



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 2

DATE: April 30, 2020

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

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

FROM: Luciana Mino, Sr. Acquisition Agent *LM*
Real Estate Management Division *PS*

CONTACT PERSON: Paul Sladek, Manager

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

ACTION REQUESTED: Approval of Purchase Agreement, Access and Utility Easement, and Temporary Construction Easement between Sandlake Station Partners, LLC and Orange County and authorization to disburse funds to pay purchase price and recording fees and record instruments

PROJECT: Pump Station #3222 (Watts Avenue)

District 3

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

ITEMS: Purchase Agreement (Parcels 803/701A)

Access and Utility Easement (Instrument 803.1)
Cost: \$8,100
Size: 2,014 square feet

Temporary Construction Easement (Instrument 701A.1)
Cost: \$4,900
Size: 2,400 square feet
Term: 5 years, or until completion of construction

BUDGET: Account No.: 4420-038-1503-33-6110

FUNDS: \$13,000 Payable to Sandlake Station Partners, LLC
(purchase price)

\$71 Payable to Orange County Comptroller
(recording fees)

APPROVALS: Real Estate Management Division
Utilities Department

REMARKS: These easements are being acquired at the request of the Orange County
Utilities Department to facilitate relocation of Pump Station #3222.

Seller to pay documentary stamp tax.

REQUEST FOR FUNDS FOR LAND ACQUISITION

☒ Under BCC Approval

☐ Under Ordinance Approval

Date: 2/19/20

Total Amount: \$13,071.00

Project: Pump Station # 3222 (Watts Avenue)

Parcels: 803,761A

Charge to Account # 4420-038-1503-33-6110

David S. Arms 3/3/2020
Controlling Agency Approval Signature Date

Printed Name:

Wayne McCoy 2/28/20
Fiscal Approval Signature Date

Printed Name

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

☒ N/A District # 3

☒ Acquisition at Approved Appraisal
☐ Acquisition at Below Approved Appraisal
☐ Acquisition at Above Approved Appraisal
☐ Advance Payment Requested

Sandlake Station Partners, LLC
18851 NE 29th Ave., Suite 402
Miami, Florida 33180
Purchase Price \$13,000.00

DOCUMENTATION ATTACHED (Check appropriate block(s))

☒ Contract/ Agreement
☒ Copy of Executed Instruments
☒ Certificate of Value
☒ Settlement Analysis

Orange County Comptroller
Recording Fee \$71.00

Total \$13,071.00

Payable to: Sandlake Station Partners, LLC (\$13,000.00)

Payable to: Orange County Comptroller (\$71.00)

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

Recommended by Kenneth T. Woods
Kenneth T. Woods, Acquisition Agent, Real Estate Mgmt Div.

2/19/2020
Date

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

2/24/2020
Date

or
Payment Approved Russell Corriveau
Russell Corriveau, Asst. Mgr. Real Estate Management Div.

MAY 19 2020
Date

Certified Craig Stopyna
Approved by BCC for Deputy Clerk to the Board

Date

Examined/Approved Comptroller/Government Grants

Check No. / Date

REMARKS:

Anticipated Closing Date: As soon as checks are available

Request For Funds 1-15-19 P. Sladek & R. Corriveau

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
MAY 19 2020

Project: Pump Station #3222 (Watts Avenue)
Parcel: 803.1/701A.1

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

MAY 19 2020

PURCHASE AGREEMENT

**COUNTY OF ORANGE
STATE OF FLORIDA**

THIS AGREEMENT made between Sandlake Station Partners, 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, BUYER requires the land described on Schedule "A" attached hereto for the above referenced project and said SELLER agrees to furnish said land for such purpose.

**Property Appraiser's Parcel Identification Number
a portion of
25-23-29-0000-00-054**

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

1. SELLER agrees to execute a permanent Access and Utility Easement on Parcel 803.1, conveying said Easement unto BUYER free of all liens and encumbrances for the sum of \$ 8,100.
2. SELLER agrees to execute a Temporary Construction Easement for a period of 5 years on Parcel 701A.1, for the sum of \$ 4,900.

Total \$ 13,000

3. SELLER agrees to pay documentary stamp tax prior to receipt of proceeds, by separate check payable to the Orange County Comptroller.
4. This transaction shall be closed and the easements 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 BUYER and SELLER.
5. SELLER shall comply with Section 286.23, Florida Statutes, pertaining to disclosure of beneficial ownership, if applicable.
6. 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

Project: Pump Station #3222 (Watts Avenue)
Parcel: 803.1/701A.1

and/or the Manager/Assistant Manager of the Orange County Real Estate Management Division,
as may be appropriate.

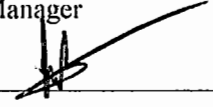
THIS AGREEMENT supersedes all previous agreements or representations, either verbal or written, heretofore in effect between SELLER and BUYER, made with respect to the matters herein contained, and when duly executed constitute the AGREEMENT between SELLER and BUYER. No additions, alterations, or variations 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.

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

SELLER

Sandlake Station Partners, LLC,
a Florida limited liability company

BY: MIR Developments, LLC
a Florida limited liability company
as Manager

BY:  _____

Isaac Pickett
Printed Name

MANAGER
Title

Post Office Address

18851 NE 29th Ave., Suite 402

Miami Florida, 33180

DATE: 2/11/2020

BUYER

Orange County, Florida

BY:  _____
Kenneth Woods, Its Agent

DATE: 2/12/2020

SCHEDULE "A"
SKETCH OF DESCRIPTION
PARCEL: 803
ESTATE: PERPETUAL EASEMENT
PURPOSE: UTILITY EASEMENT

Description:

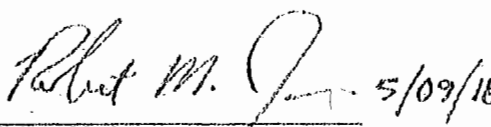
A parcel of land lying in the Southeast 1/4 Section 25, Township 23 South, Range 29 East, being a portion of those lands described in Official Records Book 10492, Page 3663 of the Public Records of Orange County, Florida, more particularly described as follows:

Commencing at the Southwest Corner of Lot 1, Block D, Graham Gardens, as recorded in Plat Book V, Page 128 of the public records of Orange County, Florida; thence run N00°01'51"W, along the west line of said subdivision, for a distance of 450.68 feet to the POINT OF BEGINNING; thence departing said west line, run S89°58'09"W, for a distance of 53.00 feet; thence run N00°01'51"W, for a distance of 38.00 feet; thence run N89°58'09"E, for a distance of 53.00 feet to said west line; thence run S00°01'51"E, along said west line, for a distance of 38.00 feet to the POINT OF BEGINNING.


