



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 7

DATE: May 2, 2019

TO: Mayor Jerry L. Demings
and the
Board of County Commissioners

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

FROM: David L. Brown, Senior Title Examiner *DLB*
Real Estate Management Division

CONTACT PERSON: Paul Sladek, Manager

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

ACTION REQUESTED: Approval of Utility Easement from Northington Orlando Investors LLC to Orange County, Utility Easement from Destination Shoppes, LP. to Orange County, and Subordinations of Encumbrances to Property Rights to Orange County from Fifth Third Bank, Craft Capital USA, Inc. and Synovus Bank and authorization to record instruments

PROJECT: Addison at Universal Blvd. Site Work Permit # B16904162 OCU File #89108

District 6

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

ITEMS: Utility Easements (2)
Cost: Donation
Total size: 225 square feet

Subordinations of Encumbrances to Property Rights to Orange County (3)

APPROVALS: Real Estate Management Division
Utilities Department

REMARKS: Grantor to pay all recording fees.

THIS IS A DONATION

Project: Addison at Universal Blvd. Site Work Permit # B16904162 OCU File #89108

UTILITY EASEMENT

THIS INDENTURE, Made this 1st day of April, A.D. 2019, between Northington Orlando Investors LLC, a Delaware limited liability company, whose address is 237 South Westmonte Drive, Suite 140, Altamonte Springs, FL 32714, 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 \$10.00 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

06-24-29-6101-01-000

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, agrees 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:

Northington Orlando Investors LLC, a Delaware
limited liability company

By: Addison Universal Development, LLC, a
Florida limited liability company

By: Addison Universal Development, Inc., a
Florida for-profit corporation

Julia A. Billings
Witness

Julia A. Billings
Printed Name

Bonnie M. Melt
Witness

Bonnie McAllister
Printed Name

By: John Schaffer

John Schaffer
Printed Name

VP of Managing Member
Title

STATE OF Florida
COUNTY OF Seminole

The foregoing instrument was acknowledged before me this 1st of April
2019 by John Schaffer, as VP Managing Member
of Addison Universal Development, Inc., a Florida for-profit corporation as manager of Addison Universal
Development, LLC, a Florida limited liability company as manager of Northington Orlando Investors 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)

Beth E. Buckman
Notary Signature

Beth E. Buckman
Printed Notary Name

Notary Public in and for
the county and state aforesaid.

My commission expires: _____

This instrument prepared by:
David L. Brown, a staff employee
in the course of duty with the
Real Estate Management Division
of Orange County, Florida



Project: Addison at Universal Blvd. Site Work Permit #: B16904162 OCU File #89108

EXHIBIT "A"

SEE THE ATTACHED SKETCH

OF DESCRIPTION

(2 PAGES)

LEGAL DESCRIPTION

(UTILITY EASEMENT)

Project Name : The Addison at Universal Blvd. Site Work
Building Department Permit Number : B16904162

LEGAL DESCRIPTION

A PARCEL OF LAND, BEING A PORTION OF LOT 1, OEP EAST PARCEL PHASE II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 86, PAGES 136 AND 137, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTION 6, TOWNSHIP 24 SOUTH, RANGE 29 EAST BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 1, FOR A POINT OF REFERENCE; SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 3, OEP EAST PARCEL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 81, PAGES 150 AND 151, OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 67°17'56" EAST, ALONG THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTHERLY LINE, RUN NORTH 22°42'04" EAST, 15.00 FEET; THENCE RUN SOUTH 67°17'56" EAST, 10.00 FEET TO A POINT LYING ON THE EASTERLY LINE OF SAID LOT 1; THENCE RUN SOUTH 22°42'04" WEST, ALONG SAID EASTERLY LINE, 15.00 FEET TO A POINT LYING ON THE SOUTHERLY LINE OF SAID LOT 1, ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF UNIVERSAL BOULEVARD, AS RECORDED IN PLAT BOOK 46, PAGES 13 THROUGH 16, OF SAID PUBLIC RECORDS; THENCE RUN NORTH 67°17'56" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 10.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 150.0 SQUARE FEET, MORE OR LESS.

SURVEYOR'S NOTES:

- (1) THIS LEGAL DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IDENTIFIED BELOW.
- (2) NO ABSTRACT FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD HAVE BEEN PROVIDED TO THIS FIRM.
- (3) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE SOUTHERLY LINE OF LOT 1, OEP EAST PARCEL PHASE 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK. 81, PAGES 136 AND 137 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING SOUTH 67°17'56" EAST.
- (4) THE "LEGAL DESCRIPTION" HEREON HAS BEEN PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.
- (5) THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY, AS SUCH.
- (6) THE DELINEATION OF LANDS SHOWN HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.

REVISIONS:

REVISED SKETCH AND DESCRIPTION. 1-19-2019 (JLM)
REVISED PROJECT NAME. 1-24-2019 (JLM)

(THIS IS NOT A SURVEY)

SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION.



DAVID A. WHITE, P.S.M.
FLORIDA REGISTRATION NO. 4044
PEC - SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION NO.: LB 7808
DATE OF SIGNATURE: 1-24-2019

SHEET 1 OF 2

PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967
WWW.PECONLINE.COM

SECTION 6, TOWNSHIP 24 SOUTH, RANGE 29 EAST

DATE: JANUARY 31, 2017

PREP BY: J.L.M.

DRAWN BY: J.L.M.

