

GOVERNMENT | $F$ | $L$ | $O$ | $K$ | 1 | $D$ | $A$ |
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Interoffice Memorandum

APPROVED BY ORANGE
COUNTY BOARD OF COUNTY COMMISSIONERS

BCC Mtg. Date: November 29, 2016
REAL ESTATE MANAGEMENT ITEM 3

DATE: November 14, 2016
TO: Mayor Teresa Jacobs
and the
Board of County Commissionersm
THROUGH:

FROM:

## CONTACT

PERSON:
DIVISION: $\quad$ Real Estate Management
Phone: (407) 836-7082

## ACTION <br> REQUESTED:

APPROVAL OF PURCHASE PRICE ABOVE APPRAISED VALUE, PURCHASE AGREEMENT, SPECIAL WARRANTY DEED, SLOPE AND FILL EASEMENT, DRAINAGE EASEMENT, WALL MAINTENANCE EASEMENT, TEMPORARY CONSTRUCTION EASEMENT BETWEEN CHOWDER APARTMENTS LP AND ORANGE COUNTY, SUBORDINATION OF ENCUMBRANCES TO PROPERTY RIGHTS TO ORANGE COUNTY FROM U.S BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS TRUSTEE FOR THE REGISTERED HOLDERS OF J.P. MORGAN CHASE COMMERCIAL MORTGAGE SECURITIES TRUST 2007-CIBC19, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007CIBC19, SUBORDINATION OF ENCUMBRANCE TO PROPERTY RIGHTS TO ORANGE COUNTY FROM BRIGHT HOUSE NETWORKS, LLC, F/K/A TIME WARNER ENTERAINMENTADVANCE/NEWHOUSE PARTNERSSHIP D/B/A TIME WARNER CABLE F/K/A AMERICAN TELEVISION \& COMMUNICATIONS CORPORATION FORMERLY DOING BUSINESS AS
ORANGE/SEMINOLE CABLEVISION, AUTHORIZATION TO DISBURSE FUNDS TO PAY PURCHASE PRICE AND CLOSING COSTS AND PERFORM ALL ACTIONS NECESSARY AND INCIDENTAL TO CLOSING

PROJECT:

PURPOSE:

ITEMS:

Holden Avenue RCA (John Young Parkway to Orange Blossom Trail)

## District 6

To provide for access, construction, operation, and maintenance of road widening improvements.

Purchase Agreement
(Parcels 1011/8011/8011A/8011B/8011C/7011A/7011B/7011C)
Special Warranty Deed (Instrument 1011.1)
Cost: \$2,078,120:00
Size: $24,567.84$ square feet
Slope and Fill Easement (Instrument 8011.1)
Cost: \$10,560.00
Size: 602 square feet
Drainage Easement (Instrument 8011A.1/8011C.1)
Cost: $\quad \$ 16,720.00$
Total size: 1,566 square feet
Wall Maintenance Easement (Instrument 8011B.1)
Cost: $\$ 11,880.00$
Size: 675 square feet
Temporary Construction Easement
(Instrument 7011A.1/7011B.1/7011C.1)
Cost: $\quad \$ 82,720.00$
Total size: 5,367 square feet
Term: .7 years, or upon completion of construction, whichever occurs first.

Subordination of Encumbrances to Property Rights to Orange County (Instrument 7011A.3/7011B.3/7011C.3/8011.3/8011A.3/8011B.3 \& 8011C.3)

Subordination of Encumbrance to Property Rights to Orange County (Instrument 1011.5/8011.5/8011A.5/8011B.5/8011C.5)

BUDGET:
FUNDS:
Account No.: $1023-072-5109-6110$ \& 1034-072-3045-61.10
\$2,208,026.78 Payable to First American Title Insurance Company (purchase price and closing costs)

Real Estate Management Division
Agenda Item 3
November 14, 2016
Page 3

APPROVALS: Real Estate Management Division
County Attorney's Office
Public Works Department
REMARKS: Grantor to pay all property taxes.
A file labeled "BCC Agenda Backup" containing a copy of this agenda item and all supporting documentation is in the top drawer of the BCC file cabinet in the supply room adjacent to Commissioner Thompson's office.

Project: Holden Avenue RCA (John Young Parkway to Orange Blossom Trail)
Parcels: 1011/8011/8011A/8011B/8011C/7011A/7011B/7011C
Charge to Account \#1023-072-5109-6110 \& 1034-072-3045-6110

| Controlling Agency Approval | Date |
| :--- | :--- |
| Fiscal Approval | Date |


| TYPE TRANSACTION (Check appropriate block\{s\}) |  |
| :--- | :--- | :--- | :--- |
| _ X_Pre-Condemnation ___ Post-Condemnation ___ Not Applicable | District \# 6 |

$\qquad$ Acquisition at Approved Appraisal Acquisition at Below Approved Appraisal Acquisition at Above Approved Appraisal

DOCUMENTATION ATTACHED (Check appropriate block\{s\})


Purchase Agreement Copy of Executed Instruments Certificate of Value Settlement Analysis

Payable to: First American Title Insurance Company

Purchase price, $\$ 2,200,000.00$
Title Insurance/Closing costs $\$ 8,026.78$
Total \$2,208,026.78

Payable to: First American Title Insurance Company - \$2,208,026.78 (Purchase price/Title Insurance/Closing costs)
**Note; Payment to be made by Wire Transfer


| $\frac{11-11-16}{\text { Date }}$ |
| :--- |
| $\frac{\mathbb{N O Y} 82076}{\text { Date }}$ |
| Check No. / Date |

REMARKS: This parcel will close within 30 days of approval by the BCC. Please Contact Acquisition Agent @ 67074 if there are any questions. *Wire Instructionswill be sent to Finance after BeC Approual. APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
NOY \% 2076

## REQUEST FOR FUNDS FOR LAND ACQUISITION

 X__ Under BCC ApprovalDate: October 28, 2016
Project: Holden Avenue RCA (John Young Parkway to Orange Blossom Trail) Parcels: 1011/8011/801.1A/8011B/8011C/701.1A/7011B/7011C

Charge to Account \#1023-072-5109-6110 \& 1034-07.2-3045-6110
$\qquad$
$\qquad$ Pre-Condemnation $\qquad$ Post-Condemnation $\qquad$ Not Applicable
District \# 6

Acquisition at Approved Appraisal Acquisition at Below Approved Appraisal Acquisition at Above Approved Appraisal

## DOCUMENTATION ATTACHED (Check appropriate block\{s\})



Purchase Agreement
_ X Copy of Executed Instruments
X_ Certificate of Value
_ X__ Settlement Analysis

Payable to: First American Title Insurance Company

Purchase price, $\$ 2,200,000.00$
Title Insurance/Closing costs \$8,026:78
Total \$2,208,026.78

Payable to: First American Title Insurance Company - \$2,208,026.78 (Purchase price/Title Insurance/Closing costs)
**Note; Payment to be made by Wire Transfer


REMARKS: This parcel will close within 30 days of approval by the BCC. Please Contact Acquisition Agent @ 67074 if there are any questions. Wire Instructions will be Sent to Fimano after Pec Approval.

Project: Holden Avenue RCA
Limits: (John Young Parkway to Orange Blossom Trail)
Parcel: $1011 / 8011 / 8011 \mathrm{~A} / 8011 \mathrm{~B} / 8011 \mathrm{C} / 7011 \mathrm{~A} / 7011 \mathrm{~B} / 7011 \mathrm{C}$
APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
NOY 22038

## PURCHASE AGREEMENT

## COUNTY OF ORANGE STATE OF FLORIDA

THIS AGREEMENT, made between Chowder Apartments LP, a Florida limited partnership, hereinafter referred to as SELLER, and ORANGE COUNTY, a charter county and political subdivision of the state of Florida, hereinafter referred to as BUYER.

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

WHEREAS, BUYER requires the land described on Schedule "A" attached hereto for the above referenced project and SELLER agrees to furnish said land for such purpose.

## Property Appraiser's Parcel Identification Number:

A portion of: 15-23-29-0000-00-058

NOW, THEREFORE, in consideration of the sum of One Dollar (\$1.00), each to the other paid, the parties hereto agree as follows:

1. SELLER agrees to sell and convey said land unto BUYER by Special Warranty Deed Parcel 1011 free and clear of all liens and encumbrances, except easements of record acceptable to Buyer, if any, for the sum of $\$ 2,078,120.00$.
2. SELLER agrees to execute a Slope and Fill Easement Parcel 8011 free and clear of all liens and encumbrances, except easements of record acceptable to Buyer, if any, for the sum of $\$ 10,560.00$.
3. SELLER agrees to execute a Drainage Easement for Parcels $8011 \mathrm{~A} / 8011 \mathrm{C}$ free and clear of all liens, and encumbrances, except easements of record acceptable to Buyer, if any, for the sum of $\$ 16,720.00$.

Project: Holden Avenue RCA
Limits: (John Young Parkway to Orange Blossom Trail)
Parcel: $1011 / 8011 / 8011 \mathrm{~A} / 8011 \mathrm{~B} / 8011 \mathrm{C} / 7011 \mathrm{~A} / 7011 \mathrm{~B} / 7011 \mathrm{C}$
4. SELLER agrees to execute a Wall Maintenance Easement Parcel 8011B free and clear of all liens, and encumbrances, except easements of record acceptable to Buyer, if any, for the sum of $\$ 11,880.00$.
5. SELLER agrees to execute a Temporary Construction Easement on Parcels $7011 \mathrm{~A} / 7011 \mathrm{~B} / 7011 \mathrm{C}$, for a period equal to the earlier of 7 years or upon completion of BUYER'S construction on the Parcels that are the subject of this AGREEMENT, free and clear of all liens, for the sum of $\$ 82,720.00$.

Total Purchase Price $\$ 2,200,000.00$
6. This transaction shall be closed and the deed and other closing papers delivered on or before ninety (90) days from the Effective Date of this AGREEMENT. Closing shall take place at the offices of the Orange County Real Estate Management Division, 400 East South Street, Fifth Floor, Orlando, Florida, 32801, or at a Title Company designated by the BUYER. Notwithstanding anything contained herein to the contrary, the parties agree that closing of this transaction BUYER'S Title Company without the personal attendance of BUYER and SELLER, with the Title Company acting as escrow agent for the purposes of such closing. BUYER shall be solely responsible for payment of any fees or charges imposed by the Title Company in connection with its role as escrow agent/disbursing agent.
7. SELLER agrees to remove any personal items from said Parcels 1011, 8011, 8011A, 8011B, 8011C, $7011 \mathrm{~A}, 7011 \mathrm{~B}, 7011 \mathrm{C}$ before March 1, 2017. It is mutually agreed that any items not removed before this date shall be deemed abandoned and BUYER, or its contractors, may remove and dispose of said items at its cost and expense. The property owner will have no further claim or interest in said items after this date without a written agreement between the parties.
8. SELLER does/does not (circle preference) agree that during the period of construction, COUNTY is permitted to enter upon BUYER'S remainder property a distance of 15 feet beyond the new right-of-way line established by Parcel 1011 for the purpose of grading this area in order to harmonize SELLER'S remaining property with the new construction. Grading is to be done on a best effort basis as the equipment will allow, avoiding all improvements, trees and landscaping except grass turf. BUYER to replace disturbed grass turf with equal or better sod.

## Expenses:

A. All taxes to the date of closing shall be paid by SELLER at closing, except if closing occurs between November $1^{\text {st }}$ and December $31^{\text {st }}$, taxes for the entire year will be paid.

Project: Holden Avenue RCA
Limits: (John Young Parkway to Orange Blossom Trail)
Parcel: $1011 / 8011 / 8011 \mathrm{~A} / 8011 \mathrm{~B} / 8011 \mathrm{C} / 7011 \mathrm{~A} / 7011 \mathrm{~B} / 7011 \mathrm{C}$
B. Title insurance is to be paid by BUYER, BUYER will also pay for the recording of the deed and related easements and subordination documents.
9. This AGREEMENT supersedes all previous agreements or representations, either verbal or written, heretofore in effect between SELLER and BUYER, made with respect to the matters herein contained, and when duly executed constitute the AGREEMENT between SELLER and BUYER. No additions, alterations, or variations to the terms of this AGREEMENT shall be valid, nor can provisions of this AGREEMENT be waived by either party unless such additions, alterations, variations, or waivers are expressly set forth in writing and duly signed.
10. Special clauses:
A. This AGREEMENT is contingent upon delivery by SELLER to BUYER in recordable form all instruments necessary to convey title to the property, title to be in accordance with the provisions of Section 10.F below.
B. SELLER shall comply with Section 286.23 , Florida Statutes, pertaining to disclosure of beneficial ownership.
C. This property is being purchased in lieu of eminent domain proceedings.
D. SELLER will surrender possession of the property at time of closing.
E. Effective Date: This AGREEMENT shall become effective on the date upon which it has been fully executed by the parties and approved by the Orange County Board of County Commissioners and/or the Manager/Assistant Manager of the Orange County Real Estate Management Division, as may be appropriate, such date being referred to herein as the "Effective Date". BUYER shall promptly advise SELLER of the Effective Date.
F. BUYER shall have sixty (60) days after the Effective Date (the "Inspection Period") to determine whether BUYER is willing to accept title to and acquire the property from SELLER. On or before twenty (20) days following the Effective Date of this AGREEMENT (the date the AGREEMENT is approved by the Board of County Commissioners and/or the Manager/Assistant Manager of Orange County Real Estate Management Division), BUYER may, at its sole cost and expense, obtain a current commitment for title insurance (ALTA form B, June 17, 2006) committing to insure BUYER as purchaser of the property in the amount of the purchase price (hereinafter referred to as the "Commitment"), evidencing that marketable fee simple title to the property is currently vested in SELLER. In the event that BUYER shall determine that any one or more of the exceptions listed as such in the Commitment are unacceptable to

Project: Holden Avenue RCA
Limits: (John Young Parkway to Orange Blossom Trail)
Parcel: $1011 / 8011 / 8011 \mathrm{~A} / 8011 \mathrm{~B} / 8011 \mathrm{C} / 7011 \mathrm{~A} / 7011 \mathrm{~B} / 7011 \mathrm{C}$
BUYER in its sole discretion; BUYER shall notify SELLER of that fact in writing on or before fifteen (15) days following BUYER'S receipt of the Commitment. Such written notice shall specify those exceptions listed as such in the Commitment which are objectionable to BUYER (hereinafter referred to as "Title Defects"), and SELLER may take up to fifteen (15) days to cure or eliminate the Title Defects at SELLER'S election and without obligation to incur expense or to initiate legal proceedings. If SELLER is successful in curing or eliminating the Title Defects, the closing hereunder shall take place on the date specified in Paragraph 6 hereof. In the event SELLER is unable or unwilling to cure or eliminate the Title Defects within the fifteen (15) day period so provided, BUYER shall, prior to the expiration of the Inspection Period, either (a) elect to extend time period to cure title defects, for a period not to exceed thirty (30) days, subject to SELLER'S right to terminate this AGREEMENT if BUYER elects to extend pursuant to this clause (a), or (b) terminate this AGREEMENT on account thereof, or (c) elect to close its purchase of the property and accept a conveyance of SELLER'S title thereto subject to and notwithstanding the existence of the Title Defects on the date specified in Paragraph 6 hereof, or (d) proceed on its own to cure or eliminate the Title Defects at any time prior to the Closing date specified in Paragraph 6 hereof and proceed to Closing. In the event that BUYER elects to terminate this AGREEMENT because of the existence of Title Defects which are not cured or eliminated, upon giving written notice of that fact to SELLER on or before the expiration of the Inspection Period described herein, this AGREEMENT shall terminate. In the event BUYER elects to proceed on its own to cure or eliminate the Title Defects, SELLER agrees to provide its reasonable cooperation in connection with BUYER'S efforts but SELLER shall have no obligation to incur expense or to initiate legal proceedings.
G. This AGREEMENT may be executed in any number of counterparts each of which when so executed and delivered shall be deemed to be an original, but all such counterparts shall constitute one and the same agreement.

Project: Holden Avenue RCA
Limits: (John Young Parkway to Orange Blossom Trail)
Parcel: $1011 / 8011 / 8011 \mathrm{~A} / 8011 \mathrm{~B} / 8011 \mathrm{C} / 7011 \mathrm{~A} / 7011 \mathrm{~B} / 7011 \mathrm{C}$

WITNESS WHEREOF, the parties hereto have executed this AGREEMENT on the dates) written below.
Chowder Apartments LP, a Florida limited partnership, SELLER

BY: Chowder Manager LLC, a Florida limited liabilifycompany, its general partner

coo Fieldstone Properties LLC, 1719 Route 10, Suite 220, Parsippany, New Jersey 07054,
Attn: Samuel Gibber
Post Office Address
DATE: $11 / 20 / 15$
And


DATE: $\qquad$
This instrument prepared by: Russ Corriveau, a staff employee in the course of duty with the Real Estate Management Division of Orange County, Florida 9/22/15

# SCHEDULE "A" <br> PARCEL No. : IOII <br> ESTATE: FEE SIMPLE <br> PURPOSE: ROAD RIGHT OF WAY <br> DESCRIPTION: 

That port of:
"From the Southwest corner of NE $1 / 4$ of NW $1 / 4$ Section 15, Township 23 South, Ronge 29 East, run North $0^{\circ} 12^{\prime} 3^{\prime \prime}$ East, 180.0 feet along the West IIne of sald NE $1 / 4$ of NW I/4, thence North 89.034 East, 60.32 feet thence North 79.34' Eost, 350.0 feet; thence North $0^{\circ} 11^{\prime \prime} 16^{\prime \prime}$ West. .421.61 feet to the Polnt of Beginning. Continue thence North $001116^{\prime \prime}$ West, 75.74 feet, thence North 26.26' West. 450 feet; thence South $89^{\circ} 38^{\circ}$ West, 199.05 feet to a polnt on the West Ilne of the oforesold NE I/4 of NW I/4, thence North $0^{\circ} 12^{\prime} 30^{\prime \prime}$ Eost, 183 feet to the NW carner thereofi thence North 89"38' Eost. 1331.17. feet to the NE corner of sold NE I/4 of NW I/4; thence South $0^{\circ 17}$ West, olong the West Ilne thereof 663 feet; thence South $89^{\circ} 38^{\circ}$ West, 928.94 feet to the Polnt of Beginning. Less the North 33 feet for Holden Avenue; and the East 30 foet for Rla Gronde Avenut; Orange County. Florldo."

SSald property belng the same lands as descrlbed in Offlcial Records Book 5336, Poge 4199 of the Public Records of Oronge County, Florlda.).
descrlbed as follows:
Commence ot a P-K nall and dlsk stamped "RLS 1304 " marklng the Northeast corner of the Northwest $1 / 4$ of Section 15, Towinshlp 23 South, Range 29 East, Orange County, Florldo, sald point belng on the Centerline of Survey of Holden avenue as shown on Orange County Right of Way Map, County Project CIP 3045; thence run South $89^{\circ} 18^{\circ} \mathrm{Ol}$ " West along the North I Ine of sald Northwest $1 / 4$ and sald Centerline of Survey of Holden Avenue a alstance of 30.00 feet to a polnt on the Northerly profection of the West rlght of way IIne of Rlo Gronde Avenue as shown on sold Right of Way Map; thence deporting sold North Iline and sold Centerilne of Survey run South $00^{\circ} 10^{\circ} 12 "$ East along sald Northerly projectlon a alstance of 33.00 feet to the intersection of sold West right of way line of Rio Grande Avenue with the South IIne of sold Holden Avenue as shown on sald RIght af Way Mop for a Point of Beginning; thence contlnue South 00⒑12"East along sald West right of way Ilne af Rio Gronde Avenue a distance of 38.00 feet; thence departing sold West right of way line of Ri.o Grande Avenue run North 53"13'59" West a dlstance of 47.16 feet to the beginnling of a nontangent curve concave Northerly having a radius of 5771.40 feet and a chord bearing of South 87046.27" West; thence from a tangent bearling of South $86^{\circ} / 4^{\prime \prime} 52^{\prime \prime}$ Hes.t, run Westerly along the arc of soid curve through a central angle of $03^{\circ} 03^{\prime \prime} 09^{\prime \prime}$ a distance of 307.48 feet to the polnt of tangency; thence deporting sald curve run South $89^{\circ} 18^{\prime} 01^{\prime \prime}$ West parallel with the aforesald South right of way line of Holden Avenue a distance of 56.79 feet; thence run South $00^{\circ} 4 l^{\prime} 59^{\prime \prime}$ West a alstance of 3.00 feet: thence run South 89018'01" West parallel wlth the aforesald Centerline of Survey a dlstance of 210.00 feet; thence run South $00^{\circ} 4$ ! $59 "$ East a dlstance of 2.00 feet: thence run South $89^{\circ} 18^{\circ} 01^{\prime \prime}$ West a distance of ri00. 00 feet, thence run Narth $00^{\circ} 41^{\prime \prime} 59^{\prime \prime}$ West a distance of 2.00 feetp. thence run South $89^{\circ} 18^{\circ} 01$ " West a aistance of 430.00 feet; thence run North $00^{\circ} 41 / 59^{\prime \prime}$ West a distonce of 3.00 feet; thence run South $89^{\circ} 18^{\circ} 01$ " West parallel with the aforesald Centerlline of Survey a distance of 159.57 feet to a point on the East Ilne of the Northwest $1 / 4$ of the Northwest $1 / 4$ of aforesald Section 15. Township 23 South, Range 29 East; thence run North $00^{\circ} 13^{\prime} 13^{\prime \prime}$ West along sala East IIne o olstance of 17.50 feet to the oforesald South rlght of way line of Holden Avenue; thence deporting sald East I Ine run North $89^{\circ} 18^{\circ} 01$ "East along sala South right of woy Ilne of Holden Avenue a distance of 1301.32 feet to the Point of Beglnning.

Conitalning 0.564 acres, more or less. THIS IS NOT A BOUNDARY SURVEY

| LOCHRANE <br> 201 South Bumby Avenue, Orlondo, Florido 32803 (407) 896-3317 |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: |
| PROJECT NAME: HOLDEN AVENUE |  |  |  |  |
| DRAWN BY: C. LEFTAKIS | DATE: | 7/13/04 | SCALE: N/A. | N/A |
| CHECKEO BY: J. CAMPBELL | DATE: | 7/13/04 | LEI. 108 N0.: 02076.10 |  |
|  |  | 108 |  |  |


SKETCH OF DESCRIPTION
PARCEL No.: IOII.
THIS IS NOT A BOUNDARY SURVEY


## SKETCH OF DESCRIPTION

PARCEL No.: IOII
THIS IS NOT A BOUNDARY SURVEY


SKETCH OF DESCRIPTION
PARCEL No.: IOII
THIS IS NOT A BOUNDARY SURVEY

GENERAL NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARINGS AS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE N.E. I/4 OF SECTION 16; TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, AS BEING N. 89.35'29 ${ }^{\circ}$.. AS SHOWN ON RIGHT OF WAY MAPS FOR HOLOEN AVENUE, ORANGE COUNTY PROJECT NO. CIP 3045.
3. TOTAL AREA OF THE HEREIN DESCRIBED PARCEL IS 0.564 ACRES, MORE OR LESS.
4. SEE SHEET I FOR LEGAL DESCRIPTION;

SEE SHEETS 2 THROUGH 3 FOR PARCEL SKETCH.
5. SEE RIGHT OF WAY MAP SHEETS 5 AND 6 OF 13 FOR THIS PARCEL.

LEGEND:

| \& | CENTERL INE |
| :--- | :--- |
| $\triangle$ | DELTA (CENTRAL ANGLE) |
| $C$ | CHORD DISTANCE |
| CB | CHORD BEARING |
| C.M. | CONCRETE MONUMENT |
| D. | DEGREE OF CURVE |
| EXIST. | EXISTING |
| FND. | FOUND. |
| ID. | IDENTIFICATION |
| L | LENGTH |
| LB | LICENSED BUSINESS |
| LT. | LEFT |
| O.R.B. | OFFICIAL RECORDS BOOK |
| P.B. | PLAT BOOK. |


| PC | POINT OF CURVATURE |
| :--- | :--- |
| PGIS). | PAGE (S) |
| PI | POINT OF INTERSECTION |
| PT | POINT OF TANGENCY |
| P.S.M. | PROFESSIONAL SURVEYOR AND MAPPER |
| $R$ | RADIUS |
| (R) | RADIAL |
| RGE. | RANGE |
| RT. | RIGHT |
| RAW | RIGHT OF WAY |
| SEC. | SECTION |
| STA. | STATION |
| $T$ | TANGENT |
| TWP. | TOWNSHIP |



## DESCRIPTION:

## Triot part of

"From the Southwest corner of NE $1 / 4$ of NW I/4 Sectlon 15. Townshlp 23
South, Range 29 Eost, run North $0^{\circ} 12^{\circ} 30^{\prime \prime}$ East, 180.0 feet along the West
Ilne of sold NE $/ 14$ of NW I/4, thence North 89034 East. 60.32 feet thence
North 79034' East. 350.0 feet; thence North $0^{\circ} 11^{\prime \prime} 16^{\prime \prime}$ West.' 421.61 feet to
the Polnt of Beginnling. Contlmue thence North $0^{\circ} 11$ '16" West, 75.74 feet,
thence North $26^{\circ} 26^{\prime}$ West, 450 feet; thence South $8^{\circ} 9^{\circ} 3^{\circ}$ West, 199.05 feet
to a polnt on the West Ilne of the aforesald NE $1 / 4$ of NW I/4; thence North
$0^{\circ} 12^{\circ} 30^{\prime \prime}$ East, 183 feet to the NW corner thereof; thence North $89^{\circ} 38^{\circ}$
Eost, 1331.17 feet to the NE corner of said NE $1 / 4$ of NW $1 / 4$ thence South
0017. West, along the West Ilne thereof 663 feet: thence South $89^{\circ} 38^{\circ}$ West.
928.94 feet to the Point of Beglining. Less the North 33 feet for Holden
Avenue; and the East 30 feet for Rlo Grande Avenue, Orange County,
Florida. "
(Sold property belng the same lands as descrlbed In Official Records Book 5336, Page 4199 of the Public Records of Orange County, Fiorldo.
described as follows:

Commence at a P-K noil and alsk stamped "RLS $1304^{*}$ morking the Northeast corner of the Northwest $1 / 4$ of Section 15, Townshlp 23 South, Ronge 29 East. Orange County, Flarida, sald polnt belng on the Centerline of Survey of Holden Avenue as shown on Orange County Rlght of Way Map, County Project CIP 3045; thence run South 89018'01" West along the North line of sald Northwest $1 / 4$ and said Centerllne of Survey of Holden Avenue a distance of 30.00 feet to a point on the Northerly projectlon of the West right of way IIne of Rio Grande Avenue as shown on sold Rlght of Way Map; thence departIng sald North Iine and sald Centerline of Survey run South $00^{\circ} 10^{\circ} 12^{\prime \prime}$ East along sold Northerly projection a distance of 33.00 feet to the Intersection of sald West right of way IIne of Ria Grande Avenue with the South right of way Ilne of sold Holden Avenue as shown on sald Right of Way Mop; thence contlinue South $00^{\circ} 10^{\circ} 12^{\prime \prime}$ East along said West right of way line a distance of 38.00 feet: thence departing sald West right of way Ilne run North $53^{\circ} 13^{\prime} 59^{\prime \prime}$ West a distance of 41.01 feet for a Point of Beginning, sald point belng the beginning of a non-tangent curve concave Northerly having a radlus of 5775.40 feet and a chord bearling of South 86.57.35" West; thence from a tangent bearing of South $86^{\circ} 12^{\circ} 05^{\prime \prime}$ West, run Westerly along the orc of sald curve through a central angle of $01^{\circ} 3^{\prime \prime} 00^{\prime \prime}$ a distance of 152.89 feet to the end of sald curve; thence run North $02^{\circ} 16^{\circ} 55^{\prime \prime}$ West a distance of 4.00 feet to a point on a curve concave Northerly and concentrlc with the aforesald curve having a rodius of 5771.40 feet and a chord bearing of North 86058'59"East; thence from a tangent bearing of North $87^{\circ} 43^{\prime} 06^{\prime \prime}$ East run Easterly along the orc of sald curve through a central angle of $01^{\circ} 28^{\prime \prime} 13^{\prime \prime}$ a alstance of 148.11 feet to the end of sald curve; thence run South 53013.59"East a dlstance of 6.15 feet to the Polnt of Beginning.

Containling 602 square feet, more or less.

THIS IS NOT A BOUNDARY SURVEY


LOCHRANE
Consulting Engineers - Surveyors
201 South Bumby Avenue, Orlando, Florida 32803 (407) 896-3317

## PROJECT NAME:

DRAWN BY: C. LEFTAKIS $\quad$ DATE, II/IO/O5

| CHECKED EY: J. CAHPEELL | DATE: IIPIO/O5 | LEIJOB No: | 02076.10 |
| :---: | :---: | :---: | :---: |
| SEC. 15, TWP. 23 S., PGE. 29 E. | REVISED: 6/24/13 | SHEET | OF 3 |



# SKETCH OF DESCRIPTION 

PARCEL No.: 8011
THIS IS NOT A BOUNDARY SURVEY

## GENERAL NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. bearings as shown hereon are based on The north line of the n.E. $1 / 4$ of SECTION 1G, TOWNSHIP 23. SOUTH, RANGE . 29 EAST. ORANGE COUNTY. FLORIDA, AS BEING N. 89035'29~E. AS SHOWN ON RIGHT OF WAY MAPS FOR HOLDEN AVENUE, ORANGE COUNTY PROJECT NO. CIP 3045.
3. total area of the herein described parceil is 602 solare feet, more or less.
4. SEE SHEET I FOR LEGAL DESCRIPTION;

SEE SHEET 2 FOR PARCEL SKETCH.
5. SEE RIGHT OF WAY MAP SHEETS 5 AND 6 OF 13 FOR THIS PARCEL.

LEGEND:

| 4 | CENTERL INE | PC | POINT OF CURVATURE |
| :---: | :---: | :---: | :---: |
| $\triangle$ | DELTA (CENTRAL ANGLE) | PGIS $).$ | PAGE(S) |
| $c$ | CHORD DISTANCE | PI | POINT OF INTERSECTION |
| CB | CHORD BEARING | $P T$ | POINT OF TANGENCY |
| C. M. | CONCRETE MONUMENT | P.S.M. | PROFESSIONAL SURVEYOR AND MAPPER |
| D | degree of curve | $R$ | radius |
| EXIST. | EXISTING | (R) | RADIAL |
| FND. | FOUND | RGE. | RANGE |
| JD. | IDENTIFICATION. | $R T$. | RIGHT |
| $L$ | LENGTH | R/W | RIGHT OF WAY |
| LB | LICENSED BUSINESS | SEC. | SECTION |
| $L T$. | LEFT | STA. | STATION |
| O.R.B. | OFFICIAL RECORDS BOOK | $T$ | TANGENT |
| P.B. | PLAT BOOK | TWP. | TOWNSHIP |

# SCHEDULE " $A$ " <br> PARCEL NO.: 80IIA <br> ESTATE: PERPETUAL EASEMENT <br> PURPOSE: DRAINAGE 

## DESCRIPTION:

That port of:
"From the Southwest corner of NE $1 / 4$ of NW $1 / 4$ Section 15. Township 23 South, Range 29 East, run North $0^{\circ} 12^{\prime} 30^{\prime \prime}$ Eost, 180.0 feet along the West line of sald NE $1 / 4$ of NW $1 / 4$, thence North $89^{\circ} 34^{\circ}$ East, 60.32 feet thence North $79^{\circ} 34^{\circ}$ East, 350.0 feet; thence North $0^{\circ} 11^{\prime} 16^{\prime \prime}$ West. 421.61 feet to the Point of Beginning. Continue thence North $0^{\circ} / I^{\prime \prime} 16^{\prime \prime}$ West, 75.74 feet; thence North $26^{\circ} 26^{\prime}$ West, 450 feet; thence South $89^{\circ} 38^{\circ}$ West, 199.05 feet to a polint on the West line of the aforesold NE $1 / 4$ of NW $1 / 4$, thence North $0^{\circ} / 2^{\prime} 30^{\prime \prime}$ Eost, 183 feet to the NW corner thereof; thence North $89^{\circ} 38^{\circ}$ Eost, 1331.17 feet to the NE corner of sald NE $1 / 4$ of NW $1 / 4$; thence South $0^{\circ} / 7^{\prime}$ West, along the West IIne thereof 663 feet; thence South $89^{\circ} 38^{\circ}$ West, 928.94 feet to the Point of Beginning. Less the North 33 feet for Holden Avenue; and the East 30 feet for Rlo Grande Avenue, Orange County, Florida. "

Sald property belng the some lands os described In Offlclal Records Book 5336, Page 4ig9 of the Public Records of Orange County, Flarido.
descrlibed as follows:
Commence at a P.-k nall and disk stamped "RLS 1304" marking the Northeast corner of the Northwest $1 / 4$ of Section 15. Township 23 South. Ronge 29 East, Orange County, Florlda, sald polnt belng on the Centerline of Survey of Holden Avenue as shown on Orange County Right of Way Map, County Project CIP 3045; thence run South $89^{\circ} 18^{\circ} 01^{\prime \prime}$ West along the North IIne of said Northwest $1 / 4$ and sald Centerline of Survey of Holden Avenve a distance of 30.00 feet to a polnt on the Northerly projection of the West rlght of way lline of Rio Grande Avenue as shown on sald Right of Woy Mop; thence departing sald North Iline and sald Centerline of Survey run South $00^{\circ} 10^{\prime} 12^{*}$ East along sald Northerly projection a distance of 33.00 feet to the intersection of sald West right of way Ilie of Rio Grande Avenue with the South rlght of way Ithe of sold Holden Avenue as shown on sald Right of Way Mop; thence run South 89.18.01" West along sald South right of way lline a distance of 1301.32 feet to a polnt on the West ilne of the Northeast $1 / 4$ of the Northwest $1 / 4$ of soid Section 15; thence departing sald South right of way Itne run South $00^{\circ} 13^{\prime \prime} 13^{\prime \prime}$ East along sald West line a distonce of 17.50 feet for a Point of Beginning; thence deportling said West line run North 89018'Ol" East parallel with the aforesald South right of way Ilne of Holden Avenue a distance of 159.57 feet; thence run South $00^{\circ} 41^{\prime \prime} 59^{\prime \prime}$ East a dlstance of 8.00 feets thence run South $89^{\circ} 18^{\circ} 01^{\prime \prime}$ West a distance of 115.00 feet; thence run South $00^{\circ} 41^{\prime .59 "}$ East a alistance of 7.00 feet, thence run South $89^{\circ} 18^{\circ} 01 "$ West a distance of 20.00 feet; thence run North 0041 $59^{\prime \prime}$ West a distance of 5.00 feet, thence run South $89^{\circ} 18^{\prime \prime} 01 "$ West a distance of 24.66 feet to a polnt on the aforesald West Ilne of the Northeast $1 / 14$ of the Northwest $1 / 4$ of sald Section 15, thence run North $00^{\circ} 13^{\prime 13^{*}}$ West along sald West IIne a distance of 10.00 feet to the Polnt of Beginning.

