

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION



Tel: (954) 921-3471
Fax: (954) 921-3347

This application must be completed in full and submitted with all documents to be placed on a Board or Committee's agenda.

The applicant is responsible for obtaining the appropriate checklist for each type of application.

Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).

Documents and forms can be accessed on the City's website at

<http://www.hollywoodfl.org/DocumentCenter/Home/View/21>



APPLICATION TYPE (CHECK ONE):

- Technical Advisory Committee
- City Commission
- Historic Preservation Board
- Planning and Development Board

Date of Application: _____

Location Address: 5300 S. STATE ROAD 7

Lot(s): _____ Block(s): _____ Subdivision: _____

Folio Number(s): 5041 36 13 0010

Zoning Classification: N-MU Land Use Classification: TOC

Existing Property Use: COMMERCIAL Sq Ft/Number of Units: N/A

Is the request the result of a violation notice? () Yes () No If yes, attach a copy of violation.

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): PACO

- Economic Roundtable
- City Commission
- Technical Advisory Committee
- Planning and Development
- Historic Preservation Board

Explanation of Request: SITE PLAN REVIEW FOR A 16 STORY MIXED USE BUILDING.

Number of units/rooms: 200 HOTEL/64 CONDO Sq Ft: 35088 / 1850 SF

Value of Improvement: _____ Estimated Date of Completion: DEC. 2022

Will Project be Phased? () Yes () No If Phased, Estimated Completion of Each Phase _____

Name of Current Property Owner: DANIEL JARAMILLO

Address of Property Owner: 5350 SW 21 CT, PLANTATION FL 33317

Telephone: _____ Fax: _____ Email Address: _____

Name of Consultant Representative/Tenant (circle one): JOSEPH KALLER

Address: 2417 HOLLYWOOD BLVD Telephone: 954 920 5246

Fax: 954 926 2841 Email Address: Joseph@kallerarchitects.com

Date of Purchase: _____ Is there an option to purchase the Property? Yes () No ()

If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: ROD FEINER

Address: 1404 S. ANDREWS AVE

PORT LAUDERDALE FL 33316 Email Address: vafeiner@coker-feiner.com

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

I/(We) certify that I/ (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. I/(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. I/(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: _____ Date: _____

PRINT NAME: Daniel Jaramillo Date: 6-30-20

Signature of Consultant/Representative: Joseph B Keller Date: 6-30-20

PRINT NAME: JOSEPH B. KELLER Date: 6-30-20

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for Permit to my property, which is hereby made by me or I am hereby authorizing Bob A. Feiner to be my legal representative before the _____ (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
 this 30 day of JUNE 2020

Signature of Current Owner

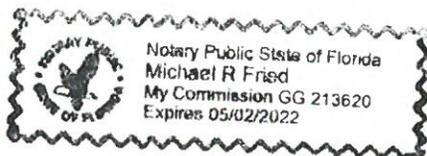
Daniel Jaramillo

Print Name

Notary Public

State of Florida

My Commission Expires: 5/2/2022 (Check One) Personally known to me; OR Produced Identification



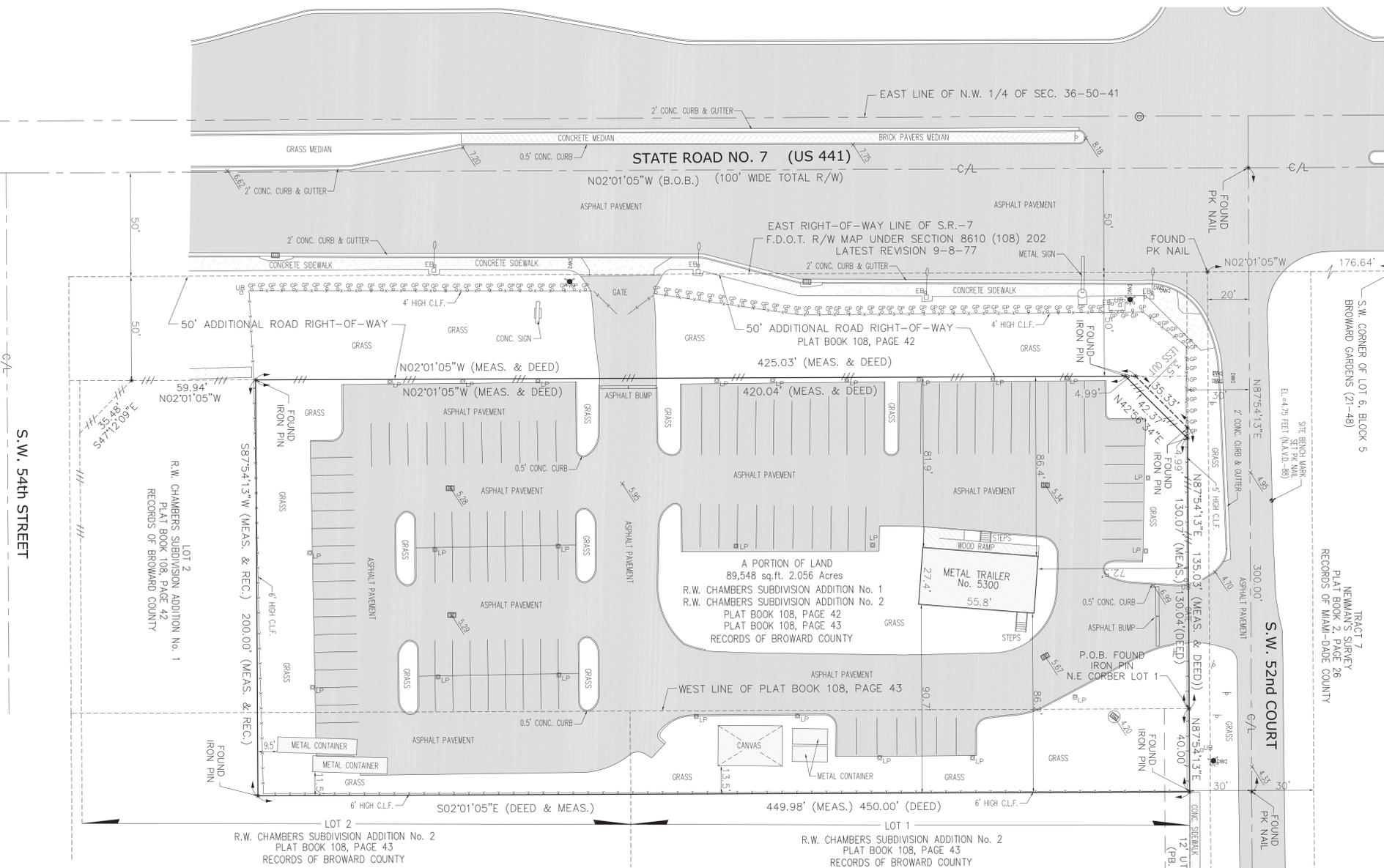
BOUNDARY SURVEY

LEGEND & ABBREVIATIONS:

