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DEVELOPER'S AGREEMENT

THIS AGREEMENT, made as of this 28th day of February, 1983, by and between the CITY OF ORLANDO, a municipal corporation existing under the laws of the State of Florida, hereinafter sometimes referred to as "the City", and DEBRA, INC., a Florida corporation, hereinafter sometimes referred to as the "Owner/Developer" or "Owner";

WITNESSETH THAT

WHEREAS, Owner/Developer warrants that it holds legal title free and clear of all liens and encumbrances to certain land situated in Orange County, Florida, as described in Exhibit "A" hereto, such land to be hereafter referred to as "subject property"; subject only to those encumbrances held by those persons listed in Exhibit "B" attached hereto; and

WHEREAS, the subject property is substantially undeveloped at the present time and will require installation of certain capital improvements as it is developed; and

WHEREAS, the City has determined that it is feasible to extend into the subject property municipal services, such as police protection, fire protection, sanitary sewage collection and treatment, trash and garbage removal, street and storm drainage maintenance, water and electricity in accordance with the terms hereof; and

WHEREAS, the Owner/Developer has petitioned for annexation and does hereby petition for the annexation of the subject property in anticipation of, and in consideration of, the providing of such municipal services by the City; and

WHEREAS, it is the purpose of this Agreement to set forth clearly the understanding and agreement of the parties with respect to all the foregoing matters.

Return To: GRACE A. CHEWNING
400 SOUTH ORANGE AVENUE
ORLANDO, FL 32801

COUNCIL DATE 8-28-83
MB 45 Pg 44 Itm 30
DOCUMENTARY # 17580-1

NOW, THEREFORE, THIS AGREEMENT WITNESSETH:

1. The Owner/Developer agrees that it and its successors and assigns will abide by the provisions of this Agreement and of "The Land Subdivision Ordinance of Orlando, Florida", Chapter 35A of the Code of the City of Orlando, as it is now or as amended from time to time in the future, which is incorporated herein by this reference; and will install or have installed the improvements required by the City of Orlando, in accordance with the provisions of this Agreement and of said ordinance. The Owner/Developer further understands and agrees that, in the development of the subject property, failure to abide by the terms of this Agreement, the provisions of "The Land Subdivision Ordinance of Orlando, Florida", or any other applicable regulations or ordinances of the City from time to time existing, shall constitute grounds for refusal by the City of Orlando, or the appropriate authority thereof, to allow such development, to issue building permits, to institute utility services, or to permit occupancy of completed improvements.

2. The overall sanitary sewer and storm water drainage plan for the entire development of the subject property is subject to the approval of the City Bureau of Engineering prior to development of any portion of the subject property. The storm water drainage system shall be provided by the Owner/Developer at its sole cost and expense. Any and all storm water retention ponds and other drainage systems upon, across or over the subject property shall be maintained by the Owner/Developer or its successors or assigns, which may include a homeowners association, at its expense.

3. The City will provide sanitary sewer service to the subject property, in accordance with Chapter 30 of the City Code and other applicable City rules, regulations, policies and procedures, as amended, and in accordance with the separate written agreement between the City and the Owner/Developer, dated February 28, 1983, and incorporated herein by reference.

4. The Owner/Developer shall provide, at no cost or expense to the City, such utility easements as are deemed reasonably necessary by the Bureau of Engineering and/or the Orlando Utilities Commission to serve the subject property.

5. The Owner/Developer shall install, or require the subsequent purchaser of lots to install, sidewalks at its sole cost and expense in accordance with the applicable Land Development Regulations of the City of Orlando.

6. It is understood and agreed that, upon construction, on or in dedicated rights-of-way or easements unless otherwise provided herein, by the Owner/Developer of any capital improvements as required by this Agreement or by the provisions of "The Land Subdivision Ordinance of Orlando, Florida" or other applicable regulations, ordinances or laws of the City from time to time existing and the acceptance thereof by the City, the City will thereafter assume the cost of maintenance of the same, except for sidewalks provided that:

(a) All such capital improvements shall be covered by a bond suitable to the City conditioned to pay for any defects in such improvements which shall become apparent within one (1) year after acceptance by the City or in the alternative, the Owner shall execute a Guaranty of Performance which shall be provided by the City.

* (b) The Owner/Developer shall be responsible to repair any damage to streets, storm drainage facilities, sanitary sewer lines, or other improvements which is caused during the period of construction on the subject property by trucks or equipment of the Owner/Developer, its agents or employees.

7. The Owner/Developer shall pay the City for all engineering and inspection services, on any and all improvements, whether public or private in nature, and

regardless of location, which are performed by the City as a result of the development of the subject property. Said payment shall be at a rate established by ordinance and then applicable when the inspections are actually performed, which rates are currently acknowledged to be up to four (4) percent of the actual construction cost of those improvements to be dedicated to the City and at a rate of up to two point seventy-five (2.75) percent of the actual construction cost of those private site improvements and shall be paid according to the schedule established by Section 35A.09 (for dedicated improvements) and/or by Section 55.33-1 (for private site improvements), as may be from time to time amended, of the Code of the City of Orlando.

8. The City shall not be obligated hereby to furnish any right-of-way, funds, labor or materials whatsoever to the intitial construction of new streets or roads or the widening of existing streets or roads upon the subject property.

9. The Owner/Developer shall install, at its expense, fire hydrants in accordance with City specifications. It is expressly agreed that fire hydrants which are installed on private property shall be maintained at the expense of the Owner/Developer and his successors.

10. All dedications of rights-of-way or easements for whatever purpose shall be accompanied by a policy of title insurance showing clear title free of encumbrances in an amount sufficient to cover the value of the property after improvements, or a title opinion from an attorney showing clear title free of encumbrances in an amount to cover the value of the property after improvements, or a title opinion from an attorney showing clear title free of encumbrances. The Owner/Developer shall be required to dedicate all internal roadways to the City following development and bonding as required under this Agreement.

11. All access by boat to Turkey Lake across, through or on any portion of the subject property will be restricted to boats with five (5) horsepower motors or less.