Contalning 1.466 square feet, more or less.

THIS IS NOT A BOUNDARY SURVEY

LOCHRANE ENGINEERING, ING: ". "on
L.B. No. 2856

| 201 South Bumby Avenue,Orlando. Florldo 32803 |  |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
|  |  |  |  |  |  |  |
| PRROJECT . NAME: | holden avenue |  |  |  |  |  |
| DRAWN EY: C. LEFTAKIS | DATE: II/10105 |  | SCALE: N/A |  |  |  |
| CHECKED BY: J. CAAPBELL | DATE: | 11/10,05 | LEI JOB NO.s |  | 02076.10 |  |
| SEC. 15. TWP. 23 S., RGE. 29 E. | REVISED | 6/24/13 | SHEET | 1 | OF | 3 |

## SKETCH OF DESCRIPTION

## PARCEL No.: 8011A

THIS IS NOT A BOUNDARY SURVEY


| DRAWN BY: C. LEFTAKIS | D | 11 | REVISED: | 28.09 | SCALE: |  | * | $0^{\prime}$ |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| CHECKED 8Y, J. CAMPBELL | DATE: | $11 / 10105$ | LEIJOB NO. | 02076.10 | SHEET | 2 | OF | 3 |

# SKETCH OF DESCRIPTION 

## PARCEL No.: 8011A

THIS IS NOT A BOUNDARY SURVEY

GENERAL NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARINGS AS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE N.E. $1 / 4$ OF SECTION I6, TOWNSHIP '23. SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, AS BEING N. $89^{\circ} 3^{\prime \prime} 29^{\circ}{ }^{\sim}$. . AS SHOUN ON RIGHT OF WAY MAPS FOR HOLDEN AVENUE, ORANGE COUNTY PROJECT NO. CIP 3045.
3. TOTAL AREA OF THE HEREIN DESCRIBED PARCEL IS I,466 SOUARE FEET, MORE OR LESS.
4. SEE SHEET I FOR LEGAL DESCRIPTION:

SEE SHEET 2 FOR PARCEL SKETCH.
5. SĖE RIGHT OF WAY MAP SHEET 5 OF I3 FOR THIS PARCEL.

LEGEND:

| 4 | CENTERLINE | $P C$ | POINT OF CURVATURE |
| :---: | :---: | :---: | :---: |
| $\Delta$ | DELTA (CENTRAL ANGLE) | PG(S). | PAGE(S) |
| $c$ | CHORD DISTANCE | PI | POINT OF INTERSECTION |
| $C B$ | CHORD BEARING | $P T$ | POINT OF TANGENCY. |
| C.M. | CONCRETE MONLMENT | P.S.M. | PROFESSIONAL SURVEYOR AND MAPPER |
| D | DEGREE OF CURVE | $R$ | RADIUS |
| EXIST. | ExISTING | (R) | RADIAL |
| FND. | FOUND | RGE. | RANGE |
| ID. | IDENTIFICATION | $R T$. | RIGHT |
| $L$ | LENGTH | R/W | RIGHT OF WAY |
| LB | LICENSED BUSINESS | SEC. | SECTION |
| $L T$ | LEFT | STA. | STATION |
| O.R.B. | OFFICIAL RECORDS BOOK | $T$ | TANGENT |
| P.B. | PLAT BOOK | TWP. | TOWNSHIP |

# SCHEDULE " $A$ " 

PARCEL No.: $8011 B$
ESTATE: PERPETUAL EASEMENT
PURPOSE: WALL MAINTENANCE

## DESCRIPTION:

Thot port of
"From the Southwest corner of NE $1 / 4$ of NW $1 / 4$ Sectlon 15, Townshlp 23 South. Range 29 East, run North $0 \circ 12$ '30" East, 180.0 feot along the West I Ine of sald NE $1 / 4$ of NW 1/4, thence North $89^{\circ} 34$ East, 60.32 feet thence North 79.34' East, 350.0 feet; thence North $0.1116^{\prime \prime}$ West, 421.61 feet to the Polint of Beglnning. Contlnue thence North $0^{\circ} 11^{\prime \prime} 6^{\prime \prime}$ West, 75.74 feet; thence North $26^{\circ} 26^{\prime}$ West, 450 feet; thence South $89^{\circ} 38^{\circ}$ West, 199.05 feet to a polnt on the West I Ine of the aforesald NE $1 / 4$ of NW 1/4; thence North $0^{\circ} 12^{\prime} 30^{\prime \prime}$ East, 183 feet to the NW corner thereof; thence. North $89^{\circ} 38^{\prime}$ Eost, 1331.17 feet to the NE corner of sold NE $1 / 4$ of NW.I/4; thence South $0017^{\prime}$ West, along the West IIne thereof 663 feet; thence South $89^{\circ} 38^{\circ}$ West, 928.94 feet to the Polnt of Beglnning. Less the North 33 feet for Holden Avenue; and the East 30 feet for Rlo Grande Avenue. Orange County, Florldo."

Sold property belng the same lands as descrlbed in Offlclal Records Book 5336, Poge 4199 of the Public Records of Oronge County, Florlda.)
descrlbed as follows:
Commence at a P-k nall and alsk stamped "RLS 1304" marking the Northeost corner of the Northwest $1 / 4$ of Section 15, Township 23 South, Ronge 29 Eost, Orange County, Florlda, sald polint belng on the Centerline of Survey of Holden Avenue as shown on Oronge County RIght of Woy Mop, County Project CIP 3045; thence run South 89.18.01" West along the North line of sald Northwest $1 / 4$ and sald Centerline of Survey of Holden Avenue a distance of 1331.33 feet to o.polnt on the Eost llne of the Northwest I/4 of sald Northwest 1/4, thence departling sold North Ilne and sald Centerlline of Survey run South $00^{\circ} 11 / 01^{\prime \prime}$ East along sald East IIne a distance of 60.50 feet, thence deporting sold East IIne run North 89018'01"East a distance of 24.66 feet; thence run South $00^{\circ} 41^{\prime 5} 59^{\prime 2}$ East a distance of 5.00 feet; thence run North $89^{\circ} 18^{\circ} 01$ " East a dlstance of 20.00 feets thence run North $00^{\circ} 41^{\prime} 59^{\prime \prime}$ West a distance of 7.00 feet; thence run North $89^{\circ} 18^{\prime} 01 "$ East a distance of 115.00 feet for o Polnt of Beglinning; thence contlnue North $89^{\circ} 18^{\prime} 01 "$ East a dlstance of 135.00 feet; thence run North $00^{\circ} 41^{\prime \prime} 59 "$ West a alstance of 5.00 feet; thence run South $89^{\circ} / 8^{\circ} 01^{\prime \prime}$ West a distance of 135.00 feet; thence run South 00.41'59"Eost a alstance of 5,00 feet to the Polnt of Beginning.

Contalning 675 squore feet, more or less.

THIS IS NOT A BOUNDARY SURVEY


| 201 South Bumby Avenue, Oriondo, Florlda 32803 (407) 896-33/7. |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: |
| PROJECT NAME: HOLDEN AVENUE |  |  |  |  |  |
| DRAWN BY: C. LEFTAKIS | DATE: | 8/7/07 | SCALE: | $N / A$ |  |
| CHECKED BY: J. CAHPBELL | OATE: | 8/71/07 | LEE JOB NO. ${ }^{\text {d }}$ | 02076.10 |  |
| SEC. 15, TWP, 23 S., RGE. 29 E. | REVISE | 7/25/13 | SHEET 1 | OF | 3 |

## SKETCH OF DESCRIPTION

PARCEL No.: $8011 B$
THIS IS NOT A BOUNDARY SURVEY


SKETCH OF DESCRIPTION
PARCEL No.: BOIIB

## THIS IS NOT A BOUNDARY SURVEY

GENERAL NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. bEARINGS AS SHOHN HEREON ARE BASED ON THE NORTH LINE OF THE N.E. I/4 OF SECTION 16. TOWNSHIP 23 SOUTH. RANGE 29 EAST, ORANGE COUNTY, FLORIDA, AS BEING N. 89035 ${ }^{\circ} 29^{\circ}{ }^{\circ}$.. AS SHOHN ON RIGHT OF WAY MAPS FOR HOLDEN AVENUE, ORANGE COUNTY PROJECT NO. CIP 3045.
3. total area of the herein described parcel is 675 sQuare feet, more or less.
4. SEE SHEET I FOR LEGAL DESCRIPTION:

SEE SHEET 2 FOR PARCEL SKETCH.
5. SEE RIGHT OF WAY MAP SHEET 5 OF 13 FOR THIS PARCEL.

LEGEND:

| 4 | CENTĖRLINE | $P C$ | POINT OF CURVATURE |
| :---: | :---: | :---: | :---: |
| $\triangle$ | DELTA (CENTRAL ANGLE) | PG(S). | PAGE(S) |
| $c$ | CHORD DISTANCE | PI | POINT OF INTERSECTION |
| CB | CHORD BEARING | PT. | POINT OF TANCENCY |
| C.M. | CONCRETE MONUMENT | P.S.M. | PROFESSIONAL SURVEYOR AND MAPPER |
| D | DEGREE OF CURVE | $R$ | RADIUS |
| EXIST. | EXISTING | (R) | RADIAL |
| FND. | FOUND | RGE. | RANGE |
| 10. | IDENTIFICATION | $R T$. | RICHT |
| $L$ | LENGTH | R/W | RICHT OF HAY |
| LB | LICENSED BUSINESS | SEC. | SECTIQN |
| $L T$. | LEFT | STA. | STATION |
| O.R.B. | OFFICIAL RECORDS BOOK | $T$ | TANGENT |
| P.B. | PLAT BOOK | TWP. | TOMNSHIP |


| DRAWN BY: C. LEFTAKIS | DATE: | 8/7107 | REVISED: | 4/25/13 | SCALE: | N/A |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| CHECKED BY: J. CAMPAELL | DATE: | $8 / 107$ | LET JOB No. 1 | 02076.10 | SHEET | 3 OF 3 |



Contolning 1,721 square feet, more or less.



# SKETCH OF DESCRIPTION 

PARCEL No.: TOIIA

## THIS IS NOT A BOUNDARY SURVEY

GENERAL NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARINGS AS SHOWN hEREON ARE BASED ON THE NORTH LINE OF THE N.E. $1 / 4$ OF SECTION 16, TOWNSHIP 23 SOUTH. RANGE 29 EAST. ORANGE COUNTY. FLORIDA, AS BEING N. 89035'29 ${ }^{\circ} E$. . AS SHOWN ON RIGHT OF WAY MAPS FOR HOLDEN AVENUE, ORANGE COUNTY. PROJECT NO. CIP 3045.
3. TOTAL area of the herein described parcel is l,72I souare feet, more or less.
4. SEE SHEET I FOR LEGAL DESCRIPTION:

SEE SHEET 2 FOR PARCEL SKETCH.
5. SEE RIGHT OF WAY MAP SHEETS 5 AND 6 OF 13 FOR THIS PARCEL.

LEGEND:

| 4 | CENTERL INE | PC | POINT OF CURVATURE |
| :---: | :---: | :---: | :---: |
| $\Delta$ | DELTA (CENTRAL ANGLE) | PG(S). | PAGE(S) |
| $C$ | CḢORD DISTANCE | PI | POINT OF INTERSECTION |
| $C B$ | CHORD EEARING | PT | POINT OF TANGENCY |
| C.M. | CONCRETE MONUMENT | P.S.M. | PRÖFESSJONAL SURVEYOR AND MAPPER |
| D | degree of curve | $R$ | RADIUS |
| EXIST. | EXISTING | (R) | RADIAL |
| FND. | FOUND | RGE. | RANGE |
| 10. | IOENTIFICATION | (. RT. | RIGHT |
| $L$ | LENGTH | R/W | - AIGHT OF way |
| LB | LICENSED BUSINESS | SEC. | SECTION |
| $\angle T$. | LEFT | STA. | STATION |
| O.R.B. | OFFICIAL RECORDS BOOK | $T$ | TANGENT |
| P.B. | PLAT BOOK | TWP. | TOWNSHIP |


| ORAWN BY: C. LEFTAKIS | DATE | 8/7107 | REVISED: | SCALE: | N/A |
| :---: | :---: | :---: | :---: | :---: | :---: |
| CHECKED BY: J. CAMPBELL | DATE: | $8 / 7107$ | LEIJOB NO.: O2076.10 | SHEET | 3053 |

# SCHEDULE " $A$ " <br> PARCEL No.: 8OIIC <br> ESTATE: PERPETUAL EASEMENT <br> PURPOSE: DRAINAGE <br> <br> DESCRIPTION: 

 <br> <br> DESCRIPTION:}
That part of:
"From the Southwest corner of NE $1 / 4$ of NW $1 / 4$ Sectlon 15, Townshlp 23
South, Range 29 East, run North $0^{\circ} 12^{\circ} 30^{\prime \prime}$ East, 180.0 feet along the West
I Ine of sala NE $1 / 4$ of NW $1 / 4$, thence North $89^{\circ} 34$ East, 60.32 feet thence
North $79^{\circ} 34^{\prime}$ East, 350.0 feet: thence North $0^{\circ} 11^{\prime \prime} / 6^{\prime \prime}$ West, 421.61 feet to
the Polnt of Beginning. Continue thence North $0.11 .16^{\prime \prime}$ West, 75.74 feet;
thence North $26^{\circ} 26^{\circ}$ West, 450 feet; thence South $89^{\circ} 38^{\circ}$ West, 199.05 feet
to a point on the West IIne of the aforesald NE $1 / 4$ of NW $1 / 4$; thence North
$0^{\circ} 12^{\circ} 30^{\prime \prime}$ East. 183 feet to the NW corner thereofi thence North $89^{\circ} 38^{\circ}$
East. 1331. 17 feet to the NE corner of sald NE $1 / 4$ of NW $1 / 4$ : thence South
$0^{\circ} 17^{\circ}$ West, along the West IIne thereof $663^{\text {feet; }}$ thence South $89^{\circ} 38^{\circ}$ West.
928.94 feet to the Polnt of Beginning. Less the North 33 feet for Holden
Avenue; ond the East 30 feet for Rlo Grande Avenue, Oronge County,
Florido. "
(Sold property belng the some lands as descrlbed in Offlclal Records Book
5336. Page 4199 of the Publlc Records of Orange County, Florlda.
described as follows:
Commence at a P-K nall and disk stamped "RLS $1304 *$ morking the Northeast corner of the Northwest $1 / 4$ of Section 15. Township 23 South. Ronge 29 East, Orange County, florlda, sold polnt being on the Centerline of Survey of Holden Avenue as shown on Orange County RIght of Way Mop, County Project CIP 3045; thence run South 89018.01" West along the North line of sold Northwest $1 / 4$ and sald Centerline of Survey of Holden Avenue a distance of 30.00 feet to a polnt on the Northerly projection of the West right of way line of RIo Grande Avenue as shown on sala RIght of Way Map; thence deporting sald North IIne and said Centerline of Survey run South 00\%10'12" East along sald Northerly projection a distance of 33.00 feet to the Intersection of sald West right of way IIne of Rlo Grande Avenue with the South right of way Iline of sold Holden Avenue os shown on sold Right of Woy Mop: thence continue South $00^{\circ} 10^{\prime \prime \prime \prime}$ EOst along sald West right of way IIne of Rio Gronde Avenue a alstance of 38.00 feet; thence departing sala West right of way line of Rio Grande Avenue run North 53013.59 " West a distonce of 47.16 feet to the beglnning of a non-tangent curve concave Northerly having a radius of 5771.40 feet and a chord bearling of South $87^{\circ} 35^{\circ} 36^{\prime \prime}$ West: thence from a tangent bearing of South 86\%/4'52" West, run Westerly along the arc of sald curve through a central angle of $02^{\circ} 41^{\prime \prime} 28^{\prime \prime}$ a distance of 271.08 feet for a Polnt of Beginnling; thence deporting sald curve run South 00057'43" East a distance of 5.00 feet; thence run South 89"39.'32" West a distance of 20.00 feet; thence run North $00.47^{\prime \prime} 43 "$ West a dlstance of 5.00 feet to. a point on a curve concave Northerly having a radius of 5771.40 feet and a chord bearing of North $89^{\circ} 02^{\prime 1} 17^{\prime \prime}$ East; thence run Easterly along the arc of sald curve through a central angle of $00^{\circ} 11^{\circ} 55^{\prime \prime}$ a alstance of 20.00 feet to the Polnt of Beginning.

Contalning 100 square feet, more or less.

SEC. 10, TWP. 23 S., RGE. 29 E.

## SKETCH OF DESCRIPTION

PARCEL No.: 8OIIC
THIS IS NOT A BOUNDARY SURVEY



# SKETCH OF DESCRIPTION <br> PARCEL NO.: 8OIIC <br> THIS IS NOT A BOUNDARY SURVEY 

GENERAL NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARINGS AS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE N.E. $1 / 4$ OF SECTION IG, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, AS BEING N. 8903 $5^{\prime} 29^{\circ} \mathrm{E}_{\mathrm{I}}$. AS SHOWN ON RIGHT OF WAY MAPS FOR HOLDEN AVENUE, ORANGE COUNTY PROJECT No. CIP 3045.
3. total area of the herein described parcel is 100 square feet, more or less.
4. SEE SHEET I FOR LEGAL DESCRIPTION:

SEE SHEET 2 FOR PARCEL SKETCH.
5. SEE RIGHT OF WAY MAP SHEETS 5 AND 6 OF 13 FOR THIS PARCEL.

## LEGEND:

| $\varepsilon$ | CENTERLINE | $P{ }^{\text {P }}$ | POINT OF CURVATURE |
| :---: | :---: | :---: | :---: |
| $\Delta$ | DELTA (CENTRAL ANGLE) | PGIS). | PAGE(S) |
| $c$ | CHORD DISTANCE | PI | POINT OF INTERSECTION |
| $C B$ | CHORD EEARING | PT | POINT OF TANGENCY |
| C.M. | CONCRETE MONUMENT | P.S.M. | PROFESSIONAL SURVEYOR AND MAPPER |
| D | DEGREE OF CURVE | $R$ | RADIUS |
| EXIST. | EXISTING | (R) | RADIAL |
| FND. | FOUND | RGE. | RANGE |
| 10. | IDENTIFICATION | $R T$. | RIGHT |
| $L$ | LENGTH | $R / W$ | RIGHT OF WAY |
| LB | LICENSED BUSINESS | SEC. | SECTION |
| $L T$. | LEFT | STA. | STATION |
| O.R.B. | OFFICIAL RECORDS BOOK | $T$. | TANGENT |
| P.B. | PLAT BOOK | TWP. | TOWNSHIP |

## SCHEDULE "A"

PARCEL No:: 7OIIB
ESTATE: TEMPORARY EASEMENT
PURPOSE: TEMPORARY CONSTRUCTION

## DESCRIPTION:

That port of:
"From the Southwest corner of NE $1 / 4$ of NW $1 / 4$ Section 15, Township 23 South, Range 29 East, run North $0^{\circ} 12^{\prime} 30^{\prime \prime}$ East, 180.0 feet along the West Ilne of sald NE $1 / 4$ of NW I/4, thence North 89034 Eost, 60.32 feet thence North $79^{\circ} 34^{\circ}$ East, 350.0 feet; thence North $0.11 / 16^{\prime \prime}$ West. 421.61 feet to the Point of Beglnning. Contlnue thence North $0^{\circ} 11{ }^{\prime \prime} 16^{\prime \prime}$ West, 75.74 feet: thence North $26^{\circ} 26^{\prime}$. West, 450 feet; thence South $899^{\circ} 38^{\prime}$ West, 199.05 feet to a polnt on the West line of the aforesald NE $1 / 4$ of NW I/4; thence North $0^{\circ} 12^{\circ} 30^{\prime \prime}$ East. 183 feet to the NW corner thereof; thence North 89.38. Eost. 1331. 17 feet to the NE corner of sold NE 1/4 of NW 1/4; thence South $0017^{\circ}$ West, along the West line thereof 663 feet; thence South $89 \circ 38^{\circ}$ West, 928.94 feet to the Point of Beglnning. Less the North 33 feet for Holden Avenue; and the East 30 feet for Rio Grande Avenue, Oronge County, Florlda."
iSald property belng the same lands as described in Offlcial Records Book 5336, Page 4199 of the Publlc Records of Orange County, Florlda.
descrlbed os follows:
Commence at a P-K nail and alsk stamped wrls /304" marking the Northeast corner of the Northwest $1 / 4$ of Section 15, Townshlp 23 South, Ronge 29 Eost. Oronge County, Florlda, sald polnt being on the Centerline of Survey of Holden Avenue as shown. on Oronge County RIght of Woy Mop, County Project CIP 3045; thence run South $89^{\circ} 18^{\circ} 01^{\prime \prime}$ West along the North llne of sald Northwest $1 / 4$ and sold Centerline of Survey of Holden Avenue a alstance of 30.00 feet to a polint on the Northerly projection of the West right of woy IIne of Rlo Grande Avenue os shown on sold Right of Woy Mop; thence deportling sald North line and sald Centeriline of Survey run South 00010.12" East along sald Northerly projection a alstance of 33.00 feet to the intersection of said West rlght of way I Ine of Rio Grande Avenue with the South rlght of way Ilne of sald holden Avenue as shown on sala RIght of Woy Mop; thence contlnue South $00^{\circ} 10^{\circ} 12^{*}$ East along sald West right of way IIne of Rla Grande Avenue o alstance of 106.87 feet for a Point of Beglnning; thence continue South 00"10'12" East along sald West rlght of way Ilne a distance of 49.00 feet, thence deporting sold West rlght of woy Itne run South $89^{\circ} 49^{\circ} 48^{\prime \prime}$ West a alstance of 16.75 feet; thence run North $00^{\circ} 10^{\circ} 12^{\prime \prime}$ West a alstance of 49.00 feet; thence run North $89^{\circ} 49^{\circ} 48^{\prime \prime}$ East a alstance of 16.75 feet to the Polnt of Beglaning.

Containing 821 squore feet, more or less.


## SKETCH OF DESCRIPTION

PARCEL No.: 70IIB
THIS IS NOT A BOUNDARY SURVEY


## SKETCH OF DESCRIPTION

PARCEL No.: 7OIIB
THIS IS NOT A BOUNDARY SURVEY

GENERAL NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARINGS AS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE N.E. $1 / 4$ OF SECTION I6, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIOA, AS EEING N. 89035.29 ${ }^{\circ} E$. . AS SHOWN ON RIGHT OF WAY MAPS FOR HOLDEN AVENUE, ORANGE COUNTY PROJECT NO. CIP 3045.
3. total area of the herein described parcel is 82I square feet, more or less.
4. SEE SHEET I FOR LEGAL DESCRIPTION;

SEE SHEET 2 FOR PARCEL SKETCH.
5. SEE RIGHT OF WAY MAP SHEETS 5 AND 6 OF 13 FOR THIS PARCEL.

## LEGEND:

| $\underline{C}$ | CENTERLINE | PC | POINT OF CURVATURE |
| :---: | :---: | :---: | :---: |
| $\Delta$ | DELTA (CENTRAL ANGLE) | PGCS). | PAGE(S) |
| $C$ | CHORD DISTANCE | PI | POINT OF INTERSECTION |
| CB | CHORD BEARING | $P T$ | POINT OF TANGENCY |
| C. M. | CONCRETE MONUMENT | P.S.M. | PROFESSIONAL SURVEYOR AND MAPPER |
| D | DEGREE OF CURVE | $R$ | RADIUS |
| EXIST. | EXISTING | (R) | RADIAL |
| FND. | FOUND | RGE. | RANGE |
| ID. | IDENTIFICATION | $R T$. | RIGHT |
| $L$ | LENGTH | R/W | RIGHT OF WAY |
| LB | LICENSED BUSINESS | SEC. | SECTION |
| $L T$. | LEFT | STA. | STATION |
| O.R.B. | OFFICIAL RECORDS BOOK | $T$ | TANGENT |
| P.B. | PLAT BOOK | TWP. | TOWNSHIP |


| DRAWN BY: C. LEFTAKIS | DATE: $8 / 1 / 07$ | REVISED: | SCALE: | N/A |
| :--- | :--- | :--- | :--- | :--- | :--- |
| CHECKED BY: J. CAMPBELL | DATE: | B/IMO7 | LEI JOB NO.: O2O76. 10 | SHEET 3 OF 3 |

## SCHEDULE "B"

## HOLDEN AVENUE PARGEL 7011B

## TEMPORARY CONSTRUCTION EASEMENT

Parcel $7011 B$ is being acquired as a temporary non-exclusive easement with full authority to enter upon the lands described in attached Schedule " $A$ " for the purpose of constructing, tying in and harmonizing the driveway with the adjacent roadway. At all times during construction the GRANTEE will maintain access to the GRANTOR'S remaining lands.

After the construction on the Parcel is completed the GRANTEE shall restore the Parcel to a condition as good as or better than the one existing before being disturbed by the GRANTEE.

This easement shall expire upon the completion of the construction on the project adjacent to the lands described in attached Schedule " $A$ " or after seven (7) years, whichéver occurs first.

# SCHEDULE " $A$ " <br> PARCEL No.: 7OIIC <br> ESTATE: TEMPORARY EASEMENT <br> PURPOSE: TEMPORARY CONSTRUCTION 

## DESCRIPTION:

That part of:
"From the Southwest corner of NE $1 / 4$ of NW $1 / 4$ Section 15. Township 23 South, Range 29 East, run North $0^{\circ} 12^{\prime} 30^{\prime \prime}$ East, 180.0 feet along the West IIne of sola NE $1 / 4$ of NW $1 / 4$, thence North $89^{\circ} 34^{\prime}$ East, 60.32 feet thence North $79^{\circ} 34^{\prime}$ Eost, 350.0 feet, thence North $0^{\circ} 11$ '16" West, 421.61 feet to the Point of Beglnnlng. Continue thence North $0^{\circ} 11^{\prime \prime} 16^{\prime \prime}$ West. 75.74 feet; thence North $26^{\circ} 26^{\circ}$ West, 450 feet; thence South $89^{\circ} 38^{\circ}$ West, 199.05 feet to a polnt on the West Iline of the aforesala NE I 14 of NW $1 / 4$; thence North $0^{\circ} 12^{\circ} 30^{\prime \prime}$ Eost. 183 feet to the NW corner thereof; thence North $89^{\circ} 38^{\circ}$ East, 1331.17 feet to the NE corner of sold NE $1 / 4$ of NW $1 / 4$; thence South $0017^{\circ}$ West, along the West IIne thereof 663 feet: thence South $89^{\circ} 3^{\circ}$ ? West, 928.94 feet to the Point of Beglnnlng. Less the North 33 feet for Holden Avenue; and the East 30 feet for Rlo Grande Avenue, Oronge County, Florldo."
(Sald property belng the some lands as described in Official Records Book 5336, Page 4199 of the Publlc Records of Oronge County, Florlda. 1
described as follows:
Commence ot a P-k naill and disk stamped "RLS 1304" morklng the Northeast corner of the Northwest $1 / 4$ of Section 15. Township 23 South. Range 29 Eost, Orange County, Florlda, sold polnt beling on the Centerline of Survey of Holden Avenue as shown on Orange County Rlght of Way Map, County Project CIP 3045; thence run South $89^{\circ} 18^{\prime \prime} 01 "$ West along the North llne of sald Northwest. I/4 and said Centerline of Survey of Holden Avenue a distance of 30.00 feet to a polnt on the Northerly projection of the West right of way line of Rio Grande Avenue as shown on sold RIght of Way Mop; thence departing sald North Iline and sald Centerline of Survey run South $00^{\circ} 10^{\circ} 12^{\circ}$ East along sala Northerly projection a distance of 33.00 feet to the intersection of sald West right of way Ilne of Rlo Grande Avenue with the South lline of said Holden Avenue as shown on sald Right of Way Map; thence continue South $00^{\circ} 10^{\prime \prime} 12^{\prime \prime}$ East along sold West right of way Iline of Rlo Grande Avenue a distance of 38.00 feet; thence departing sold West right of way Ilne of Rlo Grande Avenue run North $53^{\circ} / 3^{\prime 2} 59^{\prime \prime}$ West a distance of.47.16 feet to the beginning of a non-tangent curve concove Northerly having a rodius of 5771.40 feet and a chord bearling of South $87^{\circ} 46^{\circ} 27^{\prime \prime}$. Wests thence from a tangent bearing of South 86.14 $52^{\prime \prime}$ West, run Westerly along the arc of sald curve through a central angle of $03^{\circ} 03^{\prime 0} 09^{\prime \prime}$ a alistance of 307.48 feet to the polnt of tangency; thence run South $89 \% 18^{\circ} 01$ "West porallel with the oforesold Centerline of Survey of Holden Avenue a dlstance of 56.79 feet; thence run South 00.41'59" Eost a distonce of 3.00 feet for a Point of Beginning; thence continue South 00.41'59" Eost a distance of 5.00 feet: thence run South $89^{\circ} 18^{\prime}$ Ol"" West parallel wlth the aforesald Centerline of Survey of Holden Avenue a dlstance of 605.00 feeti thence run North 00.41'59" West a alstance of 5.00 feet; thence run North $89^{\circ} 18^{\circ} 01^{\prime \prime}$ East parallel with the aforesald Centerline of Survey of Holden Avenue a distance of 295.00 feet: thence run South $00^{\circ} 41^{\prime \prime} 55^{\prime \prime}$. East a distonce of 2.00 feet; thence run North $89^{\circ} 18^{\prime} 01 " E a s t$ a distance of 100.00 feet; thence run North $00^{\circ} 41^{\prime \prime} 59^{\prime \prime}$ West a distance of 2.00 feet; thence run North $89^{\circ} 18^{\circ} 01$ "East a dlstance of 210.00 feet to the Point of Beginning.

Contolning 2.825 squore feet, more or less.

THIS IS NOT A BOUNDARY SURVEY


Consultion Engineers . Survevors
201 South Bumby Avenue, Orlando, Florldo 32803 (407) 896-3317

| holden avenue |  |  |  |
| :---: | :---: | :---: | :---: |
| DRAWN BY: J. CAUPBELL | DATE: 4/25/IS | SCALE: | /A |
| CHECKED 日Y: J. CAUPEELL | DATE: 4/25/13 | LEIJOB No: | 02076.10 |
| SEC. 15, TWP. 23 S., RGE. 29 E. | REVISED: $6 / 24 / 13$ | SHEET 1 | OF 4 |

## SKETCH OF DESCRIPTION

PARCEL No.: 7OIIC
THIS IS NOT A BOUNDARY SURVEY


## SKETCH OF DESCRIPTION

PARCEL No.: JOIIC
THIS IS NOT A BOUNDARY SURVEY


## SKETCH OF DESCRIPTION

PARCEL No.: 7OIIC
THIS IS NOT A BOUNDARY SURVEY

GENERAL NOTES:

1. THIS IS NOT A bOUNDARY SURVEY.
2. BEARINGS AS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE N.E. I/4 OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, AS BEING N. 89035'29. m . . AS SHOHN ON RIGHT OF WAY MAPS FOR HOLDEN AVENUE, ORANGE COUNTY PROJECT NO. CJP 3045.
3. TOTAL AREA OF THE HEREIN OESCRIBED PARCEL IS 2,825 SOUARE FEET, MORE OR LESS.
4. SEE SHEET I FOR LEGAL DESCRIPTION;

SEE SHEETS 2 THROUGH 3 FOR PARCEL SKETCH.
5. SEE RIGHT OF WAY MAP SHEETS 5 AND 6 FOR THIS PARCEL.

