above), to be
used for the future County light rail transit system station and its ancillary uses to
include stormwater requirements and the pedestrian connections between the light
rail and Sun Rail stations. Such dedication will be “as is” with no further
requirement for improvement or mitigation required of the applicant. The
applicant shall reserve the land for such purpose for a period not to exceed twenty
years (October 21, 2033). Should the County not proceed with funding and
construction within twenty years the reservation shall be released and no
dedication shall be required. In such an event, an amendment to this
development order shall not be required. The County and the applicant may
mutually consent to extend the reservation. The applicant will cooperate with FDOT in the provision of way finding signage to assist the public in accessing the SunRail station. Such signage may be provided at the intersection of Osceola Parkway and Orange Avenue and at Orange Avenue and the station’s access road. The applicant may provide a signage easement to FDOT but shall be under no obligation to fund the design or construction of the way finding sign.

e. Alternative Transportation Modes (ATM) Plan:

• The property shall not be exempt from corridor-wide taxes, impact fees or similar mechanisms (to include MSTU and TIF) which may be enacted by the County in the future that are generally applicable by their terms to developers of properties along the SunRail or County fixed guideway rail system; provided, however, that nothing contained in this Development Order shall be construed to independently impose financial contribution obligations from such transportation systems upon the Applicant or any purchasers of properties of the Applicant’s property subject to this Development Order.

• Should the County elect to implement a fixed guideway/rail system to extend from OCC east and west along Osceola Parkway, then the applicant shall provide, at no cost to the County, a maximum of one acre for a premium transit station. This facility shall abut the north side of Osceola Parkway at its intersection with Greenwald Way. This one acre shall be provided “as is” with no further requirement for improvement or mitigation required of the applicant. Until such dedication is made, the designated land shall be reserved by the applicant for such use. However, should the County elect not to proceed with the fixed guideway system by October 21, 2033, then the applicant’s obligation to reserve or provide the one acre is eliminated without the need to further amend this development order. Alternatively, the County and the applicant may mutually extend the reservation.

f. To implement the TOD at OCC, it may be necessary to upgrade the utility infrastructure that is currently in existence. The applicant will not bear the expense to upgrade the utilities to parcel 21 but will provide easements necessary for such an upgrade. The applicant shall have no obligation to provide utilities for the rail station. Utilities internal to the site shall be born by future developers.

h. When warranted, the FDOT shall construct a four-directional signal at the SunRail station access on Orange Avenue and the applicant shall reimburse FDOT for 50% of the total cost of such signal. The applicant shall be permitted access from this intersection for lands to the west of Orange Avenue.
i. Any permitting costs associated with the SunRail station, to include parking, utilities, bus bays, circulation, access road and signage shall not be the responsibility of the applicant. Vacation of easements to accommodate the SunRail station shall not be the responsibility of the applicant. The applicant shall provide written consent for FDOT to obtain the necessary environmental permits and easement releases needed to accommodate a commuter rail train station within Osceola Corporate Center.

11. The Applicant shall fund the construction of left and right-turn deceleration lanes at all project entrances on John Young Parkway, Osceola Parkway, US 441, and Orange Avenue. These improvements shall be constructed when such project entrances are created.

12. RESERVED.

13. Bicycle racks, transit passenger shelters and transit parking bays shall be constructed where necessary to augment and facilitate the operations of off-site transit and bicycle facilities. Furthermore, the Applicant shall make known to tenants that the Orlando area has an existing ridesharing program operated by LYNX and encourage the use of said program.

14. The Applicant shall have no obligations for the costs of signalization at any project entrances other than at the intersection of Osceola Parkway and Greenwald Way, and the signal modification at the intersection of Centerview Boulevard and US 17-92-441 (OBT) and those costs associated with 18(i) above. The Applicant shall convey, at no cost to the County, 55 feet of right-of-way for the construction of two lanes of the eastern side of a 4-lane Thacker Avenue between Osceola Parkway and Centerview Boulevard, and the Applicant shall have no obligation for the funding, permitting, and construction of such roadway. The Applicant shall also convey, at no cost to the County, either 130 feet of right-of-way (inclusive of the current width of Orange Avenue right-of-way) along the route of Orange Avenue from the county line to Osceola Parkway to allow for the eventual widening of Orange Avenue to a four lane roadway, or 130-feet of right-of-way for the potential realignment of Orange Avenue as a four-lane roadway, and the applicant shall have no obligation for the construction of either such roadways. The applicant shall have no obligation to mitigate for wetland impacts should Orange Avenue be realigned. However, the applicant shall provide/maintain public access to the SunRail commuter rail station consistent with the level of access provided by this NOPC. If Orange Avenue is realigned as a four-lane roadway then the applicant shall be entitled to receive title for the right-of-way of the existing alignment of Orange Avenue once the construction of the realignment has been completed.