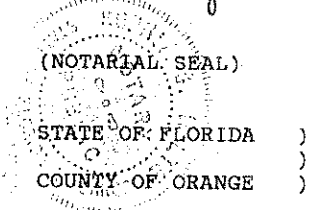
12. The Development Order authorized for execution by the City Council of the City of Orlando, Florida on November 8, 1982, and as may be subsequently amended by the City Council of the City of Orlando, Florida pursuant to Chapter 380, Florida Statutes, is hereby incorporated herein and appears as Exhibit "C" attached hereto. If there is any inconsistency between the Development Order (Exhibit "C") and this Developer's Agreement and such inconsistency is acknowledged by the City Council of the City of Orlando, Florida, then the Development Order shall prevail.

13. At such time as the developer has received preliminary plat approval(s) which necessitate the construction of the Raleigh Street extension, and, the City requires the developer to be financially responsible for its construction, the City shall have a maximum of twelve years to reimburse the developer for documented constructed costs as well as a reasonable amount for debt service.

14. The Owner/Developer, upon the execution of this Agreement, shall pay to the City the costs of recording this Agreement in the Public Records of Orange County, Florida.

15. Upon execution and recording, this Agreement supersedes and renders null and void that certain agreement between the City of Orlando and Bel-Aire Homes, Inc. dated April 28, 1980, recorded in Official Records Book 3113, Page 277 of the Public Records of Orange County, Florida, and that certain Developer's Agreement between the City of Orlando and Bel-Aire Homes, Inc. dated April 28, 1980, recorded in Official Records Book 3113, Page 265 of the Public Records of Orange County, Florida.

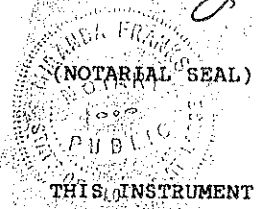
WITNESS my hand and official seal this 28th day of February, 1983.



Sophia C. Helt
Notary Public
My Commission Expires:
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE
MY COMMISSION EXPIRES NOV. 14, 1984
BONDED THRU GENERAL INS. UNDERWRITERS

PERSONALLY appeared before me, the undersigned authority, Aaron H. Dowd and James E. L. Seay, well known to me and known by me to be the vice president and Asst. Secretary, respectively, of the DEBRA, INC., and acknowledged before me that they executed the foregoing instrument on behalf of the DEBRA, INC., as its true act and deed, and that they were duly authorized so to do.

WITNESS my hand and official seal this 28th day of February, 1983.



Wanda Sparks
Notary Public
My Commission Expires:
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES FEB. 19, 1984
BONDED THROUGH MUIROSKI-ASHTON, INC.

THIS INSTRUMENT PREPARED BY:

Robert D. Guthrie, Jr., Esquire
Assistant City Attorney
City of Orlando, Florida
56 E. Pine Street, Suite 300
P.O. Box 1007
Orlando, FL 32802
(305)849-2295

The SE 1/4 of the SE 1/4 of the NE 1/4 and the NE 1/4 of the NE 1/4 of the SE 1/4 of Section 1, Township 23 South, Range 28 East (Less: The East 100 feet thereof). Subject to an easement for utilities purposes over the East 5 feet thereof.

AND ALSO:

From the NE corner of Section 1, Township 23 South, Range 28 East, run N 89°58'10" W along the North section line 560.30 feet to a point 25 feet North of the NW corner of Lot 16 of FIRST ADDITION TO HIAWASSA HEIGHTS, as per plat thereof recorded in Plat Book J, Page 98, Public Records of Orange County, Florida; thence S 00°00'25" E 425.00 feet to the SW corner of said Lot 16; thence Southwesterly in a straight line to the SW corner of the NE 1/4 of the NE 1/4 of said Section 1; thence N 89°55'27" W along the North line of the SW 1/4 of the NE 1/4 of said Section 1 a distance of 182.11 feet; thence S 00°18'00" E 661.58 feet for the point of beginning, said point being on the North boundary of the S 1/4 of the NE 1/4 of said Section 1; thence continue S 00°18'00" E 2121.91 feet to a point 141.12 feet South of the North line of the SW 1/4 of the SE 1/4 of said Section 1; thence N 87°46' W 1131.92 feet to a point 109.15 feet South of the North line of the SW 1/4 of the SE 1/4 of said Section 1; thence S 00°00'50" E 200.00 feet; thence S 89°59'10" W 20.00 feet to the 1/4 section line; thence along the 1/4 section line 998.79 feet to the South section line; thence S 00°45'05" E 1349.70 feet along the West boundary of the NE 1/4 of Section 12, Township 23 South, Range 28 East; thence S 89°23'47" E 1975.30 feet along the South boundary of the N 1/2 of the NE 1/4 of said Section 12; thence N 00°01'50" W 663.27 feet along the West boundary of the SE 1/4 of the NE 1/4 of the NE 1/4 of said Section 12; thence S 89°03'58" E 561.32 feet along the North boundary of said SE 1/4 of the NE 1/4 of the NE 1/4 to a point on the West right of way line of Kirkman Road (S. R. #435); thence N 00°12'57" E 659.99 feet along said West right of way line; thence N 00°23'10" W 2001.28 feet along said West right of way line; thence N 89°35'36" W 560.97 feet along the South boundary of the NE 1/4 of the NE 1/4 of the SE 1/4 of the aforesaid Section 1; thence N 00°17'54" W 664.28 feet along the West boundary of said NE 1/4 of the NE 1/4 of the SE 1/4; thence N 00°00'21" W 661.91 feet along the W boundary of the SE 1/4 of the SE 1/4 of the NE 1/4 of said Section 1; thence N 89°54'04" W 838.31 feet along the aforesaid North boundary of the S 1/4 of the NE 1/4 of said Section 1 to the point of beginning;

ALSO: Lots 95 through 102 inclusive, Lots 108 through 118 inclusive, of LAKEVIEW CITRUS COMPANY'S SUBDIVISION NO. 1, as per plat thereof recorded in Plat Book E, Page 54, Public Records of Orange County, Florida;

ALSO: All unlotted part of the N 1/2 of the NW 1/4 of Section 12, Township 23 South, Range 28 East, as shown on Plat of LAKEVIEW CITRUS COMPANY'S SUBDIVISION NO. 1, as per plat thereof recorded in Plat Book E, Page 54, Public Records of Orange County, Florida;

ALSO: The SE 1/4 of the NW 1/4 and the NE 1/4 of the SW 1/4 and the SW 1/4 of the NE 1/4 of Section 12, Township 23 South, Range 28 East; and

ALSO: The E 1/2 of the N 1/4 of the SW 1/4 of the NW 1/4 of Section 12, Township 23 South, Range 28 East.

