

**THIS INSTRUMENT PREPARED BY AND
AFTER RECORDING RETURN TO:**

Mary Tiffault, a staff employee
in the course of duty with the
Real Estate Management Division
of Orange County, Florida
P.O. Box 1393
Orlando, Florida 32802-1393

Instrument: 8018.2

Project: I-Drive Transit Easement

SUBORDINATION OF ENCUMBRANCES TO PROPERTY RIGHTS TO ORANGE COUNTY

KNOW ALL MEN BY THESE PRESENTS: That Whereas, it is proposed by ORANGE COUNTY, a charter county and political subdivision of the state of Florida, whose address is P.O. Box 1393, Orlando, Florida 32802-1393, to locate, construct, maintain, and/or improve a road right-of-way; in Orange County, Florida; and,

WHEREAS, a portion of the lands involved and necessary to said project is subject to the below encumbrances held by the undersigned; and,

WHEREAS, On behalf of Orange County, a request has been made for the undersigned to subordinate said encumbrances to the property rights of Orange County in and to the portion of the premises hereinafter described.

NOW, THEREFORE, WITNESSETH: That for and in consideration of the premises and One Dollar and other good and valuable considerations paid, receipt of which is hereby acknowledged, the undersigned subordinates said encumbrances as they have been or as may be modified and amended from time to time to the property rights of Orange County to locate, construct, maintain, and/or improve said project over, through, upon, and/or across the following described lands, being a portion of the encumbered premises in Orange County, Florida, to-wit:

SEE ATTACHED SCHEDULE A

Encumbrances:

FROM: City National Bank of Florida, **Mortgagee**

TO: Orion Pro Friend SL LLC, **Mortgagor**

Mortgage, Assignment of Rents and Security Agreement
filed December 5, 2024

Recorded as Document No. 20240691047

in the Public Records of Orange County, Florida

Instrument: 8018.2
Project: I-Drive Transit Easement

PROVIDED ALWAYS, NEVERTHELESS, and it is expressly understood and agreed that this instrument subordinates said encumbrances insofar as same affects the rights and privileges of ORANGE COUNTY, in its use of the land specifically above described for road right-of-way purposes only, and that nothing herein contained shall in any way affect, alter, impair, minimize, or diminish the effect of said encumbrances or the remedies at law or in equity for recovering thereon, or against the parties charged thereby, the full amount of all sums secured by and/or due under the same. It is further understood and agreed that in the event said above-described premises are abandoned by Orange County and cease to be used for road right-of-way purposes that in such event the subordination of said encumbrances shall become of the same status with reference to such abandoned portion as if the subordination had never been made.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

{signature on following page}

Instrument: 8018.2
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IN WITNESS WHEREOF, the said holder of said encumbrances has duly executed this instrument as of the date written below.

Signatures of TWO witnesses and their mailing addresses are required by Florida law, F.S. 695.26

WITNESS #1

[Signature]
Signature

LOUI PARAY-MALONEY
Print Name

Mailing Address: 5900 N. Andrews Ave
Ste 850
City: St. Land State: FL
Zip Code: 33309

WITNESS #2

[Signature]
Signature

Melissa Blair
Print Name

Mailing Address: 5900 N. Andrews Ave
City: St. Land State: FL
Zip Code: 33309

STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 30th day of May, 2025, by Susan R. Imbrigotta, as Mg. SVP, of City National Bank of Florida, on behalf of the bank. The individual ☐ is personally known to me or ☐ has produced _____ as identification.

(Notary Stamp)

[Signature]
Notary Signature

Paulette Garcelon
Print Notary Name

Notary Public of: _____

My Commission Expires: 10/10/2027

City National Bank of Florida

By: [Signature]
Signature

Susan R. Imbrigotta
Print Name

Mg. SVP
Title

Mailing Address: 100 Southeast 2nd Street, 19th Floor

City: Miami State: Florida

Zip Code: 33131



PAULETTE GARCELON
Notary Public
State of Florida
Comm# HH453109
Expires 10/10/2027

SCHEDULE A

SKETCH FOR DESCRIPTION (NOT A FIELD SURVEY)

JOB SP2024-00803
SEE SHEET 1 FOR DESCRIPTION
SEE SHEET 2 FOR SKETCH

LEGAL DESCRIPTION (MULTI MODAL EASEMENT)

