





Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 1

DATE: June 12, 2019

TO: Mayor Jerry L. Demings
and the
Board of County Commissioners

THROUGH: Paul Sladek, Manager 
Real Estate Management Division

FROM: Elizabeth Price Jackson, Senior Title Examiner 
Real Estate Management Division

CONTACT PERSON: Paul Sladek, Manager

DIVISION: Real Estate Management
Phone: (407) 836-7090

ACTION REQUESTED: Approval of Warranty Deed from Hollywood Plaza Garage Realty, LLC, as successor by merger to Wallack Parking, LLC and 8050 I Drive Realty, LLC to Orange County and authorization to perform all actions necessary and incidental to closing

PROJECT: Right of Way Agreement
Hollywood Plaza Parking Garage International Drive

District 6

PURPOSE: To provide for access, construction, operation, and maintenance of road improvements as a requirement of a roadway agreement.

ITEM: Warranty Deed
Cost: \$196,296.30 (Impact Fee Credits)
Size: 2,857.54 square feet

APPROVALS: Real Estate Management Division
Risk Management Division
Transportation Planning Division

Real Estate Management Division

Agenda Item 1

June 12, 2019

Page 2

REMARKS:

This conveyance is a requirement of the Right of Way Agreement Hollywood Plaza Parking Garage International Drive approved by the Board on February 10, 2015, as amended.

Grantor to pay all closing costs and prorated taxes.

JUL 02 2019

This instrument prepared by:

Nicole Latham Carolan, Esq.
Winderweeple, Haines, Ward & Woodman, P.A.
P.O. Box 880
Winter Park, FL 32789

Project: Right of Way Agreement
Hollywood Plaza Parking Garage International Drive

WARRANTY DEED

THIS WARRANTY DEED, made and executed the 28th day of May, A.D. 2019, by HOLLYWOOD PLAZA GARAGE REALTY, LLC, a Florida limited liability company, as successor by merger to Wallack Parking, LLC, a Florida limited liability company, and 8050 I Drive Realty, LLC, a Florida limited liability company, whose address is c/o Friedman Management Co., 770 Lexington Avenue, New York, NY 10065, GRANTOR, and ORANGE COUNTY, a charter county and political subdivision of the state of Florida, whose address is P. O. Box 1393, Orlando, Florida 32802-1393, GRANTEE.

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, 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 Orange County, Florida:

The East 14 feet of Lot 1, Hollywood Plaza, according to the map or plat thereof, as recorded in Plat Book 36, Page 98, of the Public Records of Orange County, Florida.

Property Appraiser's Parcel Identification Number:

a portion of 36-23-28-3787-00-010

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 said GRANTEE that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018.

Project: Right of Way Agreement
Hollywood Plaza Parking Garage International Drive

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be signed in its name.

Signed, sealed, and delivered
in the presence of:

HOLLYWOOD PLAZA GARAGE
REALTY, LLC, a Florida limited liability
company, as successor by merger
to Wallack Parking, LLC, a Florida limited
liability company, and 8050 I Drive Realty,
LLC, a Florida limited liability company

By: [Signature]
Robert G. Friedman, its Manager

Brian S Booth
Print Name: BRIAN S. BOOTH

Lola Louie
Print Name: LOLA LOUIE

STATE OF NEW YORK
COUNTY OF NEW YORK

I HEREBY CERTIFY, that on this 28th day of MAY, 2019, before me personally appeared Robert G. Friedman, as Manager of Hollywood Plaza Garage Realty, LLC, a Florida limited liability company, as successor by merger to Wallack Parking, LLC, a Florida limited liability company, and 8050 I Drive Realty, LLC, a Florida limited liability company, on behalf of said company, to me known to be, or who has produced _____ as identification, and did (and not) take an oath, the individual and officer described in and who executed the foregoing conveyance and acknowledged the execution thereof to be his/her free act and deed as such officer thereunto duly authorized, and the said conveyance is the act and deed of said company.

Witness my hand and official seal this 28th day of MAY, 2019.

(Notary Seal)

Ricki Booth
Notary Signature

RICKI BOOTH
Printed Notary Name

Notary Public in and for
the county and state aforesaid
My commission expires:

RICKI BOOTH
NOTARY PUBLIC-STATE OF NEW YORK
No. 01806085197
Qualified in New York County
My Commission Expires 09-15-2021