

NOV 28 2023

RESOLUTION

of the

ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS

regarding

REPUDIATION OF ANY INTEREST IN THAT CERTAIN QUIT CLAIM DEED RECORDED AS DOCUMENT NUMBER 20210552636 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

Resolution No. 2023- M-53

WHEREAS, through Resolution No. 86-M-44, Orange County, Florida (the "County") has adopted a procedure for accepting conveyances of real property to the County whereby no conveyance of real property shall be deemed accepted by the County unless formally accepted by its Board of County Commissioners (the "BCC") at a public hearing; and

WHEREAS, on or about the 10th day of September, 2021, Garden Street Communities Southeast, LLC, a Florida limited liability company f/k/a Esplanade Communities of Florida, LLC (the "Grantor") recorded a Quit Claim Deed in favor of the County (the "Grantee") as Document Number 20210552636 of the Public Records of Orange County, Florida (the "Quit Claim Deed") conveying an interest in that certain property described in Exhibit A attached thereto (the "Property"); and

WHEREAS, the Quit Claim Deed was recorded without knowledge of, or approval by, the County, its governing board, or its staff; and

WHEREAS, the purported conveyance of the Property subject to the Quit Claim Deed occurred without presentation to the BCC, as required by Resolution No. 86-M-44, and without compliance with the laws of the state of Florida regarding acceptance of an interest in property by a grantee; and

WHEREAS, on or about the 4th day of March 2022, Garden Street Communities Southeast, LLC, a Florida limited liability company f/k/a Esplanade Communities of Florida, LLC (the "Grantor") recorded a Quit Claim Deed in favor of TLC Partners I, LLC a Florida limited liability company (the "Grantee") as

Document Number 20220146836 of the Public Records of Orange County, Florida conveying the same property as set forth in the Quit Claim Deed; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY, FLORIDA:

Section 1. The foregoing premises are incorporated herein and are found to be fair and accurate statements regarding whether the Quit Claim Deed was properly accepted by the BCC.

Section 2. The Quit Claim Deed was never legally accepted by the BCC, as required by the County's regulations; the BCC hereby denies, repudiates, and disclaims any interest in the Property purportedly conveyed to the County by the Quit Claim Deed recorded on September 10, 2021, as Document Number 20210552636 of the Public Records of Orange County, Florida. Furthermore, because the County does not, and has never had, any ownership interest in the Property, Grantor is solely responsible for all outstanding financial obligations arising from the ownership of the Property, including without limitation, taxes and liens.

Section 3. A copy of this Resolution shall be sent to the Property Appraiser of Orange County, Florida for the records of that office, and a copy shall be recorded in the Public Records of Orange County, Florida.

ADOPTED this ____ day of NOV 28 2023, 2023.



ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

By: *Jerry L. Demings*
✓ Jerry L. Demings
Orange County Mayor

ATTEST: Phil Diamond, CPA, County Comptroller
As Clerk of the Board of County Commissioners

BY: *Phil Diamond*
Deputy Clerk
Print: 11/28/23