





Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 4

DATE: January 11, 2019

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

THROUGH: Paul Sladek, Manager 
Real Estate Management Division

FROM: Theresa A. Avery, Senior Acquisition Agent 
Real Estate Management Division

CONTACT PERSON: Paul Sladek, Manager

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

ACTION REQUESTED: Approval of Signalization and Sidewalk Easement from Amprop Ventures Orange, LLC to Orange County with Joinder and Consents to Signalization and Sidewalk Easement from Town Center SS Associates, LLC, Lake Orlando Properties, LLC, The Carter-Southmeadow Land Trust, dated February 27, 2001, and EG 3 Development LLC and Sidewalk Easement from Amprop Ventures Orange, LLC to Orange County with Joinder and Consents to Sidewalk Easement from Town Center SS Associates, LLC, Lake Orlando Properties, LLC, The Carter-Southmeadow Land Trust, dated February 27, 2001, and EG 3 Development LLC and authorization to disburse funds to pay all recording fees and record instruments

PROJECT: Town Center Blvd and Southmeadow Dr

District 4

PURPOSE: To provide for access, construction, operation, and maintenance of signalization and sidewalk facilities.

ITEMS: Signalization and Sidewalk Easement (Instrument 802.1)
Cost: Donation
Size: 874.89 square feet

Real Estate Management Division

Agenda Item 4

January 11, 2019

Page 2

Sidewalk Easement (Instrument 802A.1)

Cost: Donation

Size: 350.00 square feet

BUDGET: Account No.: 1002-072-2711-6110

FUNDS: \$191.40 Payable to Orange County Comptroller
(all recording fees)

APPROVALS: Real Estate Management Division
Public Works Department

REMARKS: County to pay all recording fees.

REQUEST FOR FUNDS FOR LAND ACQUISITION

X Under BCC Approval

Under Ordinance Approval

Date: December 27, 2018

Amount: \$191.40

Project: Town Center Blvd and Southmeadow Dr

Parcels: 802 and 802A

Charge to Account # 1002-072-2711-6110

Pat Davis 1/4/19
Controlling Agency Approval Date
Pat Davis 1-8-19
Fiscal Approval Date

TYPE TRANSACTION (Check appropriate block(s))
 Pre-Condernation Post-Condernation

 N/A District # 4

- Acquisition at Approved Appraisal
- Acquisition at Below Approved Appraisal
- Acquisition at Above Approved Appraisal
- Advance Payment Requested
- X Donation of Sidewalk Easement
- X Donation of Signalization and Sidewalk Easement

\$ 191.40 All Recording fees

DOCUMENTATION ATTACHED (Check appropriate block(s))

- X Copy of Executed Instrument (Signalization and Sidewalk Easement)
- X Copy of Executed Instrument (Sidewalk Easement)
- Certificate of Value
- Settlement Analysis

Payable to: Orange County Comptroller

CHECKS ARE TO BE PICKED UP BY THE REAL ESTATE MANAGEMENT DIVISION (DO NOT MAIL)

Recommended by *Theresa A. Avery*
Theresa A. Avery, Senior Acquisition Agent

Date 1/4/19

Payment Approved *Paul Sladek*
Paul Sladek, Manager, Real Estate Management Division

Date 1/4/19

or
Payment Approved _____
Russell Corriveau, Asst. Mgr., Real Estate Management Div.

Date _____

Certified *Medina R*
Approved by BCC Deputy Clerk to the Board

Date JAN 29 2019

Examined/Approved _____
Comptroller/Government Grants

Check No. / Date _____

REMARKS:

Anticipated Closing Date: This is a Donation/Closing Date is based on the BoCC Agenda 01/29/2019. Please Contact Acquisition Agent, Theresa A. Avery at 407-836-7084 if there are any questions.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
JAN 29 2019

19-674
PAV

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

JAN 29 2019

THIS IS A DONATION

Instrument: 802.1

Project: Town Center Blvd and Southmeadow Dr

SIGNALIZATION AND SIDEWALK EASEMENT

THIS INDENTURE, made and executed the 28 day of December, A.D. 2018 by Amprop Ventures Orange, LLC, a Florida limited liability company, whose address is 4201 W. Cypress Street, Tampa, Florida 33607, GRANTOR, and ORANGE COUNTY, a charter county and a 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 \$10.00 and other valuable considerations, paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby give and grant to the GRANTEE, its successors and assigns, a Signalization and Sidewalk Easement more particularly defined in Schedule "B" over and upon the following described lands of the GRANTOR situate in Orange County aforesaid, to-wit:

SEE ATTACHED SCHEDULE "A"

Property Appraiser's Parcel Identification Number:

a portion of

26-24-29-5340-03-000

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

THE GRANTOR covenants with the GRANTEE that the GRANTOR is lawfully seized of said lands in fee simple; that the GRANTOR has good right and lawful authority to grant this easement and shall take no action to interfere with the GRANTEE'S lawful use of said easement; that the GRANTOR hereby fully warrants the easement being granted and will defend the same against the lawful claims of all persons whomsoever.

Instrument: 802.1
Project: Town Center Blvd and Southmeadow Dr

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

Signed, sealed, and delivered
in the presence of:

Amprop Ventures Orange, LLC,
a Florida limited liability company

[Signature]
Witness

BY: [Signature]
Eric A. Schoessler, Manager

Kristie Butler
Printed Name

[Signature]
Witness

Madonna Pence
Printed Name

(Signature of TWO witnesses required by Florida law)

STATE OF Florida

COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 28 day of December 2018, by Eric A. Schoessler, as Manager of Amprop Ventures Orange, LLC, a Florida limited liability company, on behalf of the limited liability company. He is personally known to me, or [] has produced _____ as identification.