Containing 2014.00 square feet or 0.046 acres, more or less.

Surveyor's Notes

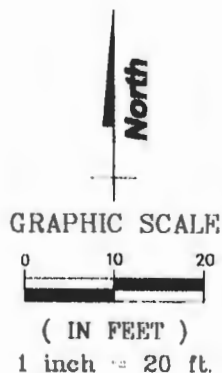
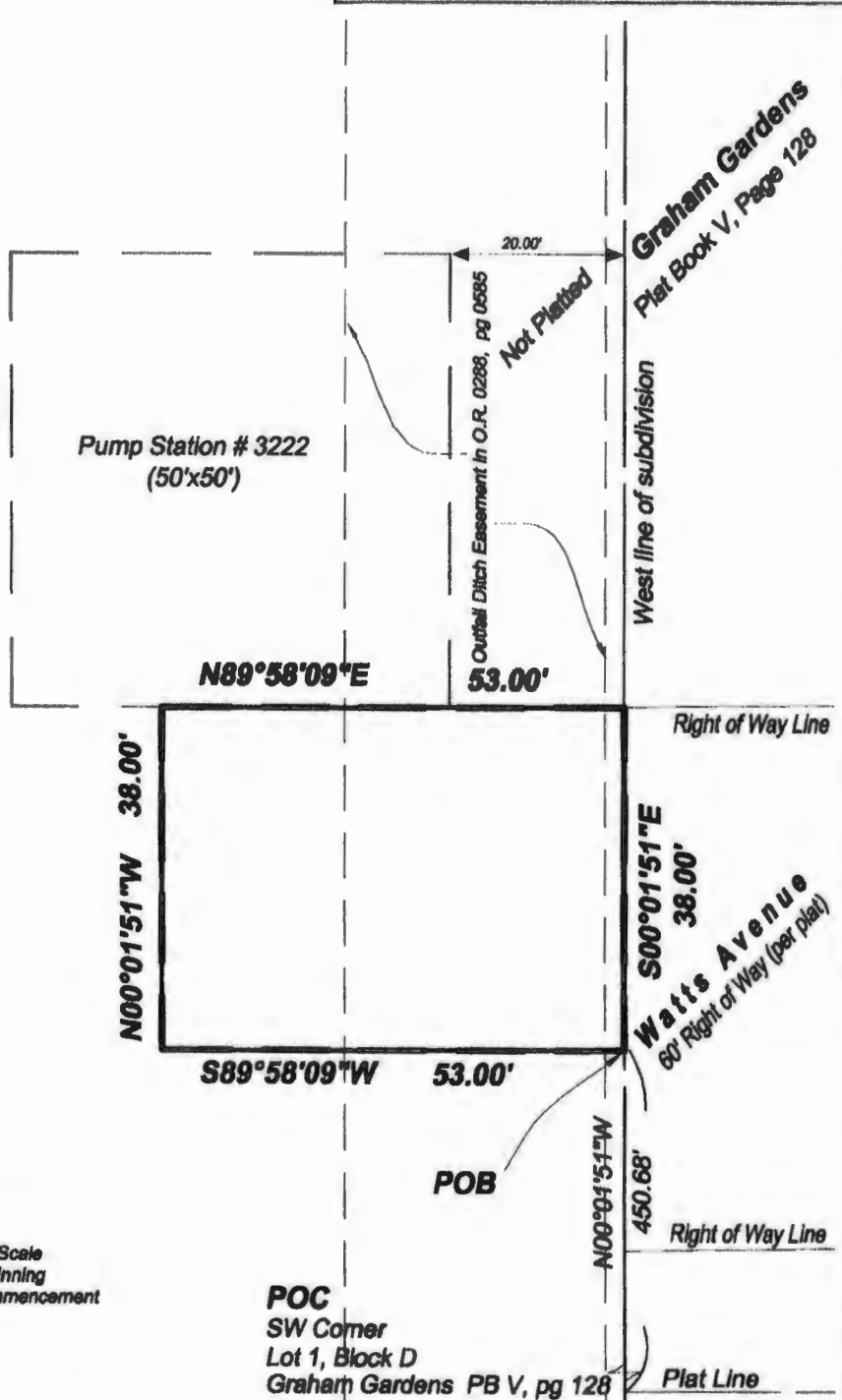
- 1) This Legal Description and Sketch is not valid without the signature and the original raised seal of the signing Florida Licensed Surveyor and Mapper.
- 2) The lands described herein were not abstracted for ownership, easements, right-of-way or other title matters by this firm. Instruments of record depicted hereon are as denoted on First American Title Insurance Company Commitment for Title Insurance, file number 2037-2788882/12.00134, dated August 7, 2012.
- 3) Bearings shown hereon are relative to the Florida State Plane Coordinate System, East Zone (0901), North American Datum of 1983/2007 Adjustment, with West plat line of Graham Gardens, as recorded in Plat Book V, Page 128 of the public records of Orange County, as being N 00°01'51" W.
- 4) Certified to: Orange County