AND ALSO:

Lots 1, 2, 3, 4 to 15, 23 to 28, 38 to 47, 55 to 63, 69 to 77, 83 to 88, and Lots 48 (less East 182.11 feet), 64 (less East 182.11 feet), 78 (less East 182.11 feet), and beginning NW corner Lot 89 run South 309.15 feet East 20 feet North 200 feet Easterly 1131.92 feet North 141.12 feet to North line Lot 92, thence West

to beginning, all in LAKEVIEW CITRUS COMPANY SUBDIVISION NO. 1 according to the Plat thereof recorded in Plat Book E, Page 54, Public Records of Orange County, Florida.

AND ALSO:

A 2 1/2 acre square in the NE corner of the NW 1/4 of Section 1, Township 23 South, Range 28 East, Orange County, Florida.

AND ALSO:

The SE 1/4 of the NE 1/4 (less West 22.5 feet) and the N 1/2 of the NE 1/4 of the SE 1/4 of Section 2, Township 23 South, Range 28 East, Orange County, Florida.

AND ALSO:

106.00 foot right-of-way for access from Raleigh Street to the Southeast 1/4 of the Southwest 1/4 of Section 36, Township 22 South, Range 28 East; begin at the Southeast corner of the Northeast 1/4 of the Southwest 1/4 of said section 36, Orange County, Florida; thence run North 00°20'29" West along the East line of the Northeast 1/4 of the Southwest 1/4 of said Section 36 for 490.54 feet; thence run South 89°39'15" West for 106.00 feet; thence run South 00°20'29" East parallel with the East line of the Northeast 1/4 of the Southwest 1/4 of said Section 36 for 490.54 feet more or less to the South line of the Northeast 1/4 of the Southwest 1/4 of said Section 36; thence run Easterly for 106.00 feet to the Point of Beginning. Containing 1.193 acres more or less. This is a nonexclusive right-of-way and the Seller does not warrant title to this property.

AND ALSO:

The SE 1/4 of the SW 1/4 of Section 36, Township 22 South, Range 28 East, Orange County, Florida.

AND ALSO:

Lot 22, LAKEVIEW CITRUS COMPANY SUBDIVISION NO 1, according to the plat thereof as recorded in Plat Book E, Page 54, Public Records of Orange County, Florida.

AND ALSO:

SE 1/4 of NW 1/4, East of Road, and West 22.5 feet of SE 1/4 of NE 1/4 and W 1/2 of NE 1/4, East of Road (approximately 28 acres), Section 2, Township 23 South, Range 28 East, Orange County, Florida.

AND ALSO:

Lots 54, 67, 68, 81 and 82 in Lakeview Citrus Company Subdivision No. 1 according to the plat thereof recorded in Plat Book E, Page 54, Public Records of Orange County, Florida.

AND ALSO:

Begin 1183.3 feet North of the Southeast corner section run West for 446 feet, North 470 feet, West 810 feet, South 70°, West 90 feet, South 230 feet, West to Turkey Lake, Northerly along the Lake Shore to the West line of the Northeast 1/4 of the Southeast 1/4, South to the North line of the South 1/2 of the Northeast 1/4 of the Southeast 1/4, East to the Northeast corner of said South 1/2, South to the Point of Beginning, Section 2, Township 23 South, Range 28 East, Orange County, Florida.

AND ALSO:

Lot 21, LAKEVIEW CITRUS COMPANY'S SUBDIVISION NO. 1, according to the plat thereof as recorded in Plat Book E, Page 54, Public Records of Orange County, Florida.

AND ALSO:

Lot 53, LAKEVIEW CITRUS COMPANY'S SUBDIVISION NO. 1, according to the plat thereof as recorded in Plat Book E, Page 54, Public Records of Orange County, Florida.

AND ALSO:

SW 1/4 of NE 1/4, S 1/2 of NW 1/4, and N 1/2 of SW 1/4, less begin at NW corner of said SW 1/4, run East 10 chains, South 411.5 feet, West 10 chains, North 411.5 feet to beginning; also, LESS part along West side for road, all in Section 36, Township 22 South, Range 28 East, Orange County, Florida.

AND ALSO:

Block B, Replat of Blocks F, G, H, I and J, of LAKE HILL SUBDIVISION, according to the plat thereof as recorded in Plat Book Q, Page 34, Public Records of Orange County, Florida.

AND ALSO:

Block A, of the Replat of Blocks, F, G, H, I and J, of LAKE HILL SUBDIVISION, according to the plat thereof as recorded in Plat Book Q, Page 34, Public Records of Orange County, Florida; LESS: Begin 277.0 feet South of the NW corner of said Block A, run thence South 70 feet, thence S 89°15' E, 143 feet, thence North 70 feet, thence N 89°15' W 143 feet to the Point of Beginning.

AND ALSO:

Begin 277.0 feet South of the NW corner of Block A, Replat of Blocks F, G, H, I and J, of LAKE HILL SUBDIVISION, according to the plat thereof as recorded in Plat Book Q, Page 34, Public Records of Orange County, Florida; thence run South 70 feet, thence run S 89°15' E, 143 feet, thence run North 70 feet, thence run N 89°15' W, 143 feet to the Point of Beginning.

