

DOCUMENT PREPARED BY
AND RETURN TO:
Alison C. Brackins, Esquire
Assistant City Attorney
City of Orlando
400 South Orange Avenue
Orlando, Florida 32802
(407) 246-2295

CITY SERVICES/SIDEWALK EASEMENT

THIS EASEMENT, made this ____ day of _____, 2014, by and between **CENTRAL FAIRWINDS LIMITED PARTNERSHIP**, a Florida limited partnership, whose mailing address is c/o Tower Realty Partners, Inc., 2701 Maitland Center Parkway, Suite 225, Maitland, Florida 32751, hereinafter referred to as "Grantor," and **CITY OF ORLANDO, FLORIDA**, a municipal corporation created and existing under and by virtue of the laws of the State of Florida, situated in Orange County, Florida, whose address is 400 South Orange Avenue, Orlando, Florida 32801, hereinafter referred to as "Grantee:"

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10) and other valuable consideration given to the Grantor by the Grantee, the receipt and sufficiency of which is hereby acknowledged, said Grantor does hereby grant and convey to the Grantee, its successors and assigns, a permanent, perpetual non-exclusive easement for the provision of City Services/Sidewalk, such right to include, but not be limited to, the perpetual right to enter upon said easement at all times and construct, lay, reconstruct, operate, maintain, inspect or repair all lines, mains, pipes, fixtures, vehicular and pedestrian pathways, ditches, accessories, and all appurtenances thereto for the purpose of providing City Services/Sidewalk through, under, and upon the following property situated in the County of Orange, State of Florida, more particularly described as follows:

PARCEL A:

The South 165.5 feet of Lot 18 and Lot 19, Gould's Addition to Orlando, according to the plat thereof as recorded in Plat Book C, Page 103, Public Records of Orange County, Florida, LESS: The North 65.5 feet of the South 165.5 feet of the East one-half of said Lot 9,

ALSO LESS:

Begin at the Southwest corner of said Lot 18, run N. 00°14'10"E. 29.44 feet to a point on a curve concave to the Northeast having a radius of 29.50 feet; thence run Southeasterly along the arc of said curve a distance of 46.28 feet to a point on the South line of said Lot 18; thence run N. 89°39'16"W. 29.44 feet to the Point of Beginning.

PARCEL B:

The North 65.5 feet of the South 165.5 feet of the East one-half of Lot 19, Gould's Addition to Orlando, according to the plat thereof as recorded in Plat Book C, Page 103, Public Records of Orange County, Florida.

PARCEL C:

The easement rights described as for the benefit of Parcel A and Parcel B in that certain Declaration of Easements and Restrictions recorded December 9, 1981 in Official Records Book 3244, Page 1090, Public Records of Orange County, Florida.

City Services/Sidewalk Easement Area depiction:

[SEE EXHIBIT "A" ATTACHED HERETO]

For the full enjoyment of the rights granted herein, the Grantee shall have the further right to trim, cut, or remove trees, bushes, undergrowth, and other obstructions interfering with the location, construction, and maintenance of the pipes, line, mains, vehicular and pedestrian pathways, ditches, accessories, and appurtenances thereto. The Grantor further conveys to Grantee the reasonable right to enter upon adjoining lands of the Grantor for the purposes of exercising the rights herein granted. To the extent reasonably practicable to enable the Grantee to exercise its rights under this Easement, the Grantee's rights of entry upon adjoining lands of Grantor shall be limited to the drives, roads, parking areas and walkways on, and unimproved portions of, said land.

In the event the Grantee shall perform any construction, repairs, alteration, replacement, relocation, or removal of any facilities located within the easement area, the Grantee shall thereafter restore the easement to as near as practicable the condition which existed prior to such construction, repairs, alteration, replacement, relocation, or removal; provided, however, that the Grantee shall not be obligated to restore any improvements or landscaping if the same would interfere with the operation or maintenance of the Grantee's facilities or clearances which may be required around such facilities.

Subject to the provisions of Section 768.28, Florida Statutes, as in effect from time to time, the Grantee covenants and agrees to indemnify the Grantor and hold it harmless from any and all claims for personal injuries, death, or property damage, and any other losses, damages, demands, charges, or expenses whatsoever, including, but not limited to, attorneys' fees, which arise out of, in connection with, or by reason of the Grantee's exercise of its rights under this Easement, except such loss or damage as may result from the willful or negligent acts of the Grantor or its agents, contractors or employees.

The Grantor hereby covenants with the Grantee and warrants that it is lawfully seized of said land in fee simple; that it has good, right and lawful authority to sell and convey the said easement, and that the real property described above is free of all encumbrances of every kind except for real property taxes not delinquent.

IN WITNESS WHEREOF, the Grantor and Grantee has hereunto set its hand and seal the day and year above written.

GRANTOR:

CENTRAL FAIRWINDS LIMITED
PARTNERSHIP, a Florida limited
partnership

By: Central Fairwinds GP Corporation, a
Florida Corporation, its sole general partner

By: [Signature]
Print Name: James Farrar
Title: President

WITNESSES:

(1) [Signature]
Print Name: Santiago Bartolome

(2) [Signature]
Print Name: Lanea Sadler

STATE OF Florida
COUNTY OF Orange

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared James Farrar as _____ of Central Fairwinds Limited Partnership, a Florida limited partnership, who is personally known to me or who has presented his _____ driver's license as identification.

WITNESS my hand and official seal this 28th day of August, 2014.



