



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 17

DATE: August 23, 2018

TO: Mayor Teresa Jacobs
and the
Board of County Commissioners

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

FROM: Mary Tiffault, Title Examiner *MT*
Real Estate Management Division

CONTACT PERSON: Paul Sladek, Manager

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

ACTION REQUESTED: APPROVAL OF UTILITY EASEMENT FROM C4 ADVANCED TACTICAL SYSTEMS, LLC TO ORANGE COUNTY AND SUBORDINATION OF ENCUMBRANCES TO PROPERTY RIGHTS TO ORANGE COUNTY FROM PNC BANK, NATIONAL ASSOCIATION AND AUTHORIZATION TO RECORD INSTRUMENTS

PROJECT: C4 Advanced Tactical Systems NC Permit: B16904796 OCU File #91046

District 4

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

ITEMS: Utility Easement
Cost: Donation
Size: 376 square feet

Subordination of Encumbrances to Property Rights to Orange County

Real Estate Management Division
Agenda Item 17
August 23, 2018
Page 2

APPROVALS: Real Estate Management Division
Utilities Department

REMARKS: Grantor to pay all recording fees.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
SEP 11 2018

THIS IS A DONATION

Project: C4 Advanced Tactical Systems NC Permit: B16904796 OCU File #91046

UTILITY EASEMENT

THIS INDENTURE, Made this 26th day of July, A.D. 2018, between C4 Advanced Tactical Systems, LLC, a Delaware limited liability company, whose address is 2001 West Oak Ridge Road, Suite 200, Orlando, Florida, 32809, 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 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

13-24-29-3875-00-150

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 utilities and any facilities placed thereon by the GRANTEE and its assigns, out of and away from the herein granted easement, 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 easement 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, 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.

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:

[Signature]
Witness

Rosa Martinez Nunez
Printed Name

[Signature]
Witness

Ian Wilson
Printed Name

(Signature of TWO witnesses required by Florida law)

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 26th of July,
2018, by Israel Suliman, as President of C4 Advanced Tactical Systems, LLC, a Delaware limited liability
company, on behalf of the limited liability company. He/She ☒ is personally known to me or ☐ has
produced _____ as identification.

(Notary Seal)



This instrument prepared by:
Mary Tiffault, a staff employee
in the course of duty with the
Real Estate Management Division
of Orange County, Florida

C4 Advanced Tactical Systems, LLC,
a Delaware limited liability company

BY: [Signature]
Israel Suliman, President

[Signature]
Notary Signature

Kathy L. Erthal
Printed Notary Name

Notary Public in and for
the county and state aforesaid.

My commission expires: 11/11/2019

EXHIBIT 'A'

SKETCH OF DESCRIPTION DESCRIPTION

A PORTION OF LOTS 14 AND 16, JETPORT PARK ADDITION NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 67, PAGES 120 THROUGH 126, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTION 13, TOWNSHIP 24 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

