



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 11

**DATE:** November 27, 2018

**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 SPECIAL WARRANTY DEED AND TEMPORARY CONSTRUCTION EASEMENT FROM SEIDEL WEST I, LLC TO ORANGE COUNTY AND AUTHORIZATION TO PERFORM ALL ACTIONS NECESSARY AND INCIDENTAL TO CLOSING

**PROJECT:** Village H (Avalon Road – CR 545) RAC  
District 1

**PURPOSE:** To provide for access, construction, operation, and maintenance of road improvements as a requirement of a road network agreement.

**ITEMS:** Special Warranty Deed (Parcel 1016)  
Cost: \$26,055 (Impact Fee Credits)  
Size: 1.158 acres

Temporary Construction Easement (Parcel 7016)  
Cost: Donation  
Size: 285 square feet  
Term: Seven years, or until completion of construction

Real Estate Management Division

Agenda Item 11

November 27, 2018

Page 2

**APPROVALS:** Real Estate Management Division  
County Attorney's Office  
Public Works Department  
Risk Management Division  
Transportation Planning Division

**REMARKS:** These conveyances are requirements of the Village H Horizon West Road Network Agreement (C.R. 545) approved by the Board of County Commissioners on February 12, 2013, as amended.

Grantor to pay all closing costs.

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS

DEC 18 2018

THIS INSTRUMENT WAS PREPARED BY  
AND SHOULD BE RETURNED TO:

William A. Beckett, Esquire  
Lowndes, Drosdick, Doster, Kantor & Reed, P.A.  
215 North Eola Drive  
Post Office Box 2809  
Orlando, FL 32802-2809  
(407) 843-4600

Project: Village H (Avalon Road – CR 545) RAC  
Parcel: 1016

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED, is made and executed as of the 24 day of April, 2018, by **Seidel West I, LLC** a Florida limited liability company, whose address is 617 N. Wymore Road, Winter Park, FL 32789 (hereinafter referred to as the “Grantor”) to **Orange County**, a charter county and political subdivision of the state of Florida, whose address is P.O. Box 1393, Orlando, Florida 32802-1393 (hereinafter referred to as the “Grantee”);

**W I T N E S S E T H:**

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto the Grantee that certain piece, parcel or tract of land situated in Orange County, Florida more particularly described as follows, to wit:

**SEE ATTACHED EXHIBIT “A”**

**Property Appraiser’s Parcel Identification Number:**

**A portion of**

**05-24-27-0000-00010**

(hereinafter referred to as the “Subject Property”);

TOGETHER WITH all the tenements, hereditaments, easements and appurtenances, including riparian rights, if any, thereto belonging or in anywise appertaining;

TO HAVE AND TO HOLD the Subject Property in fee simple forever.

AND the Grantor does hereby covenant with and warrant to the Grantee that the Grantor is lawfully seized of the Subject Property in fee simple; that the Grantor has good right and lawful

Project: Village H (Avalon Road – CR 545) RAC  
Parcel: 1016

authority to sell and convey the Subject Property; and that the Grantor fully warrants the title to the Subject Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

THE conveyance made herein, however, is expressly made SUBJECT TO ad valorem real property taxes and assessments for the year 2018 and thereafter, and easements and restrictions of record, if any, the reference to which shall not operate to reimpose the same.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in manner and form sufficient to bind it as of the day and year first above written.

Signed, sealed and delivered in the presence of the following two (2) witnesses:

[Signature]  
Signature of Witness #1

John L. Thomas II  
Printed Name of Witness #1

[Signature]  
Signature of Witness #2

Valerie T. Ziebarth  
Printed Name of Witness #2

**GRANTOR:**

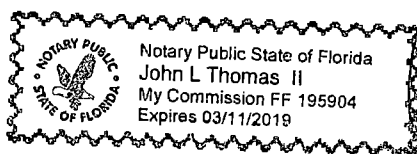
**Seidel West I, LLC**  
a Florida limited liability company