15. Right-of-way reservation requirements for two urban interchanges, one at Osceola Parkway and Bermuda Avenue, the other at Osceola Parkway and US 441, shall be determined by the County in a manner consistent with the attached Exhibit 3. Osceola Parkway shall fly over US 441; Bermuda Avenue/John Young Parkway shall fly over Osceola Parkway. Conveyance of any ROW by the applicant in this respect shall be creditable against impact fees or other improvement mitigation costs assessed against the applicant.

16. The applicant shall also submit development guidelines. These guidelines shall at a
minimum address the following items:

   a. Permitted Uses
   b. Signage
   c. Landscape
   d. Setbacks
   e. Lot Size Minimums

Following a hearing before the Osceola County Planning Commission, these guidelines shall supersede their counterparts within the county regulations during the review of future zoning amendments.

PERIOD OF EFFECTIVENESS

This Development Order shall take effect after execution by the Chairman of the Osceola County Commission and the appeal period provided in Florida Statutes Section 380.07 has expired without an appeal being taken by any party with standing under Section 380.07, Florida Statutes. The Development Order shall remain in effect for until the later of five (5) years after the completion of the Osceola Parkway SunRail commuter rail station or December 17, 2025. The effectiveness of this Development Order may be extended upon a showing by the Developer that the completed portions and remaining portions of the development comply with the conditions of this Development Order and the provisions of Chapter 380.06, Florida Statutes.

REQUIREMENTS FOR BIENNIAL MONITORING REPORT

The applicant shall provide a biennial monitoring report in even numbered years addressing the following:

1. Changes in the plan of development or in the representations contained in the ADA, or in the phasing for the reporting year and for the next two years, including any forms and application documents and fees adopted by Osceola County;

2. A summary comparison of development activity proposed and actually conducted for the reporting period;

3. Undeveloped tracts of land other than individual residential units that have been sold to a separate entity or developer;

4. Identification and intended use of land purchased, leased or options by the Developer adjacent to the Development site indicated in the Application for Development Approval, since this Development Order was issued;

5. An assessment of the Development’s and local government’s compliance with conditions
of approval contained in this Development Order and the commitments which are contained in the Application for Development Approval and which have been identified by local government, the Regional Planning Council or the Department of Community Affairs as being significant.

6. Any known incremental development of regional impact ("DRI") applications for development approval or request for a substantial deviation determination that were filed during the reporting period or to be filed during the next year, relating to the Development;

   a. An indication of a change, if any, in local government jurisdiction for any portion of the development since the Development Order was issued;

   b. A list of significant local, state, and federal permits which have been obtained or which are pending by agency.

7. A statement that all person/entities have been sent copies of the Biennial Report in conformance with subsections 380.06(15) and (18), Florida Statutes; and,

8. A copy of any notice of the adoption of a Development Order or the subsequent modification of an adopted Development Order that was recorded by the Applicant pursuant to subsection 380.16(15)(f), Florida Statutes.

9. The final Biennial Report shall include a statement indicating that all development authorized by the Development Order has been completed and all conditions of approval have been satisfied.

10. A biennial accounting of all CDPs, overall CDPs and Certificates of Occupancy approved by Osceola County. The format of this system shall include the annual submittal of a map of the overall Osceola Corporate Center development at the same scale as the maps submitted with the original ADA (1" = 500'). Graphically depicted on the map shall be the boundaries of all CDPs and overall CDPs approved by Osceola County. Within each boundary shall be the local application number and the amount of development approved i.e., # of dwelling units (and density type) and square footage and acreage of commercial.

