




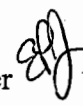
Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 9

DATE: June 2, 2017

TO: Mayor Teresa Jacobs
and the
Board of County Commissioners

THROUGH: Ann Caswell, Manager 
Real Estate Management Division

FROM: Elizabeth Price Jackson, Senior Title Examiner 
Real Estate Management Division

CONTACT PERSON: Ann Caswell, Manager

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

ACTION REQUESTED: APPROVAL OF DRAINAGE EASEMENT FROM BR CARROLL ARIUM GRANDE LAKES OWNER, LLC TO ORANGE COUNTY WITH JOINDER AND CONSENT OF ASSOCIATION FROM GRANDE LAKES STORMWATER MANAGEMENT ASSOCIATION, INC. AND JOINDER AND CONSENT FROM WALKER & DUNLOP GP, LLC AS ATTORNEY-IN FACT FOR FANNIE MAE AND AUTHORIZATION TO RECORD INSTRUMENT

PROJECT: Grande Lakes Drainage Easement

District 4

PURPOSE: To provide for access, construction, operation, and maintenance of drainage facilities as a requirement of a petition to vacate.

ITEM: Drainage Easement with Joinder and Consent of Association and Joinder and Consent
Cost: Donation
Size: 5 acres

APPROVALS: Real Estate Management Division
County Attorney's Office
Public Works Department

REMARKS:

Approval of this item is contingent upon approval of Petition to Vacate #14-02-006 and an associated drainage easement both being processed contemporaneously with this item.

Grantor to pay all recording fees.

THIS IS A DONATION

Project: Grande Lakes Drainage Easement

DRAINAGE EASEMENT

THIS INDENTURE, Made this 8 day of March, A.D. 2017, between BR Carroll Arium Grande Lakes Owner, LLC, a Delaware limited liability company, whose address is 3340 Peachtree Road NE, Suite 2250, Atlanta, Georgia 30326, 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, an easement for drainage purposes, with full authority to enter upon, construct, and maintain, as the GRANTEE and its assigns may deem necessary, a drainage ditch, pipe, or facility 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

09-24-29-3048-00-010

TO HAVE AND TO HOLD said 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 drainage ditch, pipe, or facility, out of and away from the herein granted easement, and the GRANTOR, its heirs, 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 easement that may interfere with the normal operation or maintenance of the drainage ditch, pipe, or facility.

Project: Grande Lakes Drainage Easement

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

Signed, sealed and delivered
in the presence of:

BR Carroll Arium Grande Lakes Owner, LLC,
a Delaware limited liability company

Melissa Merlo Tombs

Witness

BY: [Signature]

its Authorized Signatory

Melissa Merlo Tombs

Printed Name

Jordan Ruddy

Printed Name

[Signature]

Witness

Molly Brown

Printed Name

(Signature of **TWO** witnesses required by Florida law)

STATE OF NEW YORK
COUNTY OF NEW YORK

The foregoing instrument was acknowledged before me this 8th day of March, 2017, by Jordan Ruddy, as an Authorized Signatory of BR Carroll Arium Grande Lakes Owner, LLC, a Delaware limited liability company, on behalf of the company. He/she [X] is personally known to me or [] has produced _____ as identification

Witness my hand and official seal this 8 day of March, 2017.

(Notary Seal)

[Signature]

Notary Signature

[Signature]

Printed Notary Name

This instrument prepared by:

E. Price Jackson, 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:

S:\Forms & Master Docs\Project Document Files\Grande Lakes Drainage Easement\801.1 DE.doc 11/14/16bj

DALE POZZI
NOTARY PUBLIC-STATE OF NEW YORK
No. 01PO6275397
Qualified In New York County
My Commission Expires 01-28-2021

EXHIBIT "A"