(Notary Seal)



[Signature]
Notary Signature

Kristie Butler
Printed Notary Name

Notary Public in and for
the County and State aforesaid

My commission expires:

This instrument prepared by:
Jeffrey Sponenburg, a staff employee
in the course of duty with the
Real Estate Management Division
of Orange County, Florida

Instrument: 802.1
Project: Town Center Blvd and Southmeadow Dr

JOINDER AND CONSENT TO SIGNALIZATION AND SIDEWALK EASEMENT

Town Center SS Associates, LLC, a Delaware limited liability company, being granted certain rights by virtue of that certain Declaration of Grant of Easements, recorded October 18, 2012, in Official Records Book 10460, Page 2076, and that certain Assignment of Development Rights, recorded May 2, 2018, as Official Records Document Number 20180258991, (collectively the "Encumbrances"), both of the Public Records of Orange County, Florida, hereby joins in and consents to the execution and recording of the foregoing Signalization and Sidewalk Easement ("Easement") and agrees that such Easement shall constitute a valid and lasting encumbrance on the easement area described herein, and that the undersigned and/or successors and assigns, shall not construe or enforce its rights under the Encumbrances in any way that would conflict with the rights granted to GRANTEE in the Easement, notwithstanding anything in the Encumbrances to the contrary.

Witnesses:

Carla Wonnasch

Print Name: CARLA WONNASC

Ryan Albrecht

Print Name: RYAN ALBRECHT

Town Center SS Associates, LLC, a Delaware limited liability company

By: Flagship BV Self Storage JV, LLC,
a Delaware limited liability company,
Its Sole Member

By: Flagship Storage Associates, LLC,
a Florida limited liability company,
its Operating Member

By: [Signature]

Print Name: Theodore Bolin

Title: AMBR

STATE OF Florida)
COUNTY OF Seminole)

The foregoing instrument was acknowledged before me this 4 day of January 2019, by Theodore A. Bolin, as AMBR, of Town Center SS Associates, LLC, a Delaware limited liability company, on behalf of said limited liability company. He/she is personally known to me, or has produced _____ as identification.

(Notary Seal)

Jacqueline Murray
Notary Public

Print Name: Jacqueline Murray

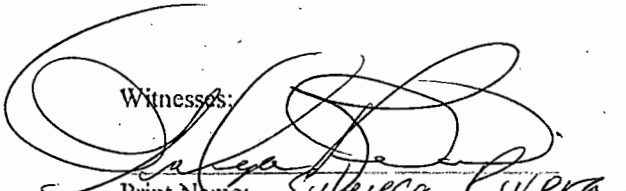
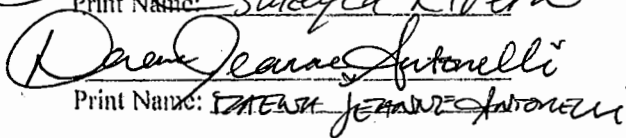
My Commission Expires: 3/22/2020




Instrument: 802.1
Project: Town Center Blvd and Southmeadow Dr

JOINDER AND CONSENT TO SIGNALIZATION AND SIDEWALK EASEMENT

Lake Orlando Properties, LLC, a Florida limited liability company, being granted certain easement rights by virtue of that certain Declaration of Grant of Easements, recorded October 18, 2012, in Official Records Book 10460, Page 2076, and that certain Declaration of Easement, recorded May 7, 2018, as Official Records Document Number 20180268068 (collectively the "Declarations"), both of the Public Records of Orange County, Florida, hereby joins in and consents to the execution and recording of the foregoing Signalization and Sidewalk Easement ("Easement") and agrees that such Easement shall constitute a valid and lasting encumbrance on the easement area described herein, and that the undersigned and/or its successors and assigns, shall not construe or enforce its rights under the Encumbrances in any way that would conflict with the rights granted to GRANTEE in the Easement, notwithstanding anything in the Encumbrances to the contrary.

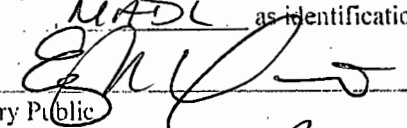
Witnesses:

Print Name: Sulayca Rivera

Print Name: JEANNE JEANNE ANTONELLI


Lake Orlando Properties, LLC,
a Florida limited liability company
By: 
Print Name: Jolyon Cowan
Title: Director

STATE OF Massachusetts
COUNTY OF Norfolk)

The foregoing instrument was acknowledged before me this 4th day of January, 2019, by Jolyon Cowan as Director of Lake Orlando Properties, LLC, a Florida limited liability company, on behalf of said limited liability company. He/she is personally known to me, or has produced MADL as identification.

(Notary Seal)


Notary Public
Print Name: Eilyn Pena
My Commission Expires: May 18, 2023

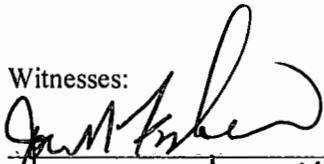
 EILYN PENA
Notary Public
Commonwealth of Massachusetts
My Commission Expires
May 18, 2023

Instrument: 802.1
Project: Town Center Blvd and Southmeadow Dr

JOINDER AND CONSENT TO SIGNALIZATION AND SIDEWALK EASEMENT

The Carter-Southmeadow Land Trust, dated February 27, 2001, being granted certain rights by virtue of that certain Master Declaration of Covenants, Conditions and Restrictions for Southchase-East, recorded November 27, 1989, in Official Records Book 4135, Page 1915, and that certain Development Agreement, recorded November 27, 1989, in Official Records Book 4135, Page 1953, and that certain Amendment to Development Agreement, recorded September 27, 2000, in Official Records Book 6096, Page 1838, and that certain Amendment to Master Declaration of Covenants, Conditions and Restrictions for Southchase-East, recorded September 29, 2000, in Official Records Book 6097, Page 2934, and that certain Assignment of Development Rights, recorded February 28, 2001, in Official Records Book 6203, Page 6590, and that certain Declaration of Grant of Easements, recorded October 18, 2012, in Official Records Book 10460, Page 2076, and that certain Agreement Regarding Allocation of Entitlements and Transportation Mitigation Obligations – Southchase DRI/PD, recorded April 25, 2006, in Official Records Book 8607, Page 3183, and that certain Eleventh Amended Development Order for Southchase Development of Region Impact, recorded June 2, 2010, in Official Records Book 10053, Page 5402 (collectively the “Encumbrances”), all of the Public Records of Orange County, Florida, hereby joins in and consents to the execution and recording of the foregoing Sidewalk Easement and agrees that such Sidewalk Easement shall constitute a valid and lasting encumbrance on the easement area described herein notwithstanding anything in the Encumbrances to the contrary.

