




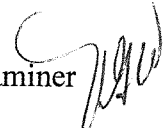
Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 9

DATE: February 1, 2017

TO: Mayor Teresa Jacobs
and the
Board of County Commissioners

THROUGH: Ann Caswell, Manager 
Real Estate Management Division

FROM: Virginia G. Williams, Senior Title Examiner 
Real Estate Management Division

**CONTACT
PERSON:** Ann Caswell, Manager

DIVISION: Real Estate Management
Phone: (407) 836-7082

**ACTION
REQUESTED:** APPROVAL OF UTILITY EASEMENT BETWEEN MG3 ORLANDO
SCHOOL, LLC AND ORANGE COUNTY, SUBORDINATION OF
ENCUMBRANCES TO PROPERTY RIGHTS TO ORANGE COUNTY
FROM EB-5 CHARTER SCHOOL FLORIDA, LP, SUBORDINATION
OF ENCUMBRANCE TO PROPERTY RIGHTS TO ORANGE
COUNTY FROM ADVANTAGE ACADEMY OF HILLSBOROUGH,
INC. AND AUTHORIZATION TO RECORD INSTRUMENTS

PROJECT: Orange County Preparatory Academy
Permit: B15902347 OCU File #: 81807

District 5

PURPOSE: To provide for access, construction, operation, and maintenance of utility
facilities as a requirement of development.

ITEMS: Utility Easement
Cost: Donation
Size: 150 square feet

Subordinations of Encumbrances to Property Rights to Orange County (2)

APPROVALS: Real Estate Management Division
Utilities Department

REMARKS: Grantor to pay all recording fees.

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.

THIS IS A DONATION

Project: Orange County Preparatory Academy
Permit: B15902347 OCU File #: 81807

UTILITY EASEMENT

THIS INDENTURE, Made this 2nd day of December A.D., 2016, between MG3 Orlando School, LLC, a Florida limited liability company, having its principal place of business in the city of Hollywood, county of Broward, whose address is 1915 Harrison Street, 2nd Floor, Hollywood, FL 33020, GRANTOR, and Orange County, a charter county and political subdivision of the state of Florida, whose address is P.O. Box 1393, Orlando, Florida 32802-1393, GRANTEE.

WITNESSETH, That the GRANTOR, in consideration of the sum of \$1.00 and other valuable considerations, paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby give and grant to the GRANTEE and its assigns, a right-of-way and easement for utility purposes, with full authority to enter upon, excavate, construct and maintain, as the GRANTEE and its assigns may deem necessary, water lines, wastewater lines, reclaimed water lines, and any other utility facilities over, under and upon the following described lands situate in Orange County aforesaid, to-wit:

SEE ATTACHED EXHIBIT "A"

Property Appraiser's Parcel Identification Number:

a portion of

08-22-31-0000-00-092

TO HAVE AND TO HOLD said right-of-way and easement unto said GRANTEE and its assigns forever.

THE GRANTEE herein 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 utilities and any facilities placed thereon by the GRANTEE and its assigns, out of and away from the herein granted right-of-way, and the GRANTOR, its successors and assigns, agree not to build, construct, or create, nor permit others to build, construct, or create any buildings or other structures on the herein granted right-of-way that may interfere with the normal operation or maintenance of the utility facilities installed thereon.

GRANTEE may at any time increase its use of the easement, change the location of pipelines or other facilities within the boundaries of the easement right-of-way, or modify the size of existing pipelines or other improvements as it may determine in its sole discretion from time to time without paying any additional compensation to GRANTOR or GRANTOR'S heirs, successors, or assigns, provided GRANTEE does not expand its use of the easement beyond the easement boundaries described above.

Project: Orange County Preparatory Academy
Permit: B15902347 OCU File #: 81807

GRANTEE'S obligation to restore landscaping shall be limited to an obligation to restore to Orange County landscaping standards for Orange County right-of-way and shall not include an obligation to restore to exotic or enhanced landscaping standards.