SKETCH OF DESCRIPTION

SEE SHEET 2 FOR SKETCH
DESCRIPTION
DRAINAGE EASEMENT

Commence at the intersection of the West line of TRACT "C", ORANGEWOOD-VILLAGE 9 UNIT 1, as recorded in Plat Book 7, Pages 19 through 21, of the Public Records of Orange County, Florida, and the Southerly line of Valencia Drainage District Canal C-12, as described in Official Records Book 2593, Page 1260, of said Public Records; thence North 76 degrees 23 minutes 45 seconds West 1677.30 feet along said Southerly line; thence North 58 degrees 06 minutes 45 seconds West 149.47 feet along said Southerly line to the beginning of a tangent curve concave Southwesterly and having a radius of 1644.99 feet and a central angle of 00 degrees 22 minutes 36 seconds; thence Northwesterly 10.81 feet along the arc of said curve to the POINT OF BEGINNING; thence South 36 degrees 09 minutes 09 seconds West 169.54 feet; thence South 46 degrees 27 minutes 10 seconds East 95.09 feet; thence South 48 degrees 06 minutes 26 seconds East 51.27 feet; thence South 47 degrees 20 minutes 36 seconds East 49.99 feet; thence South 48 degrees 05 minutes 25 seconds East 53.82 feet; thence South 47 degrees 47 minutes 34 seconds East 54.68 feet; thence South 52 degrees 25 minutes 32 seconds East 51.81 feet; thence South 33 degrees 37 minutes 45 seconds East 100.33 feet; thence South 09 degrees 32 minutes 10 seconds West 50.24 feet; thence South 07 degrees 52 minutes 37 seconds West 49.41 feet; thence South 17 degrees 14 minutes 19 seconds West 39.82 feet; thence South 20 degrees 57 minutes 13 seconds West 39.77 feet to a point on the North right-of-way line of Central Florida Parkway, said point being on a non-tangent curve concave Southerly having a radius of 4075.12 feet; thence from a tangent bearing of North 75 degrees 02 minutes 35 seconds West run 635.73 feet Northwesterly along the arc of said curve and said North right-of-way line through a central angle of 08 degrees 56 minutes 18 seconds to the end of said curve; thence North 00 degrees 17 minutes 32 seconds West 43.95 feet to the beginning of a non-tangent curve concave Southeasterly and having a radius of 310.00 feet and a central angle of 56 degrees 42 minutes 32 seconds; thence Northeasterly 306.82 feet along the arc of said curve to the end of said curve; thence North 56 degrees 24 minutes 59 seconds East 180.13 feet to the beginning of a tangent curve concave Northwesterly and having a radius of 554.00 feet and a central angle of 02 degrees 15 minutes 45 seconds; thence Northeasterly 21.88 feet along the arc of said curve to the end of said curve; thence South 46 degrees 27 minutes 10 seconds East 35.61 feet; thence North 36 degrees 09 minutes 09 seconds East 165.20 feet to the aforesaid Southerly line of Valencia Drainage District Canal C-12 and being a point on a non-tangent curve concave Southwesterly having a radius of 1644.99 feet; thence from a tangent bearing of South 59 degrees 11 minutes 19 seconds East run Southeasterly 20.08 feet along the arc of said curve and said Southerly line through a central angle of 00 degrees 41 minutes 57 seconds to the POINT OF BEGINNING.

Containing 5.000 acres more or less.

IT IS CERTIFIED THAT THE SKETCH REPRESENTED HEREON WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 FLORIDA STATUTES. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

FOR: **WOOD PARTNERS**

DATE: 08-23-2010 DRAWN BY: CAS

NOT VALID WITHOUT SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DANIEL E. GENTRY JR., Florida Registration Number 5047

JONES, WOOD & GENTRY, INC.