JOB #: 17-010

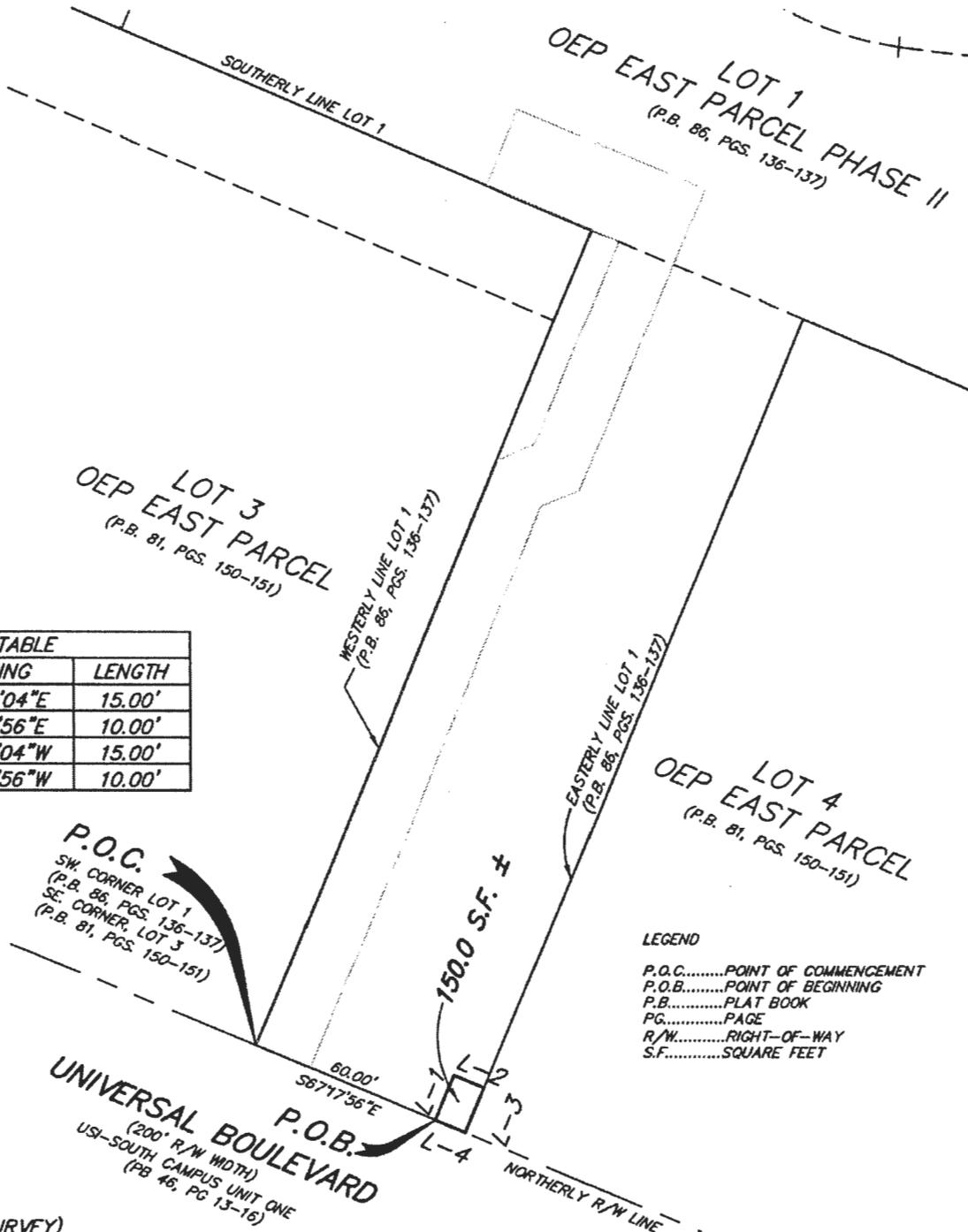
LEGAL DESCRIPTION

(UTILITY EASEMENT)

Project Name : The Addison at Universal Blvd. Site Work
 Building Department Permit Number : B16904162



SCALE
 1" = 50'



LOT 3
 OEP EAST PARCEL
 (P.B. 81, PGS. 150-151)

LOT 1
 OEP EAST PARCEL PHASE II
 (P.B. 86, PGS. 136-137)

LOT 4
 OEP EAST PARCEL
 (P.B. 81, PGS. 150-151)

LINE TABLE		
LINE	BEARING	LENGTH
L-1	N22°42'04"E	15.00'
L-2	S67°17'56"E	10.00'
L-3	S22°42'04"W	15.00'
L-4	N67°17'56"W	10.00'

P.O.C.
 SW CORNER LOT 1
 (P.B. 86, PGS. 136-137)
 SE CORNER LOT 3
 (P.B. 81, PGS. 150-151)

LEGEND
 P.O.C.....POINT OF COMMENCEMENT
 P.O.B.....POINT OF BEGINNING
 P.B.....PLAT BOOK
 PG.....PAGE
 R/W.....RIGHT-OF-WAY
 S.F.....SQUARE FEET

UNIVERSAL BOULEVARD
 (200' R/W WIDTH)
 P.O.B.
 USI-SOUTH CAMPUS UNIT ONE
 (PG 46, PG 13-16)

(THIS IS NOT A SURVEY)
 SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION AND SURVEYOR'S NOTES.

SHEET 2 OF 2

PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

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SECTION 6, TOWNSHIP 24 SOUTH, RANGE 29 EAST

DATE: JANUARY 31, 2017

PREP BY: J.L.M.

DRAWN BY: J.L.M.

JOB #: 17-010

O:\17-010 Contravest Courtney II\17-010 UTILITY EASEMENT-2A.dwg Jan 24, 2019 - 12:42pm

THIS IS A DONATION

Project: Addison at Universal Blvd. Site Work Permit # B16904162 OCU File # 89108

UTILITY EASEMENT

THIS INDENTURE, Made this 1 day of APRIL, A.D. 20 19, between Destination Shoppes, LP., a Florida limited partnership, f/k/a Destination Shoppes, LLLP, a Florida limited liability limited partnership, whose address is 23190 Fashion Drive, Suite 202, Estero, FL 33928, "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 \$10.00 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

06-24-29-6100-04-000

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, agrees 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:

Destination Shoppes, LP., a Florida limited
partnership f/k/a Destination Shoppes, LLLP, a
Florida limited liability limited partnership

[Signature]
Witness

By: Comterra/Craft GP, Inc., a Florida
Corporation, General Partner

TOM ROSSETTI
Printed Name

By: [Signature]

[Signature]
Witness

JAMES NASHMAN
Printed Name

MICHAEL LIGGINS
Printed Name

Vice President
Title

STATE OF FL
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 1 of APRIL,
20 19, by JAMES NASHMAN, as V.P.
of Comterra/Craft GP, Inc., a Florida Corporation, General Partner as manager of Destination Shoppes,
LP., a Florida limited partnership f/k/a Destination Shoppes, LLLP, a Florida limited liability limited
partnership, on behalf of the limited partnership. He/She is personally known to me or has produced
_____ as identification.