EXHIBIT "___" SHEET 01 OF 02

A PORTION OF BLOCK B, PLAZA INTERNATIONAL UNIT SEVEN, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 12, PAGE 135, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID LANDS LYING WITHIN SECTION 36, TOWNSHIP 23 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, SAID LANDS BEING A PORTION OF THE LANDS AS DESCRIBED IN DOCUMENT #20210676520, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL DRIVE (A 135.00 FOOT WIDE PUBLIC RIGHT-OF-WAY PER PLAZA INTERNATIONAL UNIT ONE, RECORDED IN PLAT BOOK 8, PAGES 148 AND 149, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA) WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF AUSTRIAN COURT (A 75 FOOT WIDE PUBLIC RIGHT-OF-WAY PER SAID PLAZA INTERNATIONAL UNIT SEVEN), SAID POINT BEING ON A 2427.50 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 26°37'29" WEST AND A CHORD LENGTH OF 256.77 FEET; THENCE ALONG THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL DRIVE THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) THENCE RUN SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 0°03'48", AN ARC DISTANCE OF 256.89 FEET TO A POINT OF REVERSE CURVATURE OF A 2517.50 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHEAST, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 29°16'42" WEST AND A CHORD LENGTH OF 33.22 FEET; 2) THENCE CONTINUE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 0°45'22", AN ARC DISTANCE OF 33.22 FEET TO A POINT ON THE SOUTHERLY LINE OF THE AFORESAID LANDS DESCRIBED IN DOCUMENT #20210676520; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, RUN NORTH 61°05'59" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 20.00 FEET TO A POINT ON THE WESTERLY LINE OF A 20.00 FOOT WIDE PEDESTRIAN, UTILITIES, AND UNDERGROUND DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3081, PAGES 191 THROUGH 199, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT BEING A POINT ON A 2537.50 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, BEING SUBTENDED BY A CHORD BEARING OF NORTH 29°16'42" EAST AND A CHORD LENGTH OF 33.49 FEET; THENCE DEPARTING SAID SOUTHERLY LINE, RUN ALONG SAID WESTERLY EASEMENT LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) THENCE RUN NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 0°45'22", AN ARC DISTANCE OF 33.49 FEET TO A POINT OF REVERSE CURVATURE OF A 2407.50 FOOT RADIUS CURVE, CONCAVE TO THE NORTHWEST, BEING SUBTENDED BY A CHORD BEARING OF NORTH 29°35'33" EAST AND A CHORD LENGTH OF 5.37 FEET; 2) THENCE RUN NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 0°07'40", AN ARC DISTANCE OF 5.37 FEET; THENCE DEPARTING SAID WESTERLY LINE, RUN NORTH 60°23'52" WEST, A DISTANCE OF 12.43 FEET; THENCE RUN NORTH 27°47'12" EAST, A DISTANCE OF 28.01 FEET; THENCE RUN SOUTH 61°06'35" EAST, A DISTANCE OF 13.11 FEET TO A POINT ON THE AFORESAID WESTERLY LINE OF A 20.00 FOOT WIDE PEDESTRIAN, UTILITIES, AND UNDERGROUND DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3081, PAGES 191 THROUGH 199, SAID POINT BEING A POINT ON A 2407.50 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, BEING SUBTENDED BY A CHORD BEARING OF NORTH 27°45'58" EAST AND A CHORD LENGTH OF 91.80 FEET; THENCE RUN NORTHEASTERLY ALONG SAID WESTERLY EASEMENT LINE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 0°21'05", AN ARC DISTANCE OF 91.80 FEET; THENCE DEPARTING SAID WESTERLY EASEMENT LINE, RUN NORTH 63°34'13" WEST, A DISTANCE OF 18.52 FEET; THENCE RUN NORTH 26°46'39" EAST, A DISTANCE OF 39.94 FEET; THENCE RUN SOUTH 63°27'00" EAST, A DISTANCE OF 18.12 FEET TO A POINT ON THE AFORESAID WESTERLY LINE OF A 20.00 FOOT WIDE PEDESTRIAN, UTILITIES, AND UNDERGROUND DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3081, PAGES 191 THROUGH 199, SAID POINT BEING A POINT ON A 2407.50 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, BEING SUBTENDED BY A CHORD BEARING OF NORTH 25°09'42" EAST AND A CHORD LENGTH OF 47.28 FEET; THENCE RUN NORTHEASTERLY ALONG SAID WESTERLY EASEMENT LINE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 0°10'31", AN ARC DISTANCE OF 47.28 FEET; THENCE DEPARTING SAID WESTERLY EASEMENT LINE, RUN NORTH 63°26'16" WEST, A DISTANCE OF 16.71 FEET; THENCE RUN NORTH 26°49'32" EAST, A DISTANCE OF 11.00 FEET; THENCE RUN SOUTH 63°26'16" EAST, A DISTANCE OF 16.26 FEET TO A POINT ON THE AFORESAID WESTERLY LINE OF A 20.00 FOOT WIDE PEDESTRIAN, UTILITIES, AND UNDERGROUND DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3081, PAGES 191 THROUGH 199, SAID POINT BEING A POINT ON A 2407.50 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE NORTHWEST, BEING SUBTENDED BY A CHORD BEARING OF NORTH 23°58'08" EAST AND A CHORD LENGTH OF 30.95 FEET; THENCE RUN NORTHEASTERLY ALONG SAID WESTERLY EASEMENT LINE AND ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 0°04'11", AN ARC DISTANCE OF 30.95 FEET TO A POINT ON THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF AUSTRIAN COURT; THENCE DEPARTING SAID WESTERLY EASEMENT LINE, RUN SOUTH 67°17'31" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING (0.162 ACRES), MORE OR LESS.