Robert M. Jones
Florida Professional Surveyor and Mapper No. 4201

THIS IS NOT A SURVEY

PROJECT TITLE: Orange County Utilities Department Legal Description and Sketch Pump Station 3222 (Watts Avenue)		DATE BY DESCRIPTION	
 AMEC Environment & Infrastructure, Inc. 75 East Amelia Street, Suite 200 Orlando, FL 32801 USA Phone: (407) 622-7570 Fax: (407) 622-7578 Certificate of Authorization Number LB-0007832		REVISION	
		DRAWN BY: PEW CHKD. BY: RMJ DATE: 03/20/2018 DATE: 03/20/2018	
		JOB No. 6374.18.1086 SCALE: N/A SHT. 1 OF 2	
DRAWING NAME: 1086-PS 3222 Utility Easement.dwg			

SCHEDULE "A"
SKETCH OF DESCRIPTION
PARCEL: 803
ESTATE: PERPETUAL EASEMENT
PURPOSE: UTILITY EASEMENT



Legend

— Line Not To Scale

POB = Point of Beginning

POC = Point of Commencement

THIS IS NOT A SURVEY

PROJECT TITLE:

Orange County Utilities Department
Legal Description and Sketch
Pump Station 3222 (Watts Avenue)

AMEC Environment & Infrastructure, Inc.

75 East Amelia Street, Suite 200

Orlando, FL 32801 USA

Phone: (407) 622-7570

Fax: (407) 622-7576

Certificate of Authorization Number LB-0007932



DATE	BY	REVISION	DESCRIPTION
DRAWN BY: PEW	CHKD. BY: RMJ		
DATE: 03/20/2018	DATE: 03/20/2018		
JOB No. 6374.18.1086	SCALE: 1"=20'	SHT. 2	OF 2

DRAWING NAME: 1086-P6 3222 Utility Easement.dwg

SCHEDULE "A"
SKETCH OF DESCRIPTION
PARCEL: 701
ESTATE: Temporary Easement
PURPOSE: TEMPORARY CONSTRUCTION EASEMENT

Description: Temporary Construction Easement

A parcel of land lying in the Southeast 1/4 Section 25, Township 23 South, Range 29 East, being a portion of those lands described in Official Records Book 10492, Page 663 of the Public Records of Orange County, Florida, more particularly described as follows:

Commencing at the Southwest Corner of Lot 1, Block D, Graham Gardens, as recorded in Plat Book V, Page 128 of the public records of Orange County, Florida; thence run N00°01'51"W along the west line of said subdivision, for a distance of 466.68 feet; thence run S89°58'09"W, for a distance of 45.00 feet; thence run N00°01'51"W, for a distance of 12.00 feet; thence run N89°58'09"E, for a distance of 35.00 feet to the POINT OF BEGINNING of the herein described parcel; thence run N00°01'51"W, for a distance of 70.00 feet; thence run S89°58'09"W, for a distance of 70.00 feet; thence run S00°01'51"E, for a distance of 70.00 feet; thence run N89°58'09"E, for a distance of 70.00 feet to the POINT OF BEGINNING.

LESS

Commencing at the above mentioned Southwest Corner of Lot 1, Block D, Graham Gardens subdivision, as recorded in Plat Book V, Page 128 of the public records of Orange County, Florida; thence run N 00°01'51" W, along the west line of said subdivision, for a distance of 466.68 feet; thence run S 89°58'09" W, for a distance of 45.00 feet; thence run N 00°01'51" W, for a distance of 22.00 feet; thence run N 89°58'09" E, for a distance of 25.00 feet to the POINT OF BEGINNING of the herein described parcel; thence run N 00°01'51" W, for a distance of 50.00 feet; thence run S 89°58'09" W, for a distance of 50.00 feet; thence run S 00°01'51" E, for a distance of 50.00 feet; thence run N 89°58'09" E, for a distance of 50.00 feet to the POINT OF BEGINNING.

Containing 2400.00 square feet or 0.055 acres, more or less.

Surveyor's Notes

- 1) This Legal Description and Sketch 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, right-of-way or other title matters by this firm. Instruments of record depicted hereon are as denoted on First American Title Insurance Company Commitment for Title Insurance, file number 2037-2788882/12.00134, dated August 7, 2012.
- 3) Bearings shown hereon are relative to the Florida State Plane Coordinate System, East Zone (0901), North American Datum of 1983/2007 Adjustment, with West plat line of Graham Gardens, as recorded in Plat Book V, Page 128 of the public records of Orange County, as being N 00°01'51" W.

4) Certified to: Orange County



THIS IS NOT A SURVEY

PROJECT TITLE:

**Orange County Utilities Department
Legal Description and Sketch
Pump Station 3222 (Watts Avenue)**

AMEC Environment & Infrastructure, Inc.
75 East Amelia Street, Suite 200
Orlando, FL 32801 USA
Phone: (407) 522-7570
Fax: (407) 522-7576