○ CLEANOUT	✉ MAIL BOX	⊕ SPOT ELEVATION	--- CHAIN LINK FENCE	F.F.E. FINISH FLOOR ELEVATION
▣ CATCH BASIN	✉ NEWS PAPERS AND MAGAZINE STAND	⊕ WOOD POLE WITH TRANSFORMER	--- WOOD FENCE	F.N. FOUND NAIL
⊕ CONCRETE POWER POLE	✉ SIGN	⊕ GUY WIRE	A/C AIR CONDITIONING PAD	GV GAS VALVE
⊕ GUARD RAIL	✉ SIGN	⊕ STREET LIGHT	BLDG. BUILDING	L LENGTH
⊕ GREASE TRAP	✉ SANITARY SEWER MANHOLE	⊕ TRAFFIC SIGNAL BOX	CLF CHAIN LINK FENCE	N. NORTH
⊕ GAS VALVE	✉ STORM SEWER MANHOLE	⊕ PUBLIC TELEPHONE BOOTH	CBS CONCRETE BLOCK STRUCTURE	N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM
⊕ HANDICAP SIGN	✉ TELEPHONE MANHOLE	⊕ TRAFFIC CONTROL PANEL	(C) CALCULATED	O.E. OVERHEAD ELECTRIC LINE
⊕ LIGHT POLE	✉ UNKNOWN MANHOLE	⊕ PEDESTRIAN SIGNAL POLE	CB CATCH BASIN	O/L ON LINE
⊕ LIGHT BOLLARD	✉ LAWN SPOT LIGHT	⊕ LIGHT POLE	CH. CHORD DISTANCE	(O.R.B.) OFFICIAL RECORD BOOK
⊕ ELECTRIC BOX	✉ DETECTABLE SURFACING	⊕ UTILITY BOX	CL. CENTER LINE	(MEAS.) MEASURED
⊕ ELECTRIC MANHOLE	✉ SEWER VALVE	⊕ TELEPHONE BOX	CONC. CONCRETE	P.R.M. POINT REFERENCE MONUMENT
⊕ FIRE HYDRANT	✉ DETECTABLE SURFACING	⊕ GAS METER	Δ DELTA	(REC.) RECORD
⊕ IRRIGATION CONTROL VALVE	✉ WATER VALVE	⊕ PUBLIC TELEPHONE BOX	E EAST	R. RADIUS
⊕ METAL BUS STOP BENCH	✉ WATER METER	⊕ CONCRETE POLE	R/W RIGHT-OF-WAY	S SOUTH
⊕ MONITORING WELL	✉ WOOD POLE		ENC. ENCROACHMENT	T TANGENT
	✉ WOOD FENCE		F.I.P. FOUND IRON PIPE	W WEST
			F.J.R. FOUND REBAR	



LOCATION MAP
NOT TO SCALE
SECTION 36, TOWNSHIP 50 S., RANGE 41 E.



SURVEYOR'S NOTES

I- DATE OF COMPLETION:

07-26-2019

II- LEGAL DESCRIPTION AND ADDRESS:

5300 SOUTH STATE ROAD 7 HOLLYWOOD, FL 33314

A PORTION OF R.W. CHAMBERS SUBDIVISION ADDITION NO. 1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 108 ON PAGE 42 AND A PORTION OF R.W. CHAMBERS SUBDIVISION ADDITION NO. 2 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 108 ON PAGE 43, BOTH PLATS 5 RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 1 OF SAID PLAT OF R.W. CHAMBERS ADDITION NO. 2; THENCE NORTH 87°54'13" EAST ALONG THE NORTHERLY LINE OF SAID LOT 1 FOR 40.00 FEET; THENCE SOUTH 02°01'05" EAST FOR 450.00 FEET; THENCE SOUTH 87°54'13" WEST TO THE WESTERLY LINE OF LOT 1 OF SAID PLAT OF R.W. CHAMBERS ADDITION NO. 1 FOR 200.00 FEET; THENCE NORTH 02°01'05" WEST ALONG SAID WESTERLY LINE FOR 425.03 FEET; THENCE NORTH 42°56'34" EAST FOR 35.33 FEET; THENCE NORTH 87°54'13" EAST FOR 135.03 FEET TO THE POINT OF BEGINNING; THE LAST TWO MENTIONED COURSES BEING COINCIDENT WITH THE NORTHERLY LINE OF SAID LOT 1 OF SAID PLAT OF R.W. CHAMBERS ADDITION NO. 1 AND CONTAINING 2.059 ACRES MORE OR LESS. SUBJECT TO EXISTING EASEMENTS, RIGHT-OF-WAY, RESTRICTION AND RESERVATION OF RECORD IF ANY.

LESS AND EXCEPT:

A PORTION OF LOT 1, R.W. CHAMBERS SUBDIVISION ADDITION NO. 1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 108, PAGE 42, PUBLIC RECORDS, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 87°54'13" WEST FOR 130.04 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 42°56'34" WEST FOR 42.40 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 7; THENCE NORTH 02°01'05" WEST FOR 4.99 FEET; THENCE NORTH 42°56'34" EAST FOR 35.33 FEET TO THE NORTHERLY LINE OF SAID LOT 1; THENCE NORTH 87°54'13" EAST FOR 4.99 FEET TO THE POINT OF BEGINNING AND CONTAINING .003 ACRES MORE OR LESS.

PARCEL NO. 504136130010

III- ACCURACY:

THIS SURVEY WAS PREDICATED ON THE EXPECTED USE OF LAND, AS CLASSIFIED IN THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA. PURSUANT TO RULE 51-17 OF THE FLORIDA ADMINISTRATIVE CODE IS "RESIDENTIAL" THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF CLOSED GEOMETRIC FIGURES WAS FOUND TO EXCEED THIS REQUIREMENT.

IV- SOURCES OF DATA:

NORTH ARROW DIRECTION IS BASED ON AN ASSUMED MERIDIAN.

BEARINGS AS SHOWN HEREON ARE BASED UPON THE CENTER LINE OF STATE ROAD 7, WITH AN ASSUMED BEARING OF N02°01'05"W, SAID LINE TO BE CONSIDERED A WELL MONUMENTED LINE.

THIS PROPERTY IS LOCATED IN FLOOD ZONE "X", AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) COMMUNITY NAME: CITY OF HOLLYWOOD - 125113, MAP:12011C, PANEL: 0562, SUFFIX H, EFFECTIVE DATE: AUGUST 08, 2014.

VERTICAL CONTROL:

ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM 1988 AS PER NGS BENCHMARK NO.FCE 1685 USE. SAID BENCHMARK HAS AN ELEVATION OF 1.963 FEET (N.A.V.D.-88)

SUBSURFACE SOIL CONDITIONS WERE NOT DETERMINED, AS THIS FALLS OUTSIDE THE PURVIEW OF THIS SURVEY. THESE CONDITIONS MAY INCLUDE THE DETERMINATION OF WETLANDS, FILL-IN AREAS, GEOLOGICAL CONDITIONS OR POSSIBLE CONTAMINATION BY HAZARDOUS LIQUID OR SOLID WASTE THAT MAY OCCUR WITHIN, UPON, ACROSS, ADJUTING OR ADJACENT TO THE SUBJECT PROPERTY.

WELL-IDENTIFIED FEATURES AS DEPICTED ON THE SURVEY MAP WERE MEASURED TO AN ESTIMATED HORIZONTAL POSITIONAL ACCURACY OF 1/10 FOOT.

V- EASEMENTS AND ENCUMBRANCES:

No information was provided as to the existence of any easements or encumbrances. This Boundary Survey was prepared as per information given by client and no title search has been performed prior to the execution of this survey.