CURVE TABLE

CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2427.50'	6°03'48"	256.89'	S26°37'29"W	256.77'
C2	2517.50'	0°45'22"	33.22'	S29°16'42"W	33.22'
C3	2537.50'	0°45'22"	33.49'	N29°16'42"E	33.49'
C4	2407.50'	0°07'40"	5.37'	N29°35'33"E	5.37'
C5	2407.50'	2°11'05"	91.80'	N27°45'58"E	91.80'
C6	2407.50'	1°07'31"	47.28'	N25°09'42"E	47.28'
C7	2407.50'	0°44'11"	30.95'	N23°58'08"E	30.95'

LINE TABLE

LINE TAG	BEARING	DISTANCE
L1	N61°05'59"W	20.00'
L2	N60°23'52"W	12.43'
L3	N27°47'12"E	28.01'
L4	S61°06'35"E	13.11'
L5	N63°34'13"W	18.52'
L6	N26°46'39"E	39.94'

LINE TABLE

LINE TAG	BEARING	DISTANCE
L7	S63°27'00"E	18.12'
L8	N63°26'16"W	16.71'
L9	N26°48'32"E	11.00'
L10	S63°26'16"E	16.26'
L11	S67°17'31"E	20.00'

GENERAL NOTES:

- THIS SKETCH OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (IF A HARD COPY), OR THE ADOBE PDF CONTAINING THE ELECTRONIC SIGNATURE HAS NOT BEEN VALIDATED TO BE THE ORIGINAL SIGNED AND SEALED VERSION (IF AN ELECTRONIC FILE). IF AN ELECTRONIC FILE, PRINTED COPIES OF THE SURVEY MAP ARE NOT CONSIDERED TO BE A VALID SIGNED AND SEALED COPY.
- THIS SKETCH WAS PREPARED FOR DESCRIPTION PURPOSES ONLY AND IS NOT A FIELD SURVEY.
- BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH AS ESTABLISHED BY THE NATIONAL OCEAN SERVICE (NOS) THROUGH ITS PROGRAM OFFICE NATIONAL GEODETIC SURVEY (NGS). AS A REFERENCE FOR THIS SKETCH, THE SOUTHERLY RIGHT-OF-WAY LINE OF AUSTRIAN COURT HAS A BEARING OF SOUTH 67°17'31" EAST.
- EASEMENT CONFIGURATION DEPICTED HEREON WAS PROVIDED BY KIMLEY-HORN.



Digitally signed by Jeremy
Hallick
Date: 2024.09.04 09:16:13
-04'00'

JEREMY D. HALLICK, FLORIDA LICENSED SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 6715



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