(Notary Seal)

[Signature]
Notary Signature



MICHAEL LIGGINS
Printed Notary Name:

Notary Public in and for
the county and state aforesaid.
My commission expires: 5.17.2023

This instrument prepared by:
David L. Brown, a staff employee
in the course of duty with the
Real Estate Management Division
of Orange County, Florida

Project: Addison at Universal Blvd. Site Work Permit #: B16904162 OCU File #89108

EXHIBIT "A"

SEE THE ATTACHED SKETCH

OF DESCRIPTION

(2 PAGES)

LEGAL DESCRIPTION

(UTILITY EASEMENT)

Project Name : The Addison at Universal Blvd. Site Work
Building Department Permit Number : B16904162

LEGAL DESCRIPTION

A PARCEL OF LAND, BEING A PORTION OF LOT 4, OEP EAST PARCEL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 81, PAGES 150 AND 151, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTION 6, TOWNSHIP 24 SOUTH, RANGE 29 EAST BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 4, FOR A POINT OF BEGINNING; SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 1, OEP EAST PARCEL PHASE II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 86, PAGES 136 AND 137, OF SAID PUBLIC RECORDS; THENCE RUN NORTH 22°42'04" EAST, ALONG THE WESTERLY LINE OF SAID LOT 4, A DISTANCE OF 15.00 FEET; THENCE DEPARTING SAID WESTERLY LINE, RUN SOUTH 67°17'56" EAST, 5.00 FEET; THENCE RUN SOUTH 22°42'04" WEST, 15.00 FEET TO A POINT LYING ON THE SOUTHERLY LINE OF SAID LOT 4, ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF UNIVERSAL BOULEVARD, AS RECORDED IN PLAT BOOK 46, PAGES 13 THROUGH 16, OF SAID PUBLIC RECORDS; THENCE RUN NORTH 67°17'56" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 5.00 FEET TO THE POINT OF BEGINNING.

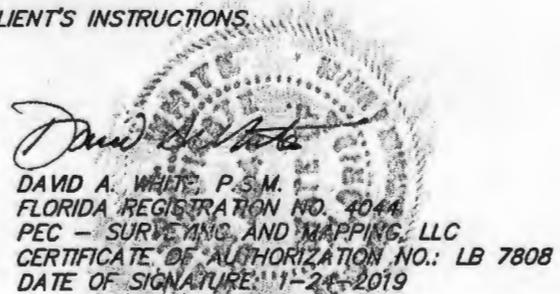
THE ABOVE DESCRIBED PARCEL OF LAND LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 75.0 SQUARE FEET, MORE OR LESS.

SURVEYOR'S NOTES:

- (1) THIS LEGAL DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IDENTIFIED BELOW.
- (2) NO ABSTRACT FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD HAVE BEEN PROVIDED TO THIS FIRM.
- (3) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE SOUTHERLY LINE OF LOT 4, OEP EAST PARCEL, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK. 81, PAGES 150 AND 151 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING NORTH 67°17'56" WEST.
- (4) THE "LEGAL DESCRIPTION" HEREON HAS BEEN PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.
- (5) THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY, AS SUCH.
- (6) THE DELINEATION OF LANDS SHOWN HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.

REVISIONS:

REVISED SKETCH AND DESCRIPTION. 1-19-2019 (JLM)
REVISED PROJECT NAME. 1-24-2019 (JLM)


DAVID A. WHITE, P.S.M.
FLORIDA REGISTRATION NO. 4044
PEC - SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION NO.: LB 7808
DATE OF SIGNATURE: 1-24-2019

(THIS IS NOT A SURVEY)

SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION.

SHEET 1 OF 2

PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967
WWW.PECONLINE.COM

SECTION 6, TOWNSHIP 24 SOUTH, RANGE 29 EAST

DATE: JANUARY 31, 2017

PREP BY: J.L.M.

DRAWN BY: J.L.M.

