



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 6

DATE: April 16, 2019

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

THROUGH: Paul Sladek, Manager *PS*
Real Estate Management Division

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

CONTACT PERSON: Paul Sladek, Manager

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

ACTION REQUESTED: Approval of Utility Easement from Ancora Orlando, LLC to Orange County with Joinder and Consent to Utility Easement from Westwood Lakes Property Owners' Association, Inc., Utility Easement from RP I-Drive LLC to Orange County with Joinder and Consent to Utility Easement from Westwood Lakes Property Owners' Association, Inc., Subordination of Encumbrances to Property Rights to Orange County from MetLife Real Estate Lending LLC and Subordination of Encumbrances to Property Rights to Orange County from Apollo Bank and authorization to record instruments

PROJECT: LaQuinta Site Work Only
Permit: B17903771 OCU File #: 94687

District 1

PURPOSE: To provide for access, construction, operation, and maintenance of utility facilities as a requirement of development.

ITEMS: Utility Easements (2)
Cost: Donation
Total size: 1,742 square feet

Subordinations of Encumbrances to Property Rights to Orange County (2)

Real Estate Management Division
Agenda Item 6
April 16, 2019
Page 2

APPROVALS: Real Estate Management Division
Utilities Department

REMARKS: Grantor to pay all recording fees.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
MAY 07 2019

THIS IS A DONATION

Project: LaQuinta Site Work Only
Permit: B17903771 OCU File #: 94687

UTILITY EASEMENT

THIS INDENTURE, Made this 19 day of FEBRUARY, A.D. 2019, between Ancora Orlando, LLC, a Delaware limited liability company, whose address is c/o Redwood Capital Group, LLC, 1 East Wacker Drive, Suite 1600, Chicago, Illinois 60610, 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, in consideration of the sum of \$1.00 and other valuable considerations, paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby give and grant to the GRANTEE and its assigns, an easement for utility purposes, with full authority to enter upon, excavate, construct and maintain, as the GRANTEE and its assigns may deem necessary, water lines, wastewater lines, reclaimed water lines, and any other utility facilities over, under and upon the following described lands situate in Orange County aforesaid, to-wit:

SEE ATTACHED EXHIBIT "A"

Property Appraiser's Parcel Identification Number:

a portion of

13-24-28-6283-00-156

TO HAVE AND TO HOLD said easement unto said GRANTEE and its assigns forever.

THE GRANTEE herein and its assigns shall have the right to clear and keep clear all trees, undergrowth and other obstructions that may interfere with normal operation or maintenance of the utilities and any facilities placed thereon by the GRANTEE and its assigns, out of and away from the herein granted easement, and the GRANTOR, its successors and assigns, agree not to build, construct, or create, nor permit others to build, construct, or create any buildings or other structures on the herein granted easement that may interfere with the normal operation or maintenance of the utility facilities installed thereon.

GRANTEE may at any time increase its use of the easement, change the location of pipelines or other facilities within the boundaries of the easement, or modify the size of existing pipelines or other improvements as it may determine in its sole discretion from time to time without paying any additional compensation to GRANTOR or GRANTOR'S heirs, successors, or assigns, provided GRANTEE does not expand its use of the easement beyond the easement boundaries described above.

GRANTEE'S obligation to restore landscaping shall be limited to an obligation to restore to Orange County landscaping standards for Orange County right-of-way and shall not include an obligation to restore to exotic or enhanced landscaping standards.

Project: LaQuinta Site Work Only
Permit: B17903771 OCU File #: 94687

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

Ancora Orlando, LLC
a Delaware limited liability company

Signed, sealed and delivered
in the presence of:

By: Redwood Ancora Orlando, LLC,
a Delaware limited liability company,
its Managing Member

B. Webster
Witness

By: RT Ancora Orlando Manager, LLC
a Delaware limited liability company,
its Managing Member

BRUCE WEBSTER BURTON
Printed Name

By: Redwood Capital Group, LLC,
an Illinois limited liability company,
its Managing Member

Christine Ahern
Witness

By: Mark Isaacson
Managing Partner

Christine Ahern
Printed Name

(Signature of TWO witnesses required by Florida
law)

STATE OF Illinois
COUNTY OF Cook

The foregoing instrument was acknowledged before me this 19th of February,
2019, by Mark Isaacson, as Managing Partner of Redwood Capital Group, LLC, in its capacity as Managing
Member of RT Ancora Orlando Manager, LLC, in its capacity as Managing Member of Redwood Ancora
Orlando, LLC, in its capacity as Managing Member of Ancora Orlando, LLC, a Delaware limited liability
company. He is personally known to me or has produced _____ as
identification.

(Notary Seal)



Kristina Lynn
Notary Signature

Kristina Lynn
Printed Notary Name

Notary Public in and for
the county and state aforesaid.

This instrument prepared by:
E. Price Jackson, a staff employee
in the course of duty with the
Real Estate Management Division
of Orange County, Florida

My commission expires:

Project: LaQuinta Site Work Only
Permit: B17903771 OCU File #: 94687

JOINDER AND CONSENT TO UTILITY EASEMENT

Westwood Lakes Property Owners' Association, Inc., a Florida not for profit corporation, being granted certain easement rights by virtue of that certain Grant of Easement recorded September 10, 1986, in Official Records Book 3819, Page 439, of the Public Records of Orange County, Florida, hereby joins in and consents to the execution and recording of the foregoing Utility Easement and agrees that such Utility Easement shall constitute a valid and lasting encumbrance on the easement area described herein notwithstanding anything in the Grant of Easement to the contrary.

Witnesses:

[Signature]

Print Name: Brett Owings

[Signature]

Print Name: Michael Plotnick

Westwood Lakes Property Owners' Association, Inc., a Florida not for profit corporation

By: [Signature]

Print Name: JONATHAN GREBOW

Title: PRESIDENT

STATE OF NEW JERSEY)
COUNTY OF MORRIS)

The foregoing instrument was acknowledged before me this 25TH day of March, 2019, by Jonathan Grebow, as President, of Westwood Lakes Property Owners' Association, Inc., a Florida not for profit corporation. He/she is personally known to me, or has produced _____ as identification.

(Notary Seal)



Nanette Vasquez
Notary Public

Print Name: Nanette Vasquez

My Commission Expires: 5/17/2022

NANETTE VASQUEZ
NOTARY PUBLIC OF NEW JERSEY
Comm. # 2360126
My Commission Expires 5/17/2022

EXHIBIT "A"

PROJECT NAME: LAQUINTA HOTEL
 (Construct New Hotel)
 BUILDING DEPARTMENT PERMIT #: B17903771
 PURPOSE: UTILITY EASEMENT
 ESTATE: PERMANENT

Legal Description

A portion of Parcel 15, ORANGEWOOD NEIGHBORHOOD 2, according to the plat thereof, as recorded in Plat Book 17, Pages 81 through 87, Public Records of Orange County, Florida, lying in Section 13, Township 24 South, Range 28 East, being more particularly described as follows:

Commence at the northerly most corner of Lake 2-A of said plat of ORANGEWOOD NEIGHBORHOOD 2; said point being a point on a curve, concave southeasterly, having a radius of 1,849.86 feet; said point also lying on the southeasterly right-of-way line of International Drive; thence, on a chord bearing of N 45°37'58" E and a chord distance of 31.63 feet; run along the arc of said curve and along said southeasterly right-of-way line, a distance of 31.63 feet, through a central angle of 00°58'47" for the POINT OF BEGINNING; thence continue along the arc of said curve and along said southeasterly right-of-way line, a distance of 17.65 feet through a central angle of 00°32'48" to a point on said curve; thence, departing said southeasterly right-of-way line, run S 41°30'39" E, a distance of 35.10 feet; thence run S 46°40'56" W, a distance of 16.34 feet; thence run N 43°48'41" W, a distance of 35.00 feet to the POINT OF BEGINNING.

