



Orange County Government

Orange County
Administration Center
201 S Rosalind Ave.
Orlando, FL 32801

Legislation Text

File #: 26-0738, **Version:** 1

Interoffice Memorandum

DATE: June 8, 2026

TO: Mayor Jerry L. Demings and County Commissioners

THROUGH: Jeffrey J. Newton, County Attorney

FROM: Lee Bernbaum, Assistant County Attorney

CONTACT: Lee Bernbaum, Assistant County Attorney

PHONE: 407-836-7320

DIVISION: County Attorney's Office

ACTION REQUESTED:

Approval of the settlement in the case of Orange County, Florida v. Ashka, LLC, et al., Case No. 2024-CA-007302-O, Parcel 1003, Texas Avenue Project and authorization for the County Attorney's Office to execute the joint motion for entry of stipulated final judgment on behalf of Orange County, agreeing to the entry of the proposed stipulated final judgment.

PROJECT: N/A

PURPOSE: This item requests settlement authorization by the Board for the Orange County, Florida v. Ashka, LLC, et al., eminent domain case brought by Orange County on behalf of Public Works for the improvement of Texas Avenue.

A confidential memorandum, Settlement Analysis, and proposed Stipulated Final Judgment have been provided to the Board under a separate cover memorandum. These documents will become public records at the conclusion of the litigation pursuant to Section 119.071(1)(d), Florida Statutes.

BUDGET: N/A



OFFICE OF COMPTROLLER

**ORANGE
COUNTY
FLORIDA**

Phil Diamond, CPA
County Comptroller as
Clerk of the Board of County Commissioners
201 South Rosalind Avenue
Post Office Box 38
Orlando, FL 32802
Telephone: (407) 836-7300
Fax: (407) 836-5359

DATE: July 2, 2026

TO: Lee Bernbaum, Assistant County Attorney
County Attorney's Office, BCC

FROM: Jennifer Lara-Klimetz, Manager *RE for JLK*
Comptroller Clerk of the BCC

SUBJECT: June 30, 2026, County Attorney Consent Agenda Item 1, Mediated Settlement Agreement, Settlement Analysis, and proposed Stipulated Final Judgment in the case of Orange County, Florida v. Ashka, LLC, et al., Case No. 2024-CA-007302-O, Parcel 1003, Texas Avenue Project.

The above-referenced document was approved by the BCC on June 30, 2026. The Comptroller Clerk's Office has not received the Mediated Settlement Agreement, Settlement Analysis, and proposed Stipulated Final Judgment for execution by the County Mayor, distribution, and filing for the record. If this document is not available, notify me in writing as to its status for our records.

Upon forwarding the document to the Comptroller Clerk's Office, attach a transmittal slip or cover memo to the attention of the Deputy Clerk, identifying the document by name, agenda item number, and date of BCC approval. I will process the document and file for the record as soon as it is received.

After 90 days, a pending documents list is routinely forwarded to the County Administrator's Office for review. Please expedite this request so the document can be processed and filed for the record timely. Your assistance in accounting for Board-approved documents is very much appreciated.

jlk:re

dl: Georgiana Holmes, Acting County Attorney's Office, BCC
Whitney Evers, County Attorney's Office, BCC
Jennifer McGill, County Administrator's Office, BCC
Pending File

APPROVED BY ORANGE
COUNTY BOARD OF COUNTY
COMMISSIONERS

BCC Mtg. Date: June 30, 2026

IN THE CIRCUIT COURT OF THE
NINTH JUDICIAL CIRCUIT, IN AND
FOR ORANGE COUNTY, FLORIDA

CASE NO.: 2024-CA-007302-O
DIVISION: 40

ORANGE COUNTY, FLORIDA,
a political subdivision of the
State of Florida,

Parcel: 1003

Petitioner,

v.

ASHKA, LLC, a Florida limited liability company;
**MAINSTREET COMMUNITY BANK OF
FLORIDA**, a Florida profit corporation;
ORLANDO UTILITIES COMMISSION, a
Florida statutory commission; **CITY OF
ORLANDO**, a Florida municipal corporation; **EL
REY BAR & LOUNGE LLC**, a Florida limited
liability company; **NATASA LLC**, a Florida
limited liability company, doing business as
Oakridge Liquors; **UNKNOWN TENANTS
AND OTHER PARTIES IN POSSESSION;
UNKNOWN PARTIES WITH INTEREST IN
THE PROPERTY**; and **SCOTT RANDOLPH**,
Orange County Tax Collector,

Respondents.