JOB #: 17-010

LEGAL DESCRIPTION

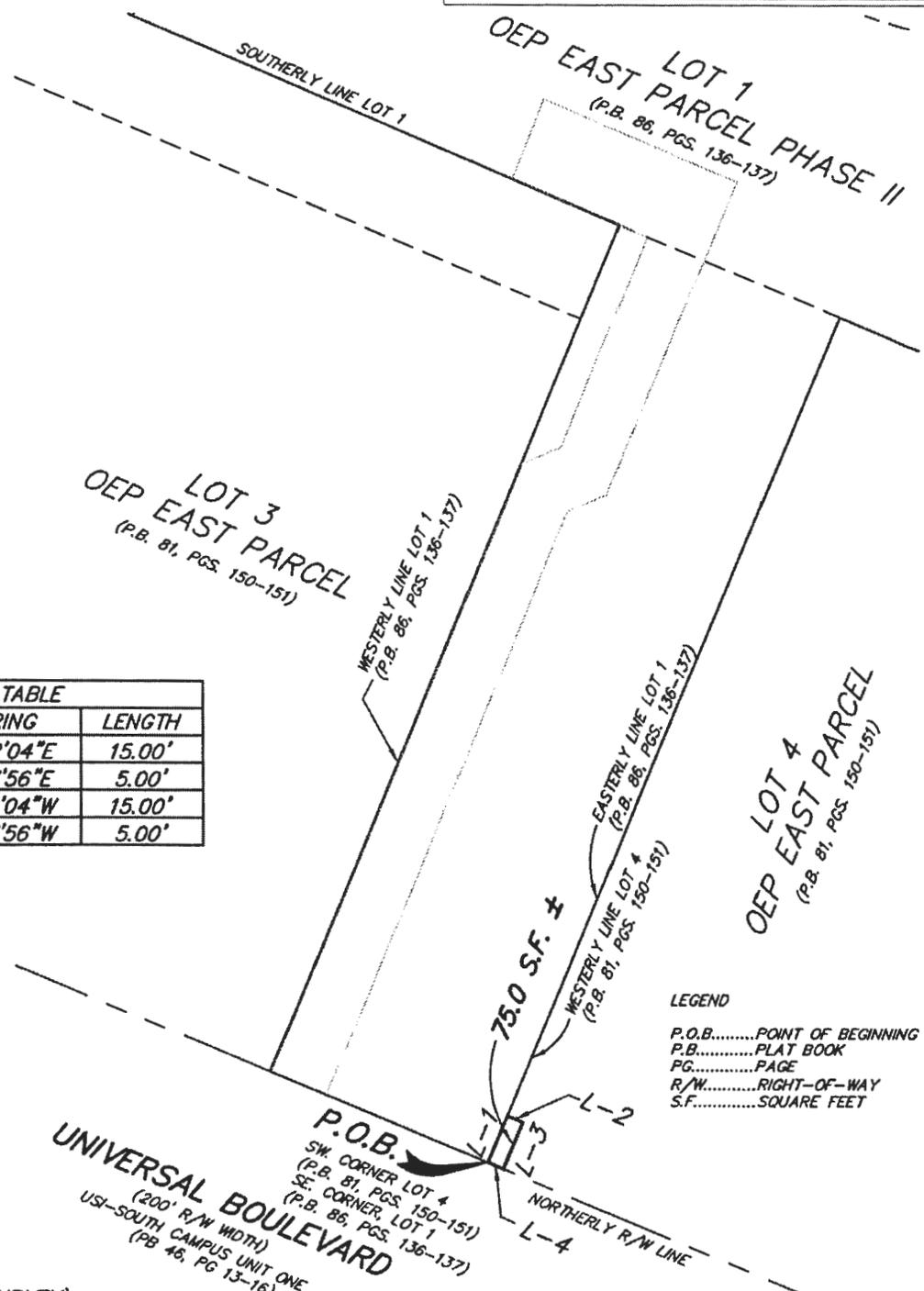
(UTILITY EASEMENT)

Project Name : The Addison at Universal Blvd. Site Work
 Building Department Permit Number : B16904162



SCALE
 1" = 50'

LINE TABLE		
LINE	BEARING	LENGTH
L-1	N22°42'04"E	15.00'
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L-3	S22°42'04"W	15.00'
L-4	N67°17'56"W	5.00'



LEGEND
 P.O.B.....POINT OF BEGINNING
 P.B.....PLAT BOOK
 PG.....PAGE
 R/W.....RIGHT-OF-WAY
 S.F.....SQUARE FEET

(THIS IS NOT A SURVEY)
 SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION AND SURVEYOR'S NOTES.

SHEET 2 OF 2

PEC SURVEYING AND MAPPING, LLC
 CERTIFICATE OF AUTHORIZATION NUMBER LB 7808
 2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967
 WWW.PECONLINE.COM

SECTION 6, TOWNSHIP 24 SOUTH, RANGE 29 EAST

DATE: JANUARY 31, 2017	PREP BY: J.L.M.	DRAWN BY: J.L.M.	JOB #: 17-010
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O: 17-010 Contravest Courtney II\17-010 UTILITY EASEMENT-2B.dwg Jan 24, 2019 - 12:43pm

Project: Addison at Universal Blvd. Site Work Permit # B16904162 OCU File #89108

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 it has 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:

Fifth Third Bank, an Ohio banking corporation

FROM: Northington Orlando Investors LLC, a Delaware limited liability company

- (1) A Construction Mortgage, Security Agreement, Fixture Filing and Assignment of Leases and Rents recorded on May 1, 2017 as Document No.: 20170240111; together with
- (2) Assignment of Leases and Rents recorded May 1, 2017 as Document No.: 20170240112; and
- (3) Assignment of Plans, Specifications, Contracts, Agreements, Reports, Licenses and Permits recorded May 1, 2017 as Document No.: 20170240113; and
- (4) Financing Statement recorded May 1, 2017 as Document No.: 20170240114.

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

Project: Addison at Universal Blvd. Site Work Permit #: B16904162 OCU File #89108

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.

2nd IN WITNESS WHEREOF, the said holder of said encumbrances has duly executed this instrument this day of April, A.D. 2019.

Signed, sealed, and delivered in the presence of:

Fifth Third Bank, an Ohio banking corporation

[Signature]
Witness

By: [Signature]

JOHN HURT
Printed Name

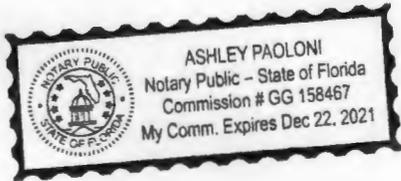
William C. Lee Jr.
Printed Name
Senior Vice President
Title

[Signature]
Witness
Joseph Troller
Printed Name

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 2 of April, 2019 by William C. Lee Jr., as Senior VP. of Fifth Third Bank, an Ohio banking corporation, on behalf of the bank. He/She is personally known to me or has produced _____ as identification.

(Notary Seal)



[Signature]
Notary Signature

Ashley Paoloni
Printed Notary Name

Notary Public in and for the County and State aforesaid
My Commission Expires: Dec. 22, 2021

This instrument prepared by:
David L. Brown, a staff employee
in the course of duty with the
Real Estate Management Division
of Orange County, Florida

Project: Addison at Universal Blvd. Site Work Permit #: B16904162 OCU File #89108

EXHIBIT "A"

SEE THE ATTACHED SKETCH

OF DESCRIPTION

(2 PAGES)

LEGAL DESCRIPTION

(UTILITY EASEMENT)

Project Name : The Addison at Universal Blvd. Site Work
Building Department Permit Number : B16904162

LEGAL DESCRIPTION

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COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 1, FOR A POINT OF REFERENCE; SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 3, OEP EAST PARCEL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 81, PAGES 150 AND 151, OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 67°17'56" EAST, ALONG THE SOUTHERLY LINE OF SAID LOT 1, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTHERLY LINE, RUN NORTH 22°42'04" EAST, 15.00 FEET; THENCE RUN SOUTH 67°17'56" EAST, 10.00 FEET TO A POINT LYING ON THE EASTERLY LINE OF SAID LOT 1; THENCE RUN SOUTH 22°42'04" WEST, ALONG SAID EASTERLY LINE, 15.00 FEET TO A POINT LYING ON THE SOUTHERLY LINE OF SAID LOT 1, ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF UNIVERSAL BOULEVARD, AS RECORDED IN PLAT BOOK 46, PAGES 13 THROUGH 16, OF SAID PUBLIC RECORDS; THENCE RUN NORTH 67°17'56" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 10.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 150.0 SQUARE FEET, MORE OR LESS.