VI- CLIENT INFORMATION:

This Boundary and Topographic Survey was prepared at the insistence of and certified to:

Daniel A. Jaramillo
Weitz & Schwartz, P.A.
KRAFTSOW FAMILY INVESTMENTS LIMITED PARTNERSHIP
JAB SERVICES LLC

VII- SURVEYOR'S CERTIFICATE:

I hereby certify: That this "BOUNDARY & TOPOGRAPHIC SURVEY" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "BOUNDARY & TOPOGRAPHIC SURVEY" meets the intent of the applicable provisions of the Standards of practice for Land Surveying in the State of Florida, pursuant to Rule (51)17.050 through 51-17.052) of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

3TCI, Inc., a Florida corporation
Florida Certificate of Authorization Number LB7799

By: *Felix E. Suarez*
Felix E. Suarez (FOR THE FIRM)
Registered Surveyor and Mapper LS7235
State of Florida



NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.



3TCI, Inc. LB7799
PROFESSIONAL LAND SURVEYORS AND MAPPERS
12211 SW 129th CT. MIAMI FL 33186
tel: 305-378-1662 fax: 305-378-1662 www.3tci.com

SKETCH OF SURVEY

OF

5300 SOUTH STATE ROAD 7 HOLLYWOOD, FL 33314

DRAFTER:	CHECKED:	FIELD BOOK:	JOB NUMBER:	SCALE:	SHEET:
FES	FESJR	2019-1	19-1896	AS SHOWN	1 OF 1

THE
Plaza 441

5300 S. STATE ROAD 7 HOLLYWOOD FLORIDA

PROJECT INFO:

16 STORY MIXED USE BUILDING

LEGAL DESCRIPTION:

A PORTION OF R.W. CHAMBERS SUBDIVISION ADDITION NO. 1 ACCORDING TO THE PLAT THEREOF AS RECORDED I PLAT BOOK 108 ON PAGE 42 AND A PORTION OF R.W. CHAMBERS SUBDIVISION ADDITION NO. 2 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 108 PAGE 43, BOTH PLATS RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTH EAST CORNER LOT 1 OF SAID PLAT OF R.W. CHAMBERS ADDITION NO. 2: THENCE NORTH 87d54'13" EAST ALONG THE NORTHERLY LINE OF SAID LOT 1 FOR 40.00 FEET; THENCE SOUTH 02d01'05" EAST FOR 450.00 FEET; THENCE SOUTH 87d54'13" WEST TO TO WESTERLY LINE OF LOT 1 OF SAID PLAT R.W. CHAMBERS ADDITION NO. 1 FOR 200.00 FEET; THENCE NORTH 02d01'05" WEST ALONG SAID WESTERLY LINE FOR 425.00 FEET; THENCE NORTH 42d56'34" EAST FOR 35.33 FEET; THENCE NORTH 87d54'10" EAST FOE 135.00 FEET TO THE POINT OF THE BEGINNING; THE LAST TWO MENTIONED COURSES BEING COINCIDENT WITH THE NORTHERLY LINE OF SAID LOT 1 OF SAID PLAT OF R.W. CHAMBERS ADDITION NO. 1 AND CONTAINING 2.059 ACRES MORE OR LESS.

SUBJECT TO EXISTING EASEMENTS, RIGHTS OF WAY, RESTRICTIONS AND RESERVATIONS OF RECORD, IF ANY.

LESS AND EXCEPT:

A PORTION OF LOT 1 R.W. CHAMBERS SUBDIVISION ADDITION NO.1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 108, PAGE 42 PUBLIC RECORDS, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 87d54'13" WEST FOR 130.04' FEET TO THE POINT OF BEGINNING; THENCE SOUTH 42d56'04" WEST FOR 110.004 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 42d56'14" WEST FOR 42.10 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 7; THENCE NORTH 2d01'05" WEST FOR 4.99 FEET; THENCE NORTH 42d56'04" EAST FOR 35.00 FEET TO THE NORTHERLY LINE OF SAID LOT 1, THENCE NORTH 87d54'13" EAST FOR 4.99 FEET TO THE POINT OF BEGINNING AB=ND CONTAINING .003 ACRES MORE OR LESS

**CITY OF HOLLYWOOD
PARKS, RECREATION AND CULTURAL ARTS DEPARTMENT
PARK IMPACT FEE APPLICATION**

Pursuant to Chapter 161.07 (G)(1) of the City's Zoning and Land Development Regulations, all persons platting or subdividing land for residential purposes or for hotel/motel purposes or who are required to obtain site plan approval for a residential, hotel or motel development shall be required to pay a park impact fee. This fee is to be used for parks (passive or active open space or recreational facilities) to meet the needs created by the development.

Is this a residential or hotel/motel development? Yes No

If YES was selected please provide the following information. In NO was selected please do not complete application.

(PRINT LEGIBLY OR TYPE)

1. Owners Name: Mr. Sharon Sharaby
2. Project Name: Plaza 441 - 5300 S. State Rd 7
3. Project Address: 5300 South State Road 7
4. Contact person: Joseph B. Kauer - Kauer Architecture
5. Contact number: 954-980-5746
6. Type of unit(s): Single Family Multi-Family Hotel/Motel
7. Total number of residential and/or hotel/motel units: Residential - 64 units
Hotel - 100 units
8. Unit Fee per residential dwelling based on sq. ft.: \$2175⁰⁰ X 64 units = \$139,200⁰⁰
9. Unit Fee per hotel/motel room: \$1,250.00 X 100 units = \$12,500⁰⁰
10. Total Park Impact Fee: \$151,700⁰⁰ Date: 7/1/20

The Park Impact Fee shall be paid in full prior to issuance of a building permit unless the project is to be completed in phases. This application provides an approximate Park Impact Fee however the final Park Impact Fee will be calculated and paid at time of building permit request.

This application (if applicable) should be submitted to the Technical Advisory Committee to obtain Parks, Recreation and Cultural Arts Department approval.

Please contact David Vazquez, Department of Parks, Recreation and Cultural Arts at 954.921.3404 or dvazquez@hollywoodfl.org should there be any questions.

THE
Plaza 441

5300 S. STATE ROAD 7 HOLLYWOOD FLORIDA



5220 - 5232 S. SR 7
(north of site)