Containing 596 square feet, more or less.

Not a Boundary Survey.
 The legal description was prepared by the Surveyor.
 See Sheet 2 of 2 for sketch.
 Bearings are based on an assumed bearing of S 41°34'11" E along the northeasterly line of Lake 2A (plat).

SKETCH OF DESCRIPTION ONLY - NOT A SURVEY

NO CORNERS WERE SET AND GANUNG-BELTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY BEYOND ACCEPTED MATHEMATICAL CLOSURES. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SUBJECT TO FIELD VERIFICATION.

Sketch of Description
 of a
Utility Easement
 situated in

Section 13, Township 24 South, Range 28 East
 Orange County, Florida

PREPARED FOR: *Riviera Point Development Group*



GANUNG - BELTON ASSOCIATES, INC.
 professional surveyors and mappers

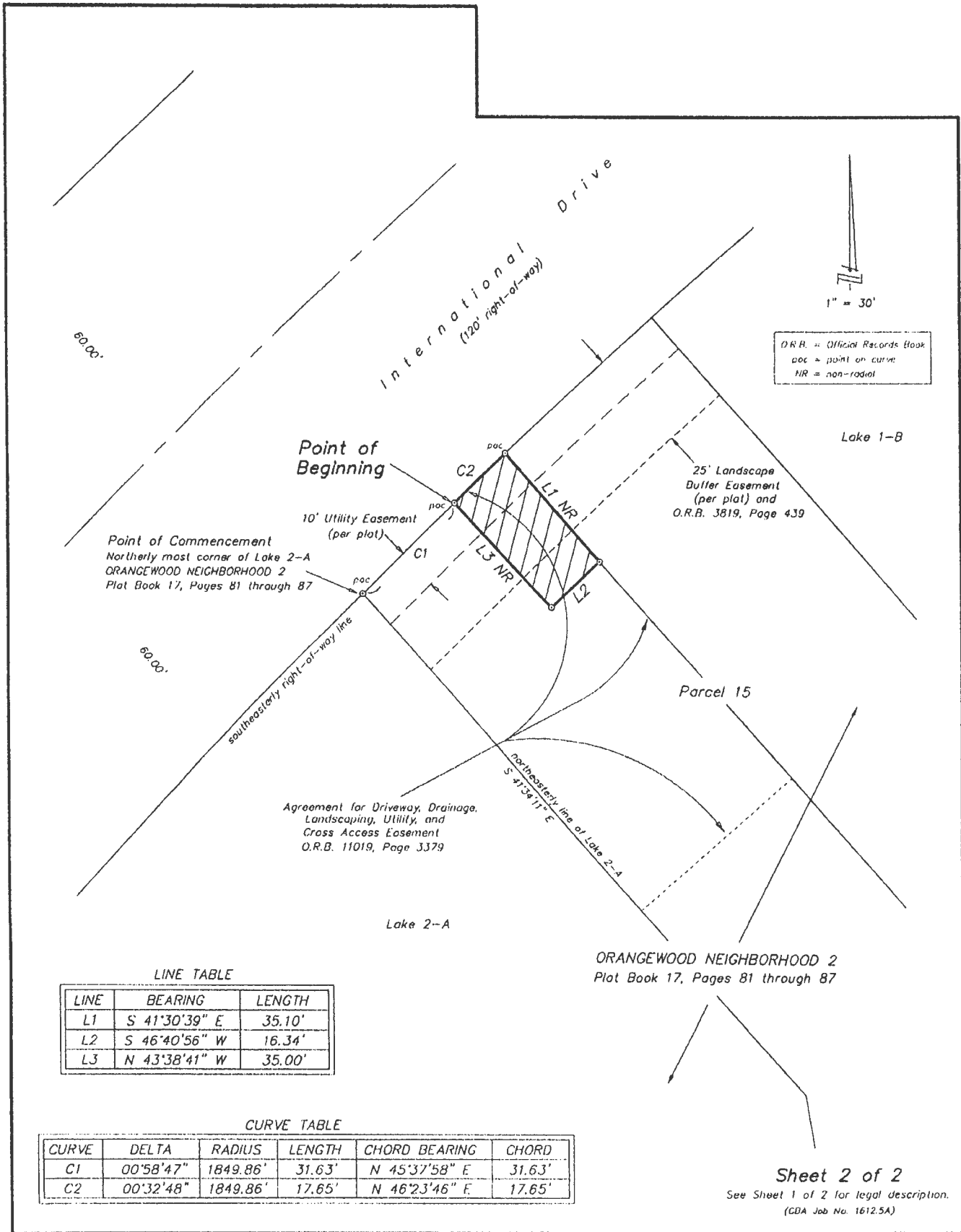
1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656

JOB NO. 1612.5A
 SHEET 1 of 2
 DATE 9/11/18
 REV. 11/14/18
 SCALE As Noted

SKETCH OF DESCRIPTION NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY SOMEONE OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.
 GEA No. 7194

 CLAYTON GANUNG
 REG. PLS. NO. 4236

EXHIBIT "A"



LINE TABLE

LINE	BEARING	LENGTH
L1	S 41°30'39" E	35.10'
L2	S 46°40'56" W	16.34'
L3	N 43°38'41" W	35.00'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	00°58'47"	1849.86'	31.63'	N 45°37'58" E	31.63'
C2	00°32'48"	1849.86'	17.65'	N 46°23'46" E	17.65'

EXHIBIT "A"

PROJECT NAME: LAQUINTA HOTEL
(Construct New Hotel)

PERMIT #: B17903771

PURPOSE: UTILITY EASEMENT

ESTATE: PERMANENT

Legal Description

A portion of Parcel 15, ORANGEWOOD NEIGHBORHOOD 2, according to the plat thereof, as recorded in Plat Book 17, Pages 81 through 87, Public Records of Orange County, Florida, lying in Section 13, Township 24 South, Range 28 East, being more particularly described as follows:

BEGIN at the northerly most corner of Lake 2-A of said plat of ORANGEWOOD NEIGHBORHOOD 2; said point being a point on a curve, concave southeasterly, having a radius of 1,849.86 feet; said point also lying on the southeasterly right-of-way line of International Drive; thence, on a chord bearing of N 45°27'13" E and a chord distance of 20.05 feet; run along the arc of said curve and along said southeasterly right-of-way line, a distance of 20.05 feet, through a central angle of 00°37'16" to a point on said curve; thence, departing said southeasterly right-of-way line, run S 48°47'52" E, a distance of 25.00 feet; thence run S 41°12'08" W, a distance of 20.00 feet; thence run N 48°47'52" W, a distance of 26.49 feet to the POINT OF BEGINNING.

Containing 515 square feet, more or less.

