



Future Home
Poinciana
Station



VALENCIA COLLEGE

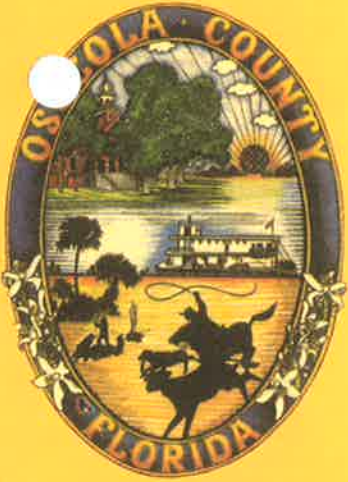


**POINCIANA CAMPUS
PROPERTY
ACQUISITION**

College Station



RFP 13/14-16



February 26, 2014

Selection Committee
Valencia College Station

Osceola County is proud to introduce you to your newest home which will continue the noble tradition that Valencia has established since 1967. As you will see in the pages that follow, your new home will be in the heart of Osceola County surrounded by growing communities.

The area offers the best of all things, close proximity to diverse population of students longing for higher education opportunities and ready for the REACH program and convenient to our regional infrastructure that allows students of all campuses to access the facility and its many amenities. The site is also in close proximity to the future Commuter Rail SunRail station; providing access from the entire Central Florida region.

The Valencia College Station will be a turn-key ready facility with all necessary site work and utility infrastructure ready to go. The school site you will come to notice has beautiful vegetation with 100 year old live oaks majestically located around the campus. It exudes the image of an institution of higher learning to the likes of the honorable institutions to the north of us. The total site is over 370+ acres and will allow the college to continue to grow over the coming decades and include amenities and/or housing opportunities that it may not have had space for in the past.

The site that Osceola County will be providing to Valencia has direct access to one of Osceola's most valuable gems; East Lake Tohopekaliga. This in itself provides untapped possibilities for the College in the areas of science, sustainability, recreation, and not to mention the phenomenal beauty of the lake and wildlife that surround it.

As you will see this location will allow Valencia to continue in its award winning traditions and venture into new uncharted territory with space to grow and achieve even greater things. Welcome to College Station!

Kind Regards,

Donald S. Fisher
County Manager

Donald S. Fisher
County Manager
dfis@osceola.org

Beth Anne Knight
County Manager
bkni@osceola.org

Donna Renberg
Assistant County Manager
dren2@oseola.org

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Suite 4700
Kissimmee, FL 34741

407 742-2000
Fax 407 742-2391

Osceola
County

Valencia Community College RFP 13/14-16

Poinciana Campus Property Acquisition



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Tab 1 – General Location of Property

Maps are provided to identify College Station in relation to Osceola County, Valencia’s existing Osceola Campus, and the Greater Poinciana area. Additional illustrations emphasize adjacent streets and other significant features.

a. Osceola County

- ◆ The property is located within the urbanized northwest corner of Osceola County in the Urban Growth Boundary (UGB) which encourages compact urban development and land use patterns. The northwest portion of Osceola County is part of the Orlando Metropolitan area. With shoreline access to East Lake Tohopekaliga, College Station is south of US 17-92 (S. Orange Blossom Trail), east of Poinciana Boulevard, and north of Cypress Parkway.

b. Valencia College’s Osceola Campus

- ◆ College Station is approximately 7 miles southwest from Valencia’s Osceola Campus. Public transportation routes are currently in place that provides easy access to the property.

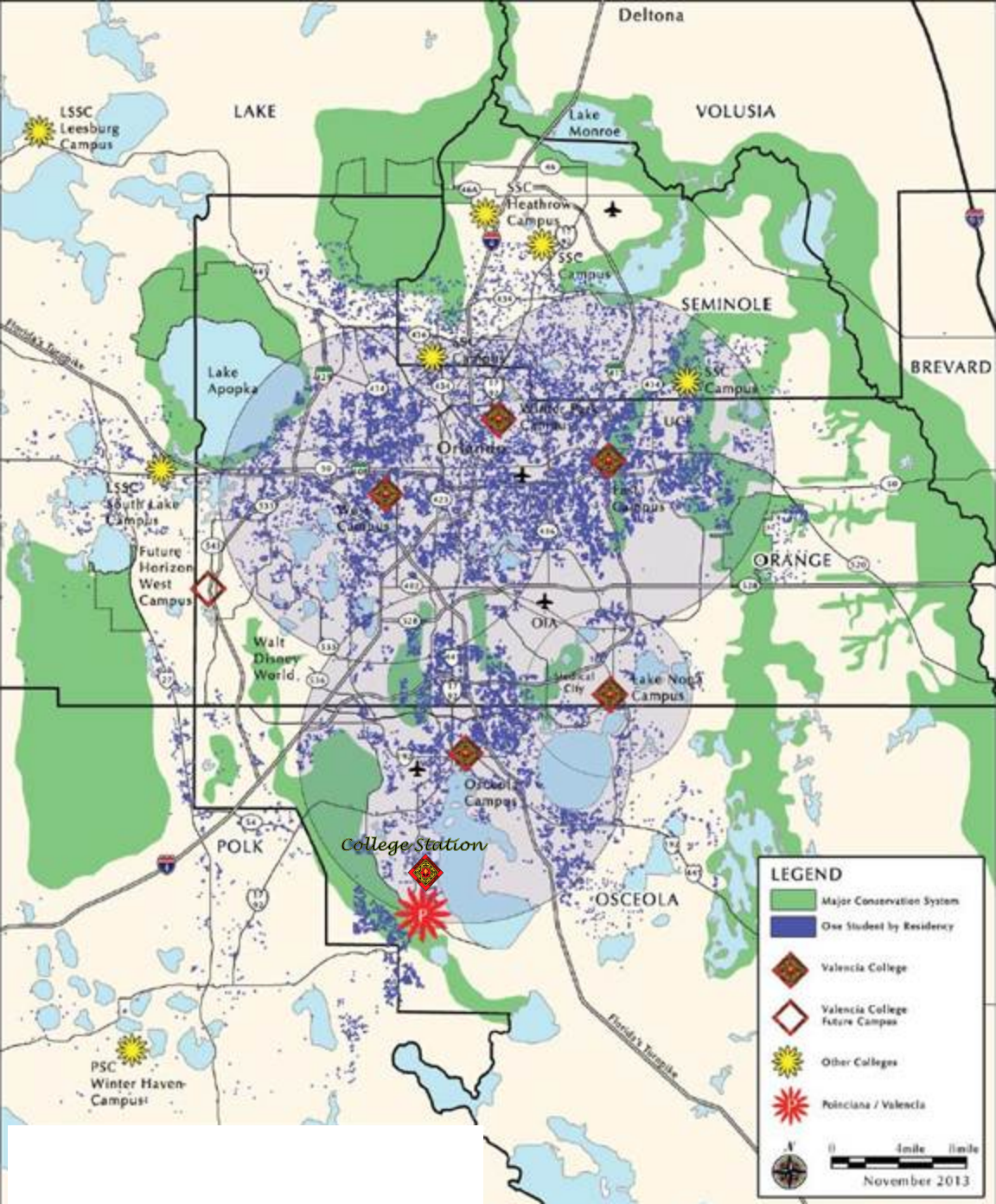
c. The Greater Poinciana Area

- ◆ College Station is situated in a rather unique position in relation to Poinciana, which is a 47,000 acre planned community located in the southwest portion of Osceola County and the northeast area of Polk County. The parcel is within 4 miles of the greater Poinciana area, which now includes the Poinciana Medical Center. Once fully operational, the Poinciana Medical Center is anticipated to employ approximately 200 full time employees.



Osceola County Vicinity Map





LEGEND

- Major Conservation System
- One Student by Residency
- Valencia College
- Valencia College Future Campus
- Other Colleges
- Polkiana / Valencia

0
1 mile
2 mile

November 2013

College Station



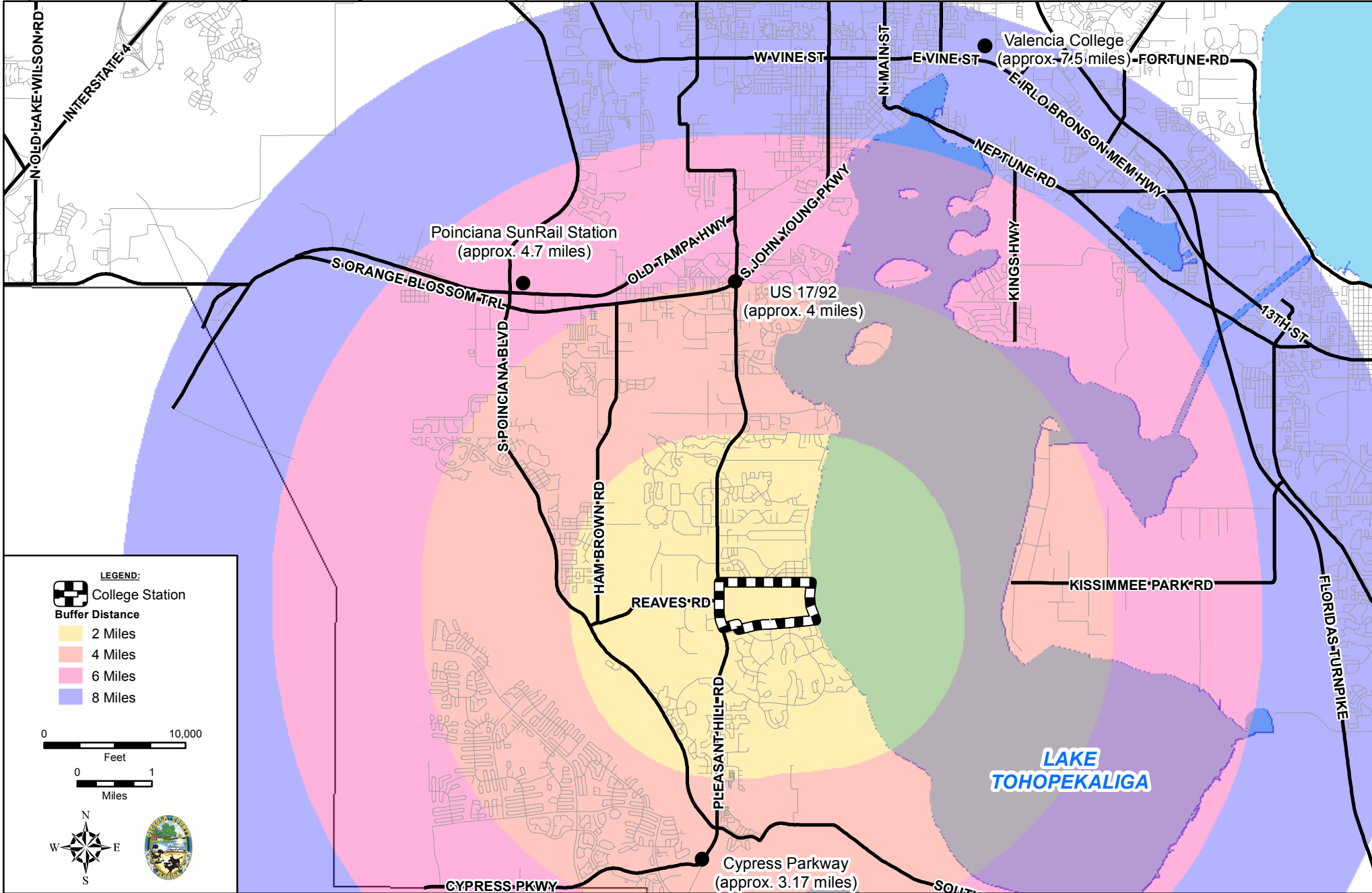
Valencia Osceola Campus






Vicinity Map

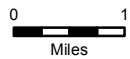


Vicinity Map

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- LEGEND:**
-  College Station
 - Buffer Distance**
 -  2 Miles
 -  4 Miles
 -  6 Miles
 -  8 Miles

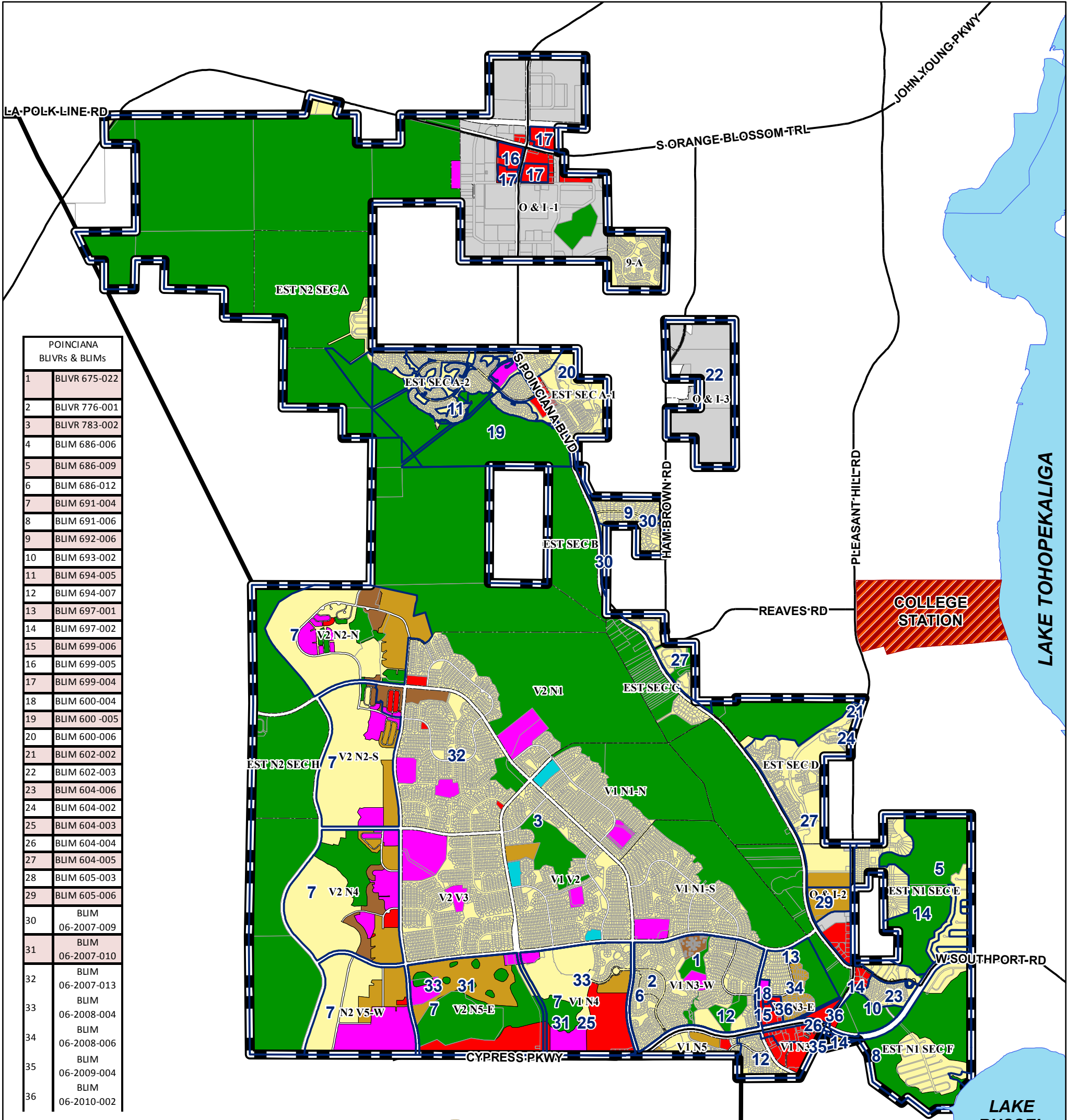




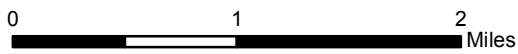
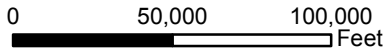
Greater Poinciana Vicinity Map



Greater Poinciana Vicinity Map



POINCIANA BLIVRs & BLIMs	
1	BLIVR 675-022
2	BLIVR 776-001
3	BLIVR 783-002
4	BLIM 686-006
5	BLIM 686-009
6	BLIM 686-012
7	BLIM 691-004
8	BLIM 691-006
9	BLIM 692-006
10	BLIM 693-002
11	BLIM 694-005
12	BLIM 694-007
13	BLIM 697-001
14	BLIM 697-002
15	BLIM 699-006
16	BLIM 699-005
17	BLIM 699-004
18	BLIM 600-004
19	BLIM 600-005
20	BLIM 600-006
21	BLIM 602-002
22	BLIM 602-003
23	BLIM 604-006
24	BLIM 604-002
25	BLIM 604-003
26	BLIM 604-004
27	BLIM 604-005
28	BLIM 605-003
29	BLIM 605-006
30	BLIM 06-2007-009
31	BLIM 06-2007-010
32	BLIM 06-2007-013
33	BLIM 06-2008-004
34	BLIM 06-2008-006
35	BLIM 06-2009-004
36	BLIM 06-2010-002



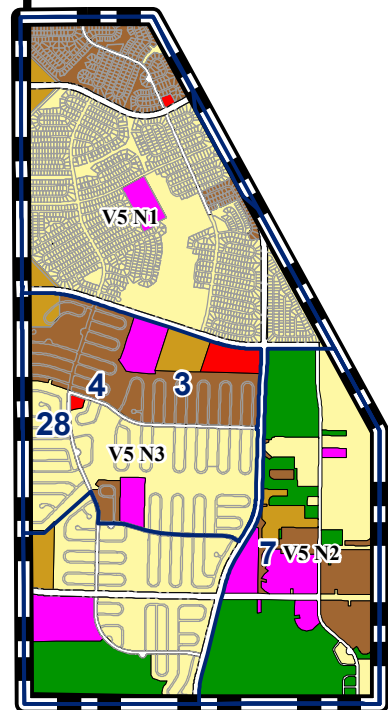
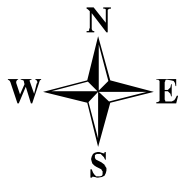
MAP PRODUCED BY
OSCEOLA COUNTY
PLANNING OFFICE
GIS SECTION
21 FEBRUARY 2011



DISCLAIMER: The County specifically disclaims any warranty, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular use. The entire risk as to quality and performance is with the requestor. In no event will the County or its staff be liable for any direct, indirect, incidental, special, consequential, or other damages, including loss of profit, arising out of the use of this data even if the County has been advised of the possibility of such damages. The requestor acknowledges and accepts the limitations of the Data, including the fact that the Data is dynamic and is in a constant state of maintenance, correction and update.