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

Signed, sealed, and delivered
in the presence of:

MG3 Orlando School, LLC,
a Florida limited liability company

Witness

Fernando Franchina
Printed Name

BY: MG3 Fund, LLC,
a Florida limited liability company

BY: Hernan Leonoff
Hernan Leonoff, Manager

Witness

Camela Butler
Printed Name

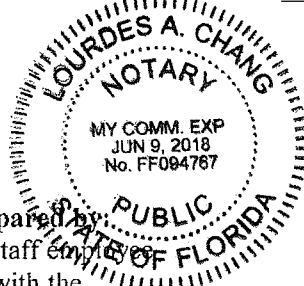
(Signature of TWO witnesses required by Florida law)

STATE OF Florida
COUNTY OF Broward

I HEREBY CERTIFY that on this day, before me, personally appeared Hernan Leonoff, as manager of MG3 Fund, LLC, a Florida limited liability company, as manager of MG3 Orlando School, LLC, a Florida limited liability company, on behalf of the limited liability company. He ☒ is personally known to me, or ☐ has produced _____ as identification

Witness my hand and official seal this 2 day of December, 20 16

(Notary Seal)



Notary Signature

Lourdes Chang
Printed Notary Name

This instrument prepared by:
Virginia 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:

Project Name: Orange County Preparatory Academy
Purpose: Utility
Permit Number: B-15902347

Exhibit "A"

SKETCH OF DESCRIPTION

(PAGE 1 OF 2)

LEGAL DESCRIPTION:

10' X 15' UTILITY EASEMENT

That part of the East 1/2 of the West 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 8, Township 22 South, Range 31 East, Orange County, Florida, being more particularly described as follows:

From the Northwest corner of Section 8, Township 22 South, Range 31 East, Orange County, Florida, run North 89°44'32" East along the North line of said Section 8, a distance of 1685.18 feet; thence South 00°15'28" East, a distance of 53.00 feet to a point being on the Former South right of way line of University Boulevard; thence South 00°19'53" East, a distance of 18.11 feet to a point being on the Existing South right of way line of University Boulevard; thence North 89°44'45" East along said Existing South right of way line of University Boulevard, a distance of 325.43 feet for a Point of Beginning; thence continue North 89°44'45" East along said Existing South right of way line of University Boulevard, a distance of 10.00 feet; thence South 00°09'28" East leaving said Existing South right of way line of University Boulevard, a distance of 15.00 feet; thence South 89°44'45" West, a distance of 10.00 feet; thence North 00°09'28" West, a distance of 15.00 feet to the Point of Beginning.

Containing 150 square feet or 0.0034 acres, more or less.

JOB #901310
CF#08-22-31-SOD-UTILITY
DATE: 11-04-16
SCALE: 1" = 50'
DRAWN BY: PJT

PREPARED FOR:

McNeal Engineering, Inc.;
Orange County Utilities

LEGEND

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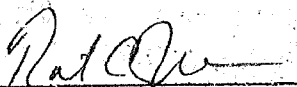
REVISIONS

GENERAL NOTES:

1. Bearing structure based on: South Right of Way line of Universal Boulevard, being N89°44'45"E per Official Record Book 3831, page 4479, Public Records of Orange County, Florida.
2. This surveyor has not made a search of the public records for any dedications, limitations, restrictions or easements other than shown hereon.
3. This Sketch of Description has been made for the exclusive use of the entities prepared for, hereon and does not extend to any unnamed parties.
4. This Sketch of Description is not a Survey.
5. This Survey is "Not Valid" without the signature and the original raised seal of this Florida Licensed Surveyor and Mapper, unless provided with electronic signature with the ability to validate. (See: www.altamaxsurveying.com for instructions on signature validation). The seal appearing on this document was authorized by Robert C Johnson on the Date of the electronic signature.

