



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 5

DATE: October 13, 2017

TO: Mayor Teresa Jacobs
and the
Board of County Commissioners

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

FROM: Erica L. Guidroz, Acquisition Agent *EG*
Real Estate Management Division

**CONTACT
PERSON:** Paul Sladek, Manager

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

**ACTION
REQUESTED:** APPROVAL OF DONATION AGREEMENT AND INGRESS-EGRESS
EASEMENT BETWEEN BRASHK, LTD, ST. IVES AT ORANGE
TREE MAINTENANCE ASSOCIATION, INC. AND ORANGE
COUNTY AND AUTHORIZATION TO DISBURSE FUNDS TO PAY
ALL RECORDING FEES AND RECORD INSTRUMENT

PROJECT: Pump Station 3460 (Orange Tree 8)

District 1

PURPOSE: To provide for access to and from existing utility facilities.

ITEMS: Donation Agreement (Parcel 801)

Ingress-Egress Easement (Instrument 801.1)
Cost: Donation
Size: 1,289 square feet

BUDGET: Account No.: 4420-038-1572-0022-6110

FUNDS: \$44.70 Payable to Orange County Comptroller
(all recording fees)

APPROVALS: Real Estate Management Division
Utilities Department

REMARKS: Parcel 801 is required to rehabilitate existing Pump Station 3460.

REQUEST FOR FUNDS FOR LAND ACQUISITION

☒ Under BCC Approval

☐ Under Ordinance Approval

Date: 9-7-2017

Amount: \$44.70

Project: Pump Station 3460 (Orange Tree 8)

Parcels: 801

Charge to Account # 4420-038-1572-0022-6110

Controlling Agency Approval

Date

Fiscal Approval

Date

TYPE TRANSACTION (Check appropriate block{s})
☐ Pre-Condernation ☐ Post-Condernation ☒ N/A

District # 1

☐ Acquisition at Approved Appraisal
☐ Acquisition at Below Approved Appraisal
☐ Acquisition at Above Approved Appraisal
☒ Advance Payment Requested (all recording fees)

Orange County Comptroller
 All Recording Fees \$44.70

Total \$44.70

DOCUMENTATION ATTACHED (Check appropriate block{s})

☒ Contract
☒ Copy of Executed Instrument
☐ Certificate of Value
☒ Settlement Analysis

Payable to: Orange County Comptroller (\$44.70)

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

Recommended by Erica Guidroz
 Erica Guidroz, Acquisition Agent

9-7-2017
 Date

Payment Approved Paul Sladek
 Paul Sladek, Manager, Real Estate Management Division

10/12/17
 Date

Certified Katie Gnaet
 Approved by BCC Deputy Clerk to the Board

OCT 31 2017
 Date

Examined/Approved _____
 Comptroller/Government Grants

Check No. / Date

REMARKS:

Scheduled Closing Date: As soon as checks are available

Anticipated Closing Date: TBD

Please Contact Acquisition Agent @ 67036 if there are any questions.

APPROVED
 BY ORANGE COUNTY BOARD
 OF COUNTY COMMISSIONERS

OCT 31 2017

REQUEST FOR FUNDS FOR LAND ACQUISITION

☒ Under BCC Approval

Under Ordinance Approval

Date: 9-7-2017

Amount: \$44.70

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Controlled Agency Approval

10-13-17

Date

Fiscal Approval

Date

TYPE TRANSACTION (Check appropriate block(s))
☐ Pre-Condemnation ☐ Post-Condemnation

☒ N/A

District # 1

☐ Acquisition at Approved Appraisal
☐ Acquisition at Below Approved Appraisal
☐ Acquisition at Above Approved Appraisal
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Orange County Comptroller
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Recommended by Erica Guidroz
 Erica Guidroz, Acquisition Agent

9-7-2017

Date

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 Paul Sladek, Manager, Real Estate Management Division

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Date

Certified _____
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Please Contact Acquisition Agent @ 67036 if there are any questions.