The map shall also include a table which is organized as follows:

<table>
<thead>
<tr>
<th>Development Type</th>
<th>(1) CDPs approved to date</th>
<th>(2) Assign ADTs</th>
<th>(3) CDPs approved in previous calendar year</th>
<th>(4) Assign ADTs in previous calendar year</th>
<th>(5) Approved total in DRI</th>
<th>(6) Reman less approved to date</th>
<th>(7) COs rec'd (s.f. only for non-motel)</th>
<th>(8) COs rec'd to date in previous calendar yr (s.f. only for non-motel)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office/ Warehouse</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Column (1) shall include a running total for the five development types by their appropriate unit of measure (e.g. # of motel rooms). The CDP file # shall be indicated. Column (2) shall include a running total of ADTs which are assigned to the development in Column (1) and are consistent with a methodology to be agreed upon prior to submittal of any Comprehensive Development Plan. This methodology shall be agreed upon by the applicant, Osceola County and the East Central Florida Regional Planning Council. Column (3) shall include an accounting of the CDPs approved in the previous calendar year. Each CDP shall be identified by file number and amount of development approved. In column (4), ADTs by development type and their total shall be indicated for the development in column (3) consistent with the methodology previously agreed upon by the applicant, Osceola County and the East Central Florida Regional Planning Council. Column (5) is the total approved DRI by each development type. In column (6), the balance of approved development shall be indicated; this figure is to be annually adjusted to reflect the most recently approved CDPs. Column (7) and (8) are to reflect total and annual Certificates of Occupancy.

Both the map and the table shall reflect all approved amendments. Notes shall be included to identify those amendments including but not limited to CDPs which are superceded, amended, or voided.

MONITORING MECHANISM

Compliance with the terms and conditions of this Development Order shall be monitored through the provisions of the established review and approval process for developments pursuant to Osceola County development monitoring procedures. The Osceola County Planning Director, or his authorized designee, shall be the official responsible for monitoring compliance by the developer with this Development Order.

RESTRICTIONS ON DOWN ZONING

The Osceola Corporate Center DRI has also been approved as a PUD by Osceola County. Under this PUD, substantial development has occurred that has relied and continues to rely upon the PUD approval granted by the County. Therefore, this Development of Regional Impact will not be subject to down zoning, unit density reduction or intensity reduction.

MODIFICATIONS TO THE DEVELOPMENT ORDER
The Applicant shall submit, simultaneously, to Osceola County, the East Central Florida Regional Planning Council, and the Florida Department of Economic Opportunity (DEO) any requests for approval of a proposed change to this Development Order. This submission shall be in a format established by the DEO and shall include, as a minimum, the precise language which is proposed for deletion or addition to the Development Order and a statement summarizing all previous changes that have been made to the Development Order.

Certified copies of this Development Order shall be transmitted by certified mail to the Florida Department of Economic Opportunity, the East Central Florida Regional Planning Council, Osceola County, the Applicant, and any and all owners of land governed by this Development Order.
BOARD OF COUNTY COMMISSIONERS OF
OSCEOLA COUNTY, FLORIDA

By: Frank Atkinson
Chairman/Vice Chairman

ATTEST:

ATTEST:

OSCEOLA COUNTY CLERK OF THE BOARD

By:

Clerk/Deputy Clerk of the Board
Board Approved 10/21/13

STATE OF FLORIDA
COUNTY OF OSCEOLA

I HEREBY CERTIFY that on the 21st day of October, 2013 before me personally appeared Frank Atkinson and acknowledged that they executed the foregoing document.

WITNESS my signature and official seal at Kissimmee, Osceola County, Florida, the day and year last aforesaid.

Sara M. DePuma
Notary Public, State of Florida
My Commission Expires

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Exhibit 1
Legal Description for
Osceola Corporate Center Development of Regional Impact

A PORTION OF SECTIONS 2, 3 AND 4, TOWNSHIP 25 SOUTH, RANGE 29 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(TRACT A)

BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 3; THENCE RUN SOUTH 89/53'55" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 1,207.97 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441, ACCORDING TO THE STATE ROAD DEPARTMENT RIGHT-OF-WAY MAPS OF STATE ROADS 500 AND 600, PROJECT NUMBER 242; THENCE SOUTH 06/53'55" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 136.99 FEET, TO A POINT OF CURVATURE OF CURVE, CONCAVE WESTERLY; THENCE SOUTHERLY ALONG SAID CURVE, HAVING A RADIUS OF 11,409.20 FEET, A CENTRAL ANGLE OF 06/57'00", AN ARC LENGTH OF 1,383.94 FEET, A CHORD LENGTH OF 1,383.09 FEET, AND A CHORD BEARING OF SOUTH 03/25'28" EAST; THENCE SOUTH 00/03'02" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 2,757.07 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF LAST AVENUE, ACCORDING TO THE PLAT OF MARYDIA, AS RECORDED IN PLAT BOOK "B", PAGE 67, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE SOUTH 12/19'52" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 57.77 FEET, TO A POINT ON THE NORTH LINE OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 224, PAGE 737, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE NORTH 89/57'03" WEST, ALONG SAID NORTH LINE 503.78 FEET, TO A POINT ON THE WEST LINE OF SAID PARCEL OF LAND; THENCE SOUTH 00/15'25" WEST, ALONG SAID WEST LINE, 412.88 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF CONGDEN STREET, HAVING A RIGHT-OF-WAY WIDTH OF 50.00 FEET; THENCE NORTH 89/57'03" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 148.00 FEET, TO A POINT ON THE WEST LINE OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 117, PAGE 502, OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE NORTH 00/15'25"
EAST, ALONG SAID WEST LINE, 788.97 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE NORTH 89/56'41" WEST, ALONG SAID SOUTH LINE, 660.00 FEET, TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE SOUTH 00/15'25" WEST, ALONG SAID EAST LINE, 847.35 FEET, TO A POINT THAT IS 466.69 FEET NORTHERLY, ALONG SAID EAST LINE, FROM THE SOUTHEAST CORNER OF SAID SECTION 4; THENCE NORTH 89/51'58" WEST, PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4, A DISTANCE OF 466.69 FEET; THENCE SOUTH 00/15'25" WEST, PARALLEL WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4, A DISTANCE OF 466.69 FEET, TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE NORTH 89/51'58" WEST, ALONG SAID SOUTH LINE, 2179.05 FEET, TO THE SOUTH QUARTER CORNER OF SAID SECTION 4; THENCE NORTH 00/36'19" WEST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4, A DISTANCE OF 1315.73 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 4; THENCE NORTH 89/53'35" WEST, ALONG SAID LINE, 1964.36 FEET, TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 4; THENCE SOUTH 00/10'45" EAST, ALONG SAID LINE 1318.86 FEET, TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4; THENCE NORTH 89/59'12" WEST, ALONG SAID SOUTH LINE, 658.04 FEET, TO THE SOUTHWEST CORNER OF SAID SECTION 4; THENCE NORTH 00/02'15" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 2639.84 FEET, TO THE WEST QUARTER CORNER OF SAID SECTION 4; THENCE NORTH 00/10'26" EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 2635.51 FEET, TO THE NORTHWEST CORNER OF SAID SECTION 4; THENCE SOUTH 89/47'52" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 2570.26 FEET, TO THE NORTH QUARTER CORNER OF SAID SECTION 4; THENCE SOUTH 89/55'06" EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4, A DISTANCE OF 2654.37 FEET, TO THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 24 SOUTH, RANGE 29 EAST; THENCE SOUTH 89/46'55" EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4, A DISTANCE OF
70.75 FEET "TO THE POINT OF BEGINNING."

TOGETHER WITH

(TRACT B/LOT 1)

