



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 6

DATE: February 16, 2023

TO: Mayor Jerry L. Demings
-AND-
County Commissioners

THROUGH: Mindy T. Cummings, Manager
Real Estate Management Division *MTC*

FROM: Mary Tiffault, Senior Title Examiner
Real Estate Management Division *MT/MTC*

CONTACT PERSON: **Mindy T. Cummings, Manager**

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

ACTION REQUESTED: Approval and execution of Termination of Easement Interests by Universal City Development Partners, LTD., and Orange County, and authorization for the Real Estate Management Division to record instrument.

PROJECT: Canadian Court – John Young Parkway Connector RIFCC

District 6

PURPOSE: To terminate an Easement granted to the County.

ITEM: Termination of Easement Interests
Cost: None
Size: 28.963 acres

APPROVALS: Real Estate Management Division
County Attorney's Office
Transportation Planning Division

REMARKS: Universal City Property Management III, LLC ("UCPM"), predecessor in interest to Universal City Development Partners, LTD, and Orange County were parties to that certain Canadian Court/John Young Parkway Connector Roadway Agreement recorded on April 13, 2005 (Book 7916, Page 3653) and amended on September 15, 2006 (Book 8863, Page 4143) ("Roadway Agreement"). Pursuant to the Roadway Agreement, UCPM constructed a portion of the roadway contemplated in the Roadway Agreement and granted an easement to Orange County for use as a public road for vehicular and pedestrian access, ingress, and egress ("Easement"). The Easement was approved by the Board on March 27, 2007, and recorded in the Public Record (Book 9200, Page 947) on April 6, 2007.

Pursuant to Section 5 of the Easement, upon conveyance of the road to the County, the Easement would terminate and be no further force or effect. The road has since been constructed and the right-of-way that was contained with the Easement was conveyed to the County in fee simple, as evidenced by the Warranty Deed approved by the Board on March 10, 2009, recorded on September 21, 2009 (Document #20090560238); and the Warranty Deed approved by the Board on December 16, 2014 recorded on December 18, 2014 (Document #20140638950).

Grantor to pay all recording fees.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
MAR 07 2023

This instrument prepared by:
Juli Simas James, Esq.
Shutts & Bowen LLP
300 S. Orange Avenue, Suite 1600
Orlando, Florida 32801

Cross-reference: Doc. # 20070226145
Project: Canadian Court-John Young Parkway Connector RIFCC

TERMINATION OF EASEMENT INTERESTS

THIS TERMINATION OF EASEMENT INTERESTS (this “**Termination**”) is made and entered into as of the date of last execution below (the “**Effective Date**”) by **UNIVERSAL CITY DEVELOPMENT PARTNERS, LTD.**, a Florida limited partnership (“**Universal**”), with an address of 1000 Universal Studios Plaza, Orlando, Florida 32819-7610, and **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida (the “**County**”), whose address is 201 South Rosalind Avenue, Orlando, Florida 32801.

RECITALS

WHEREAS, Universal City Property Management III, LLC, a Delaware limited liability company (“**UCPM**”), as the grantor party, and the County, as the grantee party, entered into that certain Easement recorded on April 6, 2007, in Official Records Book 9200, Page 947, of the Public Records of Orange County, Florida (the “**Easement**”); and

WHEREAS, Universal, as the successor in title to UCPM, is the owner of certain property encumbered by the Easement; and

WHEREAS, the Easement was granted to the County for use as a public road for vehicular and pedestrian access, ingress, and egress; and

WHEREAS, the Easement provides that upon conveyance of the Road to the County, the Easement shall terminate and shall thereafter be of no further force and effect; and

WHEREAS, the Road has been constructed and conveyed to, and accepted by, the County; and

WHEREAS, Universal and the County desire to terminate the Easement and release Universal’s property therefrom.

NOW, THEREFORE, in consideration of the respective promises and covenants of the parties hereinafter set forth, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Universal and the County hereby agree as follows:

1. Recitals; Defined Terms. The recitals set forth above are true and correct and are incorporated herein by reference. Any capitalized term used but not otherwise defined herein shall have the meanings provided in the Easement.

2. Termination. The County hereby acknowledges the completion of the Road construction and acceptance of the Road by the County. As such, and in furtherance of Section 5 of the Easement, Universal and the County hereby cancel, release, and terminate the Easement, and further relinquish any and all right, title, and interest in the Easement.

IN WITNESS WHEREOF, this Termination has been executed by the parties as of the dates indicated below.

[SIGNATURE PAGES TO FOLLOW]

WITNESSES:

[Signature]
(sign)

Nancy L. Chaves
(print name)

[Signature]
(sign)

Jennifer Anne Rogers
(print name)

UNIVERSAL:

UNIVERSAL CITY DEVELOPMENT PARTNERS, LTD., a Florida limited partnership

By: Universal City Florida Holding Co. II, a Florida general partnership
Its: General Partner

By: Universal City Property Management II LLC, a Delaware limited liability company
Its: General Partner

By: [Signature]
John L. McReynolds, Senior Vice President, External Affairs

Date: 01 | 26 | 23

**STATE OF FLORIDA
COUNTY OF ORANGE**

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization on the 26th day of January, 2023, by John L. McReynolds, as the Senior Vice President, External Affairs, of **Universal City Property Management II LLC**, a Delaware limited liability company, a General Partner of **Universal City Florida Holding Co. II**, a Florida general partnership, a General Partner of **Universal City Development Partners, Ltd.**, a Florida limited partnership, on behalf of said partnership, who [] is personally known to me or [] has produced _____ as identification.

[Affix Stamp]



NANCY L CHAVES
Commission # GG 921750
Expires October 18, 2023
Bonded Thru Budget Notary Services

[Signature]
(Signature of Notary Public)
Print Name: Nancy L. Chaves
Notary Public, State of Florida
Commission No.: GG 921750
My Commission Expires: 10/18/23



COUNTY:

ORANGE COUNTY, FLORIDA

By: Board of County Commissioners

By: *Bryan W. Burks*
for Jerry L. Demings
Orange County Mayor

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

By: *Craig Stopyra*
for Deputy Clerk

Printed Name: *Craig Stopyra*