

This instrument prepared by  
and return to:  
Brian E. Smith, Esq.  
Lowndes, Drosdick, Doster,  
Kantor & Reed, P.A.  
215 N. Eola Drive  
Orlando, Florida 32801

## **RELEASE AND TERMINATION OF RESERVATION OF RIGHTS**

This RELEASE AND TERMINATION OF RESERVATION OF RIGHTS (this “Release”) is made as of \_\_\_\_\_, by the CITY OF ORLANDO, a Florida municipal corporation (“City”).

### **RECITALS**

A. By that certain Deed dated October 11, 2006, from City to the State of Florida Department of Transportation (“FDOT”), recorded in Official Records Book 9035, Page 1012, of the Public Records of Orange County, Florida (the “2006 Deed”), City conveyed certain lands for State Road 400 (I-4) purposes and expressly reserved certain rights to City as set forth in the 2006 Deed (the “Reserved Rights”).

B. FDOT thereafter conveyed a portion of the lands described in the 2006 Deed to SED Development, LLC, a Delaware limited liability company (“Owner”), by Quit Claim Deed dated August 15, 2025, recorded as Instrument No. 20250523057, Public Records of Orange County, Florida, conveying Parcel 258, Part B, Section 75280, F.P. No. 242484-4, and making such conveyance subject to the Reserved Rights (the “FDOT Deed”).

C. City has agreed to release, terminate, and forever discharge the Reserved Rights as they burden the real property described on Exhibit A attached hereto (the “Property”).

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are acknowledged, City does hereby:

1. Release and Termination. Release, terminate, extinguish, and forever discharge the Reserved Rights created by the 2006 Deed as they affect or burden the Property, so that from and after the recording of this Release the Property shall be free and clear of the Reserved Rights.

2. Scope. This Release applies only to the Property described in Exhibit A and is not a release of any rights reserved by City as to any other lands described in the 2006 Deed that are not included within the Property.

3. No Revival; No Further Action. The Reserved Rights, as to the Property, shall be deemed fully and finally terminated without further act, and shall not be revived by any subsequent conveyance, replat, or other action.

4. Recordation. City authorizes the recording of this Release in the Public Records of Orange County, Florida.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name by its Mayor, and its seal to be hereto affixed, attested by its City Clerk, the date first above written.

**CITY OF ORLANDO, FLORIDA**

Attest: \_\_\_\_\_  
By: \_\_\_\_\_  
Buddy Dyer, Mayor

\_\_\_\_\_  
Stephanie Herdocia, City Clerk

APPROVED AS TO FORM AND LEGALITY  
for the use and reliance of the  
City of Orlando, Florida, only.

\_\_\_\_\_, 2026.

\_\_\_\_\_  
Assistant City Attorney

WITNESSES:

Sign: \_\_\_\_\_

Sign: \_\_\_\_\_

Print Name: \_\_\_\_\_

Print Name: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2026, by Buddy Dyer and Stephanie Herdocia, the Mayor and City Clerk, respectively, of the City of Orlando, Florida, who are both personally known to me.

\_\_\_\_\_  
Notary Public Signature  
My Commission Expires: \_\_\_\_\_

(Affix Notary Stamp or Seal)

## EXHIBIT A

### Legal Description of the Property

Parcel No. 258, Part B, Section 75280, F.P. No. 242484-4

That part of Lot 1, Block 6, W. A. Patrick's Addition to the Town of Orlando, as recorded in Plat Book A, Page 108, Public Records of Orange County, Florida, described as follows:

From a 5/8 inch diameter iron bar and cap (no identification) at the Northwest corner of the Southeast 1/4 of Section 26, Township 22 South, Range 29 East, Orange County, Florida, as shown on the Florida Department of Transportation Right of Way Map for State Road 400, F.P. No. 242484-4 on file at the Florida Department of Transportation District Five Office, Surveying and Mapping Section, Deland, Florida, run South 89 degrees 37 minutes 39 seconds East 817.99 feet along the North boundary of said Southeast 1/4 to a point on the centerline of survey of State Road 400 (Interstate 4) as shown on said Right of Way Map; thence South 01 degrees 44 minutes 35 seconds East 1364.43 feet along said centerline to a point on the existing South right of way line of Central Boulevard as shown on said Right of Way Map; thence South 89 degrees 57 minutes 14 seconds West 176.99 feet along said existing South right of way line to a point; thence North 89 degrees 55 minutes 55 seconds West 45.26 feet to a point, said point being the intersection of the existing South right of way line of Central Boulevard with the existing West right of way line of Hughey Avenue as shown on the aforesaid Right of Way Map; thence South 00 degrees 43 minutes 54 seconds East 449.91 feet along said existing West right of way line for the POINT OF BEGINNING; thence continue South 00 degrees 43 minutes 54 seconds East 14.50 feet along said existing West right of way line to a point; thence South 89 degrees 16 minutes 06 seconds West 19.00 feet to a point; thence North 00 degrees 43 minutes 54 seconds West 14.50 feet to a point; thence North 89 degrees 16 minutes 06 seconds East 19.00 feet to the Point of Beginning. (Containing: 276 square feet, more or less.)