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 3; THENCE RUN SOUTH 89/53'55" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 1308.72 FEET, TO A POINT ON THE EASTERY RIGHT-OF-WAY LINE OF U.S.HIGHWAY 441, ACCORDING TO THE STATE ROAD DEPARTMENT RIGHT-OF-WAY MAPS OF STATE ROADS 500 AND 600, PROJECT NUMBER 242, FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89/53'55" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 1284.10 FEET, TO THE NORTH QUARTER CORNER OF SAID SECTION 3; THENCE SOUTH 89/55'44" EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 2480.98 FEET, TO A POINT ON THE WESTERY RIGHT-OF-WAY LINE OF COUNTY ROAD 527 ACCORDING TO THE STATE ROAD DEPARTMENT MAINTENANCE MAP OF STATE ROAD 527, SECTION NUMBER 92020; THENCE SOUTH 18/36'20" WEST, ALONG THE SAID WESTERY RIGHT-OF-WAY LINE, 1686.65 FEET; THENCE CONTINUE ALONG THE WESTERY RIGHT-OF-WAY LINE OF COUNTY ROAD 527 ACCORDING TO THE RIGHT-OF-WAY MAPS OF THE BUENAVENTURA BOULEVARD EXTENSION PREPARED BY ARRINGTON-HOBBS IN 1985, THE FOLLOWING COURSES: NORTH 71/23'40" WEST, 3.04 FEET, TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY; THENCE SOUTHERLY, ALONG SAID CURVE HAVING A RADIUS OF 1546.40 FEET, A CENTRAL ANGLE OF 27/27'29", AN ARC LENGTH OF 741.09 FEET, A CHORD LENGTH OF 734.02 FEET, AND A CHORD BEARING OF SOUTH 05/06'49" WEST; THENCE SOUTH 81/23'05" WEST, 10.00 FEET, TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY; THENCE SOUTHERLY, ALONG SAID CURVE HAVING A RADIUS OF 1556.40 FEET, A CENTRAL ANGLE OF 13/45'19", AN ARC LENGTH OF 373.65 FEET, A CHORD LENGTH OF 372.76 FEET, AND A CHORD BEARING OF SOUTH 15/29'35" EAST; THENCE SOUTH 22/22'14" EAST, 24.42 FEET; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF DART BOULEVARD
ACCORDING TO THE SAID RIGHT-OF-WAY MAPS OF THE BUENAVENTURA
BOULEVARD EXTENSION, THE FOLLOWING COURSES: SOUTH 21°17'14" WEST, 73.16
FEET, TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHEASTERLY;
THENCE SOUTH-WESTERLY, ALONG SAID CURVE HAVING A RADIUS OF 1507.40
FEET, A CENTRAL ANGLE OF 19°02'31", AN ARC LENGTH OF 500.97 FEET, A CHORD
LENGTH OF 498.67 FEET, AND A CHORD BEARING OF SOUTH 54°32'16" WEST;
THENCE SOUTH 45°01'01" WEST, 166.24 FEET; THENCE NORTH 44°58'59" WEST, 5.00
FEET; THENCE SOUTH 45°01'01" WEST, 316.80 FEET, TO A POINT OF CURVATURE OF
A CURVE, CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY, ALONG SAID
CURVE HAVING A RADIUS OF 1352.40 FEET, A CENTRAL ANGLE OF 41°29'25"; AN
ARC LENGTH OF 979.33 FEET, A CHORD LENGTH OF 958.07 FEET, AND A CHORD
BEARING OF SOUTH 65°45'43" WEST; THENCE SOUTH 03°29'34" EAST, 15.00 FEET, TO
A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHERLY; THENCE
WESTERLY, ALONG SAID CURVE HAVING A RADIUS OF 1367.40 FEET, A CENTRAL
ANGLE OF 03°30'35"; AN ARC LENGTH OF 83.76 FEET, A CHORD LENGTH OF 83.75
FEET, AND A CHORD BEARING OF SOUTH 88°15'43" WEST; THENCE NORTH 89°58'59"
WEST, 1351.78 FEET; THENCE NORTH 56°16'59" WEST 90.41 FEET, TO A POINT ON THE
A FORESAID EASTERN RIGHT-OF-WAY LINE OF U.S. HIGHWAY 441; THENCE
NORTH 00°04'04" EAST, ALONG SAID EASTERN RIGHT-OF-WAY LINE, 2256.39 FEET,
TO A POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY; THENCE
NORTHERLY, ALONG SAID CURVE HAVING A RADIUS OF 11509.20 FEET, A
CENTRAL ANGLE OF 06°57'00"; AN ARC LENGTH OF 1396.07 FEET, A CHORD
LENGTH OF 1395.21 FEET, AND A CHORD BEARING OF NORTH 03°25'28" WEST;
THENCE NORTH 06°53'55" WEST, ALONG SAID EASTERN RIGHT-OF-WAY LINE,
124.71 FEET, TO THE POINT OF BEGINNING.