By: [Signature]  
Cole W. Clayton  
Managing Member

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 24 day of APRIL, 2018, by Cole W. Clayton, as Managing Member of Seidel West I, LLC, a Florida limited liability company, on behalf of the company, who  is personally known to me or  has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)



[Signature]  
Notary Public Signature

(Name typed, printed or stamped)

Project: Village H (Avalon Road – CR 545) RAC  
Parcel: 1016

**EXHIBIT “A”**

**[See Following Pages]**

SCHEDULE "A"

VILLAGE H (AVALON ROAD - C.R. 545) RAC

PARCEL NUMBER: 1016

LEGAL DESCRIPTION

A portion of land being in the southwest quarter of Section 5, Township 24 South, Range 27 East, Orange County, Florida and being more particularly described as follows:

Commence at the southeast corner of said Section 5; thence run along the South line of the southeast quarter of said Section 5, South 89°49'50" West, 2650.26 feet to the South quarter corner of said Section 5; thence run along the South line of the southwest quarter of said Section 5, South 88°57'35" West, 1128.77 feet; thence leaving said South line run North 01°02'25" West, 43.12 feet to the North Right of Way Line of Seidel Road and the POINT OF BEGINNING; thence run along said North Right of Way Line, South 89°37'05" West, 47.51 feet to the point of curvature of a non-tangent curve concave easterly, having a radius of 25.00 feet, a delta angle of 034°58'32", a chord bearing of North 12°20'33" West and a chord distance of 15.03 feet; thence run northerly along the arc of said curve, 15.26 feet to the point of tangency; said point also being on the easterly Right of Way Line of County Road 545 (Avalon Road), as shown on the Right of Way Identification Map produced by Donald W. McIntosh, Associates, Inc., Project Number 12167.001, dated 12/22/2014; thence run the following four courses along said easterly Right of Way Line, North 05°08'43" East, 531.20 feet to the point of curvature of a non-tangent curve concave westerly, having a radius of 3033.58 feet, a delta angle of 000°13'45", a chord bearing of North 05°01'59" East and a chord distance of 12.13 feet; thence run northerly along the arc of said curve, 12.13 feet to a point of non-tangency; thence North 85°04'53" West, 37.00 feet to the point of curvature of a non-tangent curve concave westerly, having a radius of 2996.66 feet, a delta angle of 011°18'30", a chord bearing of North 00°44'17" West and a chord distance of 590.48 feet; thence run northerly along the arc of said curve, 591.44 feet to a point of non-tangency; thence North 06°23'32" West, 395.01 feet; thence leaving said easterly Right of Way Line run North 83°37'08" East, 3.05 feet to the point of curvature of a non-tangent curve concave easterly, having a radius of 1275.00 feet, a delta angle of 004°54'27", a chord bearing of South 12°48'32" East and a chord distance of 109.17 feet; thence run southerly along the arc of said curve, 109.21 feet to a point of reverse curvature of a curve concave westerly having a radius of 2500.00 feet, a delta angle of 020°24'28", a chord bearing of South 05°03'31" East and a chord distance of 885.76 feet; thence run southerly along the arc of said curve, 890.46 feet to the point of tangency; thence run South 05°08'43" West, 520.74 feet; thence run South 42°37'02" East, 47.02 feet to the POINT OF BEGINNING.

Said lands contain 1.158 Acres more or less.

NOTES

1. THIS SKETCH AND DESCRIPTION IS NOT A SURVEY.
2. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER LISTED BELOW.
3. THE LAND DESCRIPTION HEREON WAS WRITTEN BY THIS SURVEYOR AT THE DIRECTION OF THE CLIENT.
4. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY FLORIDA, BEING SOUTH 88°57'35" WEST.
5. THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED FROM INFORMATION CONTAINED WITHIN THE RIGHT OF WAY IDENTIFICATION MAP FOR COUNTY ROAD 545 (AVALON ROAD), AS PRODUCED BY DONALD W. McINTOSH ASSOCIATES, INC., PROJECT No. 12167.001, DATED 12/22/2014.

