





Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 12

**DATE:** October 20, 2017

**TO:** Mayor Teresa Jacobs  
and the  
Board of County Commissioners

**THROUGH:** Paul Sladek, Manager   
Real Estate Management Division

**FROM:** Russell L. Corriveau, Senior Acquisition Agent   
Real Estate Management Division

**CONTACT PERSON:** Paul Sladek, Manager

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

**ACTIONS REQUESTED:** APPROVAL OF PURCHASE AGREEMENT AND UTILITY  
EASEMENT BETWEEN LENNAR HOMES, LLC AND ORANGE  
COUNTY AND AUTHORIZATION TO DISBURSE FUNDS TO PAY  
RECORDING FEES AND RECORD INSTRUMENT

**PROJECT:** Innovation Place Project (a.k.a. Storey Park Utilities)  
  
District 4

**PURPOSE:** To provide for access, construction, operation, and maintenance of utility  
facilities.

**ITEMS:** Purchase Agreement (804/805)  
  
Utility Easement (Instrument 804.1/805.1)  
Cost: 24,872.90  
Total size: 7,917 square feet

**BUDGET:** Account No.: 4420-038-1450-58-6110 50%  
4420-038-1483-19-6110 50%

**FUNDS:** \$24,872.90 Payable to Lennar Homes, LLC  
(purchase price)  
  
\$52.50 Payable to Orange County Comptroller  
(recording fees)

**APPROVALS:** Real Estate Management Division  
County Attorney's Office  
Utilities Department  
Risk Management Division

**REMARKS:** This utility easement is needed to provide the water, wastewater and reclaimed water utilities infrastructure for the Innovation Place (a.k.a. Storey Park) development. The easement is a component of the Orange County Utilities Eastern Service Area and will provide a part of the transmission system for potable water, waste water and reclaimed water to serve future development.

Seller to pay documentary stamp tax.

# REQUEST FOR FUNDS FOR LAND ACQUISITION

X Under BCC Approval

Under Ordinance Approval

Date: October 17, 2017 Project: Innovation Place Project (a.k.a. Storey Park Utilities)

Parcels: 804/805

Total Amount: \$24,925.40

Charge to Account # 4420-038-1450-58-6110 (50%)

& # 4420-038-1483-19-6110 (50%)

Engineering Approval

Date

Fiscal Approval

Date

TYPE TRANSACTION (Check appropriate block{s})

Pre-Condemnation Post-Condemnation X Not Applicable District # 4

Acquisition at Approved Appraisal

Acquisition at Below Approved Appraisal

X Acquisition at Above Approved Appraisal

Advance Payment Requested

DOCUMENTATION ATTACHED (Check appropriate block{s})

X Agreement

X Copy of Executed Instruments

X Certificate of Value

X Settlement Analysis

Lennar Homes, LLC

6750 Forum Drive, Suite 310

Orlando, FL 32821-8088

TIN#59-0711505

\$24,872.90 (Purchase Price)

Orange County Comptroller \$52.50

(Recording Fee)

Payable to Lennar Homes, LLC (Purchase Price)

Payable to Orange County Comptroller (recording Fee)

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

Recommended by

Russell L. Corriveau, Senior Acquisition Agent, Real Estate Mgmt.

Date

Payment Approved

Robert K. Babcock, Acquisition Supervisor, Real Estate Mgmt.

Date

Approved by

Paul Sladek, Manager, Real Estate Management Division

Date

Certified

Approved by BCC Deputy Clerk to the Board

Date

Examined/Approved

Comptroller/Government Grants

CHECK No. / Date

REMARKS: The parcel will close once the check has been received. Please Contact Acquisition Agent @6-7074 if there are any questions.

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
NOV 14 2017

# REQUEST FOR FUNDS FOR LAND ACQUISITION

X Under BCC Approval

Under Ordinance Approval

Date: October 17, 2017 Project: Innovation Place Project (a.k.a. Storey Park Utilities) Parcels: 804/805

Total Amount: \$24,925.40

Charge to Account # 4420-038-1450-58-6110 (50%)

& # 4420-038-1483-19-6110 (50%)

<i>[Signature]</i>	10/23/17
Engineering Approval	Date
<i>[Signature]</i>	10/20/17
Fiscal Approval	Date

TYPE TRANSACTION (Check appropriate block(s))

Pre-Condernnation

Post-Condernnation

X Not Applicable District # 4

- ☐ Acquisition at Approved Appraisal
- ☐ Acquisition at Below Approved Appraisal
- X Acquisition at Above Approved Appraisal
- ☐ Advance Payment Requested

DOCUMENTATION ATTACHED (Check appropriate block(s))

- X Agreement
- X Copy of Executed Instruments
- X Certificate of Value
- X Settlement Analysis

Lennar Homes, LLC  
6750 Forum Drive, Suite 310  
Orlando, FL 32821-8088  
TIN#59-0711505  
\$24,872.90 (Purchase Price)

Orange County Comptroller \$52.50  
(Recording Fee)

Payable to Lennar Homes, LLC (Purchase Price)

Payable to Orange County Comptroller (recording Fee)

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

Recommended by *[Signature]*  
Russell L. Corriveau, Senior Acquisition Agent, Real Estate Mgmt.

10/17/17  
Date

Payment Approved *[Signature]*  
Robert K. Babcock, Acquisition Supervisor, Real Estate Mgmt.

10/19/17  
Date

Approved by *[Signature]*  
Paul Sladek, Manager, Real Estate Management Division

10/19/17  
Date

Certified  
Approved by BCC Deputy Clerk to the Board

Date

Examined/Approved  
Comptroller/Government Grants

CHECK No. / Date

REMARKS: The parcel will close once the check has been received. Please Contact Acquisition Agent @6-7074 if there are any questions.

Project: Innovation Place Project (a.k.a. Storey Park Utilities)

Parcel: 804/805

**APPROVED**

**BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS**

**PURCHASE AGREEMENT**

**NOV 14 2017**

**COUNTY OF ORANGE**

**STATE OF FLORIDA**

THIS AGREEMENT made between Lennar Homes, LLC, a Florida limited liability company, hereinafter referred to as SELLER, and Orange County, a charter county and political subdivision of the state of Florida, hereinafter referred to as BUYER.

**WITNESSETH:**

WHEREAS, the BUYER requires a Utility Easement upon the land described on Schedule "A" attached hereto for construction and maintenance of the above referenced project and said SELLER agrees to furnish said land for such purpose.