Witnesses:


Print Name: Joan M. Fisher


Print Name: Sarah W. Kurtz

The Carter-Southmeadow Land Trust, dated February 27, 2001

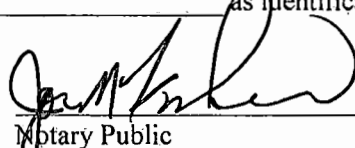
By: M. L. Carter Services, Inc., as successor Trustee


By: Daryl M. Carter, President/Director

STATE OF FLORIDA)
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me this 1st of January, 2019, by Daryl M. Carter, as President/Director of the M. L. Carter Services, Inc., as successor Trustee of The Carter-Southmeadow Land Trust, dated February 27, 2001, dated, on behalf of the trust. He is personally known to me or has produced _____ as identification.

(Notary Seal)


Notary Public

Print Name: Joan M. Fisher

My Commission Expires: 07/16/2021



JOAN M. FISHER
Commission # GG 113991
Expires July 16, 2021
Bonded Thru Budget Notary Services

Instrument: 802.1
Project: Town Center Blvd and Southmeadow Dr

JOINDER AND CONSENT TO SIGNALIZATION AND SIDEWALK EASEMENT

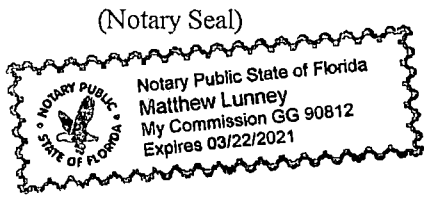
EG 3 Development LLC, a Florida limited liability company, being granted certain rights by virtue of that certain unrecorded contract for sale and purchase dated on or around August 23, 2018 (the "Contract"), hereby joins in and consents to the execution and recording of the foregoing Signalization and Sidewalk Easement, such that, for all purposes of the Contract, in the event the undersigned shall hereafter take title to all or any portion of the Signalization and Sidewalk Easement area, the rights and privileges of the parties thereto shall not be disturbed or impaired, and agrees that such Signalization and Sidewalk Easement shall constitute a valid and lasting encumbrance on the easement area described herein.

Witnesses:
[Signature]
Print Name: Michelle Samuel
[Signature]
Print Name: Michelle Samuel
[Signature]
Print Name: Michelle Samuel
[Signature]
Print Name: Michelle Samuel

EG 3 Development LLC,
a Florida limited liability company
By: JGL RE Holdings LLC, a Florida limited liability company, Manager
By: [Signature]
Jason Glaser, Manager
By: JES Interests Inc., a Florida corporation, Manager
By: [Signature]
John Strzalka, President

STATE OF Florida
COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me this 2 day of January, 2019, by Jason Glaser, as Manager of JGL RE Holdings LLC, a Florida limited liability company, as Manager of EG 3 Development LLC, a Florida limited liability company, on behalf of said limited liability company. He is personally known to me, or has produced _____ as identification.

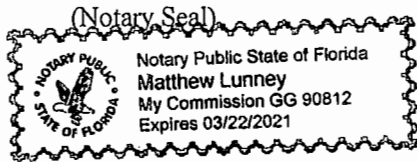


[Signature]
Notary Public
Print Name: Matthew Lunney
My Commission Expires: 03/22/21

Instrument: 802.1
Project: Town Center Blvd and Southmeadow Dr

STATE OF Florida
COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me this 2 day of January, 2019, by John Strzalka, as President of JES Interests Inc., a Florida corporation, as Manager of EGB Development LLC, a Florida limited liability company, on behalf of said limited liability company. He is personally known to me, or has produced _____ as identification.



Matthew Lunney
Notary Public
Print Name: Matthew Lunney
My Commission Expires: 03/22/21

SCHEDULE "A"
PARCEL: 802
ESTATE: PERPETUAL EASEMENT
PURPOSE: SIGNALIZATION AND SIDEWALK
EASEMENT

LEGAL DESCRIPTION


A portion of land situated in Section 26, Township 24 South, Range 29 East, Orange County, Florida, being further described as follows:

Commencing from the Southeast corner of Lot 3 of MLC WAWA CENTER, Plat Book 78, Page 51 of the Public Records of Orange County, Florida, also being the intersection of the Northerly Right-of-Way line of Town Center Boulevard as described in Official Records Book 5410, Page 1723 of aforesaid Public Records and the Westerly Right-of-Way line of Southmeadow Drive as described in ROSEWOOD UNIT 1, Plat Book 66, Page 5 of aforesaid Public Records; thence run along said Westerly Right-of-Way line a bearing of North 22 degrees 48 minutes 49 seconds East and a distance of 10.00 feet to the POINT OF BEGINNING; thence run parallel and 10 feet perpendicular to said Northerly Right-of-Way line a bearing of North 67 degrees 11 minutes 11 seconds West and a distance of 35.00 feet; thence run North 22 degrees 48 minutes 49 seconds East a distance of 25.00 feet; thence South 67 degrees 11 minutes 11 seconds East a distance of 35.00 feet to a point on the Westerly Right-of-Way line of the Southmeadow Drive as described in ROSEWOOD UNIT 1, Plat Book 66, Page 5 of aforesaid Public Records; thence run along said Westerly Right-of-Way line South 22 degrees 48 minutes 49 seconds West and a distance of 25.00 feet to the POINT OF BEGINNING.

Containing 874.89 square feet or 0.02 acres, more or less.

NOT VALID WITHOUT SHEETS 1 THROUGH 3.