PROFESSIONAL SURVEYORS AND MAPPERS - LBI

2600 EAST ROBINSON STREET
ORLANDO, FLORIDA, 32803
407-898-7780

JOB NO. 29110-3 Sheet 1 of 2 Sheets
29110-3-SOD.DWG

EXHIBIT "A"

SKETCH OF DESCRIPTION

SEE SHEET 1 FOR DESCRIPTION



SCALE: 1" = 100'

$\Delta = 02^{\circ}15.45''$
 $R = 554.00'$
 $L = 21.88'$
 $CH = 21.88'$
 $CB = N55^{\circ}17'06''E$

$\Delta = 00^{\circ}41'57''$
 $R = 1644.99'$
 $L = 20.08'$
 $CH = 20.08'$
 $CB = S55^{\circ}29'21''E$

$\Delta = 00^{\circ}22'36''$
 $R = 1644.99'$
 $L = 10.81'$
 $CH = 10.81'$
 $CB = N58^{\circ}18'03''W$

GRAND LAKES BOULEVARD
 (60' R/W PER P.B. 66, PG. 19)
 EASTERLY R/W LINE
 $N56^{\circ}24'59''E$
 180.13'

10.00' WIDE UTILITY
 ACCESS EASEMENT
 O.R.B. 7194, PG. 2853

$\Delta = 56^{\circ}42'32''$
 $R = 310.00'$
 $L = 306.82'$
 $CH = 294.45'$
 $CB = N28^{\circ}03'43''E$

DRAINAGE EASEMENT AREA
 NORTHEAST QUADRANT NO: 5
 PER O.R.B. 7194, PG. 2838

PART OF LOT 1
 GRANDE LAKES APARTMENTS
 P.B. 59, PGS. 46-47

POINT OF
 BEGINNING

SOUTHERLY LINE OF
 VALENCIA DRAINAGE
 DISTRICT CANAL C-12
 O.R.B. 2593, PG. 1260

POINT OF COMMENCEMENT

INTERSECTION OF THE WEST LINE OF
 TRACT "C" ORANGEWOOD-VILLAGE 9
 UNIT 1 & SOUTHERLY LINE OF
 VALENCIA DRAINAGE CANAL C-12

$S48^{\circ}06'26''E$
 51.27'

$S47^{\circ}20'36''E$
 46.99'

$S48^{\circ}05'25''E$
 53.82'

$S47^{\circ}47'34''E$
 54.68'

$S52^{\circ}25'32''E$
 51.81'

$S53^{\circ}37'45''E$
 100.33'

$S09^{\circ}32'10''W$
 50.24'

$S07^{\circ}52'37''W$
 49.41'

$S17^{\circ}14'19''W$
 39.82'

$S20^{\circ}57'13''W$
 39.77'

$TB = N75^{\circ}02'35''W$

$CB = N79^{\circ}30'44''W$

NORTH R/W LINE

$L = 635.73'$

$CH = 635.09'$

CENTRAL FLORIDA PARKWAY
 (R/W VARIES PER O.R.B. 3546, PG. 148
 AND O.R.B. 6097, PG. 50)

LEGEND

Δ = DELTA
 R = RADIUS
 L = ARC LENGTH
 CB = CHORD BEARING
 O.R.B. = OFFICIAL RECORDS BOOK
 NO. = NUMBER
 PG.(S) = PAGE(S)
 P.B. = PLAT BOOK
 R/W = RIGHT OF WAY

FOR: WOOD PARTNERS

DATE: 08-23-2016

DRAWN BY: CAS

JOB NO. 29110-3 Sheet 2 of 2 Sheets

29110-3-SOD.DWG

JONES, WOOD & GENTRY, INC.

PROFESSIONAL SURVEYORS AND MAPPERS - LB1

2600 EAST ROBINSON STREET
 ORLANDO, FLORIDA, 32803
 407-898-7780

JOINDER AND CONSENT OF ASSOCIATION

Grande Lakes Stormwater Management Association, Inc., a Florida non-profit corporation (the "Association"), being granted certain easement rights by virtue of that certain Declaration of Covenants, Conditions, Restrictions, Easements and Reservations for Grande Lakes Master Stormwater Management System as recorded in Official Records Book 7038, Page 2091, and that certain Grant of Drainage Easements and Bill of Sale as recorded in Official Records Book 7194, Page 2838, both in the Public Records of Orange County, Florida, hereby joins in and consents to the execution and filing of the foregoing Drainage Easement.

IN WITNESS WHEREOF, Grande Lakes Stormwater Management Association, Inc., caused these presents to be signed this 3 day of March, 2017.