Legend

	1981 POINCIANA BOUNDARY		RURAL ENCLAVE
	BLIM/BLVR BOUNDARY		COMMERCIAL
	MIXED USE		INDUSTRIAL
	INTENSIVE COMMERCIAL		INSTITUTIONAL
	TOURIST COMMERCIAL		CELEBRATION
	RURAL SETTLEMENT		OFFICE
	CONSERVATION		DUAL USE/HDR AND COMMERCIAL
	LOW DENSITY RESIDENTIAL		DUAL USE/INSTITUTIONAL AND COM
	MEDIUM DENSITY RESIDENTIAL		NATURAL RESOURCE UTILIZATION
	HIGH DENSITY RESIDENTIAL		OTHER JURISDICTIONS
	RURAL/AGRICULTURAL		





Aerial



2011 Aerial

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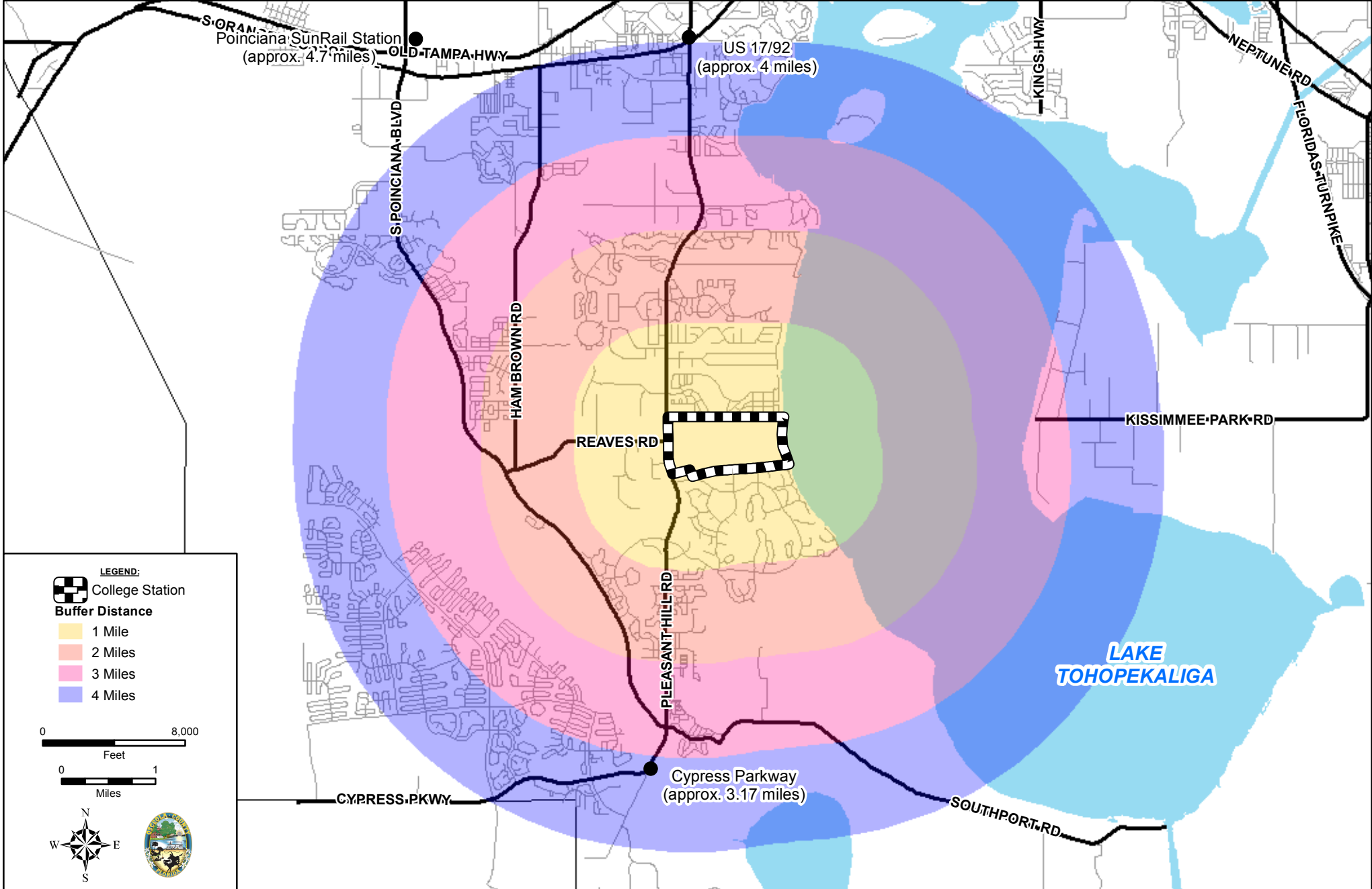


Adjacent Streets



Adjacent Streets

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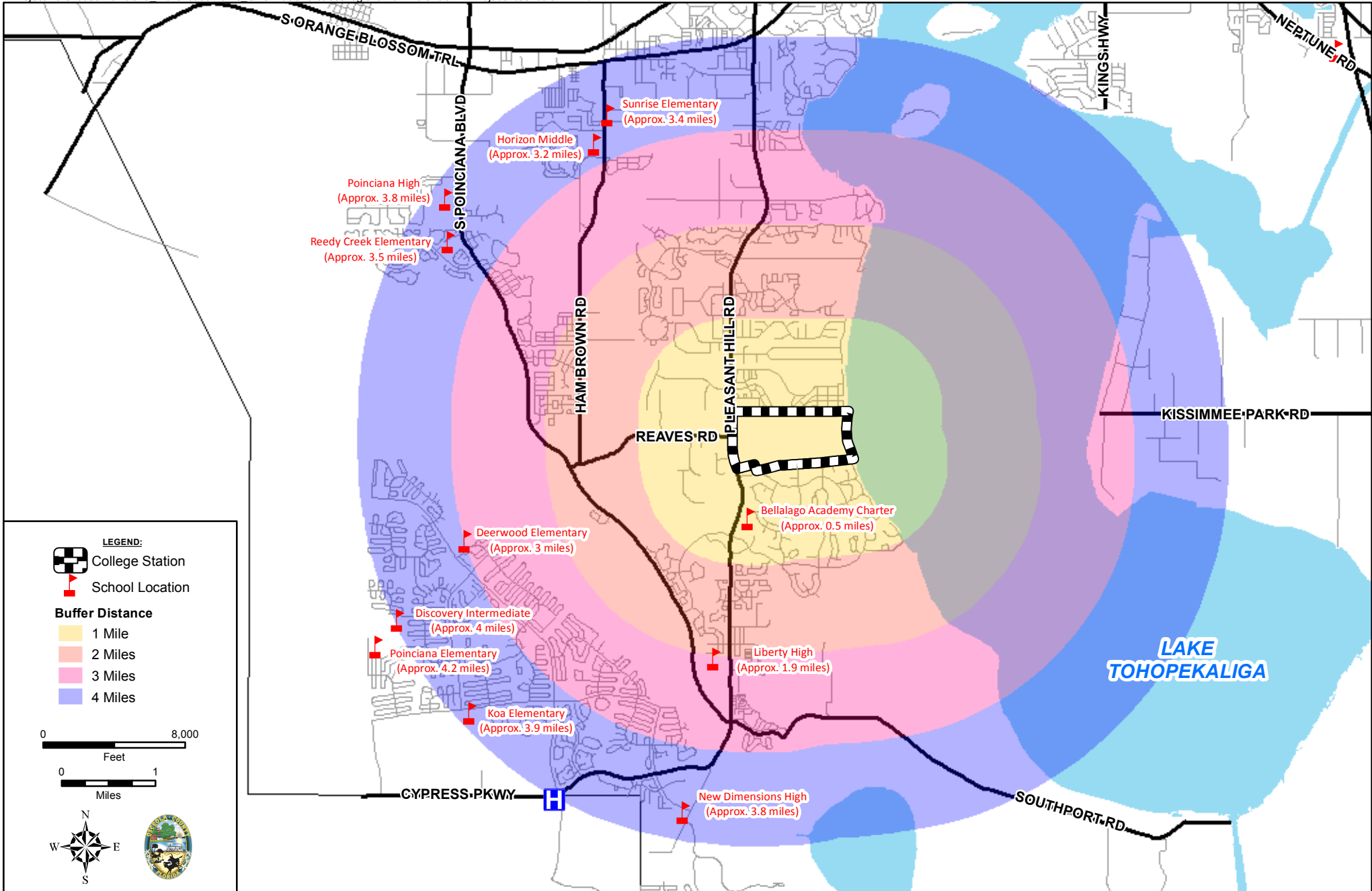


Adjacent Schools



Adjacent Schools

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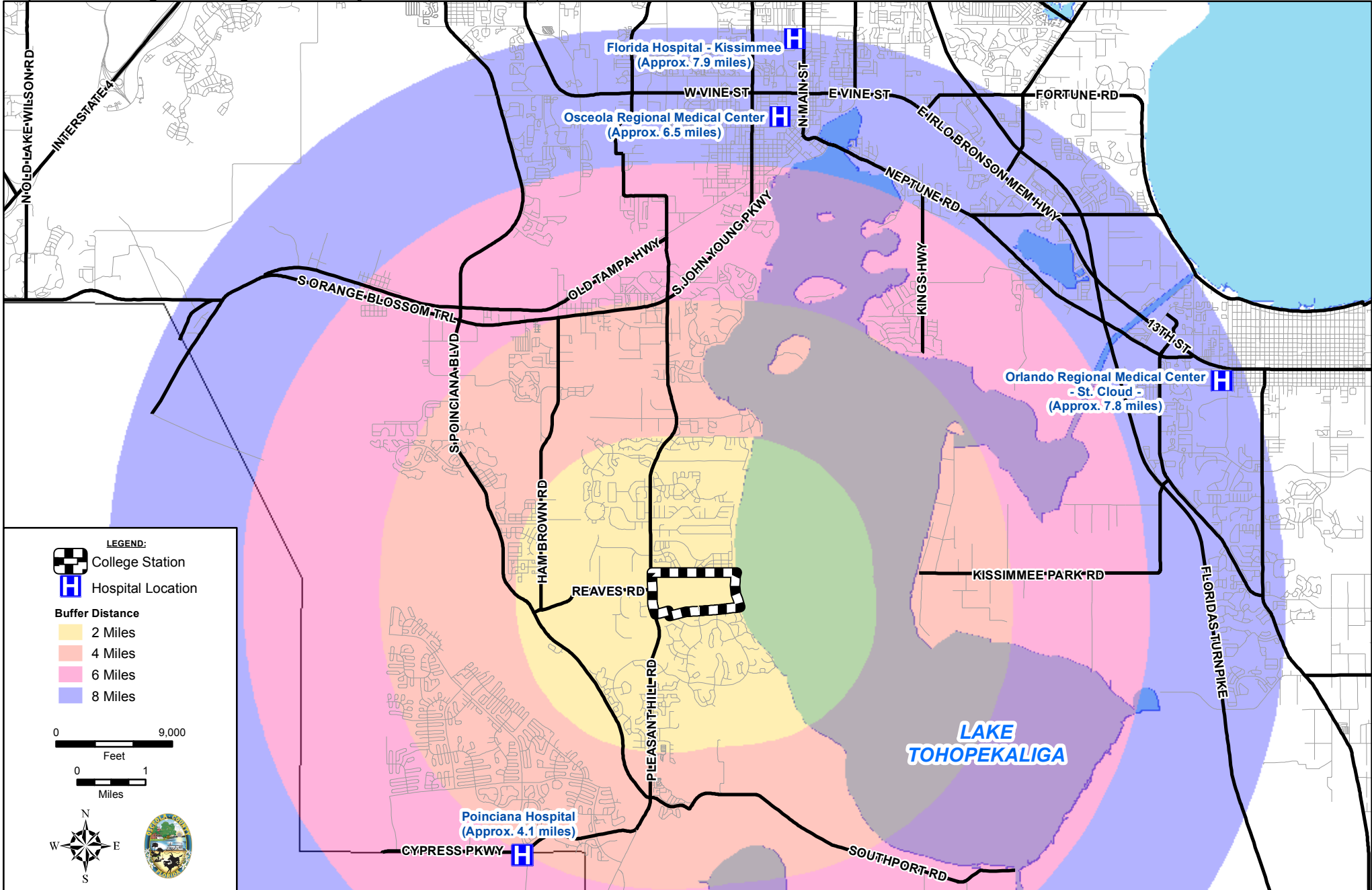