PREPARED FOR:
 Engineering -
 Design Section

DRAWN BY: A. GILEV	DATE: 12/6/18	SECTION: 26	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7940		DRAWING SCALE: NTS
CHECKED BY: M. Daynes	JOB No: 8210	TOWNSHIP: 24S			PROJECT NUMBER
APPROVED BY: A. GILEV	DRAWING FILE:	RANGE: 29E			8210
REVISION DATE: 12/06/18	8210 Town Center Blvd	SHEET 1 OF 3			

SKETCH OF DESCRIPTION

SCHEDULE "A"

PARCEL: 802

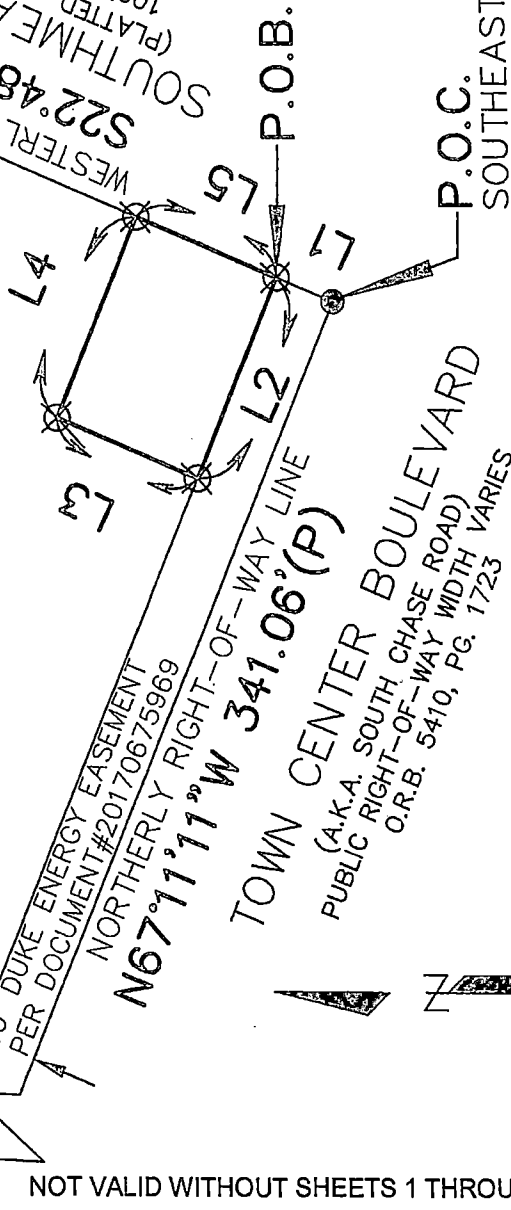
ESTATE: PERPETUAL EASEMENT

PURPOSE: SIGNALIZATION AND SIDEWALK EASEMENT

S.E. 1/4 SEC.26, TWP. 24 S., RGE. 29 E.

MLC WAWA CENTER
PLAT BOOK 78, PAGE 51
LOT 3

WESTERLY RIGHT-OF-WAY LINE
SOUTHMEADOW DRIVE
(PLATTED AS ROSECREST LANE)
100' PUBLIC RIGHT-OF-WAY
PER P.B. 66, PG. 5
S22°48'49"W 285.85'(P)



P.O.C.
SOUTHEAST CORNER OF LOT 3
OF MLC WAWA CENTER,
PLAT BOOK 78, PAGE 51

I HEREBY AFFIRM THAT THIS SKETCH OF DESCRIPTION REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND HAS BEEN PREPARED IN ACCORDANCE WITH THE STATUTES SET FORTH IN CHAPTER 5J-17, F.A.C. PERSUANT TO CHAPTERS 17 AND 472 OF THE FLORIDA STATUTES AND UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT, OR MAP IS NOT VALID FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
ALEXEY GILEV
REGISTERED LAND SURVEYOR
STATE OF FLORIDA LICENSE NO. 7079
DATE: 12/06/2018

SKETCH AND DESCRIPTION
THIS IS NOT A SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5J-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS DRAWING.

- NOTES:**
1. BEARINGS ARE BASED ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTHMEADOW DRIVE AS BEING S22°48'49"W PER PLAT BOOK 78, PAGE 51
 2. THIS SKETCH OF DESCRIPTION AND LEGAL DESCRIPTION WAS PREPARED BY ORANGE COUNTY ENGINEERING DIVISION, SURVEY SECTION.
 3. THERE MAY BE OTHER RECORDS DOCUMENTS FOUND IN ORANGE COUNTY RECORDS AFFECTING THIS PROPERTY, A COMPLETE TITLE RECORD SEARCH WAS NOT PERFORMED.



NOT VALID WITHOUT SHEETS 1 THROUGH 3.

PREPARED FOR:
Engineering -
Design Section

DRAWING SCALE:
1" = 30'
PROJECT NUMBER
8210

DRAWN BY: A. Gilev	DATE: 12/6/18	SECTION: 26
CHECKED BY: M. Daynes	JOB No: 8210	TOWNSHIP: 24S
APPROVED BY: A. Gilev	DRAWING FILE:	RANGE: 29E
REVISION DATE: 12/06/18	8210 Town Center Blvd	SHEET 2 OF 3

PUBLIC WORKS
ENGINEERING DIVISION
SURVEY SECTION
4200 SOUTH JOHN YOUNG PARKWAY
ORLANDO, FLORIDA 32839-9205
(407) 836-7940



SCHEDULE "A"

PARCEL: 802

ESTATE: PERPETUAL EASEMENT

**PURPOSE: SIGNALIZATION AND SIDEWALK
EASEMENT**


LINE TABLE		
LINE	BEARING	LENGTH
L1	N22°48'49"E	10.00'
L2	N67°11'11"W	35.00'
L3	N22°48'49"E	25.00'
L4	S67°11'11"E	35.00'
L5	S22°48'49"W	25.00'

LEGEND

- A.K.A. = ALSO KNOWN AS
- O.R.B. = OFFICIAL RECORDS BOOK
- P = PLAT
- N.T.S. = NOT TO SCALE
- O.C. = ORANGE COUNTY
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- TWP.__S. = TOWNSHIP__SOUTH
- RGE.__E. = RANGE__EAST
- L 1 = BEARING AND LENGTH
- SQ. FT. = SQUARE FOOT (FEET)
- ⊗ = CHANGE OF DIRECTION
- SEC. = SECTION
- P.B. = PLAT BOOK

NOT VALID WITHOUT SHEETS 1 THROUGH 3.