Witnesses:

Angela R. Corbin

Print Name: Angela R. Corbin

Beatriz Castro

Print Name: Beatriz Castro

Grande Lakes Stormwater Management Association, Inc., a Florida non-profit corporation

By: Jim Burns

Print Name: Jim Burns

Title: Secretary

STATE OF FLORIDA
COUNTY OF Orange

I HEREBY CERTIFY that, on this 3 day of March, 2017, before me personally appeared Jim Burns the Secretary of Grande Lakes Stormwater Management Association, Inc., a Florida non-profit corporation, on behalf of the corporation, who is personally known to me or has produced _____ as identification.

(Notary Seal)

Donna Sue Farmer
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF913840
Expires 2/24/2019

Donna Farmer
Print Name: DONNA Farmer

Notary Public - State of Florida
My Commission Expires: 2/24/2019

JOINDER AND CONSENT

The undersigned hereby certifies that it is the holder of the following mortgage, lien or other encumbrance upon the above described Drainage Easement:

Multifamily Mortgage, Assignment of Rents and Security Agreement executed by Panther Orlando/Venue, LLC, a Florida limited liability company, Mortgagor, in favor of Deutsche Bank Berkshire Mortgage, Inc., a Delaware corporation, Mortgagee, dated January 25, 2010, in the original principal amount of \$20,000,000.00, recorded January 26, 2010 in Official Records Book 9993, Page 66; as assigned by Assignment of Security Instrument recorded in Official Records Book 9993, Page 134 to Federal Home Loan Mortgage Corporation; and further assigned by Assignment of Multifamily Mortgage, Assignment of Rents and Security Agreement recorded in Official Records Book 10071, Page 7958, to U.S. Bank National Association, as Trustee for the Registered Holders of Banc of America Commercial Mortgage Inc., Multifamily Mortgage Pass-Through Certificates, Series 2010-K7; and further assigned to Walker & Dunlop, LLC by Assignment of Mortgage dated November 4, 2014, recorded November 5, 2014, in Official Records Book 10831, Page 20, as modified and restated by Consolidated, Amended and Restated Multifamily Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing, from BR Carroll ARIUM Grande Lakes Owner, LLC, to Walker & Dunlop, LLC, in the amount of \$29,444,000.00, dated November 4, 2014, recorded November 5, 2014, in Official Records Book 10831, Page 27, Financing Statement recorded in ORB 10831, Page 50, Assignment of Security Instrument (Multifamily Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing) recorded in ORB 10831, Page 57; Multifamily Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing recorded as Document #20160458759; Assignment of Security Instrument (Multifamily Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing) recorded as Document #20160458760 and Financing Statement recorded as Document #201604587612; all of the Public Records of Orange County Florida

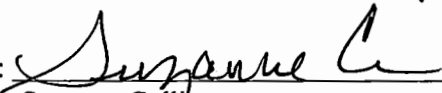
and that the undersigned hereby joins in and consents to the recording of the above Drainage Easement, and agrees that its mortgage, lien or other encumbrance, as they have been, and as they may be, modified, amended, and assigned from time to time, shall be subordinated to the Drainage Easement, as said easement may be modified, amended and assigned from time to time.

Project: Grande Lakes Drainage Easement

LENDER:

WALKER & DUNLOP GP, LLC, a
Delaware Limited Liability Company

As Attorney-in Fact for FANNIE MAE

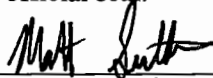
By: 
Suzanne Collins
Vice President & Chief Servicing Officer

STATE OF Maryland
COUNTY OF Montgomery

I HEREBY CERTIFY that, on this 29th day of March, 2017, before me personally appeared Suzanne Collins, Vice President & Chief Servicing Officer of WALKER & DUNLOP GP, LLC, a Delaware Limited Liability Company, as Attorney-in Fact for FANNIE MAE, a corporation organized under the laws of the United States of America, on behalf of the corporation, who is personally known to me or has produced _____ as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

(Notary Seal)


Print Name: Matthew Sutton

Notary Public - State of 12/2/17 Maryland
My Commission Expires: 12/2/17