AND ALSO:

From the NW corner of the NE 1/4 of Section 2, Township 23 South, Range 28 East, run S 0°20'58" E 664.02 feet to the SW corner of the NW 1/4 of the NE 1/4 of the NE 1/4 of said Section 2, thence S 89°58'47" E along the 10 acre line 180.28 feet for a point of beginning; run thence S 00°45'00" E 566.47 feet, thence S 89°02'19" W 479.33 feet, thence S 0°37'56" E 1142.70 feet, thence S 72°22'21" E 21.45 feet to the Northwesterly right-of-way line of the Apopka-Hiawasse Road, thence Northeasterly along said right-of-way line 2338.45 feet to a point on the East line of the NW 1/4 of the NE 1/4 of said Section 2, said point being 46.60 feet S 00°19'06" E of the SE corner of the NE 1/4 of the NW 1/4 of the NE 1/4 of said Section 2, thence N 00°19'06" W along the 40 acre line 360 feet, thence S 70°48'56" W 935.04 feet to a point 5.82 feet North of the South line of the NW 1/4 of the NW 1/4 of the NE 1/4 of said Section 2, thence S 89°20'31" W 270.65 feet, thence S 00°45'00" E 2.62 feet to the point of beginning, Orange County, Florida, containing 34.00 acres.

AND ALSO:

N 1/2 of NW 1/4 of Section 3, Township 23 South, Range 28 East, less that part described in Official Records Book 1114, Page 735, Public Records of Orange County, Florida; said description is also described as: That part of N 1/2 of NW 1/4 lying Easterly of County Road and Northeasterly of Turnpike right of way of Section 3, Township 23 South, Range 28 East.

AND ALSO:

That part of the W 1/2 of the NE 1/4 and NW 1/4 of SE 1/4 and SE 1/4 of NW 1/4 lying North and East of the right of way for the Sunshine State Parkway (less the North 33 feet of the W 1/2 of

the NE 1/4 for right of way) in Section 3, Township 23 South, Range 28 East, Orange County, Florida.

AND ALSO:

The SW 1/4 of the NW 1/4 of Section 2, Township 23 South, Range 28 East, Orange County, Florida.

AND ALSO:

Beginning at the SW corner of the NW 1/4 of the NE 1/4 of the NE 1/4, run S 89° W 1320.15 feet to the SW corner of the N 1/2 of the NE 1/4 of the NW 1/4; thence run South 1993.53 feet to the SW corner of the SE 1/4 of the NW 1/4; thence run East 865.76 feet to the Northwesterly right of way line of the Apopka-Hiawasse Road thence Northeasterly along road 328.69 feet, thence N 72° W 21.45 feet, thence North 1142.70 feet, thence East 479.33 feet, thence North 566.47 feet to a point 180.28 feet East of the SW corner of the NW 1/4 of the NE 1/4, thence West to the Point of Beginning, Section 2, Township 23 South, Range 28 East, Orange County, Florida.

AND ALSO:

That part of the SE 1/4 of the SE 1/4 lying Northerly and Easterly of the Sunshine State Parkway in Section 3, Township 23 South, Range 28 East, Orange County, Florida.

AND ALSO:

The E 1/2 of the NE 1/4 (less the North 33 feet for right of way), Section 3, Township 23 South, Range 28 East, Orange County, Florida.

AND ALSO:

The NE 1/4 of the SE 1/4 lying North and East of Sunshine State Parkway, being 35.6 acres, more or less, in Section 3, Township 23 South, Range 28 East, Orange County, Florida.

AND ALSO:

Begin the Northwest corner of the Southwest 1/4, run East 10 chains, South 411.5 feet, West 10 chains, North 411.5 feet to the Point of Beginning, less part in road; and also the South 3/4 of the West 1/2 of the Southwest 1/4, of the Southwest 1/4, all in Section 36, Township 22 South, Range 28 East.

AND ALSO:

The NE 1/4 of the SW 1/4 of the SW 1/4 and the E 1/2 of the SE 1/4 of the SW 1/4 of the SW 1/4, 15 acres in Section 36, Township 22 South, Range 28 East, Orange County, Florida.

AND ALSO:

The North 1/4 of the West 1/2 of the Southwest 1/4 of the Southwest 1/4, Section 36, Township 22 South, Range 28 East, Orange County, Florida, together with improvements situated thereon.

AND ALSO:

Beginning at the SE corner of Section 2, Township 23 South, Range 28 East, run North 1183.3 feet, West 446 feet, North 470 feet, West 810 feet, South 70°, West 90 feet, South 230 feet, West 465 feet, South 440 feet, East 495 feet, South to South line of Section, thence East to point of beginning, all in Orange County, Florida.

AND ALSO:

Lot 37, LAKEVIEW CITRUS COMPANY SUBDIVISION NO. 1, according to the Plat thereof recorded in Plat Book E, Page 54, Public Records of Orange County, Florida.

AND ALSO:

The North 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 2, Township 23 South, Range 28 East (LESS Road Right-Of-Way). Also, from the Northeast corner of Section 35, Township 22 South, Range 28 East run South 00°01'14" East along the section line a distance of 2170.08 feet; thence South 60°38'46" West a distance of 34.41 feet for a Point of Beginning; thence continue South 60°38'46" West a distance of 1498.28 feet to a point on the West line of the East 1/2 of the Southeast 1/4 of said section; thence run South 00°05'07" West a distance of 2399.05 feet to the Southwest corner of the Southeast 1/4 of the Southeast 1/4 of said section; thence South 89°55'22" East along the South line of said section a distance of 1305.87 feet to a point on the West Right-Of-Way line of Hiawasse Road; thence North 00°04'53" East along said Right-Of-Way line a distance of 2666.22 feet to a point 30 feet West of the East 1/4 corner of said section; thence North 00°01'14" West along said Right-Of-Way line a distance of 469.05 feet to the Point of Beginning. LESS AND EXCEPT approximately the North 29 acres platted as CINNAMON BAY, PHASE I, according to the Plat thereof as recorded in Plat Book 9, Page 52, of the Public Records of Orange County, Florida; ALSO LESS a portion of the Northeast 1/4 of the Southeast 1/4 of Section 35, Township 22 South, Range 28 East being more particularly described as follows: Begin at the Southwest corner of Tract "B", CINNAMON BAY, PHASE I, according to the Plat thereof recorded aforesaid; thence run South 87°39'53" East for 606.40 feet; thence South 00°04'54" West for 50 feet; thence North 87°39'53" West for 606.40 feet; thence North 00°04'54" East for 50.00 feet to the Point of Beginning.