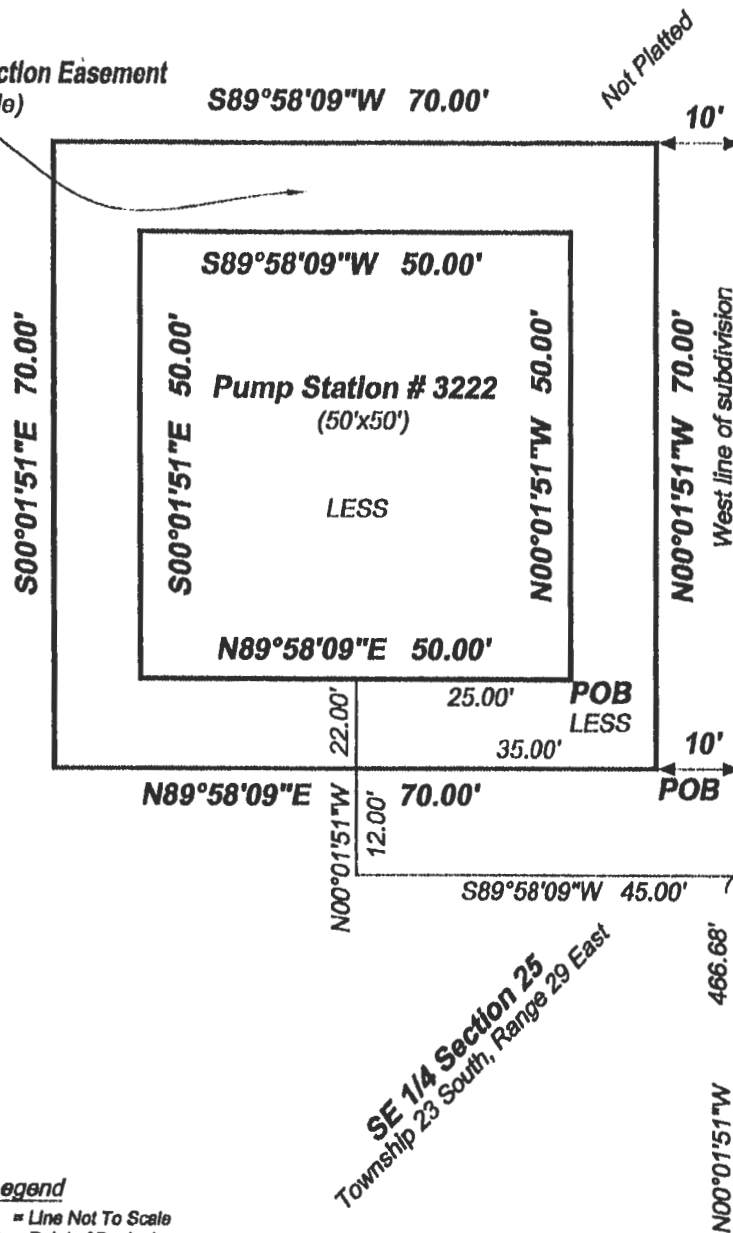
Certificate of Authorization Number I.B-0007932



02/18/2015	PEW	revised per client
01/30/2015	PEW	revised legal and parcel (see 6374.12.0682)
DATE	BY	DESCRIPTION
REVISION		
DRAWN BY:	PEW	CHKD. BY: RMJ
DATE:	01/30/2015	DATE: 01/30/2015
JOB No.	6374.14.0766	SCALE: 1"=20'
		SHT. 1 OF 2
DRAWING NAME: 0766-PS 3222.dwg		

SCHEDULE "A"
SKETCH OF DESCRIPTION
PARCEL: 701
ESTATE: TEMPORARY EASEMENT
PURPOSE: TEMPORARY CONSTRUCTION EASEMENT

Temporary Construction Easement
 (10' Wide)



Graham Gardens
 Plat Book V, Page 128

Right of Way Line

Watts Avenue
 60' Right of Way (per plat)

Right of Way Line

North

GRAPHIC SCALE



(IN FEET)

1 inch = 20 ft.

Legend

- Line Not To Scale
- POB = Point of Beginning
- POC = Point of Commencement

THIS IS NOT A SURVEY

POC

SW Corner

Lot 1, Block D

Graham Gardens PB V, pg 128

Plat Line

PROJECT TITLE:

Orange County Utilities Department
 Legal Description and Sketch
 Pump Station 3222 (Watts Avenue)

02/15/2015	PEW	revised per client
01/30/2015	PEW	revised legal and parcel (see 6374.12.0602)
DATE	BY	DESCRIPTION

REVISION

DRAWN BY: PEW
 DATE: 01/30/2015

CHKD. BY: RMJ
 DATE: 01/30/2015

JOB No.
 6374.14.0766

SCALE:
 1"=20'

BHT. 2
 OF 2

DRAWING NAME: 0766-PS 3322.dwg



AMEC Environment & Infrastructure, Inc.
 75 East Amelia Street, Suite 200
 Orlando, FL 32801 USA
 Phone: (407) 622-7670
 Fax: (407) 622-7678

Certificate of Authorization Number LB-0007832

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
MAY 19 2020

Instrument: 803.1
Project: Pump Station #3222 (Watts Avenue)

ACCESS AND UTILITY EASEMENT

THIS INDENTURE, Made this 10 day of January, A.D. 2020, between Sandlake Station Partners, LLC, a Florida limited liability company, whose address is 18851 NE 29th Ave., Suite 402, Miami, Florida, 33180. 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 access and 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 Number:

a portion of

25-23-29-0000-00-054

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 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 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: 803.1
Project: Pump Station #3222 (Watts Avenue)

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:

Ramaldo Paredon
Witness

Ramaldo Paredon
Printed Name

[Signature]
Witness

Martin Gelbspan
Printed Name

Sandlake Station Partners, LLC,
a Florida limited liability company

BY: MIR Developments, LLC
a Florida limited liability company
as Manager

BY: [Signature]

Isaac Becker
Printed Name

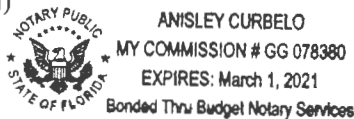
MANAGER
Title

(Signature of TWO witnesses required by Florida law)

STATE OF Florida
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 10 day of JANUARY, 2020 by Isaac Becker, as MANAGER, of MIR Developments, LLC, a Florida limited liability company, as manager of Sandlake Station Partners, LLC, a Florida 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:
Kimberly Heim, a staff employee
in the course of duty with the
Real Estate Management Division
of Orange County, Florida

[Signature]
Notary Signature

Anisley Curbelo
Printed Notary Name

Notary Public in and for
the County and State aforesaid

My commission expires: 03/01/2021

SCHEDULE "A"
SKETCH OF DESCRIPTION
PARCEL: 803
ESTATE: PERPETUAL EASEMENT
PURPOSE: UTILITY EASEMENT

Description:

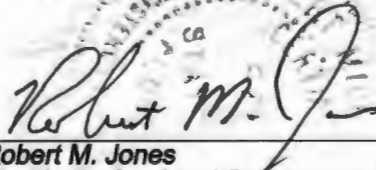
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Containing 2014.00 square feet or 0.046 acres, more or less.