5400 S. SR 7
(south of site)

THE
Plaza 441

5300 S. STATE ROAD 7

HOLLYWOOD

FLORIDA



5300 S. SR 7
(the north side of site)



5300 S. SR 7
(the south side of site)

THE
*P*laza 441

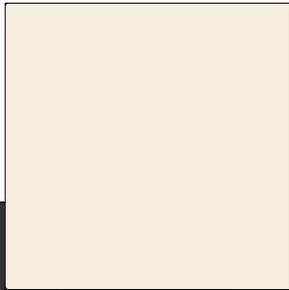
5300 S. STATE ROAD 7 HOLLYWOOD FLORIDA



5353 S. SR 7
(across the street)

THE
Plaza 441

5300 S. STATE ROAD 7 HOLLYWOOD FLORIDA

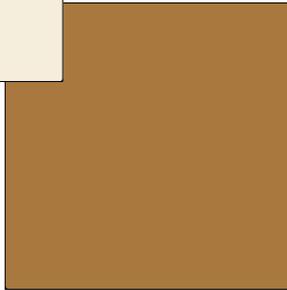


white linen



black

BENJAMIN MOORE



camel



signage



retail/ restaurant storefront



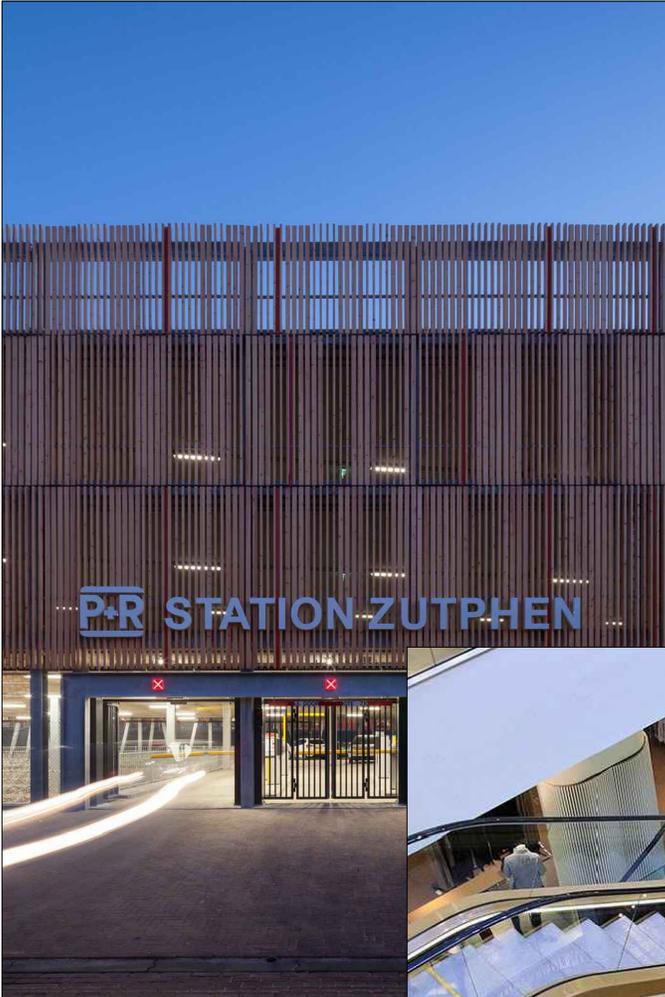
waterwall

THE
*P*laza 441

5300 S. STATE ROAD 7

HOLLYWOOD

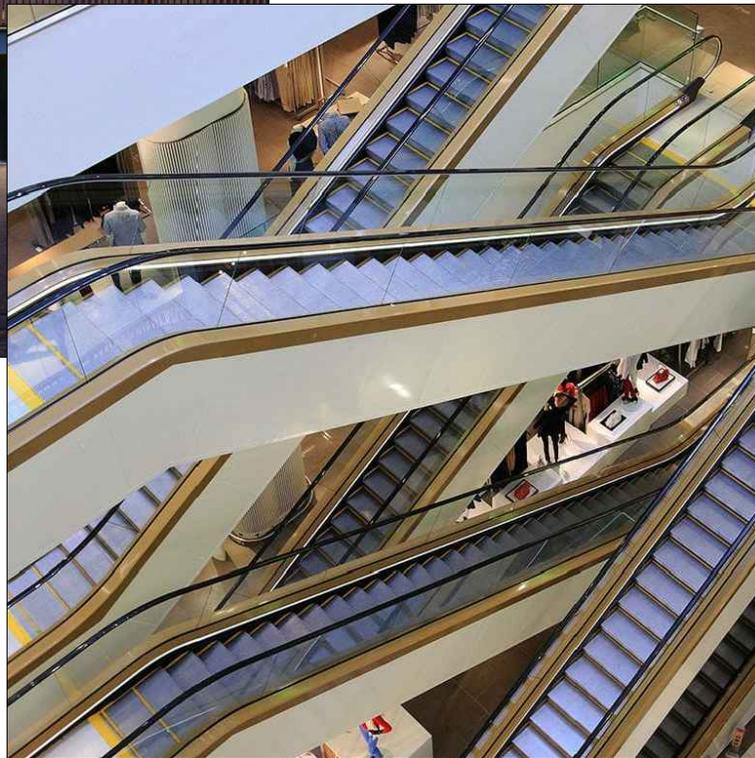
FLORIDA



garage screen



garage screen



scissor escalators

THE
*P*laza 441

5300 S. STATE ROAD 7 HOLLYWOOD FLORIDA



frameless wind screen



glass railing



hotel frameless storefront

THE
*P*laza 441

5300 S. STATE ROAD 7 HOLLYWOOD FLORIDA



infinity edge sky pool



glass bottom sky pool



sky pool

Law Offices
COKER & FEINER
1404 South Andrews Avenue
Fort Lauderdale, FL 33316-1840

Telephone: (954) 761-3636
Facsimile: (954) 761-1818

Richard G. Coker, Jr., P.A.
Rod A. Feiner

June 18, 2020

Community Development Department
City of Hollywood
2600 Hollywood Blvd.
Hollywood, FL 33022
Attn: Leslie DelMonte

Re: Hollywood Strip; 5300 South State Road 7, Hollywood, FL
Ownership and Encumbrance Report; Preliminary TAC Submittal

Dear Ms. DelMonte:

Please accept this letter as the Ownership and Encumbrance Report for the following property, which report was conducted from the time of beginning onward through June 17, 2020 and applies to the property which is legally described as follows:

See Exhibit "A", attached hereto

Ownership:

Current Owner: Daniel A. Jaramillo

Mortgage Holder: Jack Herman, Trustee of the Jack Herman Declaration of Trust Agreement dated August 4, 1998 and Dorothy Jean Herman, Trustee of the Dorothy Jean Herman Declaration of Trust Agreement dated August 4, 1998, each as to an undivided fifty percent (50%) interest by virtue of that certain Mortgage recorded in OR Book 29108, Page 1054 of the Public Records of Broward County, Florida

Encumbrances:

1. Matters as contained on the Plat of N.W. CHAMBERS SUBDIVISION No. 1, recorded in Plat Book 108, Page 42 of the Public Records of Broward County, Florida.
2. Matters as contained on the Plat of N.W. CHAMBERS SUBDIVISION No. 2, recorded in Plat Book 108, Page 43 of the Public Records of Broward County, Florida.

3. Right-of-Way Agreement executed in favor of Everglades Pipe Line Company, filed in OR Book 1231, Page 48 of the Public Records of Broward County, Florida.
4. Easement granted to Broward County for water and sewer lines recorded in OR Book 16955, Page 712 of the Public Records of Broward County, Florida.
5. Easement granted to Broward County for water and sewer lines recorded in OR Book 16955, Page 719 of the Public Records of Broward County, Florida.
6. Agreement with Broward County, Florida recorded in OR Book 16955, Page 701 of the Public Records of Broward County, Florida.
7. Agreement to Place Notation on Plat recorded in OR Book 15573, Page 276 of the Public Records of Broward County, Florida.
8. Agreement to Place Notation on Plat recorded in OR Book 15573, Page 280 of the Public Records of Broward County, Florida.

Thank you for your attention to this matter. If you have any questions or require any additional information, please feel free to contact me.