AND ALSO:

The South 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 2, Township 23 South, Range 28 East. Less road right-of-way.

AND ALSO:

The East 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 11, Township 23 South, Range 28 East.

AND ALSO:

The Northwest Quarter of the Southeast Quarter (LESS that part thereof lying East of Turkey Lake and LESS the South 629.45 feet); and the Northeast Quarter of the Southwest Quarter lying East of Highway (LESS the South 629.45 feet and LESS the following described parcel of land: Beginning 360 feet West and 441 feet South of the Northeast corner of the Southwest Quarter; thence run South 225 feet; thence run West 272.5 feet to the Easterly right-of-way line of Hiawasse Road; thence run Northerly along the Easterly right-of-way line 229.91 feet; thence run East 227.8 feet to the Point of Beginning.) All of said lands lying and being in Section 2, Township 23 South, Range 28 East, Orange County, Florida.

EXHIBIT "B"

ENCUMBRANCES

1. Mortgage Deed from Grover H. Voss, Trustee, to Carson-Newman College of the Tennessee Baptist Convention, Inc., dated July 1, 1980, and recorded July 7, 1980 in Official Records Book 3123, Page 1402, Orange County, Florida

Mr. Robert Drinnen
 Carson-Newman College of the
 Tennessee Baptist Convention, Inc.
 Jefferson City, Tennessee 37760

2. Mortgage Deed from Debra, Inc. to Ann Groshardt, dated February 26, 1981, and recorded February 26, 1981 in Official Records Book 3175, Page 274, Orange County, Florida

Ms. Ann Groshardt
 898 Dearborn Street
 Baden, Pennsylvania 15005

3. Mortgage Deed from Gene Beavers and Francis Aldora Beavers, his wife, to H. H. Mangrum and Leona B. Mangrum, his wife, and Leila E. Mangrum, a widow, dated July 19, 1966, and recorded July 21, 1966 in Official Records Book 1560, Page 437, Orange County, Florida

Mr. H. H. Mangrum
 2883 South Osceola, #B-6
 Orlando, Florida 32806

4. Mortgage Deed from Debra, Inc. to Gene Beavers and Francis Aldora Beavers, his wife, dated July 14, 1982, and recorded July 15, 1982 in Official Records Book 3295, Page 2178, Orange County, Florida

Mr. & Mrs. Gene Beavers
 Route 3, Box 279
 South Hiwassee Road
 Post Office Box 16275
 Orlando, Florida 32861

5. Mortgage Deed from Debra, Inc. to Theodore P. Wesnosske and Agnes Wesnosske, his wife, dated February 17, 1981, and recorded February 17, 1981 in Official Records Book 3173, Page 155, Orange County, Florida

Mr. & Mrs. Theodore P. Wesnosske
 89 East 9th Street
 Huntington Station, New York 11746

6. Mortgage Deed from Debra, Inc. to Genevieve Russ and Eva M. Meridith, dated February 16, 1981, and recorded February 16, 1981 in Official Records Book 3172, Page 2010, Orange County, Florida

Genevieve Russ and Eva M. Meridith
 Post Office Box 164
 Winter Garden, Florida 32787

7. Mortgage Deed from Debra, Inc. to Benjamin A. Carpenter, II and Janice Carpenter, his wife, dated December 30, 1980 and recorded December 29, 1980 in Official Records Book 3162, Page 588, Orange County, Florida

Mr. & Mrs. Benjamin A. Carpenter, II
 Post Office Box 201
 Wiggins, Mississippi 39577

8. Mortgage Deed from Debra, Inc. to Robert Schiffman, Jack Schiffman and Helen Cosden, dated February 20, 1981, and recorded February 20, 1981 in Official Records Book 3173, Page 2106, Orange County, Florida

Mr. Robert Schiffman, Jack Schiffman
and Helen Cosden
206 Sweetgum Way
Longwood, Florida 32750

9. Mortgage Deed from Debra, Inc. to E. Bridger Kirton, as Trustee, dated February 27, 1981, and recorded February 27, 1981 in Official Records Book 3175, Page 638, Orange County, Florida

Mr. E. Bridger Kirton, as Trustee
1718 North Goldenrod Road
Orlando, Florida 32807

10. Mortgage Deed from Debra, Inc. to Dade Savings & Loan Association, dated September 30, 1981, and recorded October 1, 1981 in Official Records Book 3228, Page 173, Orange County, Florida

David Kendall, Vice President
Dade Savings & Loan Association
101 East Flagler Street
Miami, Florida 33131

11. Mortgage Deed from Debra, Inc. to ComBank/Fairvilla, dated February 9, 1982 and recorded February 12, 1982 in Official Records Book 3259, Page 1688, Orange County, Florida

John B. Burke, President
ComBank/Fairvilla
2250 North Orange Blossom Trail
Orlando, Florida 32804

12. Mortgage Deed from James W. Poitras, Dorothy W. Poitras and Edward W. Poitras, as Trustees under Agreement dated January 2, 1951 to Avalon Leasing, Inc., a Florida corporation, dated April 28, 1980, and recorded July 21, 1980 in Official Records Book 3126, Pages 1443-1446, Orange County, Florida

Mr. Burt E. Roper
Avalon Leasing, Inc.
100 South Dillard Street
Winter Garden, Florida 32787

13. Mortgage Deed from Debra, Inc. to Bel-Aire Homes, Inc., dated January 15, 1981, and recorded January 15, 1981 in Official Records Book 3165, Page 2771, Orange County, Florida

Bel-Aire Homes, Inc.
861 Douglas Road
Longwood, Florida 32750

14. Mortgage from Gordon S. Nutt to the Westgate Co., a Delaware corporation, d/b/a The Westgate Investment Co., dated May 10, 1979, and recorded in Official Records Book 3007, Page 1813, Orange County, Florida

The Westgate Co.
c/o Mr. John Tiedtke
Rollins College
Winter Park, Florida 32789

EXHIBIT "C"
DRI DEVELOPMENT ORDER

PROJECT: DEBRA
 State of Florida DRI Project No.
 East Central Florida Regional Planning Council
 DRI No. 682-4

PROJECT LEGAL DESCRIPTION:

The Southeast 1/4 of the Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 1, Township 23 South, Range 28 East (Less: The East 100 feet thereof) subject to an easement for utilities purposes over the East 5 feet thereof.