TOGETHER WITH

(TRACT C)

BEGIN AT THE NORTHEAST CORNER OF SAID SECTION 3; THENCE RUN SOUTH
00°00'03" EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID
SECTION 3, A DISTANCE OF 659.68 FEET, TO A POINT ON THE SOUTH LINE OF LOT 8
OF R.C. SLIGHS SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED
IN PLAT BOOK 1, PAGE 88 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE SOUTH 89/55'05" EAST, ALONG SAID SOUTH LINE, 549.30 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD; THENCE SOUTH 12/17'55" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 2025.37 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF DART BOULEVARD, ACCORDING TO THE RIGHT-OF-WAY MAPS OF THE BUENAVENTURA BOULEVARD EXTENSION PREPARED BY ARRINGTON-HOBBS IN 1985; THENCE WESTERLY, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES: NORTH 89/41'17" WEST, 187.96 FEET; THENCE NORTH 00/18'43" EAST, 10.00 FEET; THENCE NORTH 89/41'17" WEST, 82.31 FEET, TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY; THENCE WESTERLY, ALONG SAID CURVE HAVING A RADIUS 1507.40 FEET, A CENTRAL ANGLE OF 18/58'46", AN ARC LENGTH OF 499.33 FEET, A CHORD LENGTH OF 497.05 FEET, AND A CHORD BEARING OF SOUTH 80/49'21" WEST; THENCE NORTH 66/02'23" WEST, 73.48 FEET; THENCE NORTHERLY ALONG THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 527, ACCORDING TO THE SAID RIGHT-OF-WAYS MAPS OF THE BUENAVENTURA BOULEVARD EXTENSION THE FOLLOWING COURSES: NORTH 22/22'14" WEST, 24.42 FEET, TO A POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY; THENCE NORTHERLY, ALONG SAID CURVE HAVING A RADIUS OF 1466.40 FEET, A CENTRAL ANGLE OF 06/27'31", AN ARC LENGTH OF 165.30 FEET, A CHORD LENGTH OF 165.21 FEET, AND A CHORD BEARING OF NORTH 19/08'29" WEST; THENCE SOUTH 74/05'17" WEST, 10.00 FEET, TO A POINT ON A NON-TANGENT CURVE, CONCAVE EASTERLY; THENCE NORTHERLY, ALONG SAID CURVE HAVING A RADIUS OF 1476.40 FEET, A CENTRAL ANGLE OF 34/45'17", AN ARC LENGTH OF 895.56 FEET, A CHORD LENGTH OF 881.90 FEET, AND A CHORD BEARING OF NORTH 01/27'55" EAST; THENCE NORTH 71/13'03" WEST, 7.92 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 527 ACCORDING TO THE STATE ROAD DEPARTMENT MAINTENANCE MAP OF STATE ROAD 527, SECTION NUMBER 92020; THENCE NORTH 18/46'57" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 938.46 FEET; THENCE NORTH 18/54'44" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 500.00 FEET; THENCE NORTH 16/39'12" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, 267.23 FEET, TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3;
THENCE SOUTH 89/55'44" EAST, ALONG SAID NORTH LINE, 227.39 FEET, TO THE POINT OF BEGINNING.

TOGETHER WITH

(TRACT D)

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 3; THENCE RUN SOUTH 00/60'03" EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 2638.71 FEET, TO THE EAST QUARTER CORNER OF SAID SECTION 3; THENCE SOUTH 00/00'00" WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 3, A DISTANCE OF 130.00 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF DART BOULEVARD ACCORDING TO THE RIGHT-OF-WAY MAPS OF THE BUENAVENTURA BOULEVARD EXTENSION PREPARED BY ARRINGTON-HOBBS IN 1985, FOR THE POINT OF BEGINNING; THEN CONTINUE SOUTH 00/00'00" WEST, ALONG THE SAID EAST LINE OF THE SOUTHEAST QUARTER, 645.98 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE SEABOARD COASTLINE RAILROAD; THENCE SOUTH 12/17'55" WEST, ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE, 546.35 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTH HALF OF SAID SECTION 3. THENCE NORTH 89/58'59" WEST, ALONG SAID SOUTH LINE, 1623.67 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 527, ACCORDING TO SAID RIGHT-OF-WAY MAPS OF BUENAVENTURA BOULEVARD EXTENSION, BEING A POINT ON A NON-TANGENT CURVE, CONCAVE WESTERLY; THENCE NORTHERLY ALONG SAID CURVE HAVING A RADIUS OF 484.16 FEET, A CENTRAL ANGLE OF 13/44'15", AN ARC LENGTH OF 116.08 FEET, A CHORD LENGTH OF 115.81 FEET, AND A CHORD BEARING OF NORTH 10/25'51" WEST; THENCE EASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LIE OF DART BOULEVARD FOLLOWING COURSES: NORTH 18/44'52" EAST, 114.08 FEET, TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, THENCE NORTHEASTERLY, ALONG SAID CURVE HAVING A RADIUS OF 1507.40 FEET, A CENTRAL ANGLE OF 12/47'40", AN ARC LENGTH OF 336.61 FEET, A CHORD LENGTH OF 335.91 FEET, AND A CHORD BEARING OF NORTH 51/24'51" EAST; THENCE NORTH 45/01'01" EAST, 316.80 FEET; THENCE NORTH 44/58'59" WEST, 10.00 FEET; THENCE NORTH 45/01'01" EAST, 166.24 FEET, TO A POINT OF CURVATURE OF A CURVE, CONCAVE
SOUTHEASTERLY; THENCE NORTHEASTERLY, ALONG SAID CURVE HAVING A 
RADIUS 1367.40 FEET, A CENTRAL ANGLE OF 45°17'43", AN ARC LENGTH OF 1081.00 
FEET, A CHORD LENGTH OF 1053.07 FEET, AND A CHORD BEARING OF NORTH 
67°39'53" EAST; THENCE SOUTH 89°41'17" EAST, 153.12 FEET, TO POINT OF 
BEGINNING.