Adjacent Hospitals



Adjacent Hospitals

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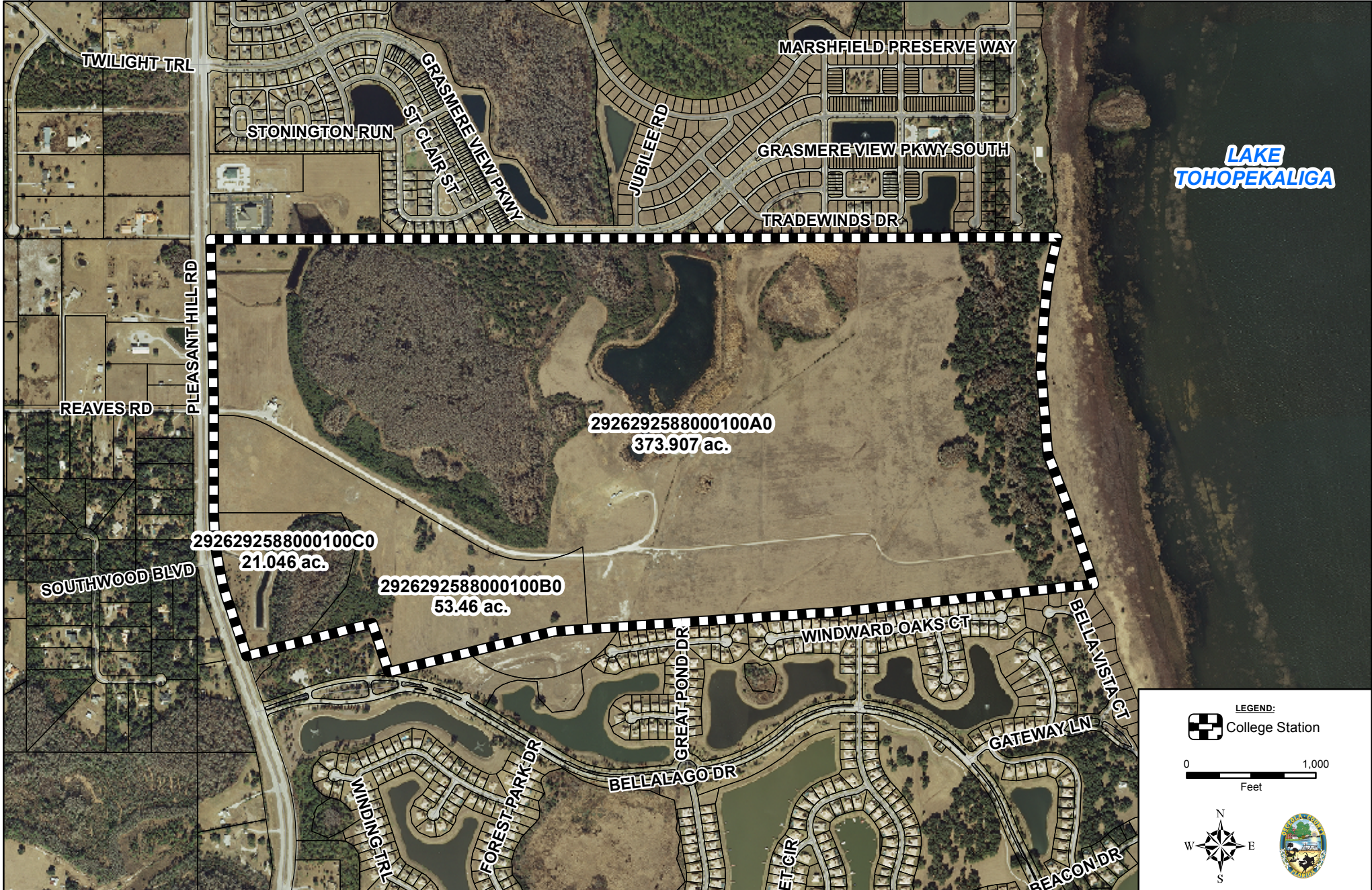


Parcel & Acreage Map



Parcel & Acreage Map

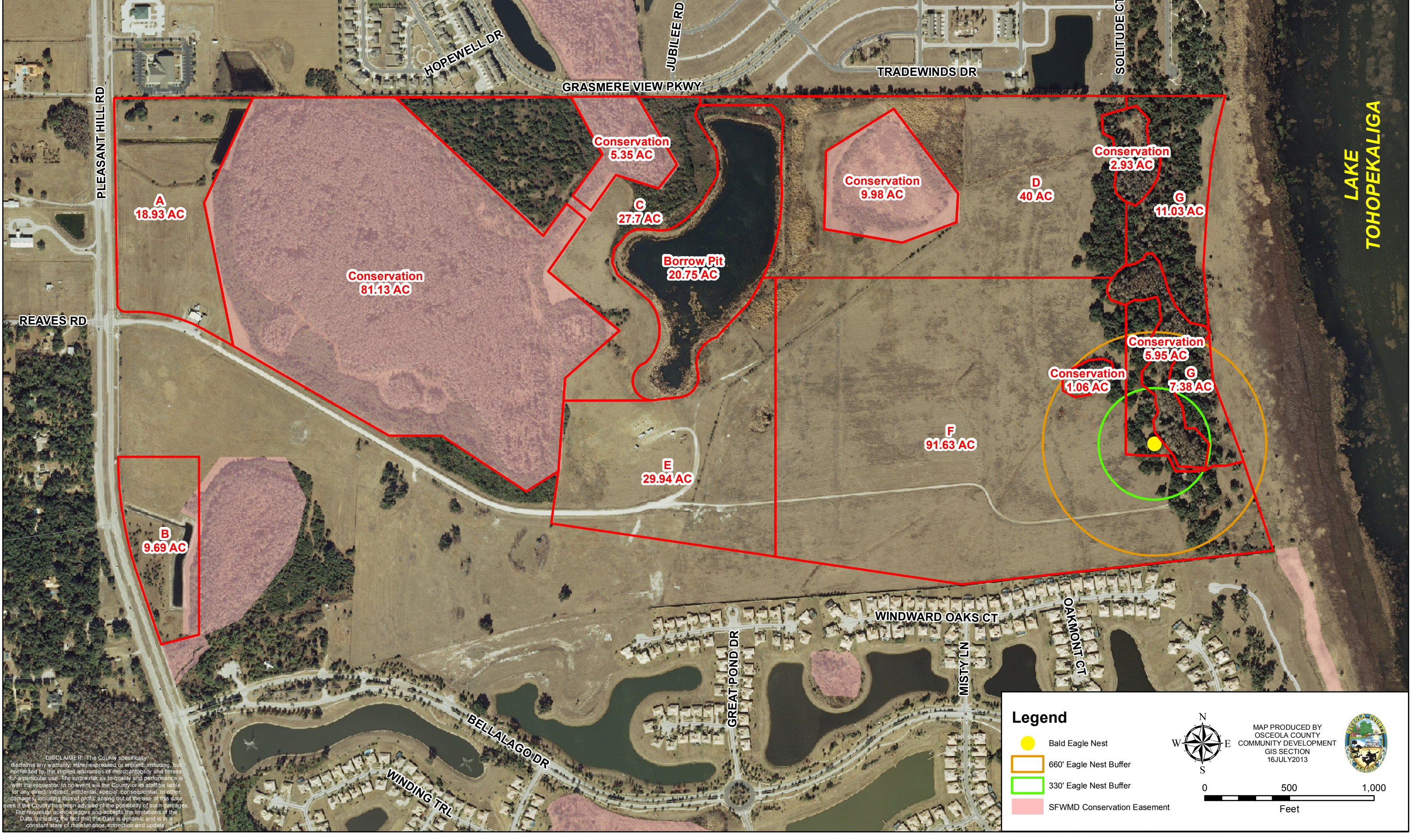
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Acreage Map





LAKE TOHOPEKALIGA

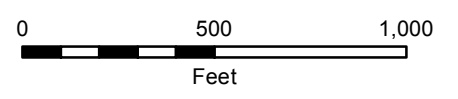
DISCLAIMER: The County specifically disclaims any warranty, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular use. The entire risk as to quality and performance is with the requester. In no event will the County or its staff be liable for any direct, indirect, incidental, special, consequential, or other damages, including loss of profit, arising out of the use of this data even if the County has been advised of the possibility of such damages. The requester acknowledges and accepts the limitations of the Data, including the fact that the Data is dynamic and is in a constant state of maintenance, correction and update.

Legend

- Bald Eagle Nest
- 660' Eagle Nest Buffer
- 330' Eagle Nest Buffer
- SFWMD Conservation Easement



MAP PRODUCED BY
OSCEOLA COUNTY
COMMUNITY DEVELOPMENT
GIS SECTION
16JULY2013



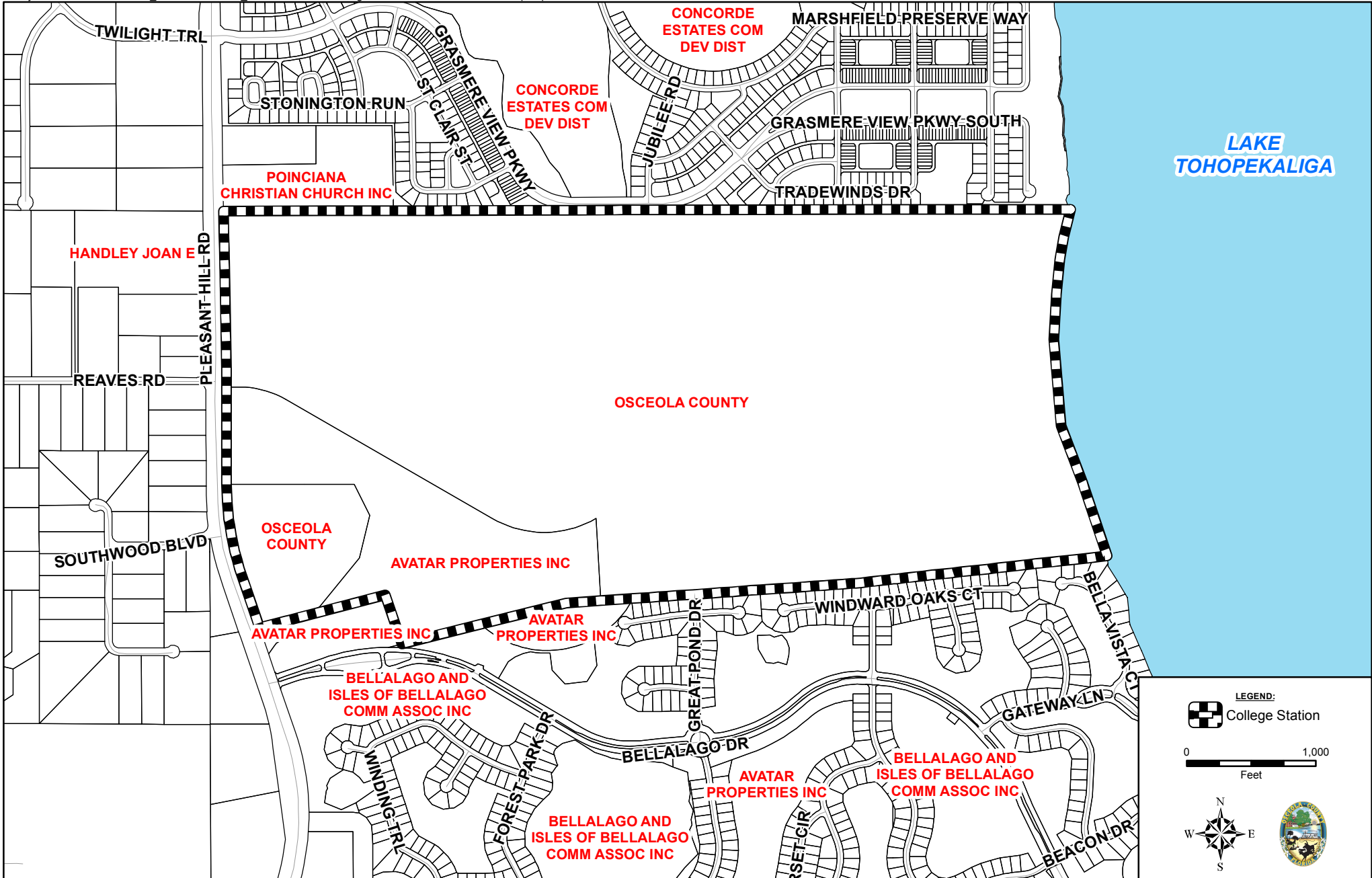


Ownership Map



Ownership Map

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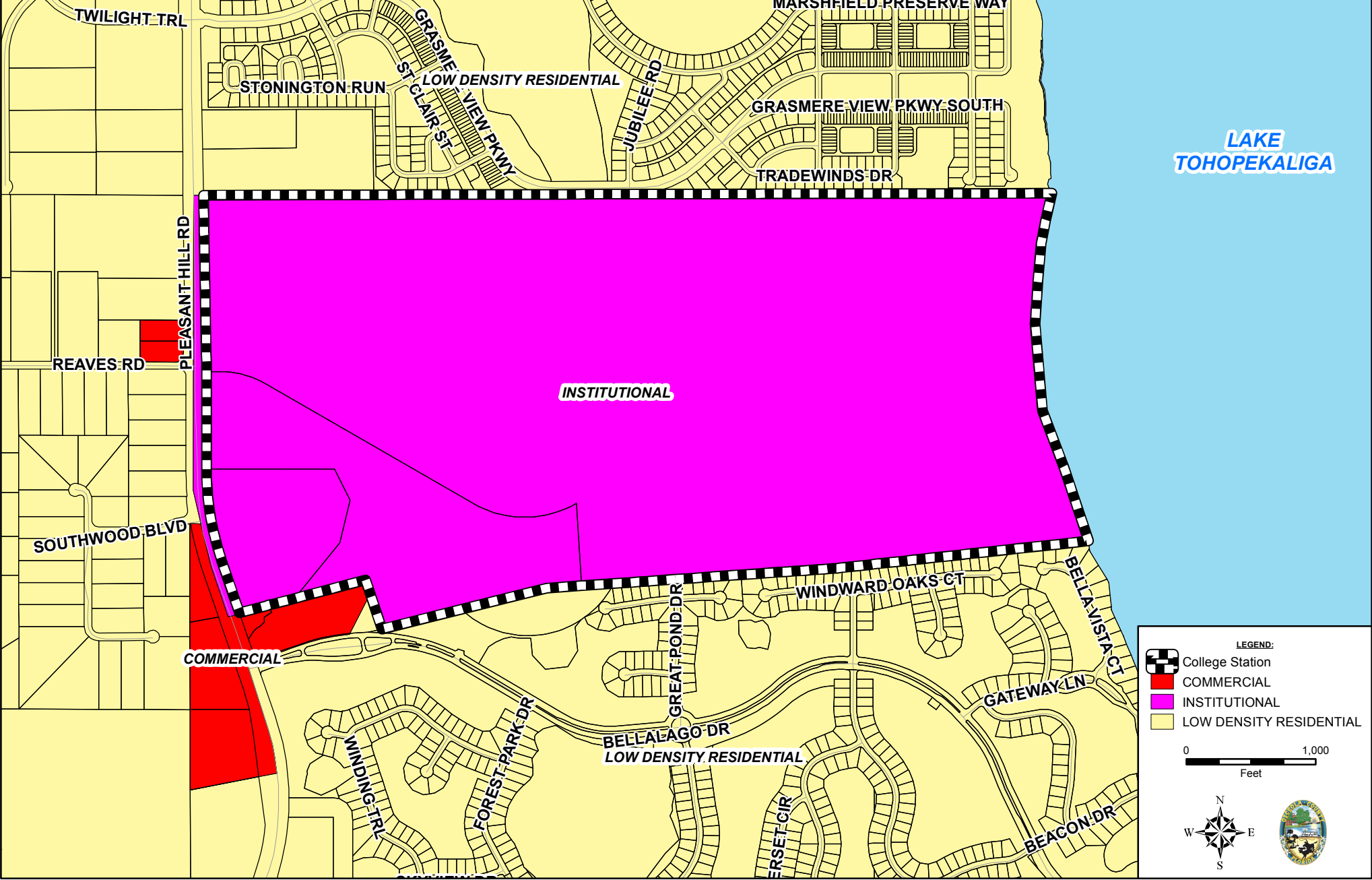