AND ALSO:

From the Northeast corner of Section 1, Township 23 South, Range 28 East, run North 89°58'10" West along the North section line 560.30 feet to a point 25 feet North of the Northwest corner of Lot 16 of FIRST ADDITION TO HIAWASSA HEIGHTS, as per plat thereof recorded in Plat Book "J", Page 98, Public Records of Orange County, Florida; thence South 00°00'25" East 425.00 feet to the Southwest corner of said Lot 16; thence Southwesterly in a straight line to the Southwest corner of the Northeast 1/4 of the Northeast 1/4 of said Section 1: thence North 89°55'27" West along the North line of the Southwest 1/4 of the Northeast 1/4 of said Section 1 a distance of 182.11 feet; thence South 00°18'00" East 661.58 feet for the Point of Beginning, said point being on the North boundary of the South 1/4 of the Northeast 1/4 of said Section 1; thence continue South 00°18'00" East 2121.91 feet to a point 141.12 feet South of the North line of the Southwest 1/4 of the Southeast 1/4 of said Section 1; thence North 87°46' West 1131.92 feet to a point 109.15 feet South of the North line of the Southwest 1/4 of the Southeast 1/4 of said Section 1; thence South 00°00'50" East 200.00 feet; thence South 89°59'10" West 20.00 feet to the quarter section line; thence along the quarter section line 998.79 feet to the South section line; thence South 00°45'05" East 1349.70 feet along the West boundary of the Northeast 1/4 of Section 12, Township 23 South, Range 28 East; thence South 89°23'47" East 1975.30 feet along the South boundary of the North 1/2 of the Northeast 1/4 of said Section 12; thence North 00°01'50" West 663.27 feet along the West boundary of the Southeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of said Section 12; thence South 89°03'58" East 561.32 feet along the North boundary of said Southeast 1/4 of the Northeast 1/4 of the Northeast 1/4 to a point on the West right-of-way line of Kirkman Road (S.R. 435); thence North 00°12'57" East 659.99 feet along said West right-of-way line; thence North 00°23'10" West 2001.28 feet along said West right-of-way line; thence North 89°35'36" West 560.97 feet along the South Boundary of the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of the aforesaid Section 1; thence North 00°17'54" West 664.28 feet along the West boundary of said Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4;

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thence North 00°00'21" West 661.91 feet along the West boundary of the Southeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of said Section 1; thence North 89°54'04" West 838.31 feet along the aforesaid North boundary of the South 1/4 of the Northeast 1/4 of said Section 1 to the Point of Beginning;

ALSO: Lot 95 through 102 inclusive, Lots 108 through 118 inclusive, of LAKEVIEW CITRUS COMPANY'S SUBDIVISION NO. 1, as per plat thereof recorded in Plat Book E, Page 54, Public Records of Orange County, Florida;

ALSO: All unlotted part of the North half of the Northwest 1/4 of Section 12, Township 23 South, Range 28 East, as shown on Plat of LAKEVIEW CITRUS COMPANY'S SUBDIVISION NO. 1 as per plat thereof recorded in Plat Book E, Page 54, Public Records of Orange County, Florida;

ALSO: The Southeast 1/4 of the Northwest 1/4 and the Northeast 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Northeast 1/4 of Section 12, Township 23 South, Range 28 East; and

ALSO: The East half of the North 1/4 of the Southwest 1/4 of the Northwest 1/4 of Section 12, Township 23 South, Range 28 East.

AND ALSO:

Lots 1, 2, 3, 4 to 15, 23 to 28, 38 to 47, 55 to 63, 69 to 77, 83 to 88 and Lots 48 (less East 182.11 feet), 64 (less East 182.11 feet), 78 (less East 182.11 feet) and beginning Northwest corner Lot 89 run South 309.15 feet East 20 feet North 200 feet Easterly 1131.92 feet North 141.12 feet to North line Lot 92 thence West to beginning, all in Lakeview Citrus Company Subdivision No. 1 according to the plat thereof recorded in Plat Book E, Page 54, Public Records of Orange County, Florida;

AND ALSO:

2½ acre square in the Northeast corner of the Northwest 1/4 of Section 1, Township 23 South, Range 28 East, Orange County, Florida;

AND ALSO:

The Southeast 1/4 of the Northeast 1/4 (less West 22.5 feet) and the North 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 2, Township 23 South, Range 28 East, Orange County, Florida;

AND ALSO:

106.00 foot right-of-way for access from Raleigh Street to the Southeast 1/4 of the Southwest 1/4 of Section 36, Township 22 South, Range 28 East; begin at the Southeast corner of the Northeast 1/4 of the Southwest 1/4 of said Section 36, Orange County, Florida; thence run North 00°20'29" West along the East line of the

Northeast 1/4 of the Southwest 1/4 of said Section 36 for 490.54 feet; thence run South 89°39'15" West for 106.00 feet; thence run South 00°20'29" East parallel with the East line of the Northeast 1/4 of the Southwest 1/4 of said Section 36 for 490.54 feet more or less to the South line of the Northeast 1/4 of the Southwest 1/4 of said Section 36, thence run Easterly for 106.00 feet to the Point of Beginning. Containing 1.193 acres more or less. This is a non-exclusive right-of-way and the Seller does not warrant title to this property.

AND ALSO:

The Southeast 1/4 of the Southwest 1/4 of Section 36, Township 22 South, Range 28 East.

AND ALSO:

Lot 22, LAKEVIEW CITRUS COMPANY SUBDIVISION NO. 1, according to the plat thereof as recorded in Plat Book "E", Page 54; Public Records of Orange County, Florida.

AND ALSO:

The Southeast 1/4 of the Northwest 1/4 East of road, and West 22.5 feet of the Southeast 1/4 of the Northeast 1/4 and West 1/2 of the Northeast 1/4 East of road (approximately 28 acres), Section 2 Township 23, Range 28 East.