Very truly yours,



ROD A. FEINER
For the Firm

RAF:yt

c: Client
Kaller & Associates

LEGAL DESCRIPTION:

A PORTION OF R. W. CHAMBERS SUBDIVISION ADDITION NO. 1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 108 ON PAGE 42 AND A PORTION OF R. W. CHAMBERS SUBDIVISION ADDITION NO. 2 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 108 ON PAGE 43, BOTH PLATS RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER LOT 1 OF SAID PLAT OF R. W. CHAMBERS ADDITION NO. 2; THENCE NORTH $87^{\circ}54'13''$ EAST ALONG THE NORTHERLY LINE OF SAID LOT 1 FOR 40.00 FEET; THENCE SOUTH $02^{\circ}01'05''$ EAST FOR 450.00 FEET; THENCE SOUTH $87^{\circ}54'13''$ WEST TO THE WESTERLY LINE OF LOT 1 OF SAID PLAT OF R. W. CHAMBERS ADDITION NO. 1 FOR 200.00 FEET; THENCE NORTH $02^{\circ}01'05''$ WEST ALONG SAID WESTERLY LINE FOR 425.03 FEET; THENCE NORTH $42^{\circ}56'34''$ EAST FOR 35.33 FEET; THENCE NORTH $87^{\circ}54'13''$ EAST FOR 135.03 FEET TO THE POINT OF BEGINNING; THE LAST TWO MENTIONED COURSES BEING COINCIDENT WITH THE NORTHERLY LINE OF SAID LOT 1 OF SAID PLAT OF R. W. CHAMBERS ADDITION NO. 1 AND CONTAINING 2.059 ACRES MORE OR LESS.

SUBJECT TO EXISTING EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS OF RECORD, IF ANY.

LESS & EXCEPT:

LEGAL DESCRIPTION:

A PORTION OF LOT 1, R.W. CHAMBER'S SUBDIVISION ADDITION NO. 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 108, PAGE 42, PUBLIC RECORDS, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH $87^{\circ}54'13''$ WEST FOR 130.04 FEET TO THE POINT OF BEGINNING; THENCE SOUTH $42^{\circ}56'34''$ WEST FOR 42.40 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 7; THENCE NORTH $02^{\circ}01'05''$ WEST FOR 4.99 FEET; THENCE NORTH $42^{\circ}56'34''$ EAST FOR 35.33 FEET TO THE NORTHERLY LINE OF SAID LOT 1; THENCE NORTH $87^{\circ}54'13''$ EAST FOR 4.99 FEET TO THE POINT OF BEGINNING AND CONTAINING .003 ACRES MORE OR LESS.

EXHIBIT "A"

58- 44900

OFF 1231 PAGE 48
REC AGREEMENT

FOR AND IN CONSIDERATION of the sum of Five (\$5.00) Dollars to in hand paid, the receipt whereof is hereby acknowledged, and the receipt whereof is hereby acknowledged, the undersigned, Joseph Milano and Elizabeth Milano, husband and wife, 10 Holland Drive, Box 2295, Hollywood, Florida

do hereby grant unto EVERGLADES PIPE LINE COMPANY, P. O. Box 1429, Miami 8, Florida, its successors and assigns, a right of way ~~thirty~~ ^{fifteen} feet in width over and through lands in the County of Broward and State of Florida

as same are more fully described in Warranty Deed made January 18, 1945 and recorded January 29, 1945 in Deed Book 470 at Page 75 in the Office of the Clerk of Broward County. The R/W shall occupy the following parts of Tract 7: A fifteen foot strip, the center line of which shall begin at a point 207.5 feet North of the South line of Tract 7 and 670 feet East of the center line of S. R. #7; thence West parallel to and 207.5 feet North of said South line a distance of 470 feet; then beginning at a point 150 feet North of said South line and 192.5 feet East of the center line of S. R. #7, thence South parallel to said center line 142.5 feet to a point, thence West, parallel to and 7.5 feet North of the South line of Tract 7, a distance of 142.5 feet to a point in the East boundary line of S.R.#7 (desc. cont'd. below) for the purpose of constructing, operating, maintaining, and, from time to time, altering, repairing and removing one or more lines of pipe for the transportation of petroleum, or the products thereof with free ingress and egress to construct, operate, maintain, and, from time to time, alter, repair and remove the same. Should said further consideration not be paid or tendered to the grantor a within ~~two~~ ⁶⁰ days from the date hereof, this grant shall thereafter become null and void.

The grantor a herein reserve the right to use the above described land except as such use may unreasonably interfere with the enjoyment by the grantee of the right of way herein granted, and grantor a specifically covenant not to build, create or construct any obstruction, engineering works or other structure within the limits of the right of way herein granted, or permit same to be done by others. The grantee hereby agrees to pay any damages which may arise from the construction, maintenance, operation, alteration, repair or removal of said pipe lines, said damages, if not mutually agreed upon, to be ascertained and determined by three disinterested persons, one thereof to be appointed by the grantor a, their heirs or assigns, one by the grantee, its successors and assigns, and the third by the two so appointed as aforesaid, and the award of such three persons, or any two of them shall be final and conclusive.

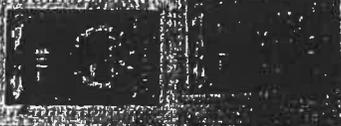
Should an additional line or lines be laid under this grant, subsequent to the original construction, such additional line or lines shall be laid reasonably adjacent to the route of the first line and, in addition to the damages as above provided, the same consideration ~~shall~~ shall be paid for the line or lines so laid, it being understood and agreed that the additional line rights herein granted may be assigned by the grantee, in whole or in part, separate and apart from the first line right hereinbefore granted.

thirty-five
An additional ~~thirty~~ feet adjacent to the foregoing right of way may be used by grantee during the original period of construction.
(desc. cont'd.) -
in Section 36, Township 50-S, Range 41-E as recorded in Plat Book 2, Page 26, Public Records of Dade County, lands lying in Broward County.

The grantor a covenant with grantee that they are the owner a of the above described lands and have the right, title and capacity to grant the right of way herein granted, and it is understood and agreed that the foregoing constitutes the entire agreement between the parties hereto and no oral promise, representation or agreement has been made in connection therewith.

IN WITNESS WHEREOF, we have hereunto set our hand s and seals this

23rd day of May 1958
Signed and sealed in the presence of:
Joseph Milano
Elizabeth Milano



STATE OF Florida

COUNTY OF Broward

I hereby certify that on this day before me, an official duly authorized in the state and county aforesaid to take acknowledgments, personally appeared George Milano and Elizabeth Milano to me known to be the person(s) described in and who executed the foregoing instrument, and severally acknowledged before me that they executed the same.

Witness my hand and official seal in the state and county last aforesaid this 23rd day of May A. D. 1958.



Harold S. Zoffel (Seal)

My commission expires March 15, 1961
Notary Public, State of Florida at Large
Commission Expires Sept. 4, 1961
Notary Public, State of New York at Large

RECORDED IN OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
FRANK H. MARKS
CLERK OF SAID COUNTY

R. of W. No.
RIGHT OF WAY
from

to
EVERGLADES PIPE LINE COMPANY

Filed for Record
at o'clock M. and
recorded in Volume
of Records, Page
of the records of County,
State of Florida.
County Recorder.