Altamax Surveying

910 Belle Avenue, Suite 1140
Casselberry, FL 32708
Phone: 407-227-7677
Licensed Business No. 7833
www.altamaxsurveying.com

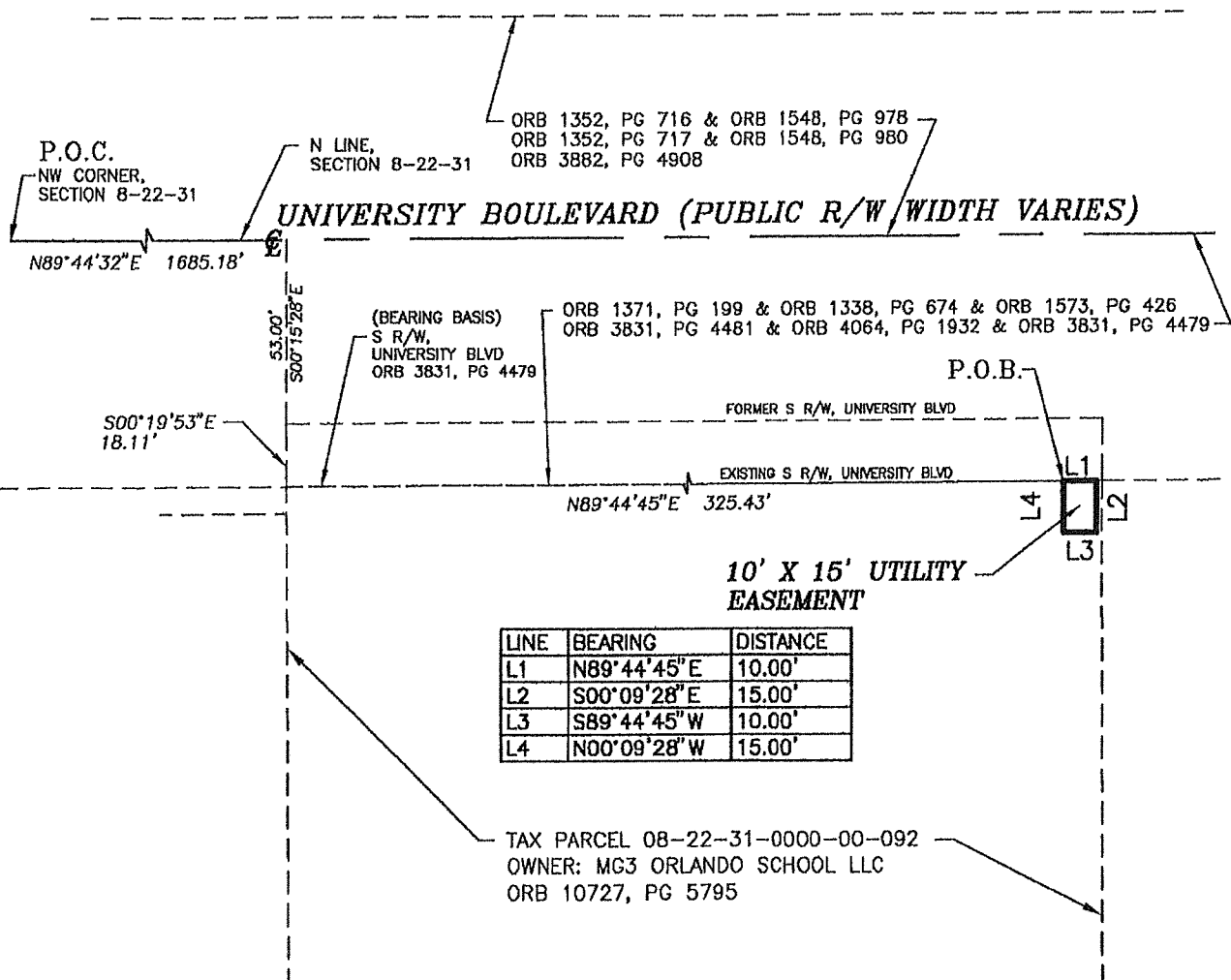
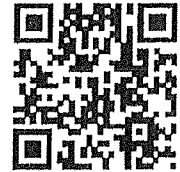


Robert C. Johnson PSM 5551

Project Name: Orange County Preparatory Academy
Purpose: Utility
Permit Number: B-15902347