PREPARED FOR:
Engineering -
Design Section

DRAWN BY: A. GILEV	DATE: 12/6/18	SECTION: 26	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7940		DRAWING SCALE: NTS
CHECKED BY: M. Daynes	JOB No: 8210	TOWNSHIP: 24S			PROJECT NUMBER
APPROVED BY: A. GILEV	DRAWING FILE:	RANGE: 29E			8210
REVISION DATE: 12/06/18	8210 Town Center Blvd	SHEET 3 OF 3			

SCHEDULE "B"

TOWN CENTER BOULEVARD AND SOUTHMEADOW DRIVE PARCEL 802 SIGNALIZATION AND SIDEWALK EASEMENT

Parcel 802 is being acquired as a perpetual, non-exclusive easement for public traffic signals, traffic signs, and sidewalk purposes, with full authority to enter upon, construct, operate, and maintain, as the GRANTEE and its assigns may deem necessary a mast arm assembly, pedestrian signal and pedestal pole, interconnect, traffic signs, sidewalk, and appurtenant facilities over, under, and upon the following lands as described in Schedule "A".

THE GRANTEE 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 mast arm assembly, pedestrian signal and pedestal pole, interconnect, traffic signs, sidewalk, and appurtenant facilities out of and away from the granted easement, and the GRANTORS and their heirs, successors and assigns shall not build, construct, or create, nor permit others to build, construct, or create any building, utilities, or other structures on the granted easement that may interfere with the normal operation or maintenance of the mast arm assembly, pedestrian signal and pedestal pole, interconnect, traffic signs, sidewalk, and appurtenant facilities.

THE GRANTOR may use the granted easement for any use not inconsistent with the GRANTEE'S intended use of the granted easement including, but not limited to, open space, setback area, or any activity that will not adversely affect the operation, maintenance and integrity of the mast arm assembly, pedestrian signal and pedestal pole, interconnect, traffic signs, sidewalk, and appurtenant facilities.

This easement is for the purposes noted herein and will be maintained by the GRANTEE.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
JAN 29 2019

THIS IS A DONATION

Instrument: 802A.1

Project: Town Center Blvd and Southmeadow Dr

SIDEWALK EASEMENT

THIS INDENTURE, made and executed the 28 day of December, A.D. 2018 by Amprop Ventures Orange, LLC, a Florida limited liability company, whose address is 4201 W. Cypress Street, Tampa, Florida 33607, GRANTOR, and ORANGE COUNTY, a charter county and a 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 \$10.00 and other valuable considerations, paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby give and grant to the GRANTEE, its successors and assigns, a Sidewalk Easement more particularly defined in Schedule "B" over and upon the following described lands of the GRANTOR situate in Orange County aforesaid, to-wit:

SEE ATTACHED SCHEDULE "A"

Property Appraiser's Parcel Identification Number:

a portion of

26-24-29-5340-03-000

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

THE GRANTOR covenants with the GRANTEE that the GRANTOR is lawfully seized of said lands in fee simple; that the GRANTOR has good right and lawful authority to grant this easement and shall take no action to interfere with the GRANTEE'S lawful use of said easement; that the GRANTOR hereby fully warrants the easement being granted and will defend the same against the lawful claims of all persons whomsoever.

Instrument: 802A.1
Project: Town Center Blvd and Southmeadow Dr

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

Signed, sealed, and delivered
in the presence of:

Amprop Ventures Orange, LLC,
a Florida limited liability company

[Signature]
Witness

BY: [Signature]
Eric A. Schoessler, Manager

Kristie Butler
Printed Name

[Signature]
Witness

Malenna Tence
Printed Name

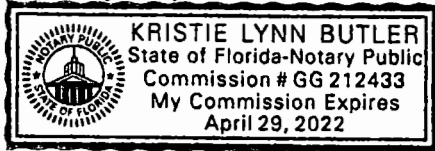
(Signature of TWO witnesses required by Florida law)

STATE OF Florida

COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 28 day of December, 2019, by Eric A. Schoessler, as Manager of Amprop Ventures Orange, LLC, a Florida limited liability company, on behalf of the limited liability company. He is personally known to me, or [] has produced _____ as identification.

(Notary Seal)



[Signature]
Notary Signature

Kristie Butler
Printed Notary Name

Notary Public in and for
the County and State aforesaid

My commission expires:

This instrument prepared by:
Jeffrey Sponenburg, a staff employee
in the course of duty with the
Real Estate Management Division
of Orange County, Florida

Instrument: 802.1
Project: Town Center Blvd and Southmeadow Dr

JOINDER AND CONSENT TO SIDEWALK EASEMENT

Town Center SS Associates, LLC, a Delaware limited liability company, being granted certain rights by virtue of that certain Declaration of Grant of Easements, recorded October 18, 2012, in Official Records Book 10460, Page 2076, and that certain Assignment of Development Rights, recorded May 2, 2018, as Official Records Document Number 20180258991, (collectively the "Encumbrances"), both of the Public Records of Orange County, Florida, hereby joins in and consents to the execution and recording of the foregoing Sidewalk Easement ("Easement") and agrees that such Easement shall constitute a valid and lasting encumbrance on the easement area described herein, and that the undersigned and/or successors and assigns, shall not construe or enforce its rights under the Encumbrances in any way that would conflict with the rights granted to GRANTEE in the Easement, notwithstanding anything in the Encumbrances to the contrary.

Witnesses:

Carla Womaski

Print Name: CARLA WOMASKI

Rajiv Alanksh

Print Name: RAJIV ALANKSH

Town Center SS Associates, LLC, a Delaware limited liability company

By: Flagship BV Self Storage JV, LLC,
a Delaware limited liability company,
Its Sole Member

By: Flagship Storage Associates, LLC,
a Florida limited liability company,
its Operating Member

By: AB

Print Name: THEODORE BOLIN

Title: AMBR

STATE OF Florida)
COUNTY OF Seminole)

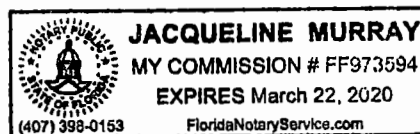
The foregoing instrument was acknowledged before me this 4 day of January, 2019, by Theodore A. Bolin, as AMBR, of Town Center SS Associates, LLC, a Delaware limited liability company, on behalf of said limited liability company. He/she is personally known to me, or has produced _____ as identification.