Not a Boundary Survey.

The legal description was prepared by the Surveyor.

See Sheet 2 of 2 for sketch.

Bearings are based on an assumed bearing of S 41°34'11" E along the northeasterly line of Lake 2A (plat).

SKETCH OF DESCRIPTION ONLY -- NOT A SURVEY

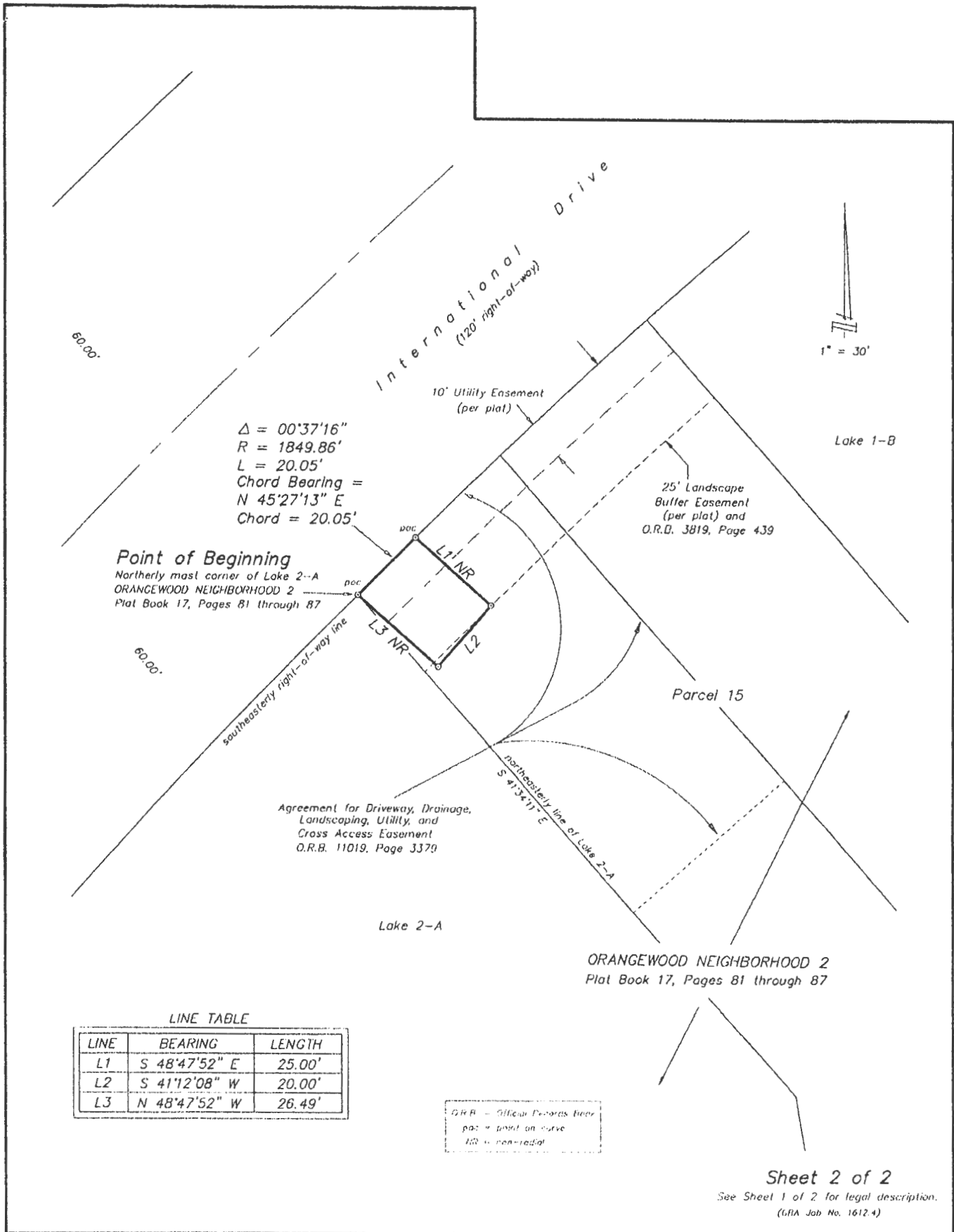
NO CORNERS WERE SET AND GANUNG-BELTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY BEYOND ACCEPTED MATHEMATICAL CLOSURES. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SUBJECT TO FIELD VERIFICATION.

Sketch of Description
of a
Utility Easement
situated in

Section 13, Township 24 South, Range 28 East
Orange County, Florida

 <p>GANUNG - BELTON ASSOCIATES, INC. professional surveyors and mappers 1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656</p>	PREPARED FOR: Riviera Point Development Group	JOB NO. 1612.4	SKETCH OF DESCRIPTION NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR OMISSIONS TO THIS SKETCH OF DESCRIPTION BY SOMEONE OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY. CHASE No. 7194  R. CLAYTON GANUNG REG. P.L.R. NO. 4236
	SHEET 1 of 2	DATE 11/27/17 Rev. 8/06/18	
	SCALE As Noted	DATE 11/27/17 Rev. 8/06/18	
	SCALE As Noted	DATE 11/27/17 Rev. 8/06/18	

EXHIBIT "A"



Point of Beginning
 Northerly most corner of Lake 2--A
 ORANGEWOOD NEIGHBORHOOD 2
 Plat Book 17, Pages 81 through 87

$\Delta = 00^\circ 37' 16''$
 $R = 1849.86'$
 $L = 20.05'$
 Chord Bearing =
 $N 45^\circ 27' 13'' E$
 Chord = $20.05'$

Agreement for Driveway, Drainage,
 Landscaping, Utility, and
 Cross Access Easement
 O.R.B. 11019, Page 3379

25' Landscape
 Buffer Easement
 (per plat) and
 O.R.D. 3819, Page 439

LINE TABLE

LINE	BEARING	LENGTH
L1	S 48°47'52" E	25.00'
L2	S 41°12'08" W	20.00'
L3	N 48°47'52" W	26.49'

NR = Non-radial
 pcc = point on curve
 NR = non-radial

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
MAY 07 2019

THIS IS A DONATION

Project: LaQuinta Site Work Only
Permit: B17903771 OCU File #: 94687

UTILITY EASEMENT

THIS INDENTURE, Made this 7 day of FEBRUARY, A.D. 2019, between RP I-Drive LLC, a Florida limited liability company, whose address is 2750 S.W. 145th Avenue, Suite 106, Miramar, Florida 33027, 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, in consideration of the sum of \$1.00 and other valuable considerations, paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby give and grant to the GRANTEE and its assigns, an easement for utility purposes, with full authority to enter upon, excavate, construct and maintain, as the GRANTEE and its assigns may deem necessary, water lines, wastewater lines, reclaimed water lines, and any other utility facilities over, under and upon the following described lands situate in Orange County aforesaid, to-wit:

SEE ATTACHED EXHIBIT "A"

Property Appraiser's Parcel Identification Number:

a portion of

13-24-28-6283-00-154

TO HAVE AND TO HOLD said easement unto said GRANTEE and its assigns forever.