AND ALSO:

Lots 54, 67, 68, 81 and 82 in Lakeview Citrus Company Subdivision No. 1 according to the plat thereof recorded in Plat Book E, Page 54, Public Records of Orange County, Florida;

AND ALSO:

Begin 1183.3 feet North of the Southeast corner section run West for 446 feet, North 470 feet, West 810 feet, South 70°, West 90 feet, South 230 feet, West to Turkey Lake, Northerly along the Lake Shore to the West line of the Northeast 1/4 of the Southeast 1/4, South to the North line of the South 1/2 of the Northeast 1/4 of the Southeast 1/4, East to the Northeast corner of said South 1/2, South to the Point of Beginning, Section 2, Township 23 South, Range 28 East, Orange County, Florida.

AND ALSO:

Lot 21, Lakeview Citrus Company's Subdivision No. 1, according to the plat thereof recorded in Plat Book "E", Page 54, Public Records of Orange County, Florida.

AND ALSO:

Lot 53, LAKEVIEW CITRUS COMPANY'S SUBDIVISION NO. 1, according to the plat thereof as recorded in Plat Book "E", Page 54, Public Records of Orange County, Florida.

AND ALSO:

The Southwest 1/4 of the Northeast 1/4, the South 1/2 of the Northwest 1/4, and the North 1/2 of the Southwest 1/4, less begin at the Northwest corner of said Southwest 1/4 run East 10 chains, South 411.5 feet, West 10 chains, North 411.5 feet to the beginning; also, less part along West side for road, all in Section 36, Township 22 South, Range 28 East.

AND ALSO:

Block B, replat of Blocks F, G, H, I and J of LAKE HILL SUBDIVISION, according to the plat thereof recorded in Plat Book Q, Page 34, Public Records of Orange County, Florida.

AND ALSO:

Block A of the replat of Blocks F, G, H, I and J of LAKE HILL SUBDIVISION, according to the plat thereof recorded in Plat Book Q, Page 34, Public Records of Orange County, Florida; LESS: Begin 277.0 feet South of the Northwest corner of said Block A, run thence South 70 feet, thence South 89°15' East 143 feet, thence North 70 feet, thence North 89°15' West 143 feet to the Point of Beginning.

AND ALSO:

Begin 277.0 feet South of the Northwest corner of Block A, replat of Blocks F, G, H, I and J of LAKE HILL SUBDIVISION, according to the plat thereof recorded in Plat Book Q, Page 34, Public Records of Orange County, Florida; thence run South 70 feet, thence run South 89°15' East, 143 feet, thence run North 70 feet, thence run North 89°15' West, 143 feet to the Point of Beginning.

AND ALSO:

From the Northwest corner of the Northeast 1/4 of Section 2, Township 23 South, Range 28 East, run South 00°20'58" East 664.02 feet to the Southwest corner of the Northwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of said Section 2; thence South 89°58'47" East along the 10-acre line 180.28 feet for a Point of Beginning; run thence South 00°45'00" East 566.47 feet; thence South 89°02'19" West 479.33 feet; thence South 00°37'56" East 1142.70 feet; thence South 72°22'21" East 21.45 feet to the Northwesterly right-of-way line of the Apopka-Hiawassee Road; thence Northeasterly along said right-of-way line 2338.45 feet to a point on the East line of the Northwest 1/4 of the Northeast 1/4 of said Section 2, said point

being 46.60 feet South $00^{\circ}19'06''$ East of the Southeast corner of the Northeast $1/4$ of the Northwest $1/4$ of the Northeast $1/4$ of said Section 2; thence North $00^{\circ}19'06''$ West along the 40-acre line 360 feet; thence South $70^{\circ}48'56''$ West 935.04 feet to a point 5.82 feet North of the South line of the Northwest $1/4$ of the Northeast $1/4$ of the Northeast $1/4$ of said Section 2; thence South $89^{\circ}20'31''$ West 270.65 feet; thence South $00^{\circ}45'00''$ East 2.62 feet to the Point of Beginning, containing 34.00 acres.

AND ALSO:

The North $1/2$ of the Northwest $1/4$ of Section 3, Township 23 South, Range 28 East, less the part described in Official Records Book 1114, Page 735, Public Records of Orange County, Florida; said description is also described as: That part of the North $1/2$ of the Northwest $1/4$ lying Easterly of County road and North-easterly of turnpike right-of-way of Section 3, Township 23 South, Range 28 East.

AND ALSO:

That part of the West $1/2$ of the Northeast $1/4$ and the Northwest $1/4$ of the Southeast $1/4$ and the Southeast $1/4$ of the Northwest $1/4$ lying North and East of the right-of-way for the Sunshine State Parkway (less the North 33 feet of the West $1/2$ of the Northeast $1/4$ for right-of-way) in Section 3, Township 23 South, Range 28 East, Orange County, Florida.

AND ALSO:

The Southwest $1/4$ of the Northwest $1/4$ of Section 2, Township 23 South, Range 28 East, Orange County, Florida.

AND ALSO:

Beginning at the Southwest corner of the Northwest $1/4$ of the Northwest $1/4$ of the Northeast $1/4$, run South 89° West 1320.15 feet to the Southwest corner of the North $1/2$ of the Northeast $1/4$ of the Northwest $1/4$; thence run South 1993.53 feet to the Southwest corner of the Southeast $1/4$ of the Northwest $1/4$; thence run East 865.76 feet to the Northwesterly right-of-way line of the Apopka-Hiawasse Road; thence Northeasterly along road 328.69 feet; thence North 72° West 21.45 feet; thence North 1142.70 feet; thence East 479.33 feet; thence North 566.47 feet to a point 180.28 feet East of the Southwest corner of the Northwest $1/4$ of the Northwest $1/4$ of the Northeast $1/4$; thence West to the Point of Beginning, Section 2, Township 23 South, Range 28 East, Orange County, Florida.

AND ALSO:

That part of the Southeast $1/4$ of the Southeast $1/4$ lying Northerly and Easterly of the Sunshine State Parkway in Section 3, Township 23 South, Range 28 East, Orange County, Florida.

AND ALSO:

The East 1/2 of the Northeast 1/4 (less the North 33 feet for right-of-way), Section 3, Township 23 South, Range 28 East, Orange County, Florida.