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

**a portion of**

**03-24-31-0000-00-008 and 10-24-31-0000-00-004**

In consideration of the mutual covenants set forth herein, the parties hereto agree as follows:

1. SELLER agrees to execute a Permanent Utility Easement (the "Easement") on Parcels 804 and 805 conveying said Easement unto BUYER subject to all liens and encumbrances of record for the sum of \$24,872.90.
2. This transaction shall be closed and the Easement and other closing papers delivered on or before ninety (90) days from the effective date of this AGREEMENT. Closing shall take place at the office of the Orange County Real Estate Management Division, 400 E. South Street, Fifth Floor, Orlando, Florida 32801, or at such place as shall be mutually agreed upon by BUYER and SELLER.
3. SELLER shall comply with Section 286.23, Florida Statutes, pertaining to disclosure of beneficial ownership, if applicable.
4. Closing Costs:
  - a. BUYER shall pay recording fees for the Easement.
  - b. SELLER agrees to pay the state documentary stamp tax, on land and improvements only, prior to receipt of proceeds, by separate check payable to the Orange County Comptroller in the amount of \$174.30.
5. Breach, Default, Remedies: No breach, failure to comply with any term or provision of this Agreement, or failure of a covenant, warranty, or representation contained herein, shall be considered a "Default" until a non-breaching party has provided written notice of the breach to the breaching Party and the breach had gone uncured for a period of ten (10) days.
6. Enforcement: This Agreement shall be governed by, construed, and enforced under the internal laws of the State of Florida without giving effect to the rules and principles governing the conflicts of laws. Venue for any action, suit, or proceeding brought to recover any sum due

Project: Innovation Place Project (a.k.a. Storey Park Utilities)

Parcel: 804/805

under, or to enforce compliance with, this Agreement shall lie in the court of competent jurisdiction in and for Orange County, Florida; each party hereby specifically consents to the exclusive personal jurisdiction and exclusive venue of such court.

7. Time: Time is of the essence with respect to this Agreement. Unless otherwise specified, in computing any period of time described in this Agreement, the day of the act or event after which the designated period of time begins to run is not to be included and the last day of the period so computed is to be included, unless such last day is a Saturday, Sunday, or holiday, in which event the period shall run until the end of the next day which is neither a Saturday, Sunday, or holiday. The last day of any period of time described herein shall be deemed to end at 6:00 p.m. local time in Orange County, Florida. For purposes of this Agreement, "holiday" shall mean federal holidays as defined in 5 U.S.C. 6103.
8. Severability: In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, this invalidity, illegality, or unenforceability shall not affect any other provision of this Agreement and a valid, legal, and enforceable provision shall be agreed upon by the parties and become a part of this Agreement in lieu of the invalid, illegal, or unenforceable provision; in the event a valid, legal, and unenforceable provision cannot be crafted, this Agreement shall be construed as if the invalid, illegal, or unenforceable provision had never been contained herein.
9. 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.

THIS AGREEMENT supersedes all previous agreements or representations, either verbal or written, heretofore in effect between SELLER and BUYER, made with respect to a Utility Easement over Parcels 804 and 805, and when duly executed constitutes 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 expressly set forth in writing and duly signed.

[signature page follows]

Project: Innovation Place Project (a.k.a. Storey Park Utilities)

Parcel: 804/805

The parties hereto have executed this AGREEMENT on the date(s) written below.

SELLER

Lennar Homes, LLC, a Florida limited liability company

  
By: Brock Nicholas

Vice President

6750 Forum Drive, Suite 310

Orlando, Florida 32821

Date: 10/4/2017

And

BUYER

Orange County, Florida

BY: 

Russell L. Corriveau, Its Agent

DATE: 10/19/17

**SCHEDULE "A"****DESCRIPTION****PARCEL: 804****ESTATE: PERPETUAL EASEMENT****PURPOSE: UTILITY**

A parcel of land lying in the Southwest 1/4 of Section 3, Township 24 South, Range 31 East, Orange County, Florida, and being a portion of those lands described as Parcel L-2A in Exhibit "A" per Document # 20160144123 of the Public Records of Orange County, Florida, more particularly described as follows:

Commence at the Southwest Corner of said Section 3, thence run South 89°39'25" East, along the south line of the southwest 1/4 of said section 3, for a distance of 1597.30 feet to the easterly right of way line of Innovation Way South (also known as Storey Park Boulevard) and the POINT OF BEGINNING of the herein described parcel; thence run North 46°58'16" West, along said east right of way line, for a distance of 36.87 feet; thence run South 89°39'25" East, along a line parallel with and 25.00 feet north of, when measured at right angles to, the south line of said southwest 1/4 of Section 3, for a distance of 328.71 feet; thence run South 00°00'00" East, for a distance of 25.00 feet to the south line of said southwest 1/4 of Section 3 and the south line of those lands described as Parcel L-2A in Exhibit "A" per Document # 20160144123; thence along said line run North 89°39'25" West, for a distance of 301.76 feet to the POINT OF BEGINNING.

Containing 7,881 square feet or 0.181 acres, more or less.

**Surveyor's Notes / Report:**

- 1) This sketch and description is not valid without the signature and the original raised seal of the signing Florida licensed Surveyor and Mapper.
- 2) The lands described herein were not abstracted for ownership, easements, rights-of-way or other title matters by this firm. Record documents referenced hereon were provided by the client.
- 3) This is not a Boundary Survey
- 4) This sketch and description does not address the identification or location of jurisdictional wetlands or sovereign lands, if any, that may lie within or adjacent to the lands surveyed.
- 5) Bearings shown herein are based on the North line of the NW 1/4 of Section 10, Township 24 South, Range 31 East being S 89°39'25" E.
- 6) The lands described herein were prepared by the surveyor based on the configuration and location provided by the client.

  
CHARLES B. GARDINER  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NO. LS 5046

**THIS IS NOT A SURVEY**

**PROJECT TITLE:** Legal Description and Sketch of Description  
Innovation Place (a.k.a Storey Park Boulevard)  
Parcel 804