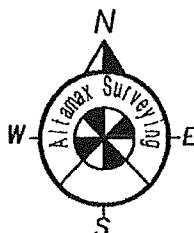
SKETCH OF DESCRIPTION

(PAGE 2 OF 2)



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www.altamaxsurveying.com



GRAPHIC SCALE



1 INCH = 50 FT.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

FEB 21 2017

Project: Orange County Preparatory Academy
Permit: B15902347 OCU File #: 81807

SUBORDINATION OF ENCUMBRANCES TO PROPERTY RIGHTS TO ORANGE COUNTY

KNOW ALL MEN BY THESE PRESENTS: That Whereas, it is proposed by Orange County, a charter county and 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 utility easement 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 (with Future Advances); Collateral Assignment of Rents and Leases; and UCC Financing Statement 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 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 encumbrances as they have been or as 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 ATTACHED EXHIBIT "A"

Encumbrances:

TO: EB-5 Charter School Florida, LP
FROM: MG3 Orlando School, LLC
Mortgage and Security Agreement (with Future Advances)
filed December 29, 2015
Recorded in Official Records Book 11033, Page 4715
Collateral Assignment of Rents and Leases
filed December 29, 2015
Recorded in Official Records Book 11033, Page 4734
UCC Financing Statement filed December 29, 2015
Recorded in Official Records Book 11033, Page 4739
All in the Public Records of Orange County, Florida

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

Project: Orange County Preparatory Academy
Permit: B15902347 OCU File #: 81807

County, in its use of the land specifically above described for utility easement purposes only, 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 utility easement 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 5TH day of DECEMBER, A.D. 20 16.

Signed, sealed, and delivered
in the presence of:

EB-5 Charter School Florida, LP,
a Florida limited partnership

Amalia Valenti
Witness

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

Amalia Valenti
Printed Name

BY:

Crystal River
Witness

Stephane Hardy
Printed Name

Crystal River
Printed Name

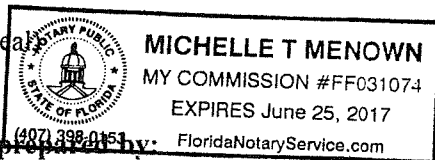
MANAGING Partner
Title

(Signature of TWO witnesses required by Florida law)

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 5TH day of DECEMBER 20 16, by STEPHANE HARDY as MANAGING MEMBER of Greenaccess Florida LLC, a Florida limited liability company, as general partner of EB-5 Charter School Florida, LP, a Florida limited partnership, on behalf of the limited partnership. He/She ☒ is personally known to me or ☐ has produced _____ as identification.

(Notary Seal)



Michelle T Menown
Notary Signature

This instrument prepared by
Virginia 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: 06/25/2017

Project Name: Orange County Preparatory Academy
Purpose: Utility
Permit Number: B-15902347

Exhibit "A"

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(PAGE 1 OF 2)

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JOB #901310
CF#08-22-31-SOD-UTILITY
DATE: 11-04-16
SCALE: 1" = 50'
DRAWN BY: PJT

PREPARED FOR:

McNeal Engineering, Inc.;
Orange County Utilities

LEGEND

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REVISIONS

GENERAL NOTES:

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- This surveyor has not made a search of the public records for any dedications, limitations, restrictions or easements other than shown hereon.
- This Sketch of Description has been made for the exclusive use of the entities prepared for, hereon and does not extend to any unnamed parties.
- This Sketch of Description is not a Survey.
- This Survey is "Not Valid" without the signature and the original raised seal of this Florida Licensed Surveyor and Mapper, unless provided with electronic signature with the ability to validate. (See: www.altamaxsurveying.com for instructions on signature validation). The seal appearing on this document was authorized by Robert C Johnson on the Date of the electronic signature.