SAID LANDS LYING IN UNINCORPORATED OSCEOLA COUNTY, FLORIDA AND 
CONTAINING 1055.7 ACRES MORE OR LESS.

LESS:

OSCEOLA COUNTY BALL PARK LANDS CONTAINING 18.20 ACRES MORE OR LESS; 
OSCEOLA COUNTY ROAD RIGHTS OF WAY CONTAINING 79.23 ACRES MORE OR 
LESS; OSCEOLA COUNTY STORMWATER PONDS CONTAINING 12.28 ACRES MORE 
OR LESS; AND, OSCEOLA COUNTY WETLAND PURCHASE CONTAINING 3.50 ACRES 
MORE OR LESS.

LESS:

A PORTION OF LOT 1 AND TRACT B, OSCEOLA CORPORATE CENTER, ACCORDING 
TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGES 147 – 149 OF THE 
PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY 
DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 1, OSCEOLA CORPORATE 
CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, 
PAGES 147- 149 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; 
THENCE NORTH 00°03'02" EAST, ALONG THE WEST LINE OF SAID LOT 1, A 
DISTANCE OF 639.32 FEET; THENCE SOUTH 89°56'58" EAST, A DISTANCE OF 45.71 
FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 441 (S.R. 
500 AND 600) FOR THE POINT OF BEGINNING, (SAID EAST RIGHT OF WAY LINE, 
ACCORDING TO OR BOOK 2021, PAGE 1305 OF THE PUBLIC RECORDS OF OSCEOLA 
COUNTY, FLORIDA); THENCE NORTH 00°03'02" EAST, ALONG SAID EAST RIGHT OF 
WAY LINE. A DISTANCE OF 105.40 FEET; THENCE NORTH 89°56'58" WEST, A 
DISTANCE OF 13.93 FEET; THENCE NORTH 00°03'02" EAST, A DISTANCE OF 29.60 
FEET; THENCE LEAVING SAID EAST RIGHT OF WAY LINE, RUN SOUTH 89°56'58" 
EAST, A DISTANCE OF 337.69 FEET; THENCE NORTH 00°03'02" EAST, A DISTANCE
OF 286.46 FEET; THENCE SOUTH 89°56'58" EAST, A DISTANCE OF 248.48 FEET;
THENCE SOUTH 58°11'25" EAST, A DISTANCE OF 191.37 FEET; THENCE SOUTH
78°06'15" EAST, A DISTANCE OF 433.88 FEET; THENCE SOUTH 67°37'57" EAST, A
DISTANCE OF 182.95 FEET; THENCE SOUTH 02°06'35" EAST, A DISTANCE OF 255.99
FEET TO A POINT ON THE NORTH LINE OF WETLAND NUMBER 31A, ACCORDING
TO THE DEED OF CONSERVATION EASEMENT RECORDED IN OR BOOK 1700, PAGE
1888 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA AND ALSO
RECORDED IN OR BOOK 5938, PAGE 3483 OF THE PUBLIC RECORDS OF ORANGE
COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID WETLAND 31A,
The following courses and distances, South 86°59'07" West, a distance of 38.35
feet; thence South 52°02'53" West, a distance of 83.18 feet; thence South
39°13'24" West, a distance of 40.73 feet; thence South 42°16'22" East, a distance of 31.68 feet; thence South 45°49'27" West, a
distance of 13.38 feet; thence North 50°53'30" West, a distance of 15.45
feet; thence South 27°09'24" West, a distance of 66.08 feet; thence South
49°03'55" West, a distance of 69.03 feet; thence South 19°24'13" West, a
distance of 47.16 feet; thence South 19°55'06" West, a distance of 29.89
feet; thence South 52°02'30" West, a distance of 28.86 feet; thence South
59°14'35" West, a distance of 42.78 feet; thence South 34°05'34" West, a
distance of 62.51 feet; thence South 71°28'48" West, a distance of 25.75
feet thence South 24°35'05" West, a distance of 43.41 feet; thence South
50°52'11" West, a distance of 76.20 feet; thence South 86°44'29" West, a
distance of 55.66 feet; thence South 72°01'36" West, a distance of 42.24
feet; thence South 26°30'00" West, a distance of 24.93 feet; thence South
03°22'16" East, a distance of 26.08 feet; thence South 89°41'49" West, a
distance of 200.61 feet; thence North 89°55'05" West, a distance of 149.08
feet; thence South 83°00'43" West, a distance of 103.92 feet; thence
South 88°27'08" West, a distance of 38.89 feet; thence departing said
north line of wetland 31a; run north 00°06'38" West, a distance of
645.10 feet; thence North 89°56'58" West, a distance of 305.90 feet to the
point of beginning containing 19.99 acres, more or less