SURVEYOR'S NOTES:

- (1) THIS LEGAL DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IDENTIFIED BELOW.
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- (5) THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY, AS SUCH.
- (6) THE DELINEATION OF LANDS SHOWN HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.

REVISIONS:

REVISED SKETCH AND DESCRIPTION. 1-19-2019 (JLM)
REVISED PROJECT NAME. 1-24-2019 (JLM)


DAVID A. WHITE, P.S.M.
FLORIDA REGISTRATION NO. 4044
PEC - SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION NO.: LB 7808
DATE OF SIGNATURE: 1-24-2019

(THIS IS NOT A SURVEY)

SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION.

SHEET 1 OF 2

PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967
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SECTION 6, TOWNSHIP 24 SOUTH, RANGE 29 EAST

DATE: JANUARY 31, 2017

PREP BY: J.L.M.

DRAWN BY: J.L.M.

JOB #: 17-010

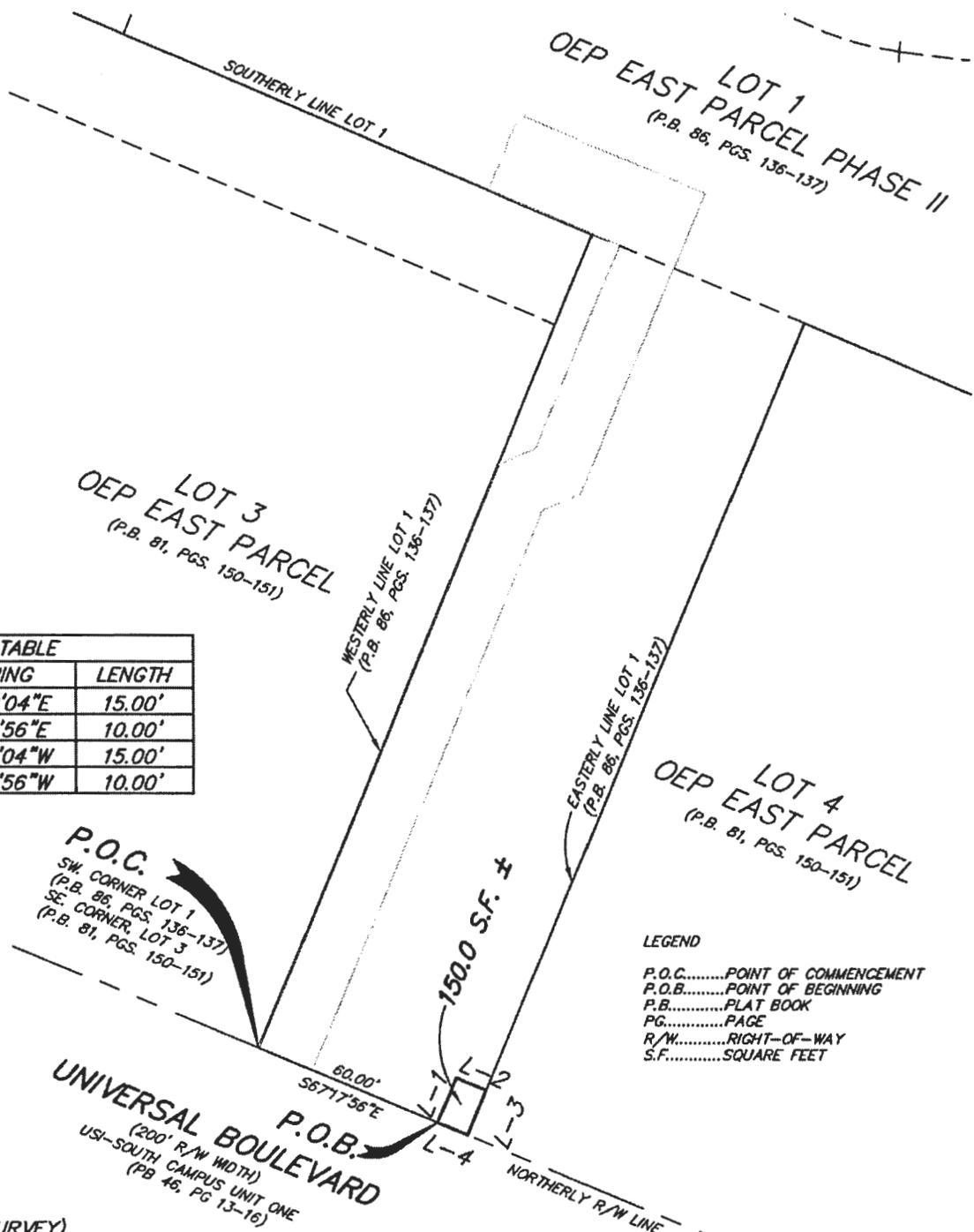
LEGAL DESCRIPTION

(UTILITY EASEMENT)

Project Name : The Addison at Universal Blvd. Site Work
 Building Department Permit Number : B16904162



SCALE
 1" = 50'



LINE TABLE		
LINE	BEARING	LENGTH
L-1	N22°42'04"E	15.00'
L-2	S67°17'56"E	10.00'
L-3	S22°42'04"W	15.00'
L-4	N67°17'56"W	10.00'

LEGEND
 P.O.C.....POINT OF COMMENCEMENT
 P.O.B.....POINT OF BEGINNING
 P.B.....PLAT BOOK
 PG.....PAGE
 R/W.....RIGHT-OF-WAY
 S.F.....SQUARE FEET

(THIS IS NOT A SURVEY)
 SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION AND SURVEYOR'S NOTES.