## LEGEND:

| £ | CENTERL INE |
| :--- | :--- |
| $\triangle$ | DELTA (CENTRAL ANGLE) |
| $C$ | CHORD DISTANCE |
| $C B$ | CHORD BEARING |
| C.M. | CONCRETE MONUMENT. |
| $D$ | DEGREE OF CURVE |
| EXIST. | EXISTING |
| FND. | FOUND |
| ID. | IDENTIFICATION |
| L | LENGTH |
| LB. | LICENSED BUSINESS |
| LT. | LEFT |
| O.R.B. | OFFICIAL RECORDS BOOK |
| P.B. | PLAT BOOK |


| PC | POINT OF CURVATURE |
| :--- | :--- |
| PGISJ. | PAGE (S) |
| PI | POINT OF INTERSECTION |
| PT | POINT OF TANGENCY |
| P.S.M. | PROFESSIONAL SURVEYOR AND MAPPER |
| R | RADIUS |
| (R) | RADIAL |
| RGE. | RANGE |
| RT. | RIGHT |
| RIW | RIGHT OF WAY |
| SEC. | SECTION |
| STA. |  |
| $T$ | STATION |
| TWP. | TANGENT |
|  | TOWNSHIP |

(John Young Parkway to Orange Blossom Trail)
This document has been executed and delivered under threat of condemnation and in settlement of condemnation proceedings affecting the property described herein. This document is immune from documentary stamp tax. See Florida Department of Revenue $\mathbf{v}$. Orange County, 620 So. 2d 991, 18 FLW S336 (Fla. 1993).

## SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, Made and executed the 20th day of November, A.D. 2015, by Chowder Apartments LP, a Florida limited partnership, whose address is 4700 South Rio Grande Avenue, Orlando, Florida, 32839, hereinafter called the GRANTOR, to 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, hereinafter called the GRANTEE.

WITNESSETH: That the GRANTOR, for and in consideration of the sum of $\$ 2,078,120.00$ and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto the GRANTEE, all that certain land situate in Orange County, Florida:

## SEE ATTACHED SCHEDULE "A"

## Property Appraiser's Parcel Identification Number:

## a portion of

## 15-23-29-0000-00058

TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.
AND the GRANTOR hereby covenants with said GRANTEE that GRANTOR is lawfully seized of said land in fee simple; that GRANTOR has good right and lawful authority to sell and convey said land; that GRANTOR hereby will warrant specially the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under GRANTOR.

Instrument: 1011.1
Project: Holden Avenue RCA (John Young Parkway to Orange Blossom Trail)

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

Signed, sealed and delivered in the presence of:


Witness


Printed Name


Kathleen M. James
Printed Name

Chowder Apartments LP, a Florida limited partnership

BY: Chowder Manager LLC, a Florida limited liability company, its general partner


Title: $\qquad$
(Signature of TWO witnesses required by Florida law)

## STATE OF New Jersey COUNTY OF Morris

I HEREBY CERTIFY that on this day, before me, personally appeared Joseph I Kazarnorsky as Authorized Person of Chowder Manager LLC, a Florida limited liability company, general partner of Chowder Apartments LP, a Florida limited partnership, to me known to be, or who has produced Personally known as identification, the individual and officer described in and who executed the foregoing conveyance and acknowledged the execution thereof to be Wisher free act and deed as such officer thereunto duly authorized, and the said conveyance is the act and deed of said limited partnership.

Witness my hand and official seal this $20^{\text {th }}$ day of November , 2015.
(Notary Seal)


## This instrument prepared by:

Virginia G. Williams, a staff employee in the course of duty with the Real Estate Management Division of Orange County, Florida

# SCHEDULE "A" <br> PARCEL No.: IOII <br> ESTATE: FEE SIMPLE PURPOSE: ROAD RIGHT OF WAY <br> DESCRIPTION: 

That part of:
"From the Southwest corner of NE $1 / 4$ of NW 1/4 Sectlon 15, Township 23 South, Range 29 East, run North $0^{\circ} 12^{\prime} 30^{\prime \prime}$ Eost, 180.0 feet along the West line of sold NE $1 / 4$ of NW 1/4, thence North 89.034 East, 60.32 feet thence North 79034' Eost, 350.0 feet; thence North $0^{\circ} 11^{\prime} 16^{\circ "}$ West. 421.61 feet to the Point of Beginning. Continue thence North $0^{\circ} 111^{\prime} 16^{\prime \prime}$ West, 75.74 feet; thence North $26^{\circ} 26^{\prime}$ West, 450 feet; thence South $89^{\circ} 38^{\circ}$ West, 199.05 feet. to a point on the West line of the oforesald NE I/4 of NW I/4, thence North $0^{\circ} 12^{\prime} 30^{\prime \prime}$ East, 183 feet to the NW corner thereof, thence North $89^{\circ} 38^{\circ}$ Eost, 1331.17. feet to the NE corner of sola NE I/4 of NW 1/4; thence South $0.17^{\prime}$ West, along the West lline thereof 663 feet; thence South $89^{\circ} 38^{\circ}$ West; 928.94 feet to the Polnt of Beglniling. Less the North 33 feet for Holden Avenue; and the Eost 30 feet for Rlo Grande Avenue, Orange County, florida."
(Sala property belng the some lands os descrlbed in Official Records Book 5336, Poge 4199 of the Public Records of Orange County, Florlda. .
described os follows:
Commence at a P-K noll and dlsk stomped "RLS 1304 " marking the Northeast corner of the Northwest $1 / 4$ of Sectlon 15, Townshlp 23 South. Range 29 East, Orange County, Florlda. sald polnt beling on the Centerline of Survay of Hoiden avenue as shown on Orange County Rlght of Way Mop, County Project ClP 3045; thence run South 89.18.01"West along the North line of said Northwest $1 / 4$ and said Centerlline of Survey of Holden Avenue a alstance of 30.00 feet to a polnt on the Northerly prolectlon of the West rlght of way lline of RIO Gronde Avenue as shown on sald Right of Way Map; thence departing sald North IIne ond sold Centerline of Survey run South $00^{\circ} 10^{\prime} 12 "$ East along sald Northerly projection a alstance of 33.00 feet to the Intersection of sald West right of way I Ine of Rlo Grande Avenue with the South line of sald Holden Avenue os shown on sold Right of Woy Mop for o Poilnt of Beginning; thence continue South $00^{\circ} 10^{\prime \prime} 12^{\prime \prime}$ East along sald West right of way Ilne of Rlo Grande Avenue a distance of 38.00 feet; thence departing sald West right of way line of R1:0 Grande Avenue run North $53^{\circ} 13^{\circ} 59^{\prime \prime}$ West a distonce of 47.16 feet to the begimning of a nontangent curve concave Northerly haying a radlus of 5771.40 feet and a chord bearing of South 87046.27" West, thence from a tongent bearling of South $86^{\circ} / 4^{\prime} 52^{\prime \prime}$ West, run Westerly olong the orc of sald curve through a central angle of $03^{\circ} 03^{\prime \prime} 09^{\prime \prime}$ a distance of 307.48 feet to the polint of tongency; thence departing sald curve run South 89.18.01" West parallel with the aforesald South right of way line of Holden Avenue o distance of 56.79 feet, thence run South $00^{\circ} 41^{\prime} 59^{\prime \prime}$ West a alstance of 3.00 feet; thence run South $89^{\circ} 18^{\circ} 01$ "West parallel with the oforesald Centerline of Survey a alstance of 210.00 feets thence run South $00^{\circ} 41^{\circ} 59^{\prime \prime}$ East a distonce of 2.00 feet; thence run South $89^{\circ} 18^{\circ} 01$ " West a distance of 100.00 feet; thence run North $00^{\circ} 41^{\prime} 59^{\prime \prime}$ West a distance of 2.00 feets. thence run South $89^{\circ} 18^{\circ} 01$ "West 0 alstance of 430.00 feet; thence run North $00^{\circ} 41^{\prime 2} 59^{\prime \prime}$ West a distance of 3.00 feet; thence run South $89^{\circ} 18^{\circ} \mathrm{O} 1^{\prime \prime}$ West parallel with the aforesald Centerllne of Survey - distance of 159.57 feet to a polnt on the East line of the Northwest $1 / 4$ of the Northwest $1 / 4$ of aforesala Section 15. Townshlp 23 South, Ronge 29 East; therice run North $00^{\circ} 13^{\prime} 13^{\prime \prime}$ West along sold East IIne a alstance of 17.50 feet to the oforesald South right of way I ine of Holden Avenue; thence deporting sald Eost IIne run North $89^{\circ} 18^{\prime} 01^{\prime \prime}$ East along sold South right of woy Ilne of Holden Avenue o distance of 1301.32 feet to the Point of Beginning.

Conitaining 0.564 acres, more or less. THIS IS NOT A BOUNDARY SURVEY

LOCHRANE ENGINEERIMGG


LOCHRANE
Consulting Englineers • Surveyors 201 South Bumby Avenue, Oriando, Florldo 32803 (407) 896-3317

| PROJECT NAME: | hOLDEN AVENUE |  |  |  |
| :---: | :---: | :---: | :---: | :---: |
| DRAWN EY: C. LEFTAKIS | DATE | 7/13/04 | SCALE: | N/A |
| CHECKED BY J. CAMPBELL | DATE: | 7/13104 | LE) JOB NO. 2 | 02076.10 |
|  |  |  |  | - |

SKETCH OF DESCRIPTION
PARCEL No.: IOII.
THIS IS NOT A BOUNDARY SURVEY

RGE. 29 E.


# SKETCH OF DESCRIPTION 

PARCEL No.: IOII
THIS IS NOT A BOUNDARY SURVEY

GENERAL NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. bearings as shown hereon are based on the north line of the n.e. $1 / 4$ of SECTION 16, TOWNSHIP 23 SOUTH. RANGE 29 EȦST, ORANGE COUNTY, FLORIDA, AS BEING N. 89³5.29 E., AS SHOWN ON RIGHT OF WAY MAPS FOR HOLDEN AVENUE, ORANGE COUNTY PROJECT No. CIP 3045.
3. total area of the herejn described parcel IS o.564 acres, more or less.
4. SEE SHEET I FOR LEGAL DESCRIPTION;

SEE SHEETS 2 THROUGH 3 FOR PARCEL SKETCH.
5. SEE RIGHT OF WAY MAP SHEETS 5 AND 6 OF 13 FOR THIS PARCEL.

## LEGEND:

| \& | CENTERLINE |
| :--- | :--- |
| $\triangle$ | DELTA (CENTRAL ANGLE) |
| $C$ | CHORD DISTANCE |
| CB | CHORD BEARING |
| C.M. | CONCRETE MONUMENT |
| $D$. | DEGREE OF CURVE |
| EXIST. | EXISTING |
| FND. | FOUND. |
| JD. | IDENTIFICATION |
| L | LENGTH |
| LB | LICENSED BUSINESS |
| LT. | LEFT |
| O.R.B. | OFFICIAL RECORDS BOOK |
| P.B. PLAT BOOK. |  |


| PC | POINT OF CURVATURE |
| :--- | :--- |
| PG(S). | PAGE (S) |
| Pl | POINT OF INTERSECTION |
| PT | POINT OF TANGENCY |
| P.S.M. | PROFESSIONAL SURVEYOR AND MAPPER |
| $R$ | RADIUS |
| (R) | RADIAL |
| RGE. | RANGE |
| RT. | RIGHT |
| R/W | RIGHT OF WAY |
| SEC. | SECTION |
| STA. | STATION |
| $T$ | TANGENT |
| TWP. | TOWNSHIP |

This document has been executed and delivered under threat of condemnation and in settlement of condemnation proceedings affecting the property described herein. This document is immune from documentary stamp tax. See Florida Department of Revenue $\mathbf{v}$. Orange County. 620 So. 2d 991, 18 FLW S336 (Fla. 1993).

## SLOPE AND FILL EASEMENT

THIS INDENTURE, made and executed the 20th day of November, A.D. 2015, by Chowder Apartments LP, a Florida limited partnership, whose address is 4700 South Rio Grande Avenue, Orlando, Florida, 32839, 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 $\$ 10,560.00$ 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 Slope and Fill Easement more particularly described 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

15-23-29-0000-00058

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 will warrant specially the easement being granted and will defend the same against the lawful claims of all persons claiming by, through or under GRANTOR.

Instrument: 8011.1
Project: Holden Avenue RCA (John Young Parkway to Orange Blossom Trail)

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

Signed, sealed and delivered in the presence of:


Printed Name


Kathleen M, James
Printed Name

Chowder Apartments LP, a Florida
limited partnership
BY: Chowder Manager LLC, a Florida limited liability company its general partner
BY: Sorted Nard: Joseph I.KAzaknousky
Title: $\qquad$
(Signature of TWO witnesses required by Florida law)
STATE OF New Jersey COUNTY OF Morris

I HEREBY CERTIFY that on this day, before me, personally appeared Joseph I Kazarnousky as Authorized Person of Chowder Manager LLC, a Florida limited liability company, general partner of Chowder Apartments LP, a Florida limited partnership, to me known to be, or who has produced Personally known as identification, and did (did not) take an oath, the individual and officer described in and who executed the foregoing conveyance and acknowledged the execution thereof to bechis/her free act and deed as such officer thereunto duly authorized, and the said conveyance is the act and deed of said limited partnership.

Witness my hand and official seal this $20^{\text {th }}$ day of November, 2015 .
(Notary Seal)

$\frac{\text { Tiffany S. Nichols }}{\text { Printed Notary Name }}$
This instrument prepared by:
Virginia G. Williams, a staff employee in the course of duty with the Real Estate Management Division of Orange County, Florida

Notary Public in and for the County and State aforesaid

My commission expires: $9-3-20$

# SCHEDULE " $\mathrm{A}^{\prime}$ <br> PARCEL No.: 8011 <br> ESTATE: PERPETUAL EASEMENT <br> PURPOSE: SLOPE AND FILL 

## DESCRIPTION:

That part of
"From the Southwest corner of NE $1 / 4$ of NW $1 / 4$ Sectlon 15. Township 23 South, Range 29 East, run North $0^{\circ} 12^{\prime} 30^{\prime \prime}$ East, 180.0 feet along the West line of soid NE $1 / 4$ of NW 1/4, thence North $89^{\circ} 34$ East, 60.32 feet thence North $79^{\circ} 34^{\circ}$ Eost. 350.0 feet; thence North $0^{\circ} 11^{\prime} 16^{\prime \prime}$ West, 42\%.61 feet to the Point of Beglnning. Continue thence North $0^{\circ} 1 / 16^{\prime \prime}$ West, 75.74 feet: thence North $26^{\circ} 26^{\circ}$ West, 450 feet; thence South $89^{\circ} 38^{\circ}$ West, 199.05 feet to a polnt on the West line of the oforesaid NE $1 / 4$ of NW $/ 1 / 4$; thence North $0^{\circ} 12^{\circ} 30^{\circ}$ East. 183 feet to the NW corner thereof; thence North 89.38. East, 1331.17 foet to the NE corner of sald NE $1 / 4$ of NW 1/4; thence South $0^{\circ} 17^{\prime}$ West, along. the West line thereaf 663 feet; thence South $89^{\circ} 38^{\circ}$ West. 928.94 feet to the Point of Beginnlng. Less the North 33 feet for Holden Avenue: and the East 30 feet for Rlo Grande Avenue. Oronge County. Florida."

Said property being the same lands as descrlbed In Offlcial Records Book 5336, Poge 4199 of the Public Records of Orange County, Florida.)
descrlbed os follows:


#### Abstract

Commence at a P-K noil and disk stamped "RLS 1304"marking the Northeast corner of the Northwest $1 / 4$ of Sectlon 15. Townshlp 23 South. Range 29 Eost, Orange County, Florlda, sald point being on the Centerlline of Survey of Holden Avenue as shown on Orange County RIght of Way Map, County Project CIP 3045; thence run South 89018.01" West along the North line of soid Northwest $1 / 4$ and sald Centerline of Survey of Holden Avenue a dlstance of 30.00 feet to a point on the Northerly projection of the West right of way IIne of Rio Gronde Avenue as shown on said Right of Way Map; thence deporting soid North line and said Centerlline of Survey run South 00\%10.12" East alang soid Northerly projection a distance of 33.00 feet to the intersection of said West right of woy line of Rio Grande Avenue with the South right of way IIne of sald Holden Avenue as shown on sald Right of Way Map; thence cont Inve South $00^{\circ} 10^{\prime} 12^{\prime \prime}$ East along sold West right of way Ilne o distance of 38.00 feet; thence departing said West right of way Ilne run North $53^{\circ 13.59 "}$ West a distance of 41.01 feet for a Point of Beglnning, sald polnt being the beginning of a non-tangent curve concove Northerly having a radius of 5775.40 feet and a chord Dearing of South 86"57'35" West: thence fram o tongent bearing of South $86^{\circ} 12^{\prime} 05^{\prime \prime}$ West, run Westerly along the arc of sald curve through a central angle of $01^{\circ} 3^{\circ} 00^{\prime \prime}$ a alstance of 152.89 feet to the end of sald curve; thence run North $02^{\circ} 16^{\circ} 55^{\sim}$ West a distance of 4.00 feet to a polnt on a curve concave Northerly and concentric with the aforesaid curve having a radius of 5771.40 feet and a chord bearling of North 86.58.59~East; thence from a tangent bearing of North $87^{\circ} 43^{\prime} 06^{*}$ East run Easterly along the arc of soid curve through a central angle of 01028'13" a distance of 148.11 feet to the end of sald curve; thence run South $53^{\circ} 13^{\prime 5} 9^{\prime \prime}$ East a distance of 6.15 feet to the Polnt of Beginning.


Containing 602 squore feet, more or less.

## THIS IS NOT A bOUNDARY SURVEY



| HMGMEME |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: |
| Consulting Engineers - Surveyors |  |  |  |  |
| PROJECT NAME: | holden avenue |  |  |  |
| DRAWN BY: C. LEFTAKIS | DATE: II/IO105 | SCALE: |  | /A |
| CHECKED EY: J. CAMPEELL | DATE: WIOTOS | LEI JOB | No. 1 | 02076.10 |
| SEC. 15, TWP. 23 S. . RGE. 29 E. | REVISED: $5 / 24 / 13$ | SHEET | 1 | OF |

## SKETCH OF DESCRIPTION

PARCEL No.: 80II
THIS IS NOT A BOUNDARY SURVEY


| CHECKED BY: J. CAMPBELL | DATE: | $1 / 10105$ | LEJ JOB No.: | 02076.10 | SHEET | 2 | 3 |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |

# SKETCH OF DESCRIPTION 

PARCEL No.: $80 \|$
THIS IS NOT A BOUNDARY SURVEY

GENERAL NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARINGS AS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE N.E. $1 / 4$ OF SECTION i6, TOWNSHIP 23 SOUTH, RANGE 29 EAST. ORANGE COUNTY, FLORIDA, AS BEING N. 89035'29E. AS SHONN ON RIGHT OF WAY MAPS FOR HOLDEN AVENUE, ORANGE COUNTY PROJECT NO. CJP 3045.
3. Total area of the herein described parcel is 602 souare feet, more or less.
4. SEE SHEET I FOR LEGAL DESCRIPTION;

SEE SHEET 2 FOR PARCEL SKETCH.
5. SEE RIGHT OF WAY MAP SHEETS 5 AND 6 OF 13 FOR THIS PARCEL.

LEGEND:

| \& | CENTERLINE |
| :--- | :--- |
| $\triangle$ | DELTA (CENTRAL ANGLEI |
| $C$ | CHORD DISTANCE |
| CB | CHORD BEARING |
| C.M. | CONCRETE MONUMENT. |
| D | DEGREE OF CURVE |
| EXIST. | EXISTING |
| FND. | FOUND |
| ID. | IDENTIFICATION |
| L | LENGTH |
| LB | LICENSED BUSINESS |
| LT. | LEFT |
| O.R.B. | OFFICIAL RECORDS BOOK |
| P.B. | PLAT BOOK |


| PC | POINT OF CURVA TURE |
| :--- | :--- |
| PG(S). | PAGEIS) |
| PI | POINT OF INTERSECTION |
| PT | POINT OF TANGENCY |
| P.S.M. | PROFESSIONAL SURVEYOR AND MAPPER |
| $R$ | RADIUS |
| (R) | RADIAL |
| RGE. | RANGE |
| RT. | RIGHT |
| RW | RIGHT OF WAY |
| SEC. | SECTION |
| STA. | STATION |
| $T$ | TANGENT |
| TWP. | TOWNSHIP |

DRAWN BY: C. LEFTAKIS $\quad$ DATE: HIIOIOS REVISED: 8/IOT

## SCHEDULE "B"

## HOLDEN AVENUE PARCEL 8011

## SLOPE AND FILL EASEMENT

Parcel 8011 is being acquired as a permanent non-exclusive easement for the purpose of insuring the structural integrity of the roadway facility adjacent to the granted easement. This easement is to allow the GRANTEE to maintain the elevation of the roadway facility, to GRANTEE's specifications, with full authority to enter upon, clear, grade, excavate and add or remove fill material to 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.

After the GRANTEE has completed construction of its roadway facility 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, adding fill material, ground lighting, metal fencing, 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.

Instrument: 8011A.1/8011C. 1
Project: Holden Avenue RCA
(John Young Parkway to Orange Blossom Trail)
This document has been executed and delivered under threat of condemnation and in settlement of condemnation proceedings affecting the property described herein. This document is immune from documentary stamp tax. See Florida Department of Revenue v. Orange County, 620 So. 2d 991, 18 FLW S336 (Fla. 1993).

## DRAINAGE EASEMENT

THIS INDENTURE, made and executed the 20th day of November, A.D. 2015, by Chowder Apartments LP, a Florida limited partnership, whose address is 4700 South Rio Grande Avenue, Orlando, Florida, 32839, 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 $\$ 16,720.00$ 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 Drainage Easement more particularly described 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
15-23-29-0000-00058

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 will warrant specially the easement being granted and will defend the same against the lawful claims of all persons claiming by, through or under GRANTOR.

Instrument: 8011A.1/8011C. 1
Project: Holden Avenue RCA (John Young Parkway to Orange Blossom Trail)

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

Signed, sealed and delivered in the presence of:


Witness


Kathleen M. James
Printed Name

Chowder Apartments LP, a Florida limited partnership

BY: Chowder Manager LLC, a Florida limited


Title: $\qquad$
(Signature of TWO witnesses required by Florida law)
STATE OF New Jersey COUNTY OF Morris

I HEREBY CERTIFY that on this day, before me, personally appeared Joseph I Kazarnousky as Authorized Person of Chowder Manager LLC, a Florida limited liability company, general partner of Chowder Apartments LP, a Florida limited partnership, to me known to be, or who has produced Personally known as identification, the individual and officer described in and who executed the foregoing conveyance and acknowledged the execution thereof to be hisher free act and deed as such officer thereunto duly authorized, and the said conveyance is the act and deed of said limited partnership.

Witness my hand and official seal this $20^{\text {th }}$ day of November, 2015 .

This instrument prepared by:
Virginia G. Williams, a staff employee in the course of duty with the
Real Estate Management Division of Orange County, Florida


Notary Public in and for the County and State aforesaid

S:\Forms \& Master Docs $\backslash$ Project Document Files rev2/18/10vj rev 11/10/15vw

# SCHEDULE " $A^{n}$ <br> PARCEL No.: 80IIA ESTATE: PERPETUAL EASEMENT PURPOSE: DRAINAGE 

## DESCRIPTION:

That part of:
> "From the Southwest corner of NE $1 / 4$ of NW $1 / 4$ Section 15, Township 23 South, Range 29 East, run North $0^{\circ} 12^{\prime} 30^{\prime \prime}$ Eost, 180.0 feet along the West line of sold NE $1 / 4$ of NW $1 / 4$, thence North 89034' East, 60.32 feet thence North $79^{\circ} 34^{\circ}$ East, 350.0 feet, thence North $0^{\circ} 11^{\circ} 16^{\sim}$ West. 421.61 feet to the Point of Beginnlng. Continue thence North $0^{\circ} 11^{1 / 16^{\sim}}$ West, 75.74 feet; thence North $26^{\circ} 26^{\circ}$ West, 450 feet; thence South $89^{\circ} 38^{\circ}$ West. 199.05 feet to o polnt on the West line of the aforesald NE $1 / 4$ of NFI/4; thence North 0.12'30" East, 183 feet to the NW corner thereaf, thence North $89^{\circ} 38^{\circ}$ East, 1331.17 feet to the NE corner of soia NE $1 / 4$ of NW $1 / 4$; thence South $0^{\circ} 17^{\circ}$ West, along the West line thereof 663 feet; thence South $89^{\circ} 38^{\prime}$ West, 928.94 feet to the Point of Beginnlng. Less the North 33 feet for Holden Avenue; and the Eost 30 feet for Rio Grande Avenue, Orange County, Florida.~

SSaid property belng the same lands as described in Offlcial Records Book 5336. Page 4199 of the Public Records of Orange County, Fiorida.


#### Abstract

described as follows: Commence at a P-k nail and alsk stamped rils 1304 " marking the Northeast corner of the Northwest $1 / 4$ of Section 15. Township 23 South. Range 29 Eost. Oranga County, Florida, soid point being on the Centerline of Survey of Holden Avenue as shown on Oronge County Right of Way Map. County Project CIP 3045; thence run South $89^{\circ} 18^{\circ} 01$ West along the North line of soid Northwest $1 / 4$ and soid Centerline of Survey of Holden Avenue a distance of 30.00 feet to a point on the Northerly projection of the West right of way line of Rlo Grande Avenue as shown on sald Right of way Map: thence departing said North line ond said Centerline of Survey run South $00^{\circ} 10^{\prime \prime} 12^{\prime \prime}$ East alang said Northerly projection a aistance of 33.00 feet to the intersection of said West right of way IIne of Rio Grande Avenue with the South rlght of woy line of sold Holden Avenue as shown on said Right of Way Map; thence run South $89^{\circ} 18^{\circ} 01$ " West along sald South rlght of way line a distance of 1301.32 feet to a point on the West line of the Northeost $1 / 4$ of the Northwest $1 / 4$ of sald Section 15; thence deporting sold South rlght of way line run South $00^{\circ} / 3^{\prime \prime} / 3^{\prime \prime}$ East along sald West line a distance of 17.50 feet for a Point of Beginning: thence deporting said West line run North 89.18.01~Eost parallel with the oforesald South right of way line of Holden Avenue a alstance of 159.57 feet; thence run South $00^{\circ} 41^{\prime} 59^{\prime \prime}$ East a dlstance of 8.00 feot; thence run South $89^{\circ} 18^{\prime} 01$ " West a distance of 115.00 feet; thence run South $00^{\circ} 41^{\prime \prime} 59^{\prime \prime}$ Eost a distance of 7.00 feet; thence run South $89^{\circ} 18^{\circ} 01$ " West a distance of 20.00 feet; thence run North $00^{\circ} 41^{\prime \prime} 59^{\prime \prime}$ West a alstance of 5.00 feet: thence run South $89^{\circ} 18^{\circ} 01$ " West a distance of 24.66 feet to a polnt on the oforesola West line of the Northeast $1 / 14$ of the Northwest $1 / 4$ of sold Section 15; thence run North $00^{\circ} 13^{\circ} 13^{\sim}$ West along sold West Ilne a distance of 10.00 feet to the Point of Beginning.


Containing 1.466 square feet, more or less.

THIS IS NOT A BOUNDARY SURVEY
为

LOCHRANE ENGINEERING: WC.
L.B. No. 2856

## LOCHRANE

Consulting Engineers - Surveyors
201 South Bumby Avenue.Orlando, Florida 32803 (407)896-3317

| PROJECT NAME: HOLDEN AVENUE |  |  |  |
| :---: | :---: | :---: | :---: |
| ORAWN EY: C. LEFTAKIS | DATE: U/10/05 | SCALE: | /A |
| CHECKED BY: J. CAMPBELL | DATE: IIPIOTO5 | LEIJOB No.: | 02076.10 |
| SEC. 15, TWP. 23 S., RGE. 29 E. | fEVISEO2 $6 / 24 / 13$ | SHEET | OF 3 |

SKETCH OF DESCRIPTION
PARCEL No.: 8OIIA
THIS IS NOT A BOUNDARY SURVEY


SKETCH OF DESCRIPTION
PARCEL No.: 80IIA
THIS IS NOT A BOUNDARY SURVEY

GENERAL NOTES:

1. THIS 15 NOT A BOUNDARY SURVEY.
2. BEARINGS AS SHOWN hereon are based on the north line of the n.e. $1 / 4$ of SECTION 16. TOWNSHIP 23 SOUTH, RANGE 29 EAST. ORANGE COUNTY, FLORIDA, AS BEING N. $89^{\circ} 3^{\prime \prime} 29^{\prime \prime}$. . AS SHOWN ON RIGHT OF WAY MAPS FOR HOLDEN AVENUE, ORANGE COUNTY PROUECT NO. CIP 3045.
3. total area of the herein described parcel js I.466 souare feet, more or less.
4. SEE SHEET I FOR LEGAL DESCRIPTION;

SEE SHEET 2 FOR PARCEL SKETCH.
5. SEE RIGHT OF WAY MAP SHEET 5 OF I3 FOR THIS PARCEL.

LEGEND:

| L | CENTERLINE |
| :--- | :--- |
| $\triangle$ | DELTA (CENTRAL ANGLE) |
| $C$ | CHORD DISTANCE |
| CB | CHORD BEARING |
| C.M. | CONCRETE MONLMENT |
| $D$ | DEGREE OF CURVE |
| EXIST. | EXISTING |
| FND. | FOUND |
| ID. | IDENTIFICATION |
| L | LENGTH |
| LB | LICENSED BUSINESS |
| LT. | LEFT |
| O.R.B. | OFFICIAL. RECORDS BOOK |
| P.B. | PLAT BOOK |

PC POINT OF CURVATURE
PG(S). PAGE(S)
PI POINT OF INTERSECTION
PT POINT OF TANGENCY
P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
$R$ RADIUS
(R) RADIAL

RGE. RANGE
RT. RIGHT
RIW RIGHT OF WAY
SEC. SECTION
STA. STATION
$T$ TANGENT
TWP. TOWNSHIP
DRAWN BY: C IEFTAKIS
CHECKED BY: J. CAMPBELL DATE: MAONO5 LEI JOB NO,: OZOT6. 10

## SCHEDULE "B"

## HOLDEN AVENUE PARCEL 8011A

## DRANAGE EASEMENT

Parcel 8011A is being acquired as a permanent non-exclusive easement for drainage purposes, with full authority to enter upon, excavate, add or remove fill material, construct, operate, and maintain, as the GRANTEE and its assigns may deem necessary, an underground pipe 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 underground pipe 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 underground pipe and appurtenant facilities.

After the GRANTEE has completed construction of its roadway facility 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, ground lighting, metal fencing, or any activity that will not adversely affect the structural integrity and maintenance of the drainage facilities.

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

# SCHEDULE " $A^{n}$ <br> PARCEL NO. : BOIIC ESTATE: PERPETUAL EASEMENT PURPOSE: DRAINAGE 

DESCRIPTION:

## That port of:

"From the Southwest corner of NE $1 / 4$ of NW $1 / 4$ Sectlon 15, Township 23 South, Range 29 East, run North $0.12 .30^{\prime \prime}$ East, 180.0 feet along the West line of sald NE $1 / 4$ of NW $1 / 4$, thence North 89034 Eost, 60.32 feet thence North. 7903.4 East, 350.0 feet; thence North $001116^{\prime \prime}$ West, 421.61 feet to the Point of Beginning. Continue thence North $0^{\circ} 11116^{\prime \prime}$ West, 75.74 feet: thence North $26^{\circ} 26^{\circ}$ West, 450 feet; thence South $89^{\circ} 38^{\circ}$ West. 199.05 feet to a polnt on the West line of the aforesald NE 1/4 of NW 1/4; thence North
 Eost, 1331.17 feet to the NE corner of said NE $1 / 4$ of NW $1 / 4$ : thence South $0^{\circ} 17^{\circ}$ West. along the West line thereof 663 feet; thence South $89^{\circ} 38^{\circ}$ West, 928.94 feet to the Point of Beginning. Less the North 33 feet for Holden Avenue: and the East 30 feet for Rio Grande Avenue, Orange County, florido. "
rSaid property being the some lands as described in Officlal Records Book 5336, Page 4199 of the Public Records of Oronge County, Florido.)