LESS:

A TRACT OF LAND BEING A PORTION OF LOT 1 AND TRACT B, OSCEOLA
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CORPORATE CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGES 147-149 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00 DEGREES 08 MINUTES 02 SECONDS EAST ALONG THE WEST LINE OF LOT 1 FOR A DISTANCE OF 639.32 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 58 SECONDS EAST, A DISTANCE OF 45.71 FEET TO A POINT ON THE EAST RIGHT OF WAY OF U.S. HIGHWAY NO. 441 (S.R. 500 & 600) FOR THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 56 MINUTES 58 SECONDS EAST FOR A DISTANCE OF 305.90 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 38 SECONDS EAST FOR A DISTANCE OF 645.10 FEET TO A POINT LYING ON THE NORTH LINE OF REGIONAL WETLAND 31A ACCORDING TO OFFICIAL RECORDS BOOK 1700, PAGE 1888, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA AND ALSO RECORDED IN OFFICIAL RECORDS BOOK 5938, PAGE 3483, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID REGIONAL WETLAND 31A THE FOLLOWING COURSES AND DISTANCES; THENCE SOUTH 88 DEGREES 27 MINUTES 08 SECONDS WEST FOR A DISTANCE OF 13.94 FEET; THENCE SOUTH 89 DEGREES 13 MINUTES 17 SECONDS WEST FOR A DISTANCE OF 113.81 FEET; THENCE SOUTH 83 DEGREES 16 MINUTES 56 SECONDS WEST FOR A DISTANCE OF 112.58 FEET; THENCE SOUTH 85 DEGREES 34 MINUTES 58 SECONDS WEST FOR A DISTANCE OF 27.45 FEET; THENCE SOUTH 77 DEGREES 32 MINUTES 19 SECONDS WEST FOR A DISTANCE OF 36.94 FEET; THENCE NORTH 87 DEGREES 32 MINUTES 36 SECONDS WEST FOR A DISTANCE OF 4.76 FEET; THENCE NORTH 00 DEGREES 03 MINUTES 02 SECONDS EAST ALONG A LINE 45.71 FEET EAST OF AND PARALLEL TO THE AFORESAID WEST LINE OF LOT 1, SAID LINE BEING THE CURRENT EAST RIGHT OF WAY OF U.S. HIGHWAY NO. 441 ACCORDING TO OFFICIAL RECORDS BOOK 2020, PAGE 1305, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA FOR A DISTANCE OF 670.35 FEET TO THE POINT OF BEGINNING CONTAINING 4.600 ACRES, MORE OR LESS.

TOTAL PROJECT ACREAGE: 917.9 ACRES, MORE OR LESS