MORTGAGEE'S CONSENT TO EASEMENT
AND
RELEASE OF LIEN

89473548

WHEREAS, L.D. CORPORATION OF BROWARD, INC. hereinafter called
Mortgagor, by Indenture of Mortgage dated May 25 1988
and recorded in public records of Broward County,
OR 15516 Page/s 674, mortgaged
unto Hollywood Federal Savings and Loan Association

its successors and assigns, hereinafter called Mortgagee, the
premises described as follows:

See Exhibit A Attached.

AND WHEREAS, Mortgagor has granted an easement to Broward County
for the purpose of maintaining water and/or sewage mains
The easement so
granted is a part of the property described above; and which
easement is described as follows:

See Exhibit B Attached.

AND WHEREAS the Mortgagor has requested the Mortgagee to consent
to the easement.

NOW THEREFORE: Mortgagee hereby consents and approves the
granting of easement to Broward County, which easement is
described herein above. Mortgagee hereby frees, exonerates and
discharges all liens on any/all water and/or sewer installations
within said easement.

[Signature]
WITNESS
[Signature]
WITNESS
[Signature]
WITNESS
[Signature]
WITNESS

MORTGAGEE: Hollywood Federal Savings
and Loan Association.
By: [Signature] Executive V.P.
Date: April 7, 1989
[Signature]
Date: April 7, 1989

STATE OF FLORIDA
COUNTY OF Broward

Seal Impressed

Before me, an officer duly authorized to take acknowledgements
personally appeared

Clyde H. Marsing and George R. Curtis
of Hollywood Federal Savings & Loan Assn.
and executed the above document.

My Commission expires:

NOTARY PUBLIC, STATE OF FLORIDA.
MY COMMISSION EXPIRES: JAN. 25, 1989.
ELECTED THRU NOTARY PUBLIC UNDERWRITERS.

[Signature]
Notary Public

SEE ITEM
RETURN TO
FRONT. RECORDER

BK 89555PC07W2
89 NOV 28 AM 11 54

29-
JA

MEMO: Legibility of writing,
typing or printing unsatisfactory in
this document when microfilmed.

EXHIBIT "A"

LEGAL DESCRIPTION:

ALL OF LOTS 1 AND 2, R. W. CHAMBERS SUBDIVISION ADDITION NO. 1,
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 108 ON
PAGE 42, PUBLIC RECORDS, BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

ALL OF LOTS 1 AND 2, R. W. CHAMBERS SUBDIVISION ADDITION NO. 2,
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 108 ON
PAGE 43, PUBLIC RECORDS, BROWARD COUNTY, FLORIDA.

LESS AND EXCEPT:

A PORTION OF R. W. CHAMBERS SUBDIVISION ADDITION NO. 1 ACCORDING
TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 108 ON PAGE 42 AND A
PORTION OF R. W. CHAMBERS SUBDIVISION ADDITION NO. 2 ACCORDING TO
THE PLAT THEREOF AS RECORDED IN PLAT BOOK 108 ON PAGE 43, BOTH
PLATS RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER LOT 1 OF SAID PLAT OF R.W. CHAMBERS
ADDITION NO. 2; THENCE NORTH 87°36'40" EAST (PLAT NORTH 87°54'13"
EAST) ALONG THE NORTHERLY LINE OF SAID LOT 1 FOR 39.95 FEET
(PLAT 40.00 FEET); THENCE SOUTH 02°01'05" EAST FOR 450.00 FEET;
THENCE SOUTH 87°36'40" WEST (PLAT SOUTH 87°54'13" WEST) TO THE
WESTERLY LINE OF LOT 1 OF SAID PLAT OF R. W. CHAMBERS ADDITION
NO. 1 FOR 200.00 FEET; THENCE NORTH 02°01'05" WEST ALONG SAID
WESTERLY LINE FOR 425.16 FEET (PLAT 425.03 FEET); THENCE NORTH
42°47'47" EAST (PLAT NORTH 42°56'34" EAST) FOR 35.24 FEET (PLAT
35.33 FEET); THENCE NORTH 87°36'40" EAST (PLAT NORTH 87°54'13"
EAST) FOR 135.21 (PLAT 135.03 FEET) TO THE POINT OF BEGINNING,
THE LAST TWO MENTIONED COURSES BEING COINCIDENT WITH THE
NORTHERLY LINE OF SAID LOT 1 OF SAID PLAT OF R. W. CHAMBERS
ADDITION NO. 1 AND CONTAINING 2.059 ACRES MORE OR LESS.

SUBJECT TO EXISTING EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND
RESERVATIONS OF RECORD, IF ANY.

CONTAINING A TOTAL OF 4.977 ACRES MORE OR LESS
(216801 SQUARE FEET)

BR-18955 F607-113



C.C.L. CONSULTANTS INC.
ENGINEERS - SURVEYORS - PLANNERS.

2200 PARK CENTRAL BLVD., N. SUITE 100
POMPANO BEACH, FLORIDA 33064
(305) 974-2200 FAX (305) 974-2045



881 TRAVELER COURT, SUITE 214
MIAMI, FLORIDA 33171
(407) 880-3180 FAX (407) 876-6300

2621.LGL

LEGAL DESCRIPTION:

A 15 FOOT WIDE EASEMENT ON A PORTION OF R.W. CHAMBERS SUBDIVISION ADDITION NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 108, PAGE 43, PUBLIC RECORDS, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 2 OF SAID PLAT; THENCE SOUTH 87°36'59" WEST ALONG THE SOUTHERLY LINE OF SAID LOT 2 FOR 84.29 FEET TO THE POINT OF BEGINNING, SAID 15 FOOT WIDE EASEMENT LYING 7.5 FEET ON EACH SIDE OF AND ADJOINING THE FOLLOWING DESCRIBED CENTERLINE; THENCE NORTH 2°01'05" WEST FOR 59.29 FEET; THENCE SOUTH 87°58'55" WEST FOR 10.00 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE SOUTH 87°58'55" WEST FOR 114.00 FEET; THENCE NORTH 47°01'05" WEST FOR 4.00 FEET; THENCE SOUTH 86°57'06" WEST FOR 73.69 FEET; THENCE SOUTH 2°57'22" EAST FOR 4.69 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "B"; THENCE SOUTH 2°57'22" EAST FOR 11.93 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "C"; THENCE SOUTH 2°57'22" EAST FOR 19.47 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "D"; THENCE SOUTH 2°57'22" EAST FOR 24.98 FEET TO THE SOUTHERLY LINE OF SAID LOT 2 AND POINT OF TERMINUS.

TOGETHER WITH:

COMMENCE AT THE NORTHEAST CORNER OF LOT 1 OF SAID PLAT; THENCE SOUTH 87°36'40" WEST ALONG THE NORTHERLY LINE OF SAID LOT 1 FOR 29.67 FEET TO THE POINT OF BEGINNING, SAID 15 FOOT LYING 7.5 FEET ON EACH SIDE OF AND ADJOINING THE FOLLOWING DESCRIBED CENTERLINE; THENCE SOUTH 2°23'20" EAST FOR 60.01 FEET; THENCE SOUTH 88°12'18" WEST FOR 64.91 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "E"; THENCE SOUTH 88°12'18" WEST FOR 174.00 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "F"; THENCE SOUTH 88°12'18" WEST FOR 27.09 FEET; THENCE NORTH 10°45'51" WEST FOR 26.31 FEET; THENCE NORTH 2°23'20" WEST FOR 8.00 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "G"; THENCE NORTH 2°23'20" WEST FOR 23.23 FEET TO THE NORTHERLY LINE OF SAID LOT 1 AND POINT OF TERMINUS.