## described os follows:

Comnence ot a P-K nail and disk stamped "RLS 1304" morking the Northeost corner of the Northwest $1 / 4$ of Section 15, Township 23 South, Range 29 East, Orange County. Florlda, sald polnt being on the Centerline of Survey of Holden Avenue as shown on Orange County RIght of Woy Map, County Project CIP 3045; thence run South 89.18'01" West along the North IIne of soid Northwest $1 / 4$ and said Centerline of Survey of Holden Avenue a distance of 30.00 feet to a point on the Northerly projection of the West right of way IIne of Rio Grande Avenue as shown on soid RIght of Way Map; thence departing said North line and sald Centerline of Survey run South $00010.12 "$ East olong said Northerly projeation a distance of 33.00 feet to the intersection of said West right of way line of Rlo Grande Avenue with the South right of way Ilne of said Holden Avenue os shown on said Right of Woy Mop; thence contlinue South 00"10'12"East along said West right of way line of Rio Gronde Avenue a distance of 38.00 feet: thence departing said West right of way line of Rlo Grande Avenue run North 530/3'59" West a distonce of 47. 16 feet to the beginning of a non-tangent curve concave Northerly having a radius of 5771.40 feet and a chord beoring of South 87³5'36" West; thence from a tangent bearing of South 86./4'52" West, run Westerly along the arc of sold curve through a central angle of 02041'28"a distonce of 271.08 feet for a polint of Beginalng: thence deportling sald curve run South 00.57'43" East a distance of 5.00 feet; thence run South 89039"32"West a distance of 20.00 feet; thence run North $00^{\circ} 57^{\prime \prime} 43^{\prime \prime}$ West a distance of 5.00 feet to a point on a curve concave Northerly hoving a radius of 5771.40 feet and a chord bearing of North $89^{\circ} 02^{\prime 1} 7^{\prime \prime}$ East; thence run Eosterly along the arc of said curve through a central angle of $00^{\circ} 1^{\prime \prime} 55^{\prime \prime}$ a distance of 20.00 feet to the point of Beginning.

Contolning 100 square feet, more or less.



## THIS IS NOT A BOUNDARY SURVEY

GENERAL NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARINGS AS SHOUN HEREON ARE BASED ON THE NORTH LINE OF THE N.E. I/4 OF SECTION I6, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, AS BEING N. $89^{\circ} 35^{\circ} 29^{\circ} \mathrm{E}$. . AS SHOWN ON RIGHT OF WAY MAPS FOR HOLDEN AVENUE. ORANGE GOUNTY PROJECT NO. CIP 3045.
3. TOTAL AREA OF THE HEREIN DESCRIBED PARCEL IS IOO SOUARE FEET, MORE OR LESS.
4. SEE SHEET I FOR LEGAL DESCRIPTION;

SEE SHEET 2 FOR PARGEL SKETCH.
5. SEE RIGHT OF WAY MAP SHEETS 5 AND 5 OF 13 FOR THIS PARCEL.

LEGEND:

| $\varepsilon$ | CENTERL INE | PC | POINT OF CURVATURE |
| :---: | :---: | :---: | :---: |
| $\Delta$ | delta (CENTRAL angle) | $P G(S)$. | PAGE(S) |
| $c$ | CHORD DISTANCE | PI | POINT OF INTERSECTION |
| $C B$ | CHORD BEARING | $P T$ | POINT OF TANGENCY |
| C.M. | CONCRETE MONUMENT | P. S.M. | PROFESSIONAL SURVEYOR AND MAPPER |
| D | degree of curve | $R$ | RADIUS |
| EXIST. | EXISTING | (R) | RADIAL |
| FND. | FOUND | RGE. | RANGE |
| 10. | IDENTIFICATION | $R T$. | RIGHT |
| $L$ | LENGTH | R/W | RIGHT OF WAY |
| 48 | LJCENSED BUSINESS | SEC. | SECTION |
| $L T$. | LEFT | STA. | STATION |
| O.R.B. | OFFICIAL RECORDS BOOK | $T$ | TANGENT |
| P.B. | PLAT BOOK | TWP. | TOWNSHIP |


| DRAWN BY: C. LEFTAKIS | DATE | $87 / 107$ | REVISED: | 1/28/09 | SCALE: | N/A |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| CHECKED BY: J. CAMPBELLL | DATE: | 8/7/07 | LEI JOE NO. | 02076.10 | SHEET | 3 of |

## SCHEDULE "B"

## HOLDEN AVENUE PARCEL 8011C

## DRAINAGE EASEMENT

Parcel 8011 C is being acquired as a permanent non-exclusive easement for drainage purposes, with full authority to enter upon, construct, operate, and maintain, as the GRANTEE and its assigns may deem necessary, an underground pipe 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 underground pipe 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 underground pipe and appurtenant facilities.

After the GRANTEE has completed construction of its roadway facility 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, ground lighting, metal fencing, or any activity that will not adversely affect the structural integrity of the drainage facilities.

This easement is for the purposes noted herein and does not obligate the GRANTEE to perform any right-of-way maintenance or other duties.
(John Young Parkway to Orange Blossom Trail)
This document has been executed and delivered under threat of condemnation and in settlement of condemnation proceedings affecting the property described herein. This document is immune from documentary stamp tax. See Florida Department of Revenue $\mathbf{v}$. Orange County, 620 So. 2d 991, 18 FLW S336 (Fla. 1993).

## WALL MAINTENANCE EASEMENT

THIS INDENTURE, made and executed the 20th day of November, A.D. 2015, by Chowder Apartments LP, a Florida limited partnership, whose address is 4700 South Rio Grande Avenue, Orlando, Florida, 32839, 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 $\$ 11,880.00$ 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 Drainage and Wall Maintenance Easement more particularly described 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
15-23-29-0000-00058

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 will warrant specially the easement being granted and will defend the same against the lawful claims of all persons claiming by, through or under GRANTOR.

Instrument: 8011B. 1
Project: Holden Avenue RCA (John Young Parkway to Orange Blossom Trail)

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

Signed, sealed and delivered in the presence of:


Printed Name


Kathleen M. James
Chowder Apartments LP, a Florida limited partnership

BY: Chowder Manager LLC, a Florida limited liability company, its general partner
BY:


Title: $\qquad$

Printed Name
(Signature of TWO witnesses required by Florida law)

## STATE OF New Jersey <br> COUNTY OF Morris

I HEREBY CERTIFY that on this day, before me, personally appeared Joseph I Kazarnousky as Authorized Person of Chowder Manager LLC, a Florida limited liability company, general partner of Chowder Apartments LP, a Florida limited partnership, to me known to be, or who has produced Personally known as identification, the individual and officer described in and who executed the foregoing conveyance and acknowledged the execution thereof to be histher free act and deed as such officer thereunto duly authorized, and the said conveyance is the act and deed of said limited partnership.

Witness my hand and official seal this $20^{\text {th }}$ day of November , 2015 .
(Notary Seal)


Tiffany S. Nichols
Printed Notary Name
This instrument prepared by:
Virginia G. Williams, a staff employee in the course of duty with the
Real Estate Management Division of Orange County, Florida

Notary Public in and for the County and State aforesaid

My commission expires: 9-3-20

## DESCRIPTION:

That part of
"From the Southwest corner of NE $1 / 4$ of NW $1 / 4$ Sectlon 15, Township 23 South, Ronge 29 East, run North $0^{\circ} 12^{\prime 3} 30^{\circ}$ East, 180.0 feet along the West IIne of sald NE $1 / 4$ of NW $1 / 4$, thence North $89^{\circ} 34$ East, 60. 32 feet thence North $79^{\circ} 34^{\circ}$ East, 350.0 feet; thence North $0011.16^{\prime \prime}$ West, 421.61 feet to the Polnt of Beglnning. Continue thence North $0^{\circ} 11^{\prime} 16^{\prime \prime}$ West, 75.74 feet; thence North $26^{\circ} 26^{\prime}$ West, 450 feet; thence South $89^{\circ} 38^{\circ}$ West, 199.05 fest to o polnt on the West IIne of the aforesald NE $1 / 4$ of NW $1 / 4$; thence North $0^{\circ} / 2^{\prime} 30^{\prime \prime}$ East, 183 feet to the NW corner thereof; thence North $89038^{\circ}$ Eost, 1331.17 feet to the NE corner of sald NE $1 / 4$ of NW I 14 ; thence South $0^{\circ} 17^{\prime}$ West, along the West line thereof 663 feet, thence South 89038. West, 928.94 feet to the Polnt of Beglnning. Less the North 33 feet for Holden Avenve; and the East 30 feet for Rlo Grande Avenue. Orange County, Florldo."

Sald property beling the some lands os descrlbed In Officlal Records Book 5336, Page 4199 of the Public Records of Orange County, Fiorldo.
described os follows:
Commence at a P-K nall and dlsk stomped "RLS 1304" marking the Northeast corner of the Northwest $1 / 4$ of Section 15. Tawnship 23 South, Range 29 East. Orange County, Florlda, sald point belng on the Centerilne of Survey of Holden Avenue as shown on Orange County Rlght of Way Map, County Prolect CIP 3045; thence run South 89"18'01" West along the North IIne of sold Northwest I/4 and sald Centerlline of Survey of Holden Avenue a distance of 1331.33 feet to a polnt on the East line of the Northwest $1 / 4$ of sald Northwest $1 / 4$ f thence departing sald North Ilne and sald Centerline of Survey run South 00011 .01" Eost along sald East IIne a alstance of 60.50 feet, thence departing sald East Ilme run North 89018.01" East a distonce of 24.66 feet; thence run South $00^{\circ} 4 i^{\prime} 59^{\prime 2}$ East a distonce of 5.00 feet, thence run North $89^{\circ} 18^{\circ} 01$ " Eost a dlstance of 20.00 feet; thence run North $00^{\circ} 41$ '59" West o distance of 7.00 feet; thence run North $89^{\circ} 18^{\circ} 01^{\text {" East }}$ a distance of 115.00 feet for a Polnt of Beglaning: thence continue North 89a 18.01" East a distance of 135.00 feet; thence run North $00^{\circ} 41^{\prime \prime} 59^{\prime \prime}$ West a alstance of 5.00 feet; thence run South $89^{\circ} 18^{\prime}$ Ol" West a distance of 135.00 feet; thence run South $00^{\circ} 11^{\prime \prime} 59^{\prime \prime}$. East a distance of 5.00 feet to the Polnt of Beglning.

Contalning 675 squore feet, more or less.


| H/EMEM M M E E |  |  |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| Consulting Engineers • Surveyors umby Avenue, Orlando, Florida 32803 |  |  |  |  |  |  |
| Project name: holden avenue |  |  |  |  |  |  |
| DRAWN BY: C. LEFTAKIS | DATE: | $8 / 7 / 07$ | SCALE: |  | I/A |  |
| CHECKED AY, d. CAMPBELL | DATE: | 8/7/07 | LEI JOB | No.: | 02 | 76.10 |
| SEC. 15, TWP. 23 S., RGE, 29 E. | REVISED | 7/25/13 | SHEET | 1 | OF | 3 |



## SKETCH OF DESCRIPTION

PARCEL No.: . 80IIB
THIS IS NOT A BOUNDARY SURVEY

GENERAL NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARINGS AS SHOHN HEREON ARE BASED ON THE NORTH LINE OF THE N.E. $1 / 4$ OF SECTION 16, TOWNSHIP ' 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, AS BEING N. $89^{\circ} 3^{\circ}$ 29 ${ }^{\circ} \mathrm{E}$. . AS SHOWN ON RIGHT OF WAY MAPS FOR HOLDEN AVENUE, ORANGE COUNTY PROJECT NO. CIP 3045.
3. total area of the herein described parcel IS 675 souare feet, more or less.
4. SEE SHEET I FOR LEGAL DESCRIPTION;

SEE SHEET 2 FOR PARCEL SKETCH.
5. SEE RIGHT OF WAY MAP SHEET 5 OF 13 FOR TḢIS PARCEL.

LEGEND:

| $\varepsilon$ | CENTERL INE | PC | POINT OF CURVATURE |
| :---: | :---: | :---: | :---: |
| $\Delta$ | DELTA (CENTRAL ANGLE) | PG(5). | PAGE (S) |
| $c$ | CHORD DISTANCE | PI | POINT OF INTERSECTION |
| CB | CHORD BEARING | PT | POINT OF TANGENCY |
| C. M. | CONCRETE MONUMENT | P.S.M. | PROFESSIONAL SURVEYOR AND MAPPER |
| D | DEGREE OF CURVE | $R$ | RADIUS |
| EXIST. | EXISTING | (R) | RADIAL |
| FND. | FOUND | RGE. | RANGE |
| 10. | IDENTIFICATION | $R T$. | RIGHT |
| $L$ | LENGTH | R/W | RIGHT OF Hay |
| LB | LICENSED BUSINESS | SEC. | SECTION |
| $L T$ | LEFT | STA. | STATION |
| O.R.B. | OFFICIAL RECORDS BOOK | $T$ | TANGENT |
| P.B. | Plat book | TWP. | TOWNSH IP |

## SCHEDULE "B"

## HOLDEN AVENUE PARCEL 8011B

## WALL MAINTENANCE EASEMENT

Parcel 8011 B is being acquired as a permanent non-exclusive easement for maintenance purposes, with full authority to enter upon, construct, operate, and maintain, as the GRANTEE and its assigns may deem necessary, a wall 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 wall and roadway facility on the granted easement without the prior written approval of the GRANTEE.

After the GRANTEE has completed construction of its roadway facility 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, existing driveway, landscaping, ground lighting, metal fencing, and any activity that will not adversely affect the structural integrity of the adjacent wall and 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.

This document has been executed and delivered under threat of condemnation and in settlement of condemnation proceedings affecting the property described herein. This document is immune from documentary stamp tax. See Florida Department of Revenue $\mathbf{v}$. Orange County, 620 So. 2d 991, 18 FLW S336 (Fla. 1993).

## TEMPORARY CONSTRUCTION EASEMENT

THIS INDENTURE, made and executed the 20th day of November, A.D. 2015, by Chowder Apartments LP, a Florida limited partnership, whose address is 4700 South Rio Grande Avenue, Orlando, Florida, 32839, 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 $\$ 82,720.00$ 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 Temporary Construction Easement more particularly described 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

15-23-29-0000-00058

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 will warrant specially the easement being granted and will defend the same against the lawful claims of all persons claiming by, through or under GRANTOR.

Instrument: 7011A.1/7011B.1/7011C. 1
Project: Holden Avenue RCA (John Young Parkway to Orange Blossom Trail)

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

Signed, sealed and delivered in the presence of:


Kathleen M. James
Printed Name

Chowder Apartments LP, a Florida limited partnership

BY: Chowder Manager LLC, a Florida limited liability company, its general partner
BY:


Title: $\qquad$
(Signature of TWO witnesses required by Florida law)

## STATE OF New Jersey

COUNTY OF Morris
I HEREBY CERTIFY that on this day, before me, personally appeared Joseph I Kazamovsky as Authorized Person of Chowder Manager LLC, a Florida limited liability company, general partner of Chowder Apartments LP, a Florida limited partnership, to me known to be, or who has produced Personally known as identification, the individual and officer described in and who executed the foregoing conveyance and acknowledged the execution thereof to behisher free act and deed as such officer thereunto duly authorized, and the said conveyance is the act and deed of said limited partnership.

Witness my hand and official seal this $20^{\text {th }}$ day of November, 2015 .
(Notary Seal)
$\frac{\text { Jiffanys. Vicholdo }}{\text { Notary Signature }}$
Tiffany s. Nichols
Printed Notary Name

## This instrument prepared by:

Virginia G. Williams, a staff employee
Notary Public in and for the County and State aforesaid in the course of duty with the Real Estate Management Division of Orange County, Florida

My commission expires: 9-3-20

# SCHEDULE " $A$ " 

PARCEL No.: 7OIIA
ESTATE: TEMPORARY EASEMENT
PURPOSE: TEMPORARY CONSTRUCTION

## DESCRIPTION:

That port of:
"From the Southwest corner of NE $1 / 4$ of NW $1 / 4$ Sectlon 15. Townshlp 23 Sauth, Range 29 East, run North $0.12 .30^{\prime}$ East, 180.0 feet along the West I Ine of sald NE $1 / 4$ of NW 1/4, thence North $89^{\circ} 34$ Eost, 60.32 feet thence North $79^{\circ} 34^{\circ}$ Eost. 350.0 feet; thence North $0.11^{\prime} 16^{\prime \prime}$ West, 421.61 feet to the Point of Beginning. Continue thence North $0^{\circ} 11^{\prime \prime} 16^{* W}$ West. 75.74 feet: thence North $2.6^{\circ} 26^{\prime}$ West, 450 feet, thence South $89^{\circ} 38^{\prime}$ West, 199.05 feet to o point on the West line of the oforesaid NE $1 / 4$ of NW $1 / 4$, thence North $0^{\circ} 12^{\circ} 30^{\prime \prime}$ Eost, 183 feet to the NW corner thereof; thence North 89038' East. 1331.17 feet to the NE corner of sald NE $1 / 4$ of NW $1 / 4$; thence South $0^{\circ} 17^{\circ}$ West, along the West line thereof 663 feet; thence South $89^{\circ} 38^{\circ}$ West. 928.94 feet to the Point of Beginning. Less the North 33 feet for Holden Avenue; and the East 30 feet for Rio Grande Avenue, Orange County. Florida."
iSald property being the some lands as described in Official Records Book 5336. Page 4199 of the Public Records of Orange County, Florida. j
descrlibed os follow:
Commence ot o P-k noll and disk stamped "RLS 1304 m morkling the Northeast corner of the Northwest $1 / 4$ of Section 15, Townshlp 23 South, Range 29 East, Orange County. Florlda, said point belng on the Centerline of Survey of Holden Avenue as shown on Orange County Right of Way Mop, County Project CIP 3045; thence run South 89018.01" West along the North line of soid Northwest $1 / 4$ and sald Centerline of Survey of Holden Avenue a alstance of 1331.33 feet to a polnt on the East line of the Northwest $1 / 4$ of said Northwest $1 / 4$; thence departing said North Ilne and said Centerline of Survey run South $00^{\circ} 11^{\prime} 01^{\prime \prime}$ East along sald East line o distance of 60.50 feet; thence deporting sold East line run North $89^{\circ} 18^{\prime} 01$ " Eost a distance of 24.66 feet; thence run South $00^{\circ} 41^{\prime 2} 59^{\prime \prime}$ East a distance of 5.00 feet; thence run North $89^{\circ} 18^{\circ} 01$ " East a distance of 20.00 feet; thence run North $00^{\circ} 41$ '59 " West a Jlstance of 7.00 feet; thence run North $89^{\circ} 18^{\circ} 01$ "East a alstance of 215.00 feet for 0 Point of Beginnling; thence continue North $89^{\circ} 18^{\circ} 01^{\circ}$ East a distance of 85.00 feet; thence run South $00^{\circ} 41^{\prime \prime} 59 "$ East a dlstance of 20.25 feet; thence run South $8^{\circ} 1^{\circ} 01^{\prime \prime}$ West a distance of 85.00 feets thence run North 00.41.59" West a distance of 20.25 feet to the Point of Beginning.

Containing 1.721 square feet. more or less.


## LOCHRANE

Consutting Engineers - Surveyors 201 South Bumby Avenue. Oriondo, Florida 32803 (407)896-33/7

| PROJECT NANE: | holoen avenue |  |  |
| :---: | :---: | :---: | :---: |
| DRAWN BY: C. LEFTAKIS | DATE: 8/7/OT | SCALE: | /A |
| CHECKED BY: J. CAMPBELL | DATE: 8/7/07 | LEI JOE NO.1 | 02076.10 |
| SEC. 15. TWP. 23 S., RGE. 29 E. | REV/SED: 6/24/13 | SHEET 1 | OF 3 |

SKETCH OF DESCRIPTION
PARCEL No.: 7OIIA








THIS IS NOT A BOUNDARY SURVEY
"RLS 1304 "

$29 E$.
RGE
$i$
$\sim$
$\sim$
$\sim$
SEC. 10, TWP.

SKETCH OF DESCRIPTION.
PARCEL No.: 7OIIA
THIS IS NOT A BOUNDARY SURVEY

GENERAL NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARINGS AS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE N.E. I/4 OF SECTION 16, TOWNSHIP 23 SOUTH. RANGE 29 EAST, ORANGE COUNTY, FLORIDA, AS BEING N. $89^{\circ} 35^{\circ} 29^{\circ} E$. AS SHOHN ON RIGHT OF WAY MAPS FOR HOLDEN AVENUE, ORANGE COUNTY PROJECT NO. CIP 3045.
3. total area of the herejn describeo parcel is l.72l souare feet, more or less.
4. SEE SHEET I FOR LEGAL DESCRIPTION:

SEE SHEET 2 FOR PARCEL SKETCH.
5. SEE RIGHT OF WAY MAP SHEETS 5 AND 6 OF 13 FOR THIS PARCEL.

LEGEND:

| $\underline{4}$ | CENTERL INE | PC | POINT OF CURVATURE |
| :---: | :---: | :---: | :---: |
| $\triangle$ | DELTA (CENTRAL ANGLE) | $P G(S)$. | PAGE(S) |
| $c$ | CHORD DISTANCE | PI | POINT OF INTERSECTION |
| $C B$ | CHORD BEARING | $P T$ | POINT OF TANGENCY |
| C.M. | CONCRETE MONUMENT | P.S.M. | PROFESSIONAL. SURVEYOR AND MAPPER |
| D | degree of curve | $R$ | RADIUS |
| EXIST. | EXISTING | (R) | RADIAL |
| FND. | FOUND | RGE. | RANGE |
| ID. | IDENTIFICATION | $R T$. | RIGHT |
| $L$ | LENGTH | R/W | RIGHT OF WAY |
| LB | LICENSED BUSINESS | SEC. | SECTION |
| LT. | LEFT | STA. | STATION |
| O.R.B. | OFFICIAL RECORDS BOOK | $\tau$ | TANGENT |
| P.B. | PLAT BOOK | TWP. | TOWNSHIP |


| DRAWN BY: C. LEFTAKIS | OATE: $8 / 7 / O 7$ | REVISED: | SCALE: | N/A |  |
| :--- | :--- | :--- | :--- | :--- | :--- |
| CHECKED AY: J. CAMPAELL | DATE: | $8 / T / O 7$ | LEI JOB NO.: OZOT6.1O | SHEET | 3 OF 3 |

## SCHEDULE "B"

## HOLDEN AVENUE PARCEL 7011A

## TEMPORARY CONSTRUCTION EASEMENT

Parcel 7011A is being acquired as a temporary non-exclusive easement with full authority to enter upon the lands described in attached Schedule " $A$ " for the purpose of constructing, tying in and harmonizing the driveway with the adjacent roadway. At all times during conistruction the GRANTEE will maintain access to the GRANTOR'S remaining lands.

After the construction on the Parcel is completed the GRANTEE shall restore the Parcel to a condition as good as or better than the one existing before being disturbed by the GRANTEE.

This easement shall expire upon the completion of the construction on the project adjacent to the lands described in attached Schedule "A" or after seven (7) years, whichever occurs first.


## SKETCH OF DESCRIPTION

PARCEL No.: 7OIIB
THIS IS NOT A BOUNDARY SURVEY


## SKETCH OF DESCRIPTION

PARCEL No.: 7OUB
THIS IS NOT A BOUNDARY SURVEY

GENERAL NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARINGS AS SHOWN hereón are based on the north line of the n.E. $1 / 4$ of SECTION 16, TOWNSHIP 23 SOUTH. RANGE 29 EAST. ORANGE COUNTY. FLORIDA, AS BEING N. $89^{\circ} 35^{\circ} \mathbf{2 9}^{\text {² }}$. . AS SHOWN ON RIGHT OF WAY MAPS FOR HOLDEN AVENUE, ORANGE COUNTY PROJECT NO. GIP 3045.
3. total area of the herein described parcel is 821 souare feet. more or less.
4. SEE SHEET I FOR LEGAL DESCRIPTION;

SEE SHEET 2 FOR PARCEL SKETCH.
5. SEE RIGHT OF WAY MAP SHEETS 5 AND 6 OF 13 FOR THIS PARCEL.

LEGEND:

| q | CENTERL INE |
| :--- | :--- |
| $\triangle$ | DELTA (CENTRAL ANGLE) |
| $C$ | CHORD DISTANCE |
| CB | CHORD BEARING |
| C.M. | CONCRETE MONUMENT |
| $D$ | DEGREE OF CURVE |
| EXIST. | EXISTING |
| FND. | FOUND |
| ID. | IDENTIFICATION |
| L | LENGTH |
| LB | LICENSED BUSINESS |
| LT. | LEFT |
| O.R.B. | OFFICIAL RECORDS BOOK |
| P.B. | PLAT BOOK |


| PG | POINT OF CURVATURE |
| :--- | :--- |
| PG(S). | PAGE(S) |
| PI | POINT OF INTERSECTION |
| PT | POINT OF TANGENCY |
| P.S.M. | PROFESSIONAL SURVEYOR AND MAPPER |
| R | RADIUS |
| IRI | RADIAL |
| RGE. | RANGE |
| RT. | RIGHT |
| RWW | RIGHT OF WAY |
| SEC. | SECTION |
| STA. | STATION |
| T | TANGENT |
| TWP. | TOWNSHIP |

CHECKED BY: J. CAMPEELL

## SCHEDULE "B"

## HOLDEN AVENUE PARCEL 7011B

## TEMPORARY CONSTRUCTION EASEMENT

Parcel 7011 B is being acquired as a temporary non-exclusive easement with full authority to enter upon the lands described in attached Schedule " A " for the purpose of constructing, tying in and harmonizing the driveway with the adjacent roadway. At all times during construction the GRANTEE will maintain access to the GRANTOR'S remaining lands.

After the construction on the Parcel is completed the GRANTEE shail restore the Parcel to a condition as good as or better than the one existing before being disturbed by the GRANTEE.

This easement shall expire upon the completion of the construction on the project adjacent to the lands described in attached Schedule " $A$ " or after seven (7) years, whichever occurs first.

## DESCRIPTION:

That part ofe
"From the Southwest corner of NE $1 / 4$ of NW $1 / 4$ Sectlon 15, Township 23 South, Range 29 East, run North $0.12^{\circ} 30^{\prime \prime}$ East, 180.0 feet along the West IIne of said NE $1 / 4$ of NW $1 / 4$, thence North $89.34^{\circ}$ East, 60.32 feet thence North $79^{\circ} 34^{\circ}$ East, 350.0 feet; thence North 0.11'16"West. 421.61 feet to the Point of Beglnning. Continue thence North 0.11 '16"

West. 75.74 feet: thence North $26^{\circ} 26^{\prime}$ West, 450 feet; thence South $89^{\circ} 38^{\circ}$ West, 199.05 feet to a point on the West Ilne of the oforesaid NE $1 / 4$ of NW I/4; thence North 0'12'30" Eost, 183 feet to the NW corner thereof; thence North $89^{\circ} 3^{\circ}$ East, 1331.17 feet to the NE corner of sold NE $1 / 4$ of NW 1/4; thence South $0^{\circ} 17^{\prime}$ West, along the West line thereof 663 feet; thence South $89^{\circ} 38^{\circ}$ West. 928.94 feet to the Point of Beginning. Less the North 33 feet for Holden Avenue; ond the Eust 30 feet for Rio Grande Avenue, Oronge County. Florida."
(Said property being the same lands as described in Official Records Book 5336. Poge 4l99 of the Public Records of Orange County, Florida.)
described as follows:
Commence of a P-K nail and disk stamped "RLS 1304~morking the Northeast corner of the Northwest $1 / 4$ of. Section 15. Township 23 South. Range 29 Eost, Orange County, Florldo, said point being on the Centerline of Survey of Holden Avenue as shown on Orange County Rlght of Way Map, County Project CIP 3045: thence run South $899^{\circ} 18^{\prime} 01$ " West along the North line of said Northwest $1 / 4$ and said Centerline of Survey of Holden Avenue a distance of 30.00 feet to a point on the Northerly projection of the West right of way line of Rio Gronde Avenue os shown on sald Right of Way Map; thence departing sald North IIne and sold Centerlline of Survey run South $00^{\circ} 10^{\prime \prime} 12^{*}$ East along said Northerly projection a distance of 33.00 feet to the intersection of said West right of way line of RIo Grande. Avenue with the South line of said Holden Avenue as shown on said Right of Way Mop; thence contlave South $00^{\circ} 10^{\circ} 12^{\prime \prime}$ Eost along said West right of way line of Rio Grande Avenue a distance of 38.00 feet; thence departing said West right of way line of Rla Grande Avenue run North $53^{\circ} 13^{\circ} 59^{\prime \prime}$ West a distance of 47.16 feet to the beginning of a non-tangent curve concave Northerly hoving a radius of 5771.40 feet and a chord bearing of South $87^{\circ} 46^{\prime \prime} 27^{\prime \prime}$ West: thence from a tongent bearling of South $86^{\circ} 14^{\prime \prime} 52^{\prime \prime}$ West, run Westerly alang the orc of sold curve through a central angle of 0303'09" a distance of 307.48 feet to the point of tongency; thence run South $89^{\circ} 18^{\prime} 01$ " West porallel with the aforesald Centerline of Survey of Holden Avenue a distance of 56.79 feet; thence run South $00^{\circ} 41^{\prime} 59^{\prime \prime}$ East a distance of 3.00 feet for a Point of Beginning; thence contlnue South 00.41.59" East a distance of 5.00 feet; thence run South 89018.01 " West parallel with the aforesaid Centerline of Survey of Holden Avenue a distance of 605.00 feet; thence run North 00.41.59* West a distance of 5.00 feet; thence run North $899^{\circ} 18^{\circ} 01$ "East porallel with the ofaresaid Centerline of Survey of Holden Avenue a distance of 295.00 feet; thence run South 00.41'59". East a distance of 2.00 feet; thence run North $89^{\circ} 18^{\circ} 01$ " East a distonce of 100.00 feet; thence run North $00^{\circ} 41^{\prime} 59^{*}$ West a alstance of 2.00 feet; thence run North $89^{\circ} 18^{\circ} 01 "$ East a distance of 210.00 feet to the Polnt of Beginning.

Containing 2.825 squore feet, more or less.

THIS IS NOT A BOUNDARY SURVEY LOCHRANE ENGINEERIGGOC
L.B. No. 2856


LOCHRANE| Consulting Engineers - Surveyors |
| :---: |
| 201 South Bumby Avenue.Orlando,Florido 32803 (407)896-3317 |

| PROJECT NAME: HOLOEN AVENUE |  |  |  |
| :---: | :---: | :---: | :---: |
| DRAWN EY: J. CAMPEELL | DATE: 4/25/13 | SCALE: | //A |
| CHECKED BY: J. CAMPEELL | DATE: 4/25/13 | LEI JOB No.: | 02076.10 |
| SEC. 15, TWP. 23 S., RGE. 29 E. | REVISED: 6/24/13 | SHEET | OF |

SKETCH OF DESCRIPTION
PARCEL No.: 7OIIC
THIS IS NOT A BOUNDARY SURVEY



## SKETCH OF DESCRIPTION

PARCEL No.: TOIIC
THIS IS NOT A BOUNDARY SURVEY


| DRAYN BY ${ }^{\text {J }}$ J. CAMPBELL | ATE: 4/25/13 | REVISED: | SCALE: |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: |
| сн | DATE: $4 / 25 / 13$ | LEI JOB No.: 02076.10 | SHEET | 3 OF |  |

# SKETCH OF DESCRIPTION 

PARCEL No.: 7OIIC
THIS IS NOT A BOUNDARY SURVEY

GENERAL NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARINGS AS SHOWN hEREON ARE BASED ON THE NORTH LINE OF THE N.E. $1 / 4$ OF SECTION 16. TOUNSHIP 23 SOUTH, RANGE 29 EAST. ORANGE COUNTY, FLORIDA, AS BEING N. 8903 $5^{\circ} 29^{\prime 2}$. . AS SHOWN ON RIGHT OF WAY MAPS FOR HOLDEN AVENUE, ORANGE COUNTY PROJECT No. CJP. 3045.
3. Total area of the herein described parcel is 2,825 souare feet, more or less.
4. SEE SHEET / FOR LEGAL DESCRIPTION:

SEE SHEETS 2 THROUGH 3 FOR PARCEL SKETCH.
5. SEE RIGHT OF WAY MAP SHEETS 5 AND 6 FOR THIS PARCEL.

LEGEND:

| 4 | CENTERL INE | $P C$ | POINT OF CURVATURE |
| :---: | :---: | :---: | :---: |
| $\Delta$ | DELTA (CENTRAL ANGLE) | PGIS ${ }^{\text {P }}$ | PAGE(S) |
| c | CHORD DISTANCE | PI | POINT OF INTERSECTION |
| $C B$ | CHORD EEARING | PT | POINT OF TANGENCY |
| C.M. | CONCRETE MONLMENT | P.S.M. | PROFESSIONAL SURVEYOR AND MAPPER |
| D | DEGREE OF CURVE | $R$ | RADIUS |
| EXIST. | EXISTING | (R) | RADIAL. |
| FND. | FOUND | RGE. | RANGE |
| ID. | IDENTIFICATION | $R T$. | RIGHT |
| $L$ | LENGTH | R/W | RIGHT OF WAY |
| LB | LJCENSED BUSINESS | SEC. | SECTION |
| $L T$. | LEFT | STA. | STATION |
| O.R.B. | OFFICIAL RECORDS BOOK | $T$ | TANGENT |
| P.B. | PLAT BOOK | TWP. | TOWNSHIP |


| DRAWN EY: J. CAMPBELL | DATE | 4/25/13 | REVISED: |  | SCALE: | N/A |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| CHECKED BY: J. CAMPBELL | DATE: | 4/25/13 | LEIJOS No.: | 02076.10 | SHEET | 4 | OF | 4 |

## SCHEDULE "B"

## HOLDEN AVENUE PARCEL 7011C

## TEMPORARY CONSTRUCTION EASEMENT

Parcel 7011 C is being acquired as a temporary, non-exclusive easement with full authority to enter upon the lands described in attached Schedule "A" for the purpose of tying in and harmonizing the existing grade with the adjacent roadway. At all times during construction the GRANTEE will maintain access to the GRANTOR'S remaining lands.