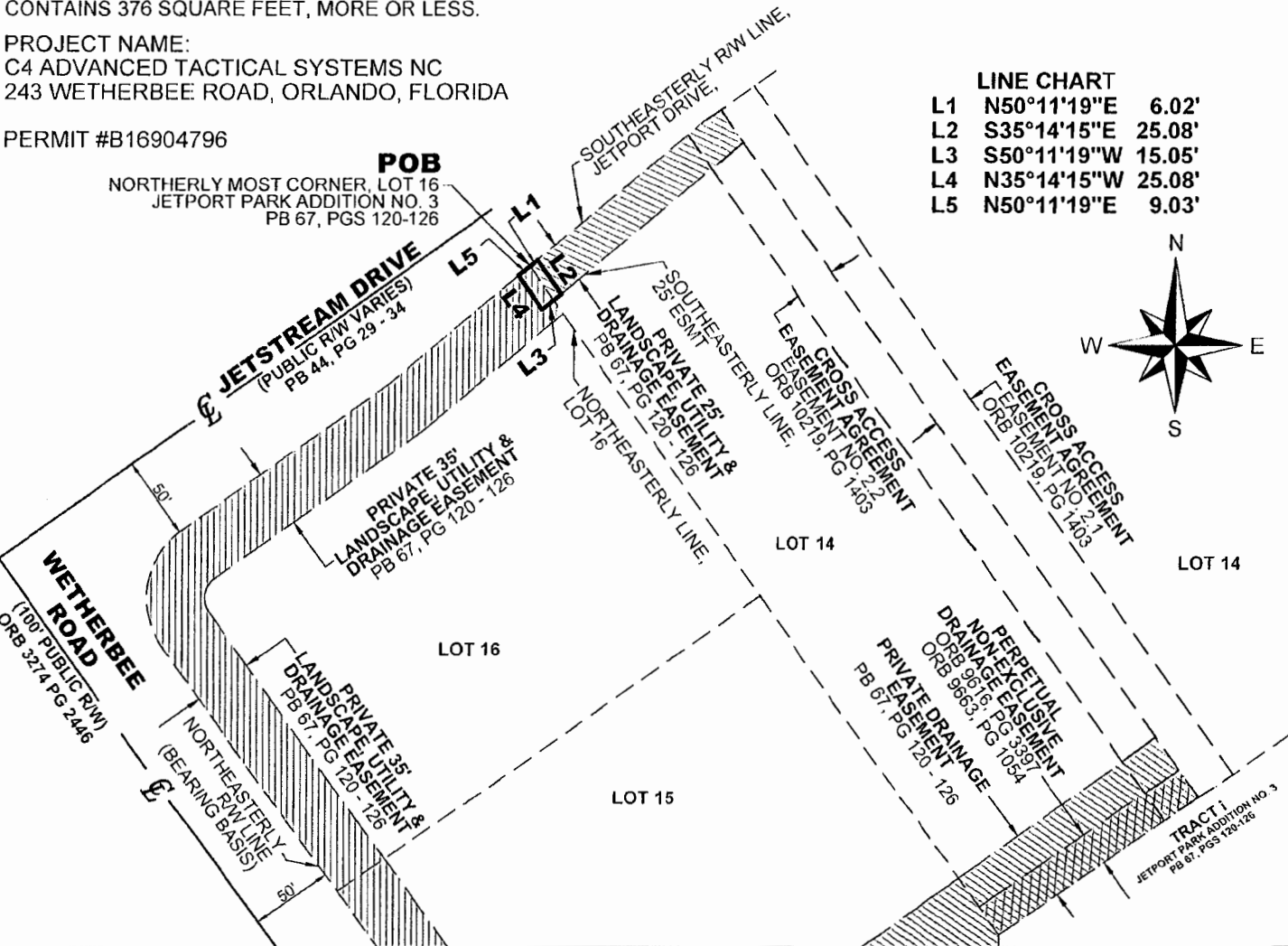
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CONTAINS 376 SQUARE FEET, MORE OR LESS.

PROJECT NAME:

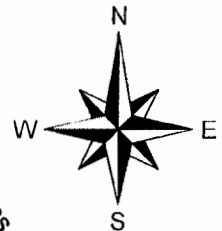
C4 ADVANCED TACTICAL SYSTEMS NC
243 WETHERBEE ROAD, ORLANDO, FLORIDA

PERMIT #B16904796



LINE CHART

L1	N50°11'19"E	6.02'
L2	S35°14'15"E	25.08'
L3	S50°11'19"W	15.05'
L4	N35°14'15"W	25.08'
L5	N50°11'19"E	9.03'



JOB #48580	THIS SKETCH IS NOT A SURVEY.	REVISIONS:
CF#OC67-120 SOD UE OUC	PREPARED FOR: AAGAARD JUERGENSEN LLC	
DATE: 2/28/2018	BEARING STRUCTURE IS BASED ON THE MONUMENTED NORTHEASTERLY	3/15/2018 - CLIENT COMMENTS - YB
SCALE: 1" = 100'	RIGHT-OF-WAY LINE OF WETHERBEE ROAD, BEING N35°16'01"W (PER PLAT)	3/08/2018 - REVISED JOB # - YB
DRAWN BY: YEB		

THIS SKETCH MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY CHAPTER 5J-17, FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

JAMES D. BRAY PSM 6507

"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER."