TOGETHER WITH:

BEGIN AT POINT "A" AS PREVIOUSLY DESCRIBED, SAID 15 FOOT WIDE EASEMENT LYING 7.5 FEET ON EACH SIDE OF AND ADJOINING THE FOLLOWING DESCRIBED CENTERLINE; THENCE NORTH 2°01'05" WEST FOR 14.00 FEET TO THE POINT OF TERMINUS.

TOGETHER WITH:

BEGIN AT POINT "B" AS PREVIOUSLY DESCRIBED, SAID 15 FOOT WIDE EASEMENT LYING 7.5 FEET ON SIDE OF AND ADJOINING THE FOLLOWING DESCRIBED CENTERLINE; THENCE SOUTH 87°02'38" WEST FOR 49.58 FEET TO THE POINT OF TERMINUS.

BK 108 PG 43

SHEET 1 OF 3

1292

REVISIONS	DATE	BY	PROFESSIONAL LAND SURVEYOR _____ STATE OF FLORIDA			
			DATE OF SURVEY	DRAWN BY	CHECKED BY	FIELD BOOK

SKETCH NO.



C.C.L. CONSULTANTS INC.
ENGINEERS - SURVEYORS - PLANNERS.

2200 PARK CENTRAL BLVD., R. SUITE 100
POINCIANNE BEACH, FLORIDA 33054
(305) 974-8200 FAX (305) 975-2000



681 TRAFALGAR COURT, SUITE 214
MAYLAND, FLORIDA 32701
(407) 860-2100 FAX (407) 875-8300

TOGETHER WITH:

BEGIN AT POINT "C" AS PREVIOUSLY DESCRIBED, SAID 15 FOOT WIDE EASEMENT LYING 7.5 FEET ON SIDE OF AND ADJOINING THE FOLLOWING DESCRIBED CENTERLINE; THENCE NORTH 87°02'38" EAST FOR 7.23 FEET TO THE POINT OF TERMINUS.

TOGETHER WITH:

BEGIN AT POINT "D" AS PREVIOUSLY DESCRIBED SAID 15 FOOT WIDE EASEMENT LYING 7.5 FEET ON SIDE OF AND ADJOINING THE FOLLOWING DESCRIBED CENTERLINE; THENCE SOUTH 87°02'38" WEST FOR 38.10 FEET TO THE POINT OF TERMINUS.

TOGETHER WITH:

BEGIN AT POINT "E" AS PREVIOUSLY DESCRIBED, SAID 15 FOOT WIDE EASEMENT LYING 7.5 FEET ON EACH SIDE OF AND ADJOINING THE FOLLOWING DESCRIBED CENTERLINE; THENCE SOUTH 1°47'42" EAST FOR 23.22 FEET TO THE POINT OF TERMINUS.

TOGETHER WITH:

BEGIN AT POINT "F" AS PREVIOUSLY DESCRIBED, SAID 15 FOOT WIDE EASEMENT LYING 7.5 FEET ON EACH SIDE OF AND ADJOINING THE FOLLOWING DESCRIBED CENTERLINE; THENCE SOUTH 1°47'42" EAST FOR 23.22 FEET TO THE POINT OF TERMINUS.

TOGETHER WITH:

BEGIN AT POINT "G" AS PREVIOUSLY DESCRIBED, SAID 15 FOOT WIDE EASEMENT LYING 7.5 FEET ON EACH SIDE OF AND ADJOINING THE FOLLOWING DESCRIBED CENTERLINE; THENCE SOUTH 87°36'40" WEST FOR .00 FEET TO THE POINT OF TERMINUS.

EASEMENT LINES ARE LENGTHENED AND SHORTENED TO PROVIDE A CONTINUOUS 15 FOOT WIDE EASEMENT.

SUBJECT TO EXISTING EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS OF RECORD, IF ANY.

NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN UNMUSSEU SURVEYOR'S SEAL.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD.
3. DATA SHOWN HEREON WAS COMPILED FROM OTHER INSTRUMENTS AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND LEGAL DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND IT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA STATE BOARD OF LAND SURVEYORS.

Gregory S. Hieb

REVISIONS	DATE	BY	PROFESSIONAL LAND SURVEYOR	STATE OF FLORIDA
Rev.	8-18-89	GA	4437	
			DATE	DRAWN
			4-5-89	BY
			CHECKED	FIELD
			BY	BOOK

BK1189555 PG0715

Sheet 2 of 3

SKETCH NO. 1222



C.C.L. CONSULTANTS INC.
ENGINEERS - SURVEYORS - PLANNERS.