_____ /

STIPULATED FINAL JUDGMENT

THIS CAUSE having come before this Court on the Joint Motion for Entry of Stipulated Final Judgment made by Petitioner, ORANGE COUNTY, FLORIDA ("Petitioner" or "Orange County"), and Respondent, ASHKA, LLC ("Ashka" or "Respondent"), as the former owner of Parcel 1003, and it appearing to the Court that the parties are authorized to enter into such motion, the Court finding that the compensation to be paid by the Petitioner is full, just, and reasonable for

all parties concerned, and the Court being otherwise fully advised in the premises, it is, therefore,

ORDERED AND ADJUDGED that:

1. Respondent, **ASHKA, LLC**, shall have and recover from Petitioner the total sum of **SEVEN HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$750,000.00)**, subject to credit to Petitioner for its Order of Taking deposit of \$592,700 previously paid, and in full payment for the property taken (designated as Parcel 1003 herein); for damages resulting to the remainder if less than the entire property was taken; for all other damages of any nature or kind including, but not limited to, for any improvements, severance damages, cost of cures, business damages, if any; and in full satisfaction for all claims made by Ashka, but excluding attorneys' and experts' fees and costs.

2. Fishback Dominick LLP shall have and recover from Petitioner the sum of **ONE HUNDRED TEN THOUSAND SEVEN HUNDRED FIFTY AND NO/100 DOLLARS (\$110,750.00)** in full and complete satisfaction of all attorneys' fees and costs (including attorney's fees based upon non-monetary benefits), pursuant to Section 73.092, Florida Statutes.

3. Respondent shall have and recover from Petitioner the sum of **THIRTY-FIVE THOUSAND EIGHT HUNDRED FIVE AND 75/100 DOLLARS (\$35,805.75)** in full payment for experts' fees and costs, pursuant to Section 73.091, Florida Statutes, including, but not limited to, Collison Capital, LLC and for MEI Civil, LLC.

4. Pursuant to the Agreed Order on Motion to Withdraw and for Apportionment entered by this Court on March 18, 2025, the disbursement of the funds for and to Respondent, **ASHKA, LLC**, are not subject to apportionment claims by Respondents, Mainstreet Community Bank of Florida, Natasa LLC, El Rey Bar & Lounge LLC, Orlando Utilities Commission, or the City of Orlando. Any other apportionment claims shall be subsequently determined by this Court

at a hearing to be set upon proper motion by any such person or entity claiming an apportionment. Petitioner shall not be responsible for the separate payment of any apportionment claims.

5. The title to Parcel 1003, as fully described in the Stipulated Order of Taking, dated January 23, 2025, attached hereto as **Exhibit “1,”** which vested Petitioner pursuant to the Stipulated Order of Taking and the subsequent deposit of the good faith estimate of value previously made, is hereby approved, confirmed, and ratified.

6. Within thirty (30) days from rendition of this Stipulated Final Judgment, Petitioner shall forthwith issue a check and remit the total sum of **ONE HUNDRED FIFTY-SEVEN THOUSAND THREE HUNDRED AND NO/100 DOLLARS (\$157,300.00)**, the sum being the difference between the full compensation awarded pursuant to Paragraph 1 and the good faith deposit previously made, payable to Fishback Dominick LLP, c/o A. Kurt Ardaman, Esquire, 1947 Lee Road, Winter Park, Florida 32789, for further disbursement.

7. Within thirty (30) days from rendition of this Stipulated Final Judgment, Petitioner shall forthwith issue a check for the total sum of **ONE HUNDRED FORTY SIX THOUSAND FIVE HUNDRED FIFTY-FIVE AND 75/100 DOLLARS (\$146,555.75)**, payable to Fishback Dominick LLP, c/o A. Kurt Ardaman, Esquire, 1947 Lee Road, Winter Park, Florida 32789, as full payment for all attorneys’ fees and experts’ fees and costs as provided in Paragraphs 2 and 3 above.

8. This Stipulated Final Judgment is based on Petitioner constructing the project as shown in the right-of-way maps and construction plans that were filed with this Court by Petitioner on December 5, 2024. In the event Petitioner moves forward with the project and construction of same, but fails to construct the project substantially in conformance with these right-of-way maps and construction plans, as modified by the attached **Exhibit “2,”** Respondents shall have the same

remedies as would have been afforded to them had the case been resolved by verdict with said plans and specifications having been made a part of the record at trial. *Central and Southern Florida Control District v. Wye River Farms, Inc.*, 297 So.2d 323 (Fla. 4th DCA 1974) cert. denied 310 So. 2d 745 (Fla. 1975).