THE GRANTEE herein and its assigns shall have the right to clear and keep clear all trees, undergrowth and other obstructions that may interfere with normal operation or maintenance of the utilities and any facilities placed thereon by the GRANTEE and its assigns, out of and away from the herein granted easement, and the GRANTOR, its successors and assigns, agree not to build, construct, or create, nor permit others to build, construct, or create any buildings or other structures on the herein granted easement that may interfere with the normal operation or maintenance of the utility facilities installed thereon.

GRANTEE may at any time increase its use of the easement, change the location of pipelines or other facilities within the boundaries of the easement, or modify the size of existing pipelines or other improvements as it may determine in its sole discretion from time to time without paying any additional compensation to GRANTOR or GRANTOR'S heirs, successors, or assigns, provided GRANTEE does not expand its use of the easement beyond the easement boundaries described above.

GRANTEE'S obligation to restore landscaping shall be limited to an obligation to restore to Orange County landscaping standards for Orange County right-of-way and shall not include an obligation to restore to exotic or enhanced landscaping standards.

Project: LaQuinta Site Work Only
Permit: B17903771 OCU File #: 94687

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

Signed, sealed and delivered
in the presence of:

[Signature]
Witness

CARLOS J. CHUMAN
Printed Name

[Signature]
Witness

EDUARDO TESI
Printed Name

(Signature of TWO witnesses required by Florida law)

RP I-Drive LLC
a Florida limited liability company

By: RP I-Drive Manager, LLC,
a Florida limited liability company,
its sole Manager

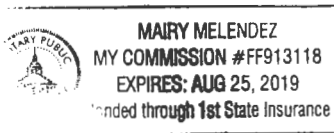
By: Miami Agora, LLC
a Florida limited liability company,
its sole Member

[Signature]
By: Rodrigo Azpurua
Manager

STATE OF FL
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 07 of February, 2019, on behalf of RP I-Drive LLC, a Florida limited liability company, by Rodrigo Azpurua, as Manager of Miami Agora, LLC, the sole Member of RP I-Drive Manager, LLC, a Florida limited liability company, which is the sole Manager of RP I-Drive LLC. He is personally known to me or has produced _____ as identification.

(Notary Seal)



Mairy Melendez
Notary Signature

Mairy Melendez
Printed Notary Name

Notary Public in and for
the county and state aforesaid.

My commission expires: Aug 25, 2019

This instrument prepared by:
E. Price Jackson, a staff employee
in the course of duty with the
Real Estate Management Division
of Orange County, Florida

Project: LaQuinta Site Work Only
Permit: B17903771 OCU File #: 94687


JOINDER AND CONSENT TO UTILITY EASEMENT

Westwood Lakes Property Owners' Association, Inc., a Florida not for profit corporation, being granted certain easement rights by virtue of that certain Grant of Easement recorded September 10, 1986, in Official Records Book 3819, Page 439, of the Public Records of Orange County, Florida, hereby joins in and consents to the execution and recording of the foregoing Utility Easement and agrees that such Utility Easement shall constitute a valid and lasting encumbrance on the easement area described herein notwithstanding anything in the Grant of Easement to the contrary.

Witnesses:

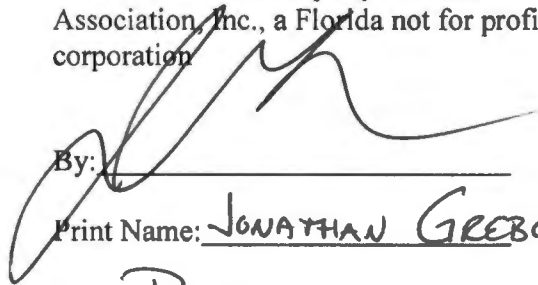


Print Name: Brett Quinys



Print Name: Michael Platruck

Westwood Lakes Property Owners'
Association, Inc., a Florida not for profit
corporation


By: _____

Print Name: JONATHAN GREBOW

Title: PRESIDENT

STATE OF NEW JERSEY)
COUNTY OF MORRIS)

The foregoing instrument was acknowledged before me this 25TH day of March, 2019, by Jonathan Grebow, as PRESIDENT, of Westwood Lakes Property Owners' Association, Inc., a Florida not for profit corporation. He/she is personally known to me, or has produced _____ as identification.

(Notary Seal)



Notary Public

Print Name: Nanette Vasquez

My Commission Expires: 5/17/2022



NANETTE VASQUEZ
NOTARY PUBLIC OF NEW JERSEY
Comm. # 2360125
My Commission Expires 5/17/2022

EXHIBIT "A"

PROJECT NAME: LAQUINTA HOTEL
 (Construct New Hotel)
 BUILDING DEPARTMENT PERMIT #: B17903771
 PURPOSE: UTILITY EASEMENT
 ESTATE: PERMANENT

Legal Description

A portion of Parcel 15, ORANGEWOOD NEIGHBORHOOD 2, according to the plat thereof, as recorded in Plat Book 17, Pages 81 through 87, Public Records of Orange County, Florida, lying in Section 13, Township 24 South, Range 28 East, being more particularly described as follows:

Commence at the northerly most corner of Lake 2-A of said plat of ORANGEWOOD NEIGHBORHOOD 2; said point being a point on a curve, concave southeasterly, having a radius of 1,849.86 feet; said point also lying on the southeasterly right-of-way line of International Drive; thence, on a chord bearing of N 45°54'23" E and a chord distance of 49.28 feet; run along the arc of said curve and along said southeasterly right-of-way line, a distance of 49.28 feet, through a central angle of 01°31'36" for the POINT OF BEGINNING; thence continue along the arc of said curve and along said southeasterly right-of-way line, a distance of 17.35 feet through a central angle of 00°32'15" to a point on said curve; thence, departing said southeasterly right-of-way line, run S 43°48'41" E, a distance of 35.01 feet; thence run S 46°40'56" W, a distance of 18.66 feet; thence run N 41°30'39" W, a distance of 35.10 feet to the POINT OF BEGINNING.

Containing 631 square feet, more or less.

Not a Boundary Survey.

The legal description was prepared by the Surveyor.

See Sheet 2 of 2 for sketch.

Bearings are based on an assumed bearing of S 41°34'11" E along the northeasterly line of Lake 2A (plat).

SKETCH OF DESCRIPTION ONLY - NOT A SURVEY

NO CORNERS WERE SET AND GANUNG-BELTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY BEYOND ACCEPTED MATHEMATICAL CLOSURES. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SUBJECT TO FIELD VERIFICATION.