After the construction on the Parcel is completed the GRANTEE shall restore the Parcel to a condition as good as or better than the one existing before being disturbed by the GRANTEE.

This easement shall expire upon the completion of the construction on the project adjacent to the lands described in attached Schedule "A" or after seven (7) years, whichever occurs first.

[^0]This instrument prepared by, and after recording return to:

Edward A. Kalish, Esquire
Bilzin Sumberg Baena Price \& Axelrod LLP
1450 Brickell Avenue, Suite 2300
Miami, Florida 33131

Instrument: $7011 \mathrm{~A} .3 / 7011 \mathrm{~B} .3 / 7011 \mathrm{C} .3 / 8011.3 / 8011 \mathrm{~A} .3 / 8011 \mathrm{~B} .3 / 8011 \mathrm{C} .3$
Project: Holden Avenue RCA (John Young Parkway to Orange Blossom Trail)

## SUBORDINATION OF ENCUMBRANCES TO PROPERTY RIGHTS OF ORANGE COUNTY

## KNOW ALL MEN BY THESE PRESENTS:

That WHEREAS, it is proposed by ORANGE COUNTY, a charter county and a political subdivision of the state of Florida, whose address is P.O. Box 1393, Orlando, Florida 328021393, GRANTEE, to locate, construct, maintain, and/or improve a road right-of-way in Orange County, Florida; and

WHEREAS, A portion of the lands involved and necessary to said project is subject to a Mortgage and Security Agreement, Assignment of Leases and Rents, and Financing Statement, all as more particularly described in Schedule $\mathbf{A}$ attached hereto, held by the undersigned; and,

WHEREAS, on behalf of ORANGE COUNTY, a request has been made for the undersigned to subordinate said encumbrances to the property rights of ORANGE COUNTY in and to the portions of the premises hereafter described.

NOW, THEREFORE, WITNESSETH: That for and in consideration of the premises and One Dollar and other good and valuable considerations, paid, receipt of which is hereby acknowledged, the undersigned subordinates said encumbrances as they have been or as they may be modified and amended from time to time to the property rights of ORANGE COUNTY, to locate, construct, maintain, and/or improve said project over, through, upon, and/or across the following described lands, being a portion of the encumbered premises in Orange County, Florida, to-wit:

# SEE SCHEDULE B, SCHEDULE C, SCHEDULE D, SCHEDULE E and COMPOSITE SCHEDULE F ATTACHED HERETO 

PROVIDED, ALWAYS, NEVERTHELESS, and it is expressly understood and agreed that this instrument subordinates said encumbrances insofar as same affects the rights and privileges of ORANGE COUNTY, in its use of the land specifically above described for Holden Avenue Parcel 8011 Slope and Fill Easement as described in Schedule B attached hereto, Holden Avenue Parcel 8011B Wall Maintenance Easement as described in Schedule C attached hereto, Holden Avenue Parcel 8011A Drainage Easement as described in Schedule D attached hereto, Holden Avenue Parcel 8011C Drainage Easement as described in Schedule E attached hereto, Holden Avenue Parcel 7011A, Parcel 7011B and Parcel 7011C Temporary Construction Easement attached hereto as Composite Schedule F (provided, however, the subordination of said encumbrances shall continue until the expiration of the term of each Temporary Construction Easement as set forth in the last paragraph of each such easement), and that nothing herein contained shall in any way affect, alter, impair, minimize, or diminish the effect of said encumbrances or the remedies at law or in equity for recovering thereon, or against the parties charged thereby, the full amount of all sums secured by and/or due under the same. It is further understood and agreed that in the event said above described premises are abandoned by ORANGE COUNTY and cease to be used for their respective intended purposes that in such event the subordination of said encumbrances shall become of the same status with reference to such abandoned portion as if the subordination had never been made.

IN WITNESS WHEREOF, the said holder of said encumbrances has duly executed this instrument this 4th day of October, A.D. 2016.
\{END OF TEXT - SIGNATURE AND ACKNOWLEDGMENT PAGES FOLLOW\}

Instrument: 7011A.3/7011B.3/7011C.3/8011.3/8011A.3/8011B.3/8011C. 3
Project: Holden Avenue RCA (John Young Parkway to Orange Blossom Trail)
U.S. BANK NATIONAL ASSOCIATION, A

NATIONAL BANKING ASSOCIATION
ORGANIZED AND EXISTING UNDER THE LAWS
OF THE UNITED STATES OF AMERICA, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS TRUSTEE FOR THE REGISTERED HOLDERS OF J.P. MORGAN CHASE COMMERCIAL MORTGAGE SECURITIES TRUST 2007-CIBC19, COMMERCIAL MORTGAGE PASSTHROUGH CERTIFICATES, SERIES 2007-CIBC19

By: LNR Partners, LLC, a Florida limited liability company, its Attorney-in-Fact pursuant to Limited Power of Attorney dated March 15, 2011


Instrument: 7011A.3/7011B.3/7011C.3/8011.3/8011A.3/8011B.3/8011C. 3
Project: Holden Avenue RCA (John Young Parkway to Orange Blossom Trail)

STATE OF FLORIDA )
) SS:
COUNTY OF MIAMI-DADE )
The foregoing instrument was acknowledged before me this 4th day of October, 2016, by Arnold $\forall$ whelk , a Vice ropsident $\qquad$ Partners, LLC, a Florida limited liability company, on behalf of the said limited liability company, as Attorney-in-Fact on behalf of U.S. BANK NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS TRUSTEE FOR THE REGISTERED HOLDERS OF J.P. MORGAN CHASE COMMERCIAL MORTGAGE SECURITIES TRUST 2007-CIBC19, COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-CIBC19. Said individual ib personally known to me.


Notary Public, State of Florida
Print Name: Patricia Mosquera
My Commission Expires:

[AFFIX NOTARY STAMP ABOVE]

Instrument: 7011A.3/7011B.3/7011C.3/8011.3/8011A.3/8011B.3/8011C. 3
Project: Holden Avenue RCA (John Young Parkway to Orange Blossom Trail)

## SCHEDULE A

## PROPERTY ENCUMBRANCES

Mortgage and Security Agreement, made as of March 22, 2007 ("Mortgage"); executed by Chowder Apartments LP, a Florida limited partnership ("Borrower"), in favor of JPMorgan Chase Bank, N.A., a banking association chartered under the laws of the United States of America ("Original Lender"), recorded March 26, 2007, as Document No. 20070197576, in Official Records Book 9179, at Page 4448, of the Public Records of Orange County, Florida (the "Records"), which Mortgage was assigned by: (a) Original Lender to LaSalle Bank National Association, as Trustee for the registered holders of J.P. Morgan Chase Commercial Mortgage Securities Trust 2007-CIBC19, Commercial Mortgage Pass-Through Certificates, Series 2007CIBC19, pursuant to a certain Assignment of Mortgage and Security Agreement and Assignment of Assignment of Leases and Rents, acknowledged June 22, 2007, effective as of June 14, 2007, recorded October 23, 2007, as Document No. 20070701313, in Official Records Book 9480, at Page 4124, of the Records; and (b) Bank of America, N.A., a national banking association (successor by merger to LaSalle Bank National Association, a national banking association), as Trustee for the registered holders of J.P. Morgan Chase Commercial Mortgage Securities Trust 2007-CIBC19, Commercial Mortgage Pass-Through Certificates, Series 2007-CIBC19, to U.S. Bank National Association, a national banking association organized and existing under the laws of the United States of America, not in its individual capacity but solely in its capacity as Trustee for the registered holders of J.P. Morgan Chase Commercial Mortgage Securities Trust 2007CIBC19, Commercial Mortgage Pass-Through Certificates, Series 2007-CIBC19 ("Lender"), pursuant to a certain Assignment of Mortgage and Security Agreement, executed February 16, 2016, recorded February 18, 2016, as Document No. 20160085173, of the Records; and
(ii) Assignment of Leases and Rents, made as of March 22, 2007 ("ALR"), by Borrower in favor of Original Lender, recorded March 26, 2007, as Document No. 2007197577, in Official Records Book 9179, at Page 4509, of the Records, which ALR was assigned by: (a) Original Lender to LaSalle Bank National Association, as Trustee for the registered holders of J.P. Morgan Chase Commercial Mortgage Securities Trust 2007-CIBC19, Commercial Mortgage Pass-Through Certificates, Series 2007-CIBC19, pursuant to a certain Assignment of Mortgage and Security Agreement and Assignment of Assignment of Leases and Rents, acknowledged June 22, 2007, effective as of June 14, 2007, recorded October 23, 2007, as Document No. 20070701313, in Official Records Book 9480, at Page 4124, of the Records; and (b) Bank of America, N.A., a national banking association (successor by merger to LaSalle Bank National Association, a national banking association), as Trustee for the registered holders of J.P. Morgan

Instrument: 7011A.3/7011B.3/7011C.3/8011.3/8011A.3/8011B.3/8011C. 3
Project: Holden Avenue RCA (John Young Parkway to Orange Blossom Trail)

Chase Commercial Mortgage Securities Trust 2007-CIBC19, Commercial Mortgage PassThrough Certificates, Series 2007-CIBC19, to Lender, pursuant to a certain Assignment of Assignment of Leases and Rents, executed February 16, 2016, recorded February 18, 2016, as Document No. 20160085174, of the Records; and
(iii) Uniform Commercial Code Financing Statement, naming Borrower as Debtor and Original Lender as Secured Party ("County UCC"), recorded March 26, 2007, as Document No. 20070197578, in Official Records Book 9179, at Page 4528, of the Records, which County UCC was: (a) assigned by Original Lender to LaSalle Bank National Association, as Trustee for the registered holders of J.P. Morgan Chase Commercial Mortgage Securities Trust 2007-CIBC19, Commercial Mortgage Pass-Through Certificates, Series 2007-CIBC19, pursuant to a certain UCC Financing Statement Amendment (assignment), recorded October 23, 2007, as Document No. 20070701314, in Official Records Book 9480, at Page 4129, of the Records; (b) continued by LaSalle Bank National Association, as Trustee for the registered holders of J.P. Morgan Chase Commercial Mortgage Securities Trust 2007-CIBC19, Commercial Mortgage Pass-Through Certificates, Series 2007-CIBC19, pursuant to a certain UCC Financing Statement Amendment (continuation), recorded October 12, 2011, as Document No. 20110537884, in Official Records Book 10280, at Page 226, of the Records; and (c) assigned by Bank of America, N.A., a national banking association (successor by merger to LaSalle Bank National Association, a national banking association), as Trustee for the registered holders of J.P. Morgan Chase Commercial Mortgage Securities Trust 2007-CIBC19, Commercial Mortgage Pass-Through Certificates, Series 2007-CIBC19, to Lender, pursuant to a certain UCC Financing Statement Amendment (assignment), recorded February 18, 2016, as Document No. 20160085175, of the Records.

Instrument: 7011A.3/7011B.3/7011C.3/8011.3/8011A.3/8011B.3/8011C. 3
Project: Holden Avenue RCA (John Young Parkway to Orange Blossom Trail)

## SCHEDULE B

## HOLDEN AVENUE PARCEL 8011 SLOPE AND FILL EASEMENT

Parcel 8011 is being acquired as a permanent non-exclusive easement for the purpose of insuring the structural integrity of the roadway facility adjacent to the granted easement. This easement is to allow the GRANTEE to maintain the elevation of the roadway facility, to GRANTEE's specifications, with full authority to enter upon, clear, grade, excavate and add or remove fill material to 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.

After the GRANTEE has completed construction of its roadway facility 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, adding fill material, ground lighting, metal fencing, 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.

# SCHEDULE " $A$ " <br> PARCEL No.: 80II <br> ESTATE: PERPETUAL EASEMENT <br> PURPOSE: SLOPE AND FILL 

## DESCRIPTION:

Triot port of
"From the Southwest corner of NE $1 / 4$ of NW $1 / 4$ Sectlon 15. Townshlp 23 South, Range 29 Eost, run North $0.12^{\circ} 30^{\prime \prime}$ East, 180.0 feet olong the West IIne of sola NE 1/4 of NW 1/4, thence North 89034 Eost, 60.32 feet thence North $79^{\circ} 3^{\circ}$ East. 350.0 feet, thence North $0^{\circ} 11^{\prime \prime} 16^{\prime \prime}$ West; $421.61^{\prime}$ feet to the Polnt of Beginning. Continue thence North $0.11^{\circ} 16^{\prime \prime}$ West, 75.74 feet, thence North $26^{\circ} 26^{\circ}$ West, 450 feet, thence South $89^{\circ} 3^{\circ}$ West, 199.05 feet to a polnt on the West IIne of the aforesold NE $1 / 4$ of NW I 1/1, thence North $0^{\circ} 12^{\prime} 30^{\prime \prime}$ Eost, $183^{\prime}$ feet to the NW corner thereof; thence North $89^{\circ} 3^{\circ}$ East, 1331.17 feet to the NE corner of sola NE $1 / 4$ of NW $1 / 4$, thence South
 928.94 feet to the point of Beglinilig. Less the North 33 feet for Holden Avenue; and the Eost 30 feet for Rlo Grande Avenue, Orange County, florldo."

Sald property belng the same lands as described in Offlclal Records Book 5336, Page 4l99 of the Publlc Records of Orange County, Florldo. )
described os follows:


#### Abstract

Commence ot a P-K nall and alsk stamped rRLS 1304" morking the Northeast corner of the Northwest $1 / 4$ of Section 15, Townshlp 23 South, Ronge 29 East, Orange County. florlda, sold polnt beling on the Centerline of Survey of Holden Avenue os shown on Orange County Rlght of Way Mop, County Project CIP 3045; thence run South 89018.01" West along the North IIne of sold Northwest $1 / 4$ and sold Centerlline of Survey of Holdan Avenue a distance of 30.00 feet to a point on the Northerly projection of the West rlght of way line of Rio Grande avenue as shown on sald Right of Woy Mop: thence departing sald North IIne and sala Centerline of Survey run South $00^{\circ} 10^{\prime \prime} 12^{\prime \prime}$ Eost along sold Northerly projection a distance of 33.00 feet to the intersection of sald West rlght of woy Ilne of Rlo Gronde Avenue with the South right of way Ilne of sold Holden Avenue as shown on sala Right of Way Map; thence continue South $00^{\circ} 10^{\circ 1} 12^{\prime \prime}$ East along sald West right of way line a distonce of 38.00 feet; thence departing sala West right of way lline run North $53^{\circ} 13^{\circ} 59^{\circ}$ West a alstance of 41.01 feet for a Polint of beginning, sald point being the beginning of a non-tangent curve concove Northerly hoving a radlus of 5775.40 feet and a chord beorling of South $86^{\circ} 57^{\prime} 3^{\prime \prime}$ "West, thence from a tangent bearling of South $86^{\circ} 12^{\circ} 05^{\prime \prime}$ West, run Westerly along the arc of sald curve through a centrol angle of $01^{\circ} 31^{\circ} 00^{\prime \prime}$ a distance of 152.89 feet to the end of sald curve; thence run North $02^{\circ} 16.55^{\prime \prime}$ West a distonce of 4.00 feet to a point on a curve concove Northerly and concentrlc with the oforesald curve hoving a rodlus of 5771.40 feet and a chord bearing of North $86.58^{\circ} 59$ ~ East: thence from a tangent bearing of North 87043.06"Eost run Easterly along the orc of sold curve through a centrol angle of $01^{\circ} 28^{\circ} 13^{\prime \prime}$ a alstance of 148.11 feet to the end of sald curve; thence run South $53^{\circ} 13^{\circ} 59^{\prime \prime}$ Eost a distance of 6.15 feet to the Point of Beglinning.


Contalning 602 squore feet, more or less.

## THIS IS NOT A BOUNDARY SURVEY



LOCHRANE
Consuliting Engineers - Surveyors
201 South Bumby Avenue, Oriando, Florida 32803 (407) 896-3317

| PROJECT NAME: | holden avenue |  |
| :---: | :---: | :---: |
| ORAWN BY: C. LEFTAKIS | DATE, M110\%05 | Scale: |
| CHECKEO BY: J. CAIPBELL | OATE: $11 / 10105$ | LEI JOB No.1 O2076:0, |
| SEC. 15, TWP. 23 S., AGE. 29 | REVISED: $6 / 24 / 1$ | SHEET |



## SKETCH OF DESCRIPTION

## PARCEL NO.: 8011

## THIS IS NOT A BOUNDARY SURVEY

GENERAL NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. bearings as shown hereon are based on the north line of the n.e. I/4 of SECTION 16, TOWNSHIP 23 SOUTH. RANGE 29 EAST, ORANGE COUNTY. FLORIDA, AS BEING N. $89^{\circ} 35^{\prime} 29^{\circ} E$. . AS SHOWN ON RIGHT OF WAY MAPS FOR HOLDEN AVENUE, ORANGE COUNTY PROJECT NO. CIP 3045.
3. total area of the herein described parcel is 602 souare feet, more or less.
4. SEE SHEET I FOR LEGAL DESCRIPTION:

SEE SHEET 2 FOR PARCEL SKETCH.
5. SEE RIGHT OF WAY MAP SHEETS 5 AND 6 OF 13 FOR THIS PARCEL.

LEGEND:

| $\varepsilon$ | CENTERLINE | $P C$ | POINT OF CURVATURE |
| :---: | :---: | :---: | :---: |
| $\triangle$ | delta (CENTRAL ANGLE) | PG(S). | PAGE(S) |
| $c$ | CHORD DISTANCE | PI | POINT OF INTERSECTION |
| $C B$ | CHORD GEARING | PT | POINT OF TANGENCY |
| C. M. | CONCRETE MONUMENT | P.S.M. | PROFESSIONAL SURVEYOR AND MAPPER |
| D | degree of curve | $R$ | RaDIUS |
| EXIST. | EXISTING | (R) | RADIAL |
| FND. | FOUND | RGE. | RANGE |
| 10. | IDENTIFICATION | RT. | RIGHT |
| $L$ | LENGTH | R/W | RICHT OF WAY |
| LB | LICENSED BUSINESS | SEC. | SECTION |
| $L T$. | LEFT | STA. | STATION |
| O.R.B. | OFFICIAL RECOROS BOOK | T | TANGENT |
| P.B. | PLAT BOOK | TWP. | TOWNSHIP |


| DRAWN BY: C. LEFTAKIS | DATE: 1110105 | REVISED | 817107 | SCALE: | N/A |
| :---: | :---: | :---: | :---: | :---: | :---: |
| CHECKED GY: J. CAMPBELL | DATE; M/10\%05 | LEI JOB No.s | 02076.10 | SHEET | 3 Of 3 |

Instrument: 7011A.3/7011B.3/7011C.3/8011.3/8011A.3/8011B.3/8011C. 3
Project: Holden Avenue RCA (John Young Parkway to Orange Blossom Trail)

## SCHEDULE C

## HOLDEN AVENUE PARCEL 8011B WALL MAINTENANCE EASEMENT

Parcel 8011 B is being acquired as a permanent non-exclusive easement for maintenance purposes, with full authority to enter upon, construct, operate, and maintain, as the GRANTEE and its assigns may deem necessary, a wall 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 wall and roadway facility on the granted easement without the prior written approval of the GRANTEE.

After the GRANTEE has completed construction of its roadway facility 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, existing driveway, landscaping, ground lighting, metal fencing, and any activity that will not adversely affect the structural integrity of the adjacent wall and 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.

## OESCRIPTION,

## That port of

"From the Southwest corner of NE $1 / 4$ of NW $1 / 4$ Soction 15, Township 23 South, Ronge 29 East, run North $0.12^{\circ} 30^{\prime \prime}$ East, 180.0 foet along the West IIne of sold NE $1 / 4$ of NW 1/4, thence North $89^{\circ} 34$ Eost, 60.32 feet thence North $79^{\circ} 34^{\circ}$ East, 350.0 feet; thence North $0.11 .16^{*}$ West, 421.61 feet to the Polnt of Beginning. Continue thence North $0.11^{\prime \prime} 16^{\prime \prime}$ West. 75.74 feet; thence North $26^{\circ} 26^{\circ}$ West, 450 feet, thence South $89^{\circ} 38^{\circ}$ West, 199.05 feet to o polnt on the West IIne of the oforesald NE $1 / 4$ of NW $1 / 4$; thence North $0 \% 12^{\circ} 30^{\prime \prime}$ East, 183 feet to the NW corner thereof; thence. North $89^{\circ} 38^{\circ}$ Eost, 1331.17 feet to the NE corner of sald NE $1 / 4$ of NW I/4, thence South $0017^{\circ}$ West, along the West Ilne thereof 663 feets thence South $89^{\circ} 38^{\circ}$ West, 928.94 feet to the Point of Beglnning. Less the North 33 feet for Holden Avenue; and the East 30 feet for Rlo Grande Avenue, Orange County, Florldọ."
(Sold property belng the same lands as descrlbed in Offlclal Records Book 5336, Poge 4199 of the Publlc Records of Oronge County, Florldo. J.
descrlbed os follows:
Cómmence ot o P-k noll and dlsk stamped "RLS $1304^{\prime \prime}$ morking the Northeast corner of the Northwest $1 / 4$ of Section 15. Township 23 South, Ronge 29 East, Oronge County, Florlda, sold polnt belng on the Centerline of Survey of Holden Avenue as shown on Orange County Rlght of Way Mop, County Prolect CIP 3045; thence run South $89^{\circ} 18^{\circ} 01^{\prime \prime}$ West along the North Ilne of sald Northwest $1 / 4$ and sold Centerline of Survey of Holden Avenue a distance of 1331.33 feet to a.polint on the Eost IIne of the Northwest $1 / 4$ of sold Northwest 1/4, thence deporting sala North Iline and sald Centerline of Survey run South $00^{\circ} 111^{\circ} \mathrm{Ol}$ East along sald East IIne a dlstance of 60.50 feet thence departing sald East IIne run North $89^{\circ} 18^{\prime} 01 "$ East a distonce of 24.66 feet; thence run South $00^{\circ} 41^{\prime} 59^{\prime \prime}$ East a alstance of 5.00 feet, thence run North $89^{\circ} 18^{\circ} 01$ " East o dlstance of 20.00 feet, thence run North $00^{\circ} 41$ '59" West o distance of 7.00 feet; thence run North $89^{\circ} 18^{\circ} 01$ "East a distance of 115.00 feet for 0 Polnt of Begininling, thence continue North $89^{\circ} 18^{\circ} 01^{\prime \prime}$ East o dlstance of 135.00 feet; thence run North $00^{\circ} 41^{\prime \prime} 59^{\prime \prime}$ West a distance of 5.00 feet; thence run South $89^{\circ} 18^{\circ} 01^{\prime \prime}$ West a distance of 135.00 feet thence run South $00^{\circ} 41^{\prime \prime} 59^{\prime \prime}$ Eost o distance of 5.00 feet to the Point of Beginning.

Contalning 675 square feet, more or less.


## SKETCH OF DESCRIPTION

PARCEL No.: $8011 B$
THIS IS NOT A BOUNDARY SURVEY

$\Delta$ - $00^{\circ} 04^{\circ} 27^{\prime \prime}$ RT.
(NO CURVE)
THE N.E. CORNER OF THE
N.W. $1 / 4$ OF SEC. 15-23-29

FND. P-K NAD STAMPED
"RLS 1304"

SEC. 10. TWP. 23 S.. RGE. 29 E.
0
$\stackrel{1}{\square}$
$\stackrel{4}{4}$
$\square$
$\square$
NOT

SKETCH OF DESCRIPTION
PARCEL NO.: 80IIB
THIS IS NOT A BOUNDARY SURVEY

GENERAL NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. bearlings as shown hereon are based on the north line of the n.e. $1 / 4$ of SECTION 16, TOWNSHIP 23 SOUTH. RANGE 29 EAST, ORANGE COUNTY. FLORIDA, AS BEING N. $89^{\circ} 35^{\circ} 29^{\circ} E_{\text {. . AS SHOWN ON RIGHT OF WAY MAPS FOR HOLDEN AVENUE, ORANGE COUNTY }}$ PROJECT NO. CIP 3045.
3. TOTAL AREA OF THE HEREIN DESCRIBED PARCEL IS 675 SOUARE FEET, MORE OR LESS.
4. SEE SHEET I FOR LEGAL DESCRIPTION:

SEE SHEET 2 FOR PARCEL SKETCH.
5. SEE RIGHT OF WAY MAP SHEET 5 OF 13 FOR THIS PARCEL.

LEGEND:

| E | CENTERLINE |
| :--- | :--- |
| $\triangle$ | DELTA (CENTRAL ANGLE) |
| $C$ | CHORD DISTANCE |
| CB | CHORD BEARING |
| $C . M$. | CONCRETE MONUMENT |
| $D$ | DEGREE OF CURVE |
| EXIST. | EXISTING |
| FND. | FQUND |
| ID. | IDENTIFICATION |
| L. | LENGTH |
| LB | LICENSED BUSINESS |
| LT. | LEFT |
| O.R.B. | OFFICIAL RECORDS BOOK |
| P.B. PLAT BOOK |  |


| PC | POINT OF CURVATURE |
| :--- | :--- |
| PG(S). | PAGEISI |
| PI | POINT OF INTERSECTION |
| PT. | POINT OF TANGENCY |
| P.S.M. | PROFESSIONAL SURVEYOR ANO MAPPER |
| R | RADIUS |
| (RI | RADIAL. |
| RGE. | RANGE |
| RT. | RIGHT |
| RIW | RIGHT OF WAY |
| SEC. | SECTION |
| STA. | STATION |
| T | TANGENT |
| TWP. | TOWNSHIP |

Instrument: 7011A.3/7011B.3/7011C.3/8011.3/8011A.3/8011B.3/8011C. 3
Project: Holden Avenue RCA (John Young Parkway to Orange Blossom Trail)

## SCHEDULE D

## HOLDEN AVENUE PARCEL 8011A DRAINAGE EASEMENT

Parcel 8011A is being acquired as a permanent non-exclusive easement for drainage purposes, with full authority to enter upon, excavate, add or remove fill material, construct, operate, and maintain, as the GRANTEE and its assigns may deem necessary, an underground pipe 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 underground pipe 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 underground pipe and appurtenant facilities.

After the GRANTEE has completed construction of its roadway facility 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, ground lighting, metal fencing, or any activity that will not adversely affect the structural integrity and maintenance of the drainage facilities.

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

# SCHEDULE " $A$ " <br> PARCEL No.: 8011A <br> ESTATE: PERPETUAL EASEMENT PURPOSE: DRAINAGE 

## OESCRIPTION:

Thot port of:
"From the Southwest corner of NE $1 / 4$ of NW $1 / 4$ Section 15. Townshlp 23 South, Ronge 29
Eost, run North $0^{\circ} 12^{\circ} 30^{\prime \prime}$ Eost, 180.0 feet along the West IIne of sola NE $1 / 4$ of NW 1/4,
thence North $89^{\circ} 34^{\circ}$ Eost, 60.32 feet thence North 79.34' East, 350.0 feets thence North
0.11"15"West. 421.61 feet to the Polnt of Beginning. Continue thence North $0.111^{\prime \prime} 16^{\prime \prime}$
West, 75.74 feet; thence North $26^{\circ} 26^{\circ}$ West, 450 feet, thence South $89^{\circ} 38^{\circ}$ West, 199.05
feet to a polint on the West llne of the aforesola NE I/4 of NW $1 / 4$, thence North 0012.30"
Eost. 183 feet to the NW corner thereof; thence North $89^{\circ} 38^{\circ}$ Eost, 1331.17 feet to the
NE corner of sald NE $1 / 4$ of NW I/4; thence South $0017^{\circ}$ West, along the West IIne thereof
663 feet; thence South $89{ }^{\circ} 38^{\prime}$. West, 928.94 feet to the Polnt of Beginning. Less the North
33 feet for Holden Avenues and the East 30 feet for Rlo Grande Avenve, Orange County,
Florlao. "
iSola property being the some londs os descrlbed In Official Records Book 5336, Poge 4199 of the Publlc Records of Oronge County, flarlac.l
deseribed os follows:
Commence at O P-k nall and disk stamped "RLS 1304" marking the Northeost corner of the Northwest $1 / 4$ of Section 15. Township 23 South, Ronge 29 Eost, Oronge County, Florlao, sald point belng on the Centerlline of Survey of Holden Avenue as shown on Orange County Right of Way Map. County Prolect CIP 3045; thence run South $89^{\circ} 18^{\circ} 01$ " West along the North Ilne of sald Northwest $1 / 4$ and sold Centerline of Survey of Holden Avenue o alstance of 30.00 feet to a polnt on the Northerly profectlon of the West rlaht of way lline of Rlo Grande Avenue as shown on sald Rlght of Way Map; thence departing sald North Iline and sald Centerline of Survey run South $00^{\circ} 10^{\circ} 12^{\prime \prime}$ East along sola Northerly projectlon a alstance of 33.00 feet to the intersection of sold West right of way Iline of Rlo Grande Avenue with the South rlaht of woy IIne of sald Holden Avenue os shown on sold Right of Woy Mops thence run South $89.18^{\circ} 01^{\prime \prime}$ West alang sald South right of way IIne a alstance of 1301.32 feet to a polint on the West lline of the Northeast $1 / 4$ of the Northwest $1 / 4$ of sald Sectlon 15, thence departing sold South right of way Ilne run South $00^{\circ} 13^{\circ} 13^{\prime \prime}$ East along sola West Iline a distance of 17.50 feet for 0 Point of Beginnings thence departing sold West IIne run North $89^{\circ} 18^{\circ} 01^{\prime \prime}$ East parallel with the oforesald South right of way IIne of Holden Avenue a alstance of 159.57 feets thence run South $00^{\circ} 41^{\prime \prime} 59$ " East a distance of 8.00 feet, thence run South $89^{\circ} 18^{\circ} 01^{\prime \prime}$ West a distance of 115.00 feet, thence run South $00^{\circ} 41^{\prime \prime} 59^{\prime \prime}$ Eost o distance of 7.00 feet, thence run South $89^{\circ} 18^{\circ} 01^{\prime \prime}$ West a distance of 20.00 feet, thence run North $00^{\circ} 41^{\prime \prime} 59^{\prime \prime}$ West a alstance of 5.00 feet, thence run South $89.18^{\circ} 01^{\prime \prime}$ West a distance of 24.66 feet to o point on the oforesala West Ilne of the Northeost 1.14 of the Northwest $1 / 4$ of sald Section 15; thence run North $00^{\circ} 13^{\prime \prime} 13^{\prime \prime}$ West along sald West IIne a distance of 10.00 feet to the point of beginning.

Contalning l,466 squore feet, more or less.



## THIS IS NOT A BOUNDARY SURVEY

GENERAL NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARINGS AS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE N.E. $1 / 4$ OF SECTION IG. TOWNSHIP 23. SOUTH. RANGE 29 EAST, ORANGE COUNTY, FLORIDA, AS BEING N. $89^{\circ} 3^{\prime}$ '29 "E., AS SHOWN ON RIGHT OF WAY MAPS FOR HOLDEN AVENUE, ORANGE COUNTY PROJECT NO. CIP 3045.
3. total area of the herein described parcel is 1.466 souare feet, more or less.
4. SEE SHEET I FOR LEGAL OESCRIPTION:

SEE SHEET 2 FOR PARCEL SKETCH.
5. SEE RIGHT OF WAY MAP SHEET 5 OF' 13 FOR THIS PARCEL.

LEGEND:

| E | CENTERLINE |
| :--- | :--- |
| $\triangle$ | DELTA (CENTRAL ANGLE) |
| $C$ | CHORD DISTANCE |
| CB | CHORD BEARING |
| C.M. | CONCRETE MONUMENT |
| D | DEGREE OF CURVE |
| EXIST. | EXISTING |
| FND. | FOUNO. |
| ID. | IOENTIFICATION |
| L | LENGTH |
| LB | LICENSED BUSINESS |
| LT. | LEFT |
| O.R.B. | OFFICIAL RECORDS BOOK |
| P.B. | PLAT BOOK |

PC POINT OF CURVATURE
PG(S). PAGE(S)
PJ POINT OF INTERSECTION
PT POINT OF TANGENCY
P.S.M. PROFESSIONAL SURVEYOR ANO MAPPER
$R$ RADIUS
(R) RADIAL

RGE. RANGE
RT. RIGHT
R/W RJGHT OF WAY
SEC. SECTION
STA. STATION
T TANGENT
TWP. TOWNSHIP

| DRAWN EY, C. LEFTAKIS | DATE: | $11 / 10105$ | RE | $1 / 28109$ | SCALE. | N/A |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| CHECKED BY; J. CAMPGELL | DATE: | 11710105 | LEI JOB NO.: | 02076.10 | SHEET | 3 | F | 3 |

Instrument: $7011 \mathrm{~A} .3 / 7011 \mathrm{~B} .3 / 7011 \mathrm{C} .3 / 8011.3 / 8011 \mathrm{~A} .3 / 8011 \mathrm{~B} .3 / 8011 \mathrm{C} .3$
Project: Holden Avenue RCA (John Young Parkway to Orange Blossom Trail)

## SCHEDULE E

## HOLDEN AVENUE PARCEL 8011C DRAINAGE EASEMENT

Parcel 8011C is being acquired as a permanent non-exclusive easement for drainage purposes, with full authority to enter upon, construct, operate, and maintain, as the GRANTEE and its assigns may deem necessary, an underground pipe 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 underground pipe 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 underground pipe and appurtenant facilities.