9. Pursuant to Petitioner's authority and consistent with Article XIII, Chapter 30 of the Orange County Code, Petitioner agrees as follows:

a. Petitioner approves the Partial Cure Plan as reflected on the attached **Exhibit "2,"** which partial cure may be constructed by Respondent either during Petitioner's construction of the project or anytime thereafter. The Partial Cure Plan includes providing the driveway location along the east side of Respondent's remainder property for a right-in, right-out movement as reflected on **Exhibit "2,"** which shall be constructed by Petitioner as part of Petitioner's project. The proposed Texas Avenue driveway shall be twenty-four (24) feet wide with fifteen (15) foot radius returns centered at Texas Avenue Station 104+58.05.

b. Upon development or redevelopment of Respondent's remainder property, Petitioner agrees the parking space requirement shall be five (5) parking spaces less than Petitioner's Code requires.

c. Petitioner approves Respondent's extension of the existing Texas Avenue driveway and the modification of the existing on-site drive aisle as depicted on the attached **Exhibit "3"** (Interim Cure), which Interim Cure the Respondent may construct and utilize until the County completes construction of Petitioner's project.

d. Provided the Texas Avenue driveway remains closed after the completion of the Interim Cure and completion of the Partial Cure Plan, in compliance with the distance

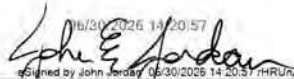
separation requirements of Section 38-1414 of Orange County Code, as amended, the approval of the alcoholic beverage application #ABA-19-04-0110 will be compliant.

10. Ashka represents that it has the sole and exclusive right to all the compensation for the parcel taken as set forth in Paragraphs 1 and 6 above.

11. Counsel for Petitioner shall serve a copy of this Stipulated Final Judgment via U.S. Mail to all parties not receiving service of court filings through the Florida Courts E-Filing Portal within three (3) days from the date of this Stipulated Final Judgment.

12. This Court reserves jurisdiction to enforce the terms of this Stipulated Final Judgment, and to determine any supplementary and post judgment matters, if applicable.

DONE AND ORDERED in Chambers at Orlando, Orange County, Florida on


Signed by John E. Jordan on 06/30/2026 14:20:57
John E. Jordan
Circuit Judge

CERTIFICATE OF SERVICE

The foregoing was filed with the Clerk of Court by using the Florida Courts E-filing Portal System. Accordingly, a copy of the foregoing is being served on this day to all attorneys/interested parties identified on the E-Portal Electronic Service List via transmission of Notices of Electronic Filing generated by the E-Portal System.

Moving Counsel shall notice any/all parties not on the E-Portal within 3 days with proof to the Clerk of the Court.

Cathy Stephens, Judicial Assistant

Exhibit 1

IN THE CIRCUIT COURT OF THE
NINTH JUDICIAL CIRCUIT, IN AND
FOR ORANGE COUNTY, FLORIDA

CASE NO.: 2024-CA-007302-O
DIVISION: 40

ORANGE COUNTY, FLORIDA,
a political subdivision of the
State of Florida,

Parcel: 1003

Petitioner,

v.

ASHKA, LLC, a Florida limited liability company;
**MAINSTREET COMMUNITY BANK OF
FLORIDA**, a Florida profit corporation;
ORLANDO UTILITIES COMMISSION, a
Florida statutory commission; **CITY OF
ORLANDO**, a Florida municipal corporation; **EL
REY BAR & LOUNGE LLC**, a Florida limited
liability company; **NATASA LLC**, a Florida
limited liability company, doing business as
Oakridge Liquors ; **UNKNOWN TENANTS
AND OTHER PARTIES IN POSSESSION** ;
**UNKNOWN PARTIES WITH INTEREST IN
THE PROPERTY**; and **SCOTT RANDOLPH**,
Orange County Tax Collector,

Respondents.