CERTIFICATION

I HEREBY STATE THAT THIS SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR FLORIDA SURVEYORS AND MAPPERS, AS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

*Elis Donaldson* 9/12/2018  
 ELI DONALDSON  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA LICENSE NO. 6984

SECTION 5, TOWNSHIP 24 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA



Landmark Center Two  
225 E. Robinson St., Suite 300  
Orlando, FL 32801  
407.839.4006 / FAX 407.839.4008  
Licensed Business # 7153

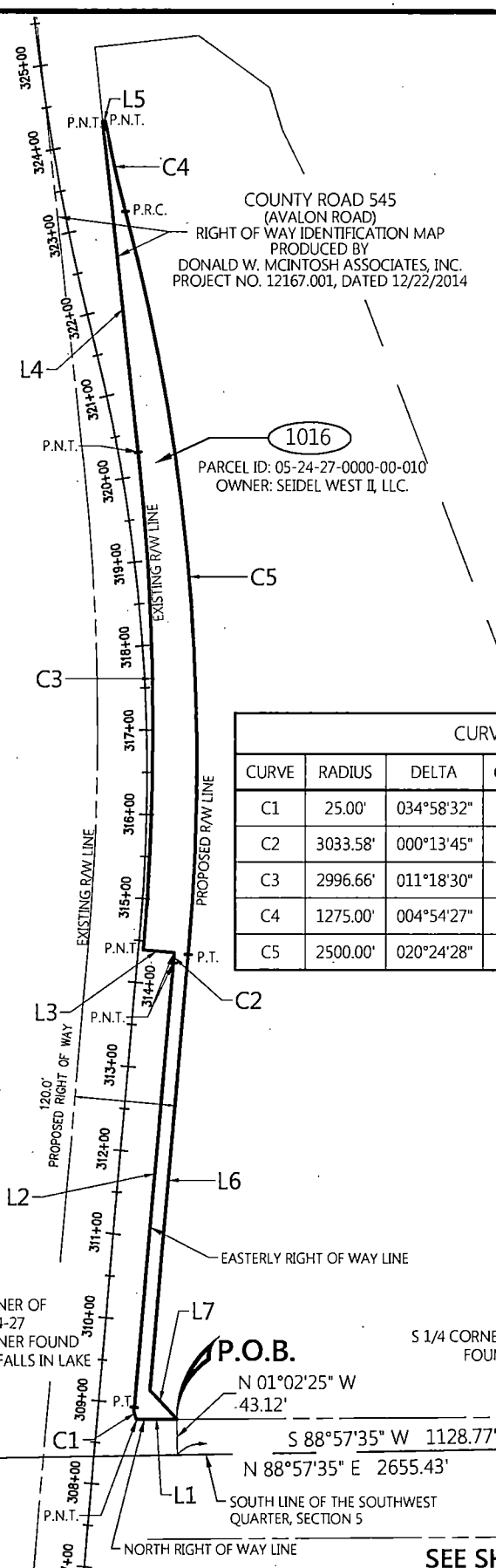
Vanasse Hangen Brustlin, Inc.

DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT # 61992.00	
DRAWING: ROW PARCEL 1016.DWG	
DRAWING DATE: 07/25/2017	
SHEET 1 OF 2	

SKETCH & DESCRIPTION  
RIGHT OF WAY PARCEL 1016

ISSUED FOR:

SEIDEL WEST I, LLC.