Sketch of Description

of a

Utility Easement

situated in

Section 13, Township 24 South, Range 28 East
 Orange County, Florida

PREPARED FOR: Riviera Point Development Group



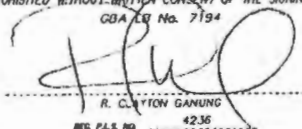
GANUNG - BELTON ASSOCIATES, INC.
 professional surveyors and mappers

1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656

JOB NO.	1612.50
SHEET	1 of 2
DATE	9/11/18
REV.	11/14/18
SCALE	As Noted

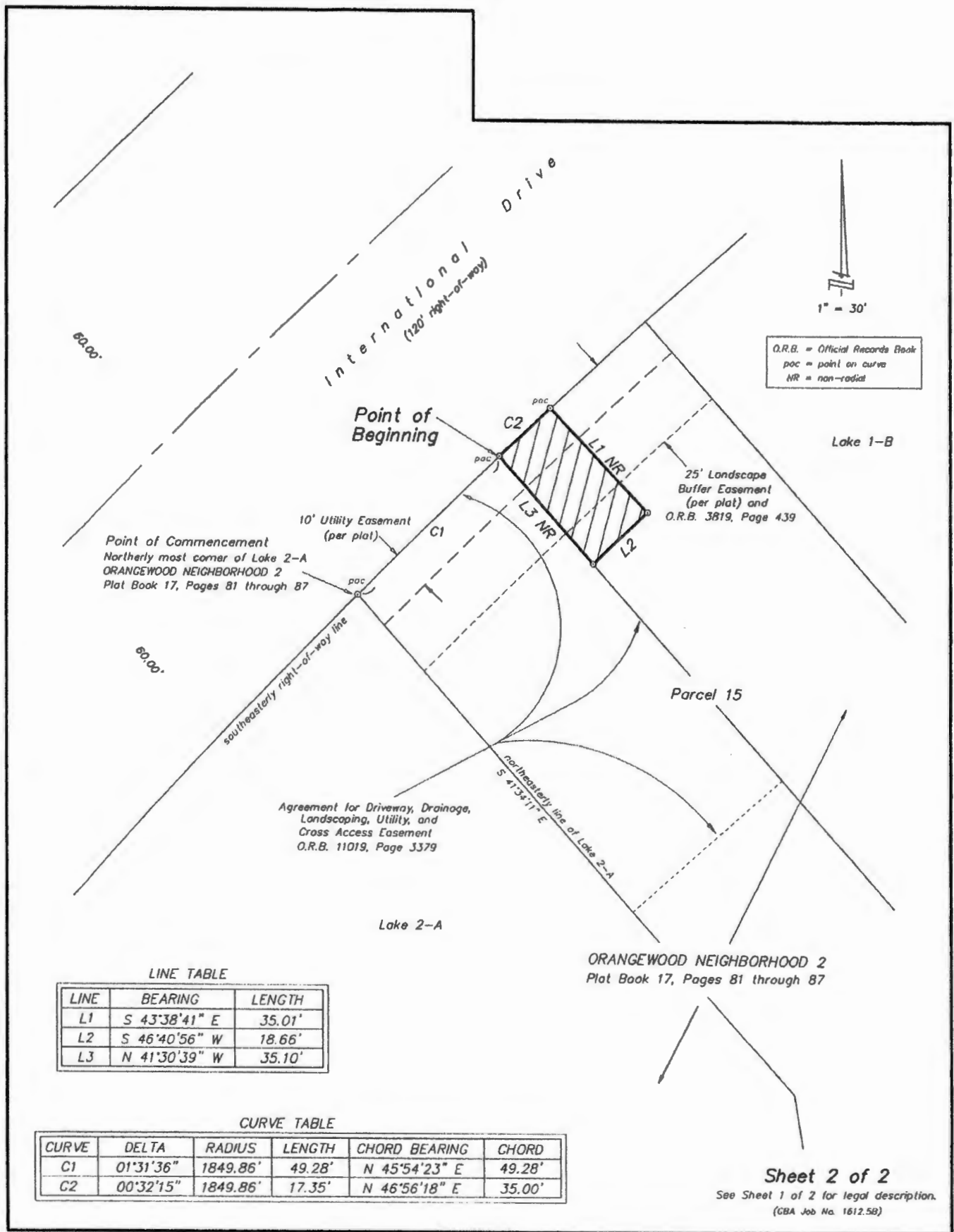
SKETCH OF DESCRIPTION NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY SOMEONE OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

GBA Lic No. 7194



R. CLAYTON GANUNG
 REG. PLS. NO. 4236

EXHIBIT "A"



LINE TABLE

LINE	BEARING	LENGTH
L1	S 43°38'41" E	35.01'
L2	S 46°40'56" W	18.66'
L3	N 41°30'39" W	35.10'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	01°31'36"	1849.86'	49.28'	N 45°54'23" E	49.28'
C2	00°32'15"	1849.86'	17.35'	N 46°56'18" E	35.00'

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
MAY 07 2019

Project: LaQuinta Site Work Only
Permit: B17903771 OCU File #: 94687

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 utility project 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 EXHIBIT "A"

Encumbrances:

Apollo Bank
FROM: RP I-Drive LLC
Mortgage, Assignment of Leases and rents, Security Agreement, and Fixture Filing
filed April 23, 2018 and recorded as Document No. 20180238493
Assignment of Leases, rents and Profits filed April, 23, 2018
Recorded as Document No. 20180238494
UCC Financing Statement filed April 26, 2018
Recorded as Document No. 20180248147
All in the Public Records of Orange County, Florida

Project: LaQuinta Site Work Only
Permit: B17903771 OCU File #: 94687

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 utility 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 utility 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.

IN WITNESS WHEREOF, the said holder of said encumbrances has duly executed this instrument this 6th day of March, A.D. 2019.

Signed, sealed, and delivered
in the presence of:
[Signature]

Witness
MARIO N. MAURIQUE
Printed Name

[Signature]
Witness
INGIZIO ROMERO
Printed Name

STATE OF FLORIDA
COUNTY OF PACE

The foregoing instrument was acknowledged before me this 6th of MARCH, 2019, by Eugen Font, as SVP of Apollo Bank, a Florida corporation, on behalf of the corporation. He/She is personally known to me or has produced _____ as identification.

Apollo Bank, a Florida corporation
BY: [Signature]

Eugen Font
Printed Name
SVP
Title

(corporate seal)



This instrument prepared by:
E. Price Jackson, a staff employee
in the course of duty with the
Real Estate Management Division
of Orange County, Florida

[Signature]
Notary Signature
GRACIELA ESTRADA
Printed Notary Name

Notary Public in and for
the county and state aforesaid.

My commission expires:

EXHIBIT "A"

PROJECT NAME: LAQUINTA HOTEL
 (Construct New Hotel)
BUILDING DEPARTMENT PERMIT #: B17903771
PURPOSE: UTILITY EASEMENT
ESTATE: PERMANENT

Legal Description

A portion of Parcel 15, ORANGEWOOD NEIGHBORHOOD 2, according to the plat thereof, as recorded in Plat Book 17, Pages 81 through 87, Public Records of Orange County, Florida, lying in Section 13, Township 24 South, Range 28 East, being more particularly described as follows:

Commence at the northerly most corner of Lake 2-A of said plat of ORANGEWOOD NEIGHBORHOOD 2; said point being a point on a curve, concave southeasterly, having a radius of 1,849.86 feet; said point also lying on the southeasterly right-of-way line of International Drive; thence, on a chord bearing of N 45°54'23" E and a chord distance of 49.28 feet; run along the arc of said curve and along said southeasterly right-of-way line, a distance of 49.28 feet, through a central angle of 01°31'36" for the POINT OF BEGINNING; thence continue along the arc of said curve and along said southeasterly right-of-way line, a distance of 17.35 feet through a central angle of 00°32'15" to a point on said curve; thence, departing said southeasterly right-of-way line, run S 43°48'41" E, a distance of 35.01 feet; thence run S 46°40'56" W, a distance of 18.66 feet; thence run N 41°30'39" W, a distance of 35.10 feet to the POINT OF BEGINNING.

Containing 631 square feet, more or less.