Surveyor's Notes

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- 4) Certified to: Orange County

 5/09/18
Robert M. Jones
Florida Professional Surveyor and Mapper No.4201

THIS IS NOT A SURVEY

PROJECT TITLE: **Orange County Utilities Department
Legal Description and Sketch
Pump Station 3222 (Watts Avenue)**

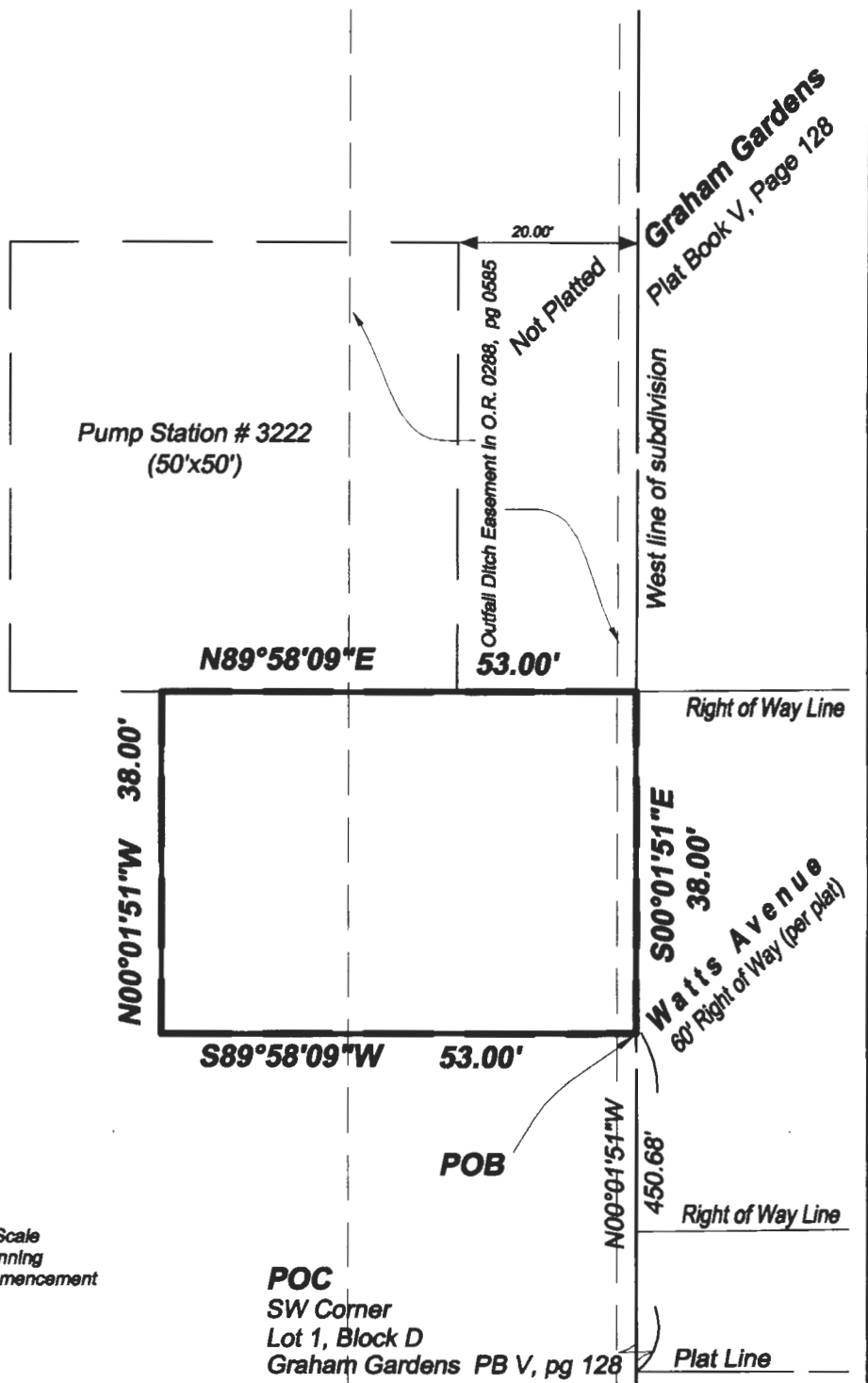


AMEC Environment & Infrastructure, Inc.
75 East Amelia Street, Suite 200
Orlando, FL 32801 USA
Phone: (407) 522-7570
Fax: (407) 522-7576

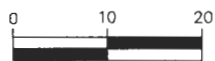
Certificate of Authorization Number LB-0007932

DATE	BY	DESCRIPTION
REVISION		
DRAWN BY: PEW	CHKD. BY: RMJ	
DATE: 03/20/2018	DATE: 03/20/2018	
JOB No. 6374.18.1086	SCALE: N/A	SHT. 1 OF 2
DRAWING NAME: 1086-PS 3222 Utility Easement.dwg		

SCHEDULE "A"
SKETCH OF DESCRIPTION
PARCEL: 803
ESTATE: PERPETUAL EASEMENT
PURPOSE: UTILITY EASEMENT



GRAPHIC SCALE



(IN FEET)

1 inch = 20 ft.