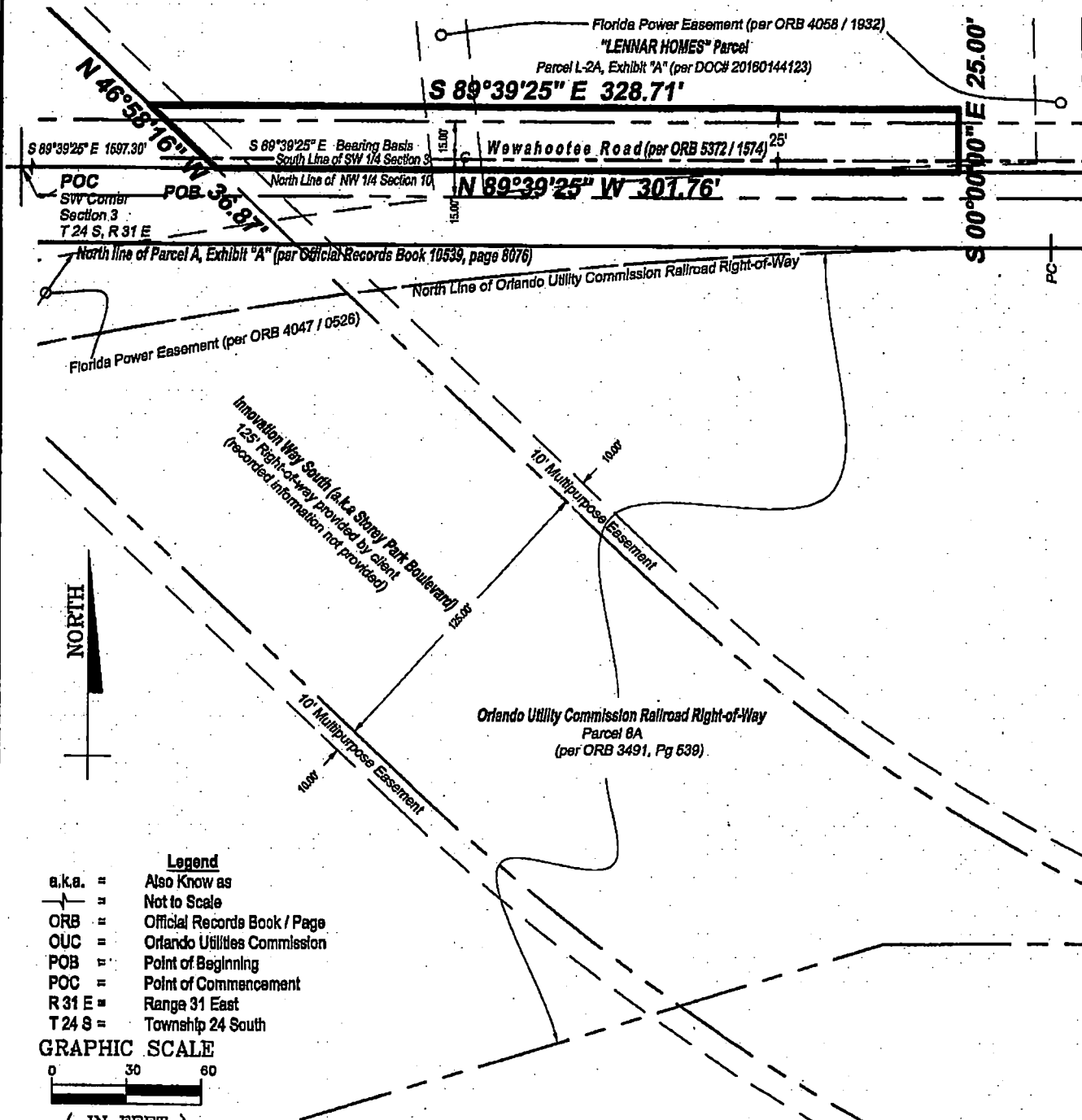


**Amec Foster Wheeler**  
**Environment & Infrastructure, Inc.**  
75 East Amelia Street, Suite 200  
Orlando, FL 32801 USA  
Phone: (407) 522-7570 Fax: (407) 522-7576  
Certificate of Authorization Number LB-0007932

DATE		BY	DESCRIPTION
REVISION			
DRAWN BY: MR	CHKD. BY: CBG		
DATE: 08/10/2016	DATE: 08/10/2016		
JOB No. 6374.16.0944	SCALE: N/A	SHT. 1 OF 2	
DRAWING NAME: 0944_work.dwg			



**SCHEDULE "A"**  
**SKETCH OF DESCRIPTION**  
**PARCEL: 804**  
**ESTATE: PERPETUAL EASEMENT**  
**PURPOSE: UTILITY**



- Legend**
- a.k.a. = Also Known as
  - ⊕ = Not to Scale
  - ORB = Official Records Book / Page
  - OUC = Orlando Utilities Commission
  - POB = Point of Beginning
  - POC = Point of Commencement
  - R 31 E = Range 31 East
  - T 24 S = Township 24 South

**GRAPHIC SCALE**

0 30 60

( IN FEET )

1 inch = 60 ft.

**THIS IS NOT A SURVEY**

**PROJECT TITLE:** Legal Description and Sketch of Description  
 Innovation Place (a.k.a Storey Park Boulevard)  
 Parcel 804



**Amec Foster Wheeler**  
 Environment & Infrastructure, Inc.  
 75 East Amelia Street, Suite 200  
 Orlando, FL 32801 USA  
 Phone: (407) 522-7570 Fax: (407) 522-7576  
 Certificate of Authorization Number LB-0007932

DATE	BY	DESCRIPTION
REVISION		
DRAWN BY: MR	CHKD. BY: CBG	
DATE: 08/10/2018	DATE: 08/10/2018	
JOB No. 6374.18.0944	SCALE: 1"=80'	SHT. 2 OF 2
DRAWING NAME: 0944_work.dwg		

**SCHEDULE "A"****DESCRIPTION****PARCEL: 805****ESTATE: PERPETUAL EASEMENT****PURPOSE: UTILITY**

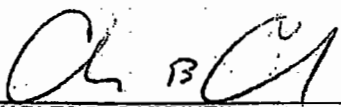
A parcel of land lying in the Northwest 1/4 of Section 10, Township 24 South, Range 31 East, Orange County, Florida, and being a portion of those lands described as Parcel A, in Exhibit "A", Official Records Book 10539, Page 8076 of the Public Records of Orange County, Florida, more particularly described as follows:

Commence at the Northwest Corner of said Section 10, thence run South 89°39'25" East, along the north line of the Northwest 1/4 of said Section 10, a distance of 1899.06 feet; thence run South 00°00'00" East, for a distance of 30.00 feet to the POINT OF BEGINNING of the herein described parcel; thence continue South 00°00'00" East, for a distance of 0.28 feet to a point on the northerly right of way line of the Orlando Utility Commission Railroad, Parcel 8a, as described in Official Records Book 3491, Page 539 of the Public Records of Orange County, Florida, said point being on a non-tangent curve with a radius of 2100.00 feet, concave to the south; thence westerly along said curve to the left through a central angle of 01°05'30", a distance of 40.01 feet where the chord bears S 88°44'29" W a distance of 40.01 feet to the point of intersection with a non-tangent line; thence run North 00°00'00" West, a for distance of 1.40 feet; thence run South 89°39'25" East along a line parallel with and 30.00 feet south of, when measured at right angles to, the north line of the Northwest 1/4 of said Section 10, for a distance of 40.00 feet to the POINT OF BEGINNING.

Containing 36 square feet or 0.001 acres, more or less.