Future Land Use



Future Land Use

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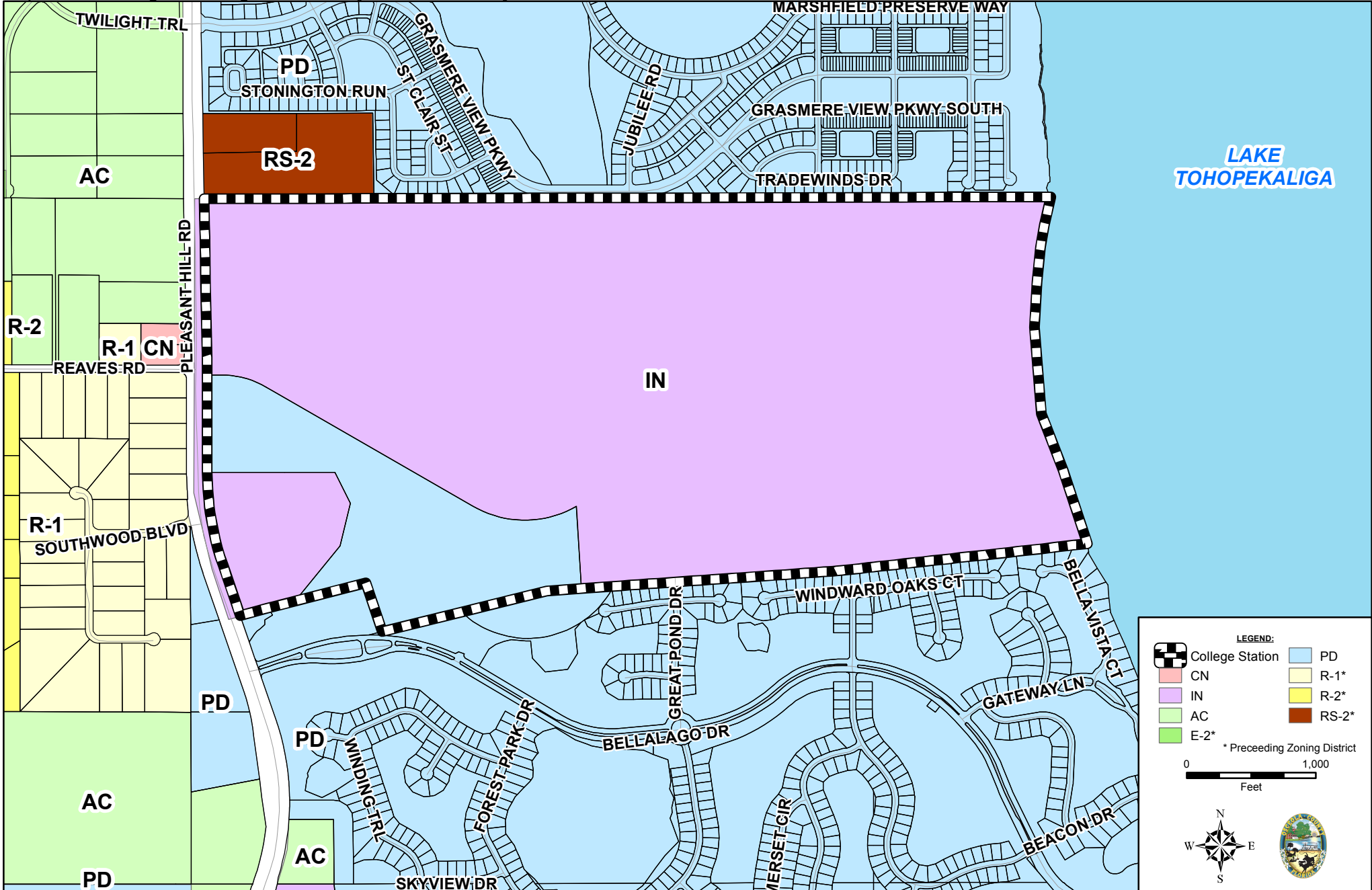


Zoning












Zoning

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LEGEND:


	College Station		PD
	CN		R-1*
	IN		R-2*
	AC		RS-2*
	E-2*		

* Preceding Zoning District

0 1,000
Feet

0 1,000
Feet

N
W E S





College Station Master Plan



Legend

- | | | | | |
|---|-------------------------------------|--|---|---------------------|
| ① Main Entrance | ⑪ Portico | ⑳ Dog Park with Dog Wash | ⑳ Nature Trail (typ.) | ⑳ Existing Wetland |
| ② Fire Station | ⑫ Splash Pad | ㉑ Passive Green Space/Amphitheater | ㉑ Wetland Boardwalk (typ.) | ㉑ Frisbee Golf |
| ③ Commercial/Mixed Use (78,000 s.f.) | ⑬ Tot Lot (2-5 yr. old) | ㉒ Small Pavilion | ㉒ Existing Eagle's Nest | ㉒ On Street Parking |
| ④ Commercial/Mixed Use (188,500 s.f.) | ⑭ Playground (5-12 yr. old) | ㉓ Picnic Structure | ㉓ Boat Trailer Parking | ㉓ Bus Stop |
| ⑤ Residential (530 Units) | ⑮ Lighted Baseball Fields (4) | ㉔ Pavilion | ㉔ Marina Building, Bait/Tackle Shop | |
| ⑥ Neighborhood Park/Village Green | ⑯ Lighted Softball Fields (4) | ㉕ Pedestrian Bridge | Restaurant, Concession, Conference | |
| ⑦ Overlook/Fishing Pier | ⑰ Lighted Tennis Complex (8 courts) | ㉖ Canoe Launch/Beach | ㉕ Overflow Parking (typ.) | |
| ⑧ Village Center (300,000 s.f.) | ⑱ Lake (43 acres) | ㉗ Wayfinding Kiosk | ㉖ Ceremonial Area for Fishing Tournaments/
Fish Weighing Station/Trophy Photos | |
| ⑨ Athletic Center (35,200 s.f.) | ⑲ Concession/Restroom Building | ㉘ Lighted Multi-Purpose Fields (6 Total)
(3) Soccer, (2) Junior Soccer, (1) Cricket | ㉖ 2 mile long Fitness Trail with Exercise Stations | |
| ⑩ Canoe Launch, Rental/Storage
Facility, Concession, and Lockers | ⑳ Residential (422 Units) | | | |



0' 150' 300' 600'
Scale: 1"=150'

ATKINS



College
Station

Tab 2 - Cost to College

The County is extending to offer a portion of the parent tract at no cost to Valencia. Contributions to infrastructure and other costs are amenable as well.

a. Proposed cost/acre; est. @ \$0



Parcel A - \$0.0/Acre

Parcel E - \$0.0/Acre

b. Estimated costs associated with improving land and providing infrastructure to fulfill Criteria 2, 4, 5, & 6



b.2: Included

b.4: Pleasant Hill Roadway is a completed four lane facility. No improvements are necessary for access to Parcel A.

Access costs for Parcel E will be negotiated based upon the timing of development.

b.5: Water/Wastewater lines are adjacent to Pleasant Hill Road.

b.6: Recorded conservation easements for onsite wetlands are included in the packet.

c. Acquisition & Closing Costs



County assumes closing cost.

d. Total Estimate



No Cost to Valencia College



Attachment F Form Cost to College



8.6 Attachment F: COST TO THE COLLEGE

VALENCIA
REQUEST FOR PROPOSALS
RFP 13/14-16
Poinciana Campus Property Acquisition

The following provides standardized recording of the cost to the College for this proposed property acquisition. Please fill in each section as accurately as possible, since we will be using each line item as a point of comparison in the decision making process. A description line has been provided with each line item cost for use in detailing any specific information that the Contract feels need be included. In addition, there is an additional section for other costs that allows the Interested Party to input other anticipated costs and details about them, that are not part of the itemized list requested.

Interested Party Name: <u>Osceola County</u>	Cost in USD
Cost per acre <u>Parcel A - \$0.0/Acre Parcel E - \$0.0/Acre</u>	0.0
Details, as needed:	
Cost for improving land and providing supporting infrastructure to fulfill Criteria 2, 4, 5, and 6.....	0.0
Details, as needed:	
Parcel A Infrastructure - \$0.0 Parcel E Infrastructure - Negotiated	
Cost for College's responsibility through acquisition and closing turning of development	0.0
Details, as needed:	
Total Cost to College	0.0
Details, as needed:	
Other Costs Not Listed Above.....	0.0
Details:	



Tab 3 – Size & Geometry of Property

The configuration and extent of land available on the College Station property exceeds the minimum 15 acres/preference >25 acres criteria acreage for the proposed Poinciana campus.

Acreage: ~ 373.907 acres

Approx. Developable Acreage: ~ 217.9 acres



The College Station parent tract is approximately 374 acres, of which, an estimated 218 acres is developable. The Valencia Poinciana Campus may be located on a portion of the parcel adjacent to Pleasant Hill Rd. with the opportunity to expand and construct subsequent future phases of the facility within the remainder of the parent tract. The program elements of the Master Plan included a generous amount of institutional, residential, and civic entitlements that compliments the proposed Poinciana Campus.



Plat w/ Legal Description



MAC OVERSTREET REGIONAL PARK

SECTIONS 28 & 29, TOWNSHIP 26 SOUTH, RANGE 29 EAST OSCEOLA COUNTY, FLORIDA

PLAT BOOK 18 PAGE 187

MAC OVERSTREET REGIONAL PARK DEDICATION

KNOW ALL MEN BY THESE PRESENTS, That Osceola County, a political subdivision of the State of Florida, being the owner in fee simple of the lands described in the foregoing caption to this plat, hereby dedicates said lands and plat for the uses and purposes therein expressed and dedicates the Easements shown hereon to the perpetual use of the public.

IN WITNESS WHEREOF, has caused these presents to be signed and attested to by the officer named below and its corporation seal to be affixed hereto on 12/21/05

Osceola County, a Political Subdivision

By: [Signature] Title: Chairman/Vice-Chairman

Attest: [Signature] Secretary of the Board

Signed and sealed in the presence of:
Debra A. Davis [Signature]
WITNESS: WITNESS:

STATE OF FLORIDA, COUNTY OF OSCEOLA
THIS IS CERTIFY, That on 12-21-2005 before me, an officer duly authorized to take acknowledgements in the state and county aforesaid, personally appeared

of the above named political subdivision of the State of Florida, to me known to be the individuals and officers described in and who executed the foregoing dedication and severally acknowledged the execution thereof to be their free act and deed as such officers thereto duly authorized, that the official seal of said corporation is duly affixed thereto, and that the said dedication is the act and deed of said corporation.

Affiant is personally known to me.
 Affiant provided the following type of identification: _____
 Affiant did take an oath.
 Affiant did not take an oath.

IN WITNESS WHEREOF, I have hereto set my hand and seal on the above date:
[Signature]
NOTARY PUBLIC Notary Public, State of Florida
My Commission Expires 12-21-2007

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, That the undersigned, being a licensed Professional Surveyor and Mapper, registered in the State of Florida, does hereby certify that on 22 Mar 2004, he completed the survey of the lands as shown in the foregoing plat; that said plat is a correct representation of the lands therein described and platted or subdivided; that permanent reference monuments have been placed as shown thereon as required by all Osceola County requirements and regulations, the survey was prepared under the responsible direction and supervision of the undersigned professional surveyor and that the survey data complies with all requirements of Chapter 177, Florida Statutes; that permanent control points have been/will be placed as required by Chapter 177, Florida Statutes; and that said land is located in Sections 28 & 29, Township 26 South, Range 29 East, Osceola County, Florida.

[Signature] DATE 12/21/05
Bruce C. Ducker Osceola County Engineering Department
Professional Surveyor and Mapper 1 Courthouse Square, Suite 1100
Florida Certificate No. 5986 Kissimmee, Florida 34741
Osceola County Surveyor

CERTIFICATE OF APPROVAL BY COUNTY ENGINEER

Examined and Approved: [Signature] Date 01.20.06
To: R. County Engineer Date

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

THIS IS TO CERTIFY, That on 8/18/05 the Osceola County Planning Commission approved the above plat.
[Signature]
Chairman

CERTIFICATE OF APPROVAL COUNTY SURVEYOR

UPON A REVIEW: This Plat conforms to the requirements of Chapter 177, Florida Statutes.
Surveyor's Name: W. TURNER WALLIS IV Signature: [Signature]

Registration Number: PLS 3967 Date: 1-04-06
Florida Professional Surveyor and Mapper, representing Osceola County, Florida.

CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY, That on 12/17/05 the foregoing plat was approved by the board of County Commissioners of Osceola County, Florida.
[Signature]
Vice Chairman of the Board

CERTIFICATE OF COUNTY CLERK

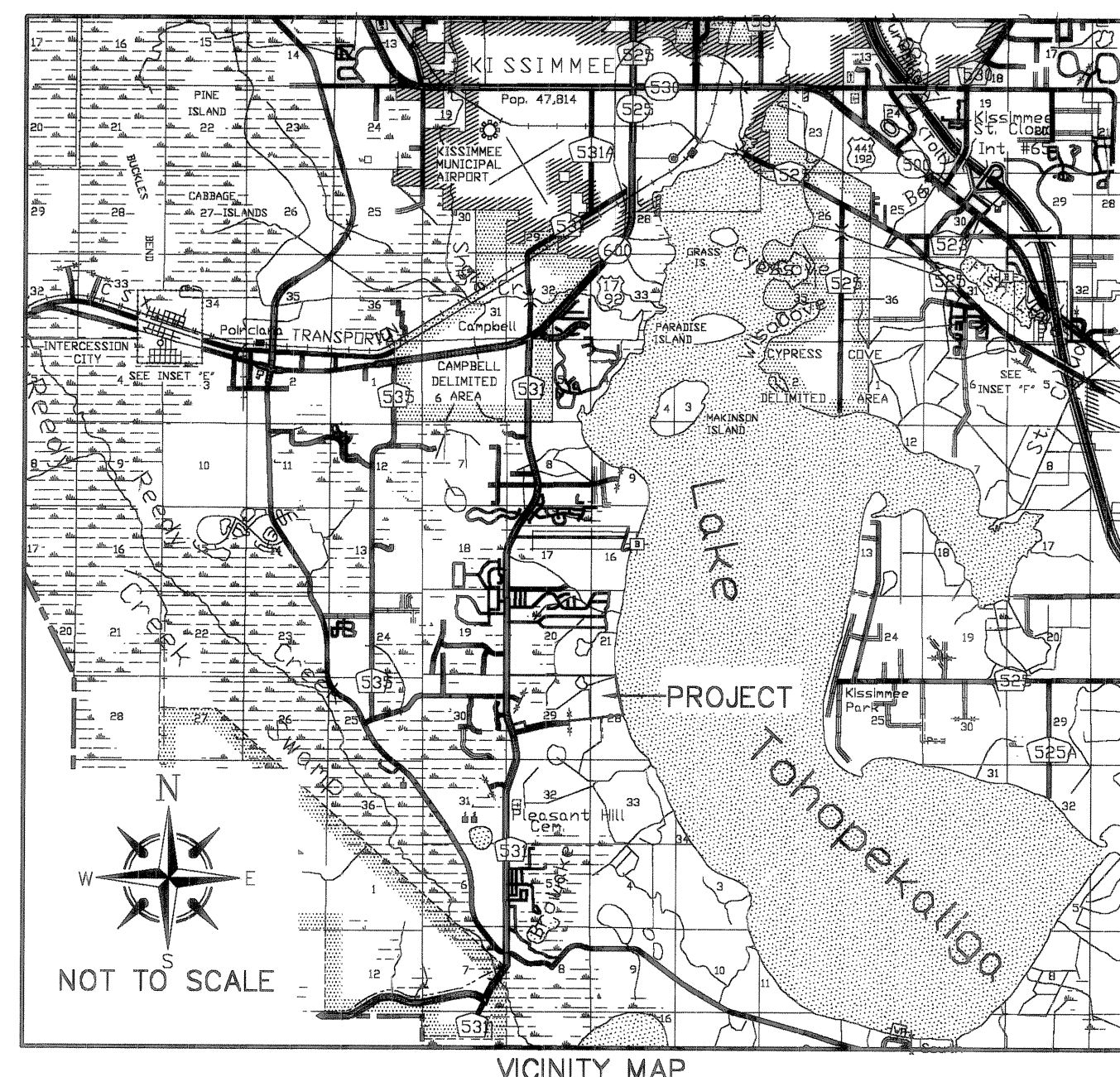
I HEREBY CERTIFY, That I have examined the foregoing plat and find that it complies in form with all the requirements of the Osceola County Land Development Code, and was filed for record on 3/24/2006 at 2:09pm.
File No. 012006081538
[Signature] by Kathy Williams, D.C.
Clerk of the Circuit Court in and for Osceola County, Florida

DESCRIPTION:

A PARCEL OF LAND LOCATED IN SECTIONS 28 AND 29, TOWNSHIP 26 SOUTH, RANGE 29 EAST IN OSCEOLA COUNTY, FLORIDA; BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 26 SOUTH, RANGE 29 EAST; THENCE N 89° 43' 56" E, ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 29, A DISTANCE OF 110.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF PLEASANT HILL ROAD (CR-531) AS SHOWN ON HANSON, WALTER AND ASSOCIATES RIGHT OF WAY PLANS DATED JANUARY 1995, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE N 89° 43' 46" E, ALONG SAID NORTH LINE, A DISTANCE OF 2543.34 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 29, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 29; THENCE N 89° 55' 51" E, ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 29, A DISTANCE OF 2647.90 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 29; THENCE CONTINUE N 89° 55' 51" E, ALONG A PROLONGATION OF THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 29, A DISTANCE OF 1368.07 FEET TO A POINT ON THE SAFE UPLAND LINE (56.5' CONTOUR) AS DETERMINED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION; THENCE ALONG SAID SAFE UPLAND LINE THE FOLLOWING SEVEN COURSES: S 13° 25' 43" W A DISTANCE OF 230.06 FEET; THENCE S 10° 04' 58" W A DISTANCE OF 177.15 FEET; THENCE S 05° 25' 41" W A DISTANCE OF 269.02 FEET; THENCE S 03° 30' 15" W A DISTANCE OF 352.89 FEET; THENCE S 04° 48' 18" E A DISTANCE OF 671.58 FEET; THENCE S 20° 48' 04" E A DISTANCE OF 471.10 FEET; THENCE S 18° 28' 47" E A DISTANCE OF 598.10 FEET; THENCE DEPARTING SAID SAFE UPLAND LINE ON A BEARING OF S 83° 47' 58" W A DISTANCE OF 1953.54 FEET; THENCE S 86° 04' 52" W A DISTANCE OF 2251.48 FEET; THENCE S 76° 03' 42" W A DISTANCE OF 1310.08 FEET; THENCE N 18° 35' 45" W A DISTANCE OF 400.00 FEET; THENCE S 75° 25' 59" W A DISTANCE OF 1006.02 FEET TO A POINT ON SAID EAST RIGHT OF WAY LINE OF PLEASANT HILL ROAD (CR-531); THENCE N 19° 00' 13" W, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 412.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAVING A RADIUS OF 2220.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AND SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 731.56 FEET THROUGH A CENTRAL ANGLE OF 18° 52' 51" (CHORD BEARING N 09° 33' 47" W; CHORD DISTANCE 728.26 FEET) TO THE POINT OF TANGENCY; THENCE N 00° 07' 22" W, ALONG SAID EAST RIGHT OF WAY LINE AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 29, A DISTANCE OF 835.64 FEET; THENCE N 00° 59' 19" W, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 646.44 FEET; THENCE N 01° 02' 01" W, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 642.58 FEET TO THE POINT OF BEGINNING.