Legend

- = Line Not To Scale**
- POB = Point of Beginning**
- POC = Point of Commencement**

THIS IS NOT A SURVEY

PROJECT TITLE:
Orange County Utilities Department
Legal Description and Sketch
Pump Station 3222 (Watts Avenue)



AMEC 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: 03/20/2018	DATE: 03/20/2018	
JOB No. 6374.18.1086	SCALE: 1"=20'	SHT. 2 OF 2
DRAWING NAME: 1086-PS 3222 Utility Easement.dwg		

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
MAY 19 2020

Instrument: 701A.1
Project: Pump Station #3222 (Watts Avenue)

TEMPORARY CONSTRUCTION EASEMENT

For and in consideration of \$ 4900⁰⁰, other valuable considerations, and of the benefits accruing to us, we, Sandlake Station Partners, LLC, a Florida limited liability company, existing under the laws of the state of Florida, whose address is 18851 NE 29th Ave., Suite 402, Miami, Florida, 33180, GRANTOR, do hereby give, grant, bargain, and release to 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, a temporary easement to enter upon the portion of the lands of the owners, for the purposes described herein, such lands being described as follows:

SEE ATTACHED SCHEDULE "A"

Property Appraiser's Parcel Identification Number:

a portion of

25-23-29-0000-00-054

THIS EASEMENT is granted for construction purposes only, including the right to enter upon said lands for the purposes of sloping, grading, clearing, grubbing, storage of materials and equipment, excavation, and restoration during GRANTEE'S construction of an access and utility easement improvement, as GRANTEE deems necessary or prudent. Should GRANTEE perform any such construction activities in the easement area, GRANTEE shall, at its sole cost and expense, restore such lands to the condition existing prior to such construction activities, including the repair or replacement of any paving, curbing, sidewalks or landscaping.

THIS EASEMENT is granted upon the condition that the sloping and/or grading upon the above land shall not extend beyond the limits outlined, and that all grading or sloping shall conform to all existing structural improvements within the limits designated, and all work will be performed in such a manner that existing structural improvements will not be damaged.

THIS EASEMENT shall expire upon the completion of the construction of the said project or after five (5) years, whichever occurs first.

Instrument: 701A.1
Project: Pump Station #3222 (Watts Avenue)

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

Signed, sealed, and delivered
in the presence of:

Reinaldo Pateau
Witness

Reinaldo Pateau
Printed Name

Anisley Curbelo
Witness

Anisley Curbelo
Printed Name

Sandlake Station Partners, LLC,
a Florida limited liability company

BY: MIR Developments, LLC
a Florida limited liability company
as Manager

BY: Isaac Peckel

ISAAC PECKEL
Printed Name

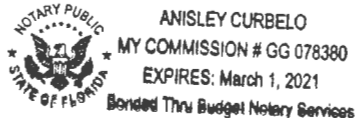
MANAGER
Title

(Signature of TWO witnesses required by Florida law)

STATE OF Florida
COUNTY OF Miami - Dade

THE FOREGOING instrument was acknowledged before me this 16 day of January, 2020, by ISAAC PECKEL, as MIR, of MIR Developments, LLC, a Florida limited liability company, as manager of Sandlake Station Partners, LLC, a Florida limited liability company, on behalf of the limited liability company. He/She ☒ is personally known to me, or ☐ has produced _____ as identification.

(Notary Seal)



Anisley Curbelo
Notary Signature

Anisley Curbelo
Printed Notary Name

Notary Public in and for
the County and State aforesaid

My Commission Expires: 03/01/2021

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

SCHEDULE "A"
SKETCH OF DESCRIPTION
PARCEL: 701
ESTATE: Temporary Easement
PURPOSE: TEMPORARY CONSTRUCTION EASEMENT

Description: Temporary Construction Easement

A parcel of land lying in the Southeast 1/4 Section 25, Township 23 South, Range 29 East, being a portion of those lands described in Official Records Book 10492, Page 663 of the Public Records of Orange County, Florida, more particularly described as follows:

Commencing at the Southwest Corner of Lot 1, Block D, Graham Gardens, as recorded in Plat Book V, Page 128 of the public records of Orange County, Florida; thence run N00°01'51"W along the west line of said subdivision, for a distance of 466.68 feet; thence run S89°58'09"W, for a distance of 45.00 feet; thence run N00°01'51"W, for a distance of 12.00 feet; thence run N89°58'09"E, for a distance of 35.00 feet to the POINT OF BEGINNING of the herein described parcel; thence run N00°01'51"W, for a distance of 70.00 feet; thence run S89°58'09"W, for a distance of 70.00 feet; thence run S00°01'51"E, for a distance of 70.00 feet; thence run N89°58'09"E, for a distance of 70.00 feet to the POINT OF BEGINNING.

LESS

Commencing at the above mentioned Southwest Corner of Lot 1, Block D, Graham Gardens subdivision, as recorded in Plat Book V, Page 128 of the public records of Orange County, Florida; thence run N 00°01'51" W, along the west line of said subdivision, for a distance of 466.68 feet; thence run S 89°58'09" W, for a distance of 45.00 feet; thence run N 00°01'51" W, for a distance of 22.00 feet; thence run N 89°58'09" E, for a distance of 25.00 feet to the POINT OF BEGINNING of the herein described parcel; thence run N 00°01'51" W, for a distance of 50.00 feet; thence run S 89°58'09" W, for a distance of 50.00 feet; thence run S 00°01'51" E, for a distance of 50.00 feet; thence run N 89°58'09" E, for a distance of 50.00 feet to the POINT OF BEGINNING.

Containing 2400.00 square feet or 0.055 acres, more or less.

Surveyor's Notes

1) This Legal Description and Sketch 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, right-of-way or other title matters by this firm. Instruments of record depicted hereon are as denoted on First American Title Insurance Company Commitment for Title Insurance, file number 2037-278882/12.00134, dated August 7, 2012.

3) Bearings shown hereon are relative to the Florida State Plane Coordinate System, East Zone (0901), North American Datum of 1983/2007 Adjustment, with West plat line of Graham Gardens, as recorded in Plat Book V, Page 128 of the public records of Orange County, as being N 00°01'51" W.