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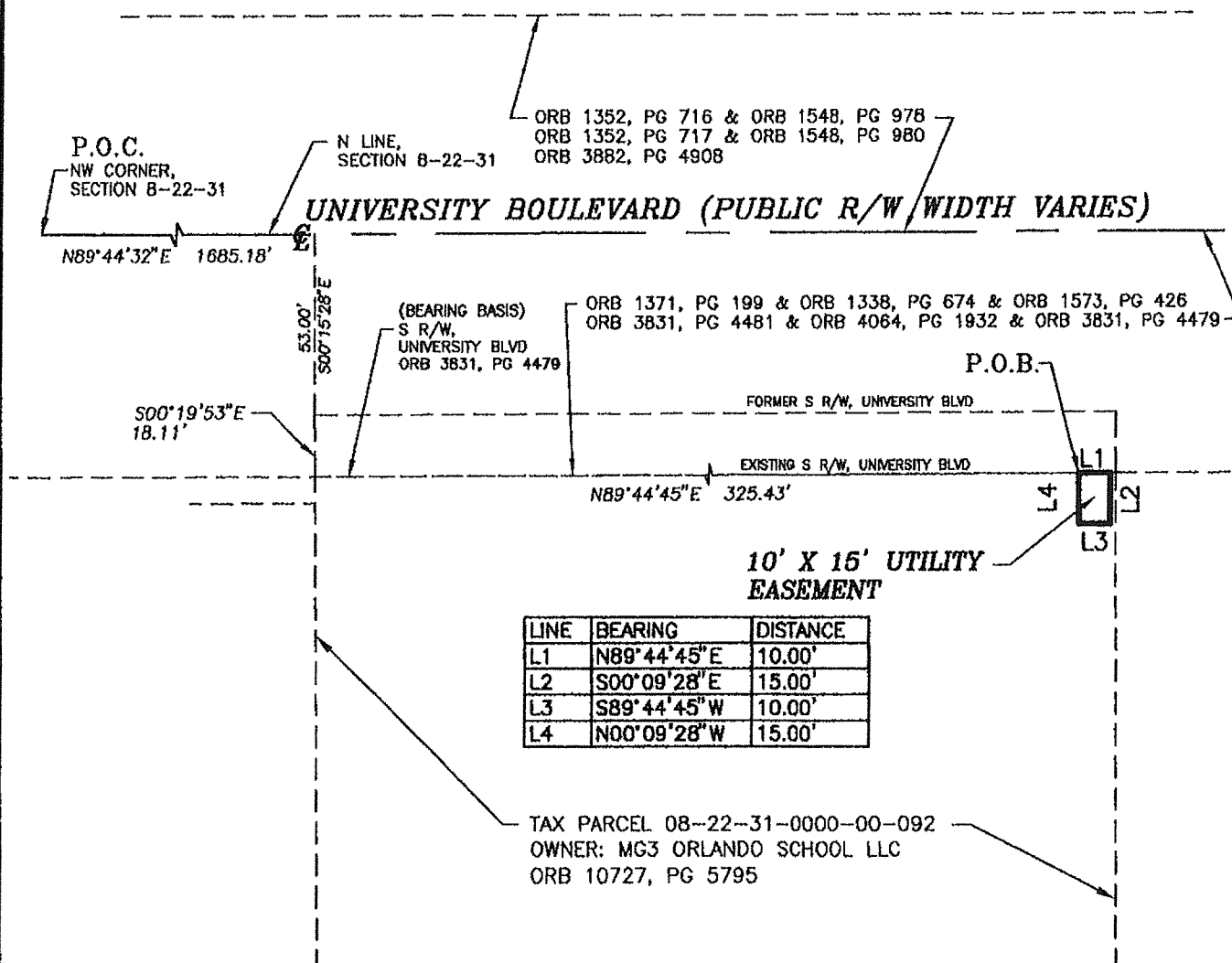


Robert C. Johnson PSM 5551

Project Name: Orange County Preparatory Academy
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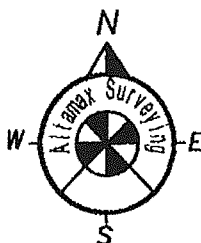
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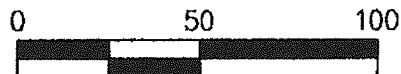