OCT 31 2017

Project: Pump Station 3460 (Orange Tree 8)
Parcel: 801

DONATION AGREEMENT

**COUNTY OF ORANGE
STATE OF FLORIDA**

THIS AGREEMENT made between Brashk, LTD, a dissolved Florida limited partnership; St. Ives at Orange Tree Maintenance Association, Inc., a not for profit Florida corporation, hereinafter referred to as OWNER; and Orange County, a charter county and political subdivision of the state of Florida, hereinafter referred to as COUNTY.

WITNESSETH:

WHEREAS, the COUNTY requires the land described on Schedule "A" attached hereto for construction and maintenance of the above referenced project and said OWNER agrees to furnish said land for such purpose.

**Property Appraiser's Parcel Identification Number:
a portion of**

23-23-28-8273-00-004

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

1. OWNER agrees to execute a Permanent Ingress-Egress Easement on Parcel No. 801, conveying said Easement unto COUNTY free of all liens and encumbrances.
2. This transaction shall be closed and the easement and other closing papers delivered on or before 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 COUNTY and OWNER.
3. OWNER does/does not (circle preference) agree that during the period of construction, COUNTY is permitted to enter upon OWNER'S remainder property a distance of _____ feet beyond the new right-of-way line established by Parcel No. 801 for the purpose of grading this area in order to harmonize OWNER'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 except grass turf. COUNTY to replace disturbed grass turf with equal or better sod.
4. OWNER shall comply with Section 286.23, Florida Statutes, pertaining to disclosure of beneficial ownership, if applicable.
5. 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.

Project: Pump Station 3460 (Orange Tree 8)
Parcel: 801

THIS AGREEMENT supersedes all previous agreements or representations, either verbal or written, heretofore in effect between OWNER and COUNTY, made with respect to the matters herein contained, and when duly executed constitute the AGREEMENT between OWNER and COUNTY. 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.

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

OWNER

Brashk, LTD,
a dissolved Florida limited partnership

BY: 

Anil Desphande, General Partner


Suresh Gupta, General Partner

5200 Vineland Road #200
Post Office Address

Orlando FL 32811

DATE: MARCH 15th 2017

St. Ives at Orange Tree Maintenance
Association, Inc., a not for profit Florida
corporation

BY: 

DARA SINGH

Printed Name

7201 WOODGREEN DR.

Post Office Address

Orlando FL 32819

DATE: 8.31.17

COUNTY

ORANGE COUNTY, FLORIDA

BY: 

Erica Guidroz, Its Agent

DATE: 11-7-17

KH-2/27/17

SCHEDULE "A"**SKETCH OF DESCRIPTION**

PARCEL: 801

ESTATE: Ingress-Egress Easement

PURPOSE: Ingress-Egress Easement

Legal Description

A parcel of land lying in Section 23, Township 23 South, Range 28 East, being a portion of Tract D of ST. IVES, according to the plat thereof recorded in Plat Book 23 at Page 36 of the Public Records of Orange County, Florida, being more particularly described as follows:

BEGIN at the southwest corner of said Tract D, said corner lying on the east line of St. Ives Boulevard (Tract "E"), being a non-tangent curve concave to the east; thence run north along said east line and west boundary of said Tract D, having a radius of 100.00 feet, a central angle of 15°27'31", where the chord bears North 21°37'26" West, a distance of 26.90 feet, an arc distance of 26.98 feet to the northwest corner of said Tract D; thence departing said east line, run South 89°58'00" East, along said north line, a distance of 55.86 feet to the intersection with the northerly prolongation of the east line of Tract F of said plat; thence run South 00°02'00" West, along said northerly prolongation, a distance of 25.00 feet to the south line of said Tract D and the northeast corner of said Tract F; thence run North 89°58'00" West, along the south line of said Tract D and the north line of said Tract F, a distance of 45.95 feet to the POINT OF BEGINNING.

The above described parcel of land lies in Orange County, Florida and contains 1289 square feet or 0.030 acres, more or less.

