RESOLUTION
of the
ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS
regarding
APPROVING THE TRANSFER OF A CERTAIN PARCEL OF REAL
ESTATE AND A CERTAIN EASEMENT BY BOCEP VENTURERS
["PEABODY"] TO ORANGE COUNTY, FLORIDA IN EXCHANGE
FOR THE CONVEYANCE OF CERTAIN AIR RIGHTS BY ORANGE
COUNTY, FLORIDA TO "PEABODY"

Resolution No. 2000-M-18

WHEREAS, Orange County, Florida ("County") has embarked upon the construction of the
Phase V Expansion of the Orange County Convention Center (the "Expansion") on a certain parcel
of real estate owned by BOCEP Venturers, a Florida partnership, hereinafter "Peabody"; and

WHEREAS, the plans for the construction of the Expansion have now been developed with
sufficient certainty to permit the final alignment of that certain County road to be constructed to
serve the Expansion, which road is presently designated on the Expansion plans as the Convention
Center Loop Road Connector (the "Connector"); and

WHEREAS, the desired alignment of the Connector requires the County to acquire a small
parcel of property from Peabody in exchange for which County shall give to Peabody a parcel of air
rights of like size and value from County; and

WHEREAS, pursuant to Section 125.37, Florida Statutes, the Board of County
Commissioners of Orange County Florida is of the opinion that the air rights described hereinbelow
is an interest in real property not needed for County purposes and that it is in the best interest of the
County to exchange the property interest for property owned by Peabody; and

WHEREAS, in addition to the foregoing, the plans for the construction of the Expansion
have now been developed with sufficient certainty to permit the final fixation of an easement (the
"Easement") which must be acquired by the County from Peabody in order to permit the
construction of a Pedestrian Walkway as such is defined in Paragraph 11.4 of that certain Contract
for Sale and Purchase of real estate by and between Orange County, Florida and Universal City
Property Management Company III, approved by the County’s Board of County Commissioners on
October 20, 1998, and Peabody has agreed to donate the Easement to County for support and
maintenance of said Pedestrian Walkway; and

WHEREAS, the above-mentioned air rights, easement, and parcel of real estate all adjoin property owned by the exchangees and an exchange of said parcels would be fair and in the best interests of both the County and Peabody; and

WHEREAS the terms and conditions of this real property exchange have been advertised in accordance with the requirements of Florida Statutes Section 125.37.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY, FLORIDA:

Section 1. The air rights described herein are not required for any present or foreseeable County use. Accordingly, pursuant to Section 125.37, Florida Statutes, it is proper to exchange such parcel of air rights for other real property described in Section 2 below, which County desires to acquire for County use. In order to accomplish this exchange, the County Chairman is hereby authorized to execute a conveyance of air rights on behalf of the County to Peabody, such air rights being described as:

From the Southeast corner of Block A, PLAZA INTERNATIONAL UNIT SIX, as recorded in Plat Book 12, Page 78, Public Records of Orange County, Florida, run North 00 degrees 26 minutes 54 seconds West 309.43 feet along the East boundary of said Block A; thence run North 40 degrees 24 minutes 31 seconds East 314.94 feet along said East boundary to the most Easterly corner of said Block “A”; thence run North 49 degrees 35 minutes 29 seconds West 301.33 feet along the Northeasterly boundary of said Block “A” to the Northeast corner of said Block “A” for the POINT OF BEGINNING, said Point of Beginning being a point on a nontangent curve concave Northwesterly and having a radius of 510.57 feet; thence from a tangent bearing of South, run Southwesterly 194.48 feet along the arc of said curve through a central angle of 21 degrees 49 minutes 28 seconds to a point; thence run North 89 degrees 45 minutes 21 seconds East 117.01 feet to a point on a nontangent curve concave Northwesterly and having a radius of 620.57 feet; thence from a tangent bearing of North 17 degrees 45 minutes 43 seconds East, run Northeastly 192.85 feet along the arc of said curve through a central angle of 17 degrees 48 minutes 19 seconds to a point; thence run...
South 89 degrees 45 minutes 21 seconds West 110.00 feet to the Point of Beginning.

CONTAINING: 0.489 Acres, more or less

SUBJECT TO: Easements.