ACCURIGHT SURVEYS
OF ORLANDO INC., LB 4475
2012 E. Robinson Street Orlando, Florida 32803
www.AccurightSurveys.net
Admin@AccurightSurveys.net
PHONE: (407) 894-6314

LEGEND	
CL	CENTERLINE
CLC	CALCULATED
CBW	CONCRETE BLOCK WALL
CLF	CHAIN LINK FENCE
CM	CONCRETE MONUMENT
CP	CONCRETE PAD
COW	CONCRETE
COWD	COVERED
CW	CONCRETE WALKWAY
D	CENTRAL ANGLE
DB	DEED BOOK
DE	DRAINAGE EASEMENT
DW	DRIVEWAY
E/P	EDGE OF PAVEMENT
ESMT	EASEMENT
FFE	FINISHED FLOOR ELEVATION
FND	FOUND
IP	IRON PIPE
IR	IRON ROD
L	ARC LENGTH
MEAS	MEASURED
MS	METAL SHED
N&D	NAIL & DISK
ORB	OFFICIAL RECORDS BOOK
P&M	PLAT & MEASURED
PB	PLAT BOOK
PC	POINT OF CURVATURE
PG	PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R/W	RIGHT OF WAY
R	RADIUS
TYP	TYPICAL
UB	UTILITY BOX
UE	UTILITY EASEMENT
WF	WOOD FENCE

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
SEP 11 2018

Project: C4 Advanced Tactical Systems NC Permit: B16904796 OCU File #91046

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 project in Orange County, Florida; and,

WHEREAS, A portion of the lands involved and necessary to said project is subject to the below encumbrances 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:

PNC Bank, National Association

FROM: C4Advanced Tactical Systems, LLC

Construction Mortgage (This mortgage secures Future Advances)
filed June 2, 2017

Recorded as Document No. 20170308628

Assignment of Rents, Leases and Profits
filed June 2, 2017

Recorded as Document No. 20170308629

Financing Statement filed June 2, 2017


Recorded as Document No. 20170308630

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 County, in its use of the land specifically above described for utility 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 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 4 day of June, A.D. 2018.

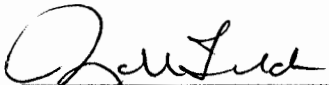
Signed, sealed, and delivered
in the presence of:



Witness

Matt Schroeder

Printed Name



Witness

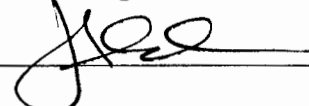
Rebecca Felder

Printed Name

STATE OF Florida
COUNTY OF Orange

PNC Bank, National Association,
a national banking association

BY:



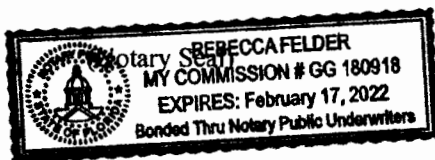
Jason Fleck

Printed Name


Senior Vice President

Title

The foregoing instrument was acknowledged before me this 4 of June, 2018, by Jason Fleck, as SVP of PNC Bank, National Association, a national banking association, on behalf of the national association. He/She ☒ is personally known to me or ☐ has produced _____ as identification.



This instrument prepared by:
Mary Tiffault, a staff employee
in the course of duty with the
Real Estate Management Division
of Orange County, Florida



Notary Signature

Rebecca Felder

Printed Notary Name

Notary Public in and for
the county and state aforesaid.