Surveyors Notes

- 1) This sketch and description is not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.
- 2) Bearings depicted hereon are relative to an assumed datum based on the bearing of the south line of Tract D of ST. IVES, according to the plat thereof recorded in Plat Book 23 at Page 36 of the Public Records of Orange County, Florida as being South 89°58'00" East, as shown on said plat.
- 3) The location and configuration of the lands surveyed were prepared at the direction and approval of the client. The legal description shown hereon was prepared by the surveyor at the request of the client.
- 4) The lands described and depicted hereon were not abstracted by this firm for ownership, easements, rights-of-way or other matters of title.
- 5) This sketch and description is certified for the exclusive use of Orange County.

 1-05-17
Robert M. Jones, PLS
Florida Licensed Surveyor and Mapper No. LS004201

THIS IS NOT A SURVEY

PROJECT TITLE: **Orange County Utilities Department
Pump Station #3460 (Orange Tree 8) Ingress-Egress Easement
Sketch and Description**



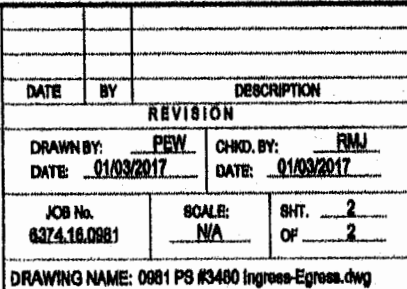
Amec Foster Wheeler
Environment & Infrastructure, Inc.
75 East Amelia Street, Suite 200
Orlando, FL 32801 USA
Phone: (407) 522-7570 Fax: (407) 522-7576
Certificate of Authorization Number LB-0007932

DATE	BY	DESCRIPTION
REVISION		
DRAWN BY: PEW	CHKD. BY: RMJ	
DATE: 01/03/2017	DATE: 01/03/2017	

JOB No.	SCALE:	SHT.
6374.16.0981	N/A	1 OF 2

DRAWING NAME: 0981 PS #3480 Ingress-Egress.dwg

PURPOSE: *Ingress-Egress Easement*



OCT 31 2017

THIS IS A DONATION

Instrument: 801.1

Project: Pump Station 3460 (Orange Tree 8)

INGRESS-EGRESS EASEMENT

THIS INDENTURE, Made this 15 day of MARCH AD, 2017, between Brashk, LTD, a dissolved Florida limited partnership, having its principal place of business in the city of Orlando, county of Orange, whose address is 5401 Kirkman Road, Suite 525, Orlando, Florida, 32819, and St. Ives at Orange Tree Maintenance Association, Inc., a not for profit Florida corporation, having its principal place of business in the city of Orlando, county of Orange, whose address is 7201 Woodgreen Drive, Orlando, Florida, 32819, 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 access purposes, over and upon the following described lands situate in Orange County aforesaid, to-wit:

SEE ATTACHED SCHEDULE "A"

Property Appraiser's Parcel Identification Number:

a portion of

23-23-28-8273-00-004

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 easement and the GRANTOR, its heirs, successors, and assigns, agrees not 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 granted easement.

Instrument: 801.1

Project: Pump Station 3460 (Orange Tree 8)

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

Signed, sealed, and delivered
in the presence of:

Judith Stark
Witness

Judith Stark
Printed Name

Monika Goyal
Witness

MONIKA GOYAL
Printed Name

(Signature of TWO Witnesses required by Florida Law)

STATE OF Florida

COUNTY OF Orange

The foregoing instrument was acknowledged before me this 15 of March, 2017,
by Anil Desphande and Suresh Gupta, as General Partners of Brashk, LTD, a dissolved Florida limited
partnership, on behalf of the dissolved partnership. They ☒ are personally known to me or ☐ have each
produced _____ and _____ as
identification.