Section 2. In return, Peabody shall tender to Orange County, as grantee, by warranty deed the following premises:

From the Southeast corner of Block A, PLAZA INTERNATIONAL UNIT SIX as recorded in Plat Book 12, Page 78, Public Records of Orange County, Florida, run North 00 degrees 26 minutes 54 seconds West 309.43 feet along the East boundary of said Block A; thence run North 40 degrees 24 minutes 31 seconds East 314.94 feet along said East boundary to the most Easterly corner of said Block "A"; thence run North 49 degrees 35 minutes 29 seconds West 113.80 feet along the Northeasterly boundary of said Block A to a 4" x 4" concrete monument with disc stamped "LS 1585 LS 1819 LS 3186" for the POINT OF BEGINNING; thence continue North 49 degrees 35 minutes 29 seconds West 187.53 feet along said Northeasterly boundary to the Northeast corner of said Block "A", said Northeast corner being a point on a nontangent curve concave Northwesterly and having a radius of 510.57 feet; thence from a tangent bearing of South, run Southwesterly 367.23 feet along the arc of said curve through a central angle of 41 degrees 12 minutes 39 seconds to the end of said curve, the end of said curve being a point on a nontangent curve concave Southeasterly and having a radius of 771.50 feet; thence from a tangent bearing of North 41 degrees 12 minutes 39 seconds East, run Northeasterly 189.16 feet along the arc of said curve through a central angle of 14 degrees 02 minutes 52 seconds to a 4" x 4" concrete monument with disc stamped "LS 158 LS 1819 LS 3186" at the end of said curve; thence North 55 degrees 15 minutes 31 seconds East 156.42 feet to the Point of Beginning.

CONTAINING: 0.489 Acres, more or less.

SUBJECT TO: A 15.00 foot platted Sanitary Sewer and Utilities Easement as shown on PLAZA INTERNATIONAL UNIT SIX, Plat Book 12, Page 78, Public Records of Orange County, Florida.

AND SUBJECT TO: Easements.
and, further, Peabody shall convey to Orange County, as grantee, air rights over the following described property as well as an easement for support and maintenance of the Pedestrian Walkway, said air rights and easement being upon and over the following described premises:

From the Southeast corner of Block A, PLAZA INTERNATIONAL UNIT SIX, as recorded in Plat Book 12, Page 78, Public Records of Orange County, Florida, run South 89 degrees 33 minutes 06 seconds West 406.85 feet along the South boundary of said Block A to a 4" x 4" concrete monument with disc stamped “LS 1585 LS 1819 LS 3186” for the POINT OF BEGINNING, said Point of Beginning being the beginning of a tangent curve concave Northwesterly and having a radius of 70.00 feet; thence from a tangent bearing of North 89 degrees 33 minutes 06 seconds East, run Northeasterly 85.59 feet along the arc of said curve through a central angel of 70 degrees 03 minutes 08 seconds to a 4" x 4" concrete monument with disc stamped “LS 1585 LS 1819 LS 3186” at the end of said curve; thence run North 19 degrees 29 minutes 58 seconds East 120.90 feet to a 4" x 4" concrete monument with disc stamped “LS 1585 LS 1819 LS 3186” at the beginning of a tangent curve concave Southeasterly and having a radius of 771.50 feet; thence Northeasterly 129.24 feet along the arc of said curve through a central angle of 09 degrees 35 minutes 53 seconds to a point; thence run South 86 degrees 28 minutes 03 seconds West 134.75 feet to a point; thence run South 00 degrees 26 minutes 54 seconds East 61.00 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 115.00 feet; thence run Southwesterly 180.64 feet along the arc of said curve through a central angle of 90 degrees 00 minutes 00 seconds to the end of said curve; thence run South 89 degrees 33 minutes 06 seconds West 30.00 feet to a point; thence run South 00 degrees 26 minutes 54 seconds East 93.67 feet to a point on the aforesaid South boundary of
Block A, said South boundary being a nontangent curve concave Northerly and having a radius of 1176.50 feet; thence from a tangent bearing of South 89 degrees 47 minutes 28 seconds East, run Easterly 13.50 feet along the arc of said curve and said South boundary through a central angle of 00 degrees 39 minutes 26 seconds to the end of said curve; thence run North 89 degrees to 33 minutes 06 seconds East 104.98 feet along said South boundary to the Point of Beginning.

CONTAINING: 0.829 Acres, more or less

SUBJECT TO: Easements, leases and restrictions.

Section 3. This Resolution shall take effect upon adoption.

ADOPTED THIS 2nd DAY OF May, 2000.

ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

BY: Mel Martinez
County Chairman

DATE: MAY 2, 2000

ATTEST: Martha O. Haynie, County Comptroller
As Clerk of the Board of County Commissioners

BY: Deputy Clerk