CONTAINING: 449.53 ACRES MORE OR LESS



GENERAL NOTES:

- 1) BEARINGS ARE BASED UPON THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 26 SOUTH, RANGE 29 EAST, HAVING AN ASSUMED BEARING OF N89°43'56"E.
- 2) TRACT A TO BE RESERVED FOR FUTURE PARK DEVELOPMENT.
- 3) TRACT B TO BE RESERVED FOR THE SCHOOL BOARD OF OSCEOLA COUNTY, FLORIDA, WITH ACCESS TO PLEASANT HILL ROAD LIMITED TO THE 100' INGRESS/EGRESS EASEMENT OVER TRACT B.
- 4) TRACT C TO BE RESERVED FOR FUTURE DEVELOPMENT.

LEGEND			
PT	POINT OF TANGENCY	CL	CENTERLINE
PC	POINT OF CURVATURE	C	CHORD
PI	POINT OF INTERSECTION	CB	CHORD BEARING
PRC	POINT OF REVERSE CURVE	L	LENGTH OF CURVE
PCC	POINT OF COMPOUND CURVATURE	LB	LICENSED BUSINESS
●	5/8" IRON ROD WITH CAP OCED PSM 5986	R	RADIUS
□	PERMANENT REFERENCE MONUMENT 4"x4" CONCRETE MONUMENT AND CAP "OCED PSM 5986" (PRM)	RLS	REGISTERED LAND SURVEYOR
⊙	PERMANENT CONTROL POINT PCP (NAIL & DISC "OCED PSM 5986")	RP	RADIUS POINT
SEC.	SECTION	Δ	DELTA OR CENTRAL ANGLE
OR	OFFICIAL RECORDS	TWP	TOWNSHIP
FND	FOUND	R/W	RIGHT OF WAY
		RGE	RANGE
		TAN	TANGENT
		CM	CONCRETE MONUMENT
		N.R.	NON RADIAL

**OSCEOLA COUNTY
ENGINEERING DEPARTMENT**
SURVEY SECTION
1 COURTHOUSE SQUARE, SUITE 1100
KISSIMMEE, FL 34741
407-343-2800

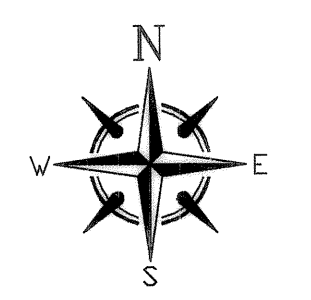
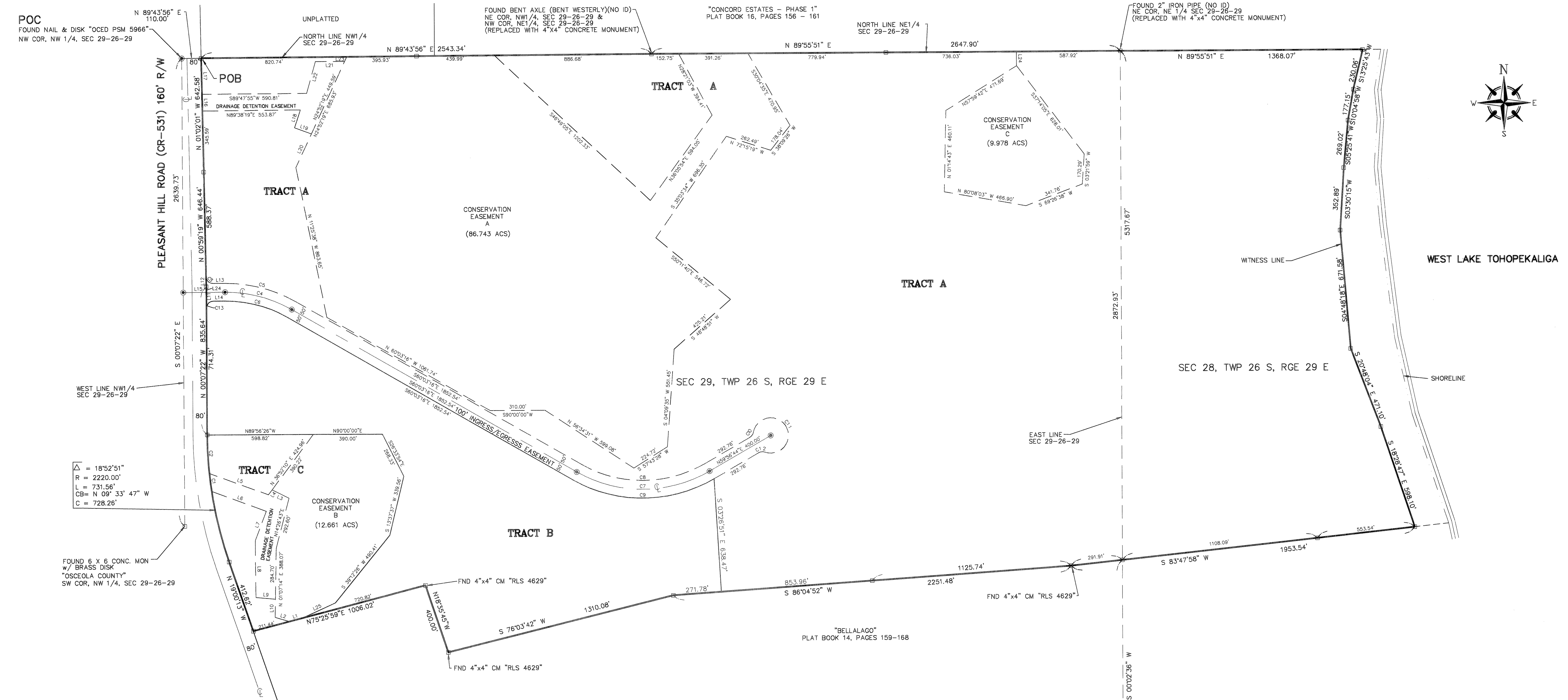
NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.

MAC OVERSTREET REGIONAL PARK

SECTIONS 28 & 29, TOWNSHIP 26 SOUTH, RANGE 29 EAST

OSCEOLA COUNTY, FLORIDA



Δ = 18°52'51"
 R = 2220.00'
 L = 731.56'
 CB = N 09° 33' 47" W
 C = 728.26'

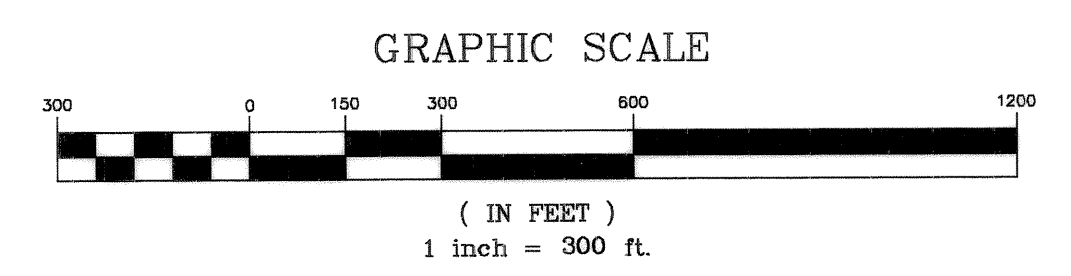
FOUND 6 X 6 CONC. MON
 W/ BRASS DISK
 "OSCEOLA COUNTY"
 SW COR, NW 1/4, SEC 29-26-29

EASTERLY R/W LINE
 PLEASANT HILL ROAD
 (PER R/W PLANS BY
 HWA, INC - JAN. 1995)

LINE	LENGTH	BEARING
L1	73.76'	S75°25'59"W
L2	84.38'	N73°36'32"W
L3	105.98'	N63°35'41"W
L4	34.74'	S36°52'10"W
L5	354.43'	N89°48'01"W
L6	328.85'	S69°37'47"E
L7	176.75'	S21°04'38"W
L8	320.01'	S00°24'47"E
L9	110.66'	S85°10'10"E
L10	103.37'	S01°07'14"W
L11	90.00'	N00°07'22"W
L12	58.07'	N00°59'19"W
L13	67.19'	S70°00'06"E
L14	66.31'	N89°52'38"E
L15	236.30'	S89°52'38"W
L16	94.24'	N01°02'01"W
L17	202.75'	N01°02'01"W
L18	106.72'	S18°22'18"W
L19	100.50'	S70°00'06"E
L20	208.73'	S24°52'19"W
L21	164.72'	N89°43'56"E
L22	185.50'	S15°36'46"W
L23	27.62'	S24°52'19"W
L24	31.33'	N00°07'22"W
L25	206.19'	S65°22'35"W

CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	101.79'	2200.00'	02°32'32"	N07°04'40"W	101.78'
C2	218.59'	750.00'	05°38'29"	N02°56'37"W	218.50'
C3	62.23'	40.00'	89°08'03"	S45°33'20"E	56.14'
C4	393.59'	750.00'	30°04'06"	N75°05'19"W	389.09'
C5	419.83'	800.00'	30°04'06"	N75°05'19"W	415.03'
C6	367.35'	700.00'	30°04'06"	N75°05'19"W	363.15'
C7	785.40'	750.00'	60°00'00"	N89°56'44"E	750.00'
C8	733.04'	700.00'	60°00'00"	N89°56'44"E	700.00'
C9	837.76'	800.00'	60°00'00"	N89°56'44"E	800.00'
C10	34.90'	40.00'	49°59'41"	N34°56'53"E	33.81'
C11	488.67'	100.00'	279°59'23"	N30°03'16"W	128.57'
C12	34.90'	40.00'	49°59'41"	S84°56'35"W	33.81'
C13	62.83'	40.00'	90°00'00"	S44°52'38"W	56.57'

OSCEOLA COUNTY
ENGINEERING DEPARTMENT
 SURVEY SECTION
 1 COURTHOUSE SQUARE, SUITE 1100
 KISSIMMEE, FL 34741
 407-343-2600





College
Station

Tab 4 – Visibility & Access

Pleasant Hill Road, a multimodal corridor, provides excellent access along a major thoroughfare that directly serves as one of the major roadways into the Poinciana community. Bicycle and pedestrian access is currently provided by an 8' sidewalk abutting College Station. Access is also provided by Reaves Rd., which is a signalized intersection, and furnishes a direct connection to Poinciana Blvd. An adjacent transit stop currently exists and funding has been secured to expand these services, including the proposed Sun Rail Station.

Directional, wayfinding, and gateway signage and structures along Pleasant Hill, Reaves, Ham Brown, and Poinciana Blvd. can be provided to increase visibility of the proposed campus. In addition, the County is willing to engage in the provision of additional alternative signage and landscaping design to emphasize the distinct identity of Valencia.

Reaves Road is a planned four lane connector between Pleasant Hill and ending at the entrance to College Station. Osceola County has planned for another bridge crossing into Poinciana on the Reaves Road alignment connecting to Marigold.



Access Point(s) Pleasant Hill Road at Reaves Road (improvements to County Standards)



Intersection of Reaves & Pleasant Hill Rd. is signalized.



LYNX Transit Service: Link 26 @ the intersection of Reaves & Pleasant Hill Roads and Bellalago Drive. As a funding partner for Lynx, Osceola County commits to increasing service internal to College Station. As SunRail comes online, Osceola County will explore direct service to the SunRail Poinciana Station to the Valencia College at College Station.



Annual Average Daily Traffic (AADT) (2013):

Pleasant Hill Rd. -- 36,004 trips – Poinciana Blvd. to Grasmere View Pkwy. segment



Future Roadway Classification & Improvements:

Planned Multi-Modal Corridor – Pleasant Hill Road

Premium Transit – Pleasant Hill Road

On-Street Multi-Use Bike/Pedestrian – Pleasant Hill & Reaves Road

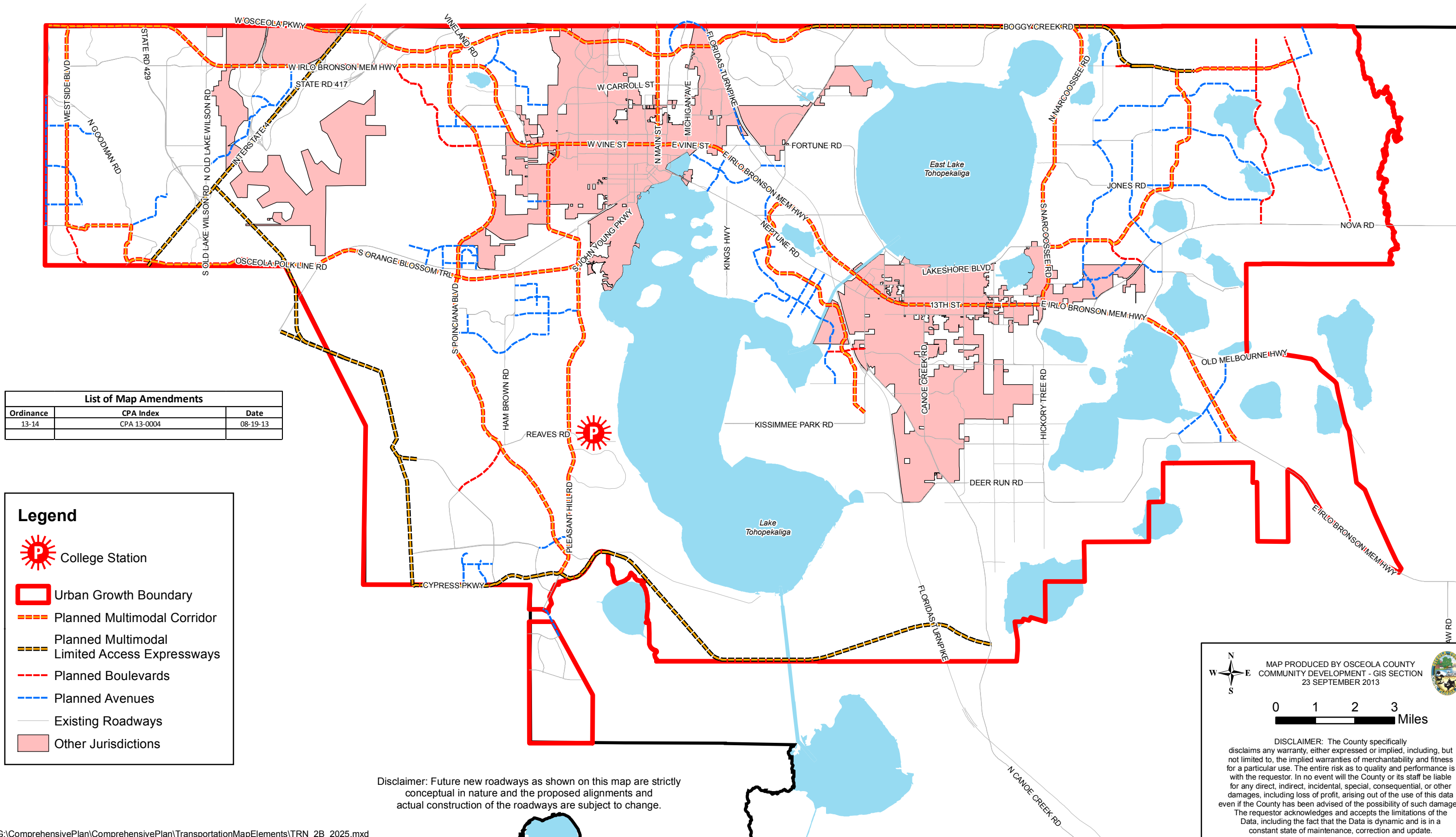
To accommodate Valencia College’s emerging identity, College Station provides an ideal opportunity for convenient access and prominent visibility abutting a major roadway.