[Signature]
NOTARY PUBLIC
Print Name: H. Nicole Barry
My Commission Expires: 9-11-15

GRANTEE:

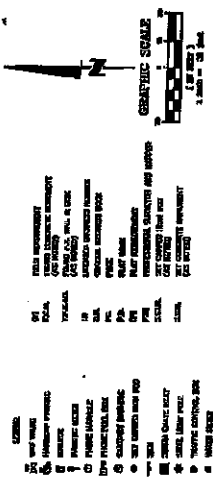
**CITY OF ORLANDO, FLORIDA, a municipal
corporation**

By: _____
Name: _____
Title: _____

**APPROVED AS TO FORM AND LEGALITY
for the use and reliance of the
City of Orlando, Florida**

_____, 2014.

**Assistant City Attorney
Orlando, Florida**



PARKING TABLE		
STREET PARKING	1.00	
STREET PARKING	1.00	
TOTAL PARKING	1.00	

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DISCOUNTS FOR NEW MEMBERS ONLY

Page 2

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THEY ARE AT THE POINT OF DEPARTURE.

[illegible]

THE BUREAU OF INVESTIGATION OF THE FBI IS REQUESTING THAT YOU ADVISE US OF ANY INFORMATION THAT MAY BE OF ASSISTANCE TO THE BUREAU OF INVESTIGATION OF THE FBI IN THE MATTER OF THE ABOVE NAMED SUBJECTS.

THE NEW YORK POST OF OCT. 1, 1934, HAS BEEN CITED BY THE ATTORNEY GENERAL AS BEING IN VIOLATION OF THE FEDERAL PROSECUTION ACT OF 1930, WHICH MAKES IT A CRIME TO PUBLISH INFORMATION CONCERNING THE PROCEEDINGS OF THE PUBLIC INQUIRY OF THE FLORIDA GOVERNMENT, WHICH WAS HELD IN 1932, CONCERNING THE FLORIDA GOVERNMENT'S ALLEGED VIOLATION OF THE FEDERAL PROSECUTION ACT OF 1930.

[illegible]

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It is a pity that the Government has not been able to do more to help the people of the world who are suffering from the effects of the war. The Government has been very busy with its own problems and has not had time to think of the people of other countries. The Government has been very busy with its own problems and has not had time to think of the people of other countries.

Business
12

Other studies of smoking and lung cancer risk in smokers have found that the risk of lung cancer is higher in smokers who have a history of smoking than in those who have never smoked. This suggests that the risk of lung cancer is not only related to the amount of smoking, but also to the duration of smoking.

1. The first step in the process is to identify the problem or issue that needs to be addressed. This involves gathering information and understanding the context of the problem.

For a complete listing of the names of the persons who have been convicted of crimes in the State of New York, see the report of the State of New York, Department of Corrections, for the year 1900, page 100.

c) Plaza 36 Estimated is East of the City of Orlando and the Orlando Utilities Commission recorded in 1981
approximately 1981, page 1222, (please see above)

24 personal training sessions, not including the 45-minute "free" session. The cost of the program is \$1,200. The program is available to all employees.

Approved: _____
Special Agent in Charge

Abstract The purpose of this study was to determine the effect of a 12-week training program on the physical fitness of 10-year-old children. The study was conducted in a primary school in the city of Ankara, Turkey. The study group consisted of 20 children (10 boys and 10 girls) who were randomly selected from the 10-year-old children in the school. The children were divided into two groups: a control group and an experimental group. The control group did not participate in any physical activity during the 12-week period, while the experimental group participated in a 12-week training program. The training program consisted of three sessions per week, each lasting 30 minutes. The sessions included aerobic exercises, strength training, and flexibility exercises. The physical fitness of the children was measured at the beginning and at the end of the 12-week period. The measurements included heart rate, blood pressure, and body mass index (BMI). The results of the study showed that the experimental group had significantly higher heart rates and blood pressures at the end of the 12-week period compared to the control group. There was no significant difference in BMI between the two groups. The study suggests that a 12-week training program can improve the physical fitness of 10-year-old children.

[illegible]

^a Values are means ± SD.

1. The first step in the process is to identify the problem or issue that needs to be addressed. This involves gathering information and understanding the context of the problem.

1. The first step is to identify the problem or question that needs to be answered. This involves understanding the context and the specific requirements of the task.

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ENR CONSULTANTS OF FLORIDA, INC.
TAMPA
2210 N. 25th AVE., 3RD FL.
TAMPA, FL 33604
(813) 241-1000
FAX (813) 241-1001
ENR (ENR) CONSULTANTS
OF FLORIDA, INC.
ENGINEERS • SURVEYORS • LAND PLANNERS
CORPORATE & STATE CONSULTANTS OF FLORIDA, INC.

SNOISEMEN			
#	NAME	ADDRESS	PHONE
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70	10/27/77	10/27/77	10/27/77
71	10/27/77	10/27/77	10/2

ALTA/ACSM LAND TITLE
BOUNDARY SURVEY
CENTURY PLAZA ORLANDO
ORANGE COUNTY, FLORIDA

DRAWN BY	DATE	TIME	RELEASE DATE
G. W. ANDERSON	4/27/71		
CHECKED BY			PARTY CHECK
L. ANDERSON			G. W. ANDERSON
SCALE			FIELD BOOK NO.
			PAGE NO.
			CAD FILE
			Submitted by Name
			JOB NUMBER
			NUMBER 12
			SHEET
			1 of 1

EXHIBIT
"A"