Not a Boundary Survey.

The legal description was prepared by the Surveyor.

See Sheet 2 of 2 for sketch.

Bearings are based on an assumed bearing of S 41°34'11" E along the northeasterly line of Lake 2A (plot).


SKETCH OF DESCRIPTION ONLY - NOT A SURVEY

NO CORNERS WERE SET AND GANUNG-BELTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY BEYOND ACCEPTED MATHEMATICAL CLOSURES. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SUBJECT TO FIELD VERIFICATION.

Sketch of Description
 of a
Utility Easement
 situated in

Section 13, Township 24 South, Range 28 East
 Orange County, Florida

PREPARED FOR: **Riviera Point Development Group**

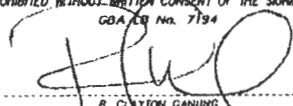


GANUNG - BELTON ASSOCIATES, INC.
 professional surveyors and mappers
 1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656

JOB NO.	1612.50
SHEET	1 of 2
DATE	9/11/18
REV.	11/14/18
SCALE	As Noted

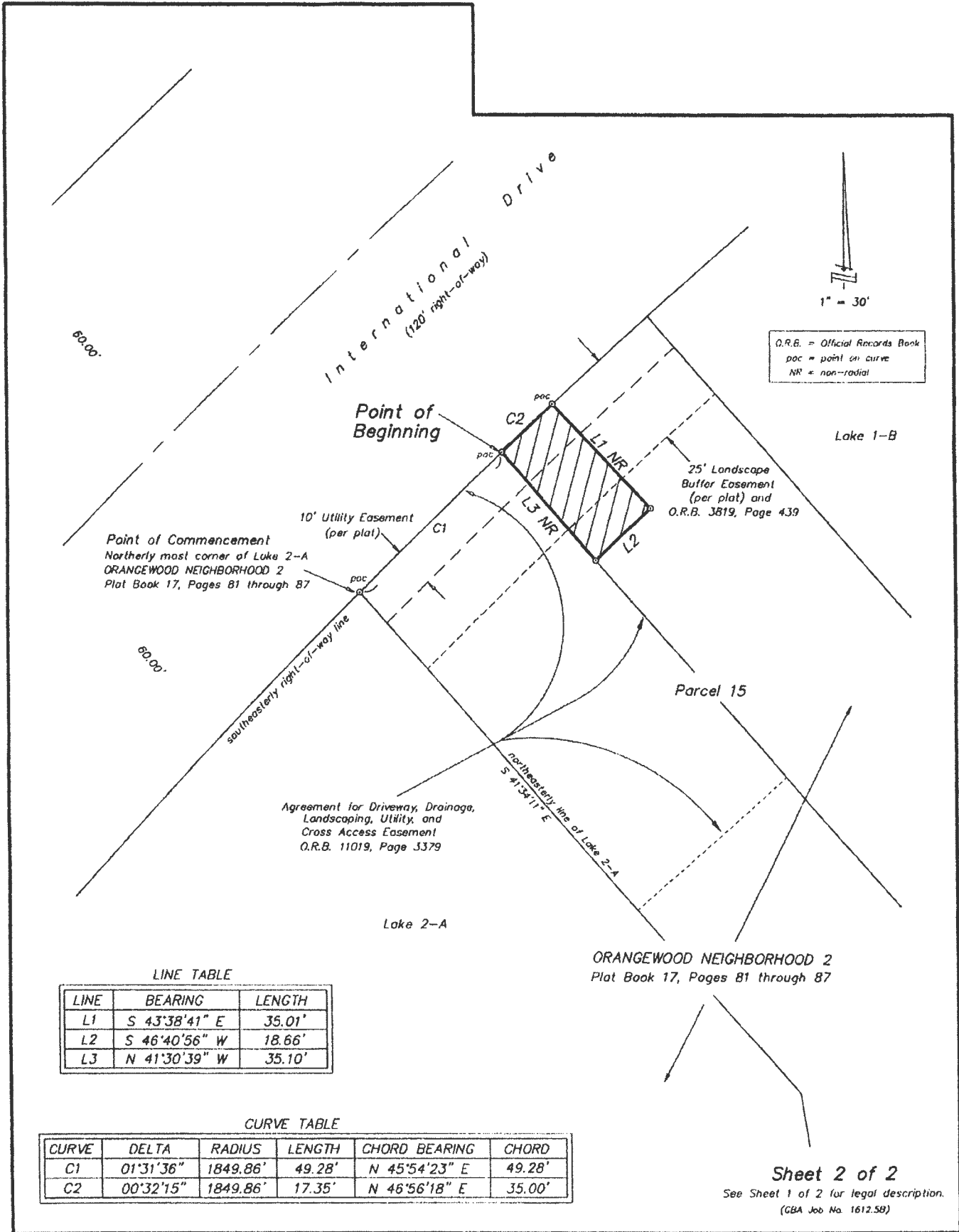
SKETCH OF DESCRIPTION NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY SOMEONE OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

GSA No. 7794



R. CLAYTON GANNING
 REG. P.L.S. NO. 4236

EXHIBIT "A"



LINE TABLE

LINE	BEARING	LENGTH
L1	S 43°38'41" E	35.01'
L2	S 46°40'56" W	18.66'
L3	N 41°30'39" W	35.10'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	01°31'36"	1849.86'	49.28'	N 45°54'23" E	49.28'
C2	00°32'15"	1849.86'	17.35'	N 46°56'18" E	35.00'

Sheet 2 of 2

See Sheet 1 of 2 for legal description.
(CBA Job No. 1612.58)

Project: LaQuinta Site Work Only
Permit: B17903771 OCU File #: 94687

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 utility project 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 EXHIBIT "A"

Encumbrances:

MetLife Real Estate Lending LLC
FROM: Ancora Orlando, LLC
Amended and Restated Mortgage, Security Agreement and Fixture Filing filed December 4, 2018,
Recorded as Document No. 20180700913
Assignment of Leases filed December 4, 2018, recorded as Document No. 20180700914
Both in the Public Records of Orange County, Florida

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 utility purposes only, and that nothing herein contained shall in any way affect, alter, impair, minimize, or diminish the effect of said encumbrances or

Project: LaQuinta Site Work Only
Permit: B17903771 OCU File #: 94687

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 utility 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.

IN WITNESS WHEREOF, the said holder of said encumbrances has duly executed this instrument this 28th day of February, A.D. 2019.

Signed, sealed, and delivered
in the presence of:

MetLife Real Estate Lending LLC,
a Delaware limited liability company

BY: MetLife Investment Advisors, LLC,
a Delaware limited liability company,
its investment manager

Susan E. Fitzgerald
Witness

SUSAN E. FITZGERALD
Printed Name

Scott Johnston
Witness

Scott Johnston
Printed Name

BY: Arun Singh

Arun Singh
Printed Name

Director
Title

STATE OF Georgia
COUNTY OF Fulton

The foregoing instrument was acknowledged before me this 28th of February, 2019, by Arun Singh, as Director of MetLife Investment Advisors, LLC, a Delaware limited liability company and the investment manager of MetLife Real Estate Lending LLC, a Delaware limited liability company. He/She is personally known to me or has produced _____ as identification.

