

EXHIBIT "A"

PROPERTY OWNED IN FEE SIMPLE BY OWNER

PARCEL 1

(OFFICIAL RECORDS BOOK 10295, PAGE 8485)

That portion of the Northwest Quarter of the Northwest Quarter of the Southeast Quarter of Section 33, Township 21 South, Range 29 East lying Southeasterly of All American Boulevard in Orange County, Florida being described as follows:

Commence at the Northwest corner of said Northwest Quarter of the Northwest Quarter of the Southeast Quarter of Section 33 as a point of reference; thence run $S89^{\circ}29'40''E$, along the North line thereof, 671.33 feet to the East line of the Northwest Quarter of the Northwest Quarter of the Southeast Quarter of Section 33; thence run $S00^{\circ}01'52''W$, along said East line, 31.84 feet to the POINT OF BEGINNING, said point lying on the South right of way line of All American Boulevard as recorded in Official Records Book 3365, Page 1321 of the Public Records of Orange County; thence continue $S00^{\circ}01'52''W$, along said East line, 553.18 feet to the South line of said Northwest Quarter of the Northwest Quarter of the Southeast Quarter; thence run $N89^{\circ}29'40''W$, along said South line, 627.96 feet to the Easterly right of way line of All American Boulevard, said line being a non-tangent curve concave to the Southeast; thence run Northeasterly along said right of way line and curve having a central angle of $74^{\circ}47'07''$, a radius of 686.20 feet, an arc length of 895.66 feet, a chord bearing of $N48^{\circ}55'15''E$ and a chord distance of 833.42 feet to the POINT OF BEGINNING.

PARCEL 2

(OFFICIAL RECORDS BOOK 10295, PAGE 8485)

Commence at the NW corner of the SE 1/4 of Section 33, Township 21 South, Range 29 East, Orange County, Florida; thence run South $89^{\circ}29'40''$ East along the N line of said SE 1/4, a distance of 79.46 feet to the Point of Beginning; thence continue $S89^{\circ}29'40''$ East along said N line, 125.34 feet; thence run $S35^{\circ}18'57''E$ a distance of 124.00 feet; thence $N88^{\circ}24'12''E$ East a distance of 24.04 feet to a point on the Northerly right-of-way line of All American Boulevard (60' right-of-way) as recorded in Official Records Book 3365, Page 1321, said point being on a curve concave southeasterly and having a radius of 746.20 feet; thence run along the right-of-way line of All American Boulevard an arc distance of 430.07 feet through a central angle of $33^{\circ}01'21''$, a chord bearing of $S39^{\circ}42'31''W$ and a chord distance of 424.15 feet to a point on the easterly right-of-way line of Carder Road (60' right-of-way) as recorded in Official Records Book 643, Page 424; thence run $N00^{\circ}03'47''E$ along said easterly right-of-way line 344.50 feet; thence run $N30^{\circ}42'34''E$ a distance of 97.03 feet to the Point of Beginning.

LESS AND EXCEPT FROM PARCEL 1 AND PARCEL 2 ABOVE PARCEL NUMBER 1023A (OFFICIAL RECORDS BOOK 10859, PAGE 6414) AND PARCEL NUMBER 1023B (OFFICIAL RECORDS BOOK 10859, PAGE 6414) DESCRIBED BELOW

PARCEL NUMBER 1023A

A part of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 33, Township 21 South, Range 29 East of Orange County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 33, Township 21 South, Range 29 East, Orange County, Florida; thence South 89 degrees 54' 04" East along the North line of said Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 a distance of 30.00 feet to the POINT OF BEGINNING; thence South 89 degrees 54' 04" East along said North line a distance of 174.80 feet; thence South 35 degrees 43' 21" East a distance of 124.00 feet; thence North 87 degrees 59' 48" East a distance of 24.04 feet to a point on a nontangent curve concave to the Southeast and having a radius of 746.20 feet and the intersection with the Northerly right of way line of All American Boulevard as described in Official Records Book 3365, Page 1319 of the Public Records of Orange County, Florida; thence run Southwesterly along said Northerly right of way line a distance of 17.02 feet along the arc of said curve through a central angle of 01 degrees 18' 25", the chord of said curve bears South 55 degrees 09' 35" West to a point on a nontangent curve concave to the Southeast and having a radius of 2926.54 feet; thence leaving said Northerly right of way line run Southwesterly a distance of 130.99 feet along the arc of said curve through a central angle of 02 degrees 33' 52", the chord of said curve bears South 78 degrees 56' 54" West to the end of said curve; thence run South 43 degrees 56' 13" West a distance of 33.29" feet; thence run South 10 degrees 24' 57" West a distance of 128.03 feet to a point on a nontangent curve concave to the Southeast and having a radius of 746.20 feet and the intersection with the aforesaid Northerly right of way line of All American Boulevard; thence run Southwesterly along said Northerly right of way line a distance of 164.49 feet along the arc of said curve through a central angle of 12 degrees 37' 48", the chord of said curve bears South 29 degrees 06' 41" West to the end of said curve and the intersection with the existing right of way of All American Boulevard (also known as Carder Road); thence run North 00 degrees 20' 51" West along said existing right of way being 30.00 feet East of and parallel with the West line of said Southeast quarter a distance of 428.28 feet to the POINT OF BEGINNING.

PARCEL NUMBER 1023B

A part of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 33, Township 21 South, Range 29 East of Orange County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4. of Section 33, Township 21 South, Range 29 East, Orange County, Florida; thence South 89 degrees 54' 04" East along the North line of said Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 a distance of 30.00 feet; thence South 89 degrees 54' 04" East along said North line a distance of 174.80 feet; thence South 89 degrees 54' 04" East along said north line a distance of 307.50 feet; thence South 89 degrees 54' 04" East along said North line a distance of 158.62 feet to the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 33; thence South 00 degrees 22' 43" East along the East line of said Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 a distance of 31.87 feet to the POINT OF BEGINNING; thence continue South 00 degrees 22' 43" East along said East line 36.60 feet to a point on a nontangent curve concave to the Southeast and having a radius of 2926.54 feet; thence run Southwesterly 221.28 feet along the arc of said curve through a central angle of 04 degrees 19' 56", the chord of said curve bears South 85 degrees 37' 52" West to a point on a nontangent curve concave to the Southeast and having a radius of 686.20 feet and the intersection with the Southerly right of way of All American Boulevard as described in Official Records Book 3365, Page 1319 of the Public Records of Orange County, Florida; thence run Northeasterly 227.78 feet along the arc of said curve and said Southerly right of way of All American Boulevard through a central angle of 19 degrees 01' 08", the chord of said curve bears North 76 degrees 21' 48" East to the POINT OF BEGINNING.

STIPULATED FINAL JUDGMENT

All right, title and interest of Owner in, to and under that certain Stipulated Final Judgment entered in that certain Condemnation Proceeding styled Orange County, Florida, a political subdivision of the State of Florida, Petitioner, vs. All American Boulevard Investments, LLC, et. al., Case No. 2014-CA-10285-O (Circuit Court, Orange County Florida) entered on July 10, 2018, a copy of which is attached hereto as Exhibit "A-1".

EXHIBIT "A-1"

IN THE CIRCUIT COURT OF THE
NINTH JUDICIAL CIRCUIT, IN AND
FOR ORANGE COUNTY, FLORIDA

CASE NO.: 2014-CA-10285-O
DIVISION: 35 (Judge Higbee)

ORANGE COUNTY, FLORIDA,
a political subdivision of the
State of Florida,

Petitioner,

v.

PARCELS: 1023A, 1023B

**ALL AMERICAN BOULEVARD
INVESTMENTS, LLC,** a Florida limited
liability company; and **SCOTT RANDOLPH,
ORANGE COUNTY TAX COLLECTOR,**

Respondents.

STIPULATED FINAL JUDGMENT

THIS CAUSE having come before the Court on the Joint Motion for Entry of Stipulated Final Judgment by the Petitioner, ORANGE COUNTY, FLORIDA, a political subdivision of the State of Florida ("Petitioner" or sometimes "Orange County"), and Respondent, ALL AMERICAN BOULEVARD INVESTMENTS, LLC, a Florida limited liability company (hereinafter "AABI"), and it appearing to the Court that such parties were each duly authorized to enter into such joint motion, and the Court finding that the Court has jurisdiction of the parties and the subject matter; the compensation to be paid by the Petitioner is full, just and reasonable for the parties; and the Court being fully advised in the premises, it is hereby,

ORDERED AND ADJUDGED as follows:

1. AABI does have and recover of and from the Petitioner the following monetary and non-monetary "in-kind" consideration for Parcels 1023A and 1023B (hereinafter sometimes referred to as the "Property"):

(a) the sum of **FOUR HUNDRED EIGHTY-FIVE THOUSAND AND NO/100 DOLLARS (\$485,000.00)**, subject to a credit to Petitioner for its Order of Taking deposit of **ONE HUNDRED NINETY-ONE THOUSAND SIX HUNDRED ONE AND NO/100 DOLLARS (\$191,601.00)** previously paid; and

(b) the "Curve," as defined and described in paragraphs 7 – 11 below valued for the purposes hereof at **NINETY-FIVE THOUSAND AND NO/100 DOLLARS (\$95,000.00)**.

The foregoing shall constitute payment in full for the Property and for damages resulting to the remainder, and for any and all other damages of any nature or kind, including, but not limited to, for the improvements, severance damages, cures, business damages, if any, and attorney's fees based upon any claim for non-monetary benefits; except as otherwise specifically set forth in this Stipulated Final Judgment.

2. Within thirty (30) days from the date of entry of this Stipulated Final Judgment, the Petitioner shall pay the sum of **TWO HUNDRED NINETY-THREE THOUSAND THREE HUNDRED NINETY-NINE AND NO/100 DOLLARS (\$293,399.00)** to the Dean, Mead, Egerton, Bloodworth, Capouano & Bozarth, P.A. Trust Account, 420 South Orange Avenue, Suite 700, Orlando, Florida 32801, that amount being the difference between the \$485,000.00 payable pursuant to Paragraph 1 above and the amount of \$191,601.00 deposited pursuant to the Order of Taking referred to Paragraph 1 above.

3. The Court awards to AABI the sum of **ONE HUNDRED TWENTY THOUSAND TWO HUNDRED SIXTY-SEVEN DOLLARS AND 25/100 DOLLARS (\$120,267.25)** in full and complete satisfaction of all attorneys' fees (including any attorney's fees based upon non-monetary benefits), costs, and expenses for all legal services in this case, pursuant to Section 73.092, Florida Statutes.

4. The Court awards to AABI the sum of **SIXTY-SEVEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$67,500.00)** in full and complete satisfaction of all of AABI's expert fees and costs, pursuant to Section 73.091 Florida Statutes, including, but not limited to, for Pinel & Carpenter, Inc., Tipton Associates, Inc., S&ME, Inc., and Donald W. McIntosh Associates, Inc.

5. Within thirty (30) days from the entry of this Stipulated Final Judgment, the Petitioner shall pay to the Trust Account of Dean, Mead, Egerton, Bloodworth, Capouano & Bozarth, P.A., 420 S. Orange Avenue, Suite 700, Orlando, Florida 32801, as attorneys for AABI, the sum of **ONE HUNDRED EIGHTY-SEVEN THOUSAND SEVEN HUNDRED SIXTY-SEVEN AND 25/100 DOLLARS (\$187,767.25)** comprising the attorneys' fees, costs and expenses, referred to in Paragraph 3 above and the experts' fees and costs referred to Paragraph 4 above.

6. The title to Parcels 1023A and 1023B, as more fully described in the Order of Taking dated January 8, 2015 attached hereto as **Exhibit "A,"** which vested in the Petitioner pursuant to the Order of Taking and the deposit of money previously made by Petitioner, are ratified and approved.

7. Orange County shall convey to AABI, or its assignee, by County Deed fee-simple title to that certain parcel of real property (herein referred to as the "Curve") consisting of approximately 0.53 acres, more or less, as more particularly described on Exhibit "B-1", attached hereto and made a part hereof, which Curve Orange County shall close and abandon as county road right-of-way as

soon as possible following receipt of the certificate of completion of construction of the re-alignment of the intersection of All American Boulevard and Carder Road as part of the extension of Clarcona-Ocoee Road (the "Intersection Re-Alignment"). The Curve is generally depicted by cross-hatching on Exhibit "B-2", attached hereto and made a part hereof. Exhibit "B-2" likewise generally depicts the location of the common boundary lines of the Curve, the remainder of the parent tract of Parcel 1023A (the "1023A Remainder"), the remainder of the parent tract of Parcel 1023B (the "1023B Remainder"), and the county road rights-of-way following the Intersection Re-Alignment. It is ordered by the Court that following the completion of the Intersection Re-Alignment, the common boundary lines of the parcels referred to in the preceding sentence shall be contiguous, each to the other, with no gaps or gores. To ensure the contiguity of parcels as specified in the preceding sentence, in addition to the above-mentioned County Deed, Orange County shall execute, acknowledge and deliver to AABI or its assignee a Quitclaim Deed in recordable form conveying to AABI or its assignee, as applicable, all right, title and interest of Orange County, if any, in and to the land described on Exhibit "B-3", attached hereto and made a part hereof. The Quitclaim Deed and the County Deed referred to above in this Paragraph 7 shall be executed, acknowledged and delivered contemporaneously to AABI or its assignee, as applicable.

Following conveyance of the Curve to AABI or its assignee, Orange County shall not – without the written consent of AABI or its assignee – vacate, close, or abandon any portion of the county road right-of-way adjacent or contiguous to the Curve, the 1023A Remainder or the 1023B Remainder (the "Abutting ROW") so as to create a gap or gore between the Curve, the 1023A Remainder or the 1023B Remainder (the "AABI Lands") and the Abutting ROW, as such Abutting ROW and such AABI Lands exist at the time of conveyance of the Curve to AABI or its assignee.

The conveyance of the Curve to AABI or its assignee shall take place within ninety (90)

consecutive calendar days following written demand upon Orange County by AABI or its assignee, which written demand shall not occur before the issuance of the certificate of completion of the Intersection Re-Alignment, but in no event later than December 31, 2023. It shall be the obligation of Orange County to provide to AABI and its assignee written notice of the issuance of said certificate of completion within twenty (20) consecutive calendar days following the issuance of such certificate of completion. Prior to the conveyance of the Curve by Orange County to AABI or its assignee, Orange County shall cause to be removed from the Curve all above-ground and below-ground utilities, drainage equipment, structures and apparatus. Fee-simple title to the Curve shall be conveyed by Orange County to AABI or its assignee free and clear of all easements and encumbrances.

8. AABI and/or its assignee (and its and/or their consultants) shall have the right to enter upon the Curve, or any portion thereof, and conduct a Phase I (but not Phase II) environmental site assessment of and with respect to the Curve, or any portion thereof, at any time after the issuance of the certificate of completion of the Intersection Re-Alignment. In the event the Phase I environmental site assessment recommends a Phase II environmental site assessment, AABI and/or its assignee may request permission from Orange County to conduct a Phase II environmental site assessment; provided, however, that Orange County may deny such permission in its sole, but reasonable, discretion.

9. Orange County shall remove all paving from the Curve at its expense, restore the Curve to the grade of the adjacent land and seed the Curve parcel as shown within the County's demolition plan, a copy of which is attached hereto as **Exhibit "C,"** within 90 days after the issuance of the certificate of completion of the Intersection Re-Alignment.

10. In the event, AABI or its assignee makes demand for conveyance of the Curve, but


Orange County fails or refuses, in good faith, to convey the Curve, in the condition required by Paragraphs 7 and 9 of this Stipulated Final Judgment, to AABI, or its assignee, by December 31, 2023, Orange County shall pay to AABI, or its assignee, the sum of **NINETY-FIVE THOUSAND AND NO/100 DOLLARS (\$95,000.00)** on or before January 1, 2024. Furthermore, if Orange County has not conveyed the Curve to AABI or its assignee within one hundred eighty (180) consecutive calendar days from and after the date Orange County has received its certificate of completion with respect to the Intersection Re-Alignment, then, and in such event, Orange County shall pay to AABI, or its assignee, \$95,000.00 on or before the two hundred tenth (210th) consecutive calendar day from and after the date Orange County has received its certificate of completion of the Intersection Re-Alignment. Notwithstanding anything to the contrary herein, in no event shall Orange County be required to pay more than \$95,000.00 pursuant to this Paragraph 10, together with attorneys' fees and costs, if any, and interest thereon as specified in the next succeeding sentence. In the event of any failure or refusal by Orange County to timely pay an amount specified above in this Paragraph 10, interest shall accrue on the delinquent sum from the due date thereof until paid to AABI or its assignee, as applicable, at the "Legal Rate" (as hereinafter defined). As used herein, the term "Legal Rate" means and refers to the rate of interest set by the Chief Financial Officer of the State of Florida pursuant to applicable provisions of Section 55.03(1), Florida Statutes, which rate is set quarterly on January 1, April 1, July 1 and October 1 of each year for the following calendar quarter.

11. Paragraph 9 of the Order of Taking dated January 8, 2015 in this matter shall be deemed hereby amended to include the following language: "Notwithstanding the foregoing, AABI acknowledges that: (i) at the time of development of all, or any part of the Curve, the 1023A Remainder or the 1023B Remainder, AABI, or its assignee, as applicable, shall remain obligated to

comply with all applicable laws, rules and regulations related to stormwater management, and (ii) neither AABI, nor any assignee of AABI, is granted any rights of drainage or outfall into Orange County's right-of-way or drainage system. AABI and its assigns retain all inverse condemnation rights."

12. AABI may assign to one or more persons or entities all or any part of its right, title and interest existing or arising under, out of or by virtue of this Stipulated Final Judgment without notice to or consent of the Court or the Petitioner. The Court retains jurisdiction to enforce all provisions of this Stipulated Final Judgment and, in connection therewith, to award such costs and attorneys' fees as the Court deems just and proper. Except as otherwise set out herein, each party forever releases the other party from any and all claims and causes of action, to this eminent domain taking, except as may apply to an inverse condemnation claim, if any.

DONE AND ORDERED in Chambers at Orlando, Orange County, Florida this 10 day of Aug, 2018.


Heather L. Higbee
Circuit Judge

Copies to:

Scott R. McHenry, Assistant County Attorney, Orange County Attorney's Office, 201 S. Rosalind Avenue, Third Floor, Orlando, Florida 32801, scott.mchenry@ocfl.net and Judith.catt@ocfl.net.

Mark R. Leavitt, Esq., Dean, Mead, Egerton, Bloodworth, Capouano & Bozarth, P.A., 420 S. Orange Avenue, Suite 700, Orlando, Florida 32801, mleavitt@deanmead.com and smarshall@deanmead.com.

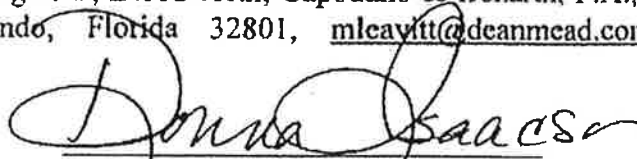

Donna Isaacson
Judicial Assistant/Attorney

EXHIBIT "A"

RECEIVED
JAN 08 2015

IN THE CIRCUIT COURT OF THE
NINTH JUDICIAL CIRCUIT, IN AND
FOR ORANGE COUNTY, FLORIDA

BY:-----

CASE NO.: 2014-CA-10285-O
DIVISION: 35 (Judge Myers)

ORANGE COUNTY, FLORIDA,
a political subdivision of the
State of Florida,

Petitioner,

v.

PARCELS: 1023A, 1023B

**ALL AMERICAN BOULEVARD
INVESTMENTS, LLC,** a Florida limited
liability company; and **SCOTT RANDOLPH,
ORANGE COUNTY TAX COLLECTOR,**

Respondents.

ORDER OF TAKING

THIS CAUSE came before this Court on January 8, 2015, and it appearing that proper notice was first given to all the Respondents, and to all persons having or claiming any equity, lien, title or other interest in or to the real property described in the Petition, and the Court being fully advised in the premises, accordingly, it is

ADJUDGED:

1. That the Court has jurisdiction over the subject matter and the parties.
2. That the pleadings are sufficient and the Petitioner is properly exercising its delegated authority.
3. That, for the purpose of this Order of Taking, the Estimate of Value filed in this cause by the Petitioner was made in good faith, and based upon a valid appraisal. This Court's

determination of a valid appraisal shall not diminish Respondent's right to object to the validity of the appraisal at a subsequent hearing or trial; nor shall it prejudice the Respondent's right to seek full compensation in accordance with Florida law and the Florida Constitution.

4. That the sum of money to be deposited into the Registry of the Court within twenty (20) days from the entry of the Order of Taking shall be **ONE HUNDRED NINETY-ONE THOUSAND SIX HUNDRED ONE AND NO/100 DOLLARS (\$191,601.00)**.

5. That title to the following described property, to wit:

SEE SCHEDULE "A"

shall vest in Petitioner, Orange County, Florida, a political subdivision of the State of Florida, upon deposit of the aforesaid sums into the Registry of the Court.

6. That the deposit of money will secure the persons lawfully entitled to the compensation, which will be determined by this Court.

7. That upon deposit of the above sum and without further notice or order of this Court, the Petitioner shall be entitled to possession of the property described in the Petition.

8. That this Order of Taking is based on Petitioner's commitments that it intends to construct the project as shown in the construction plans which have been filed by Petitioner in this action. Petitioner's appraiser relied upon the project being built in substantial conformity with said construction plans for the purpose of the Petitioner's Order of Taking appraisal. The Petitioner shall, prior to seating a jury for the trial of this matter or as part of any Stipulated Final Judgment, bind itself to a final set of construction plans and a right-of-way map.

9. The Petitioner's appraisal is based upon the determination by its engineer that the Project shall not cause storm water that historically flowed from the Respondent's property into the right-of-way, to be dammed so it is impounded on the Respondent's remainder property as a

result of the Project. The Petitioner's appraisal is further based upon the determination by its engineer that the that no storm water created by the construction of the Project shall flow or be directed on the Respondent's remaining property.

10. That any party subject to the public disclosure requirements of Section 286.23 *Florida Statutes*, is notified that it is required to make a public disclosure in writing, under oath and subject to the penalties prescribed for perjury. Such person or entity making the disclosure shall state his name and address and the name and address of every person having a beneficial interest in the real property, however small or minimal. The written disclosure shall be made to Orange County Attorney's Office, Litigation Section, 201 S. Rosalind Avenue, Third Floor, P.O. Box 1393, Orlando, Florida 32802-1393, attention: Edward Chew, Senior Assistant County Attorney.

IT IS FURTHER

ORDERED AND DIRECTED, that the sum of **ONE HUNDRED NINETY-ONE THOUSAND FOUR HUNDRED NINETY-NINE AND 88/100 DOLLARS (\$191,499.88)** shall be forthwith, upon receipt of the initial deposit from the Petitioner, be disbursed to the Trust fund of Respondent's counsel: *Dean Mead Trust Account, c/o Mark Leavitt, Esq., 800 N. Magnolia Ave., Orlando, FL 23803*; and the remaining **ONE HUNDRED ONE AND 12/100 DOLLARS (\$101.12)** shall be disbursed to Scott Randolph, Orange County Tax Collector pursuant to its Motion for an Order Directing the Payment of Real Property Taxes in that amount, with said disbursement being made to Scott Randolph, Orange County Tax Collector, 200 S. Orange Ave., Suite 1600, Orlando FL 32854. The Petition in Eminent Domain sets forth that no other party has an interest in the deposit for Parcels 1023A and 1023B.

DONE AND ORDERED this 8th day of January, 2015, in chambers in Orlando, Orange
County, Florida.

/s/ Donald A. Myers, Jr.
Circuit Judge

DONALD A. MYERS, JR.
Circuit Judge

Copies furnished to:


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Senior Assistant County Attorney
Orange County Attorney's Office
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Attorney for Respondent
All American Boulevard Investments, LLC

Scott Randolph
Orange County Tax Collector
200 South Orange Avenue, Suite 1600
Orlando, Florida 32801

STIPULATION FOR ENTRY OF ORDER OF TAKING

Petitioner, ORANGE COUNTY, FLORIDA, a political subdivision of the State of Florida, and Respondent, ~~ALL AMERICAN BOULEVARD INVESTMENTS, LLC~~, by and through their undersigned attorneys, stipulate and agree the Court should enter the foregoing Order of Taking. This stipulation is solely for the purposes of entering an order of taking without a hearing pursuant to Chapter 74, *Florida Statutes* and shall not prejudice any party in the determination of just compensation pursuant to Chapter 73, *Florida Statutes*.


Edward Martin Chew
Florida Bar No. 242608
Orange County Attorney's Office
201 S. Rosalind Avenue, Third Floor
P. O. Box 1393
Orlando, FL 32802-1393
Telephone (407) 836-7320
Facsimile (407) 836-5888
Counsel for Petitioner
Orange County, Florida


Mark R. Leavitt
Florida Bar No. 655600
Dean, Mead, Egerton, Bloodworth,
Capouano & Hozarth, P.A.
800 N. Magnolia Avenue, Suite 1500
P.O. Box 2346
Orlando, Florida 32802-2346
Telephone (407) 841-1200
Facsimile (407) 423-1831
Attorney for Respondent
All American Boulevard Investments, LLC

SCHEDULE "A"

Parcel Number: 1023A

Description:

A part of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 33, Township 21 South, Range 29 East of Orange County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 33, Township 21 South, Range 29 East, Orange County, Florida; thence South 89 degrees 54' 04" East along the North line of said Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 a distance of 30.00 feet to the POINT OF BEGINNING; thence South 89 degrees 54' 04" East along said North line a distance of 174.80 feet; thence South 35 degrees 43' 21" East a distance of 124.00 feet; thence North 87 degrees 59' 48" East a distance of 24.04 feet to a point on a nontangent curve concave to the Southeast and having a radius of 746.20 feet and the intersection with the Northerly right of way line of All American Boulevard as described in Official Records Book 3385, Page 1319 of the Public Records of Orange County, Florida; thence run Southwesterly along said Northerly right of way line a distance of 17.02 feet along the arc of said curve through a central angle of 01 degrees 18' 25", the chord of said curve bears South 55 degrees 09' 35" West to a point on a nontangent curve concave to the Southeast and having a radius of 2926.54 feet; thence leaving said Northerly right of way line run Southwesterly a distance of 130.99 feet along the arc of said curve through a central angle of 02 degrees 33' 52", the chord of said curve bears South 78 degrees 56' 54" West to the end of said curve; thence run South 43 degrees 56' 13" West a distance of 33.29 feet; thence run South 10 degrees 24' 57" West a distance of 128.03 feet to a point on a nontangent curve concave to the Southeast and having a radius of 746.20 feet and the intersection with the aforesaid Northerly right of way line of All American Boulevard; thence run Southwesterly along said Northerly right of way line a distance of 164.49 feet along the arc of said curve through a central angle of 12 degrees 37' 48", the chord of said curve bears South 29 degrees 06' 41" West to the end of said curve and the intersection with the existing right of way of All American Boulevard (also known as Carder Road); thence run North 00 degrees 20' 51" West along said existing right of way being 30.00 feet East of and parallel with the West line of said Southeast quarter a distance of 428.28 feet to the POINT OF BEGINNING.

Containing 1.104 acres, more or less.

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

Daniel A. Groves
 DANIEL A. GROVES, FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 4825
 METRIC ENGINEERING, INC. L.B. NO. 2284

THIS IS NOT A SURVEY

COUNTY PROJECT NO. Y9-807-81

ROAD NAME: ALL AMERICAN BLVD.



METRIC ENGINEERING, INC.
 ENGINEERS - PLANNERS - SURVEYORS
 618 CRESCENT EXECUTIVE CT. SUITE 824
 LAKE MARY, FLORIDA 32748
 PHONE (407) 644-1898 FAX (407) 644-1821

SECTION 33
 TOWNSHIP 21 SOUTH
 RANGE 29 EAST

DRAWN BY: D.GROVES
 DRAWING
 DATE: MAR. 15, 2008

CHECKED BY: D.GROVES
 DATE: JULY 28, 2009

PARCEL NO.
 1023A

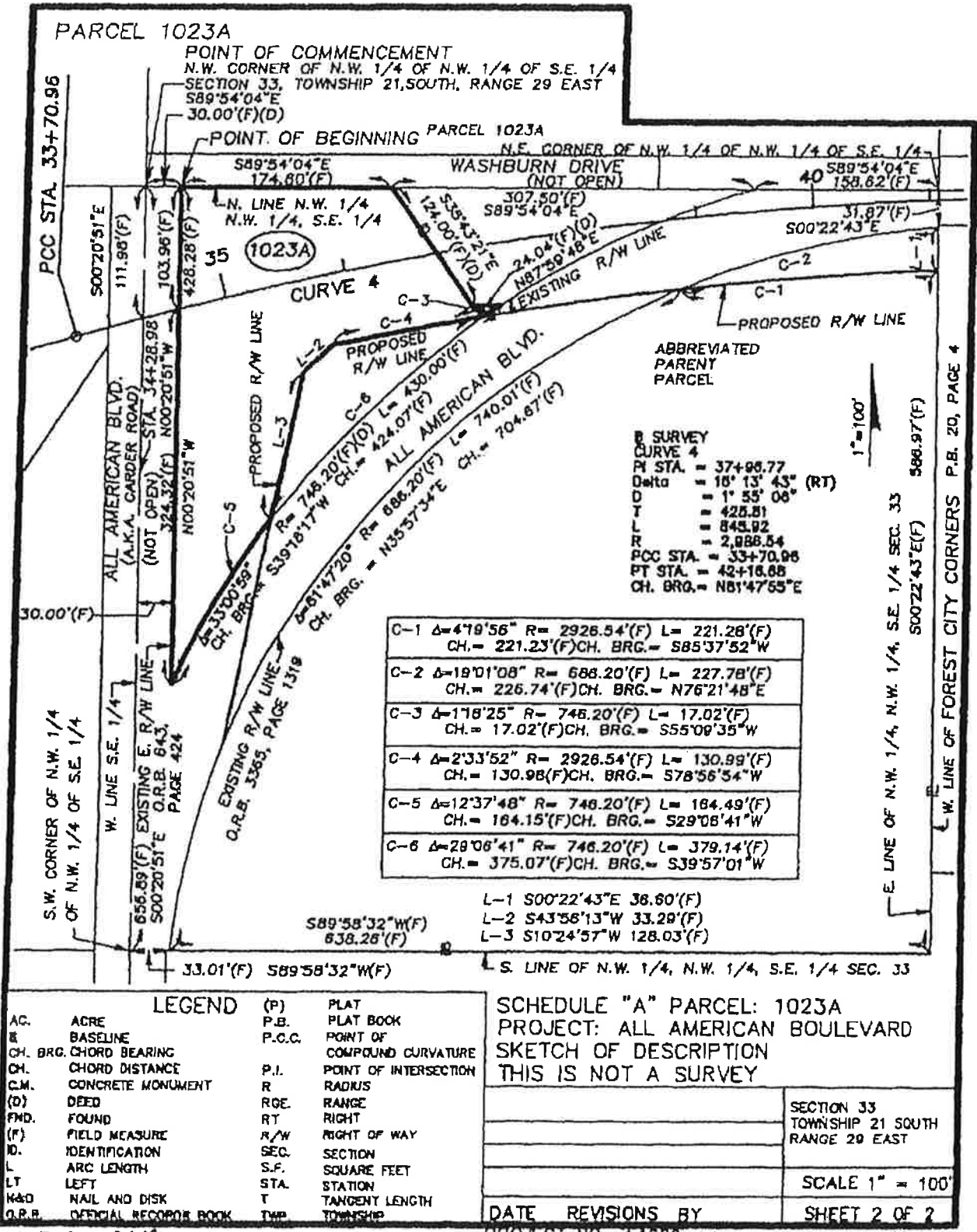
DATE REVISIONS BY

SCALE NONE

SHEET 1 OF 2

SEP 19 2013

PROJECT NO. 21889 DRAWING NO. 1023A SHEET NO.



LEGEND		(P)	PLAT
AC.	ACRE	P.B.	PLAT BOOK
B	BASELINE	P.C.C.	POINT OF
CH. BRG.	CHORD BEARING		COMPOUND CURVATURE
CH.	CHORD DISTANCE	P.I.	POINT OF INTERSECTION
C.M.	CONCRETE MONUMENT	R	RADIUS
(D)	DEED	RQE.	RANGE
FND.	FOUND	RT	RIGHT
(F)	FIELD MEASURE	R/W	RIGHT OF WAY
ID.	IDENTIFICATION	SEC.	SECTION
L	ARC LENGTH	S.F.	SQUARE FEET
LT	LEFT	STA.	STATION
N&D	NAIL AND DISK	T	TANGENT LENGTH
Q.R.B.	OFFICIAL RECORD BOOK	TWP	TOWNSHIP

SCHEDULE "A" PARCEL: 1023A
PROJECT: ALL AMERICAN BOULEVARD
SKETCH OF DESCRIPTION
THIS IS NOT A SURVEY

SECTION 33	TOWNSHIP 21 SOUTH	RANGE 29 EAST
SCALE 1" = 100'		
DATE	REVISIONS	BY
SHEET 2 OF 2		

SFP 19 2013

SCHEDULE "B"

3097 ALL AMERICAN BLVD PARCEL 1023A

FEE SIMPLE

Parcel 1023A: the interest being acquired is fee simple.

9/13/2013

Page 1 of 1

Schedule A - Page 3 of 6

EXHIBIT A
8 of 11

SCHEDULE "A"

Parcel Number: 10238

Description:

A part of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 33, Township 21 South, Range 29 East of Orange County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 33, Township 21 South, Range 29 East, Orange County, Florida; thence South 89 degrees 54' 04" East along the North line of said Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 a distance of 30.00 feet; thence South 89 degrees 54' 04" East along said North line a distance of 174.80 feet; thence South 89 degrees 54' 04" East along said North line a distance of 307.50 feet; thence South 89 degrees 54' 04" East along said North line a distance of 158.62 feet to the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 33; thence South 00 degrees 22' 43" East along the East line of said Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 a distance of 31.87 feet to the POINT OF BEGINNING; thence continue South 00 degrees 22' 43" East along said East line 36.60 feet to a point on a nontangent curve concave to the Southeast and having a radius of 2926.54 feet; thence run Southwesterly 221.28 feet along the arc of said curve through a central angle of 04 degrees 19' 56", the chord of said curve bears South 85 degrees 37' 52" West to a point on a nontangent curve concave to the Southeast and having a radius of 686.20 feet and the intersection with the Southerly right of way of All American Boulevard as described in Official Records Book 3365, Page 1319 of the Public Records of Orange County, Florida; thence run Northeasterly 227.78 feet along the arc of said curve and said Southerly right of way of All American Boulevard through a central angle of 19 degrees 01' 08", the chord of said curve bears North 76 degrees 21' 48" East to the POINT OF BEGINNING.

Containing 5,158 square feet more or less.


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

Daniel A. Groves
 DANIEL A. GROVES, FLORIDA PROFESSIONAL SURVEYOR
 AND MAPPER NO. 4625
 METRIC ENGINEERING, INC. L.B. NO. 2294

THIS IS NOT A SURVEY

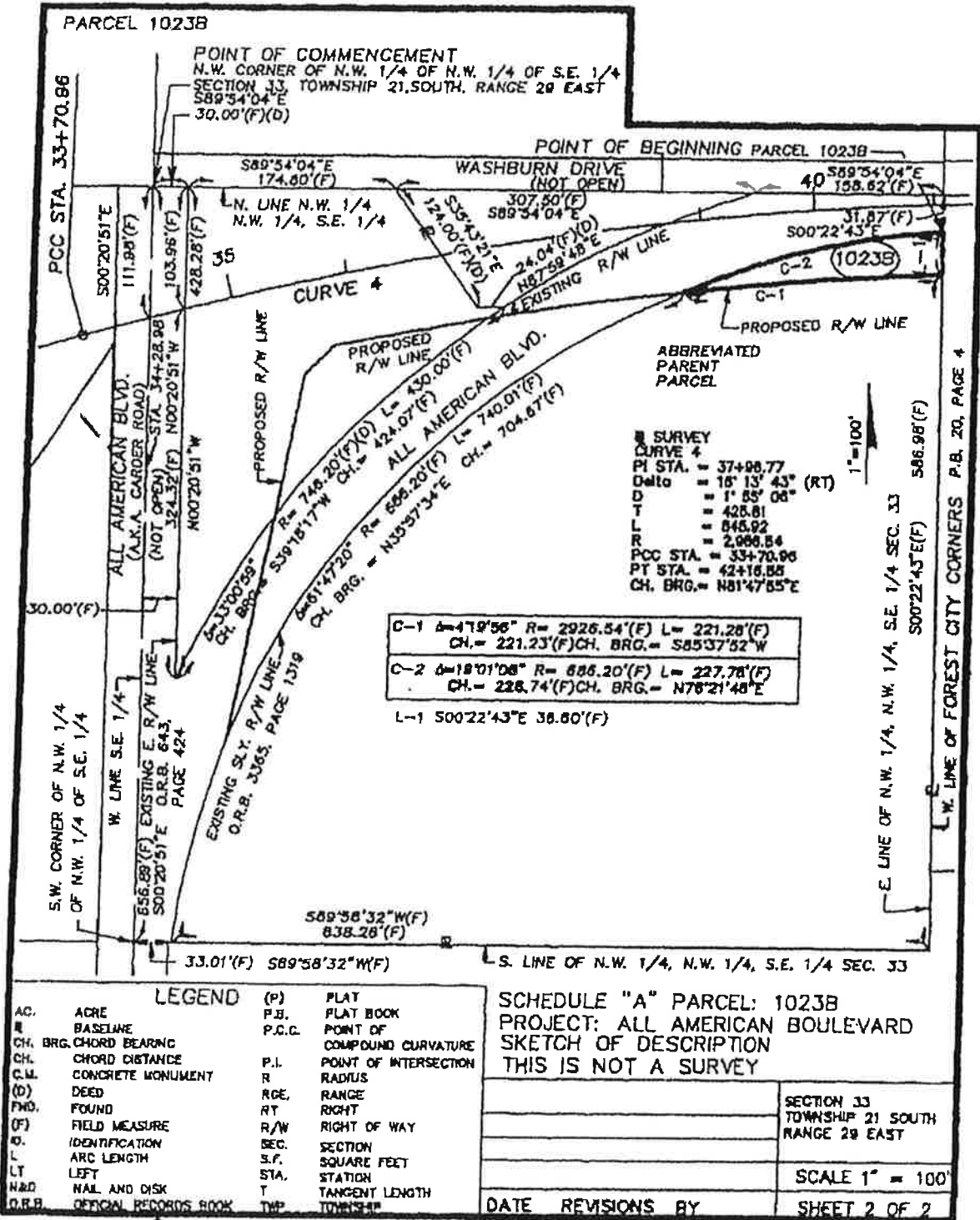
COUNTY PROJECT NO. Y9-807-81

ROAD NAME: ALL AMERICAN BLVD.

 METRIC ENGINEERING, INC. ENGINEERS - PLANNERS - SURVEYORS 815 CRESCENT EXECUTIVE CT. SUITE 324 LAKE NARY, FLORIDA 32746 PHONE (407) 844-1808 FAX (407) 844-1821			SECTION 33 TOWNSHIP 21 SOUTH RANGE 29 EAST
	DRAWN BY: D.GROVES DATE: MAR. 18, 2009	CHECKED BY: D.GROVES DATE: JULY 8, 2009	PARCEL NO. 10238
DATE REVISIONS BY			SHEET 1 OF 2

SEP 19 2013

PROFFICIENCY NO. 41880 DRAWING NO. 10238 SUB-DWG.



SEP 18 2013

SCHEDULE "B"

3097 ALL AMERICAN BLVD PARCEL 1023B

FEE SIMPLE

Parcel 1023B: the interest being acquired is fee simple.

9/13/2013

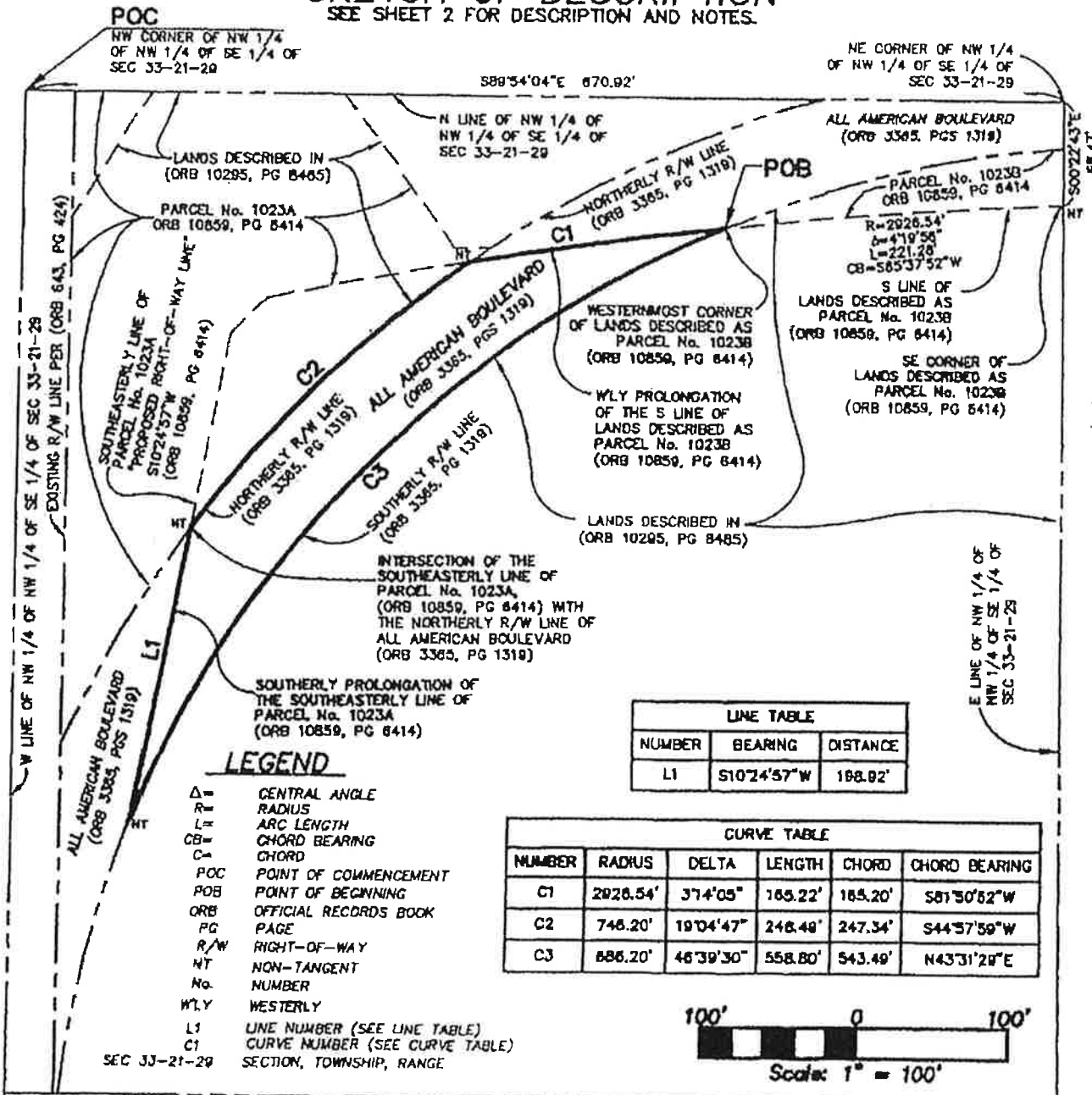
Page 1 of 1

Schedule A - Page 6 of 6

EXHIBIT A
11 of 11

EXHIBIT "B-1"

SKETCH OF DESCRIPTION
SEE SHEET 2 FOR DESCRIPTION AND NOTES.



PREPARED FOR:

ALL AMERICAN BOULEVARD INVESTMENTS, LLC

A PART OF ALL AMERICAN BOULEVARD

7/2/18	RTS	REVISED LEGAL DESCRIPTION
DATE	BY	DESCRIPTION



DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS

2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4088
CERTIFICATE OF AUTHORIZATION NO. LB58

DONALD W. McINTOSH ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. LB58

Robert "Tyler" Seals July 02, 2018
Florida Registered Surveyor and Mapper
Certificate No. 6950

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

DRAWN BY: <u>BMW</u>	CHECKED BY: <u>RTS</u>	JOB NO. <u>18008</u>	SCALE <u>1"=100'</u>	SHEET <u>1</u>
DATE: <u>6/2018</u>	DATE: <u>6/2018</u>			OF <u>2</u>

SKETCH OF DESCRIPTION

SEE SHEET 1 FOR SKETCH

DESCRIPTION: (Prepared by Donald W. McIntosh Associates, Inc.)

A part of All American Boulevard lying in the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 33, Township 21 South, Range 29 East of Orange County, Florida, described as follows:

Commence at the Northwest corner of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 33, Township 21 South, Range 29 East, Orange County, Florida; thence $S89^{\circ}54'04''E$ along the North line of said Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 33; thence $500^{\circ}22'43''E$ along the East line of said Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 33 a distance of 670.92 feet to the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 33; thence $500^{\circ}22'43''E$ along the East line of said Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 33 a distance of 68.47 feet to the Southeast corner of Parcel 1023B as described in Official Records Book 10859, Page 6414, of the Public Records of Orange County, Florida and a point on a non-tangent curve concave Southeasterly and having a radius of 2926.54 feet; thence Southwesterly 221.28 feet along the South line of said Parcel 1023B and the arc of said curve through a central angle of $04^{\circ}19'56''$, the chord of said curve bears $S85^{\circ}37'52''W$ to the Westernmost corner of said Parcel 1023B and the POINT OF BEGINNING; thence continue Westery along the Westerly prolongation of said South line of Parcel 1023B and the arc of said curve having a radius of 2926.54 feet, a distance of 165.22 feet, through a central angle of $03^{\circ}14'05''$, the chord of said curve bears $S81^{\circ}50'52''W$ to the Northerly right-of-way line of All American Boulevard as described in Official Records Book 3365, Page 1319, of the Public Records of Orange County, Florida and a point on a non-tangent curve concave Southeasterly and having a radius of 746.20 feet; thence departing said Westerly prolongation run Southwesterly 248.49 feet along the arc of said curve and said Northerly right-of-way line through a central angle of $19^{\circ}04'47''$, the chord of said curve bears $S44^{\circ}57'59''W$ to the intersection of the Southeasterly line of Parcel 1023A as described in Official Records Book 10859, Page 6414, of the Public Records of Orange County, Florida with said Northerly right-of-way line and a point on a non-tangent line; said Southeasterly line of Parcel 1023A being labeled as "Proposed Right-of-way line" and $S10^{\circ}24'57''W$; thence departing said Northerly right-of-way line run $S10^{\circ}24'57''W$ along the Southerly prolongation of said Southeasterly line of Parcel 1023A that bears $S10^{\circ}24'57''W$, a distance of 198.92 feet to the Southerly right-of-way line of aforesaid All American Boulevard as described in Official Records Book 3365, Page 1319, of the Public Records of Orange County, Florida and a point on a non-tangent curve concave Southeasterly having a radius of 686.20 feet; thence departing said Southerly prolongation run Northeasterly 558.80 feet along said Southerly right-of-way line and the arc of said curve through a central angle of $46^{\circ}39'30''$, the chord of said curve bears $N43^{\circ}31'29''E$ to the POINT OF BEGINNING.

Containing 0.531 acres more or less, and being subject to any restrictions, rights-of-way and easements of record.

NOTES:

- This is not a survey.
- Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- Bearings based on the North line of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 Section 26, Township 22 South, Range 26 East, Orange County, Florida, being $S89^{\circ}54'04''E$, assumed.
- Lands shown hereon were not abstracted for rights-of-way, easements, ownership or other instruments of record by this firm.
- No title opinion or abstract of matters affecting title or boundary to the subject property or those of adjoining land owners have been provided. It is possible there are deeds of record, unrecorded deeds or other instruments which could affect the boundaries or use of the subject property.
- This Sketch of Description does not depict any easements or restrictions of record that may be within or adjoining the lands described hereon.
- The Geometry and legal description shown hereon are based solely on Parcels 1023A and 1023B as described in Official Records Book 10859, Page 6414, of the Public Records of Orange County, Florida.

PREPARED FOR:

ALL AMERICAN BOULEVARD INVESTMENTS, LLC

A PART OF ALL AMERICAN BOULEVARD



DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS

2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
 CERTIFICATE OF AUTHORIZATION NO. LB88

DRAWN BY: <u>BWV</u>	CHECKED BY: <u>RTS</u>	JOB NO. <u>18009</u>	SCALE <u>N/A</u>
DATE: <u>6/2018</u>	DATE: <u>6/2018</u>		SHEET <u>2</u> OF <u>2</u>

EXHIBIT "B-2"

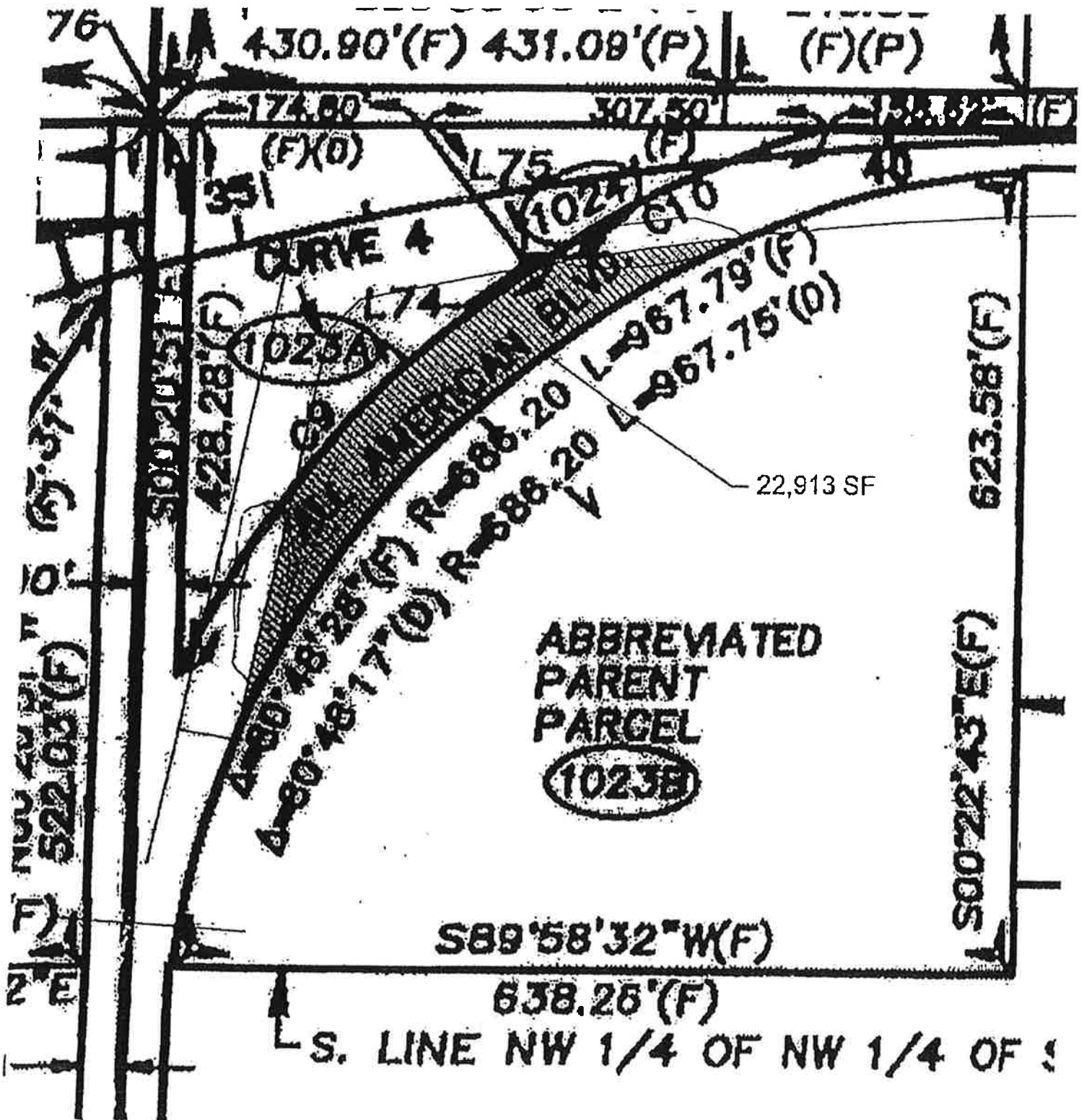
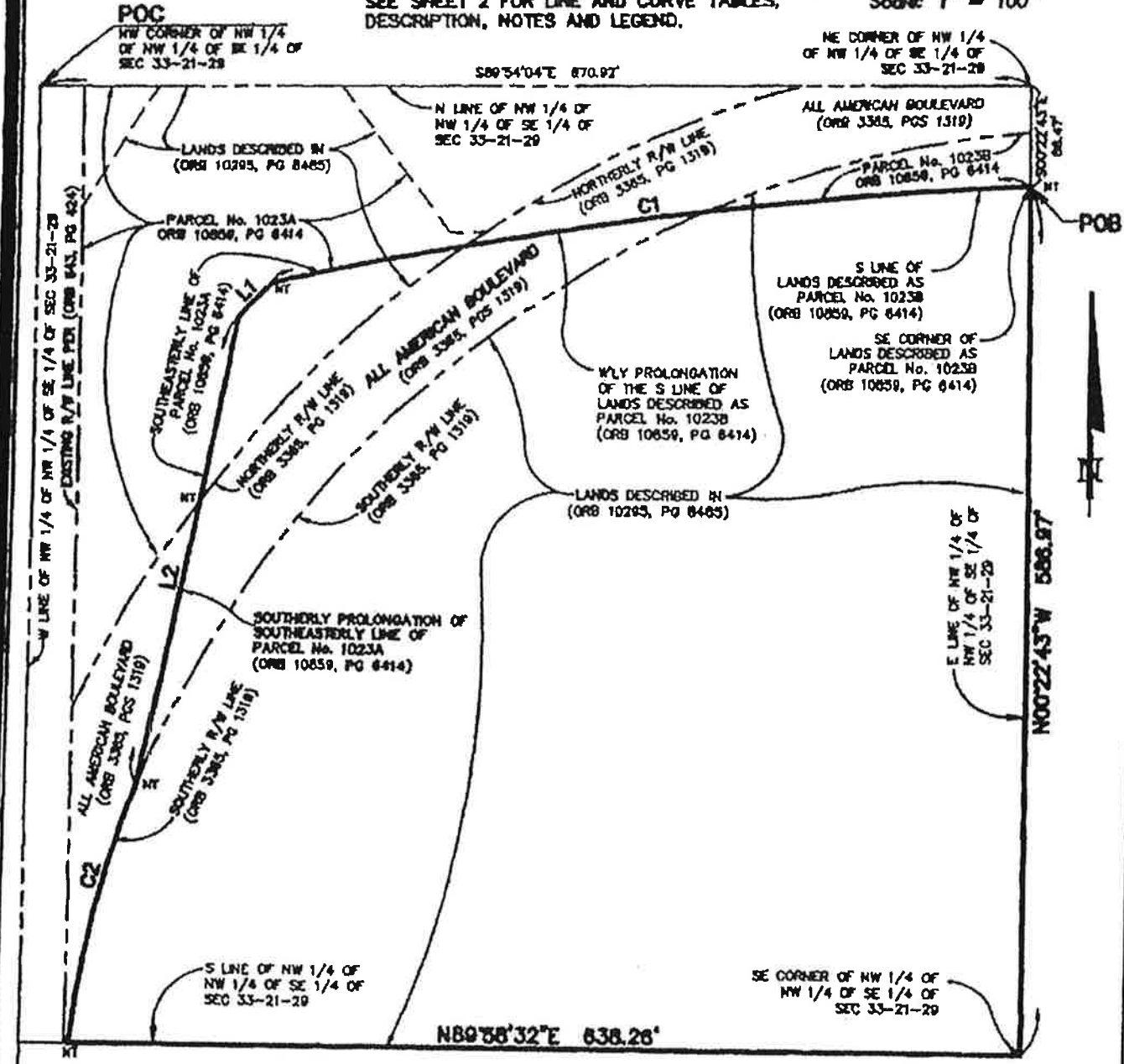


EXHIBIT "B-3"

SKETCH OF DESCRIPTION

SEE SHEET 2 FOR LINE AND CURVE TABLES, DESCRIPTION, NOTES AND LEGEND.



PREPARED FOR:
ALL AMERICAN BOULEVARD INVESTMENTS, LLC
 ALL AMERICAN BOULEVARD INVESTMENTS, LLC OVERALL PROPERTY

DATE	BY	DESCRIPTION

DONALD W. MCINTOSH ASSOCIATES, INC.
 ENGINEERS PLANNERS SURVEYORS
 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 844-4066
 CERTIFICATE OF AUTHORIZATION NO. LR655

REVISIONS
 DONALD W. MCINTOSH ASSOCIATES, INC.
 CERTIFICATE OF AUTHORIZATION NO. LR655
 Robert Tyler Smith June 21, 2018
 Florida Registered Surveyor and Mapper
 Certificate No. 8950
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DRAWN BY: <u>BOY</u>	CHECKED BY: <u>RTS</u>	JOB NO. <u>18008</u>	SCALE <u>1"=100'</u>	SHEET <u>1</u>
DATE: <u>8/22/18</u>	DATE: <u>8/22/18</u>			OF <u>2</u>

SKETCH OF DESCRIPTION

SEE SHEET 1 FOR SKETCH

DESCRIPTION: (Prepared by Donald W. McIntosh Associates, Inc.)

That part of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 33, Township 21 South, Range 29 East of Orange County, Florida, described as follows:

Commence at the Northwest corner of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 33; thence $589^{\circ}54'04''$ E along the North line of said Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 33, for a distance of 670.92 feet to the Northeast corner of said Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 33; thence $500^{\circ}22'43''$ E along the East line of said Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 33, for a distance of 68.47 feet to the POINT OF BEGINNING, the Southeast corner of Parcel 1023B as described in Official Records Book 10859, Page 6414 of the Public Records of Orange County, Florida, and a non-tangent curve concave Southerly having a radius of 2926.54 feet and a chord bearing of $582^{\circ}43'54''$ W; thence Westerly along the South line of said Parcel 1023B, the Westerly prolongation of the South line of said Parcel 1023B, the Southeasterly line of Parcel 1023A, as described in Official Records Book 10859, Page 6414, of the Public Records of Orange County, Florida and the arc of said curve through a central angle of $10^{\circ}07'53''$ for a distance of 517.49 feet to a non-tangent line; thence $543^{\circ}56'13''$ W along said Southeasterly line of Parcel 1023A, for a distance of 33.29 feet; thence $510^{\circ}24'57''$ W along said Southeasterly line of Parcel 1023A and the Southerly prolongation thereof, 326.95 feet to the Southerly right-of-way line of All American Boulevard as recorded in Official Records Book 3365, Page 1319, of the Public Records of Orange County, Florida and a non-tangent curve concave Easterly having a radius of 686.20 feet and a chord bearing of $512^{\circ}37'49''$ W; thence Southerly along said Southerly right-of-way line and the arc of said curve through a central angle of $15^{\circ}07'49''$ for a distance of 181.21 feet to the South line of the aforesaid Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 33 and a non-tangent line; thence departing said Southerly right-of-way line run $N89^{\circ}58'32''$ E along said South line, 638.26 feet to the Southeast corner of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 33; thence $N00^{\circ}22'43''$ W along the aforesaid East line of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 33, for a distance of 586.97 feet to the POINT OF BEGINNING.

Containing 7.465 acres more or less, and being subject to any restrictions, rights-of-way and easements of record.

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	$S43^{\circ}56'13''$ W	33.29'
L2	$S10^{\circ}24'57''$ W	326.95'

CURVE TABLE					
NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	2926.54'	$10^{\circ}07'53''$	517.49'	516.82'	$S82^{\circ}43'54''$ W
C2	686.20'	$15^{\circ}07'49''$	181.21'	180.68'	$S12^{\circ}37'49''$ W

NOTES:

- This is not a survey.
- Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- Bearings based on the North line of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 Section 26, Township 22 South, Range 26 East, Orange County, Florida, being $589^{\circ}54'04''$ E, assumed.
- Lands shown hereon were not abstracted for rights-of-way, easements, ownership or other instruments of record by this firm.
- No title opinion or abstract of matters affecting title or boundary to the subject property or those of adjoining land owners have been provided. It is possible there are deeds of record, unrecorded deeds or other instruments which could affect the boundaries or use of the subject property.
- This Sketch of Description does not depict any easements or restrictions of record that may be within or adjoining the lands described hereon.
- The Geometry and legal description shown hereon are based solely on Parcels 1023A and 1023B as described in Official Records Book 10859, Page 6414, of the Public Records of Orange County, Florida.

PREPARED FOR:

ALL AMERICAN BOULEVARD INVESTMENTS, LLC

ALL AMERICAN BOULEVARD INVESTMENTS, LLC OVERALL PROPERTY



DONALD W. MCINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS

2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 844-4068
 CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: <u>DMW</u>	CHECKED BY: <u>RTS</u>	JOB NO. <u>18006</u>	SCALE <u>N/A</u>
DATE: <u>6/2018</u>	DATE: <u>6/2018</u>		SHEET <u>2</u> OF <u>2</u>

LEGEND

- L1 LINE NUMBER (SEE LINE TABLE)
- C1 CURVE NUMBER (SEE CURVE TABLE)
- SEC 33-21-29 SECTION, TOWNSHIP, RANGE
- Δ = CENTRAL ANGLE
- R= RADIUS
- L= ARC LENGTH
- CB= CHORD BEARING
- C= CHORD
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- ORB OFFICIAL RECORDS BOOK
- PG PAGE
- NT NON-TANGENT
- No. NUMBER
- WLY WESTERLY
- R/W RIGHT-OF-WAY

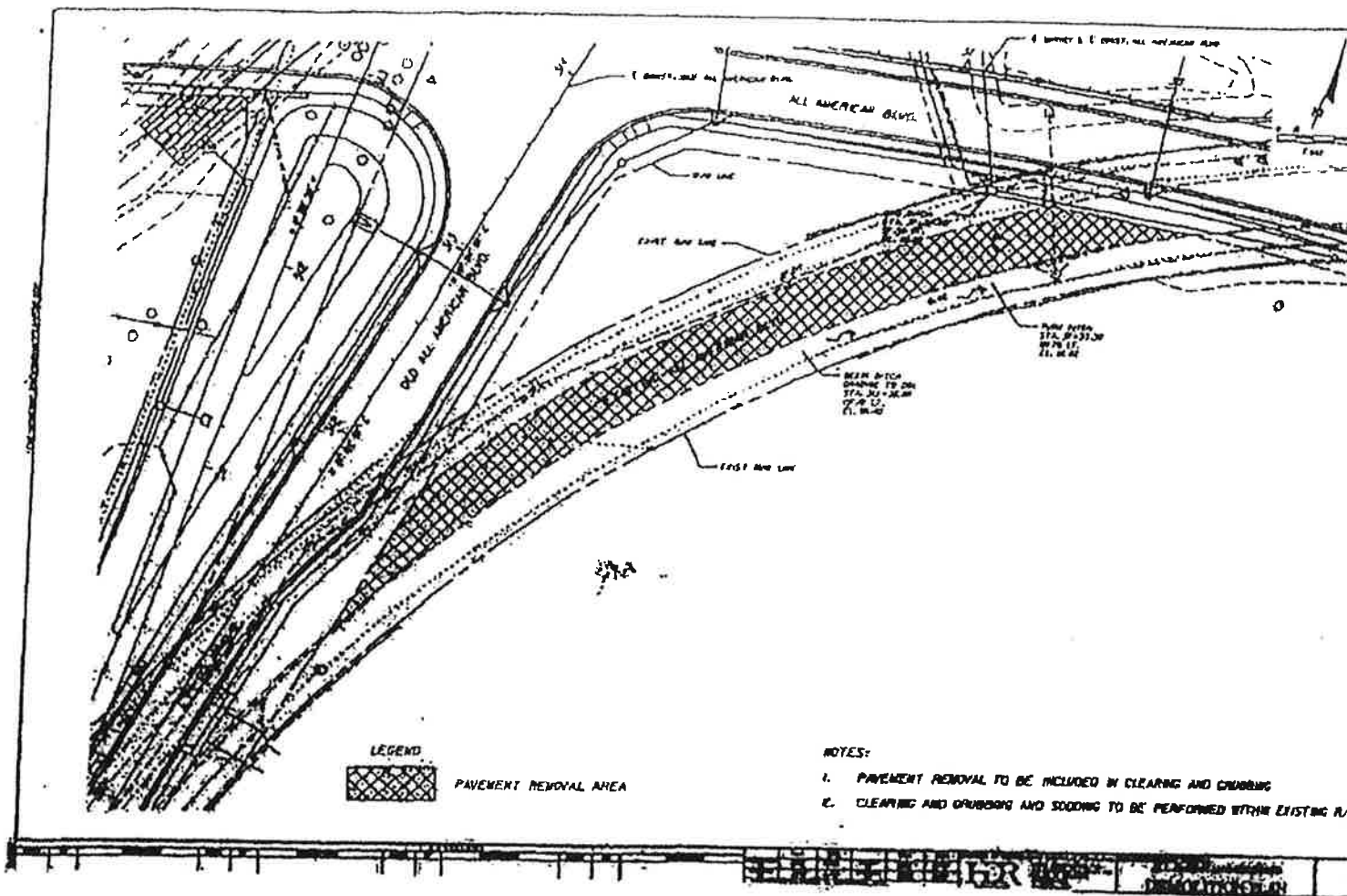


EXHIBIT "C"

EXHIBIT "B"

ACCEPTABLE SALES TERMS

1. All earnest money deposits, option payments and purchase prices for any portion of the Property shall be in amounts satisfactory to Owner.
2. All survey costs and expenses shall be paid by buyer.
3. Costs and expenses associated with appraisals, engineering studies, soil borings, traffic studies and the like shall be paid by buyer.
4. The sale transaction shall be closed in the offices of Dean, Mead, Egerton, Bloodworth, Capouano & Bozarth, P.A. (the "Closing Agent"), 420 S. Orange Avenue, Suite 700, Orlando, Florida 32801. The Closing Agent shall issue all title insurance commitments and all title insurance policies.
5. Premiums for title insurance commitments and title insurance policies shall be paid by buyer. In order to assure buyer that the premium for the owner's title insurance policy shall be the lowest obtainable, buyer may obtain written quotes for the issuance of such title insurance from any title insurance company authorized to do business in the State of Florida and the portion of the title insurance premium to be borne by buyer shall not exceed the lowest quote so obtained by buyer, and Owner shall pay any excess; it being the intent that the owner's title insurance policy shall be issued at the so-called "minimum promulgated rate", taking into account all applicable reissue credits.
6. Conveyance of title to land shall be by special warranty deed (the "Deed"). Documentary stamps to be affixed to the Deed and the cost to record the Deed shall be borne by buyer. Transfer of the Stipulated Final Judgment shall be by way of execution and delivery by Owner of an instrument in recordable form representing and warranting that Owner owns and holds title to said Stipulated Final Judgment, has full right and lawful authority to assign and transfer the same to the buyer, and will warrant and defend the same against the lawful claims of any person or entity claiming by, through or under Owner.
7. Sale of the Property shall be "AS IS".
8. All contracts for sale and purchase and all option contracts shall be in form and content satisfactory to and executed by Owner.