4) Certified to: Orange County



Robert M. Jones
Florida Professional Surveyor and Mapper No. 4201
AMEC Environment & Infrastructure, Inc.
75 East Amelia Street, Suite 200
Orlando, FL 32801

THIS IS NOT A SURVEY

PROJECT TITLE: Orange County Utilities Department
Legal Description and Sketch
Pump Station 3222 (Watts Avenue)

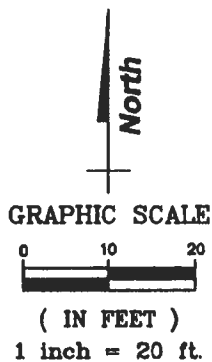
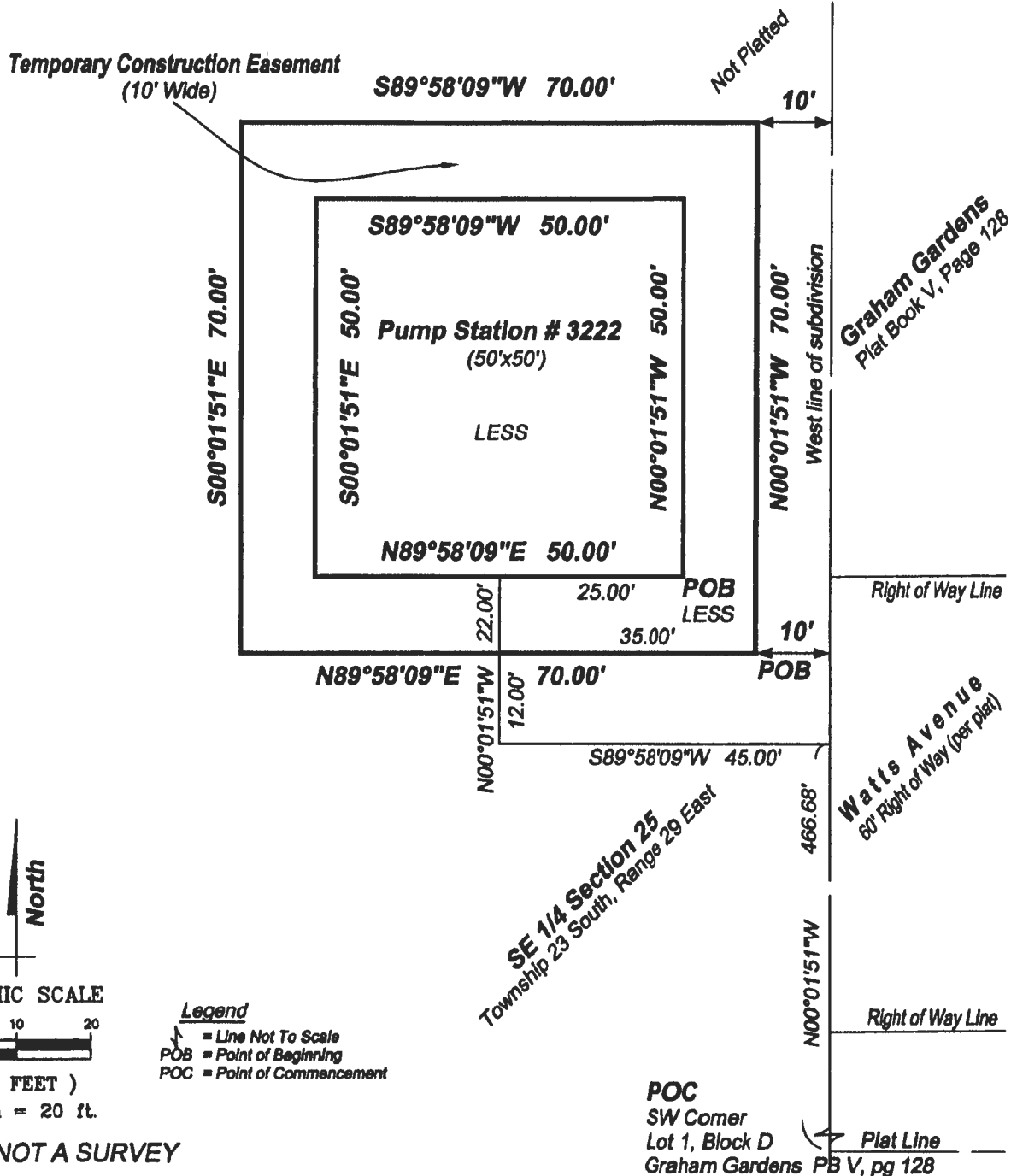
AMEC Environment & Infrastructure, Inc.
75 East Amelia Street, Suite 200
Orlando, FL 32801 USA
Phone: (407) 522-7570
Fax: (407) 522-7570



Certificate of Authorization Number LB-0007932

02/18/2015	PEW	revised per client
01/30/2015	PEW	revised legal and parcel (see 6374.12.0562)
DATE	BY	DESCRIPTION
REVISION		
DRAWN BY:	PEW	CHKD. BY: RMJ
DATE:	01/30/2015	DATE: 01/30/2015
JOB No.	6374.14.0766	SCALE: 1"=20'
		SHT. 1 OF 2
DRAWING NAME: 0786-PS 3222.dwg		

SCHEDULE "A"
SKETCH OF DESCRIPTION
PARCEL: 701
ESTATE: TEMPORARY EASEMENT
PURPOSE: TEMPORARY CONSTRUCTION EASEMENT



Legend

— = Line Not To Scale

POB = Point of Beginning

POC = Point of Commencement

THIS IS NOT A SURVEY

PROJECT TITLE: Orange County Utilities Department
 Legal Description and Sketch
 Pump Station 3222 (Watts Avenue)

AMEC Environment & Infrastructure, Inc.
 75 East Amelia Street, Suite 200
 Orlando, FL 32801 USA
 Phone: (407) 622-7570
 Fax: (407) 622-7576



Certificate of Authorization Number LB-0007932

02/16/2015	PEW	revised per client
01/30/2015	PEW	revised legal and parcel (see 6374.12.0002)
DATE	BY	DESCRIPTION
REVISION		
DRAWN BY:	PEW	CHKD. BY: RMJ
DATE:	01/30/2015	DATE: 01/30/2015
JOB No.	6374.14.0706	SCALE: 1"=20'
		SHT. 2 OF 2
DRAWING NAME: 0706-PS 3322.dwg		