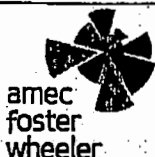
**Surveyor's Notes / Report:**

- 1) This sketch and description is not valid without the signature and the original raised seal of the signing Florida licensed Surveyor and Mapper.
- 2) The lands described herein were not abstracted for ownership, easements, rights-of-way or other title matters by this firm. Record documents referenced hereon were provided by the client.
- 3) This is not a Boundary Survey
- 4) This sketch and description does not address the identification or location of jurisdictional wetlands or sovereign lands, if any, that may lie within or adjacent to the lands surveyed.
- 5) Bearings shown herein are based on the North line of the NW 1/4 of Section 10, Township 24 South, Range 31 East being S 89°39'25" E.
- 6) The lands described herein were prepared by the surveyor based on the configuration and location provided by the client.

  
CHARLES B. GARDINER  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NO. LS 5046

**THIS IS NOT A SURVEY**

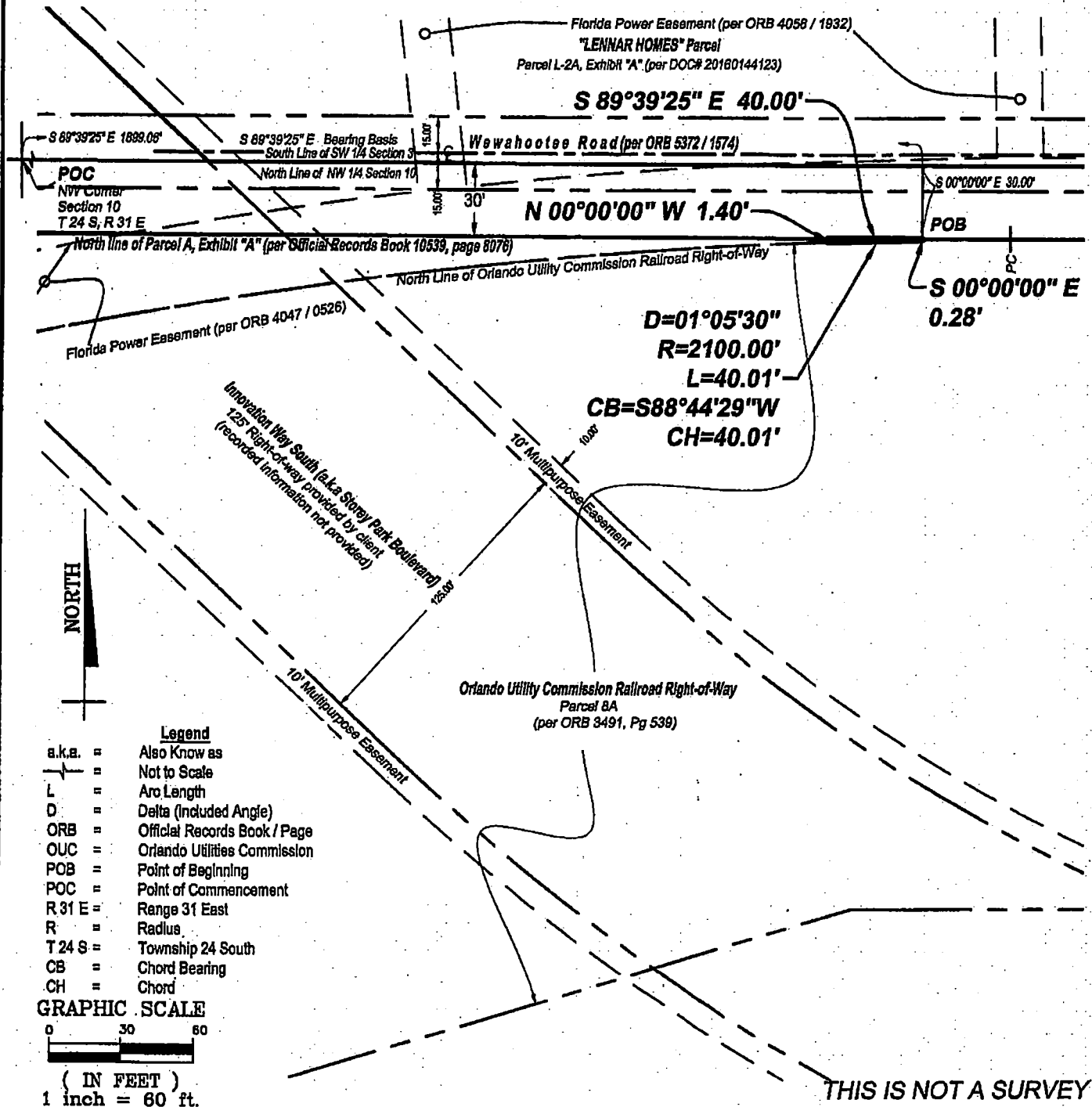
**PROJECT TITLE:** Legal Description and Sketch of Description  
Innovation Place (a.k.a Storey Park Boulevard)  
Parcel 805



**Amec Foster Wheeler**  
**Environment & Infrastructure, Inc.**  
75 East Amelia Street, Suite 200  
Orlando, FL 32801 USA  
Phone: (407) 522-7570 Fax: (407) 522-7576  
Certificate of Authorization Number LB-0007932

08/16/2016	CBG	revised description dimension
DATE	BY	DESCRIPTION
REVISION		
DRAWN BY: MR	CHKD. BY: CBG	
DATE: 08/10/2016	DATE: 08/10/2016	
JOB No. 6374.18.0944	SCALE: N/A	SHT. 1 OF 2
DRAWING NAME: 0944_work.dwg		

**SCHEDULE "A"**  
**SKETCH OF DESCRIPTION**  
**PARCEL: 805**  
**ESTATE: PERPETUAL EASEMENT**  
**PURPOSE: UTILITY**



**PROJECT TITLE:** Legal Description and Sketch of Description  
 Innovation Place (a.k.a Storey Park Boulevard)  
 Parcel 805



**Amec Foster Wheeler**  
**Environment & Infrastructure, Inc.**  
 75 East Amelia Street, Suite 200  
 Orlando, FL 32801 USA  
 Phone: (407) 522-7570 Fax: (407) 522-7576  
 Certificate of Authorization Number LB-0007932

08/15/2018	CBG	revised description dimension
DATE	BY	DESCRIPTION
REVISION		
DRAWN BY: MR	CHKD BY: CBG	
DATE: 08/10/2018	DATE: 08/10/2018	
JOB No. 6374.18.0944	SCALE: 1"=60'	SHT. 2 OF 2
DRAWING NAME: 0944_work.dwg		

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
**NOV 14 2017**

Instrument: 804.1/805.1

Project: Innovation Place Project (a.k.a. Storey Park Utilities)

### **UTILITY EASEMENT**

THIS INDENTURE, Made this 4th day of October, A.D. 2017, between Lennar Homes, LLC, a Florida limited liability company, having its principal place of business in the city of Orlando, county of Orange, whose address is 6750 Forum Drive, Suite 310, Orlando, Florida 32821, 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 \$24,872.90 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 non-exclusive 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 SCHEDULE "A"**

#### **Property Appraiser's Parcel Identification Numbers:**

**portions of 03-24-31-0000-00-008 & 10-24-31-0000-00-004**

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.