TRN Map 2B - Roadway Classification System - 2025



TRN 2B: Roadway Classification System - 2025



List of Map Amendments		
Ordinance	CPA Index	Date
13-14	CPA 13-0004	08-19-13

Legend

- College Station
- Urban Growth Boundary
- Planned Multimodal Corridor
- Planned Multimodal Limited Access Expressways
- Planned Boulevards
- Planned Avenues
- Existing Roadways
- Other Jurisdictions

Disclaimer: Future new roadways as shown on this map are strictly conceptual in nature and the proposed alignments and actual construction of the roadways are subject to change.

MAP PRODUCED BY OSCEOLA COUNTY
COMMUNITY DEVELOPMENT - GIS SECTION
23 SEPTEMBER 2013

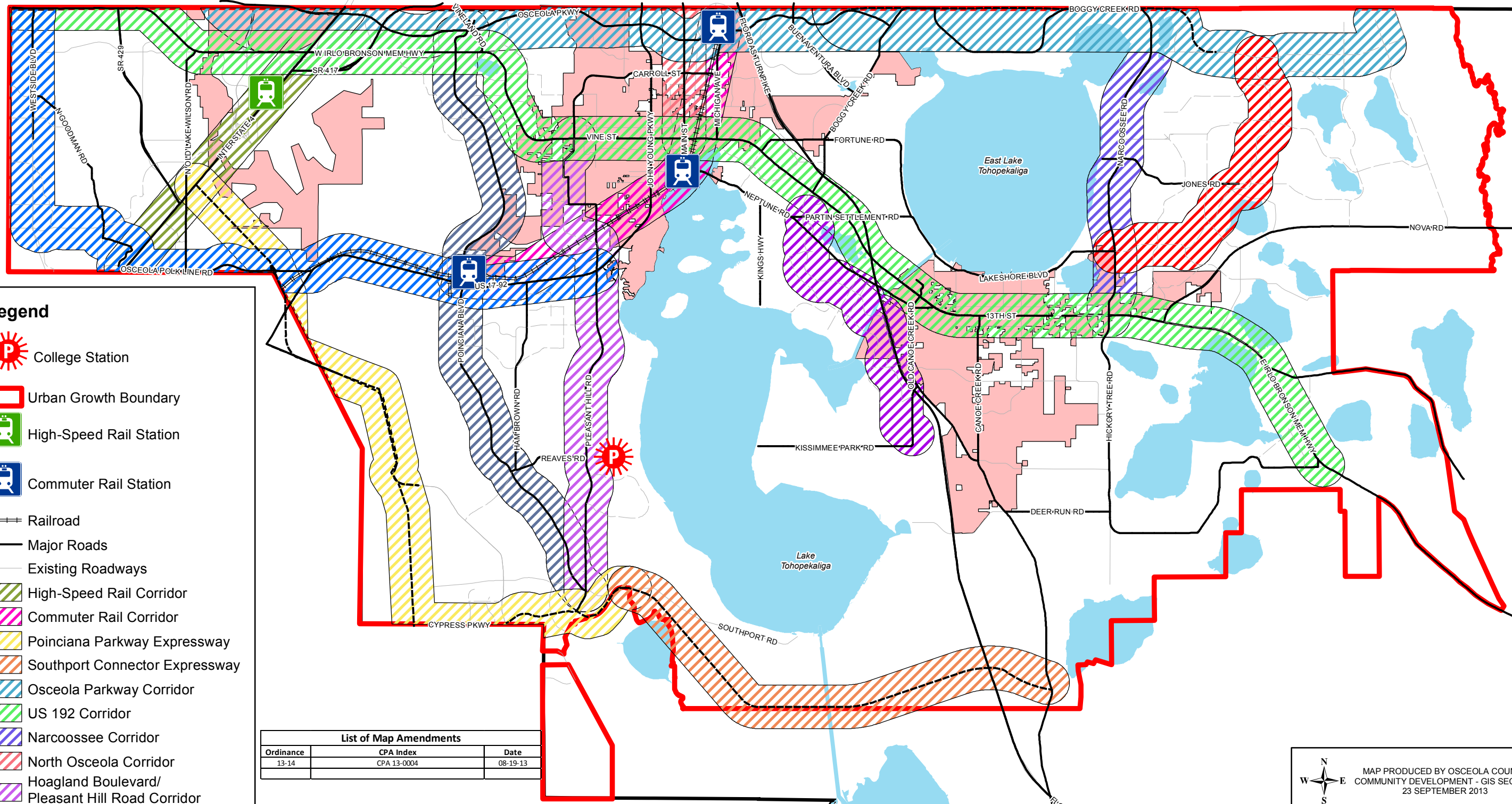
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














TRN Map 3 - Multimodal Corridors - 2025



TRN 3: Multimodal Corridors - 2025



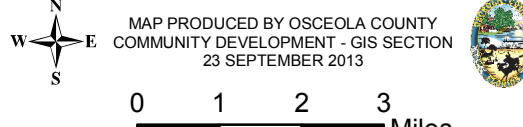
Legend

-  College Station
-  Urban Growth Boundary
-  High-Speed Rail Station
-  Commuter Rail Station
-  Railroad
-  Major Roads
-  Existing Roadways
-  High-Speed Rail Corridor
-  Commuter Rail Corridor
-  Poinciana Parkway Expressway
-  Southport Connector Expressway
-  Osceola Parkway Corridor
-  US 192 Corridor
-  Narcoossee Corridor
-  North Osceola Corridor
-  Hoagland Boulevard/
Pleasant Hill Road Corridor
-  Poinciana Boulevard Corridor
-  Toho Parkway Corridor
-  Rummell Road Corridor
- Westside Boulevard Corridor
- Other Jurisdictions

List of Map Amendments		
Ordinance	CPA Index	Date
13-14	CPA 13-0004	08-19-13

Disclaimer: Future new roadways as shown on this map are strictly conceptual in nature and the proposed alignments and actual construction of the roadways are subject to change.

MAP PRODUCED BY OSCEOLA COUNTY
COMMUNITY DEVELOPMENT - GIS SECTION
23 SEPTEMBER 2013



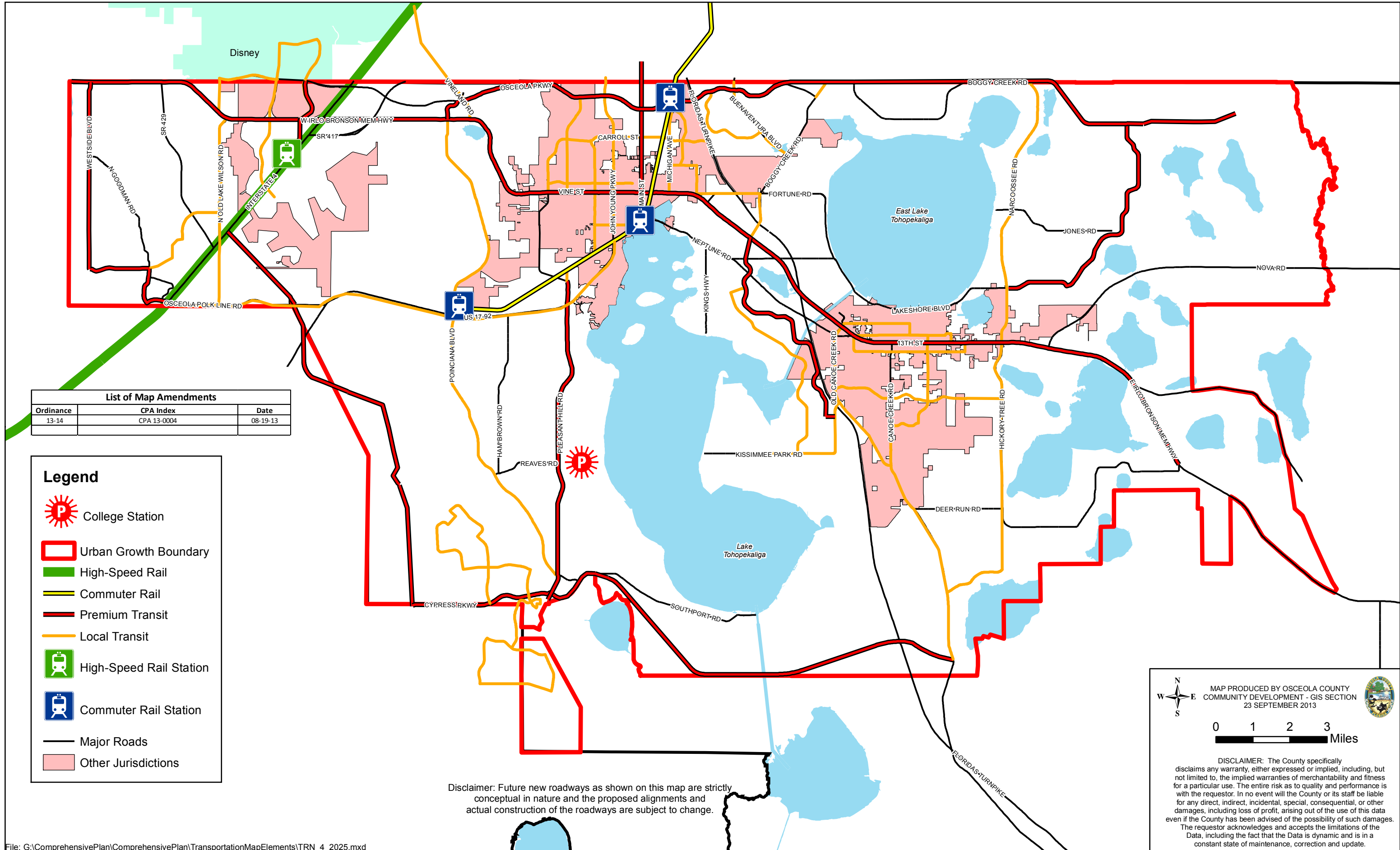
DISCLAIMER: The County specifically disclaims any warranty, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular use. The entire risk as to quality and performance is with the requestor. In no event will the County or its staff be liable for any direct, indirect, incidental, special, consequential, or other damages, including loss of profit, arising out of the use of this data even if the County has been advised of the possibility of such damages. The requestor acknowledges and accepts the limitations of the Data, including the fact that the Data is dynamic and is in a constant state of maintenance, correction and update.



TRN Map 4 – Transit System - 2025



TRN 4: Transit System - 2025



List of Map Amendments		
Ordinance	CPA Index	Date
13-14	CPA 13-0004	08-19-13

Legend

- College Station
- Urban Growth Boundary
- High-Speed Rail
- Commuter Rail
- Premium Transit
- Local Transit
- High-Speed Rail Station
- Commuter Rail Station
- Major Roads
- Other Jurisdictions

Disclaimer: Future new roadways as shown on this map are strictly conceptual in nature and the proposed alignments and actual construction of the roadways are subject to change.

MAP PRODUCED BY OSCEOLA COUNTY
COMMUNITY DEVELOPMENT - GIS SECTION
23 SEPTEMBER 2013

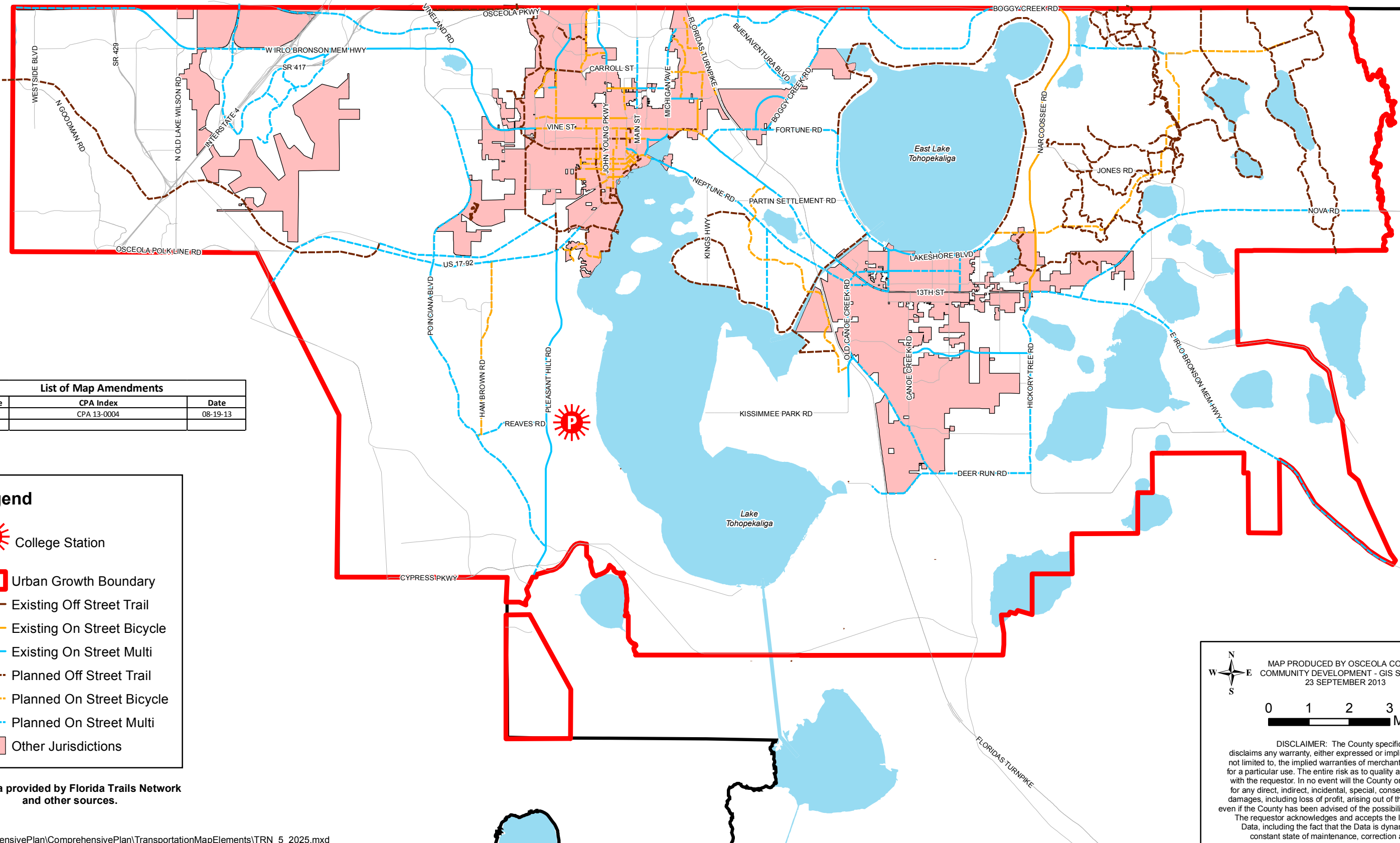
DISCLAIMER: The County specifically disclaims any warranty, either expressed or implied, including, but not limited to, the implied warranties of merchantability and fitness for a particular use. The entire risk as to quality and performance is with the requestor. In no event will the County or its staff be liable for any direct, indirect, incidental, special, consequential, or other damages, including loss of profit, arising out of the use of this data even if the County has been advised of the possibility of such damages. The requestor acknowledges and accepts the limitations of the Data, including the fact that the Data is dynamic and is in a constant state of maintenance, correction and update.



