

APPROVED

BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

SEP 19 2006 LPH/SPN

RESOLUTION

of the

ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS

AUTHORIZING THE EXCHANGE OF CERTAIN COUNTY PROPERTY

INTERESTS

FOR RECEIPT OF OTHER REAL PROPERTY INTERESTS

Resolution No. 2006-M-56

WHEREAS, the Orange County Board of County Commissioners is authorized by its home-rule powers and by Section 125.37, Florida Statutes (2005) to exchange real property interests owned by the County for those owned by others; and

WHEREAS, The Ryland Group, Inc., a Maryland corporation whose mailing address is 4700 Millenia Blvd., Suite 400, Orlando, Florida 32839 ("Ryland"), owns fee simple title to a parcel comprising approximately 1.27 acres of land described more particularly at **Exhibit "A"** attached hereto and incorporated herein by this reference (the "Ryland Property"); and

WHEREAS, pursuant to that certain Road Impact Fee Agreement entered into by County and Ryland with an effective date of September 20, 2005 and recorded in Official Records Book 8211, Page 2653, Public Records of Orange County, Florida (the "Impact Fee Agreement") Ryland would be entitled to receive certain impact fee credits of \$22,500 per acre upon its conveyance of the Ryland Property to the County; and

WHEREAS, the County owns a parcel comprising approximately 0.501 acres of real property, described more particularly at **Exhibit "B"** attached hereto and incorporated herein by this reference (the "County Property"); and

WHEREAS, the County Property is valued at \$22,500.00 per acre pursuant to that certain Stillwater Crossings and Center Bridge Neighborhood PD within the Village of Bridgewater Development Agreement entered into by Ryland's predecessor, dated July 27, 1997, and recorded in Official Records Book 5805, Page 1483, Public Records of Orange County, Florida.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY

COMMISSIONERS OF ORANGE COUNTY, FLORIDA:

Section 1. The Orange County Board of County Commissioners (the "Board") finds that the County Property is no longer needed for County purposes and that it may, to the best interest of the County, be exchanged for the Ryland Property pursuant to the terms of that certain Exchange Agreement between the Ryland and the County, considered by this Board of even date herewith, under which Ryland surrenders its right for impact fee credits relating to the property conveyance.

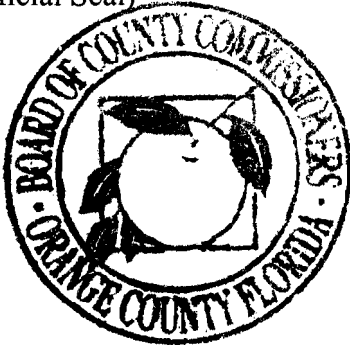
Section 2. The Real Estate Management Division is authorized and directed to do all things necessary and proper to effectuate the terms of the exchange provided that Owner pays for, or reimburses County for, all costs of this exchange, including without limitation, all costs of advertising this exchange as required by law, recording costs, and title work.

Section 3. This Resolution shall take effect upon adoption by the Board.

ADOPTED by the Board of County Commissioners of Orange County, Florida, this

19th day of September, 2006

(Official Seal)



ORANGE COUNTY, FLORIDA

By: Board of County Commissioners

By: Richard T. Crotty

Richard T. Crotty

Orange County Mayor

Date: 9-19-06

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

By: [Signature]
Deputy Clerk

The Ryland Property "A"

A portion of Section 34, Township 23 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

BEGIN at a 6"x6" concrete right-of-way monument lying on the existing easterly right-of-way line of Reams Road and being the point of curvature of Curve Number 20, as shown on the plat of REAMS ROAD, as recorded in Plat Book 3, Pages 85 through 87, Public Records of Orange County, Florida; said point also being a point of curvature of a curve, concave northeasterly, having a radius of 377.17 feet; thence run northerly along the easterly right-of-way line of Reams Road the following two (2) courses and distances, on a tangent bearing of N 54°04' 10" W, run 359.14 feet along the arc of said curve through a central angle of 54°33' 26" to the point of tangency thereof; thence run N 00°29' 16" E, along said easterly right-of-way line, a distance of 462.12 feet; thence, departing said easterly right-of-way line, run S 89°30' 26" E, a distance of 30.00 feet to a point; thence run S 00°29' 16" W, a distance of 154.56 feet to a point of curvature of a curve, concave northeasterly, having a radius of 1015.00 feet and a central angle of 54°33' 26"; thence run southeasterly, along the arc of said curve, a distance of 966.48 feet to a point on the aforesaid easterly right-of-way line of Reams Road; thence run N 54°04' 10" W, along said easterly right-of-way line, a distance of 365.73 feet to the POINT OF BEGINNING.

Containing 1.27 acres, more or less.

EXHIBIT "B" The County Property

A parcel of land comprising a portion of Tract 7 of Summerport Village Center Phase 1, according to the Plat thereof, as recorded in Plat Book 52, Pages 5 through 8, of the Public Records of Orange County, Florida lying in Section 23, Township 23 South, Range 27 East Orange County, Florida.

Being more particularly described as follows:

Commence at the Northeast corner of Lot 3, aforesaid Summerport Village Center Phase 1, also being a point on a non tangent curve concave Easterly and having a radius of 550.04 feet; thence from a tangent bearing of South 01°00'29" East run Southerly along the Easterly line of said Lot 3 through a central angle of 40°31'13" for an arc distance of 388.99 feet to a point; thence run South 41°32'01" East for a distance of 421.75 feet to a point on a non tangent curve concave Northeasterly and having a radius of 50.00 feet; thence from a tangent bearing of South 41°31'45" East continue Southerly and Easterly along the Easterly line through a central angle of 90°00'00" for an arc distance of 78.54 feet to the most Easterly corner of said Lot 3, also being a point on the Northerly right-of-way line of Summerport Village Parkway according to aforesaid Plat of Summerport Village Center Phase 1; thence departing said Easterly line run South 48°28'19" West along the Southerly line of said Lot 3 also being said Northerly right-of-way line, for a distance of 445.44 feet a point on a non tangent curve concave Northwesterly and having a radius of 853.59 feet; thence from a tangent bearing of South 48°28'18" West continue Southwesterly along the said Southerly line and said Northerly right-of-way line through a central angle of 3°39'09" for an arc distance of 54.42 feet to a point of tangency, also being the POINT OF BEGINNING also being the most Southerly corner of said Lot 3, also being the most Easterly corner of aforesaid Tract 7; thence continuing along said Northerly right-of-way line, also being the Southerly line of said Tract 7, run South 52°07'27" West for a distance of 54.29 feet; thence departing said Northerly line and said Southerly line run North 41°32'01" West for a distance of 427.28 feet to a point on the Northerly line of said Tract 7; thence run North 38°53'24" East along said Northerly line for a distance of 19.18 feet to the most Northerly corner of said Tract 7; thence departing said Northerly line run South 65°50'30" East along the Easterly line of said Tract 7 for a distance of 83.24 feet; thence run South 41°41'34" East for a distance of 358.07 feet to aforesaid POINT OF BEGINNING.

Contains 0.501 acres more or less.