Instrument: 804.1/805.1  
Project: Innovation Place Project (a.k.a. Storey Park Utilities)

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:

  
\_\_\_\_\_  
Witness

Kelly Beckner  
\_\_\_\_\_  
Printed Name

  
\_\_\_\_\_  
Witness

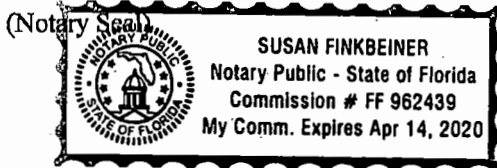
Scott Johnston  
\_\_\_\_\_  
Printed Name

(Signature of TWO witnesses required by Florida law)

STATE OF Florida

COUNTY OF Orange

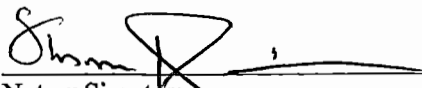
The foregoing instrument was acknowledged before me this 4th day of October, 2017 by Brock Nicholas, as Vice President, on behalf of Lennar Homes, LLC, a Florida limited liability company. He is personally known to me or has produced N/A as identification.



**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

Lennar Homes, LLC,  
a Florida limited liability company

By:   
\_\_\_\_\_  
Brock Nicholas  
Vice President

  
\_\_\_\_\_  
Notary Signature  
Susan Finkbeiner  
\_\_\_\_\_  
Printed Notary Name

Notary Public in and for  
the County and State aforesaid

My commission expires: 4/14/20

**SCHEDULE "A"**  
**DESCRIPTION**  
**PARCEL: 804**  
**ESTATE: PERPETUAL EASEMENT**  
**PURPOSE: UTILITY**


A parcel of land lying in the Southwest 1/4 of Section 3, Township 24 South, Range 31 East, Orange County, Florida, and being a portion of those lands described as Parcel L-2A in Exhibit "A" per Document # 20160144123 of the Public Records of Orange County, Florida, more particularly described as follows:

Commence at the Southwest Corner of said Section 3, thence run South 89°39'25" East, along the south line of the southwest 1/4 of said section 3, for a distance of 1597.30 feet to the easterly right of way line of Innovation Way South (also known as Storey Park Boulevard) and the POINT OF BEGINNING of the herein described parcel; thence run North 46°58'16" West, along said east right of way line, for a distance of 36.87 feet; thence run South 89°39'25" East, along a line parallel with and 25.00 feet north of, when measured at right angles to, the south line of said southwest 1/4 of Section 3, for a distance of 328.71 feet; thence run South 00°00'00" East, for a distance of 25.00 feet to the south line of said southwest 1/4 of Section 3 and the south line of those lands described as Parcel L-2A in Exhibit "A" per Document # 20160144123; thence along said line run North 89°39'25" West, for a distance of 301.76 feet to the POINT OF BEGINNING.

Containing 7,881 square feet or 0.181 acres, more or less.

Surveyor's Notes / Report:

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- 6) The lands described herein were prepared by the surveyor based on the configuration and location provided by the client.

  
CHARLES B. GARDINER  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NO. LS 5046

**THIS IS NOT A SURVEY**

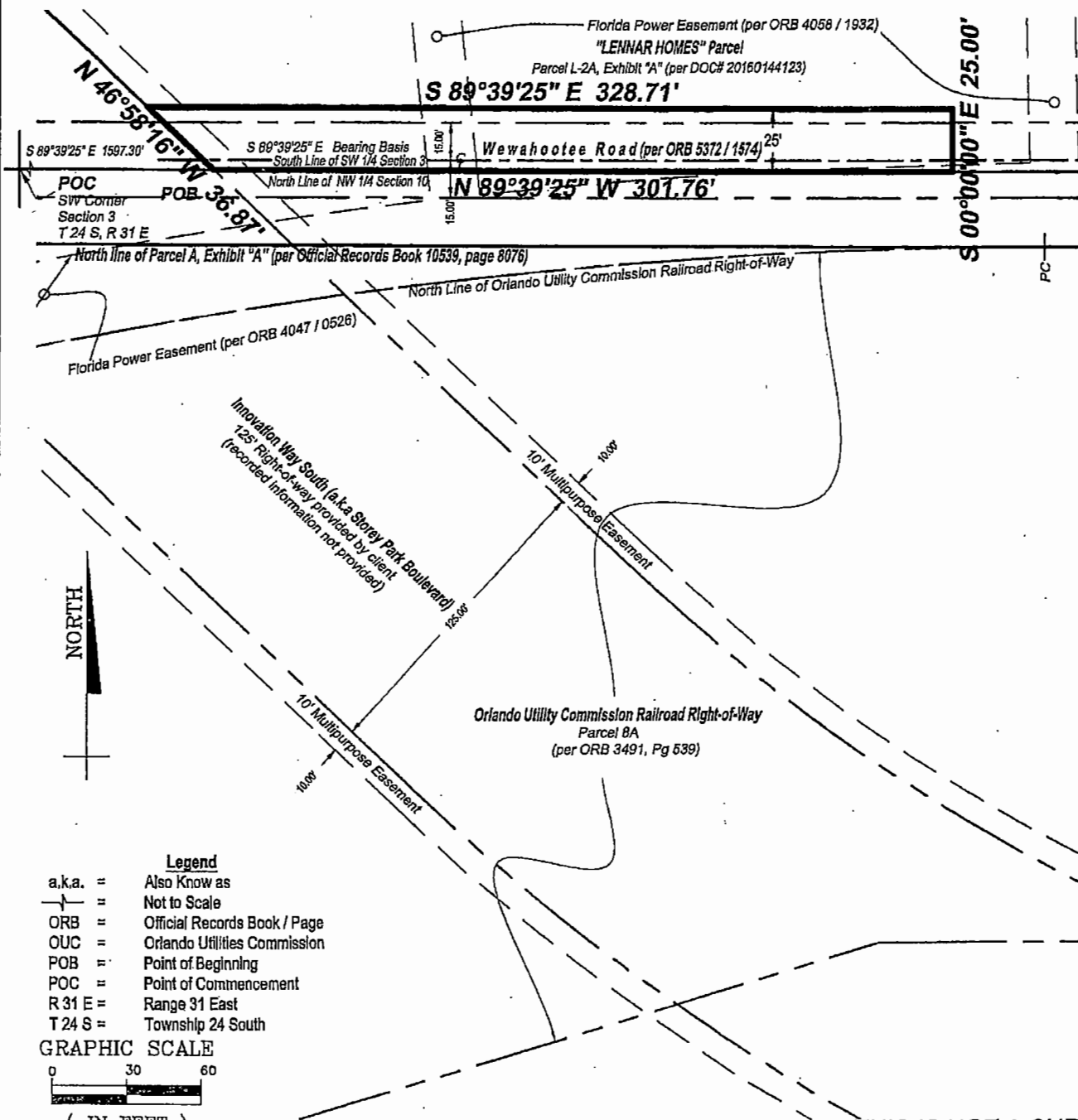
PROJECT TITLE: **Legal Description and Sketch of Description  
Innovation Place (a.k.a Storey Park Boulevard)  
Parcel 804**