(Notary Seal)

Jacqueline Murray
Notary Public

Print Name: Jacqueline Murray


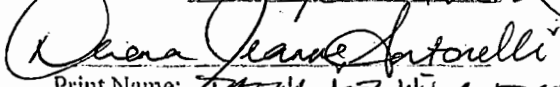
My Commission Expires: 3/22/2020




Instrument: 802A.1
Project: Town Center Blvd and Southmeadow Dr

JOINDER AND CONSENT TO SIDEWALK EASEMENT

Lake Orlando Properties, LLC, a Florida limited liability company, being granted certain easement rights by virtue of that certain Declaration of Grant of Easements, recorded October 18, 2012, in Official Records Book 10460, Page 2076, and that certain Declaration of Easement, recorded May 7, 2018, as Official Records Document Number 20180268068 (collectively the "Declarations"), both of the Public Records of Orange County, Florida, hereby joins in and consents to the execution and recording of the foregoing Sidewalk Easement ("Easement") and agrees that such Easement shall constitute a valid and lasting encumbrance on the easement area described herein, and that the undersigned and/or its successors and assigns, shall not construe or enforce its rights under the Encumbrances in any way that would conflict with the rights granted to GRANTEE in the Easement, notwithstanding anything in the Encumbrances to the contrary.

Witnesses:

Print Name: Salicyca Rivera

Print Name: Diana Jeanne Antorelli

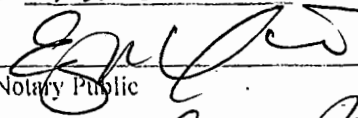
Lake Orlando Properties, LLC,
a Florida limited liability company


By: 
Print Name: Jolyon Cowan
Title: Director

STATE OF Massachusetts
COUNTY OF Norfolk

The foregoing instrument was acknowledged before me this 4th day of January, 2019, by Jolyon Cowan, as Director, of Lake Orlando Properties, LLC, a Florida limited liability company, on behalf of said limited liability company. He/she is personally known to me, or has produced MADL as identification.

(Notary Seal)


Notary Public
Print Name: Eilyn Pena
My Commission Expires: May 18, 2023

 EILYN PENA
Notary Public
Commonwealth of Massachusetts
My Commission Expires
May 18, 2023

Instrument: 802A.1
Project: Town Center Blvd and Southmeadow Dr

JOINER AND CONSENT TO SIDEWALK EASEMENT

The Carter-Southmeadow Land Trust, dated February 27, 2001, being granted certain rights by virtue of that certain Master Declaration of Covenants, Conditions and Restrictions for Southchase-East, recorded November 27, 1989, in Official Records Book 4135, Page 1915, and that certain Development Agreement, recorded November 27, 1989, in Official Records Book 4135, Page 1953, and that certain Amendment to Development Agreement, recorded September 27, 2000, in Official Records Book 6096, Page 1838, and that certain Amendment to Master Declaration of Covenants, Conditions and Restrictions for Southchase-East, recorded September 29, 2000, in Official Records Book 6097, Page 2934, and that certain Assignment of Development Rights, recorded February 28, 2001, in Official Records Book 6203, Page 6590, and that certain Declaration of Grant of Easements, recorded October 18, 2012, in Official Records Book 10460, Page 2076, and that certain Agreement Regarding Allocation of Entitlements and Transportation Mitigation Obligations – Southchase DRI/PD, recorded April 25, 2006, in Official Records Book 8607, Page 3183, and that certain Eleventh Amended Development Order for Southchase Development of Region Impact, recorded June 2, 2010, in Official Records Book 10053, Page 5402 (collectively the “Encumbrances”), all of the Public Records of Orange County, Florida, hereby joins in and consents to the execution and recording of the foregoing Sidewalk Easement and agrees that such Sidewalk Easement shall constitute a valid and lasting encumbrance on the easement area described herein notwithstanding anything in the Encumbrances to the contrary.

Witnesses:

[Signature]
Print Name: Joan M Fisher
[Signature]
Print Name: Sarah W. Kurtz

The Carter-Southmeadow Land Trust, dated February 27, 2001

By: M. L. Carter Services, Inc., as successor Trustee

[Signature]
By: Daryl M. Carter, President/Director

STATE OF FLORIDA
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me this 7th of January, 2019, by Daryl M. Carter, as President/Director of the M. L. Carter Services, Inc., as successor Trustee of The Carter-Southmeadow Land Trust, dated February 27, 2001, dated, on behalf of the trust. He is personally known to me or has produced _____ as identification.

(Notary Seal)



JOAN M. FISHER
Commission # GG 113991
Expires July 16, 2021
Bonded Thru Budget Notary Services

[Signature]
Notary Public

Print Name: Joan M Fisher

My Commission Expires: 07/16/2021

Instrument: 802A.1
Project: Town Center Blvd and Southmeadow Dr

JOINER AND CONSENT TO SIDEWALK EASMENT

EG 3 Development LLC, a Florida limited liability company, being granted certain rights by virtue of that certain unrecorded contract for sale and purchase dated on or around August 23, 2018 (the "Contract"), hereby joins in and consents to the execution and recording of the foregoing Sidewalk Easement, such that, for all purposes of the Contract, in the event the undersigned shall hereafter take title to all or any portion of the Sidewalk Easement area, the rights and privileges of the parties thereto shall not be disturbed or impaired, and agrees that such Sidewalk Easement shall constitute a valid and lasting encumbrance on the easement area described herein.