SHEET 2 OF 2

PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

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SECTION 6, TOWNSHIP 24 SOUTH, RANGE 29 EAST

DATE: JANUARY 31, 2017

PREP BY: J.L.M.

DRAWN BY: J.L.M.

JOB #: 17-010

O:\17-010 Contravest Courtney II\17-010 UTILITY EASEMENT-2A.dwg Jan 24, 2019 - 12:42pm

Project: Addison at Universal Blvd. Site Work Permit # B16904162 OCU File #89108

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 it has 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:

Craft Capital USA, Inc., a Florida corporation, successor by conversion to Craft Capital USA, LLC., a Florida limited liability company
FROM: Destination Shoppes, LP., a Florida limited partnership f/k/a Destination Shoppes, LLLP, a Florida limited liability limited partnership

- (1) Mortgage and Security Agreement executed by Destination Shoppes, LP, a Florida limited partnership f/k/a Destination Shoppes, LLLP, a Florida limited liability limited partnership recorded February 1, 2016 as Document No.: 20160053326; and
- (2) Mortgage Modification Agreement recorded February 14, 2018 as Document No.: 20180091356.

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 1st day of April, A.D. 2019.

Signed, sealed, and delivered in the presence of:

Craft Capital USA, Inc., a Florida corporation, successor by conversion to Craft Capital USA, LLC., a Florida limited liability company

[Signature]
Witness

By: [Signature]

PETER RAFFIS
Printed Name

ROBERT SABATO
Printed Name

[Signature]
Witness

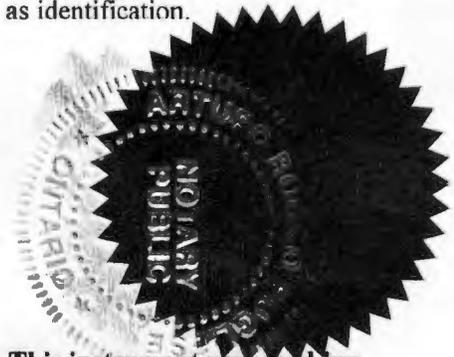
PRESIDENT
Title

MARK L. OLIER
Printed Name

Province
STATE OF ONTARIO
Country
COUNTY OF CANADA

The foregoing instrument was acknowledged before me this 1st of April, 2019 by Robert Sabato, as PRESIDENT of Craft Capital USA, Inc., a Florida corporation, successor by conversion to Craft Capital USA, LLC., a Florida limited liability company, on behalf of the corporation. He/She is personally known to me or has produced _____ as identification.

[Signature]
Notary Signature
Arcio Pugliese
Printed Notary Name LAWYER



Notary Public in and for the County and State aforesaid
My Commission Expires: N/A

This instrument prepared by: David L. Brown, a staff employee in the course of duty with the Real Estate Management Division of Orange County, Florida

Project: Addison at Universal Blvd. Site Work Permit #: B16904162 OCU File #89108

EXHIBIT "A"

SEE THE ATTACHED SKETCH

OF DESCRIPTION

(2 PAGES)

LEGAL DESCRIPTION

(UTILITY EASEMENT)

Project Name : The Addison at Universal Blvd. Site Work
Building Department Permit Number : B16904162

LEGAL DESCRIPTION

A PARCEL OF LAND, BEING A PORTION OF LOT 4, OEP EAST PARCEL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 81, PAGES 150 AND 151, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTION 6, TOWNSHIP 24 SOUTH, RANGE 29 EAST BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 4, FOR A POINT OF BEGINNING; SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 1, OEP EAST PARCEL PHASE II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 86, PAGES 136 AND 137, OF SAID PUBLIC RECORDS; THENCE RUN NORTH 22°42'04" EAST, ALONG THE WESTERLY LINE OF SAID LOT 4, A DISTANCE OF 15.00 FEET; THENCE DEPARTING SAID WESTERLY LINE, RUN SOUTH 67°17'56" EAST, 5.00 FEET; THENCE RUN SOUTH 22°42'04" WEST, 15.00 FEET TO A POINT LYING ON THE SOUTHERLY LINE OF SAID LOT 4, ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF UNIVERSAL BOULEVARD, AS RECORDED IN PLAT BOOK 46, PAGES 13 THROUGH 16, OF SAID PUBLIC RECORDS; THENCE RUN NORTH 67°17'56" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 5.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 75.0 SQUARE FEET, MORE OR LESS.

SURVEYOR'S NOTES:

- (1) THIS LEGAL DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IDENTIFIED BELOW.
- (2) NO ABSTRACT FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD HAVE BEEN PROVIDED TO THIS FIRM.
- (3) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE SOUTHERLY LINE OF LOT 4, OEP EAST PARCEL, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK. 81, PAGES 150 AND 151 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING NORTH 67°17'56" WEST.
- (4) THE "LEGAL DESCRIPTION" HEREON HAS BEEN PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.
- (5) THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY, AS SUCH.
- (6) THE DELINEATION OF LANDS SHOWN HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.

REVISIONS:

REVISED SKETCH AND DESCRIPTION. 1-19-2019 (JLM)
REVISED PROJECT NAME. 1-24-2019 (JLM)

(THIS IS NOT A SURVEY)

SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION.



DAVID A. WHITE, P.S.M.
FLORIDA REGISTRATION NO. 4044
PEC - SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION NO.: LB 7808
DATE OF SIGNATURE: 1-24-2019

SHEET 1 OF 2

PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

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SECTION 6, TOWNSHIP 24 SOUTH, RANGE 29 EAST

DATE: JANUARY 31, 2017

PREP BY: J.L.M.

DRAWN BY: J.L.M.