After the GRANTEE has completed construction of its roadway facility 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, ground lighting, metal fencing, or any activity that will not adversely affect the structural integrity of the drainage facilities.

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

# SCHEDULE " $A$ " <br> PARCEL No.: 8011 C <br> estate: perpetual easement PURPOSE: DRAINAGE 

## DESCRIPTION:

That part of:
"From the Southwest corner of NE $1 / 4$ of NW $1 / 4$ Section 15, Township 23 South, Ronge 29 East, run North $0^{\circ} 12^{\circ} 30^{\prime \prime}$ East, 180.0 foet along the West Iline of sola NE $1 / 4$ of NW 1/4, thence North 89034 EOst, 60.32 feet thence North $79034^{\circ}$ Eost, 350.0 feet, thence North $0.1116^{\prime \prime}$ West, 421.61 feet to the Polnt of Beginning. Continue thence North $00111^{\prime \prime} 6^{\prime \prime}$ West, 75.74 feet; thence North $26^{\circ} 26^{\circ}$ West, 450 feet, thence South $89^{\circ} 38^{\circ}$ West, 199.05 feet to a point on the West IIne of the oforesala NE $1 / 4$ of NW 1/4; thence North $0.12^{\circ} 30^{\prime \prime}$ Eost. $183^{\prime 2}$ feet to the NW Corner thereof; thence North $89^{\circ} 3^{\circ}$ East, 1331.17 feet to the NE corner of sold NE $1 / 4$ of NW 1/4; thence South $0.17^{\circ}$ West, along the West Ilne thereof 663 feet, thence South $89^{\circ} 38^{\circ}$ West. 928.94 feet to the Polnt of Beginning. Less the North 33 feet for Holuen Avenue; and the East 30 feet for Rlo Gronde Avenue, Oronge County, Florlda. ~
(Sola property being the same londs os described In Officlal Records Book 5336. Page 4199 of the Public Records of Orange County. Florldo.)

## described os follows:

Commence ot o F-k nall and dlsk stamped "RLS 1304 "morking the Northeast corner of the Northwest $1 / 4$ of Section 15. Townshlp 23 South. Range 29 East, Orange County, Florlda, sald polnt beling on the Centerline of Survey of Holden Avenue as shown on Orange County RIght of Way Map. County Project CIP 30451 thence run South 89.18'01" West alang the North llne of sald Northwest $1 / 4$ and sala Centerline of Survey of Holden Avenue a distance of 30.00 feet to a polnt on the Northerly profectloñ of the West right of way IIne of Rlo Grande Avenve as shown on sold Right of Way Mops thence deporting sola North IIne and sald Centerilne of Survey run South $00^{\circ} 10^{\prime 1} 12^{\prime \prime}$ Eost along sald Northerly projection a distance of 33.00 feet to the intersection of sald West right of way IIne of Rlo Grande Avenue with the South rlaht of way IIne of sola Holden Avenue os shown on sola RIght of Woy Mop; thence continue South $00^{\circ} 10^{\prime 1} 2^{\sim}$ Eost along sald West rlght of way IIne of Rlo Grande Avenue o distance of 38.00 feet; thence deporting sold West rlght of woy'I ine of Rlo Grande avenue run North 53013.59" West a distance of 47.16 feet to the beginning of a non-tangent curve concove Northerly having a radlus of 5771.40 feet and a chord bearling of South $87^{\circ} 3^{\prime} 36^{*}$ West, thence from o tangent beorling of South $8^{\circ} 6^{\circ} 4^{\circ} 52^{\prime \prime}$ West, run Westerly along the orc of sold curve through o central ongle of 02"41.28"o alstance of 271.08 feet for a polnt of Beginning; thence departing sald curve run South $00^{\circ} 57^{\prime \prime} 43^{\prime \prime}$ East 0 alstance of 5.00 feets thence run South 89.39.'32" West a alstance of 20.00 feet; thence run North $00.057^{\prime} 43^{\prime \prime}$ West a alstance of 5.00 feet to. a polint on a curve concave Northerly hoving a radlus of 5771.40 feet and a chord bearing of North $89^{\circ} 02^{\prime \prime} 17^{\prime \prime}$ Eost, thence run Easterly along the arc of sald curve through a central angle of $00^{\circ} 11^{\prime 5} 55^{\prime \prime}$ a alstance of 20.00 feet to the Polnt of Beglnaling.

Contalning 100 square feet, more or less.

THIS IS NOT. A ROUNDARY SURVEY lochrane engineeringoin in
 OF A FLDRUOA LICENSED SURVEVOR ANO NAPPER

Consulting Engineers • Surveyors 201 South Bumby Avenue. Oriando, Florida 32803 (407) 896-33/7

| PROJECT NAME, | holoen avenue |  |
| :---: | :---: | :---: |
| ORAWN AY: C. LEFTAXIS | DATE: 8/7107 | SCALE: N/A |
| CHECKED AY, J. CAMPBELL | DATE, 8/7107 | LE1 JOB N0. 102076.10 |
| SEC. 15, TWP. 23 S., AGE. 29 | REVISED: $5 / 24 / 13$ | SHEET 1 OF 3 |

SKETCH OF DESCRIPTION
PARCEL No.: BOIIC
THIS IS NOT A BOUNDARY SURVEY

$661 b \cdot g \cdot 9 \cdot 0$
$9 \varepsilon \varepsilon 9 \cdot g \cdot y \cdot 0$
$0 \exists \perp \perp \forall 7 d \quad \perp O N$

| DRAWN BY: C. LEFTAKIS | DATE: | $8 / 71107$ | REVISED: | 1/28109 | SCALE: |  | - $100{ }^{\prime}$ |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| CHECKED BY, J. CAMPEELL | DATE: | 87107 | LEIJOB NO. 1 | 02076.10 | SHEET | 2 | Of 3 |

SKETCH. OF DESCRIPTION
PARCEL No.: BOIIC
THIS IS NOT A BOUNDARY SURVEY

GENFRAL NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARINGS AS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE N.E. $1 / 4$ OF SECTION 16. TOWNSHIP 23 SOUTH, RANGE 29 EAST. ORANGE COUNTY. FLORIDA, AS EEING N. $89^{\circ} 3^{\prime} 29^{\prime \prime} E$. . AS SHOWN ON RIGHT OF WAY MAPS FOR HOLDEN AVENUE, ORANGE COUNTY PROJECT NO. CIP 3045.
3. TOTAL AREA OF THE HEREIN DESCRIBED PARCEL IS 100 SOUARE FEET, MORE OR LESS.
4. SEE SHEET I FOR LEGAL DESCRIPTION:

SEE SHEET 2 FOR PARCEL SKETCH.
5. SEE RIGHT OF WAY MAP SHEETS 5 AND 6 OF 13 FOR THIS PARCEL.

LEGEND:

| E. | CENTERLINE |
| :--- | :--- |
| $\triangle$ | DELTA (CENTRAL ANGLE) |
| $C$ | CHORD DISTANCE |
| CB | CHORD BEARING |
| C.M. | CONCRETE MONUMENT |
| D | DEGREE OF CURVE |
| EXIST. | EXISTING |
| FND. | FOUND |
| ID. | IOENTIFICATION |
| L | LENGTH |
| LB. | LICENSEO BUSINESS |
| LT. | LEFT |
| O.R.B. | OFFICIAL RECOROS BOOK |
| P.B. | PLAT BOOK |


| PC | POINT OF CURVATURE |
| :--- | :--- |
| PGISI. | PAGE (SI |
| PI | POINT OF INTERSECTION |
| PT | POINT OF TANGENCY |
| P.S.M. | PROFESSIONAL SURVEYOR AND MAPPER |
| R | RADIUS |
| (R) | RADIAL |
| RGE. | RANGE |
| RT. | RIGHT |
| R/W | RIGHT OF WAY |
| SEC. | SECTION |
| STA. | STATION |
| T. | TANGENT |
| TWP. | TOWNSHIP |



## COMPOSITE SCHEDULE F

HOLDEN AVENUE PARCEL 7011A TEMPORARY CONSTRUCTION EASEMENT

Parcel 7011 A is being acquired as a temporary non-exclualve essement with full authorify to enter upon the lands described In altaohed Schedule "A" For the purpose of constructing, tying in and harmonizing the driveway with the adjacent roadway. At all thmes during construction the GRANTEE will maintain access to the GRANTOR'S ramaining lande.

After the construction on the Parcel is completed the GRANTEE shall restore the Parcel to a condition as good as or better than the one existing betore being disturbed by the GRANTEE.

This assement shall expire upon the complation of the construction on the project adjacent to the lands described in attached Schedule " $A$ " or after seven (7) years, whichever occurs first.

## SCHEDULE " $A$ "

PARCEL No.: 7OIIA ESTATE: TEMPORARY EASEMENT PURPOSE: TEMPORARY CONSTRUCTION

## DESCRIPTION:

Thot port of:

"From the Southwest corner of NE $1 / 4$ of NW $1 / 4$ Section 15. Townshlp 23 South, Range 29 East, run North $0.12^{\circ} 30^{\prime \prime}$ East, 180.0 feet along the West Ilne of sold NE $1 / 4$ of NW I/4, thence North $89^{\circ} 34$ Eost, 60.32 feet thence North $79^{\circ} 34^{\circ}$ East. 350.0 feet, thence North $0^{\circ} 11^{\prime \prime} 16^{\prime \prime}$ West. 421.61 feet to the Polnt of Beglnaling. Contlnue thence North $0^{\circ} 11^{\circ 1} 6^{\prime \prime}$ West. 75.74 feet, thence North $26^{\circ} 26^{\circ}$ West. 450 feet: thence South $89^{\circ} 38^{\circ}$ West, 199.05 feet to o point on the West I Ine of the oforesold NE $1 / 4$ of NW $1 / 4$; thence North $0^{\circ} 12^{\circ} 30^{\circ}$ Eost, 183 feet to the NW corner thereof, thence North $89^{\circ} 38^{\circ}$ East. 1331. 17 feet to the NE corner of sald NE $1 / 4$ of NW $1 / 4$, thence South $0.17^{\circ}$ West, along the West Iline thereof 663 feet; thence South $89 \circ 38^{\circ}$ West. 928.94 feet to the Polnt of Beginning. Less the North 33 feet for Holden Avenue, and the East 30 feet for Rlo Gronde Avenue, Oronge County. Florldo."
(Sala property beling the some lands as described In Offlclal Records Book 5336. Poge 4199 of the Publlc Records of Oronge County, Florldo. I
descrlbed as follows
Commence at o P-k noll and disk stamped "RLS 1304 marking the Northeast corner of the Northwest $1 / 4$ of Sectlon 15, Townshlp 23 South, Range 29 Eost, Oronge County, Florlda, sald point beling on the Centeriline of Survey of Holden Avenue os shown on Orange County Rlght of Way Mop, County Prolect CIP 3045 ; thence run South $89^{\circ} 18^{\circ} 01^{\prime \prime}$ West along the North Ilne of sold Northwest $1 / 4$ and sold Centeril Ine of Survey of Holden Avenue a alstance of 1331.33 feet to a polnt on the Eost lline of the Northwest $1 / 4$ of sold Northwest $1 / 4$ : thence deporting sala North Iline and sald Centerline of Survey run South $00^{\circ} 11^{\prime} 01 "$ East along sold East IIne a alstance of 60.50 feet: thence deporting sola Eost line run North $89^{\circ 1} 8^{\circ}$ O1"Eost a distance of 24.66 feet, thence run South $00^{\circ} 41^{\prime} 59^{\circ}$ East a alstance of 5.00 feet, thence run North $8^{\circ} 9^{\circ} 18^{\circ} 01^{\prime \prime}$ EOst a alstance of 20.00 feets thence run North $00^{\circ} 41^{\prime \prime} 59^{\prime \prime}$ West a distance of 7.00 feetz thence run North $89^{\circ} 18^{\circ} 01^{\prime \prime}$ EOst a dlstance of 215.00 feet for 0 Polnt of Beglnningi thence continue North $89.18^{\prime} 01$ " Eost o alstonce of 85.00 feet; thence run South $00^{\circ} 41^{\prime \prime} 59 "$ East a dlstance of 20.25 feet, thence run South $89^{\circ} 18^{\circ} 1^{\prime \prime}$ "West o alstance of 85.00 feet; thence run North $00^{\circ} 41^{\circ} 59^{*}$ West 0 alstance of 20.25 feet to the Polnt of Beginning.

Contolning 1.721 square feet, more or less.

THIS IS NOT A BOUNDARY SURVEY


LOCHRANE
Consulting Engineers - Surveyors 201 South Bumby Avenue, Oriondo. Florida 32803 (407) 896-33/7



## SKETCH OF DESCRIPTION

PARCEL No.: TOIIA
THIS IS NOT A BOUNDARY SURVEY

GENERAL NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARINGS AS SHOWN HEREON ARE BASEO ON THE NORTH LINE OF THE N.E. $1 / 4$ OF SECTION 16. TOWNSHIP 23 SOUTH. RANGE 29 EAST, ORANGE COUNTY, FLORIOA, AS BEING N. $89^{\circ} 35^{\circ} 29^{\circ} E$., AS SHOWN ON RIGHT OF WAY MAPS FOR HOLDEN AVENUE, ORANGE COUNTY PROJECT NO. CJP 3045.
3. TOTAL AREA OF THE HEREIN DESCRIBED PARCEL IS 1,721 SOUARE FEET, MORE OR LESS.
4. SEE SHEET / FOR LEGAL OESCRIPTION:

SEE SHEET 2 FOR PARCEL SKETCH.
5. SEE RIGHT OF WAY MAP SHEETS 5 AND 6 OF 13 FOR THIS PARCEL.

## LEGEND:

| 4 | CENTERLINE | $P C$ | POINT OF CURVATURE |
| :---: | :---: | :---: | :---: |
| $\triangle$ | dELTA (CENTRAL ANGLE) | PG(S). | PAGE(S) |
| c | CHOORD DISTANCE | $P 1$ | POINT OF INTERSECTION |
| $C B$ | CHORD BEARING | PT | POINT OF TANGENCY |
| C. M. | CONCRE TE MONUMENT | P.S.M. | PROFESSIONAL SURVEYOR ANO MAPPER |
| D | DEGREE OF CURVE | $R$ | RADIUS |
| EXIST. | ExISTING | (R) | RADJAL |
| FND. | FOUND | $R G E$. | RANGE |
| 10. | IOENTIFICATION | RT. | RIGHT |
| $L$ | LENGTH | R/W | RIGHT OF WAY |
| LB | LICENSED BUSINESS | SEC. | SECTION |
| $L T$. | LEFT | STA. | STATION |
| O.R.B. | OFFICIAL RECOROS BOOK | $T$ | TANGENT |
| P.B. | PLAT BOOK | TWP. | TOWNSHIP |


| DRAWN BY: C. LEFTAKIS | DATE: 8П107 | REVISED: |
| :--- | :--- | :--- | :--- |

SCALE:
CHECKED BY: J. CAMPEELL DATE, 8ПIOT LEIJOB NO.

Instrument: 7011A.3/7011B.3/7011C.3/8011.3/8011A.3/8011B.3/8011C. 3
Project: Holden Avenue RCA (John Young Parkway to Orange Blossom Trail)

## COMPOSITE SCHEDULE F

## HOLDEN AVENUE PARCEL 7011B TEMPORARY CONSTRUCTION EASEMENT

Parcel 70118 is being acquined as a temporary non-excluslve easement, with full authorly to enter upon the lands descriDed in attached Schodule " $A$ " for the purpose of constructing, tying in and harmonlzing the driveway with the adjacent roadway. At all times during construction the GRANTEE will mainiain access to the GRANTOR'S remaining lands.

After the construclion on the Parcel is complated the GRANTEE ahall restore the Parcel to $0^{\circ}$ a condition as good as or better than the one existing before being disturbed by the GRANTEE.

This basement shall explre upon the completion of the construction on the project adjacent to the lands desicribed in attached Schedule "A" or after seven (7) years, whichever occurs first.

# SCHEDULE "A" <br> PARCEL No:: 7OIIB <br> ESTATE: TEMPORARY EASEMENT PURPOSE: TEMPORARY CONSTRUCTION 

## DESCRIPTION:

Thot port ofs
"From the Southwest corner of NE $1 / 4$ of NW $1 / 4$ Sectlon 15, Township 23 South, Range 29 East, run North $0^{\circ} 12^{\circ} 30^{\prime \prime}$ East, 180.0 feet alang the West I Ine of sold NE $1 / 4$ of NW I/4, thence North $89^{\circ} 34$ East. 60.32 feet thence North $79^{\circ} 34^{\circ}$ East. 350.0 feet, thence North $0.11 .16^{\prime \prime}$ West. 421.61 feet to the Polnt of Beglning. Continue thence North $0^{\circ} 11^{\prime \prime} 16^{\prime \prime}$ West, 75.74 feet; thence North $26^{\circ} 26^{\circ}$. West, 450 feets thence South $89^{\circ} 38^{\prime}$ West, 199.05 feet to a polnt on the West line of the oforesala NE $1 / 4$ of NW $1 / 4$, thence North $0^{\circ} 12^{\circ} 30^{\prime \prime}$ Eost, 183 feet to the NW corner thereof: thence North $89^{\circ} 3^{\circ}$ Eost. 1331.17 feot to the NE corner of sald NE $1 / 4$ of NW 1/4; thence South $0^{\circ} 17^{\circ}$ West, along the West Ilne thereof 663 feet: thence South $89^{\circ} 38^{\circ}$ West. 928.94 feet to the Polnt of Beglnning. Less the North 33 feet for Holden Avenue: and the Eost 30 feet for Rlo Grande Avenue, Oronge County, Florlda."
(Sald property belng the same lands as described in Offlclal Records Book 5336, Page 4199 of the Publlc Records of Orange County, Florlda. )
described os follows:
Commence ot a P-k nall and alsk stomped wRLS $1304^{* \prime}$ morking the Northeast carner of the Northwest $1 / 4$ of Section 15. Township 23 . South, Range 29 Eost. Orange County, Florido, sald polint beling on the Centerline of Survey of Holden Avenue os shown. on Oronge County RIght of Way Mop, County Project CJP 3045; thence run South $89018^{\prime} 01$ " West along the North IIne of sald Northwest $1 / 4$ and sold Centerline of Survey of Holden Avenue a distance of 30.00 feet to a point on the Northerly projection of the West rlaht of woy Ilne of Rlo Grande Avenue as shown on sala Right of Way Map: thence deporting sald North Ilne and sald Centerline of Survey run South 00\%10.12" Eost along sola Northerly projection a distance of 33.00 feet to the intersection of sold West right of woy Iline of Rlo Grande Avenue with the South rlght of way Ilne of sold Holden Avenue as shown on sald Right of Woy Mop; thence cantinue South $00^{\circ} 10^{\circ} 12^{\prime \prime}$ East aloing sold West rlght of way I Ine of RIo Grande Avenue a alstance of 106.87 feet for a Point of Beginning: thence continue South $00^{\circ} 10^{\circ} 12^{\prime \prime}$ East along sald West right of way line a distance of 49.00 feet: thence deporting sald West rlght of way I Ine run South $89.49^{\circ} 48^{\circ}$ West o distance of 16.75 feeti thence run North $00^{\circ} 10^{\circ} 12^{* \prime}$ West a distance of 49.00 feets thence run North $89.49^{\circ} 48^{\prime \prime}$ East a dlstance of 16.75 feef to the Polnt of Beglaning.

Contolning 821 square feet. more or less.

THIS IS NOT A BOUNDARY SURVEY


LOCHRANE
Consulting Engineers - Surveyors
201 South Bumby Avenue, Orlando. Florido 32803 (407) 896-3317

| PROJECT NAWE: | HOLOEN AVENUE |  |  |  |
| :--- | :--- | :--- | :--- | :--- |
| DRAWN BY: C. LEFTAKIS | DATE: 8/7/O7 | SCALE: | N/A |  |
| CHECKED BY: J. CAUPBELL | DATE: $8 / 7107$ | LEI JOB NO.1 | O2076.10 |  |
| SEC. 15, TWP. 23 S., RGE. 29 E. | REVISED: 6/24/13 | SHEET | 1 | OF 3 |

## SKETCH OF DESCRIPTION

PARCEL No.: 7OIIB
THIS IS NOT A BOUNDARY SURVEY


| ORAWN BY: C. LEFTAKIS | DATE: | 87107 | REVISED; |  | SCALE: $1^{\circ} \cdot 100^{\prime}$ |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| CHECKED BY: J. CAMPBELL | DATE: | 87107 | LEIJOB No. 1 | 02076.10 | SHEET | 2 | OF 3 |

## SKETCH OF DESCRIPTION

PARCEL No.: 7OIIB
THIS IS NOT A BOUNDARY SURVEY

GENERAL NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. bearings as shown hereón are based on the north line of the n.e. I/4 of SECTION 16, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIOA, AS BEING N. 89035'29 "E.. AS SHOUN ON RIGHT OF WAY MAPS FOR HOLDEN AVENUE, ORANGE COUNTY PROJECT NO. CIP 3045.
3. TOTAL AREA OF THE HEREIN DESCRIBED PARCEL IS 821 SOUARE FEET. MORE OR LESS.
4. SEE SHEET / FOR LEGAL DESCRIPTION:

SEE SHEET 2 FOR PARCEL SKETCH.
5. SEE RIGHT OF WAY MAP SHEETS 5 AND 6 OF 13 FOR THIS PARCEL.

LEGEND:

| $\underline{L}$ | CENTERLINE | $P C$ | POINT OF CURVATURE |
| :---: | :---: | :---: | :---: |
| $\Delta$ | OELTA (CENTRAL ANGLE) | PGIS). | PAGE(S) |
| c | CHORD DISTANCE | PI | POINT OF INTERSECTION |
| $C B$ | CHORD BEARING | PT | POINT OF TANGENCY |
| C.M. | CONCRETE MONUMENT | P.S.M. | PROFESSIONAL SURVEYOR AND MAPPER |
| 0 | DEGREE OF CURVE | $R$ | RADIUS |
| EXIST. | EXISTING | (R) | RADIAL |
| FND. | FOUND | RGE. | RANGE |
| 10. | IDENTIFICATION | RT. | RIGHT |
| $L$ | LENGTH | R/W | RIGHT OF WAY |
| $L B$ | LICENSED BUSINESS | SEC. | SECTION |
| $L T$. | LEFT | STA. | STATION |
| O.R.B. | OFFICIAL RECOROS BOOK | $T$ | TANGENT |
| P.B. | PLAT 800K | TWP. | TOWNSHIP |


| DRAWN AY: C. LEFTAKIS | DAT | $8 \wedge 107$ | REVISED: | SCALE, | N/A |
| :---: | :---: | :---: | :---: | :---: | :---: |
| CHECKED BY: J. CAMPBELL | DATE: | $8 \pi 1107$ | LEIJOB NO. 102076.10 | SHEET | 3 of 3 |

Instrument: 7011A.3/7011B.3/7011C.3/8011.3/8011A.3/8011B.3/8011C. 3
Project: Holden Avenue RCA (John Young Parkway to Orange Blossom Trail)

## COMPOSITE SCHEDULE F

## HOLDEN AVENUE PARCEL 7011C TEMPORARY CONSTRUCTION EASEMENT

Parcel 7011 C is being acquired as a temporary, non-exclualve easement with full authorly to enter upon the lands described in attached Schedule " $A$ " for the purpose of tying in and harmonizing the existing grade with the adjacent roadway. At all times during construction the GRANTEE will malntain access to the GRANTOR'S remaining lands.

After the construction on the Parcel is completed the GRANTEE shall restore the Parcel to a condition as good as or better than the one extsting before being disturbed by the GRANTEE.

This easement shall expire upon the completion of the construction on the project adjacent to the lands described in attached Schedule "A" or after seven (7) years, whichever occurs first.

# SCHEDULE " $A$ " <br> PARCEL NO.: TOIIC <br> ESTATE: TEMPORARY EASEMENT <br> PURPOSE: TEMPORARY CONSTRUCTION 

## DESCRIPTION:

That port of:
"From the Southwest corner of NE $1 / 4$ of NW $1 / 4$ Section 15, Township 23 South, Range 29 East, run North $0^{\circ} 12^{\circ} 30^{\prime \prime}$ East, 180.0 feet along the West IIne of sold NE $1 / 4$ of NW 1/4, thence North $89^{\circ} 34^{\prime}$ Eost, 60.32 feet thence North $79^{\circ} 34^{\prime}$ East. 350.0 feet, thence North $0^{\circ} 11$ '16" West, 421.61 feet to the Polnt of Beginning. Contlinue thence North $0.11 .16^{\circ}$ West, 75.74 feet, thence North $26^{\circ} 26^{\prime}$ West, 450 feet, thence South ' $89^{\circ} 3^{\circ}$ West, 199.05 feet to a polint on the West IIne of the oforesald NE $1 / 14$ of NW $1 / 14$; thence North $0.12^{\circ} 30^{\prime \prime}$ East. 183 feet to the NW corner thereof; thence North $89^{\circ} 38^{\circ}$ Eost. 1331.17 feet to the NE corner of sald NE $1 / 4$ of NW $1 / 4$, thance South $0 \% 17^{\circ}$ Hest, along the West IIne thersof 663 feet, thence South $89^{\circ} 38^{\circ}$ West, 928.94 feet to the Polnt of Beglnning. Less the North 33 feet for Holden Avenue: and the East 30 feet for Rlo Gronde Avenue, Oronge County, Florido."

Sold property being the some lands as descrloed in Offlclal Records Book 5336, Poge 4199 of the Publlc Records of Orange County, Florlda.l
described as follows:
Commence of a P-k noll and disk stamped "RLS 1304" morking the Northeast corner of the Northwest $1 / 4$ of Section 15. Townshlp 23 South, Range 29 East, Orange County, Florlda, sald polnt being on the Centerline of Survey of Holden Avenue os shown on Oronge County Rlght of Way Map, County Project CIP 3045; thence run South $89^{\circ} 18^{\circ} 01^{\prime \prime}$ West along the North line of sola Northwest. $1 / 4$ and sold Centerline of Survey of Holden Avenue a distonce of 30.00 feet to o polnt on the Northerly profection of the West rlaht of way Ilne of Rlo Gronde Avenue as shown on sold Rloht of Woy Mop; thence deporting sald North I ine and sald Centerlline of Survey run South $00 \% 10^{\prime \prime} 12 "$ East along sald Northerly projection a alstance of 33.00 feet to the intersection of sald West right of way Ilne of Rlo Gronde Avenue with the South Iline of sold Holden Avenue os shown on sald RIght of Woy Mop: thence continue South 00\%10.12"East along sald West right of woy line of Rlo Grande Avenue a alstance of 38.00 feeti thence departing sold West right of woy IIne of RIo Grande Avenue run North $53^{\circ} 13^{\circ} 59^{\prime \prime}$ West a dlstance of 47.16 feet to the beglnning of a mon-tongent curve concove Northerly hoving a radius of 5771.40 feet and a chord bearling of South $87^{\circ} 46^{\circ} 27^{\circ \prime}$ West; thence from a tongent bearing of South 86.14 $52^{\prime \prime}$ West, run Westerly along the arc of sald curve through a central angle of $03^{\circ} 03^{\circ} 09^{\prime \prime} 0$ dlstance of 307.48 feet to the polnt of tangencys thence run South $89^{\circ} 18^{\circ} 01$ " West porallel with the oforesold Centerline of Survey of holden Avenue a distonce of 56.79 feetz thence run South $00^{\circ} 41^{\prime \prime} 59^{\prime \prime}$ East a distance of 3.00 feet for a Point of Beginningi thence continue South $00^{\circ} 41^{\prime \prime} 59^{\prime \prime}$ East a dlstance of 5.00 feet; thence run South 89.18 .01 "West porallel wlth the oforesald Centerline of Survey of Holden Avenue a distance of 605.00 feet; thence run North $00^{\circ} 4 l^{\prime 2} 59^{\circ}$ West a distance of 5.00 feet, thence run North $89^{\circ} 18^{\circ} 01 "$ East porallal with the oforesald Centerline of Survey of Holden Avenue a alstance of 295.00 feets thence run South $00^{\circ} 41^{\prime \prime} 59^{\prime \prime}$. Eost o alstonce of 2.00 feet: thence run North $89^{\circ} 18^{\circ} 01^{\circ}$ East a dlstance of 100.00 feet, thence run North $00^{\circ} 41^{\prime \prime} 59^{\prime \prime}$ West a alstance of 2.00 feet; thence run North $89^{\circ} 18^{\circ}$ Ol "Eost o distance of 210.00 feet to the Polint of Beginning.

Containing 2.825 squore feat, more or less.




# SKETCH OF DESCRIPTION 

PARCEL No.: 7OIIC
THIS IS NOT A BOUNDARY SURVEY

GENERAL NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. bEARINGS AS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE N.E. I/4 OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY. FLORIDA, AS BEING N. 89.35'29. E.. AS SHOWN ON RIGHT OF WAY MAPS FOR HOLDEN AVENUE, ORANGE COUNTY PROJECT NO. CJP 3045.
3. TOTAL AREA OF THE HEREIN DESCRIBED PARCEL IS 2.825 SOLARE FEET. MORE OR LESS.
4. SEE SHEET I FOR LEGAL DESCRIPTION:

SEE SHEETS 2 THROUGH 3 FOR PARCEL SKETCH.
5. SEE RIGHT OF WAY MAP SHEETS 5 AND 6 FOR THIS PARCEL.

LEGEND:


| ORAWN BY: J. CAMPBELL | DATE: $4 / 25 / I 3$ | REVISED: |  | SCALE: | N/A |
| :--- | :--- | :--- | :--- | :--- | :--- | :--- | :--- |
| CHECKED BY: J. CAMPBELL | DATE: | $4 / 25 / I 3$ | LEI NOB NO.1 | 02076.10 | SHEET 4 OF 4 |

Instrument: 1011.5/8011.5/8011A.5/8011B.5/8011C. 5
Project: Holden Avenue RCA (John Young Parkway to Orange Blossom Trail)

## SUBORDINATION OF ENCUMBRANCE TO PROPERTY RIGHTS TO ORANGE COUNTY

KNOW ALL MEN BY THESE PRESENTS: That Whereas, it is proposed by ORANGE COUNTY, charter county and a political subdivision of the state of Florida, whose address is P.O. Box 1393, Orlando, Florida 32802-1393, to locate, construct, maintain, and/or improve a road right-of-way in Orange County, Florida; and,

WHEREAS, A portion of the lands involved and necessary to said project is subject to Agreement held by the undersigned; and,

WHEREAS, On behalf of ORANGE COUNTY, a request has been made for the undersigned to subordinate said encumbrance to the property rights of ORANGE COUNTY in and to the portion of the premises hereinafter described.

NOW, THEREFORE, WITNESSETH: That for and in consideration of the premises and One Dollar and other good and valuable considerations, paid, receipt of which is hereby acknowledged, the undersigned subordinates said encumbrance to the property rights of ORANGE COUNTY, to locate, construct, maintain, and/or improve said project over, through, upon, and/or across the following described lands, being a portion of the encumbered premises in Orange County, Florida, to-wit:

## SEE ATTACHED SCHEDULE "A"

## Encumbrance:

Bright House Networks, LLC, f/k/a Time Warner Entertainment-Advance/Newhouse Partnership, $\mathrm{d} / \mathrm{b} / \mathrm{a}$ Time Warner Cable f/ka American Television \& Communications Corporation, formerly doing business as Orange/Seminole Cablevision FROM: Chelsea Associates.Ltd.
Agreement filed December 2, 1974
Recorded in Official Record Book 2586, Page 944
Public Records of Orange County, Florida

PROVIDED, ALWAYS, NEVERTHELESS, and it is expressly understood and agreed that this instrument subordinates said encumbrance insofar as same affects the rights and privileges of ORANGE COUNTY, FLORIDA, in its use of the land specifically above described for road right-of-way purposes only, and that nothing herein contained shall in any way affect, alter, impair, minimize, or diminish the effect of said encumbrance or the remedies at law or in equity for recovering thereon, or against the parties charged thereby, the full amount of all sums secured by and/or due under the same. It is further understood and agreed that in the event said above described premises are abandoned by the COUNTY and cease to be used for road right-of-way purposes that in such event the subordination of said encumbrance shall become of the same status with reference to such abandoned portion as if the subordination had never been made.