Witnesses:

[Signature]
Print Name: Marc Lavin
[Signature]
Print Name: Michelle Samuel

[Signature]
Print Name: Marc Lavin
[Signature]
Print Name: Michelle Samuel

EG 3 Development LLC,
a Florida limited liability company

By: JGL RE Holdings LLC, a Florida limited liability company, Manager

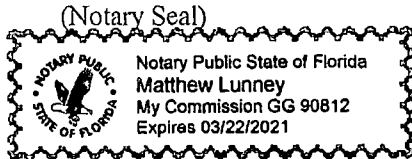
By: [Signature]
Jason Glaser, Manager

By: JES Interests Inc., a Florida corporation, Manager

By: [Signature]
John Strzalka, President

STATE OF Florida
COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me this 2 day of January, 2019, by Jason Glaser, as Manager of JGL RE Holdings LLC, a Florida limited liability company, as Manager of EG 3 Development LLC, a Florida limited liability company, on behalf of said limited liability company. He is personally known to me, or has produced _____ as identification.



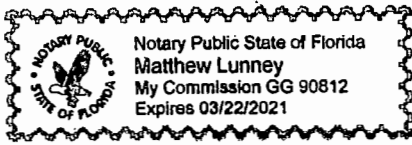
[Signature]
Notary Public
Print Name: Matthew Lunney
My Commission Expires: 03/22/21

Instrument: 802A.1
Project: Town Center Blvd and Southmeadow Dr

STATE OF Florida
COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me this 2 day of January, 2019 by John Strzalka, as President of JES Interests Inc., a Florida corporation, as Manager of EG 3 Development LLC, a Florida limited liability company, on behalf of said limited liability company. He is personally known to me, or has produced _____ as identification.

(Notary Seal)



Matthew Lunney
Notary Public

Print Name: Matthew Lunney

My Commission Expires: 03/22/21

SCHEDULE "A"
PARCEL: 802A
ESTATE: PERPETUAL EASEMENT
PURPOSE: SIDEWALK EASEMENT

LEGAL DESCRIPTION


A portion of land situated in Section 26, Township 24 South, Range 29 East, Orange County, Florida, being further described as follows:

Begin from the Southeast corner of Lot 3 of MLC WAWA CENTER, Plat Book 78, Page 51 of the Public Records of Orange County, Florida, also being the intersection of the Northerly Right-of-Way line of Town Center Boulevard as described in Official Records Book 5410, Page 1723 of aforesaid Public Records and the Westerly Right-of-Way line of Southmeadow Drive as described in ROSEWOOD UNIT 1, Plat Book 66, Page 5 of aforesaid Public Records; thence run along said Northerly Right-of-Way line a bearing of North 67 degrees 11 minutes 11 seconds West and a distance of 35.00 feet; thence run North 22 degrees 48 minutes 49 seconds East a distance of 10.00 feet; thence South 67 degrees 11 minutes 11 seconds East a distance of 35.00 feet to a point on the Westerly Right-of-Way line of the Southmeadow Drive as described in ROSEWOOD UNIT 1, Plat Book 66, Page 5 of aforesaid Public Records; thence run along said Westerly Right-of-Way line South 22 degrees 48 minutes 49 seconds West and a distance of 10.00 feet to the POINT OF BEGINNING.

Containing 350.00 square feet or 0.008 acres, more or less.

NOT VALID WITHOUT SHEETS 1 THROUGH 3.

PREPARED FOR:
 Engineering --
 Design Section

DRAWN BY: A. GILEV	DATE: 12/6/18	SECTION: 26	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7940		DRAWING SCALE: NTS
CHECKED BY: M. Daynes	JOB No: 8210	TOWNSHIP: 24S			PROJECT NUMBER
APPROVED BY: A. GILEV	DRAWING FILE:	RANGE: 29E			8210
REVISION DATE:	8210 Town Center Blvd	SHEET 1 OF 3			

SKETCH OF DESCRIPTION

SCHEDULE "A"