**Amec Foster Wheeler**  
**Environment & Infrastructure, Inc.**  
75 East Amelia Street, Suite 200  
Orlando, FL 32801 USA  
Phone: (407) 522-7570 Fax: (407) 522-7576  
Certificate of Authorization Number LB-0007932

DATE	BY	DESCRIPTION
REVISION		
DRAWN BY: MR	CHKD. BY: CBG	
DATE: 08/10/2016	DATE: 08/10/2016	
JOB No. 6374.16.0944	SCALE: N/A	SHT. 1 OF 2
DRAWING NAME: 0944_work.dwg		

**SCHEDULE "A"**  
**SKETCH OF DESCRIPTION**  
**PARCEL: 804**  
**ESTATE: PERPETUAL EASEMENT**  
**PURPOSE: UTILITY**



- Legend**
- a.k.a. = Also Known as
  - = Not to Scale
  - ORB = Official Records Book / Page
  - OUC = Orlando Utilities Commission
  - POB = Point of Beginning
  - POC = Point of Commencement
  - R 31 E = Range 31 East
  - T 24 S = Township 24 South

**GRAPHIC SCALE**  
 0 30 60  
 ( IN FEET )  
 1 inch = 60 ft.

**THIS IS NOT A SURVEY**

**PROJECT TITLE:** Legal Description and Sketch of Description  
 Innovation Place (a.k.a Storey Park Boulevard)  
 Parcel 804



**Amec Foster Wheeler**  
**Environment & Infrastructure, Inc.**  
 75 East Amelia Street, Suite 200  
 Orlando, FL 32801 USA  
 Phone: (407) 522-7570 Fax: (407) 522-7576  
 Certificate of Authorization Number LB-0007932

DATE	BY	DESCRIPTION
REVISION		
DRAWN BY: MR	CHKD. BY: CBG	
DATE: 08/10/2016	DATE: 08/10/2016	
JOB No. 6374.18.0944	SCALE: 1"=60'	SHT. 2 OF 2
DRAWING NAME: 0944_work.dwg		

**SCHEDULE "A"**  
**DESCRIPTION**  
**PARCEL: 805**  
**ESTATE: PERPETUAL EASEMENT**  
**PURPOSE: UTILITY**

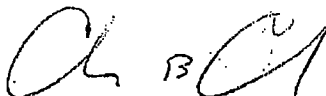
A parcel of land lying in the Northwest 1/4 of Section 10, Township 24 South, Range 31 East, Orange County, Florida, and being a portion of those lands described as Parcel A, in Exhibit "A", Official Records Book 10539, Page 8076 of the Public Records of Orange County, Florida, more particularly described as follows:

Commence at the Northwest Corner of said Section 10, thence run South 89°39'25" East, along the north line of the Northwest 1/4 of said Section 10, a distance of 1899.06 feet; thence run South 00°00'00" East, for a distance of 30.00 feet to the POINT OF BEGINNING of the herein described parcel; thence continue South 00°00'00" East, for a distance of 0.28 feet to a point on the northerly right of way line of the Orlando Utility Commission Railroad, Parcel 8a, as described in Official Records Book 3491, Page 539 of the Public Records of Orange County, Florida, said point being on a non-tangent curve with a radius of 2100.00 feet, concave to the south; thence westerly along said curve to the left through a central angle of 01°05'30", a distance of 40.01 feet where the chord bears S 88°44'29" W a distance of 40.01 feet to the point of intersection with a non-tangent line; thence run North 00°00'00" West, a for distance of 1.40 feet; thence run South 89°39'25" East along a line parallel with and 30.00 feet south of, when measured at right angles to, the north line of the Northwest 1/4 of said Section 10, for a distance of 40.00 feet to the POINT OF BEGINNING.

Containing 36 square feet or 0.001 acres, more or less.

Surveyor's Notes / Report:

- 1) This sketch and description is not valid without the signature and the original raised seal of the signing Florida licensed Surveyor and Mapper.
- 2) The lands described herein were not abstracted for ownership, easements, rights-of-way or other title matters by this firm. Record documents referenced hereon were provided by the client.
- 3) This is not a Boundary Survey
- 4) This sketch and description does not address the identification or location of jurisdictional wetlands or sovereign lands, if any, that may lie within or adjacent to the lands surveyed.
- 5) Bearings shown herein are based on the North line of the NW 1/4 of Section 10, Township 24 South, Range 31 East being S 89°39'25" E.
- 6) The lands described herein were prepared by the surveyor based on the configuration and location provided by the client.

  
CHARLES B. GARDINER  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NO. LS 5046