AND ALSO:

The Northeast 1/4 of the Southeast 1/4 lying North and East of Sunshine State Parkway, being 35.6 acres, more or less in Section 3, Township 23 South, Range 28 East, Orange County, Florida.

AND ALSO:

Begin the Northwest corner of the Southwest 1/4, run East 10 chains, South 411.5 feet, West 10 chains, North 411.5 feet to the Point of Beginning, less part in road; and also the South 3/4 of the West 1/2 of the Southwest 1/4, of the Southwest 1/4, all in Section 36, Township 22 South, Range 28 East.

AND ALSO:

The Northeast 1/4 of the Southwest 1/4 of the Southwest 1/4 and the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of the Southwest 1/4, 15 acres in Section 36, Township 22 South, Range 28 East, Orange County, Florida.

AND ALSO:

The North 1/4 of the West 1/2 of the Southwest 1/4 of the Southwest 1/4, Section 36, Township 22 South, Range 28 East, Orange County, Florida, together with improvements situated thereon.

AND ALSO:

Beginning at the Southeast corner of Section 2, Township 23 South, Range 28 East, run North 1183.3 feet, West 446 feet, North 470 feet, West 810 feet, South 70° West 90 feet, South 230 feet, West 465 feet, South 440 feet, East 495 feet, South to South line of Section; thence East to the Point of Beginning, all in Orange County, Florida.

AND ALSO:

Lot 37, LAKEVIEW CITRUS COMPANY'S SUBDIVISION NO. 1, according to the plat thereof recorded in Plat Book E, Page 54, Public Records of Orange County, Florida.

AND ALSO:

The North 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 2, Township 23 South, Range 28 East (LESS Road Right-of Way). Also, from the Northeast corner of Section 35, Township

22 South, Range 28 East run South $00^{\circ}01'14''$ East along the section line a distance of 2170.08 feet; thence South $60^{\circ}38'46''$ West a distance of 34.41 feet for a Point of Beginning; thence continue South $60^{\circ}38'46''$ West a distance of 1498.28 feet to a point on the West line of the East 1/2 of the Southeast 1/4 of said section; thence run South $00^{\circ}05'07''$ West a distance of 2399.05 feet to the Southwest corner of the Southeast 1/4 of the Southeast 1/4 of said section; thence South $89^{\circ}55'22''$ East along the South line of said section a distance of 1305.87 feet to a point on the West Right-of-Way line of Hiawassee Road; thence North $00^{\circ}04'53''$ East along said Right-of-Way line a distance of 2666.22 feet to a point 30 feet West of the East 1/4 corner of said section; thence North $00^{\circ}01'14''$ West along said Right-of-Way line a distance of 469.05 feet to the Point of Beginning. LESS AND EXCEPT approximately the North 29 acres platted as CINNAMON BAY, PHASE 1, according to the Plat thereof as recorded in Plat Book 9, Page 52, of the Public Records of Orange County, Florida; ALSO LESS a portion of the Northeast 1/4 of the Southeast 1/4 of Section 35, Township 22 South, Range 28 East being more particularly described as follows; Begin at the Southwest corner of Tract "B", CINNAMON BAY, PHASE 1, according to the Plat thereof recorded aforesaid; thence run South $87^{\circ}39'53''$ East for 606.40 feet; thence South $00^{\circ}04'54''$ West for 50 feet; thence North $87^{\circ}39'53''$ West for 606.40 feet; thence North $00^{\circ}04'54''$ East for 50.00 feet to the Point of Beginning.

AND ALSO:

The South 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 2, Township 23 South, Range 28 East. Less road right-of-way.

AND ALSO:

The East 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 11, Township 23 South, Range 28 East.

AND ALSO:

The Northwest 1/4 of the Southeast 1/4 (less East Lake and less South 629.45 feet) and Northeast 1/4 of the Southwest 1/4 East of road (less South 629.45 feet), and LESS the following described parcel of land: Beginning 360 feet West and 441 feet South of the Northeast corner of the Southwest quarter; thence run South 225 feet; thence run West 272.5 feet to the Easterly right-of-way line of Hiawassee Road; thence run Northerly along the Easterly right-of-way line 229.91 feet; thence run East 227.8 feet to the Point of Beginning. All of said lands lying and being in Section 2, Township 23 South, Range 28 East, Orange County, Florida."

LET IT BE KNOWN that pursuant to Section 380.06(6), Florida Statutes, the Municipal Planning Board of the City of Orlando has heard, at a public hearing held on October 27, 1982, the Application for Development Approval for Project Debra, a Development of Regional Impact consisting of 1,785 acres and including a mixture of uses ranging from 4,525 dwelling units to Agriplex, an international agri-business trade mart.

Pursuant to Section 380.06, Florida Statutes, and after due consideration being given to the consistency of this development with appropriate local and state regulations, and the East Central Florida Regional Planning Council's report, the City Council of Orlando, on November 15, 1982, gave approval for the development of this project subject to the following conditions:

A. Annexation and Land Use

- R1 The City of Orlando will designate the entire Project Debra Site as an Urban Activity Center under the City's Growth Management Program. Such a designation would be accomplished by the City, concurrent with annexation, through a comprehensive amendment to the Orlando GMP. Furthermore, overall density and buffer areas required shall be in accordance with the Master Development Plan, attached hereto as Exhibit "A".
- R2 Two public school sites, the location and size of which are illustrated in the Master Development Plan, shall be reserved. The Orange County School Board shall acquire one of the designated sites by January 1, 1993, or the reservation of both sites shall expire. If both school sites have not been acquired by January 1, 2003, the reservation of the site not acquired shall expire.
- R3 That right-of-way for a planned connection between the internal road system for Parcel 1 and either Steer Lake Road or Apopka-Vineland Road be dedicated to the City of Orlando. In addition, Debra, Inc., shall dedicate a 10 foot landscaped easement and access rights, to the City, for the entire boundary of the project site adjacent to the existing Steer Lake Road.
- R4 As a condition of approval of the ADA/DRI and issuance of a development order, all areas of the Project Debra, Inc., shall be annexed to the City of Orlando. Debra, Inc.,