JOB #: 17-010

LEGAL DESCRIPTION

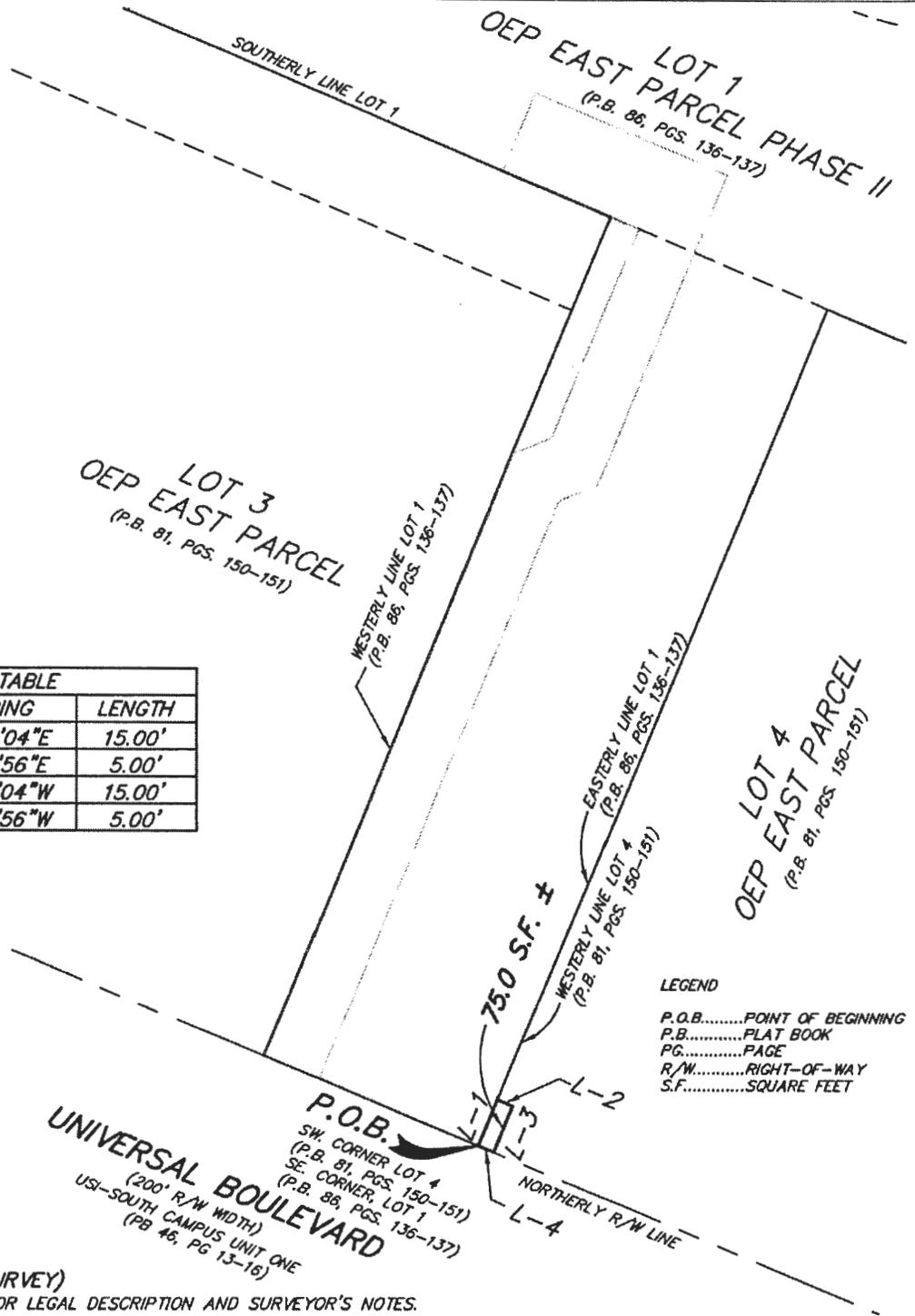
(UTILITY EASEMENT)

Project Name : The Addison at Universal Blvd. Site Work
 Building Department Permit Number : B16904162



SCALE
 1" = 50'

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L-1	N22°42'04"E	15.00'
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LEGEND
 P.O.B.....POINT OF BEGINNING
 P.B.....PLAT BOOK
 PG.....PAGE
 R/W.....RIGHT-OF-WAY
 S.F.....SQUARE FEET

UNIVERSAL BOULEVARD
 P.O.B.
 SW. CORNER LOT 4
 (P.B. 81, PGS. 150-151)
 SE. CORNER LOT 1
 (P.B. 86, PGS. 136-137)
 (200' R/W WIDTH)
 USI-SOUTH CAMPUS UNIT ONE
 (PB 46, PG 13-16)

(THIS IS NOT A SURVEY)
 SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION AND SURVEYOR'S NOTES.

SHEET 2 OF 2

PEC SURVEYING AND MAPPING, LLC
 CERTIFICATE OF AUTHORIZATION NUMBER LB 7808
 2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967
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SECTION 6, TOWNSHIP 24 SOUTH, RANGE 29 EAST

DATE: JANUARY 31, 2017 PREP BY: J.L.M. DRAWN BY: J.L.M. JOB #: 17-010

c:\17-010 Contravest Courtney II\17-010 UTILITY EASEMENT-2B.dwg Jan 24, 2019 - 12:43pm

Project: Addison at Universal Blvd. Site Work Permit # B16904162 OCU File #89108

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 it has 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: Synovus Bank, a Georgia banking corporation, Successor by Merger to Florida Community Bank, N.A., a national banking association

FROM: Destination Shoppes, LP., a Florida limited partnership f/k/a Destination Shoppes, LLLP, a Florida limited liability limited partnership

- (1) A Mortgage and Security Agreement recorded on January 25, 2016 as Document No.: 20160039925 together with:
- (2) Absolute Assignment of Leases and Rents recorded January 25, 2016 as Document No.: 20160039926; and
- (3) Financing Statement recorded January 25, 2016 as Document No.: 20160039927; and
- (4) Intercreditor Subordination and Standstill Agreement by and among Craft Capital USA, LLC, a Florida limited liability company (Subordinate Obligee), Florida Community Bank, NA (Senior Lender) and Destination Shoppes, LLLP, a Florida limited liability limited partnership Recorded February 1, 2016 as Document No.: 20160053325.