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GRAPHIC SCALE



1 INCH = 50 FT.

Project: Orange County Preparatory Academy
Permit: B15902347 OCU File #: 81807

SUBORDINATION OF ENCUMBRANCE TO PROPERTY RIGHTS TO ORANGE COUNTY

KNOW ALL MEN BY THESE PRESENTS: That Whereas, it is proposed by Orange County, a charter county and 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 utility easement in Orange County, Florida; and,

WHEREAS, A portion of the lands involved and necessary to said project is subject to a Memorandum of Lease 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 as they have been or as 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 ATTACHED EXHIBIT "A"

Encumbrance:

TO: Advantage Academy of Hillsborough, Inc.
FROM: MG3 Orlando School, LLC
Memorandum of Lease filed May 27, 2014
Recorded in Official Records Book 10749, Page 4203
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, in its use of the land specifically above described for utility easement 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 Orange County and cease to be

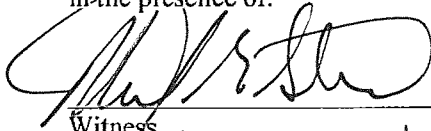
Project: Orange County Preparatory Academy
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used for utility easement purposes that in such event the subordination of said encumbrance shall become of the same status with reference to such abandoned portion as if the subordination had never been made.

IN WITNESS WHEREOF, the said holder of said encumbrance has duly executed this instrument this 19th day of January, A.D. 20 17.

Signed, sealed, and delivered
in the presence of:

Advantage Academy of Hillsborough, Inc.,
a Florida corporation

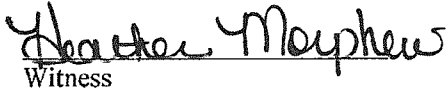


Witness

Michael B. Strader
Printed Name

BY: 

Patricia Rogers
Printed Name



Witness

Heather Morpheus
Printed Name

Board Chair
Title

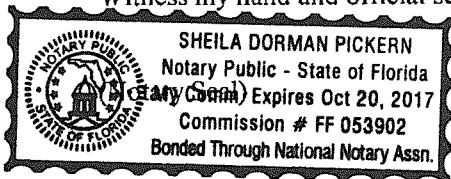
(Corporate Seal)

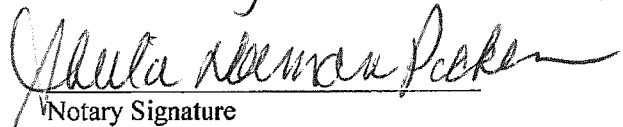
(Signature of TWO witnesses required by Florida law)

STATE OF Florida
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 19th of January, 20 17, by Patricia Rogers, as Board Chair of Advantage Academy of Hillsborough, Inc., a Florida corporation, on behalf of the corporation. He/She ☒ is personally known to me or ☐ has produced _____ as identification.

Witness my hand and official seal this 19th day of January, 20 17.




Notary Signature

This instrument prepared by:
Virginia 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:

Project Name: Orange County Preparatory Academy
Purpose: Utility
Permit Number: B-15902347

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(PAGE 1 OF 2)

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McNeal Engineering, Inc.;
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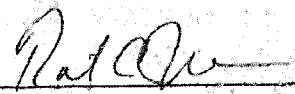
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- This Sketch of Description is not a Survey.
- This Survey is "Not Valid" without the signature and the original raised seal of this Florida Licensed Surveyor and Mapper, unless provided with electronic signature with the ability to validate. (See: www.altamaxsurveying.com for instructions on signature validation). The seal appearing on this document was authorized by Robert C Johnson on the Date of the electronic signature.