AECOM

ORANGE COUNTY UTILITIES DEPARTMENT CERTIFICATE OF VALUE

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

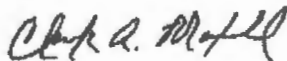
1. The statements of fact contained in this report are true and correct.
2. The reported analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, unbiased professional analyses, opinions and conclusions.
3. I have no present or prospective interest in the property 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 not performed any service, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. My compensation for completing this assignment 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.
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. Theresa R. Wilson, Cert Gen RZ4000, provided significant real property appraisal assistance to the person signing this certification.
9. I understand that this appraisal is to be used in connection with the acquisition of a perpetual utility easement.
10. This appraisal has been made in conformity with the appropriate State laws, regulations, policies and procedures applicable to the 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 non-compensable 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 the Orange County Real Estate Management Division and I will not do so until so authorized by Orange County officials/s, 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 the Orange County Real Estate Management Division 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.

Based upon my independent appraisal and the exercise of my professional judgement, my opinion of the market value for the part taken, including net severance damages after special benefits, if any, of the property appraised as of the 11th day of January 2019, is: \$8,100.

Market value should be allocated as follows:

LAND	\$8,100
IMPROVEMENTS	\$ 0
NET DAMAGES &/OR	
COST TO CURE	\$ <u>0</u>
TOTAL	\$8,100

LAND AREA: English (SF) 2,014 SF
Land Use:(H&BU as Vacant): Mixed-Use



Clark A. Maxwell – Cert Gen RZ920

January 25, 2019
DATE

RECEIVED

FEB 01 2019

AECOM

ORANGE COUNTY UTILITIES DEPARTMENT CERTIFICATE OF VALUE

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

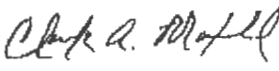
1. The statements of fact contained in this report are true and correct.
2. The reported analysis, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, unbiased professional analyses, opinions and conclusions.
3. I have no present or prospective interest in the property 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 not performed any service, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. My compensation for completing this assignment 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.
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. Theresa R. Wilson, Cert Gen RZ4000, provided significant real property appraisal assistance to the person signing this certification.
9. I understand that this appraisal is to be used in connection with the acquisition of a temporary construction easement.
10. This appraisal has been made in conformity with the appropriate State laws, regulations, policies and procedures applicable to the 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 non-compensable 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 the Orange County Real Estate Management Division and I will not do so until so authorized by Orange County officials, 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 the Orange County Real Estate Management Division 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.

Based upon my independent appraisal and the exercise of my professional judgement, my opinion of the market value for the part taken, including net severance damages after special benefits, if any, of the property appraised as of the 11th day of January 2019, is: \$4,900.

Market value should be allocated as follows:

LAND	\$4,900	LAND AREA:	English (SF) <u>2,400</u> SF
IMPROVEMENTS	\$ 0		
NET DAMAGES &/OR		Land Use:(H&BU as Vacant):	<u>Mixed-Use</u>
COST TO CURE	\$ <u>0</u>		
TOTAL	<u>\$4,900</u>		

January 25, 2019
DATE


Clark A. Maxwell – Cert Gen RZ920

Project: Pump Station #3222 (Watts Avenue)
Parcel No(s).: 803, 701A
Name of Owner(s): Sandlake Station Partners, LLC
Page No.: 1

SETTLEMENT ANALYSIS

	Pre-Condemnation
<u>X</u>	Not Under Threat

County's Appraised Value

Parcel 803

Land: 2,014 S.F.	\$ 8,100.00
Improvements:	\$ 0.00
Cost-to-Cure:	\$ 0.00
Other Damages:	<u>\$ 0.00</u>

Total Appraisal Value – Parcel 803	\$ 8,100.00
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Parcel 701A

Land: 2,400 S.F.	\$ 4,900.00
Improvements:	\$ 0.00
Cost-to-Cure:	\$ 0.00
Other Damages:	<u>\$ 0.00</u>

Total Appraisal Value – Parcel 701A	\$ 4,900.00
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Total Appraisal Value – All Parcels	<u>\$ 13,000.00</u>
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Project: Pump Station #3222 (Watts Avenue)
Parcel No(s).: 803, 701A
Name of Owner(s): Sandlake Station Partners, LLC
Page No.: 2

Owner's Requested Amount—Initial

Owner's Counter Offer: \$ 13,000.00

Total Owner's Requested Amount—Initial: \$ 13,000.00

Owner's Requested Amount—After Negotiations

Owner's Counter Offer: At appraised value \$ 13,000.00

Total Owner's Requested Amount—After Negotiations: \$ 13,000.00

Recommended Settlement Amount \$ 13,000.00

EXPLANATION OF RECOMMENDED SETTLEMENT

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

The property owner accepted the County's appraised value offer.

Recommended by: Kenneth T. Woods Date: 2/4/2020
Kenneth T. Woods, Acquisition Agent, Real Estate Mgmt. Division

Recommended by: Robert K. Babcock Date: 2/11/2020
Robert K. Babcock, Acquisition Supervisor, Real Estate Mgmt. Division

Approved by: Paul Sladek Date: 2/11/2020
Paul Sladek, Manager, Real Estate Mgmt. Division

Request for Taxpayer Identification Number and Certification

► Go to www.irs.gov/FormW9 for instructions and the latest information.

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

Print or type.
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. SANDLAKE STATION PARTNERS LLC	
2 Business name/disregarded entity name, if different from above	
3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input checked="" type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► P Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its 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.) See instructions. 18851 NE 29th Ave - Suite 402	Requester's name and address (optional)
6 City, state, and ZIP code Aventura, FL 33180	
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 instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number	
or	
Employer identification number	

Part II Certification

Under penalties of perjury, I certify that:

- 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
- 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
- I am a U.S. citizen or other U.S. person (defined below); and
- 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 for Part II, later.

Sign Here

Signature of U.S. person ►

Date ► 04/12/2020

General Instructions

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

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

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, later.