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

Project: Addison at Universal Blvd. Site Work Permit #: B16904162 OCU File #89108

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 8th day of April, A.D. 2019

Signed, sealed, and delivered,
in the presence of:

Synovus Bank, a Georgia banking corporation,
Successor by Merger to Florida Community Bank,
N.A., a national banking association

[Signature]

Witness
Joselin C. Espinal
Printed Name

By: [Signature]

Andy Johnson
Printed Name

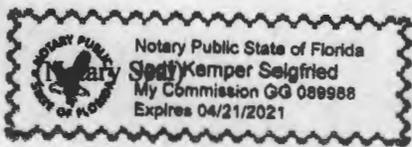
[Signature]

Witness
Lisa Sassone
Printed Name

SVP
Title

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 8th of April, 2019 by Andy Johnson, as Sr. Vice President of Synovus Bank, a Georgia banking corporation, Successor by Merger to Florida Community Bank, N.A., a national banking association, on behalf of the bank. He/She is personally known to me or has produced na as identification.



[Signature]
Notary Signature

Printed Notary Name
Notary Public in and for
the County and State aforesaid
My Commission Expires: _____

This instrument prepared by:
David L. Brown, a staff employee
in the course of duty with the
Real Estate Management Division
of Orange County, Florida

Project: Addison at Universal Blvd. Site Work Permit #: B16904162 OCU File #89108

EXHIBIT "A"

SEE THE ATTACHED SKETCH

OF DESCRIPTION

(2 PAGES)

LEGAL DESCRIPTION

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REVISIONS:

REVISED SKETCH AND DESCRIPTION. 1-19-2019 (JLM)
REVISED PROJECT NAME. 1-24-2019 (JLM)

(THIS IS NOT A SURVEY)

SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION.



DAVID A. WHITE, P.S.M.
FLORIDA REGISTRATION NO. 4044
PEC - SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION NO.: LB 7808
DATE OF SIGNATURE: 1-24-2019

SHEET 1 OF 2

PEC

SURVEYING AND MAPPING, LLC

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SECTION 6, TOWNSHIP 24 SOUTH, RANGE 29 EAST

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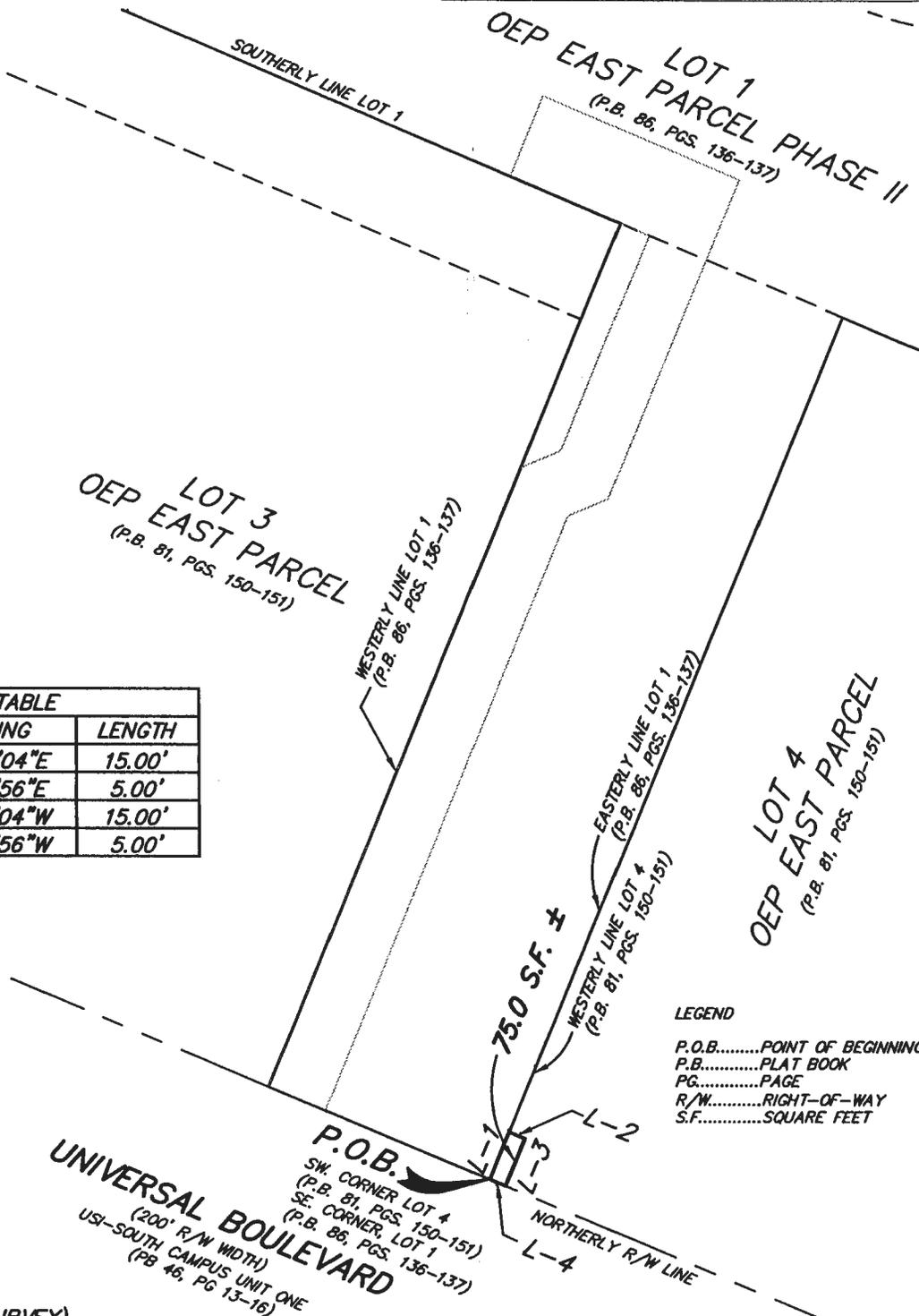
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