**THIS IS NOT A SURVEY**

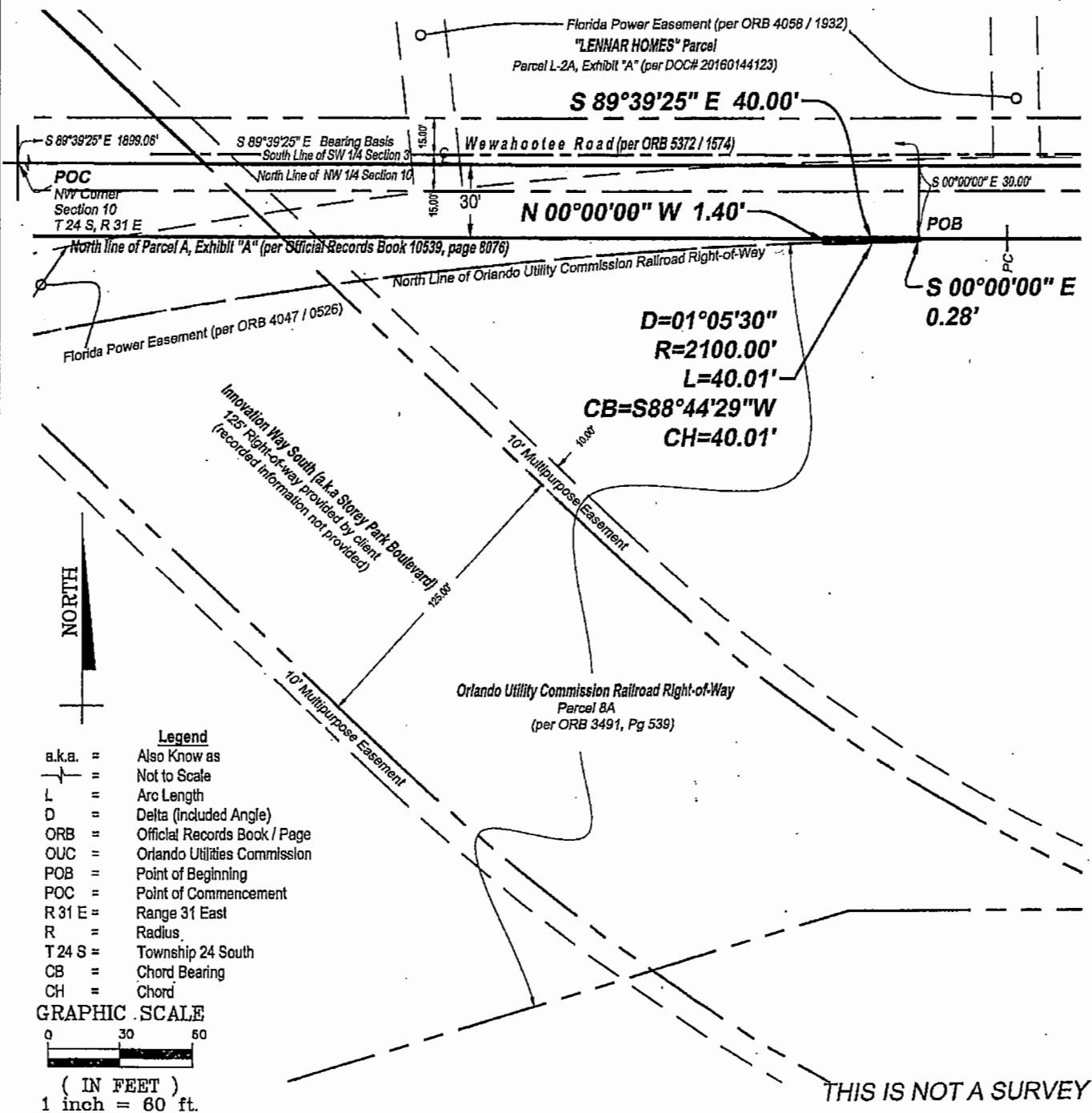
<b>PROJECT TITLE:</b> Legal Description and Sketch of Description Innovation Place (a.k.a Storey Park Boulevard) Parcel 805			
		08/16/2016	CBG
		DATE	BY
		DESCRIPTION	
		REVISION	
		DRAWN BY: MR	CHKD. BY: CBG
		DATE: 08/10/2016	DATE: 08/10/2016
		JOB No. 6374.16.0944	SCALE: N/A
		SHT. 1 OF 2	
		DRAWING NAME: 0944_work.dwg	



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**SCHEDULE "A"**  
**SKETCH OF DESCRIPTION**  
**PARCEL: 805**  
**ESTATE: PERPETUAL EASEMENT**  
**PURPOSE: UTILITY**



**PROJECT TITLE:** Legal Description and Sketch of Description  
 Innovation Place (a.k.a Storey Park Boulevard)  
 Parcel 805



**Amec Foster Wheeler**  
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 Orlando, FL 32801 USA  
 Phone: (407) 522-7570 Fax: (407) 522-7576  
 Certificate of Authorization Number LB-0007932

08/16/2016	CBG	revised description dimension
DATE	BY	DESCRIPTION
REVISION		
DRAWN BY: MR	CHKD. BY: CBG	
DATE: 08/10/2016	DATE: 08/10/2016	
JOB No. 6374.16.0944	SCALE: 1"=60'	SHT. 2 OF 2
DRAWING NAME: 0944_work.dwg		

ORANGE COUNTY REAL ESTATE MANAGEMENT DIVISION  
CERTIFICATE OF VALUE  
LENNAR HOMES, LLC

County Project:	Innovation Way-South
County:	Orange
Parcel No.:	Parcel No. 804
Rights Acquired	Perpetual Easement
County Job No.:	M00000057960-1

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

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusion are limited only by the reported assumptions and limiting conditions and are my personal, unbiased, professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property or bias with respect to the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved. My engagement in this assignment was not contingent upon developing or reporting predetermined results.
4. I have previously provided no appraisal services, or any other professional services, regarding the subject of this report.
5. My compensation is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
6. My analyses, opinions, or conclusions were developed and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice, and the provisions of Chapter 475, Part II, Florida Statutes and also in conformity with the FDOT Supplemental Standards of Appraisal (revised January 1, 2012).
7. I have made a personal inspection of the property that is the subject of this report and I have afforded the property owner the opportunity to accompany me at the time of the inspection. I have also made a personal field inspection of the comparable sales relied upon in making this appraisal. The subject and the comparable sales relied upon in making this appraisal were as represented by the photographs contained in this appraisal.
8. No persons other than those named herein provided significant real property appraisal assistance to the person signing this certification. Joseph W. Machovina, State-Registered Trainee Appraiser RI 23550, provided professional assistance in the functions of data research, analysis, report writing, preparation of exhibits, and preparation of this Appraisal Report, but the conclusions are strictly my own.
9. I understand that this appraisal is to be used in connection with the acquisition of a permanent utility easement by the Orange County Real Estate Management Division.
10. This appraisal has been made in conformity with the appropriate State laws, regulations, policies and procedures applicable to appraisal of right-of-way for transportation purposes; and, to the best of my knowledge, no portion of the property value entered on this certificate consists of items which are noncompensable under the established law of the State of Florida.
11. I have not revealed the findings or results of this appraisal to anyone other than the proper officials of Orange County and I will not do so until so authorized by Orange County, or until I am required by due process of law, or until I am released from this obligation by having publicly testified as to such findings.
12. Regardless of any stated limiting condition or assumption, I acknowledge that this appraisal report and all maps, data, summaries, charts and other exhibits collected or prepared under this agreement shall become the property of Orange County without restriction or limitation on their use.
13. Statements supplemental to this certification required by membership or candidacy in a professional appraisal organization are described on an addendum to this certificate and, by reference, are made a part hereof.
14. I, the supervisory appraiser of the registered trainee appraiser who contributed to the development or communication of this appraisal, hereby accept full and complete responsibility for any work performed by the registered appraiser trainee named in this report as if it were my own work.

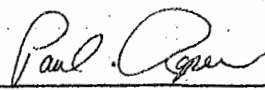
Based upon my independent appraisal and the exercise of my professional judgment, my opinion of the market value for the part taken (Parcel 804), including net severance damages after special benefits, if any, of the property appraised as of the 1<sup>st</sup> day of December 2016 is \$24,500.

Market value should be allocated as follows:

EASEMENT - PARCEL 804	\$	<u>24,500</u>	LAND AREA: (Ac/SF)	<u>7,881 Square Feet</u>
IMPROVEMENTS	\$	<u>0</u>	Land Use (HABU as vacant):	<u>PD Residential Use</u>
NET DAMAGES &/OR				
COST TO CURE	\$	<u>0</u>		
TOTAL	\$	<u>24,500</u>		

December 9, 2016

DATE

  
Paul M. Roper, MAI, SRA  
State-Certified General Real Estate Appraiser  
License Number: RZ 141


**CLAYTON, ROPER & MARSHALL**

**ADDENDUM TO CERTIFICATE OF VALUE  
APPRAISAL REPORT**

APPRAISER: Paul M. Roper, MAI, SRA  
State-Certified General Real Estate Appraiser  
License Number: RZ 141  
PROJECT: Innovation Way-South  
COUNTY: Orange  
PROJECT LIMITS: Moss Park Road to Bunkhouse Road  
PARCEL: Permanent Easement 804

Joseph W. Machovina, State-Registered Trainee Appraiser RI 23550, provided professional assistance in the functions of data research, analysis, report writing, preparation of exhibits and preparation of this Appraisal Report (12 Hours), but the conclusions pertaining to the values reported herein are strictly my own.

The Appraisal Institute maintains a voluntary continuing education program for its members. As of the date of this report, the undersigned MAI, SRA has completed the requirements of the continuing education program of the Appraisal Institute, as well as those of the State of Florida. We do not authorize the out of context quoting from or partial reprinting of this appraisal report. Further, neither all nor any part of this appraisal shall be disseminated to the general public by the use of media for public communication without the prior written consent of the appraisers signing this appraisal report.

SIGNED:   
Paul M. Roper, MAI, SRA  
State-Certified General Real Estate Appraiser  
License Number: RZ 141  
[Renews 11/30/2018]

DATED: December 9, 2016

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**CLAYTON, ROPER & MARSHALL**

Project: Innovation Place Project (a.k.a. Storey Park Utilities)  
Parcel No.: 804/805  
Name of Owner: Lennar Homes, LLC

### **SETTLEMENT ANALYSIS**

       Pre-Condemnation  
  X   Not Under Threat

#### **County's Appraised Value**

Land: Parcel 804 = 7,881 s.f./ Parcel 805 = 36 s.f.	\$24,700.00
Improvements: N/A	\$0
Cost-to-Cure: N/A	\$0
Other Damages: N/A	<u>\$0</u>
<b>Total Appraisal Value</b>	<b><u>\$24,700.00</u></b>

#### **Owner's Requested Amount—After Negotiations**

Owner's Counter Offer (Global):	\$ 24,872.90
Parcel Amount: N/A	\$0
Expert Fees: N/A	\$0
Attorney Fees: N/A	\$0
<b>Total Owner's Requested Amount—Initial:</b>	<b><u>\$24,872.90</u></b>

<b>Recommended Settlement Amount</b>	<b><u>\$24,872.90</u></b>
--------------------------------------	---------------------------

#### **EXPLANATION OF RECOMMENDED SETTLEMENT**


(Memorandum to File pursuant to Section 4 of Ordinance 92-29)

Parcel 804 is a Utility Easement that contains 7881 square feet and Parcel 805 is a Utility Easement that contains 36 square feet and is located partially within Wewahootee Road. The purpose of both easements is to provide water, wastewater and reclaimed water utilities infrastructure for the Innovation Place (a.k.a. Storey Park) development. The infrastructure is also a component of the Orange County Utilities Eastern Service Area and provides a transmission system for potable water, wastewater and reclaimed water for future development. The owner has agreed to accept the appraised value amount of \$24,700 plus a small additional amount of \$172.90. I approve and recommend a settlement in the amount of \$24,872.90 inclusive of all fees and costs.

Project: Innovation Place Project (a.k.a. Storey Park Utilities)  
Parcel No.: 804/805  
Name of Owner: Lennar Homes, LLC

Recommended by:  Date: 10/17/17  
Russell Corriveau, Senior Acquisition Agent, Real Estate Mgmt. Division

Recommended by: Robert K Babcock Date: 10/18/17  
Robert K. Babcock, Acquisition Supervisor, Real Estate Mgmt. Division

Approved by:  Date: 10/20/17  
Paul Sladek, Manager, Real Estate Mgmt. Division

**Request for Taxpayer  
Identification Number and Certification**

**Give Form to the  
requester. Do not  
send to the IRS.**

Print or type  
See Specific Instructions on page 2.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. <b>Lennar Homes LLC</b>	
2 Business name/disregarded entity name, if different from above	
3 Check appropriate box for federal tax classification; check only <b>one</b> of the following seven boxes: <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input checked="" type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶ <b>C</b> <b>Note.</b> For a single-member LLC that is disregarded, do not check LLC; check the appropriate box in the line above for the tax classification of the single-member owner. <input type="checkbox"/> Other (see instructions) ▶	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <small>(Applies to accounts maintained outside the U.S.)</small>
5 Address (number, street, and apt. or suite no.) <b>6750 Forum Drive, Suite 310</b>	Requester's name and address (optional)
6 City, state, and ZIP code <b>Orlando, Florida 32821</b>	
7 List account number(s) here (optional)	

**Part I Taxpayer Identification Number (TIN)**

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

**Note.** If the account is in more than one name, see the instructions for line 1 and the chart on page 4 for guidelines on whose number to enter.

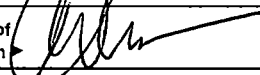
Social security number								
			-				-	
or								
Employer identification number								
5	9	-	0	7	1	1	5	0

**Part II Certification**

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 3.

**Sign Here** Signature of U.S. person 

Date ▶ **10/5/17**

**General Instructions**

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** Information about developments affecting Form W-9 (such as legislation enacted after we release it) is at [www.irs.gov/fw9](http://www.irs.gov/fw9).

**Purpose of Form**

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following:

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)

- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

*If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding? on page 2.*

By signing the filled-out form, you:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and
4. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct. See *What is FATCA reporting?* on page 2 for further information.