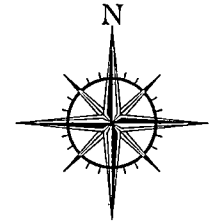


COUNTY ROAD 545  
(AVALON ROAD)  
RIGHT OF WAY IDENTIFICATION MAP  
PRODUCED BY  
DONALD W. MCINTOSH ASSOCIATES, INC.  
PROJECT NO. 12167.001, DATED 12/22/2014

1016  
PARCEL ID: 05-24-27-0000-00-010  
OWNER: SEIDEL WEST II, LLC.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89°37'05" W	47.51'
L2	N 05°08'43" E	531.20'
L3	N 85°04'53" W	37.00'
L4	N 06°23'32" W	395.01'
L5	N 83°37'08" E	3.05'
L6	S 05°08'43" W	520.74'
L7	S 42°37'02" E	47.02'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	25.00'	034°58'32"	N 12°20'33" W	15.03'	15.26'
C2	3033.58'	000°13'45"	N 05°01'59" E	12.13'	12.13'
C3	2996.66'	011°18'30"	N 00°44'17" W	590.48'	591.44'
C4	1275.00'	004°54'27"	S 12°48'32" E	109.17'	109.21'
C5	2500.00'	020°24'28"	S 05°03'31" E	885.76'	890.46'



0 100 200  
1 : 200 U.S. SURVEY FEET

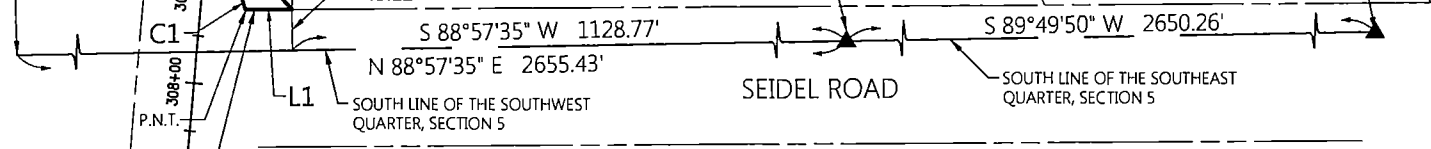
- LEGEND**
- CMON = CONCRETE MONUMENT
  - C.C.R. = CERTIFIED CORNER RECORD
  - DIST. = DISTRICT
  - ID. = IDENTIFICATION
  - IMP. = IMPROVEMENT
  - P.C. = POINT OF CURVATURE
  - P.N.T. = POINT OF NON-TANGENCY
  - P.O.B. = POINT OF BEGINNING
  - P.O.C. = POINT OF COMMENCEMENT
  - P.R.C. = POINT OF REVERSE CURVATURE
  - P.T. = POINT OF TANGENCY
  - R/W = RIGHT OF WAY
  - SEC. = SECTION
  - S.R.P.B. = STATE ROAD PLAT BOOK

WESTERN BELTWAY  
(STATE ROAD 429)

SW CORNER OF  
SEC. 5-24-27  
NO CORNER FOUND  
OR SET, FALLS IN LAKE

S 1/4 CORNER OF SEC. 5-24-27  
FOUND 5/8" IRON ROD  
IN PAVEMENT  
C.C.R.# 78146

P.O.C.  
SE CORNER OF SEC. 5-24-27  
FOUND N&D  
"BOYLE ENGINEERING"  
C.C.R.# 78147



SEE SHEET 1 OF 2 FOR DESCRIPTION, CERTIFICATION AND NOTES

SECTION 5, TOWNSHIP 24 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA



Landmark Center Two  
225 E. Robinson St., Suite 300  
Orlando, FL 32801  
407.839.4006 / FAX 407.839.4008  
Licensed Business # 7153

DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT # 61992.00	
DRAWING: ROW PARCEL 1016.DWG	
DRAWING DATE: 07/25/2017	
SCALE: 1" = 200'	SHEET 2 OF 2

**SKETCH & DESCRIPTION  
RIGHT OF WAY PARCEL 1016**

ISSUED FOR:  
**SEIDEL WEST I, LLC.**

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS

DEC 18 2018

THIS INSTRUMENT WAS PREPARED BY  
AND SHOULD BE RETURNED TO:

William A. Beckett, Esquire  
Lowndes, Drosdick, Doster, Kantor & Reed, P.A.  
215 North Eola Drive  
Post Office Box 2809  
Orlando, FL 32802-2809  
(407) 843-4600