E L SCHMIDT
NOTARY PUBLIC
(Notary Seal) County
State of Georgia
My Comm. Expires Oct. 11, 2019

EL Schmidt
Notary Signature

EL Schmidt
Printed Notary Name

This instrument prepared by:
E. Price Jackson, a staff employee
in the course of duty with the
Real Estate Management Division
of Orange County, Florida

Notary Public in and for
the county and state aforesaid.

My commission expires: 10/11/2019

EXHIBIT "A"

PROJECT NAME: LAQUINTA HOTEL
 (Construct New Hotel)
 BUILDING DEPARTMENT PERMIT #: B17903771
 PURPOSE: UTILITY EASEMENT
 ESTATE: PERMANENT

Legal Description

A portion of Parcel 15, ORANGEWOOD NEIGHBORHOOD 2, according to the plat thereof, as recorded in Plat Book 17, Pages 81 through 87, Public Records of Orange County, Florida, lying in Section 13, Township 24 South, Range 28 East, being more particularly described as follows:

Commence at the northerly most corner of Lake 2-A of said plat of ORANGEWOOD NEIGHBORHOOD 2; said point being a point on a curve, concave southeasterly, having a radius of 1,849.86 feet; said point also lying on the southeasterly right-of-way line of International Drive; thence, on a chord bearing of N 45°37'58" E and a chord distance of 31.63 feet; run along the arc of said curve and along said southeasterly right-of-way line, a distance of 31.63 feet, through a central angle of 00°58'47" for the POINT OF BEGINNING; thence continue along the arc of said curve and along said southeasterly right-of-way line, a distance of 17.65 feet through a central angle of 00°32'48" to a point on said curve; thence, departing said southeasterly right-of-way line, run S 41°30'39" E, a distance of 35.10 feet; thence run S 46°40'56" W, a distance of 16.34 feet; thence run N 43°48'41" W, a distance of 35.00 feet to the POINT OF BEGINNING.

Containing 596 square feet, more or less.

Not a Boundary Survey.

The legal description was prepared by the Surveyor.

See Sheet 2 of 2 for sketch.

Bearings are based on an assumed bearing of S 41°34'11" E along the northeasterly line of Lake 2A (plat).

SKETCH OF DESCRIPTION ONLY - NOT A SURVEY

NO CORNERS WERE SET AND GANUNG-BELTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY BEYOND ACCEPTED MATHEMATICAL CLOSURES. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SUBJECT TO FIELD VERIFICATION.

Sketch of Description
 of a
 Utility Easement
 situated in

Section 13, Township 24 South, Range 28 East
 Orange County, Florida

PREPARED FOR: *Riviera Point Development Group*



1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656

JOB NO. 1612.5A

SHEET 1 of 2

DATE 9/11/18
 REV. 11/14/18

SCALE As Noted

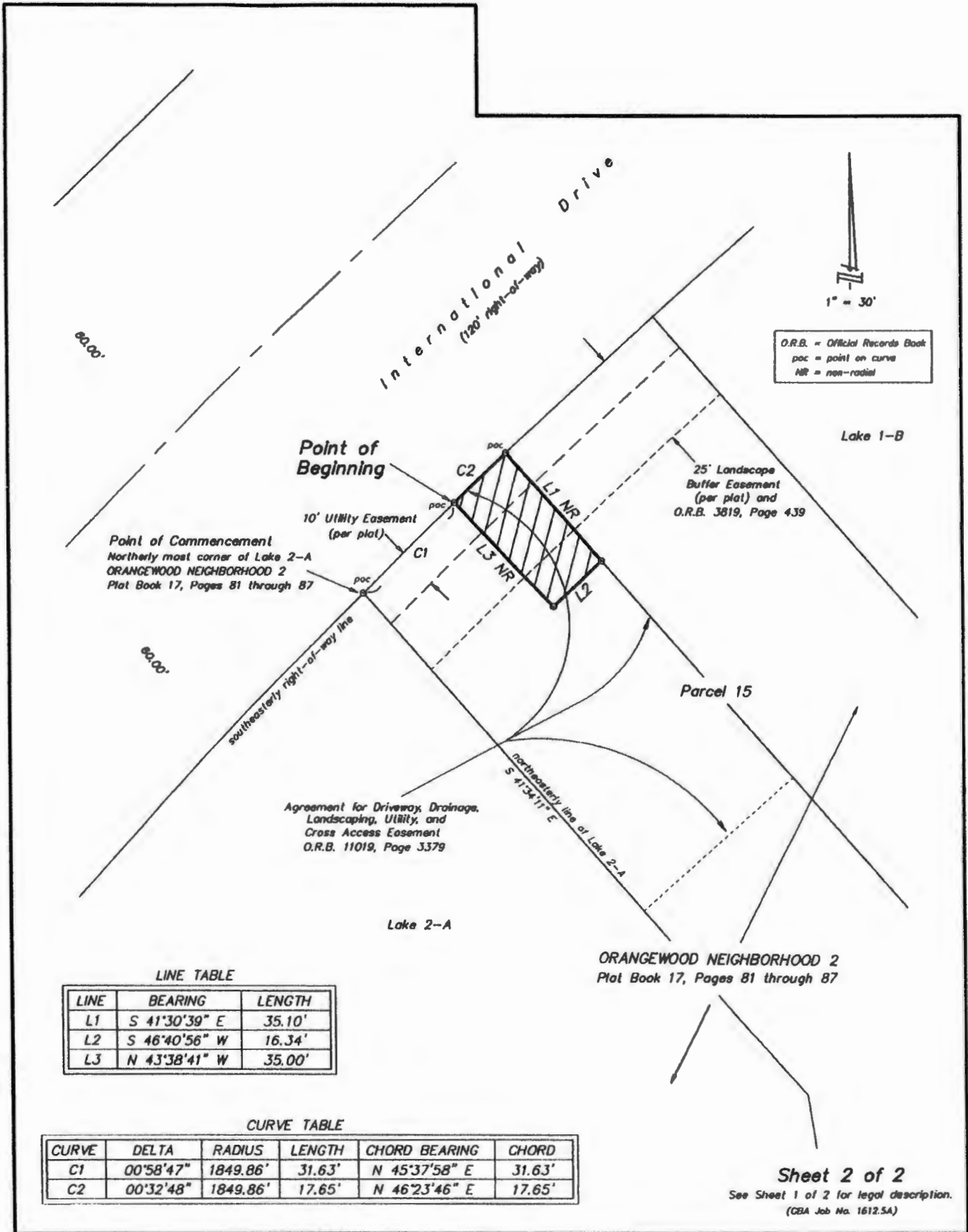
SKETCH OF DESCRIPTION NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY SOMEONE OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

GSA No. 7194

[Signature]
 R. CLAYTON GANUNG

REG. PLS. NO. 4235

EXHIBIT "A"



LINE TABLE

LINE	BEARING	LENGTH
L1	S 41°30'39" E	35.10'
L2	S 46°40'56" W	16.34'
L3	N 43°38'41" W	35.00'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	00°58'47"	1849.86'	31.63'	N 45°37'58" E	31.63'
C2	00°32'48"	1849.86'	17.65'	N 46°23'46" E	17.65'

Sheet 2 of 2

See Sheet 1 of 2 for legal description.
(CBA Job No. 1612.5A)

EXHIBIT "A"