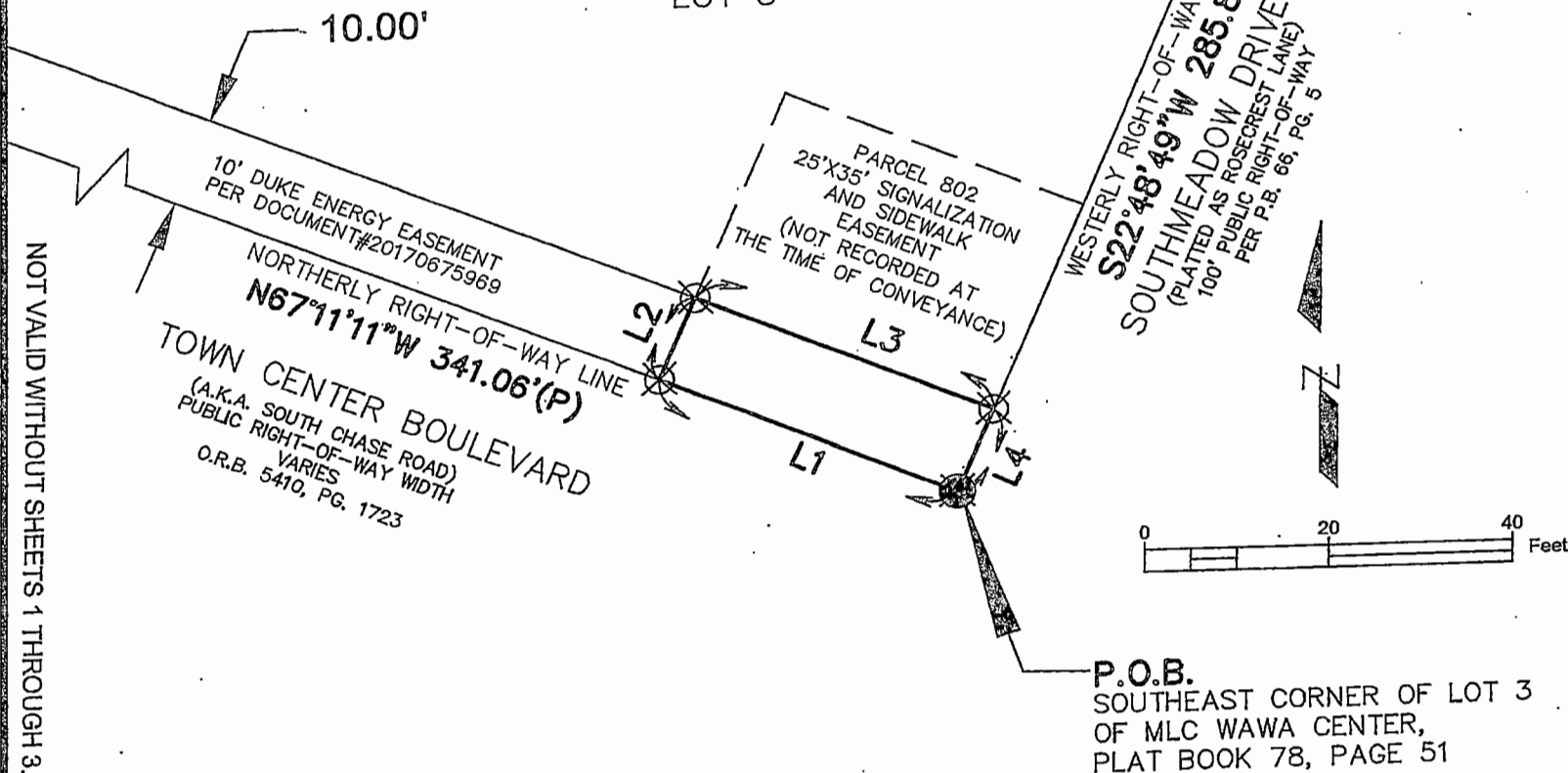
PARCEL: 802A

ESTATE: PERPETUAL EASEMENT

PURPOSE: SIDEWALK EASEMENT

S.E. 1/4 SEC.26, TWP. 24 S., RGE. 29 E.

MLC WAWA CENTER
PLAT BOOK 78, PAGE 51
LOT 3



NOT VALID WITHOUT SHEETS 1 THROUGH 3.

NOTES:

1. BEARINGS ARE BASED ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTHMEADOW DRIVE AS BEING S22°48'49"W PER PLAT BOOK 78, PAGE 51
2. THIS SKETCH OF DESCRIPTION AND LEGAL DESCRIPTION WAS PREPARED BY ORANGE COUNTY ENGINEERING DIVISION, SURVEY SECTION.
3. THERE MAY BE OTHER RECORDS DOCUMENTS FOUND IN ORANGE COUNTY RECORDS AFFECTING THIS PROPERTY. A COMPLETE TITLE RECORD SEARCH WAS NOT PERFORMED.

SKETCH AND DESCRIPTION

THIS IS NOT A SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5J-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS DRAWING.

12/06/2018 Alexey Gilev

DATE: ALEXEY GILEV
REGISTERED LAND SURVEYOR
AND MAPPER
STATE OF FLORIDA LICENSE NO. 7079

DRAWN BY: A. Gilev	DATE: 12/6/18	SECTION: 26	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION	ORANGE COUNTY ENGINEERING DIVISION SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7940
CHECKED BY: M. Dwyne	JOB NO: 8210	TOWNSHIP: 24S		
APPROVED BY: A. Gilev	DRAWING FILE: 8210 Town Center Blvd	RANGE: 29E		
REVISION DATE:	SHEET 2 OF 3	PROJECT NUMBER: 8210		

PREPARED FOR:
Engineering -
Design Section

DRAWING SCALE:
1" = 20'

SCHEDULE "A"

PARCEL: 802A

ESTATE: PERPETUAL EASEMENT

PURPOSE: SIDEWALK EASEMENT

LINE TABLE		
LINE	BEARING	LENGTH
L1	N67°11'11"W	35.00'
L2	N22°48'49"E	10.00'
L3	S67°11'11"E	35.00'
L4	S22°48'49"W	10.00'

LEGEND

- A.K.A. = ALSO KNOWN AS
- O.R.B. = OFFICIAL RECORDS BOOK
- P = PLAT
- N.T.S. = NOT TO SCALE
- O.C. = ORANGE COUNTY
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- TWP.__S. = TOWNSHIP__SOUTH
- RGE.__E. = RANGE__EAST
- L 1 = BEARING AND LENGTH
- SQ. FT. = SQUARE FOOT (FEET)
- ⊗ = CHANGE OF DIRECTION
- SEC. = SECTION
- P.B. = PLAT BOOK

NOT VALID WITHOUT SHEETS 1 THROUGH 3.

PREPARED FOR:
Engineering -
Design Section

DRAWING SCALE:
NTS
PROJECT NUMBER
8210

DRAWN BY: A. GILEV

DATE: 12/6/18

SECTION: 26

CHECKED BY: M. Daynes

JOB No: 8210

TOWNSHIP: 24S

APPROVED BY: A. GILEV

DRAWING FILE:

RANGE: 29E

REVISION DATE:

8210 Town Center Blvd

SHEET 3 OF 3

PUBLIC WORKS
ENGINEERING DIVISION
SURVEY SECTION
4200 SOUTH JOHN YOUNG PARKWAY
ORLANDO, FLORIDA 32839-9205
(407) 836-7940



SCHEDULE "B"

TOWN CENTER BOULEVARD AND SOUTHMEADOW DRIVE PARCEL 802A

SIDEWALK EASEMENT

Parcel 802A is being acquired as a permanent non-exclusive easement for sidewalk purposes with full authority to enter upon, construct, and maintain, as the GRANTEE and its assigns may deem necessary, a paved sidewalk, pedestrian signal and pedestal pole, and appurtenant facilities over, under, and upon the following lands as described in Schedule "A".

THE GRANTORS and their heirs, successors and assigns shall not build, construct, or create, or permit others to build, construct, or create any building, utilities or other structures that could adversely affect the structural integrity of the adjacent roadway facility on the granted easement without the prior written approval of the GRANTEE.

THE GRANTOR may use the granted easement for any use not inconsistent with the GRANTEE'S intended use of the granted easement including, but not limited to, open space, setback area, landscaping, and any activity that will not adversely affect the structural integrity of the adjacent roadway facility.

This easement is for the purposes noted herein and does not obligate the GRANTEE to perform any right-of-way maintenance or other duties.