TRN Map 5 – Bicycle and Trail Facilities – 2025



TRN 5: Bicycle and Trail Facilities - 2025



List of Map Amendments		
Ordinance	CPA Index	Date
13-14	CPA 13-0004	08-19-13

Legend

- College Station
- Urban Growth Boundary
- Existing Off Street Trail
- Existing On Street Bicycle
- Existing On Street Multi
- Planned Off Street Trail
- Planned On Street Bicycle
- Planned On Street Multi
- Other Jurisdictions

Trail data provided by Florida Trails Network and other sources.

MAP PRODUCED BY OSCEOLA COUNTY
COMMUNITY DEVELOPMENT - GIS SECTION
23 SEPTEMBER 2013

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Tab 5 – Available Services & Infrastructure

Potable water and sanitary sewer service is currently available along Pleasant Hill Rd. College Station is served by 2 treatment plants, each with available capacity to accommodate future expansions.. Phone/data and electric service providers are also available. Natural gas infrastructure is currently not available for College Station.



Infrastructure

Water: 16" water main

Sewer/Wastewater: 8" force main

Water Treatment Plants:

Cypress West Reclamation Facility: 325,000 gpd capacity; 135,100 gpd remaining capacity;

Poinciana Water Treatment Plant #6: 2,500,000 gpd capacity, 2,310,100 gpd remaining capacity

Wastewater Treatment Facility: Pump Station #104; 719 gpm capacity



Providers

Water: Toho Water Authority (TWA)

Cable: Brighthouse, Direct TV

Internet: Brighthouse, AT & T, Vonage

Electric: Kissimmee Utility Authority (KUA)

Telephone: Brighthouse, AT & T, Vonage, Century Link

Natural Gas: TECO/People's Gas (infrastructure currently not available)



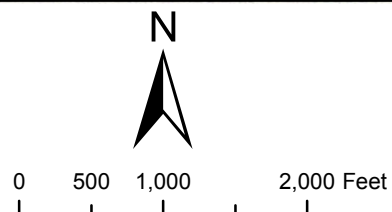
TWA Utilities Map





Legend

- Water Mains
- LS WW Liftstations
- WW Manholes
- WW Force Mains
- WW Gravity Mains



TWA Utilities

THE TOHOPEKALIGA WATER AUTHORITY MAKES NO WARRANTIES, GUARANTEES OR REPRESENTATIONS AS TO THE TRUTH, ACCURACY, OR COMPLETENESS OF THE DATA ON THIS MAP. THIS IS NOT A SURVEY PRODUCT AND IS A VISUAL REFERENCE TOOL ONLY. The Tohopekalia Water Authority makes no warranty, express or implied with respect to its ownership of any rights relating to trademarks and trade names described herein. THERE ARE NO WARRANTIES WHICH EXTEND BEYOND THE DESCRIPTION OF THE FACE HEREOF. Any questions or concerns should be directed to Tony Curtis, (tc Curtis@kissimmee.org, City of Kissimmee Information Technology (IT) Department at 407-518-2191.

O:\Users\Mike\MXD\Map\Overstreet Park2.mxd
 12/10/2012 at 4:15:09 PM
 PRODUCED BY: Mike





*College
Station*

Tab 6 – Site Conditions

a. Environmental Permits



South Florida Water Management District: SFWMD 49-00828-P & 49-01913-P
Army Corps of Engineers: ACOE SAJ-2008-06585(IP-JSC)
US Fish & Wildlife Service: OSO-60

b. Any and all conservation easements, preserve information, or maintenance agreements on or contiguous to the property



A Conservation easement agreement has been established for the wetlands depicted on the associated plat as mitigation with SFWMD 49-00828-P

c. Any and all Phase I and II environmental reports



A phase I/II environmental reports can be provided at no cost to Valencia.

d. Any and all geotechnical evaluations of the subject property or adjacent properties that are similar and in close proximity



Geotechnical evaluations can be provided at no cost to Valencia.

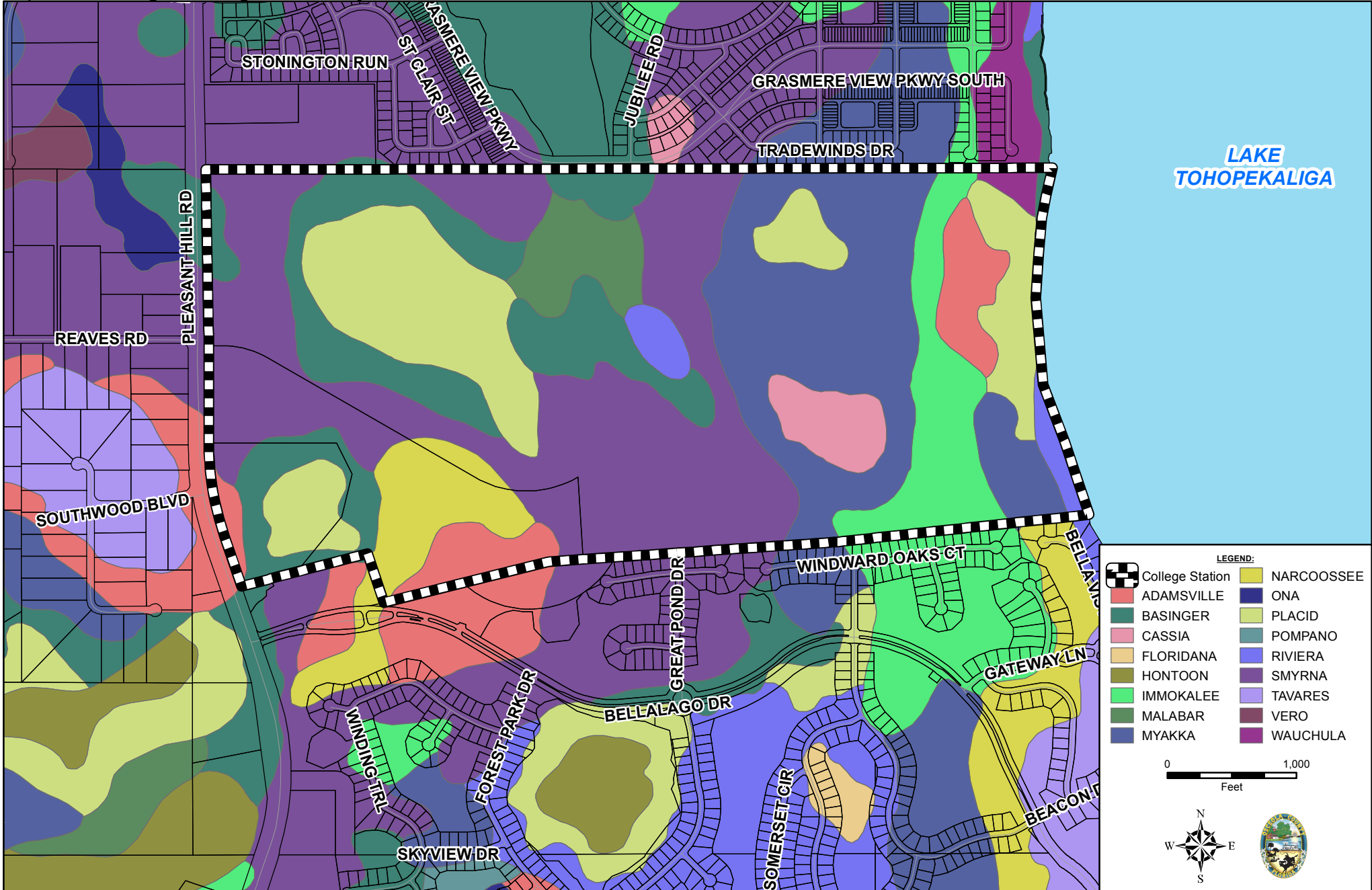


Soils Map



Soils

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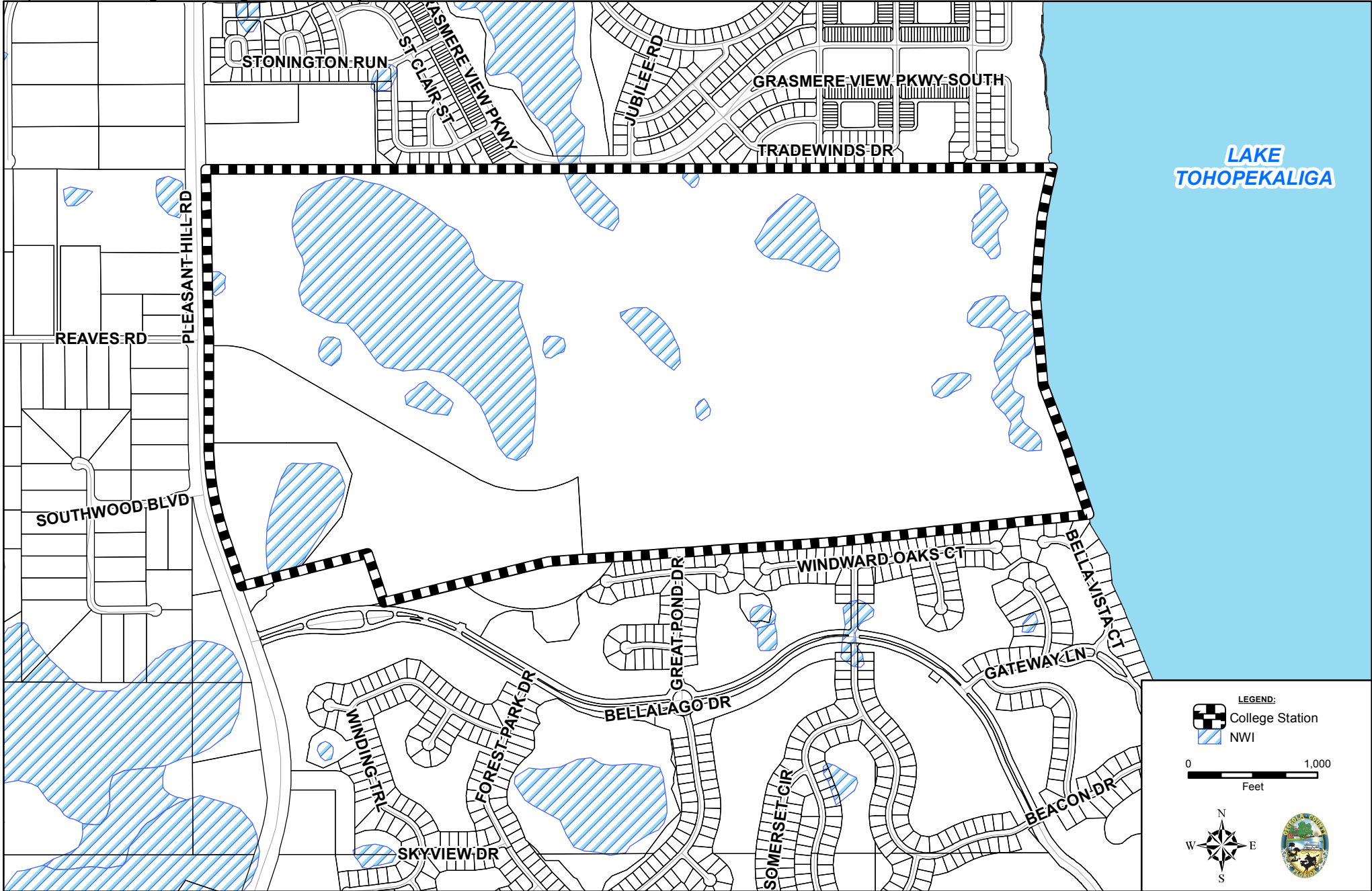


Wetlands Map



NWI

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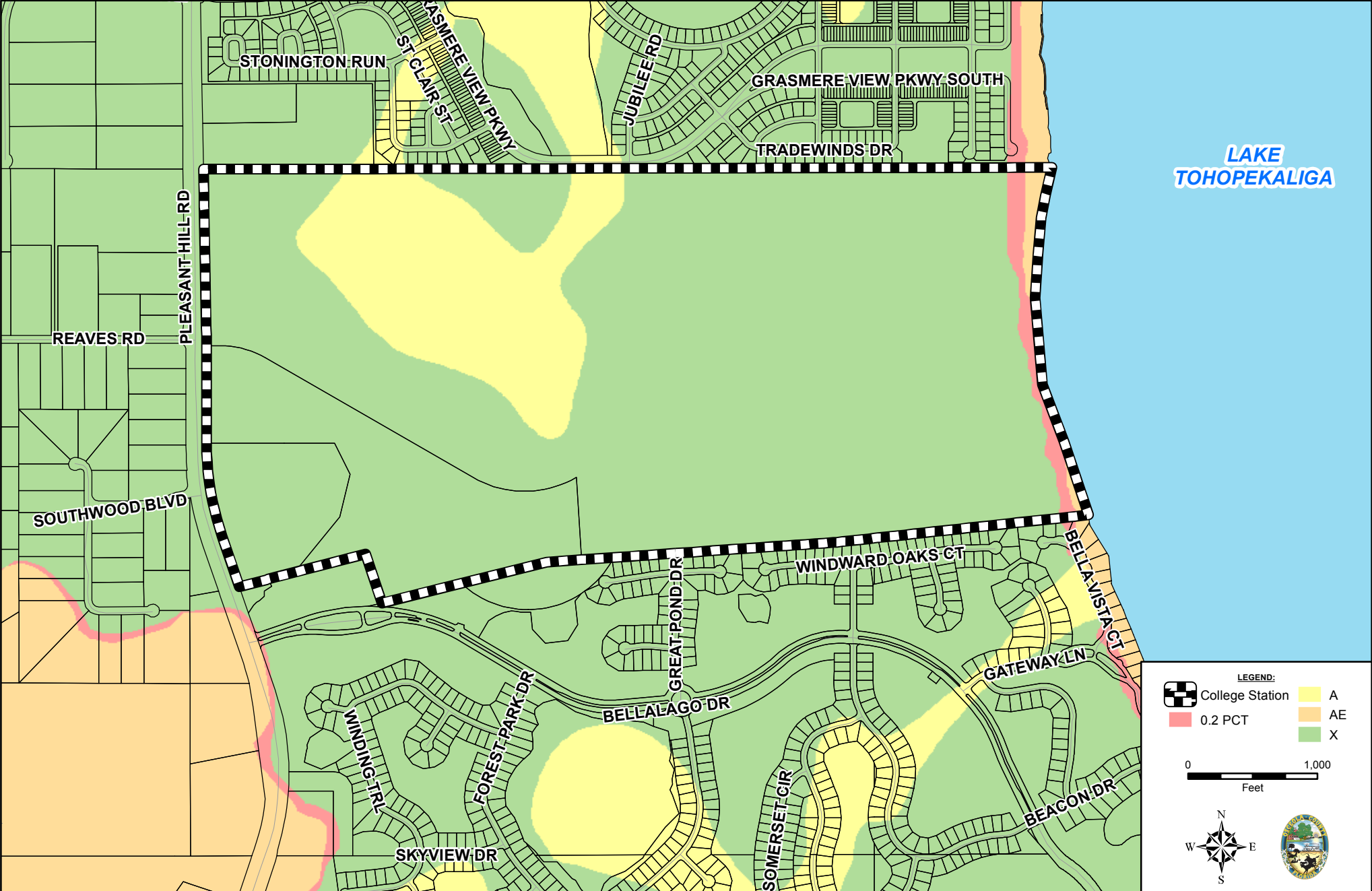


Floodplains Map



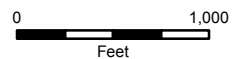
Floodplain

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LAKE TOHOPEKALIGA

- LEGEND:
- College Station
 - 0.2 PCT
 - A
 - AE
 - X





*College
Station*

Tab 7 – Proof of Ownership & Signature Page



Signature Page



8. ATTACHMENTS

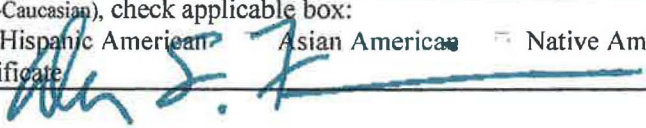
8.1 Attachment A: AUTHORIZED SIGNATORIES FORM