/

STIPULATED ORDER OF TAKING

THIS CAUSE having come before this Court on the 5th day of December, 2024, and it appearing that proper notice was first given to all the Respondents, and to all persons having or claiming any equity, lien, title or other interest in or to the real property described in the Petition, and it appearing to the Court that the parties were authorized to enter into a Stipulated Order of Taking, and that the Petitioner would apply to this Court for an Order of Taking, and the Court being fully advised in the premises, upon consideration, it is, therefore,

ADJUDGED:

1. That the Court has jurisdiction of this action, of the subject matter and of the parties to this cause.

2. That the pleadings in this cause are sufficient and the Petitioner is properly exercising its delegated authority.

3. That the estimate of value filed in this cause by the Petitioner was made in good faith and based upon a valid (for purposes of this Order of Taking) appraisal.

4. That upon payment of the deposit of the money hereinafter specified into the Registry of this Court, the right, title or interest specified in the Petition as described herein shall vest in the Petitioner.

5. That the total sum of money deposited, or to be deposited, into the Registry of the Court within twenty (20) days of the entry of this Order shall be in the amount of **FIVE HUNDRED NINETY-TWO THOUSAND SEVEN HUNDRED AND NO/100 DOLLARS (\$592,700.00)**, and shall be allocated to parcel 1003.

6. That the deposit set forth above will secure the persons lawfully entitled to compensation which will be ultimately determined by final judgment of this Court. In no event, and notwithstanding any jury verdict to the contrary, shall compensation and awards for the property interests taken for Parcel 1003, excluding attorneys' and experts' fees and costs, be less than the deposit of \$592,700.00. That the disbursement of the funds in the total amount of \$592,700.00 deposited into the Registry of the Court, if subject to apportionment claims, shall be subsequently determined by this Court at a hearing to be set upon proper motion by any such person or entity claiming an apportionment.

7. That upon deposit of the monies set forth above, and without further notice or Order of this Court, the Petitioner shall be entitled to possession of the property described in the Petition.

8. That legal title to the following described property, to-wit:

SEE EXHIBIT "A"

shall vest in Petitioner, ORANGE COUNTY, FLORIDA, a political subdivision of the State of Florida, upon deposit of the aforesaid sums into the Registry of the Court.

9. This Stipulated Order of Taking and the amount of the deposit in no way bind or limit the Respondent, **ASHKA, LLC's**, right to seek full compensation and is without prejudice to Respondent, **ASHKA, LLC's**, ultimate claim of compensation for the taking of Parcel 1003 and all damages caused by said taking and Petitioner's project, and neither this Stipulated Order of Taking nor the amount of the deposit shall be made known to the jury for any purpose in the event of a valuation trial.

10. That this Stipulated Order of Taking is based on Petitioner's commitments that it intends to construct the project as shown in the right of way maps and construction plans which have been or will be filed by Petitioner in this action. In the event Petitioner fails to construct the project substantially in conformance with these right-of-way maps and construction plans, Respondents retain all rights and remedies pursuant to *Central and Southern Florida Control District v. Wye River Farms, Inc.*, 297 So.2d 323 (Fla. 4th DCA 1974) cert. denied 310 So. 2d 745 (Fla. 1975). By agreement of the parties, there is no basis for the computation of attorney's fees for non-monetary benefits to the Respondent with respect to Petitioner's foregoing commitments in this paragraph 10. Nothing in this Stipulated Order of Taking precludes the Respondent's right to contest the accuracy, relevancy, or the validity of the maps, plans, appraisal, and other testimony and evidence presented to the Court during the Order of Taking hearing.

11. That any party subject to the public disclosure requirements of Section 286.23, Florida Statutes, is notified that it is required to make a public disclosure in writing, under oath

and subject to the penalties prescribed for perjury. Such person or entity making the disclosure shall state his name and address and the name and address of every person having a beneficial interest in the real property, however small or minimal. The written disclosure shall be made to Orange County Attorney's Office, 201 S. Rosalind Avenue, Third Floor, P.O. Box 1393, Orlando, FL 32802-1393, Attention: James P. Harwood, Assistant County Attorney.

12. That the Court reserves jurisdiction to enforce the terms of this Stipulated Order of Taking.

DONE AND ORDERED in Chambers at Orlando, Orange County, Florida this 23rd day of January, 2025.



eSigned by Eric J. Netcher 01/23/2025 14:04:17 ALM/evs

Eric J. Netcher
Circuit Judge

CERTIFICATE OF SERVICE

The Court certifies that the foregoing Order of Taking was filed with the Clerk of the Court on January 23, 2025, by using the Florida Courts E-Filing Portal System. Accordingly, a copy of the foregoing is being served on this day to all attorney(s)/ interested parties identified on the ePortal Electronic Service List, via transmission of Notices of Electronic Filing generated by the ePortal System.

SERVICE/MAILING LIST

Orange County, Florida v. Ashka, LLC, a Florida limited liability company.
Case No. 2024-CA-007302-O
Parcel 1003

Mainstreet Community Bank of Florida, a
Florida profit corporation
C/o Stephanie Koshiol
204 S. Woodland Blvd.,
DeLand, Florida 32720

El Rey Bar & Lounge LLC, a Florida
limited liability company
C/o Edmanuel Toledo
2300 West Oakridge Road, Unit B,
Orlando, FL 32809

Natasa, LLC, a Florida limited liability
company, doing business as Oakridge Liquors
C/o Ashish Stephen
2300 W. Oakridge Road, Suite 100
Orlando, Florida 32809

LEGAL DESCRIPTION
SCHEDULE "A"
PARCEL NUMBER : 1003

A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5301, PAGE 4991, BEING A PART OF BLOCK B, ORLANDO CENTRAL PARK NUMBER THIRTY-ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 121, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A RAILROAD SPIKE WITH NO IDENTIFICATION MARKING THE EAST QUARTER CORNER OF SECTION 21, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH 89°38'18" WEST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 21, A DISTANCE OF 50.00 FEET TO A POINT ON A LINE PROJECTED NORTHERLY FROM THE EXISTING WESTERLY RIGHT OF WAY OF TEXAS AVENUE AS SHOWN ON THE PLAT OF ORLANDO CENTRAL PARK NUMBER THIRTY-ONE, RECORDED IN PLAT BOOK 6, PAGE 121, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE, DEPARTING THE NORTH LINE OF THE AFOREMENTIONED SOUTHEAST QUARTER, RUN SOUTH 00°09'38" EAST, ALONG SAID PROJECTED LINE, A DISTANCE OF 80.10 FEET, TO A POINT ON THE EXISTING WESTERLY RIGHT OF WAY LINE OF TEXAS AVENUE AND THE POINT OF BEGINNING; THENCE RUN THE FOLLOWING FOUR COURSES ALONG SAID EXISTING RIGHT OF WAY LINE: CONTINUE SOUTH 00°09'38" EAST, A DISTANCE OF 69.89 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 83.00 FEET, A CHORD BEARING OF SOUTH 08°50'22" WEST, AND CHORD DISTANCE OF 25.97 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°00'00", A DISTANCE OF 26.08 FEET TO THE POINT OF TANGENCY; THENCE RUN SOUTH 17°50'22" WEST, A DISTANCE OF 50.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 183.00 FEET, A CHORD BEARING OF SOUTH 11°09'47" WEST, AND CHORD DISTANCE OF 42.55 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°21'11", A DISTANCE OF 42.65 FEET TO THE SOUTH LINE OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 5301, PAGE 4991, OF THE AFORESAID PUBLIC RECORDS; THENCE, DEPARTING SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE, RUN SOUTH 89°38'18" WEST, ALONG THE SOUTH LINE OF SAID PARCEL OF LAND, A DISTANCE OF 0.58 FEET; THENCE, DEPARTING SAID SOUTH LINE, RUN THE FOLLOWING FOUR COURSES: RUN NORTH 00°05'04" WEST, A DISTANCE OF 190.62 FEET; THENCE RUN NORTH 67°19'22" WEST, A DISTANCE OF 17.48 FEET; THENCE RUN NORTH 39°45'32" WEST, A DISTANCE OF 16.78 FEET;

(CONTINUED ON SHEET 2 OF 4)

NOTE: BEARING STRUCTURE BASED ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING NORTH 89°38'18" EAST, ASSUMED.

THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH SJ-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS SKETCH OF DESCRIPTION.

WRITTEN BY: RRC	DATE: 11/01/10	SECTION: 21	TEXAS AVENUE-ORANGE COUNTY, FLORIDA	
DRAWN BY: RRC	REV.:	TOWNSHIP: 23S	Bowyer-Singleton & Assoc., Inc. 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: 407-843-5120	DRAWING SCALE: N/A
APPROVED BY:	REV.:	RANGE: 29E		SHEET 1 OF 4
	REV.:			C.I.P. • 5027

00 11/01/2010

EXHIBIT A
1 of 5

LEGAL DESCRIPTION
SCHEDULE "A"
PARCEL NUMBER : 1003

(CONTINUED FROM SHEET 1 OF 4)

THENCE RUN NORTH 00°10'38" WEST, A DISTANCE OF 4.40 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF OAK RIDGE ROAD AS DEPICTED ON THE AFOREMENTIONED PLAT; THENCE RUN NORTH 89°38'18" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 24.90 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, A CHORD BEARING OF SOUTH 45°15'40" EAST, AND CHORD DISTANCE OF 42.50 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 90°12'05", A DISTANCE OF 47.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,721 SQUARE FEET OR 0.108 ACRES, MORE OR LESS

THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH SJ-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS SKETCH OF DESCRIPTION.

William E. Bead 1/25/11
 WILLIAM E. BEAD DATE
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
 LICENSE NUMBER 5442
 520 SOUTH MAGNOLIA AVENUE
 ORLANDO, FLORIDA 32801

NOTE: BEARING STRUCTURE BASED ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING NORTH 89°38'18" EAST, ASSUMED.

NOT VALID WITHOUT SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CERTIFICATE OF AUTHORIZATION NUMBER LB 1221

WRITTEN BY: RRC	DATE: 11/01/10	SECTION: 21	TEXAS AVENUE - ORANGE COUNTY, FLORIDA	
DRAWN BY: RRC	REV.:	TOWNSHIP: 23S	Bowyer-Singleton & Assoc., Inc. 520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: 407-843-5120	DRAWING SCALE: N/A
APPROVED BY:	REV.:	RANGE: 29E		SHEET 2 OF 4
	REV.:			C.I.P. - 5027

EXHIBIT A
 2 of 5

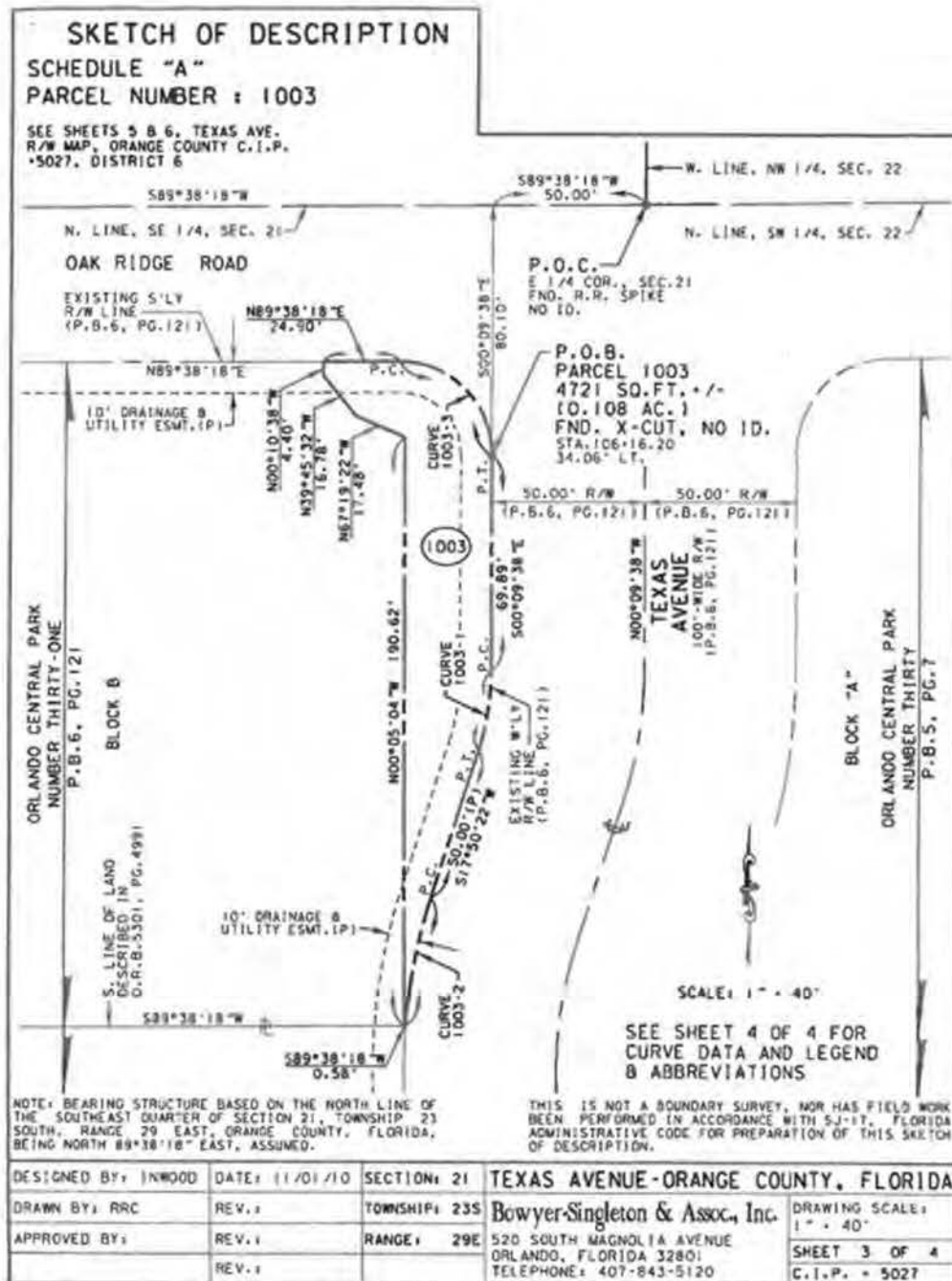


EXHIBIT A
3 of 5

SKETCH OF DESCRIPTION
SCHEDULE "A"
PARCEL NUMBER : 1003

SEE SHEET 3 OF 4 FOR
 SKETCH OF DESCRIPTION

CURVE DATA

CURVE 1003-1	CURVE 1003-2	CURVE 1003-3
$\Delta = 18^{\circ}00'00''(C)(P)$	$\Delta = 13^{\circ}21'11''$	$\Delta = 90^{\circ}12'05''(C)$
$L = 26.08'(C)(P)$	$L = 42.65'(C)$	$90^{\circ}12'04''(P)$
$R = 83.00'(C)(P)$	$R = 183.00'(C)(P)$	$L = 47.23'(C)(P)$
$C.B. = 508^{\circ}50'22''W$	$C.B. = 511^{\circ}09'47''W$	$R = 30.00'(C)(P)$
$C.D. = 25.97'(C)$	$C.D. = 42.55'(C)$	$C.B. = S45^{\circ}15'40''E$
		$C.D. = 42.50'(C)$

LEGEND & ABBREVIATIONS

AC. - ACRE(S)	P.B. - PLAT BOOK
IC) - CALCULATED	P.C. - POINT OF CURVATURE
C.B. - CHORD BEARING	P.T. - POINT OF TANGENCY
C.D. - CHORD LENGTH	P.O.B. - POINT OF BEGINNING
C.M. - CONCRETE MONUMENT	P.O.C. - POINT OF COMMENCEMENT
COR. - CORNER	PG. - PAGE(S)
ID. - DEED	R - RADIUS
D.B. - DEED BOOK	R/W - RIGHT OF WAY
ESMT. - EASEMENT	RGE - RANGE
EXIST. - EXISTING	R.R. - RAILROAD
FND. - FOUND	RT. - RIGHT
ID. - IDENTIFICATION	SEC. - SECTION
I.P. - IRON PIPE	SO. FT. - SQUARE FEET
I.R.C. - IRON ROD & CAP	STA. - STATION
L - ARC LENGTH	TB - TANGENT BEARING
LT. - LEFT	TWP - TOWNSHIP
LD. - CERTIFICATE OF AUTHORIZATION	N'LY - NORTHERLY
M.B. - MAP BOOK	S'LY - SOUTHERLY
N/A - NOT APPLICABLE	E'LY - EASTERLY
N.D. - NAIL & DISK	W'LY - WESTERLY
O.R.B. - OFFICIAL RECORDS BOOK	B - BASE LINE
ORIG. - ORIGINAL	CL - CENTER LINE
(P) - PER PLAT	PL - PROPERTY LINE
	Δ - DELTA (CENTRAL ANGLE)
	--- LINE BREAK

NOTE: BEARING STRUCTURE BASED ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING NORTH $89^{\circ}38'18''$ EAST, ASSUMED.

THIS IS NOT A BOUNDARY SURVEY. NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 52-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS SKETCH OF DESCRIPTION.

DESIGNED BY: INWOOD	DATE: 11/01/10	SECTION: 21	TEXAS AVENUE-ORANGE COUNTY, FLORIDA
DRAWN BY: RRC	REV.:	TOWNSHIP: 23S	Bowyer-Singleton & Assoc., Inc.
APPROVED BY:	REV.:	RANGE: 29E	520 SOUTH MAGNOLIA AVENUE
	REV.:		ORLANDO, FLORIDA 32801
			TELEPHONE: 407-843-5120
			DRAWING SCALE: N/A
			SHEET 4 OF 4
			C.I.P. - 5027

EXHIBIT A
 4 of 5

SCHEDULE "B"

5027 TEXAS AVENUE PARCEL 1003

FEE SIMPLE

Parcel 1003: the interest being acquired is fee simple.

8/8/2021

Page 1 of 1

EXHIBIT A
5 of 5

Exhibit 2

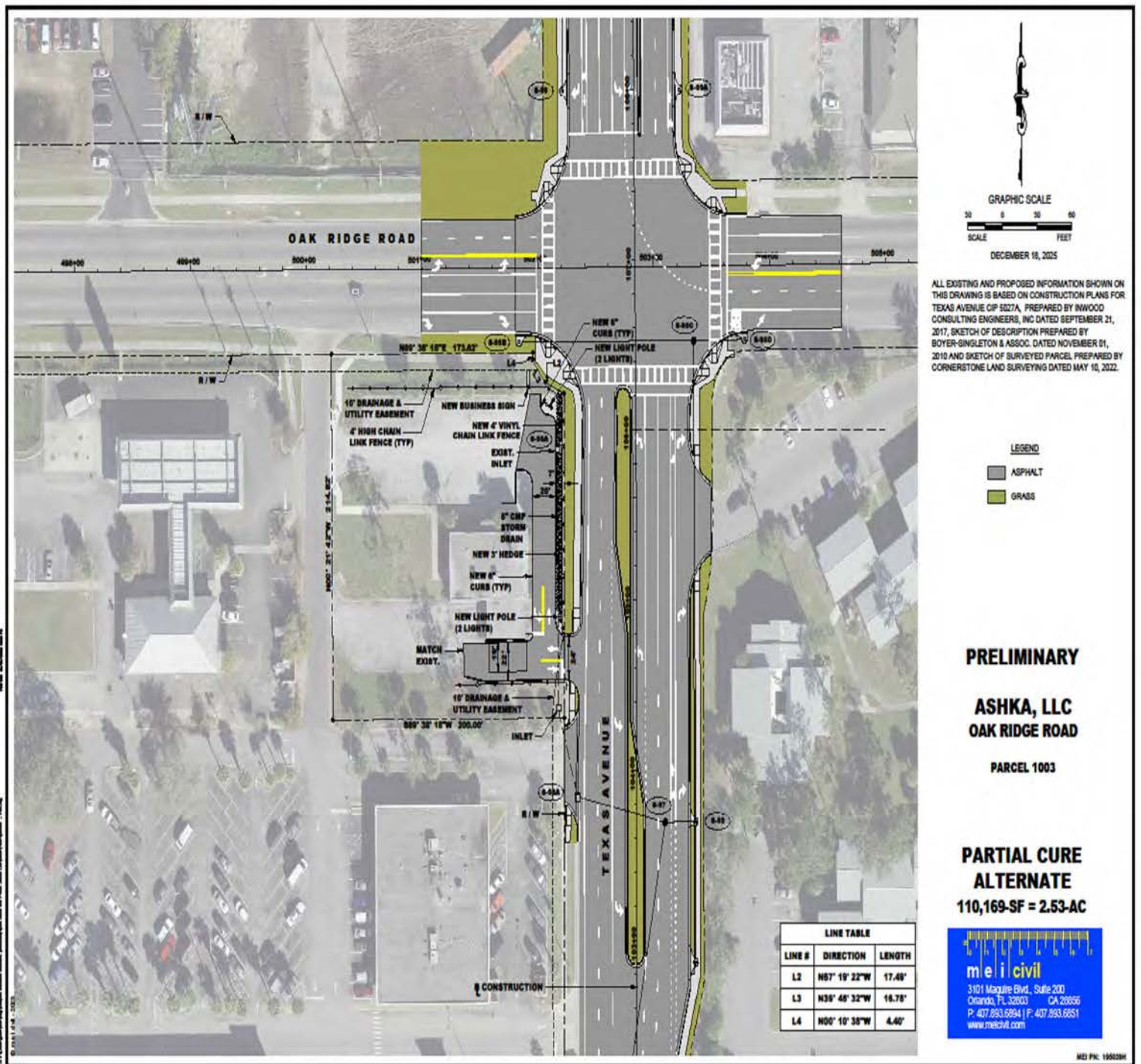


Exhibit 3