My commission expires:

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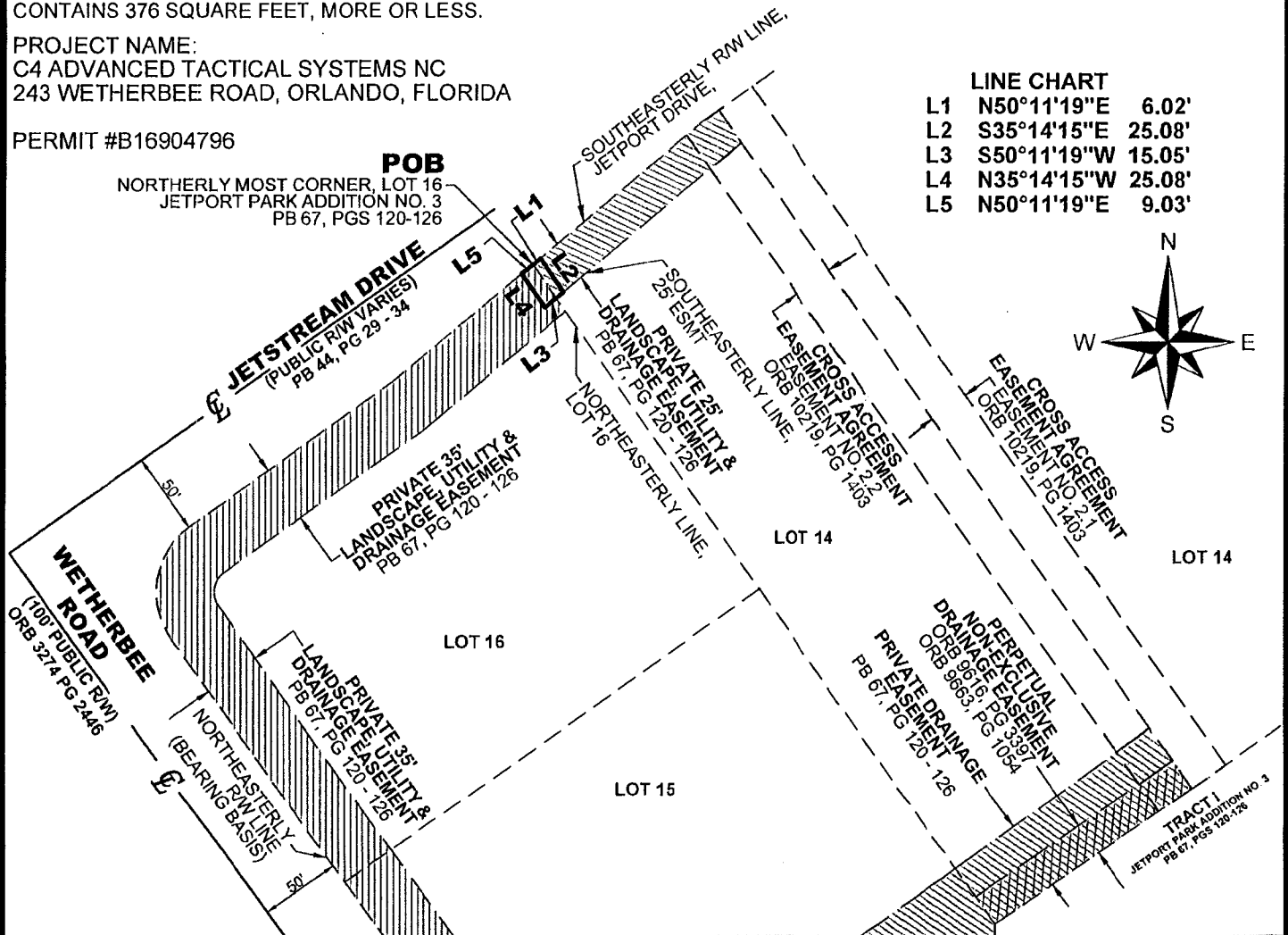
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