PROJECT NAME: LAQUINTA HOTEL
(Construct New Hotel)

PERMIT #: B17903771

PURPOSE: UTILITY EASEMENT

ESTATE: PERMANENT

Legal Description

A portion of Parcel 15, ORANGEWOOD NEIGHBORHOOD 2, according to the plat thereof, as recorded in Plat Book 17, Pages 81 through 87, Public Records of Orange County, Florida, lying in Section 13, Township 24 South, Range 28 East, being more particularly described as follows:

BEGIN at the northerly most corner of Lake 2-A of said plat of ORANGEWOOD NEIGHBORHOOD 2; said point being a point on a curve, concave southeasterly, having a radius of 1,849.86 feet; said point also lying on the southeasterly right-of-way line of International Drive; thence, on a chord bearing of N 45°27'13" E and a chord distance of 20.05 feet; run along the arc of said curve and along said southeasterly right-of-way line, a distance of 20.05 feet, through a central angle of 00°37'16" to a point on said curve; thence, departing said southeasterly right-of-way line, run S 48°47'52" E, a distance of 25.00 feet; thence run S 41°12'08" W, a distance of 20.00 feet; thence run N 48°47'52" W, a distance of 26.49 feet to the POINT OF BEGINNING.

Containing 515 square feet, more or less.

Not a Boundary Survey.

The legal description was prepared by the Surveyor.

See Sheet 2 of 2 for sketch.

Bearings are based on an assumed bearing of S 41°34'11" E along the northeasterly line of Lake 2A (plat).

SKETCH OF DESCRIPTION ONLY - NOT A SURVEY

NO CORNERS WERE SET AND GANUNG-BELTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY BEYOND ACCEPTED MATHEMATICAL CLOSURES. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SUBJECT TO FIELD VERIFICATION.

Sketch of Description
of a

Utility Easement

situated in

Section 13, Township 24 South, Range 28 East
Orange County, Florida

PREPARED FOR: Riviera Point Development Group



GANUNG - BELTON ASSOCIATES, INC.
professional surveyors and mappers
1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656

JOB NO. 1612.4

SHEET 1 of 2

DATE: 11/27/17
Rev. 8/06/18

SCALE As Noted

SKETCH OF DESCRIPTION NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY SOMEONE OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

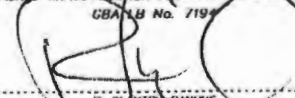
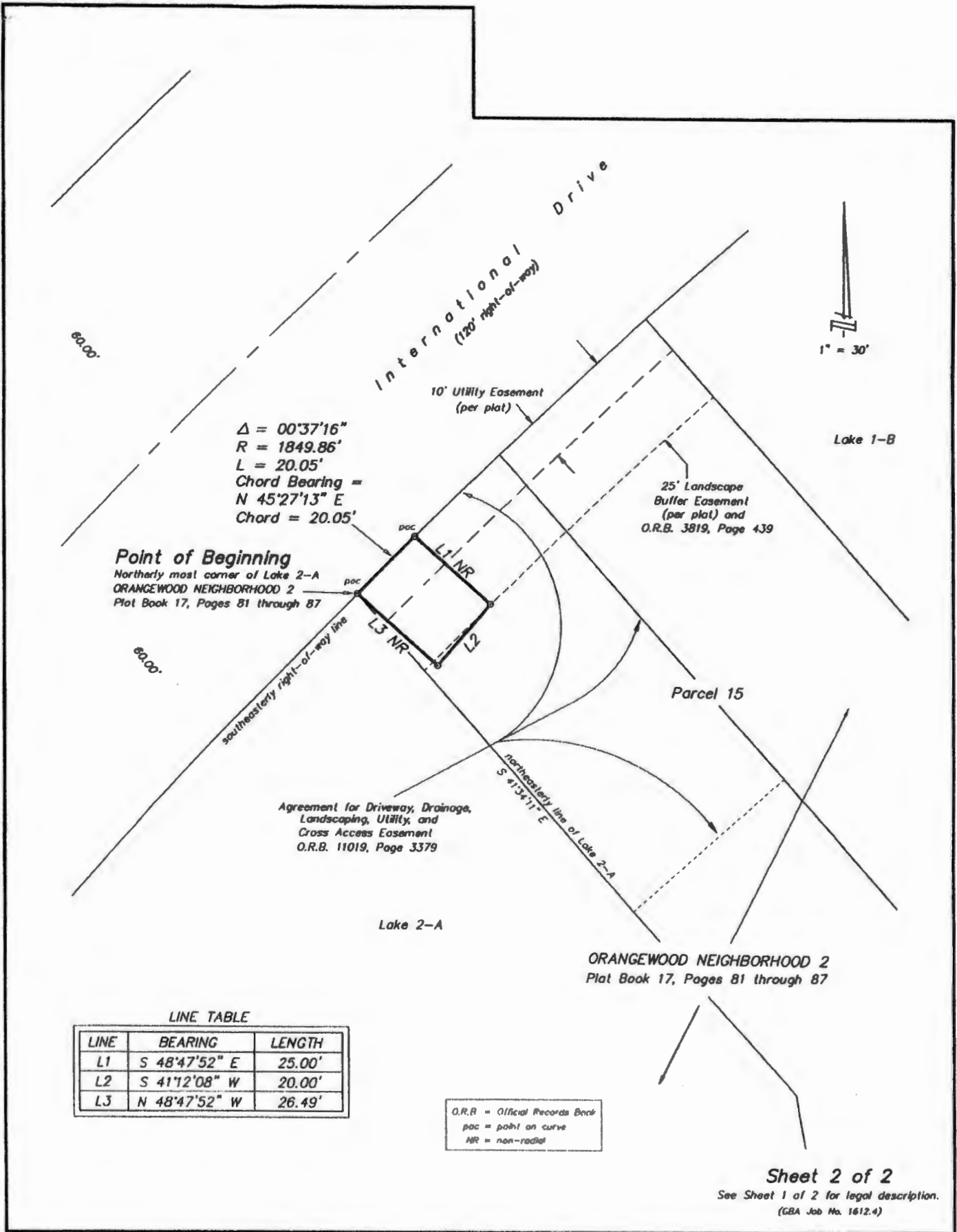
CEAL# No. 7194

R. CLAYTON GANUNG
REG. PLS. NO. 4236

EXHIBIT "A"



$\Delta = 00^{\circ}37'16''$
 $R = 1849.86'$
 $L = 20.05'$
 Chord Bearing =
 $N 45^{\circ}27'13'' E$
 Chord = 20.05'

Point of Beginning
 Northerly most corner of Lake 2-A
 ORANGEWOOD NEIGHBORHOOD 2
 Plat Book 17, Pages 81 through 87

Agreement for Driveway, Drainage,
 Landscaping, Utility, and
 Cross Access Easement
 O.R.B. 11019, Page 3379

25' Landscape
 Buffer Easement
 (per plat) and
 O.R.B. 3819, Page 439

ORANGEWOOD NEIGHBORHOOD 2
 Plat Book 17, Pages 81 through 87

LINE TABLE

LINE	BEARING	LENGTH
L1	S 48°47'52" E	25.00'
L2	S 41°12'08" W	20.00'
L3	N 48°47'52" W	26.49'

O.R.B. = Official Records Book
 pac = point on curve
 NR = non-radius