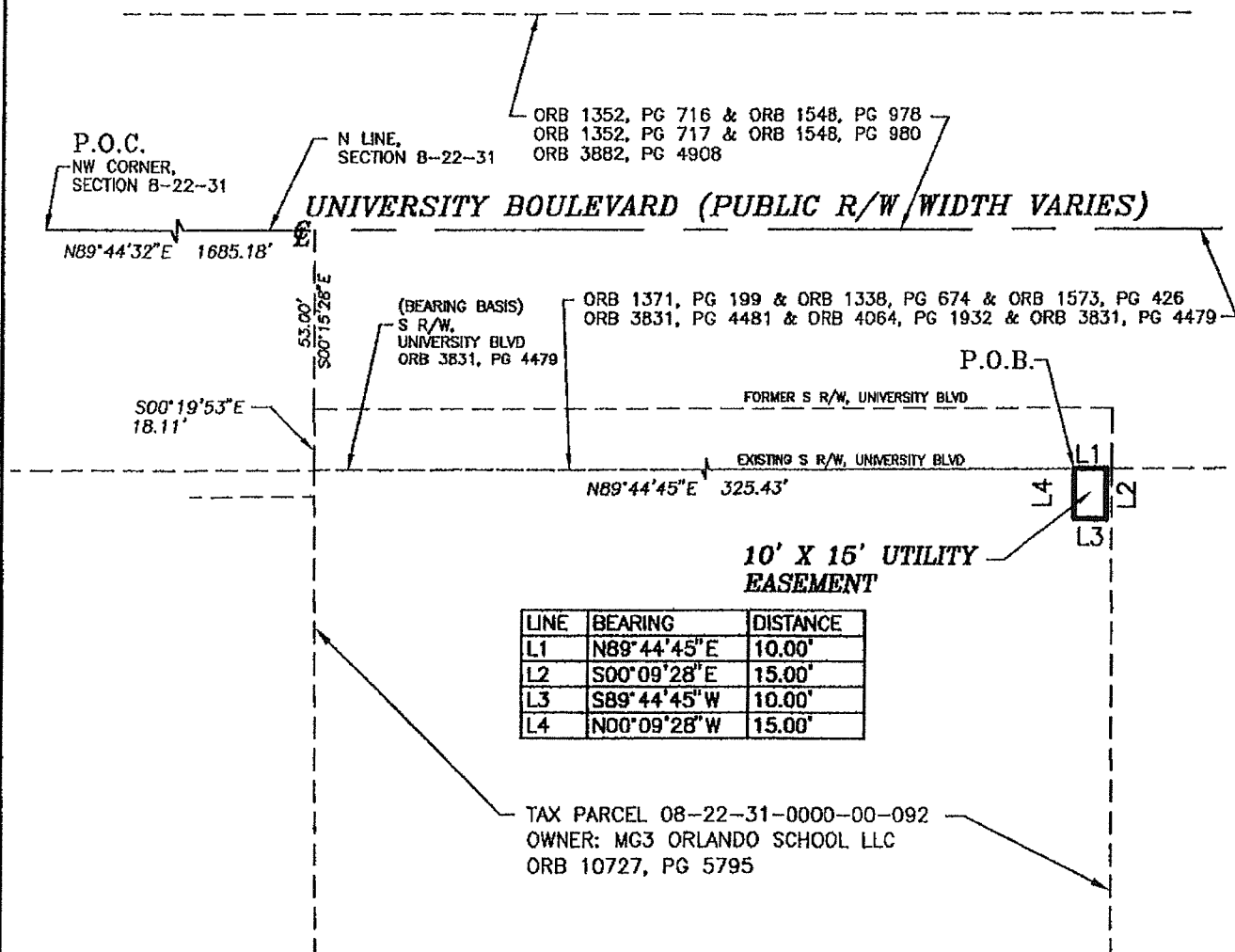
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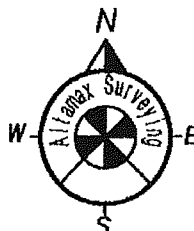
Project Name: Orange County Preparatory Academy
Purpose: Utility
Permit Number: B-15902347

SKETCH OF DESCRIPTION (PAGE 2 OF 2)

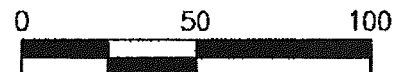


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GRAPHIC SCALE



1 INCH = 50 FT.