Project: Village H (Avalon Road – CR 545) RAC  
Parcel: 7016

### TEMPORARY CONSTRUCTION EASEMENT

For and in consideration of \$10.00, other valuable considerations, and of the benefits accruing to us, we, **Seidel West I, LLC**, a limited liability company, organized and existing under the laws of the state of Florida, whose address is 617 N. Wymore Road, Winter Park, FL 32789, GRANTOR, do hereby give, grant, bargain, and release to 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, a temporary easement to enter upon the portion of the lands of the owners being described as follows:

#### SEE ATTACHED EXHIBIT "A"

**Property Appraiser's Parcel Identification Number:**

**a portion of**

**05-24-27-0000-00010**

for the purpose of tying in and harmonizing said property and the driveways, walkways, etc., thereon with the construction to be undertaken by ORANGE COUNTY, FLORIDA, in conjunction with construction of County Road 545 (the "Project").

THIS EASEMENT is granted upon the condition that the sloping and/or grading upon the above land shall not extend beyond the limits outlined, and that all grading or sloping shall conform to all existing structural improvements within the limits designated, and all work will be performed in such a manner that existing structural improvements will not be damaged. THIS EASEMENT shall expire upon the completion of the construction of the said Project or after seven (7) years, whichever occurs first.

**[Signature and Notary Form Appear on Following Page]**



Project: Village H (Avalon Road – CR 545) RAC  
Parcel: 7016

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in manner and form sufficient to bind it as of the day and year first above written.

Signed, sealed, and delivered in the presence of the following two (2) witnesses:

[Signature]  
Signature of Witness #1

John L Thomas II  
Printed Name of Witness #1

[Signature]  
Signature of Witness #2

Valerie T. Ziebarth  
Printed Name of Witness #2

**GRANTOR:**

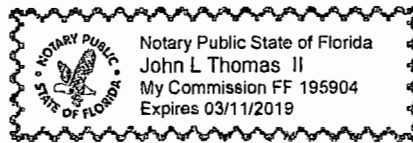
**Seidel West I, LLC**  
a Florida limited liability company

By: [Signature]  
Cole W. Clayton  
Managing Member

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 24 day of April, 2018, by Cole W. Clayton, as Managing Member of Seidel West I, LLC, a Florida limited liability company, on behalf of the company, who  is personally known to me or  has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)



[Signature]  
Notary Public Signature  
\_\_\_\_\_  
(Name typed, printed or stamped)

Project: Village H (Avalon Road – CR 545) RAC  
Parcel: 7016

**EXHIBIT “A”**

**[See Following Pages]**

SCHEDULE "A"

VILLAGE H (AVALON ROAD - C.R. 545) RAC

TEMPORARY CONSTRUCTION EASEMENT NUMBER: 7016

LEGAL DESCRIPTION

A portion of land being in the southwest quarter of Section 5, Township 24 South, Range 27 East, Orange County, Florida and being more particularly described as follows:

Commence at the southeast corner of said Section 5; thence run along the South line of the southeast quarter of said Section 5, South 89°49'50" West, 2650.26 feet to the South quarter corner of said Section 5; thence run along the South line of the southwest quarter of said Section 5, South 88°57'35" West, 1176.28 feet; thence leaving said South line run, North 01°02'25" West, 43.66 feet to a point on the North Right of Way Line of Seidel Road, said point being a point of non-tangency of a curve concave easterly, having a radius of 25.00 feet, a delta angle of 034°58'32", a chord bearing of North 12°20'33" West and a chord distance of 15.03 feet; thence run northerly along the arc of said curve, 15.26 feet to the point of tangency; said point also being on the easterly Right of Way Line of County Road 545 (Avalon Road), as shown on the Right of Way Identification Map produced by Donald W. McIntosh, Associates, Inc., Project Number 12167.001, dated 12/22/2014; thence run the following four courses along said easterly Right of Way Line, North 05°08'43" East, 531.20 feet to a point of non-tangency of a curve concave westerly, having a radius of 3033.58 feet, a delta angle of 000°13'45", a chord bearing of North 05°01'59" East and a chord distance of 12.13 feet; thence run northerly along the arc of said curve, 12.13 feet to a point of non-tangency; thence run, North 85°04'53" West, 37.00 feet to a point of non-tangency of a curve concave westerly, having a radius of 2996.66 feet, a delta angle of 001°34'33", a chord bearing of North 04°07'41" East and a chord distance of 82.42 feet; thence run northerly along the arc of said curve, 82.42 feet; thence leaving said easterly Right of Way Line run South 86°46'34" East, 54.08 feet to the POINT OF BEGINNING; thence continue, South 86°46'34" East, 13.04 feet; thence run, South 03°45'18" West, 21.99 feet; thence run, North 86°46'33" West, 12.93 feet to a point of curvature of a non-tangent curve concave westerly, having a radius of 2500.00 feet, a delta angle of 000°30'14", a chord bearing of North 03°27'10" East and a chord distance of 21.99 feet; thence run northerly along the arc of said curve 21.99 feet to the POINT OF BEGINNING.

Said lands contain 285 Square Feet more or less.

NOTES

1. THIS SKETCH AND DESCRIPTION IS NOT A SURVEY.
2. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER LISTED BELOW.
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*ELI DONALDSON*

4/12/2018

ELI DONALDSON  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. 6984

DATE

SECTION 5, TOWNSHIP 24 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA

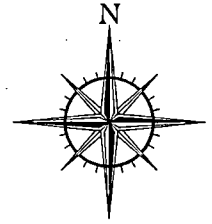


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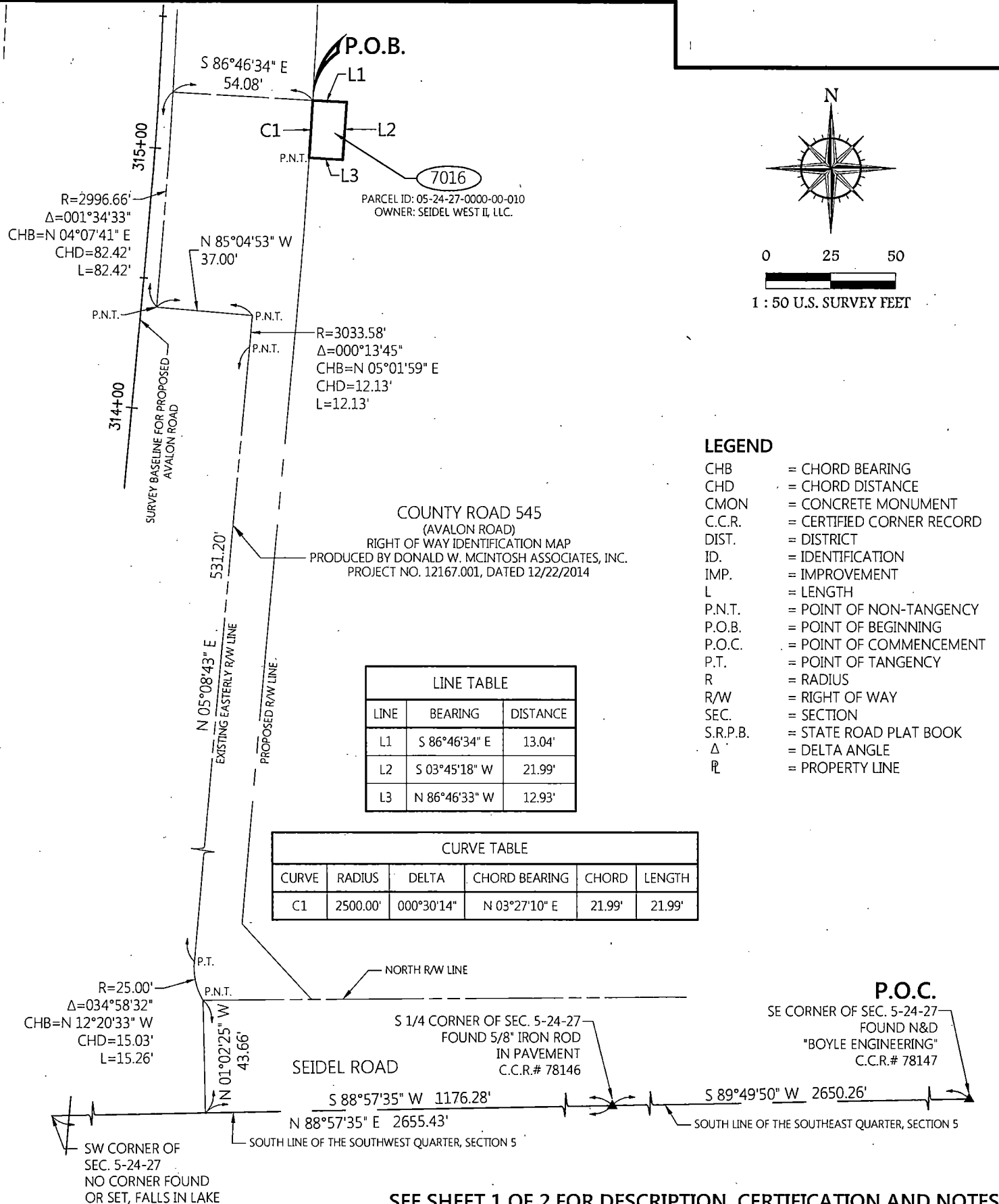
Vanasse Hangen Brustlin, Inc.

DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT # 61992.00	
DRAWING: TCE PARCEL 7016.DWG	
DRAWING DATE: 07/25/2017	
SHEET 1 OF 2	

**SKETCH & DESCRIPTION**  
**TEMPORARY CONSTRUCTION EASEMENT 7016**  
 ISSUED FOR:  
**SEIDEL WEST I, LLC.**



0 25 50  
1 : 50 U.S. SURVEY FEET



COUNTY ROAD 545  
(AVALON ROAD)  
RIGHT OF WAY IDENTIFICATION MAP  
PRODUCED BY DONALD W. MCINTOSH ASSOCIATES, INC.  
PROJECT NO. 12167.001, DATED 12/22/2014

**LEGEND**

- CHB = CHORD BEARING
- CHD = CHORD DISTANCE
- CMON = CONCRETE MONUMENT
- C.C.R. = CERTIFIED CORNER RECORD
- DIST. = DISTRICT
- ID. = IDENTIFICATION
- IMP. = IMPROVEMENT
- L = LENGTH
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- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.T. = POINT OF TANGENCY
- R = RADIUS
- R/W = RIGHT OF WAY
- SEC. = SECTION
- S.R.P.B. = STATE ROAD PLAT BOOK
- Δ = DELTA ANGLE
- ℙ = PROPERTY LINE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 86°46'34" E	13.04'
L2	S 03°45'18" W	21.99'
L3	N 86°46'33" W	12.93'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	2500.00'	000°30'14"	N 03°27'10" E	21.99'	21.99'

**SEE SHEET 1 OF 2 FOR DESCRIPTION, CERTIFICATION AND NOTES**

SECTION 5, TOWNSHIP 24 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA

**Vanasse Hangen Brustlin, Inc.**  
Landmark Center Two  
225 E. Robinson St., Suite 300  
Orlando, FL 32801  
407.839.4006 / FAX 407.839.4008  
Licensed Business # 7153

DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT # 61992.00	
DRAWING: TCE PARCEL 7016.DWG	
DRAWING DATE: 07/25/2017	
SCALE: 1" = 50'	SHEET 2 OF 2

**SKETCH & DESCRIPTION**  
TEMPORARY CONSTRUCTION EASEMENT 7016  
ISSUED FOR:  
**SEIDEL WEST I, LLC.**