Signed, sealed, and delivered in the presence of:

Bright House Networks, LLC, a Delaware limited liability company, f/k/a Time Warner Entertainment - Advance Newhouse Partnership, d/b/a Time Warner Cable f/k/a American Television \& Communications Corporation, formerly doing business as Orange/Seminole Cablevision

## WITNESSES:



Joseph D. Difiore Printed Name

## Conation Ben en

Witness

## Christian Branch

Printed Name



Instrument: $1011.5 / 8011.5 / 8011 \mathrm{~A} .5 / 8011 \mathrm{~B} .5 / 8011 \mathrm{C} .5$
Project: Holden Avenue RCA (John Young Parkway to Orange Blossom Trail)


I HEREBY CERTIFY, that on this
 A.D., $20 / 5$, before me personally appeared Michel L. Champagne as VP of Ops/General Manager of Bright House Networks, LLC, a Delaware limited liability company, f/k/a Time Warner Entertainment-Advance/Newhouse Partnership, d/b/a Time Warner Cable, $\mathrm{f} / \mathrm{k} / \mathrm{a}$ American Television \& Communications Corporation, formerly doing business as Orange/Seminole Cablevision, to me known to be, or who has produced $\qquad$ as identification, the individual and officer described in and who executed the foregoing conveyance and acknowledged the execution thereof to be his/her free act and deed as such officer thereunto duly authorized, and the said conveyance is the act and deed of said limited liability company.


[^1]
# SCHEDULE "A" <br> PARCEL No.: IOII <br> ESTATE: FEE SIMPLE <br> PURPOSE: ROAD RIGHT OF WAY <br> DESCRIPTION: 

Thot port of:
"From the Southwest corner of NE $1 / 4$ of NW $1 / 4$ Section 15, Township 23 South, Range 29 East, run North $0^{\circ} 12^{\circ} 30^{\prime \prime}$ East, 180.0 feet along the West IIne of sola NE $1 / 4$ of NW //4, thence North $89^{\circ} 34$ East, 60.32 feet thence North 79:34' Eost. 350.0 feet, thence North $0^{\circ} 11^{\prime} 16^{\prime \prime}$ West. 421.61 feet to the Polnt of Beglnning. Continue thence North $0^{\circ} 111^{\prime \prime} 16^{\prime \prime}$ West, 75.74 feets thence North $26^{\circ} 26^{\circ}$ West, 450 feet, thence South $89^{\circ} 38^{\circ}$ West, 199.05 feet to a polnt on the West Ilne of the oforesald NE $1 / 4$ of NW I/4; thence North 0.12.30" Eost, 183 feet to the NW corner thereofi thence North 89.38: Eost," "1331.17 feet to the NE corner of sold NE $1 / 4$ of NW $1 / 4$; thence South
 928.94 feet to the Polnt of Beglnnlng. Less the North 33 feet for Molden Avenue; and the East 30 feet for Rlo Grande Avenue, Orange County. Florlda."
(Sold property belng the same londs as descrlbed In Offlclal Records Book 5336. Poge 4199 of the Puollc Records of Orange County, Florido.)

## described as follows:

Commence of a P-K nall and disk stamped "RLS $1304^{\text {m markling the Northeost corner }}$ of the Northwest $1 / 4$ of Sectlon 15. Townshlp 23 South, Range 29 East, Orange County, Florida, sold polint beling on the Centerline of Survey of Holden Avenue as shown on Oronge County Rlght of Way Mop, County Project CIP 3045; thence run South $89^{\circ} 18^{\circ} 01^{\prime \prime}$ West along the North Ilne of sald Northwest $1 / 4$ and sold Centerlline of Survey of Holden avenue a alstance of 30.00 feet to o palnt on the Northerly prolectlon of the West right of way IIne of Rlo Gronde Avenue os shown on sald Right of Woy Mop; thence deporting sold North IIne and sald Centerlline of Survey run South $00^{\circ} 10^{\prime} 12^{\prime \prime}$ East along sald Northerly projectlon a distonce of 33.00 feet to the Intersection of sald West right of woy Ilne of Rlo Grande Avenue with the South Ilne of sald Holden Avenue os shown on sold Right of way Mop for a Polnt of Beglnnings thence contlave South $00^{\circ} 10^{\prime \prime} 12^{\prime \prime}$ East olong sald West rlght of way lline of Rlo Gronde Avenue a dlstance of 38.00 feet thence deporting sald West rlght of woy IIne of R10 Gronde Avenue run North 53"13.59" West a distance of 47.16 feet to the beginning of a nontongent curve concove Northerly hoving o rodlus of 5771.40 feet ond a chord beoring of South 87.46.27" West; thence from a tongent beorling of South $86^{\circ} / 4^{\circ} 52^{\prime \prime}$ West, run Westerly olong the arc of sold curve through a central ongle of $03^{\circ} 03^{\circ} 09^{\prime \prime}$ a dlstance of 307.48 feet to the polnt of tongencys thence deporting sold curve run South $89^{\circ} 18^{\circ} 01^{\prime \prime}$ West porallel with the oforesald South rlght of way IIne of Holden Avenue a alstance of 56.79 feet, thence run South $00^{\circ} 41^{\circ} 59^{\prime \prime}$ West o alstance of 3.00 feet; thence run South $8^{\circ} 18^{\circ} 01$ "West parallel wlth the aforesald Centerline of Survey a distance of 210.00 feet; thence run South $00^{\circ} 41^{\prime \prime} 59^{\prime \prime}$ East o alstance of 2.00 feet ; thence run South $89^{\circ} 1^{\prime} 8^{\prime} 1^{\prime \prime}$ "West o dlstance of 100.00 feet; thence run North $00^{\circ} 41^{\prime} 59^{\prime \prime}$ West o distonce of 2.00 feet, thence run South $89^{\circ} 18^{\circ} 01^{\prime \prime}$. West 0 dlstance of 430.00 feet; thence run North $00.41^{\prime} 59^{\prime \prime}$ West o dlstance of 3.00 feets thence run South $89^{\circ} 18^{\circ} \mathrm{Ol}$ "West porallel with the oforesald Centerline of Survey o dlstance of 159.57 feet to a polnt an the East iline of the Northwest $1 / 4$ of the Northwest $1 / 4$ of ofaresold Section 15. Townshlp 23 South, Ronge 29 Eost, thence run North $00^{\circ} 13^{\circ} 13^{\prime \prime}$ West along sald East IIne o distance of 17.50 feet to the aforesald South rlght of way Ilne of Holden Avenue: thence deporting sald East Ilne run North $89^{\circ} 18^{\prime} 01^{\prime \prime}$ East olong sold South rlght of way Ilne of Holden Avenue o dlstance of 1301.32 feet to the Polnt of Beginnling.


| PROUECT NAME: | holden avenue |  |  |
| :---: | :---: | :---: | :---: |
| DRAWN BY: C. LEFTAXIS | DATE: 7/13/04 | SCALE: | A |
| CHECKED BY: J. CAMPBELL | DATE: 7/13/04 | LEI JOB No. 2 | 02076.10 |
| SEC. 15. TWP. 23 S., RGE. 29 | REVISED: $6 / 24 / 13$ | SHEET I | OF |

SKETCH OF DESCRIPTION
PARCEL No.: IOII
THIS IS NOT A BOUNDARY SURVEY

SKETCH OF DESCRIPTION
PARCEL No.: IOII
THIS IS NOT A BOUNDARY SURVEY


LINE TABLE

GESURVEY
$\underbrace{\text { GN }}$ B. 1

# SKETCH OF DESCRIPTION 

PARCEL No.: 1011
THIS IS NOT A BOUNDARY SURVEY

GENERAL NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. bearings as shown hereon are based on the north line of the n.e. $1 / 4$ of SECTION 16, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, AS BEING N. $89^{\circ} 35^{\circ} 29^{\prime \prime} E$. AS SHOWN ON RIGHT OF WAY MAPS FOR HOLOEN AVENUE, ORANGE COUNTY PROJECT NO. CIP 3045.
3. total area of the herein oescribed parcel is 0.564 acres, more or less.
4. SEE SHEET / FOR LEGAL DESCRIPTION, SEE SHEETS 2 THROUGH 3 FOR PARCEL SKETCH.
5. SEE RICHT OF WAY MAP SHEETS 5 AND 6 OF 13 FOR THIS PARCEL.

LEGEND:

| ๕ | CENTERL INE |
| :--- | :--- |
| $\triangle$ | DELTA (CENTRAL ANGLE) |
| $C$ | CHORD DISTANCE |
| CB | CHORD BEARING |
| C.M. | CONCRETE MONUMENT |
| $D$ | DEGREE OF CURVE |
| EXIST. | EXISTING |
| FND. | FOUND |
| ID. | IDENTIFICATION |
| L | LENGTH |
| LB | LICENSED BUSINESS |
| LT. | LEFT |
| O.R.B. | OFFICIAL RECORDS BOOK |
| P.B. | PLAT BOOK |


| PC | POINT OF CURVATURE |
| :--- | :--- |
| PGIS). | PAGEIS) |
| PI | POINT OF INTERSECTION |
| PT | POINT OF TANGENCY |
| P.S.M. | PROFESSI ONAL SURVEYOR AND MAPPER |
| $R$ | RADIUS |
| (R) | RADIAL |
| RGE. | RANGE |
| RT. | RIGHT |
| $R / W$ | RIGHT OF WAY |
| SEC. | SECTION |
| STA. STATION |  |
| $T$ | TANGENT. |
| TWP. | TOWNSHIP |


| ORAWN BY: C. LEFTAKIS | DATE: | $7 / 13104$ | REVISED: | $8 / 7 / 07$ | SCALE: | N/A |
| :--- | :--- | :--- | :--- | :--- | :--- | :--- |
| CHECKED BY: J. CAMPBELL | DATE: | $7 / 13 / 04$ | LEIJOS NO.: | 02076.10 | SHEET | 4 |

PARCEL No.: 80 II ESTATE: PERPETUAL EASEMENT PURPOSE: SLOPE AND FILL

## DESCRIPTION:

Thot part of
"From the Southwest corner of NE $1 / 4$ of NW $1 / 4$ Sectlon 15. Townshlp 23 South. Range 29 East, run North $0^{\circ} 12^{\prime} 30^{\prime \prime}$ Eost, 180.0 faet alang the West I Ine of sald NE $1 / 4$ of NW 1/4, thence North 89.34 East. 60.32 feet thence North 79.34' East, 350.0 feat; thence North $0^{\circ} 11^{\circ} 16^{\prime \prime}$ West, 421.61 feet to the Polnt of Beginnlng. Contlnue thence North $0^{\circ} 111^{\prime \prime} 16^{\prime \prime}$ West, 75.74 feeti thence North $26^{\circ} 26^{\circ}$ West. 450 feet, thence South $89^{\circ} 38^{\circ}$ West, 199.05 feet to a polint on the West IIne of the oforesald NE $1 / 4$ of NW $1 / 4$; thence North $0^{\circ} 12^{\circ} 30^{\prime \prime}$ East. 183 feet to the NW corner thereof; thence North $89^{\circ} 38^{\circ}$ East, 1331.17 feet to the NE corner of sald NE $1 / 4$ of NW 1/4; thance South $0^{\circ} 17^{\prime \prime}$ West, along. the West I Ine thereof $663^{\prime 2}$ feet, thence South $89^{\circ} 38^{\circ}$ West, 928.94 feet to the Polnt of Beglning. Less the North 33 feet for Holden Avenuer and the East 30 feet for Rlo Grande Avenue. Orange County. Florldo. *
(Sald property beling the same lands as described in Offlclal Records Book 5336, Poge 4199 of the Publle Records of Orange County, Florido.
described os follows:

Commence at a P-K notl and dlsk stamped "RLS 1304" morking the Northeast corner of the Northwest $1 / 4$ of Section 15. Township 23 South, Ronge 29 East, Dronge County, Flarla, sald polnt belng on the Centerline of Survey of Holden Avenue as shown on Orange County RIght of Way Map, County Project CIP 3045; thence run South 89018.01* West along the North IIne of sold Northwest $1 / 4$ and sold Centerlline of Survey of Holden Avenue a alstance of 30.00 fest to a polnt on the Northerly projection of the West rlght of way IIne of Rilo Grande Avenue os shown on sald Right of Way Mop: thence departing sald North IIne and sald Centerline of Survey run South $00^{\circ} 10^{\circ} 12^{*}$ East along sald Northerly projection a alstance of 33.00 feot to the Intersection of sold West rlght of way Ilne of Rlo Grande Avenue with the South rlght of way Ilne of sold Holden Avenue as shown on sald Right of Way Map; thence continue South $00^{\circ} 10^{\circ} 12^{\prime \prime}$ East along sala West rlght of way line a alstance of 38.00 feet; thence deporting sald West right of way Ilne run North $53^{\circ} 13^{\circ} 59^{\circ}$ West a alstance of 41.01 feet for a Polint of Beginning, sala polnt Delng the beglnning of a non-tongent curve concave Northerly hovlng a radlus of 5775.40 feet and a chard bearling of South $86^{\circ} 57^{\circ} 35^{\prime \prime}$ West; thence from a tangent beoring of South $86^{\circ} 12^{\circ} 05^{\prime \prime}$ West. run Westerly along the arc of sald curve through o central angle of $01^{\circ} 31^{\prime} 00^{\prime \prime}$ a alstance of 152.89 feet to the end of sald curver thence run North $02^{\circ} 16^{\circ} 55^{\prime \prime}$ West a distance of 4.00 feet to a point on a curve concove Northerly and concentrlc with the oforesala curve havling a radlus of 5771.40 feet and a chord bearing of North 86"58 "59"East; thence from a tangent bearing of North $87^{\circ} 43^{\prime \prime} 05^{*}$ East run Eosterly along the orc of sold curve through a central angle of $01^{\circ} 28^{\prime \prime} 13^{\prime \prime}$ a alstance of 148.11 feet to the end of sald curver thence run South 53.13'59"East a dlstance of 6.15 feet to the Polnt of Beglnining.

Containing 602 square feet, more or less.

## THIS IS NOT A BOUNDARY SURVEY



LOCHRANE
Consulling Engineers - Surveyors
201 South Bumby Avenve, Ortando, Florida. 32803 (407) 896-33/7


SKETCH OF DESCRIPTION
PARCEL No.: 80II

## THIS IS NOT A BOUNDARY SURVEY

LINE TABLE

| $L 1$ | $S 89^{\circ} 18^{\circ} 01$ |  |
| :--- | :--- | :--- |
| $L 2$ | S00 W. | $30.00^{\circ}$ |



- RIO GRANDE AVE. 70. R/W PER O.R.B. 396, PG. 571

 EXIST. R/W LINE STA. $152+86.40$

POINT OF COMMENCEMENT P.I. STA. $153+16.40$
$\Delta$ - $00^{\circ} 04^{\circ} 27^{\prime \prime} R T$. (NO CURVE)
THE N.E. CORNER OF THE N.W. I $/ 4$ OF SEC. 15-23-29 FND. P-K NAD STAMPEO "RLS 1304"

$$
\begin{aligned}
& \varepsilon \text { CONST CURVE OAT } \\
& \Delta=04^{\circ} 18^{\circ} 47^{\circ} L T . \\
& R=431.31^{\circ} \\
& R=5729.65^{\circ}
\end{aligned}
$$

$$
C B=N 87^{\circ} 08^{\circ} 38^{\mathrm{N}}
$$

R/W LINE

## 0ヨ11ロ7d 10 N



POINT OF BEGINNING

RIO GRANDE AVE. $60^{\circ}$ R TW
PER O.R.B. 1682 , PG. 840 ANO C.B. 15, PG. 16

S00 ${ }^{\circ} 10^{\prime} 12^{\prime \prime} \mathrm{E} 38.00$
TAN. BRG.. $586^{\circ} 12 \cdot 05 \mathrm{~m}$
553*13.59'E 6.15.
CURVE DATA
L. $152.89^{\circ}$

| $\mathrm{R}, 5775.40^{\circ}$ |
| :--- |
| $\mathrm{C}^{\circ}$ |

CB - $586^{\circ}{ }^{\circ} 7^{\prime} 35^{\mathrm{mm}}$
CURVE DATA
$\Delta=01{ }^{\circ} 28^{\circ} 13^{*}$

- $148.11{ }^{\circ}$
- 5771.40

NO2 ${ }^{\circ} 16^{\circ} 55^{7 W} 4.00^{\circ}$
TAN. BRG. ${ }^{(N B 7043.06 ~}{ }^{\text {E }}$

- $\quad$ R/

L
INE

GENERAL NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARINGS AS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE N.E. $1 / 4$ OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, AS. BEING N. 89०35-29'E. . AS SHOUN ON RIGHT OF WAY MAPS FOR HOLDEN AVENUE, ORANGE COUNTY PROJECT NO. CIP 3045.
3. total area of the herein described parcel is 602 square feet. more or less.
4. SEE SHEET I FOR LEGAL DESCRIPTJON:

SEE SHEET 2 FOR PARCEL SKETCH.
5. SEE RIGHT OF WAY MAP SHEETS 5 AND 6 OF 13 FOR THIS PARCEL.

LEGEND:

| E | CENTERL INE |
| :--- | :--- |
| $\triangle$ | DELTA (CENTRAL ANGLE) |
| $C$ | CHORD DISTANCE |
| CB | CHORD BEARING |
| C.M. | CONCRETE MONUMENT. |
| $D$ | DEGREE OF CURVE |
| EXIST. | EXISTING |
| FND. | FOUND |
| ID. | IDENTIFICATION |
| L | LENGTH |
| LB | LICENSED BUSINESS |
| LT. | LEFT |
| O.R.B. | OFFICIAL RECORDS BOOK |
| P.B. PLAT BOOK |  |


| PC | POINT OF CURVA TURE |
| :--- | :--- |
| PG(S). | PAGEIS) |
| PI | POINT OF INTEASECTION |
| PT | POINT OF TANGENCY |
| P.S.M. | PROFESSIONAL SURVEYOR AND MAPPER |
| R | RADIUS |
| (RI | RADIAL. |
| RGE. | RANGE |
| RT. | RJGHT |
| RNW | RIGHT OF WAY |
| SEC. | SECTION |
| STA. | STATION |
| I | TANGENT |
| TWP. | TOWNSHIP |

# SCHEDULE " $A$ " <br> PARCEL No.: 80IIA <br> ESTATE: PERPETUAL EASEMENT PURPOSE: DRAINAGE 

## OESCRIPTION:

That part of:
"From the Southwest corner of NE $1 / 4$ of NW $1 / 4$ Section 15 , Townshlp 23 South, Range 29
East, run North $0.12^{\circ} 30^{\prime \prime}$ East. 180.0 feet alang the West It ine of sald NE $1 / 4$ of NW $1 / 4$.
thence North $89^{\circ} 3^{\circ}$ East, 60.32 feet thence North $79^{\circ} 34^{\circ}$ East. 350.0 feet, thence North
$0^{\circ 11} 16^{\circ}$ West. 421.61 feet to the Point of Beginnling. Continue thence North $0^{\circ} 11^{\prime 1} 16^{N}$
West, 75.74 feet; thence North $26^{\circ} 26^{\circ}$ West, 450 feet, thence South $89^{\circ} 38^{\circ}$ West, 199.05
feet to a polnt on the West line of the aforesala NE $1 / 4$ of NW $1 / 4$; thence North $0^{\circ} 12.30^{*}$
East, 183 feet to the NW corner thereof; thence North $89^{\circ} 38^{\circ}$ Eost, 1331.17 feet to the
NE corner of sold NE $1 / 4$ of NW $1 / 4$; thence South $0^{\circ} 17^{\circ}$ West, along the West IIne thereof
663 feet, thence South $89^{\circ} 38^{\circ}$ West, 928.94 feet to the Polnt of Beglniling. Less the North
33 feet for Holden Avenue, and the Eost 30 feat for Rlo Gronde Avenue, Orange County,
florida. "
(Sald property being the same lands as described in Offlcial Records Book 5336, Page 4199 of the Publlc Records of Orange County, Florida.
described as follows
Commence ot a P-K nall and disk stamped rRLS 1304 morking the Northeast corner of the Northwest $1 / 4$ of Section 15. Township 23 South. Range 29 Eost. Oronge County, Florida, sold point belng on the Centerline of Survey of Holden Avenue as shown on Orange County Rlght of Way Mop, County Project GIP 3045: thence run South $89^{\circ} 18^{\circ} 01^{\prime \prime}$ West olong the North lline of sald Northwest $1 / 4$ and sold Centerline of Survey of Holden Avenue a alstance of 30.00 feet to a polnt on the Northerly projection of the West right of way Ilne of Rlo Gronde Avenue as shown on sald Right of Way Map: thence departing sald North IIne and sald Centerline of Survey run South $00^{\circ} 10^{\circ 1} 12^{\prime \prime}$ East along sala Northerly projection a distance of 33.00 feet to the intersection of sold West right of way IIne of RIo Gronde Avenue with the South right of way I Ine of sold Holden Avenue os shown on sold Right of Woy Mopi thance run South $89^{\circ} 18^{\circ} 01^{\prime \prime}$ West along sald South right of way Ilne a distance of 1301.32 feet to a polint on the West Ilne of the Northeast $1 / 4$ of the Northwest $1 / 4$ of sold Sectlon 15 i thence departling sald South rlght of way Ilne run South $00.13 .13^{\prime \prime}$ East along sala West line a dlstance of 17.50 feet for a Polnt of Beginning; thence departing sald West lina run North $89^{\circ} 18^{\prime 0}$ " East parallel with the aforesald South right of way llne of Holden Avenue a alstance of 159.57 feet, thence run South $00^{\circ} 41^{\prime \prime} 59^{\prime \prime}$ East a alstance of 8.00 feet, thence run South $89^{\circ} 18^{\circ} 01$ " West a dlstance of 115.00 feet, thence run South $00^{\circ} 41^{\prime} 59^{\prime \prime}$ East a alstance of 7.00 feet, thence run South 89018.01" West a dlstance of 20.00 feet, thence run North $00^{\circ} 41^{\circ} 59^{\prime \prime}$ West a dlstance of 5.00 feet: thence run South $89.18^{\circ} 01^{\prime \prime}$ West a distance of 24.66 feet to a polnt on the oforesold West Ithe of the Northeost $1 / 14$ of the Northwest $1 / 4$ of sala Sectlon 15; thence run North $00^{\circ} 13^{\prime \prime} 13^{\prime \prime}$ West along sald West Ilne a distance of 10.00 feet to the Polnt of Beglnaling.

Containing 1.466 square feet, mare or less.

## THIS IS NOT A BOUNDARY SURVEY

LOCHRANE ENGNEERNG, INC. Sdere;
L.B. No. 2856

not val wi whqut the siguatube ano briginal raised seal of a florida licenseio surveyor and mapper

| PRONECT NAME: HOLDEN AVENUE |  |  |  |
| :---: | :---: | :---: | :---: |
| ORAWN BY: C. LEFTAKIS | DATE: H/10/05 | SCALE: | 1/A |
| CHECKED BY, J. CAMPBELL | DATE, II/10105 | LE1 JOB No.s | 08076.10 |
| SEC. 15, TWP. 23 S., RGE, 29 E. | REVISED: $6 / 24 / 13$ | SHEET ! | OF 3 |



# SKETCH OF DESCRIPTION 

PARCEL No.: 80IIA
THIS IS NOT A BOUNDARY SURVEY

GENERAL NOTES:

1. THIS 15 NOT A BOUNDARY SURVEY.
2. BEARINGS AS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE N.E. $1 / 4$ OF SECTION 16. TOWNSHIP 23 SOUTH. RANGE 29 EAST. ORANGE COUNTY, FLORIDA, AS BEING N. $89^{\circ} 35^{\circ} 29^{\prime \prime} E$. . AS SHONN ON RJGHT OF WAY MAPS FOR HOLDEN AVENUE, ORANGE COUNTY PROJECT NO. CIP 3045.
3. total area of the herein described parcel 151.466 souare feet. more or less.
4. SEE SHEET I FOR LEGAL DESCRIPTION:

SEE SHEET 2 FOR PARCEL SKETCH.
5. SEE RIGHT OF WAY MAP SHEET 5 OF 13 FOR THIS PARCEL.

LEGEND.

| E | CENTERLINE | PC | POINT OF CURVATURE |
| :---: | :---: | :---: | :---: |
| $\triangle$ | dELTA (CENTRAL ANGLE) | $P G(S)$. | PAGE(S) |
| C | CHORD DISTANCE | PI | POINT OF INTERSECTION |
| CB | CHORD BEARING | $P T$ | POINT OF TANGENCY |
| C.M. | CONCRETE MONUMENT | P.S.M. | PROFESSIONAL SURVEYOR AND MAPPER |
| 0 | DEGREE OF CURVE | $R$ | RADIUS |
| EXIST. | EXISTING | (R) | RADIAL |
| FND. | FOUND | RGE. | RANGE |
| 10. | IDENTIFICATION | $R T$. | RIGHT |
| $L$ | LENGTH | R/W | RIGHT OF may |
| LB | LICENSED BUSINESS | SEC. | SECTION |
| $L T$. | LEFT | STA. | STATION |
| O.R.B. | OFFICIAL RECORDS BOOK | $T$ | TANGENT |
| P.B. | Plat BOOK | TWP. | TOWNSHIP |


| DRAWN EY: C. LEFTAKIS | DATE | 10105 | Re | 1720109 | SCALE | N/A |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| CHECKEO BY\& J. CAMPBELL | DATE: | 11/10/05 | LEJJOE NO.: | 02076,10 | SHEET | 3 | F | 3 |

## SCHEDULE " $A$ "

PARCEL No.: 8OIIB ESTATE: PERPETUAL EASEMENT
PURPOSE: WALL MAINTENANCE

## OESCRIPTION:

That part of
From the Southwest corner of NE $1 / 4$ of NW $1 / 4$ Section 15, Townsh/p 23 South, Ronge 29 East, run North $0 \circ 12.30^{*}$ East, 180.0 feet along the West ilne of sald NE $1 / 4$ of NW $1 / 44$, thence North 89.34 East, 60. 32 feet thence North $793^{\circ} 4^{\circ}$ East, 350.0 feet, thence North $0^{\circ} 11^{\prime \prime} 16^{\prime \prime}$ West, 421.61 feet to the Polnt of Beginning. Contlinue thence North $0^{\circ} 111^{\prime} 16^{\prime \prime}$ West, 75.74 feetg thence North $26^{\circ} 26^{\circ}$ West, 450 feet; thence South $89^{\circ} 38^{\circ}$ West, 199.05 feet to a polnt on the West I Ine of the aforesald NE $1 / 4$ of NW $1 / 4$; thence North $0^{\circ} 12^{\prime \prime} 30^{\prime \prime}$ East, 183 feet to the NW corner thereof; thence North $89^{\circ} 38^{\circ}$ Eost, 1331.17 feet to the NE corner of sald NE I/4 of NW I/4, thence South $0^{\circ} 17^{\prime \prime}$ West, along the West IIne thereof 663 feetf thence South $89^{\circ} 38^{\circ}$ West, 928.94 feet to the Polnt of Beglnning. Less the North 33 feet for Holden Avenve; ond the East 30 feet for Rlo Grande Avenue, Orange County, Florlda."

Sald property belng the same lands as descrlbed In Offlclal Records Book 5356, Page 4199 of the Public Records of Orange County, Florido.
descrlbed as follows:
Commence at a P-K noll ond d/sk stomped "RLS $1304 *$ morklng the Northeast corner of the Northwest 114 of Sectlon 15, Townshlp 23 South, Range 29 East, Orange County, Florlda, sald polnt belng on the Centerline of Survey of Holden Avenue as shown on Orange County RIght of Way Mop, County Prolect CIP 3045, thence run South $89.18^{\circ} 01^{\prime \prime}$ West along the North IIne of sold Northwest $1 / 4$ and sold Centerline of Survey of Hol den Avenue a distance of 1331.33 feet to a polnt on the East IIne of the Northwest $1 / 4$ of sald Northwest 1/4; thence departling sold North IIne and sald Centerl Ine of Survey run South $00 \% 11$ OI EOst along sald East IIne a distance of 60.50 feet thence deporting sald East IIne run North 89.18.01" East a dlstance of 24.66 feeti thence run South $00^{\circ} 41^{\prime} 59^{\prime \prime}$ East a distance of 5.00 feet, thence run North $89^{\circ} 18^{\circ} 01$ " East a distance of 20.00 feet; thence run North $00^{\circ} 411^{\prime 2} 59^{\prime W}$ West a distance of 7.00 feetf thence run North $89^{\circ} 18^{\prime} 01$ "East a distance of 115.00 feet for a Polnt of Beglnnlng: thence contlnus North $89^{\circ} 18^{\circ} 01^{\prime \prime}$ East a dlstance of 135.00 feeti thence run North $00^{\circ} 41^{\prime \prime} 59^{\prime \prime}$ West a distance of 5.00 feet; thence run South $89^{\circ} 18^{\circ} 01^{\prime \prime}$ West a dlstance of 135.00 feet; thence run South $00^{\circ} \mathrm{Q} 1^{\prime} 59^{\circ}$. East a distance of 5,00 feet to the Polnt of Beginning.

Contalning 675 square feet, more or less.

THIS IS NOT A BOUNDARY SURVEY

| PROJECT NAME: | HOLDEN AVENUE |  |  |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: |
| DRAWN BY: C. LEFTAKIS | DATE: 8/7107 | SCALE: | N/A |  |  |
| CHECKED BY: J. CAMPBELL | DATEs B/7107 | LE1JOB |  |  | 6.10 |
| SEC. 15, TWP, 23 S , RGE. 29 E. | REVISED: 7/25/13 | SHEET | 1 | OF | 3 |

## SKETCH OF DESCRIPTION

PARCEL No.: 80IIB.
THIS IS NOT A BOUNDARY SURVEY


SKETCH OF DESCRIPTION
PARCEL NO.: $8011 B$
THIS IS NOT A BOUNDARY SURVEY

GENERAL NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. bearings as shomi hereon are based on the north line of the n.e. $1 / 4$ of SECTION 16, TOWNSHIP '23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, AS BEING N. $89^{\circ} 35^{\circ} 29^{\prime 4}$.. AS SHOHN ON RIGHT OF WAY MAPS FOR HOLDEN AVENUE. ORANGE COUNTY PROJECT NO. CIP 3045.
3. TOTAL AREA OF THE HEREIN DESCRIBED PARCEL IS. 675 SOUARE FEET, MORE OR LESS.
4. SEE SHEET I FOR LEGAL DESCRIPTION,

SEE SHEET 2 FOR PARCEL SKETCH.
5. SEE RIGHT OF WAY MAP SHEET 5 OF 13 FOR THIS PARCEL.

## LEGEND:

| L | CENTERL INE |
| :--- | :--- |
| $\triangle$ | DELTA (CENTRAL ANGLE) |
| $C$ | CHORD OISTANCE |
| CB | CHORD BEARING |
| C.M. | CONCRETE MONUMENT |
| $D$ | DEGREE OF CURVE |
| EXIST. | EXISTING |
| FND. | FOUND |
| ID. | IDENTIFICATION |
| L. | LENGTH |
| LB | LICENSEO BUSINESS |
| LT. | LEFT |
| O.R.B. | OFFICIAL RECORDS BOOK |
| P.B. | PLAT BOOK |


| PC | POINT OF CURVATURE |
| :--- | :--- |
| PGIS). | PAGE(S) |
| PI | POINT OF INTERSECTION |
| PT | POINT OF TANGENCY |
| P.S.M. | PROFESSIONAL SURVEYOR AND MAPPER |
| $R$ | RADIUS |
| (R) | RADIAL. |
| RGE. | RANGE |
| RT. | RIGHT |
| R/W | RIGHT OF WAY |
| SEC. | SECTION |
| STA. | STATION |
| $T$ | TANGENT |
| TWP. | TOWNSHIP |


| DRAWN AY: C. LEFTAKIS | DATEs | $8 / 1 / 07$ | REVISED: | 4/25/13 | SCALE; |  | A |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| CHECKED BY: J. CAMPBELL | DATE; | $8 \pi / 07$ | LEI JOB No. 2 | 02076.10 | SHEET | 3 | Of 3 |

## SCHEDULE " $A$ "

PARCEL No.: BOIIC ESTATE: PERPETUAL EASEMENT PURPOSE: DRAINAGE

## DESCRIPTION:

Thot port of:
"From the Southwest corner of NE $1 / 4$ of NW $1 / 4$ Section 15, Township 23 South, Range 29 East, run North $0^{\circ} 12^{\prime} 30^{\circ}$ East, 180.0 feet along the West I ine of sold NE $1 / 4$ of NW I/4, thence North 89.34 East, 60.32 feet thence North $79^{\circ} 34^{\circ}$ East. 350.0 feet; thence North $0^{\circ} 11^{\prime} 16^{\prime \prime}$ West, 421.61 feot to the Point of Beginning. Continue thence North $0^{\circ} 11^{\prime \prime} 16^{\prime \prime}$ West, 75.74 feet; thence North 26²6" West, 450 feet; thence South $89^{\circ} 3^{\circ} 8^{\circ}$ West. 199.05 feet to a polint on the West line of the oforesald NE $1 / 4$ of NW I/4; thence North $0^{\circ} 12^{\prime} 30^{-}$Eost, 183 feet to the NW corner thereof: thence North 89.38* Eost. 1331.17 feet to the NE corner of sold NE $1 / 4$ of NW $1 / 4$; thence South 0.17" West. along the West 1 line thereof 663 feat; thence South $8^{\circ} 9^{\circ} 38^{\circ}$ West. 928.94. feet to the Polnt of Beglnning. Less the North 33 feet for Holden Avenve; and the East 30 feet for Rlo Grande Avenue, Oronge County, Florlda."

SSald property belng the same lands as described In Offlclal Records Book 5336, Page 4199 of the Publle Records of Orange County, Florldo.)
described as follawsi
Commence of a P-k nall and disk stamped "RLS 1304" marking the Northeast corner of the Northwest $1 / 4$ of Section 15, Township 23 South, Range 29 East, Orange Caunty. Florlda, sald polnt Deing on the Centerltne of Survey of Holden Avenue as shown an Orange County RIght of Way Mop, County Profect CIP 3045, thence run South 89.18 .01 " West along the North Ithe of sold Northwest $1 / 4$ and sald Centerline of Survey of Holden Avenue o alstance of 30.00 feet to a point on the Northerly prolectlon of the West rlght of way IIne of RIo Grande Avenue os shown on sold RIght of Way Map; thence departing sold North Ilne and sald Centerline of Survey run South 00.10.12" East along sala Northerly projection a alstance of 33.00 feet to the Intersection of sold West right of woy I line of Rlo Grande Avenue with the South right of way I Ine of sold Holden Avenue os shown on sold Right of Woy Mopi thence continue South $00^{\circ} 10^{\prime 1} 2^{\prime \prime}$ East along sald West right of way IIne of Rlo Grande Avenese a distance of 38.00 feet; thence deporting sold West right of way Iline of Rlo Grande Avenue run North 53013.59" West a distance of 47.16 feet to the beglnaling of a non-tangent curve concove Northerly having a radius of 5771.40 feet and a chord bearling of South 87³5'36" West: thence from a tangent Dearlng of South 86"14'52" West, run Westerly along the arc of sold curve through a central angle of $02^{\circ} 41^{\prime \prime} 28^{\prime \prime}$ a distonce of 271.08 feet for a Polnt of Beglnningi thence departing sold curve run South 00.57.43"EOst a alstance of 5.00 feet; thence run South 89039.32" West a distance of 20.00 feet, thence run North $00^{\circ} 57^{\prime \prime} 43^{\prime \prime}$ West a alstance of 5.00 feet to a point on a curve concave Northerly having a radlus of 5771.40 feet ond a chord bearling of North $89^{\circ} 02^{\prime 1} 7^{\prime \prime}$ Eost; thence run Easterly along the orc of sold curve thraugh a central angle of $00.11^{\prime 5} 5^{\prime \prime}$ a alstance of 20.00 feet to the point of Beginning.

Contalning 100 square feet, more or less.


## SKETCH OF DESCRIPTION

## PARCEL No.: 8OIIC

THIS IS NOT A BOUNDARY SURVEY



## SKETCH OF DESCRIPTION

PARCEL No.: 8OIIC

## THIS IS NOT A BOUNDARY SURVEY

GENERAL NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. GEARINGS AS SHOWN hereon are based on the north line of the n.e. $1 / 4$ of SECTION 16, TOWNSHIP 23 SOUTH, RANGE 29 EAST. ORANGE COUNTY, FLORIDA, AS EEING N. 89.35'29~E. A.S SHOWN ON RIGHT OF WAY MAPS FOR HOLDEN AVENUE, ORANGE COUNTY PROJECT NO. CIP 3045.
3. total area of the herein described parcel is 100 souare feet, more or less.
4. SEE SHEET I FOR LEGAL DESCRIPTION,

SEE SHEET 2 FOR PARCEL SKETCH.
5. SEE RIGHT OF WAY map SheEtS 5 AND 6 OF 13 fOR THIS PARCEL.

LEGEND:

| 4 | CENTERL INE | PC | POINT OF CURVATURE |
| :---: | :---: | :---: | :---: |
| $\Delta$ | DELTA (CENTRAL ANGLE) | PG(S). | PAGE(S) |
| $c$ | CHORD DISTANCE | PJ | POINT OF INTERSECTION |
| $C B$ | CHORD BEARING | $P T$ | POINT OF TANGENCY |
| C.M. | CONCRETE MONUMENT | P.S.M. | PROFESSIONAL SURVEYOR ANO MAPPER |
| 0 | DEgREE OF CURVE | $R$ | RADIUS |
| EXIST. | EXISTING | (R) | RADIAL |
| FND. | FOUND | RGE. | RANGE |
| ID. | IDENTIFICATION | $R T$. | RIGHT |
| $L$ | LENGTH | R/W | RIGHT OF WAY |
| LB | LICENSED BUSINESS | SEC. | SECTION |
| $L T$. | LEFT | STA. | STATION |
| O.R.B. | OFFICIAL RECORDS BOOK | $T$ | TANGENT |
| P.B. | PLAT BOOK | TWP. | TOWNSHIP |


| DRAWN BY: C. LEFTAKIS | DATE: | $8 \pi 107$ | REVISED: | 1/28/09 | SCALE: | N/A |  |  |
| :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: | :---: |
| CHECKED AY: J. CAMPBELL | DATE: | $8 \pi 107$ | LEIJOO No.s | 02076.10 | SHEET | 3 | of 3 | 3 |

ORANGE COUNTY REAL ESTATE MANAGEMENT DIVISION

## REVIEW APPRAISER'S STATEMENT

| PARCEL | PROJECT | LIMITS | PROPERTY OWNER | CIP |
| :---: | :---: | :---: | :---: | :---: |
| 1011 | Holden Avenue Segment 1 | John Young Pkwy to <br> Orange Blossom Trail | Chowder Apartments LP | 3045 |

A. I certify that, to the best of my knowledge and belief:

- The facts and data reported by the review appraiser and used in the review process are true and correct.
- The analyses, opinions, and conclusions in this review report are limited only by the assumptions and limiting conditions stated in this review report, and are my personal, unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
- My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of this review report, my analyses, opinions, and conclusions were developed and this review report was prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
- I did personally inspect the subject property and appropriate comparable sales as used in the report under review on March 6, 2015.
- Value estimates of items compensable under state law, have been clearly identified below, as appropriate.
- Each appraiser's value estimate and my recommended compensation are as stated below.

Unless stated, no one provided significant professional asssistance to the person signing this review report. (or identified in attached Part B, Review Appraiser's Statement).

|  | 1 | 2 | 3 | 4 |
| :---: | :---: | :---: | :---: | :---: |
| APPRAISER | P. Roper |  |  |  |
| DATE OF REPORT | 4/9/2015 |  |  |  |
| PURPOSE* | A |  |  |  |
| PROPERTY TYPE | Improved Multifamily |  |  |  |
| ACQUISITION SIZE: | 0.564 Ac |  |  |  |
| APPRAISAL DOV | 2/4/2015 |  |  |  |
| APPRAISAL TOTAL: | \$1,463,100 |  |  |  |
| LAND | \$202,000 |  |  |  |
| IMPROVEMENTS | \$110,000 |  |  |  |
| COST TO CURE | \$651,100 |  |  |  |
| DAMAGES | \$500,000 |  |  |  |
| REVIEWER | C. Langton |  |  |  |

*Purpose: $A=$ Neg., $B=$ Rev. Neg., $C=2 n d$ Rev. Neg., $D=O T, E=R e v . ~ O T, ~ F=D O D, G=R e v . D O D, H=2 n d R e v / D O D, O=O w n e r$ Report, $R=$ Rev. Owner Report, $\mathrm{X}=$ Other.

RECOMMENDED COMPENSATION: $\$ 1,463,100$

## ALLOCATION: LAND $\$ \underline{202,000}$ IMPROVEMENTS $\$ 110,000$ DAMAGES \&/or COST TO CURE $\$ 1,151,100$

UNECONOMIC REMNANT (UNECO): N/A


## ORANGE COUNTY REAL ESTATE MANAGEMENT DIVISION

REVIEW APPRAISER'S STATEMENT

| PARCEL | PROJECT | LIMITS | PROPERTY OWNER | CIP |
| :---: | :---: | :---: | :---: | :---: |
| 8011 ABC | Holden Avenue Segment 1 | John Young Pkwy to <br> Orange Blossom Trail | Chowder Apartments LP | 3045 |

A. I certify that, to the best of my knowiedge and belief:

- The facts and data reported by the review appraiser and used in the review process are true and correct.
- The analyses, opinions, and conclusions in this review report are limited only by the assumptions and limiting conditions stated in this review report, and are my personal, unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
- My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of this review report, my analyses, opinions, and conclusions were developed and this review report was prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
- I did personally inspect the subject property and appropriate comparable sales as used in the report under review on March 6, 2015.
- Value estimates of items compensable under state law, have been clearly identified below, as appropriate.
- Each appraiser's value estimate and my recommended compensation are as stated below.

|  | 1 | 2 | 3 | 4 |
| :---: | :---: | :---: | :---: | :---: |
| APPRAISER | P. Roper |  |  |  |
| DATE OF REPORT | 4/9/2015 |  |  |  |
| PURPOSE* | A |  |  |  |
| PROPERTY TYPE | Improved Multifamily |  |  |  |
| ACQUISITION SIZE: | $602 \mathrm{SF} ; 1,466 \mathrm{SF}$ (A); 675 SF (B); 100 SF (C) |  |  |  |
| APPRAISAL DOV | 2/4/2015 |  |  |  |
| APRRAISAL TOTAL: | \$27,700 |  |  |  |
| LAND | \$22,800 |  |  |  |
| IMPROVEMENTS | \$4,900 |  |  |  |
| COST TO CURE | \$0 |  |  |  |
| DAMAGES | \$0 |  |  |  |
| REVIEWER | C. Langton |  |  |  |

*Purpose: $A=$ Neg., $B=$ Rev. Neg., $C=2$ nd Rev. Neg., $D=O T, E=R e v . ~ O T, ~ F=D O D, G=R e v . D O D, H=2 n d$ Rev/DOD, $O=O w n e r$ Report, $R=R e v$. Owner Report, $\mathrm{X}=$ Other.

RECOMMENDED COMPENSATION: $\$ \underline{27,700}$
ALLOCATION:
LAND \$ 22,800
IMPROVEMENTS \$ 4,900
DAMAGES \&/or COST TO CURE $\$ \underline{0}$

UNECONOMIC REMNANT (UNECO): N/A

| Value to Acquisition Including Uneconomic Remainder  <br> Land Area:  <br> Partia//Whole (P/W):  <br> Land:  <br> Improvements  <br> Damages and/or Cost to Cure  <br> Total:  |  |
| :--- | :--- |


| Reviewer: Christopher W. Langton |  |
| :--- | :--- |
| State-Certified General Real Estate Appraiser RZ3396 |  |
|  | Date: $5 / 5 / 2015$ |
|  |  |
| Ann Caswell, Manager |  |

## ORANGE COUNTY REAL ESTATE MANAGEMENT DIVIIION

REVIEW APPRAISER'S STATEMENT

| PARCEL | PROJECT | LIMITS | PROPERTY OWNER | CIP |
| :---: | :---: | :---: | :---: | :---: |
| 7011 ABC | Holden Avenue Segment 1 | John Young Pkwy to <br> Orange Blossom Trail | Chowder Apartments LP | 3045 |

A. I certify that, to the best of my knowledge and belief:

- The facts and data reported by the review appraiser and used in the review process are true and correct.
- The analyses, opinions, and conclusions in this review report are limited only by the assumptions and limiting conditions stated in this review report, and are my personal, unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
- My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of this review report, my analyses, opinions, and conclusions were developed and this review report was prepared in conformity with the Uniform Standards of Professional Appraisal Practice.
- I did personaliy inspect the subject property and appropriate comparable sales as used in the report under review on March 6, 2015.
- Value estimates of items compensable under state law, have been clearly identified below, as appropriate.
- Each appraiser's value estimate and my recommended compensation are as stated below.
- Unless stated, no one provided significant professional assistance to the person signing this review report. \{or identified in Part B, Review Appraiser's Statement (attached).

|  | 1 | 2 | 3 | 4 |
| :---: | :---: | :---: | :---: | :---: |
| APPRAISER | P. Roper |  |  |  |
| DATE OF REPORT | 4/9/2015 |  |  |  |
| PURPOSE* | A |  |  |  |
| PROPERTY TYPE | Improved Multifamily |  |  |  |
| ACQUISITION SIZE: | 1,721 SF (A); 821 SF (B); $2,825 \mathrm{SF}$ (C) |  |  |  |
| APPRAISAL DOV | 2/4/2015 |  |  |  |
| APPRAISAL TOTAL: | \$42,800 |  |  |  |
| LAND | \$21,800 |  |  |  |
| IMPROVEMENTS | \$21,000 |  |  |  |
| COST TO CURE | \$0 |  |  |  |
| DAMAGES | \$0 |  |  |  |
| REVIEWER | C. Langton |  |  |  |

*Purpose: $A=$ Neg., $B=$ Rev. Neg., $\mathrm{C}=2$ nd Rev. Neg., $\mathrm{D}=\mathrm{OT}, \mathrm{E}=$ Rev. OT, $\mathrm{F}=\mathrm{DOD}, \mathrm{G}=$ Rev. $\mathrm{DOD}, \mathrm{H}=2 \mathrm{nd}$ Rev/DOD, $\mathrm{O}=\mathrm{Owner}$ Report, $\mathrm{R}=$ Rev. Owner Report, $\mathrm{X}=$ Other.

RECOMMENDED COMPENSATION: \$ 42,800

## ALLOCATION: LAND $\$ 21,800$ IMPROVEMENTS $\$ 21,000$ DAMAGES \&/or COST TO CURE $\$$

UNECONOMIC REMNANT (UNECO): N/A

| Value to Acquisition Including Uneconomic Remainder |  | $6010$ |
| :---: | :---: | :---: |
| Land Area: | Partial/Whole (P/W): |  |
| Land: |  | Reviewer: Christopher W. Langton |
|  |  | State-Certified General Real Estate Appraiser RZ3396 |
| Improvements |  |  |
| Damages and/or Cost to Cure |  | Date: 5/5/2015 |
| Total: |  |  |
|  |  | Ann Caswell, Manager |

## B. Reviewer's statement of reasoning in conformance with the current $R / W$ Procedures.

## ASSINGMENT PARAMETERS

This review was conducted by Christopher w. Langton, State-Certified General Real Estate Appraiser RZ3396, Real Estate Review Appraiser, employed by the Orange County Real Estate Management Division.

The client and the intended user of this review is orange County. The intended use is to determine whether the analysis, opinions, and conclusions in the appraisal report under review are appropriate and reasonable. The purpose of the opinions and conclusions contained herein are to be used as a basis for establishing recommended compensation for proposed acquisitions as part of the Holden Avenue Widening Project.

This appraisal was prepared by Paul. M. Roper, MAI, SRA, State-Certified General Appraiser RZ141, an employee of Clayton, Roper \& Marshall. According to the appraisal report, significant appraisal assistance was provided by Brian L. Roper, State-Registered Trainee Appraiser RI23800, also an employee of Clayton, Roper \& Marshall.

The report under review is an appraisal to estimate the market value of the subject, the proposed acquisitions, and any applicable severance damages and/or cost to cure. The real estate and real property interest that was appraised is the unencumbered fee simple interest. The effective date of the opinion in the report being reviewed is February 4, 2015, which is also the effective date of this review.

The nature and extent of this review included a desk and field review of the subject property and the comparable sales. The scope of this review assignment does not include the development of an independent opinion of value by the reviewer. However, it does necessitate the reviewer to determine whether the appraisal report under review is both reasonable and supportable. In addition, the scope does entail a determination as to the appraisal report's compliance with the Uniform Standards of Professional Appraisal Practice (USPAP).

The report type reviewed is an Appraisal Report, as defined by USPAP 2-2(a). The format is appropriate for the analysis. The purpose of the appraisal was to estimate the market value of the subject and provide the County a basis for establishing recommended compensation for the proposed acquisition(s) in connection with a transportation facility.

It should be noted that market value estimates typically exclude business damages, goodwill damages, relocation costs, and incidental costs, even though they may be considered elements of full compensation under Florida law.

# REVIEW APPRAISER'S STATEMENT 

Parcel No.: 1011/8011ABC/7011ABC
Page No.: 5

## SUBJECT DESCRIPTION

The parent tract is located at the southwest corner of Holden Avenue and Rio Grande Avenue within unincorporated Orange County. The subject is addressed as 4700 S. Rio Grande Avenue, Orlando, FL 32839. The site is improved with a 304-unit residential apartment complex, known as Chowder Bay Apartments. The improvements were constructed in 1975 and had an actual age of 40 years. The appraiser estimated the effective age of 25 years based upon the observed condition. Access is available from a driveway connection along Rio Grande Avenue and a driveway connection along Holden Avenue. The improvements are consistent with the existing $R-3$, Residential zoning classification. The subject site contains 15.342 acres, all of which was considered usable.

The highest and best use analysis considers the four components thereof. Mr. Roper concludes that the highest and best use, "as if vacant", is for multifamily development. The highest and best use, "as improved", is continued use of the existing multi-family improvements. The appraiser's analysis and development of the highest and best use are appropriate and reasonable. The methodology is consistent with and in conformance with standard appraisal practice. The report employs the Sales Comparison Approach to value the land, as if vacant. The Sales Comparison Approach and Income Approach were employed to value the subject, as improved. Given the age of the improvements, the Cost Approach was excluded.

Mr. Roper has included four comparable sales to value the land and has correlated to a value indication within the value range of the sales. His value indication is reasonable and supported for the subject property. The comparable sales indicate a range from $\$ 17,456$ to $\$ 19,051$ per unit. Mr. Roper concludes to a value of $\$ 18,000$ per unit. Since the subject contains 304 unit, the land value (rounded) is $\$ 5,472,000$ or $\$ 8.19$ per $s f$.

Mr. Roper has included three comparable improved sales to value the subject and has correlated to a value indication within the value range of the sales. His value indication is reasonable and supported for the subject property. The comparable sales indicate a range from $\$ 56,858$ to $\$ 64,813$ per unit. Mr. Roper concludes to a value of $\$ 60,000$ per unit. Since the subject contains 304 units, this indicates a market value of $\$ 18,240,000$ via the Sales Comparison Approach.

Mr. Roper has also developed an Income Approach based upon comparable rental data. In developing this analysis, the appraiser estimates Net Operating Income for the subject, which is then capitalized at a market rate. The data contained within this analysis is reasonable and supported for the subject property. This approach indicated a market value of $\$ 20,650,000$.

The Sales Comparison and Income Approach were then reconciled to conclude with a market value for the subject of $\$ 20,000,000$. The value is reasonable and supported by the data provided.

## REVIEW APPRAISER'S STATEMENT

Parcel No.: $1011 / 8011 \mathrm{ABC} / 7011 \mathrm{ABC}$
Page No.: 6

## PART ACQUIRED

There are multiple proposed acquisitions, described as follows:

Parcel 1011 is a Fee Simple acquisition along the northern boundary of the parent tract. The strip and corner clip acquisition contains 0.564 acres $(24,568 \mathrm{sf})$. In addition, a variety of site improvements are impacted and require compensation. The value (rounded) of the land and the contributory value of the improvements are as follows:

Parcel 1011 Land: 24,568 sf x \$8.19= \$202,000 Improvements: \$110,000

Parcels 8011ABC are Permanent Easement acquisitions also located along the northern boundary of the parent tract. Parcel 8011 is a Slope \& Fill Easement containing 602 sf. Parcel 8011 A is a Drainage Easement containing 1,466 sf. Parcel 8011B is a Wall Maintenance Easement containing 675 sf. Parcel 8011C is a Drainage Easement containing 100 sf. The easement acquisitions were opined to represent $95 \%$ of the fee simple rights. In addition, a variety of site improvements are impacted and require compensation. The value (rounded) of the land and the contributory value of the improvements are as follows:

Parcel 801
Land: 602 sf x \$8.19 x 95\% = \$5,000
Improvements: \$2,000
Parcel 8011A Land: 1,466 sf x $\$ 8.19 \times 95 \%=\$ 11,500$
Improvements: \$0

Parcel 8011B Land: 675 sf x \$8.19 x 95\%= \$5,300
Improvements: $\$ 2,500$
Land: 100 sf x \$8.19 x 95\%= $\$ 1,000$
Improvements: $\$ 400$
Parcels 7011ABC are Temporary Construction Easement acquisitions located along portions of Holden Avenue and Rio Grand Avenue. Parcel 7011A contains 1,721 sf and will allow the County to harmonize the existing Holden Avenue driveway with the new roadway improvements. Parcel 7011 B contains 821 sf and will allow the County to harmonize the existing Rio Grand Avenue driveway with the new roadway improvements. Parcel 7011 C contains 2,825 sf and will allow the County to harmonize the back of sidewalk grading along Holden Avenue to the remainder.

The TCEs essentially allow the county to rent a portion of the subject site for a specified period, in this instance 7 years. The TCE analysis requires a land capitalization rate. Further, since the annual rental payments would be paid in advance in a lump sum, a discount rate is necessary to indicate the present value of those future payments (see Roper report for PV factors/details). The value (rounded) of the land and the contributory value of the improvements are as follows:

| Parcel 7011A | Land: | $\$ 7,000$ |
| :--- | :--- | :--- |
|  | Improvements: | $\$ 4,500$ |
|  |  |  |
| Parcel 7011B | Land: | $\$ 3,400$ |
|  | Improvements: | $\$ 5,000$ |

## REVIEW APPRAISER'S STATEMENT

Parcel No.: 1011/8011ABC/7011ABC
Page No.: 7

Parcel 7011C Land: $\$ 11,400$
Improvements: $\$ 11,500$

## DAMAGES \&/OR COST TO CURE

Roper analyzed the remainder in the cured condition. Uncured, the remainder would suffer a loss in parking and constricted drive aisles. In this situation, KCG has developed a cure plan to restore functional utility to remainder to the extent possible. The cure plan includes removal of the northernmost apartment building (8-units), which restores on-site circulation patterns and parking. Cured Remainder parking is reduced from 528 to 522 spaces but this is offset by the removal of 8 apartment units. The parking ratio slightly improves from 1.74 spaces per unit before the acquisition to 1.76 after. The cured drive-aisle is actually wider than the drive-aisle before the acquisition. The parking area along Holden Ave is shifted southerly. The Net Cost to Cure is $\$ 651,100$, which has been allocated to parcel 1011.

However, the remainder suffers incurable severance damage due to the loss of the 8 -unit apartment building. This damage is estimated at $\$ 500,000$. In total, Parcel 1011 Damages \& Cost to Cure is $\$ 1,151,100$.

## CONCLUSION

The analyses and conclusions within the Roper appraisal report are reasonable and supported by the data provided. It is my opinion that the data, appraisal methods and techniques, analyses, opinions, conclusions and adjustments within the Roper report are appropriate and reasonable. The report is complete and adequately supported within the scope of an Appraisal Report and in the context of market conditions as of the effective date of valuation. I believe that the value conclusions estimated in the appraisal are both reasonable and supportable. This report is approved as meeting the current Uniform Standards of Professional Appraisal Practice and $R / W$ procedures.

Compensation is allocated as follows:

Parcel 1011

| Land | $\$ 202,000$ |
| :--- | :--- |
| Improvements | $\$ 110,000$ |
| Damages | $\$ 500,000$ |
| Cost to Cure | $\$ 651,100$ |
|  | $\$ 1,463,100$ |

Parcel 8011ABC
Land $\quad \$ 22,800$
Improvements $\$ 4,900$
Damages
\$0
Cost to Cure
Total
$\$ 0$
\$27,700

CWL

| Parcel 7011ABC |  |
| :--- | :--- |
| Land | $\$ 21,800$ |
| Improvements | $\$ 21,000$ |
| Damages | $\$ 0$ |
| Cost to Cure | $\$ 0$ |
|  | $\$ 42,800$ |

Project: Holden Avenue RCA
Limits: (John Young Parkway to Orange Blossom Trail)
Parce: : $1011 / 8011 / 8011 \mathrm{~A} / 8011 \mathrm{~B} / 8011 \mathrm{C} / 7011 \mathrm{~A} / 7011 \mathrm{~B} / 7011 \mathrm{C}$

_XX_Pre-Condemnation<br>_ Post-Condemnation

## SETTLEMENT ANALYSIS

## County's Appraised Value

Land:
Parcel 1011 (24,567.84 S.F.) \$ 208,600.00
Parcel 8011 (602.00 S.F.) \$ 4,600.00
Parcel 8011A (1,466.00 S.F.), Parcel 8011B (675.00 S.F.), Parcel 8011C (100.00 S.F.) \$ 17,200.00
Parcel 7011A(1,721.00 S.F.) \$ 8,700.00
Parcel 7011B (821.00 S.F.) \$ 4,200.00
Parcel 7011C (2,825.00 S.F.)
\$ 14,200.00
Improvements:
Parcel 1011
Parcel 8011
Parcels 8011A/8011B/8011C
Parcel 7011A
Parcel 7011B
Parcel 7011C

$$
\begin{array}{lr}
\$ & 190,500.00 \\
\$ & 3,200.00 \\
\$ & 4,200.00 \\
\$ & 6,700.00 \\
\$ & 6,200.00 \\
\$ & 17,300.00
\end{array}
$$

## Cost-to-Cure/Damages

| Parcel 1011 | $\$ 1,152,100.00$ |  |
| :--- | :--- | :--- |
| Parcel 8011 | $\$$ | $3,200.00$ |
| Parcels $8011 \mathrm{~A} / 8011 \mathrm{~B} / 8011 \mathrm{C}$ | $\$ 0$ |  |
| Parcel 7011A | $\$ 0$ |  |
| Parcel 7011B | $\$$ | $4,400.00$ |
| Parcel 7011C | $\$ 0$ |  |

## Total Appraisal Value

\$1,645,300.00

## Owner's Offer

Parcels 1011/8011/8011A/8011B/8011C/7011A/7011B/7011C
$\$ 2,200.000 .00$

## Potential Costs if Condemned:

Owner's Probable Testimony for
Taking, Damages \& Costs to Cure: $\quad \mathbf{\$ 2 , 2 0 0 , 0 0 0 . 0 0}$
Additional Fees and Costs:
Appraisal Update Costs \$ 35,000.00
Attorney's Fees \$ 75,000.00
Other Costs \$ 40,000.00
Total of Additional Fees \& Costs $\$ \mathbf{1 5 0 , 0 0 0 . 0 0}$
Additional County Fees and Costs \$ 184,107.00

Project: Holden Avenue RCA
Limits: (John Young Parkway to Orange Blossom Trail)
Parcel: $1011 / 8011 / 8011 \mathrm{~A} / 801 \mathrm{IB} / 8011 \mathrm{C} / 7011 \mathrm{~A} / 7011 \mathrm{~B} / 7011 \mathrm{C}$

Total of Additional Fees \& Costs
\$ 334,107.00
Total Potential Costs if Condemned:
\$2,534.107.00
Recommended Settlement Amount
$\mathbf{\$ 2 , 2 0 0 , 0 0 0 . 0 0}$

## EXPLANATION OF RECOMMENDED SETTLEMENT

The subject parcels are required for the improvement and widening of Holden Avenue. The property is located at the southwest corner of Rio Grande Avenue and Holden Avenue. This property is zoned R-3, and is improved as Chowder Bay Apartments with 304 multifamily residential apartment units. The apartment complex was built in 1975. Parcel 1011 is designated as road right of way and contains $24,567.84$ square feet, Parcel 8011 is designated as a slope and fill easement and contains 602 square feet, Parcel 8011 A is designated as a drainage easement and contains 1,466 square feet, Parcel 8011 B is designated as a Wall Maintenance Easement and contains 675 square feet, Parcel 8011C is designated as a drainage easement and contains 100 square feet, Parcel 7011A (1,721 square feet), Parcel 7011B (821 square feet), Parcel 7011C ( 2,825 square feet) are designated as seven year temporary construction easements. The offer of $\$ 2,200,000$ was made at $34 \%$ over the appraised value of $\$ 1,642,100.00$ to anticipate improving market conditions and cost avoidance. The owner's attorney raised numerous engineering issues regarding the loss parking, fencing, landscaping, and driveway construction. Ultimately, the parties were able to resolve all of their issues and the owner accepted the original offer of $\$ 2,200,000$. I recommend and request approval at $\$ 2,200,000.00$.


Approved by:


Ann Caswell, Manager, Real Estate Management Division
Approved by: $\qquad$ Date $\qquad$
Elaine Asad, Senior Assistant County Attorney
Approved by:
Nextpese
Raymond Williams, Manager, Public Works Department

Project: Holden Avenue RCA
Limits: (John Young Parkway to Orange Blossom Trail)
Parcel: $1011 / 8011 / 8011 \mathrm{~A} / 8011 \mathrm{~B} / 8011 \mathrm{C} / 7011 \mathrm{~A} / 7011 \mathrm{~B} / 7011 \mathrm{C}$

Total of Additional Fees \& Costs
\$ 334,107.00
Total Potential Costs if Condemned:
$\$ 2.534 .107 .00$
Recommended Settlement Amount
\$2,200,000.00

## EXPLANATION OF RECOMMENDED SETTLEMENT

The subject parcels are required for the improvement and widening of Holden Avenue. The property is located at the southwest corner of Rio Grange Avenue and Holden Avenue. This property is zoned R-3, and is improved as Chowder Bay Apartments with 304 multifamily residential apartment units. The apartment complex was built in 1975. Parcel 1011 is designated as road right of way and contains $24,567.84$ square feet, Parcel 8011 is designated as a slope and fill easement and contains 602 square feet, Parcel 8011 A is designated as a drainage easement and contains 1,466 square feet, Parcel 8011 B is designated as a Wall Maintenance Easement and contains 675 square feet, Parcel 8011 C is designated as a drainage easement and contains 100 square feet, Parcel 7011A (1,721 square feet), Parcel 7011B (821 square feet), Parcel 7011 C ( 2,825 square feet) are designated as seven year temporary construction easements. The offer of $\$ 2,200,000$ was made at $34 \%$ over the appraised value of $\$ 1,642,100.00$ to anticipate improving market conditions and cost avoidance. The owner's attorney raised numerous engineering issues regarding the loss parking, fencing, landscaping, and driveway construction. Ultimately, the parties were able to resolve all of their issues and the owner accepted the original offer of $\$ 2,200,000$. I recommend and request approval at $\$ 2,200,000.00$.


Approved by:
 Date $/ 1-4-1 / 2$
Mary Any Keller, Assistant Manager, Real Estate Management Division

Approved by:
Ann Caswell, Manager, Real Estate Management Division
$\qquad$

Date $\qquad$ $11-11-16$

Approved by: Date $\qquad$ $16-11-16$
Elaine Assad, Senior Assistant County Attorney
Approved by:

> Raymond Williams, Manager, Public Works Department

Project: Holden Avenue RCA
Limits: (John Young Parkway to Orange Blossom Trail)
Parcel: $1011 / 8011 / 8011 \mathrm{~A} / 8011 \mathrm{~B} / 8011 \mathrm{C} / 7011 \mathrm{~A} / 7011 \mathrm{~B} / 7011 \mathrm{C}$

Total of Additional Fees $\boldsymbol{\&}$ Costs
\$ 334,107.00
Total Potential Costs if Condemned:
$\$ 2,534.107 .00$
Recommended Settlement Amount
\$2,200,000.00

## EXPLANATION OF RECOMMENDED SETTLEMENT

The subject parcels are required for the improvement and widening of Holden Avenue. The property is located at the southwest corner of Rio Grande Avenue and Holden Avenue. This property is zoned R-3, and is improved as Chowder Bay Apartments with 304 multifamily residential apartment units. The apartment complex was built in 1975. Parcel 1011 is designated as road right of way and contains $24,567.84$ square feet, Parcel 8011 is designated as a slope and fill easement and contains 602 square feet, Parcel 8011 A is designated as a drainage easement and contains 1,466 square feet, Parcel 8011 B is designated as a Wall Maintenance Easement and contains 675 square feet, Parcel 8011 C is designated as a drainage easement and contains 100 square feet, Parcel 7011A (1,721 square feet), Parcel 7011B (821 square feet), Parcel $7011 \mathrm{C}(2,825$ square feet) are designated as seven year temporary construction easements. The offer of $\$ 2,200,000$ was made at $34 \%$ over the appraised value of $\$ 1,642,100,00$ to anticipate improving market conditions and cost avoidance. The owner's attorncy raised numerous engineering issues regarding the loss parking, fencing, landscaping, and driveway construction. Ultimately, the parties were able to resolve all of their issues and the owner accepted the original offer of $\$ 2,200,000$. I recommend and request approval at $\$ 2.200,000.00$.


Approved by:


Date $11-11-16$

Approved by:


Date $\qquad$

Approved by:



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