VALENCIA

**REQUEST FOR PROPOSALS
RFP 13/14-16**

Poinciana Campus Property Acquisition

The Interested Party represents that the following person is authorized to sign contracts and related documents to which the Interested Party will be duly bound

Identification (Interested Party Name, and DBA name – if applicable) Osceola County			
Purchasing Address 1 Courthouse Square, Suite 4700	City Kissimmee	State FL	ZIP 34741
Alternate Purchasing Address (if applicable)	City	State	ZIP
Remittance Address	City	State	ZIP
Phone Number 407-742-2000	Facsimile Number 407-742-2391		
Web Address WWW.OSCEOLA.ORG	E-mail Address dsfis@osceola.org		
Contact Person Donald B. Fisher	Title County Manager		
Interested Party is: <input type="checkbox"/> Small Business <input type="checkbox"/> Non-Profit <input type="checkbox"/> Government <input type="checkbox"/> City, State <input type="checkbox"/> Sole Proprietor <input type="checkbox"/> Corporation <input type="checkbox"/> Partnership			
Federal Employer Identification Number (FEIN, 9-digit) OR Social Security Number (SSN) 59-6000780			
Are you a 1099 recipient? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If YES, under what name. (A W9 form must be filled out and signed before payment is permitted)			
Ownership (reference Federal Register 49 CFR, Part 23 and 287.094 Florida statutes) Is the Interested Party at least 51% owned, controlled, and actively managed by: NOT APPLICABLE			
Minority Person(s) <input type="checkbox"/> Woman or Women <input type="checkbox"/> Certified by State, County, City or FMSDC? Y N			
For Minority Ownership (non-Caucasian), check applicable box: NOT APPLICABLE <input type="checkbox"/> African American <input type="checkbox"/> Hispanic American <input type="checkbox"/> Asian American <input type="checkbox"/> Native American <input type="checkbox"/> Other _____			
If Certified, please submit certificate			
Authorized Signature 			
Name (Print) Donald S. Fisher		Title County Manager	



Warranty Deed



MEL WILLS, JR.
CLERK OF THE CIRCUIT COURT
OSCEOLA COUNTY, FLORIDA

THIS DOCUMENT PREPARED BY:

Wendy Anderscn, Esquire
HONIGMAN MILLER SCHWARTZ AND COHN
390 North Orange Avenue, Suite 1300
Post Office Box 2471
Orlando, Florida 32802-2471

BOOK 1315 PAGE 2771
INSTRUMENT # 96-024634
DATE 03/20/96 TIME 15:48
VERIFIED BY MMK

WARRANTY DEED

THIS WARRANTY DEED is made and entered into as of this 2nd day of March, 1994 by JENNINGS L. OVERSTREET and JOANN OVERSTREET, his wife, whose post office address is 1800 Mac Overstreet Road, Kissimmee, Florida 32741 (hereinafter called the "Grantor"), to OSCEOLA COUNTY, FLORIDA, a Florida political subdivision, whose post office address is 12 Vernon Street, Kissimmee, Fl. 32741, and whose tax identification number is 59-6000780 (hereinafter called the "Grantee").

W I T N E S S E T H:

The Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in Osceola County, Florida (the "Property"), described as follows:

See Exhibit "A" attached hereto and hereby made a part hereof.

[Property Appraiser's Parcel Identification Nos. 28-26 29 0000 0010 0000 and 29 26 29 0000 0010 0000]

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantor hereby covenants with the Grantee that it is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; that it hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever, and that the Property is free of all encumbrances, except real property taxes accruing subsequent to December 31, 1993, and easements and restrictions of record, if any; however, this reference thereto shall not serve to reimpose same.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, by its officer thereunto duly authorized,

THIS WARRANTY DEED IS BEING RE-RECORDED TO CORRECT LEGAL DESCRIPTION

EX 010260432 A

THIS WARRANTY DEED IS BEING RE-RECORDED FOR THIRD TIME TO CORRECT LEGAL DESCRIPTION.

MEL WILLS JR., CLERK OF THE CIRCUIT COURT - OSCEOLA CTY
04/12/96 13:16 VERIFIED: EJM INSTR # 96-030266

BK 1319
Pg 2728

For 2MA02-0047

BOOK 1319 PAGE 2729

the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Print Name: Wendy Anderson

[Signature]
Print Name: Jennings L. Overstreet

[Signature]
Print Name: Jacqueline LACHANCE

[Signature]
Print Name: JoAnn Overstreet

[Signature]
Print Name: Wendy Anderson

[Signature]
Print Name: Jacqueline LACHANCE

BK010210432B

STATE OF FLORIDA:
COUNTY OF Osceola :

The foregoing instrument was acknowledged before me this 2nd day of March, 1994, by JENNINGS L. OVERSTREET, who is personally known to me or has produced _____ as identification.

[Signature]
Notary Signature
Printed Name: JACQUELINE LACHANCE
My Commission Expires:

STATE OF FLORIDA:
COUNTY OF Osceola :



JACQUELINE LA CHANCE
My Commission CC322333
Expires Sep. 25, 1997
Bonded by HAI
800-422-1555

The foregoing instrument was acknowledged before me this 2nd day of March, 1994, by JOANN OVERSTREET, who is personally known to me or has produced _____ as identification.

[Signature]
Notary Signature
Printed Name: JACQUELINE LACHANCE
My Commission Expires:



JACQUELINE LA CHANCE
My Commission CC322333
Expires Sep. 25, 1997
Bonded by HAI
800-422-1555

A

A PARCEL OF LAND LOCATED IN SECTIONS 28 AND 29, TOWNSHIP 26 SOUTH, RANGE 29 EAST IN OSCEOLA COUNTY, FLORIDA: BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 26 SOUTH, RANGE 29 EAST; THENCE IN N. 89° 43' 56" E. ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 29, A DISTANCE OF 35.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF PLEASANT HILL ROAD (CR-531) AS SHOWN ON HANSON, WALTER AND ASSOCIATES RIGHT OF WAY PLANS DATED JANUARY 1995, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE N. 89° 43' 46" E. ALONG SAID NORTH LINE, A DISTANCE OF 2618.34 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 29, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 29; THENCE N. 89° 55' 51" E. ALONG THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 29, A DISTANCE OF 2647.90 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 2; THENCE CONTINUE N. 89° 55' 51" E. ALONG A PROLONGATION OF THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 29, A DISTANCE OF 1368.07 FEET TO A POINT ON THE SAFE UPLAND LINE (56.5' CONTOUR) AS DETERMINED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION; THENCE ALONG SAID SAFE UPLAND LINE THE FOLLOWING SEVEN COURSES: S. 13° 25' 43" A DISTANCE OF 230.06 FEET; THENCE S. 10° 04' 58" W. A DISTANCE OF 177.15 FEET; THENCE S. 05° 25' 41" W. A DISTANCE OF 269.02 FEET; THENCE S. 03° 30' 15" W. A DISTANCE OF 352.89 FEET; THENCE S. 04° 48' 13" E. A DISTANCE OF 671.58 FEET; THENCE S. 20° 48' 04" E. A DISTANCE OF 471.10 FEET; THENCE S. 18° 28' 47" E. A DISTANCE OF 598.10 FEET; THENCE DEPARTING SAID SAFE UPLAND LINE ON A BEARING OF S. 83° 47' 58" W. A DISTANCE OF 1953.54 FEET; THENCE S. 86° 04' 52" W. A DISTANCE OF 2251.48 FEET; THENCE S. 76° 03' 42" W. A DISTANCE OF 1310.08 FEET; THENCE N. 18° 35' 45" W. A DISTANCE OF 400 FEET; THENCE S. 75° 13' 36" W. A DISTANCE OF 1100.59 FEET TO A POINT ON SAID EAST RIGHT OF WAY LINE OF PLEASANT HILL ROAD (CR-531); THENCE N. 18° 19' 58" W. ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 415.85 FEET; THENCE N. 12° 24' 10" W. ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 599.09 FEET; THENCE N. 00° 07' 22" W. ALONG SAID EAST RIGHT OF WAY LINE AND PARALLEL WITH THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 29, A DISTANCE OF 2280.15 FEET TO THE POINT OF BEGINNING. CONTAINING: 456.24 ACRES

B

A STRIP OF LAND FOR THE PURPOSE OF A PUBLIC ROAD RIGHT OF WAY LOCATED IN SECTION 29, TOWNSHIP 26 SOUTH, RANGE 29 EAST IN OSCEOLA COUNTY, FLORIDA: BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 26 SOUTH, RANGE 29 EAST; THENCE N. 89° 43' 56" E., ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 29, A DISTANCE OF 35.00 FEET TO A POINT ON THE EXISTING EASTERLY RIGHT OF WAY OF PLEASANT HILL ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE N. 89° 43' 56" E., ALONG SAID NORTH LINE, A DISTANCE OF 75.00 FEET; THENCE DEPART SAID NORTH LINE ON A BEARING OF S. 01° 02' 01" E. A DISTANCE OF 642.58 FEET; THENCE S. 00° 59' 19" E. A DISTANCE OF 646.44 FEET; THENCE S. 00° 07' 22" E. A DISTANCE OF 835.64 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAVING A RADIUS OF 2220.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE A DISTANCE OF 731.56 FEET THROUGH A CENTRAL ANGLE OF 18° 52' 51" (CHORD DISTANCE 728.26 FEET; CHORD BEARING S. 09° 33' 47" E.) TO THE POINT OF TANGENCY; THENCE S. 19° 00' 13" E. A DISTANCE OF 416.25 FEET; THENCE S. 75° 13' 36" W. A DISTANCE OF 94.85 FEET TO A POINT ON THE EXISTING EASTERLY RIGHT OF WAY LINE OF PLEASANT HILL ROAD (CR-531); THENCE N. 18° 19' 58" W. ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 415.85 FEET; THENCE N. 12° 24' 10" W., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 599.09 FEET; THENCE N. 00° 07' 22" W., ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 2280.15 FEET TO THE POINT OF BEGINNING. CONTAINING: 6.671 ACRES.

EXHIBIT "A"



*College
Station*

Tab 8 – Acknowledgment of Addenda

8.2 Attachment B: ACKNOWLEDGEMENT OF ADDENDA

VALENCIA

REQUEST FOR PROPOSALS

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Poinciana Campus Property Acquisition

The Interested Party shall acknowledge receipt of any addenda issued to the solicitation by completing the blocks below or by completion of the applicable information on the addendum and returning it no later than the date and time for receipt of the RFP. Failure to acknowledge an addendum that has a material impact on the solicitation may negatively impact the responsiveness of your RFP. Material impacts include but are not limited to changes to specifications/scope of work, delivery time, performance period, quantities, bonds, letters of credit, insurance, qualifications, etc.

Addendum No. N/A Date Addendum No. Date

Addendum No. Date Addendum No. Date



*College
Station*

Tab 9 – Drug Free Workplace Form

8.3 Attachment C: DRUG-FREE WORKPLACE FORM

VALENCIA

REQUEST FOR PROPOSALS

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The undersigned Interested Party, in accordance with Florida Statute 287.087 hereby certifies that
Osceola County does:
Name of Business

1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, employee assistance programs and the penalties that may be imposed upon employees for drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are under bid a copy of the statement specified in Paragraph 1.
4. In the statement specified in Paragraph 1, notify the employees that, as a condition of working on the commodities or contractual services that are under bid, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of Florida Statute 893 or of any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.
5. Impose a sanction on, or require the satisfactory participation in drug abuse assistance or rehabilitation program if such is available in the employee's, by any employee who is so convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of Paragraphs 1 thru 5.

As the person authorized to sign this statement, I certify that this Interested Party complies fully with above requirements.



Proposer's Signature

February 26, 2014

Date

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*College
Station*

Tab 10 – Public Entity Crimes



REQUEST FOR PROPOSALS
RFP 13/14-16

Poinciana Campus Property Acquisition

Any person submitting a bid, qualification or proposal in response to this invitation must execute the enclosed for PUR 7068, SWORN STATEMENT UNDER PARAGRAPH 287.133(3) (A), FLORIDA STATUTES, ON PUBLIC ENTITY CRIMES, including proper check(s), in the space(s) provided, and enclose it with the bid, qualification or proposal. However, if you have provided the completed form to the submittal address listed in this Invitation and it was received on or after January 1, 1995, another completed form is not required for the remaining calendar year.

THIS FORM MUST BE SIGNED IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to:

Osceola County

By Donald S. Fisher, County Manager (Print name of the public entity)

(Print name of entity submitting sworn statement)

whose business address is 1 Courthouse Square, Suite 4700, Kissimmee, FL 34741

and (if applicable) its Federal Employer Identification No. (FEIN) is: 596000780

(If the entity has no FEIN, include the Social Security Number of the individual signing this sworn statement: _____)

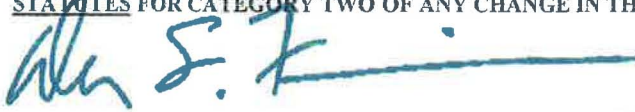
2. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or of the United States, including, but not limited to, any bid or contract for goods or services to be provided to any public entity or an agency or political subdivision of any other state or of the United States and involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.
3. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1) (b), Florida Statutes, means a finding of guilt or a conviction of a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment or information after July 1, 1989, as a result of a jury verdict, non-jury trial, or entry of a plea of guilty or nolo contendere.
4. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), Florida Statutes, means:
 1. A predecessor or successor of a person convicted of a public entity crime: or
 2. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a joint venture with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.
5. I understand that a "person" as defined in Paragraph 287.133(1) (e), Florida Statutes, means any natural person or entity organized under the laws of any state or of the United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in management of an entity.
6. Based on information and belief, the statement which I have marked below is true in relation to the entity submitting this sworn statement. (Indicate which statement applies.)

Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, nor any affiliate of the entity have been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____The entity submitting this sworn statement, or one or more of the officers, directors, executive, partners, shareholders, employees, members, or agents who are active in management of the entity or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____The entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. However, there has been a subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted Contractor list (attach a copy of the final order).

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH 1 (ONE) ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND, THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLORIDA STATUTES FOR CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.



[Signature]

Donald S. Fisher, County Manager

Print Name

February 26, 2014

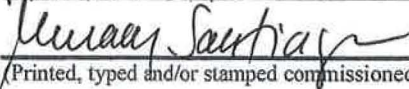
Date

Sworn to and subscribed before me this 26 day of February ~~2013~~ 14.

Personally known

OR Produced identification _____ Notary Public - State of FLORIDA

MIRIAM SANTIAGO My commission expires 6/28/16 (Type of identification)



(Printed, typed and/or stamped commissioned name of Notary Public)

A person or affiliate who has been placed on the convicted Contractor list following a conviction for a public entity crime may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to a public entity, may not be awarded or perform work as a Contractor, Contractor, Sub-Contractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, for CATEGORY TWO for a period of thirty-six months from the date of being placed on the convicted Contractor list.

Tab 11



*College
Station*

Interested Party shall warrant that there is no action suit, proceeding, inquiry, or investigation, at law or equity, before or by a court, governmental agency, public board or body, pending or, to the best of the Interested Party's knowledge, threatened, which would in any way prohibit, restrain, or enjoin, the execution or delivery of the Interested Party's obligations or diminish the Interested Party's financial ability to sell, gift, or otherwise transfer the subject property being offered in the submittal.



Attachments



**ATTACHMENT E:
PART 1**

Submittal Review

Evaluation Form

8.5 Attachment E: PART 1 SUBMITTAL REVIEW – EVALUATION FORM

VALENCIA

REQUEST FOR PROPOSALS

RFP 13/14-16

Poinciana Campus Property Acquisition

INTERESTED PARTY:				
CRITERIA		POINTS	Wt.	SCORE
No. 1	General Location of Property		25%	
No. 2	Cost to the College		25%	
No. 3	Size and Geometry of Property		20%	
No. 4	Visibility and Access		15%	
No. 5	Available Services and Infrastructure		10%	
No. 6	Site Conditions		5%	
TOTAL				

Scoring Scale	Points
Exceeds expectations	4
Somewhat exceeds expectations	3
Meets expectations	2
Somewhat meets expectations	1
Does not meet expectations	0

Evaluator Name:

Date: