

IN THE CIRCUIT COURT OF THE 9TH  
JUDICIAL CIRCUIT IN AND FOR  
ORANGE COUNTY, FLORIDA

CIVIL DIVISION

LION FINANCIAL, LLC

CASE NO.: 2018-CA-011478-O

Plaintiff,

v.

PARLIAMENT PARTNERS, INC.,  
CHARBELL ENTERPRISES, LLC,  
THE GARDENS, LLC,  
MARTIN D. GRANATSTEIN,  
SUSAN UNGER, PARLIAMENT INVESTORS, LLC,  
STATE OF FLORIDA DEPARTMENT OF REVENUE,  
GARDENS RECOVERY PARTNERS, LLC,  
COMMERCIAL MORTGAGE MANAGERS, INC.,  
JOHN DOE AS UNKNOWN TENANT IN  
POSSESSION, JANE DOE AS UNKNOWN  
TENANT IN POSSESSION,

Defendants.

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**WRIT OF POSSESSION**

THE STATE OF FLORIDA:

TO ALL AND SINGULAR THE SHERIFFS OF THE STATE:

**YOU ARE HEREBY COMMANDED** to, on November 3, 2020, remove all persons from the following described commercial property in Orange County, Florida:

**Street Address: 410 N. Orange Blossom Trail, Orlando, FL 32805**

**Orange County Property Appraiser Folio Number 27-22-29-0000-00-026**

after a twenty-four (24) hour notice has been conspicuously posted on the premises and to put

**LION FINANCIAL, LLC** in possession thereof.

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## Legal Description:

### PARCEL A:

THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4 THE NE 1/4 OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 29 EAST, LESS THE EAST 30 FEET THEREOF CONVEYED FOR STREET PURPOSES FILED IN DEED BOOK 360, PAGE 431, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

LESS THE FOLLOWING PARCEL TAKEN BY THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR RIGHT-OF-WAY, DESIGNATED AS PARCEL NO. 126 FILED IN OFFICIAL RECORDS BOOK 2984, PAGE 1574, AND DESCRIBED AS FOLLOWS:

THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, LYING WEST OF AND WITHIN 40 FEET OF THE CENTER LINE OF SURVEY (CENTER LINE OF ORANGE BLOSSOM TRAIL) OF STATE ROAD NO. 500, 600, SECTION 75010, SAID CENTER LINE BEING DESCRIBED AS FOLLOWS:

BEGIN ON THE SOUTH LINE OF THE NE 1/4 OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 29 EAST, AT A POINT 1,319.30 FEET SOUTH 89° 31' 57" WEST OF THE SOUTHEAST CORNER OF SAID NE 1/4; THENCE RUN NORTH 0° 25' 03" WEST, A DISTANCE OF .69 FEET; THENCE RUN N 0° 35' 53" WEST A DISTANCE OF 1,339.23 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEASTERLY AND HAVING A RADIUS OF 916.73 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45° 12' 30", A DISTANCE OF 723.33 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH 44° 36' 37" EAST A DISTANCE OF 64.52 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWESTERLY AND HAVING A RADIUS OF 954.93 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40° 52' 05", A DISTANCE OF 631.13 FEET TO A POINT ON SAID CURVE HAVING A TANGENT BEARING OF NORTH 03° 44' 32" EAST, SAID POINT BEING ON THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 731.05 FEET SOUTH 89° 46' 19" WEST FROM THE NORTHEAST CORNER OF SAID NE 1/4 FOR THE END OF THIS DESCRIBED LINE.

ALSO LESS THE FOLLOWING DESCRIBED LAND TITLE TO WHICH IS VESTED IN THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR WATER RETENTION AREA, DESIGNATED AS PARCEL NO. 144 FILED IN OFFICIAL RECORDS BOOK 2984, PAGE 1574, AND DESCRIBED AS FOLLOWS:

COMMENCE ON THE SOUTH LINE OF THE NE 1/4 OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 29 EAST, AT A POINT 1,319.30 FEET SOUTH 89° 31' 57" WEST OF THE SOUTHEAST CORNER OF SAID NE 1/4; THENCE RUN NORTH 00° 25' 03" WEST, A DISTANCE OF .69 FEET; THENCE RUN NORTH 00° 35' 53" WEST A DISTANCE OF 653.98 FEET; THENCE RUN SOUTH 89° 21' 41" WEST A DISTANCE OF 237 FEET FOR THE POINT OF BEGINNING; THENCE RUN N 00° 35' 53" WEST, A DISTANCE OF 6.59 FEET; THENCE RUN SOUTH 89° 21' 41" WEST, A DISTANCE OF 1,084 FEET MORE OR LESS, TO THE WEST LINE OF THE NE 1/4; THENCE RUN SOUTH ALONG SAID WEST LINE, A DISTANCE OF 330 FEET; THENCE RUN NORTH 89° 30' 02" EAST, A DISTANCE OF 1,083.5 FEET; THENCE RUN NORTH 00° 35' 53" WEST, A DISTANCE OF 323.10 FEET TO THE POINT OF BEGINNING.

AND

### PARCEL B:

SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 29 EAST, LESS THE EAST 30 FEET CONVEYED IN DEED BOOK 362, PAGE 69, AND LESS THE NORTH 31 FEET.

LESS THAT PART TAKEN IN OFFICIAL RECORDS BOOK 2968, PAGE 844, DESCRIBED AS THAT PART OF:

THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, (EXCEPT THE NORTH 31 FEET AND EXCEPT THE EAST 30 FEET THEREOF), LYING WEST OF THE WITHIN 40 FEET OF THE CENTER LINE OF SURVEY (CENTER LINE OF ORANGE BLOSSOM TRAIL) OF STATE ROAD 500, 600, SECTION 75010, SAID CENTER LINE BEING DESCRIBED AS FOLLOWS:

BEGIN ON THE SOUTH LINE OF THE NE 1/4 OF SECTION 27, TOWNSHIP 22 SOUTH, RANGE 29 EAST, AT A POINT 1,319.30 FEET SOUTH 89° 31' 57" WEST OF THE SOUTHEAST CORNER OF SAID NE 1/4; THENCE RUN NORTH 0° 25' 03" WEST, A DISTANCE OF .69 FEET; THENCE RUN NORTH 0° 35' 53" WEST, A DISTANCE OF 1,339.23 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEASTERLY AND HAVING A RADIUS OF 916.73 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45° 12' 30", A DISTANCE OF 723.33 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH 44° 36' 37" EAST, A DISTANCE OF 64.52 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWESTERLY AND HAVING A RADIUS OF 954.93 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40° 52' 05", A DISTANCE OF 681.13 FEET TO A POINT ON SAID CURVE HAVING A TANGENT BEARING OF NORTH 03° 44' 32" EAST, SAID POINT BEING ON THE NORTH LIEN OF SAID SECTION 27, A DISTANCE OF 731.05 FEET SOUTH 89° 46' 19" WEST FROM THE NORTHEAST CORNER OF SAID NE 1/4 FOR THE END OF THIS DESCRIBED LINE.

**Contact Information:**

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*Attorney for Plaintiff, Lion Financial, LLC*



Tiffany Moore Russell  
CLERK OF THE CIRCUIT COURT

By: \_\_\_\_\_  
Deputy Clerk

**425 North Orange Ave.  
Suite 350  
Orlando, Florida 32801**

**Copies to:**

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