(Notary Seal)



Brashk, LTD,
a dissolved Florida limited partnership

BY: Anil Desphande
Anil Desphande, General Partner

Suresh Gupta
Suresh Gupta, General Partner

Judith Stark
Notary Signature

Judith Stark
Printed Notary Name
Notary Public in and for
the County and State aforesaid

My commission expires: 5/10/17

Instrument: 801.1

Project: Pump Station 3460 (Orange Tree 8)

Signed, sealed, and delivered
in the presence of:

Courtney E. Waller
Witness

Courtney E Waller
Printed Name

Erica Guidroz
Witness

Erica Guidroz
Printed Name

St. Ives at Orange Tree
Maintenance Association, Inc.,
a not for profit Florida corporation

BY: [Signature]

DARA SINGH
Printed Name

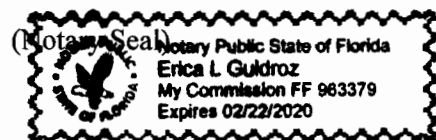
PRESIDENT-VICE
Title

(Signature of TWO Witnesses required by Florida Law)

STATE OF Florida

COUNTY OF Orange

The foregoing instrument was acknowledged before me this 31 of August,
20 17, by Dara Singh, as President VICE of St. Ives at Orange Tree
Maintenance Association, Inc., a not for profit Florida corporation, on behalf of the not for profit
corporation. He/She ☐ is personally known to me or ☒ has produced Drivers license as
identification.



This instrument prepared by:

Kim Heim, a staff employee
in the course of duty with the
Real Estate Management Division
of Orange County, Florida

Erica Guidroz
Notary Signature
ERICA Guidroz
Printed Notary Name

Notary Public in and for
the County and State aforesaid

2/22/2020

My commission expires:

SCHEDULE "A"**SKETCH OF DESCRIPTION****PARCEL: 801****ESTATE: Ingress-Egress Easement****PURPOSE: Ingress-Egress Easement****Legal Description**

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 1-05-17

Robert M. Jones, PLS
Florida Licensed Surveyor and Mapper No. LS004201

THIS IS NOT A SURVEY

PROJECT TITLE: **Orange County Utilities Department
Pump Station #3460 (Orange Tree 8) Ingress-Egress Easement
Sketch and Description**



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-0007832

DATE		BY	DESCRIPTION
REVISION			
DRAWN BY: PEW		CHKD. BY: RMJ	
DATE: 01/03/2017		DATE: 01/03/2017	
JOB No. 6374.16.0981	SCALE: N/A	SHT. 1 OF 2	
DRAWING NAME: 0981 PS #3480 Ingress-Egress.dwg			

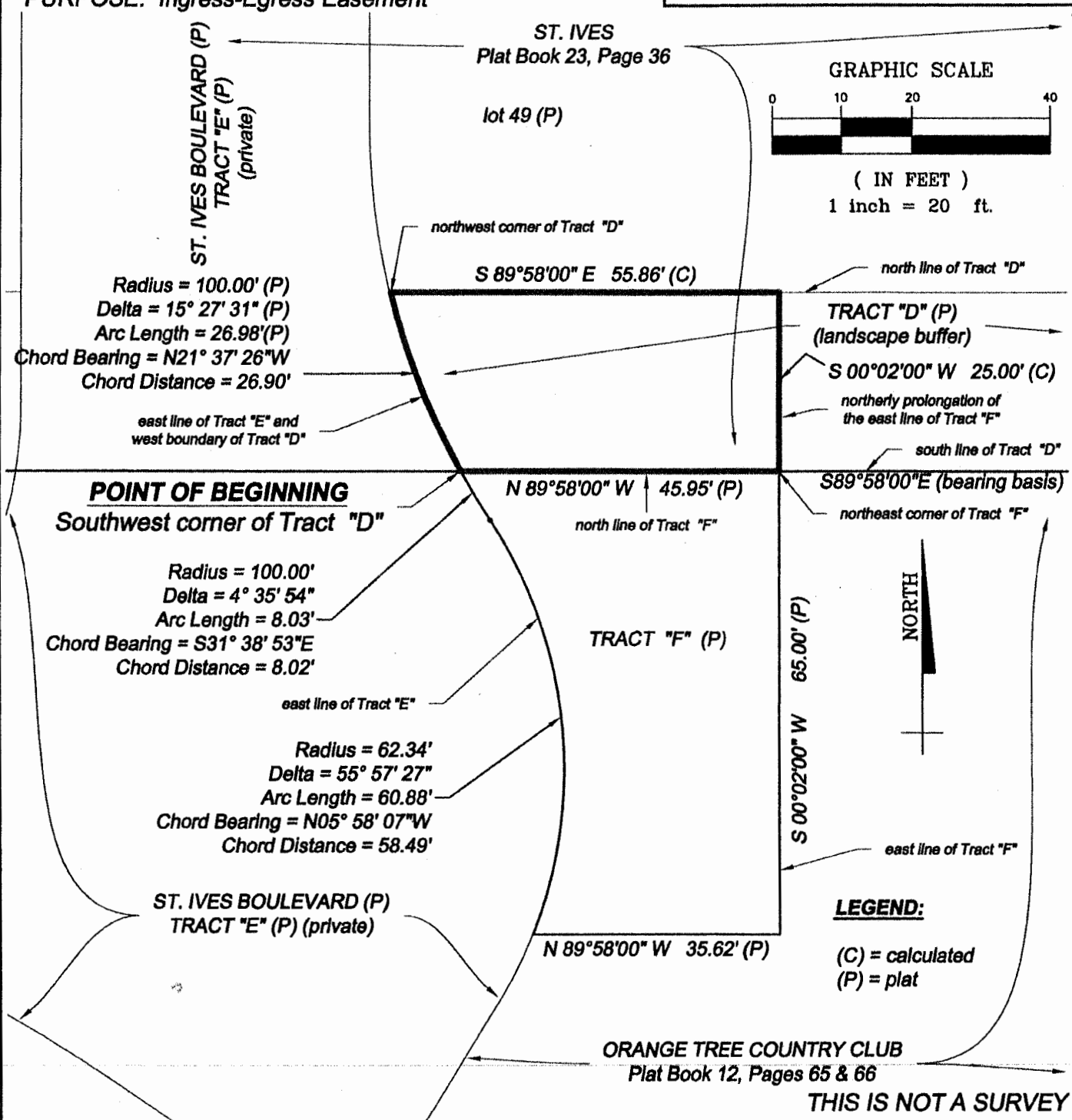
SCHEDULE "A"

SKETCH OF DESCRIPTION

PARCEL: 801

ESTATE: Ingress-Egress Easement

PURPOSE: Ingress-Egress Easement



PROJECT TITLE:

Orange County Utilities Department
Pump Station #3460 (Orange Tree 8) Ingress-Egress Easement
Sketch and Description



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: PEW	CHKD. BY: RMJ	
DATE: 01/03/2017	DATE: 01/03/2017	
JOB No. 6374.16.0981	SCALE: N/A	SHT. 2 OF 2
DRAWING NAME: 0981 PS #3480 Ingress-Egress.dwg		

Project: Pump Station 3460 (Orange Tree 8)
Parcel: 801.1

N/A_ Pre-Condernnation
N/A_ Post-Condernnation

SETTLEMENT ANALYSIS

***This is a Donation**

Land:

Drainage Easement: 1,289 S.F.

\$-0-

EXPLANATION OF RECOMMENDED SETTLEMENT

The subject property is along St. Ives Blvd. and Dr. Phillips Blvd. The Ingress-Egress Easement consists of 1,289 square feet and will be used to maintain the utility facilities. The owner has agreed to this donation.

Recommended by Erica Guidroz Date 10-13-17
Erica Guidroz, Acquisition Agent, Real Estate Mgmt. Division

Recommended by Robert H. Babcock Date 10/1
Bob Babcock, Acquisition Manager, Real Estate Mgmt. Division

Approved by P. Sladek Date 10/13/17
Paul Sladek, Manager, Real Estate Management Division