2500 PARK CENTRAL BLVD., N. SUITE 100
FOWLING BEACH, FLORIDA 33404
(305) 874-2200 FAX (305) 878-2268

881 TRAFALGAR COURT, SUITE 214
MAITLAND, FLORIDA 32751
(407) 880-2102 FAX (407) 878-2300



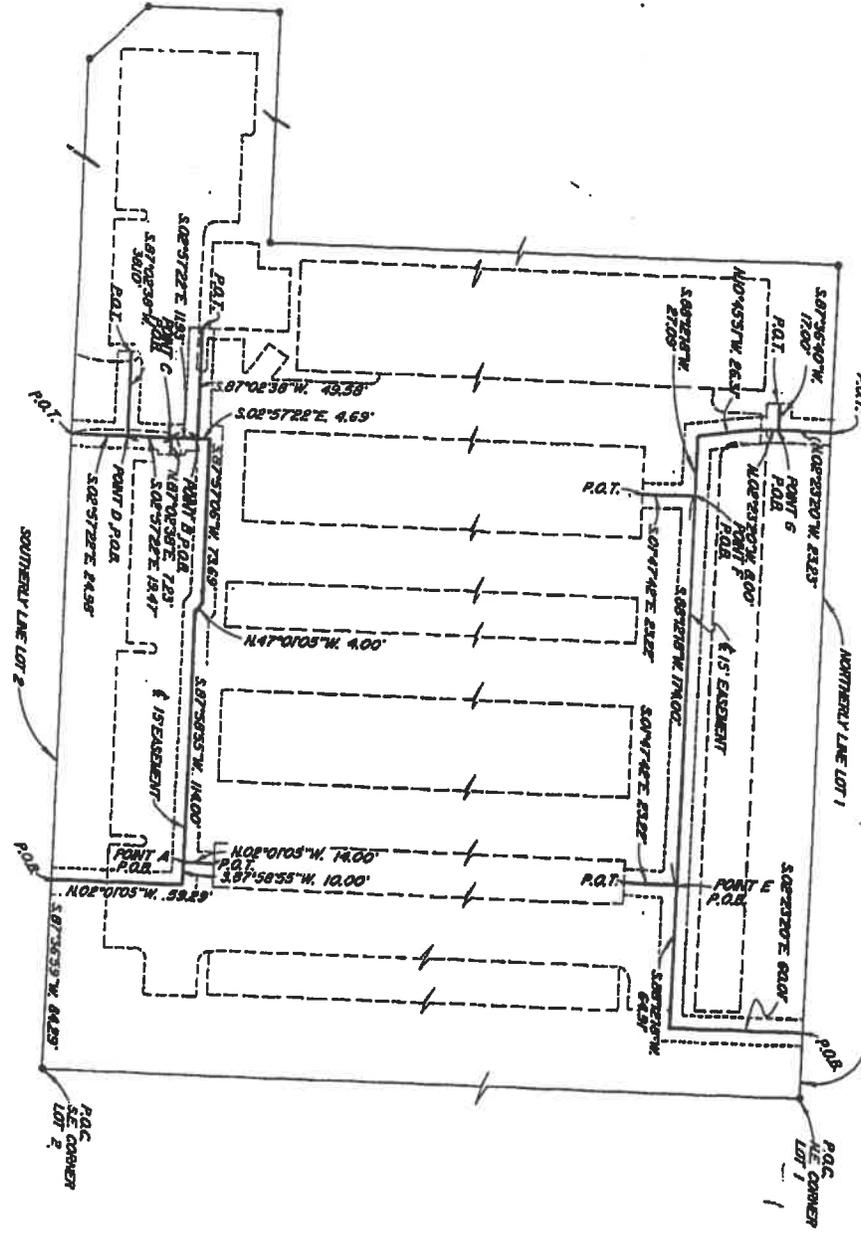
STATE ROAD NO. 7

BK 18955PC0716

S.W. 54th STREET

S.W. 52nd COURT

SHEET 3 OF 3



REVISIONS

DATE BY

PROFESSIONAL LAND SURVEYOR _____ STATE OF FLORIDA

DATE OF SURVEY

DRAWN BY W.S.W.

CHECKED BY G.M.

FIELD BOOK

1292
SKETCH NO.



C.C.L. CONSULTANTS INC.
ENGINEERS - SURVEYORS - PLANNERS.

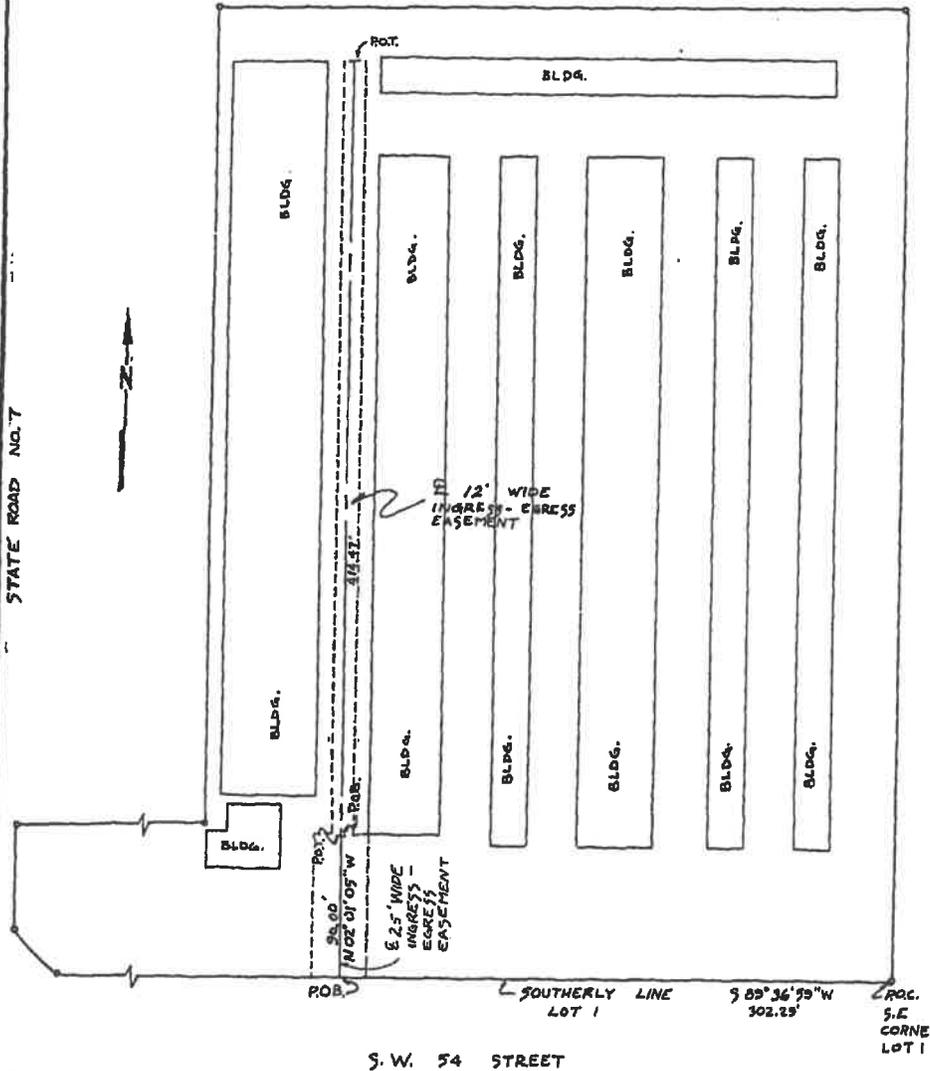
2200 PARK CENTRAL BLVD., N. SUITE 100
POMPANO BEACH, FLORIDA 33064
(904) 974-8200 FAX (904) 972-8000

881 TRAVELER COURT, SUITE 214
WATTLAND, FLORIDA 32781
(407) 680-8180 FAX (407) 676-8908



S.W. 52 COURT

STATE ROAD NO. 7



BR 18955 PC0748

SHEET 2 of 2

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
L. A. HESTER
COUNTY ADMINISTRATOR

REVISIONS DATE BY

REVISIONS	DATE	BY

PROFESSIONAL LAND SURVEYOR 12217 STATE OF FLORIDA
GREGORY S. MIRE

DATE OF SURVEY DRAWN BY JP CHECKED BY FIELD BOOK

SKETCH NO. 2621

Corporation

89473549

EASEMENT

THIS INDENTURE made this 6th day of April 1989, between L.D. Corporation of Broward, Inc. part y of the first part and BROWARD COUNTY, a political subdivision of the State of Florida, party of the second part.

WITNESSETH

WHEREAS, the part y of the first part the owner of property situate in Broward County, Florida, and described as follows:

Attached

and,

WHEREAS, the party of the second part desires an easement for water and/or sanitary sewerage lines along said property, and

WHEREAS, the part y of the first part willing to grant such easement,

NOW, THEREFORE, for and in consideration of the mutual covenants each to the other running and one dollar and other good and valuable considerations, the part of the first part do es hereby grant unto the party of the second part, its successors and assigns, full and free right and authority to construct, maintain, repair, install, and rebuild water and/or sanitary sewerage facilities on and do es hereby grant a perpetual easement in, over, under, through, upon and/or across the above described lands for said purposes.

IN WITNESS WHEREOF the said L.D. Corporation of Broward, Inc. has caused its corporate name to be hereunto signed and its corporate seal affixed, by its proper officers thereunto duly authorized, on this 6th day of April A.D. 1989.

(CORPORATE SEAL)

L.D. CORPORATION OF BROWARD, INC.

Attest:

Lorraine M. Breece, Ass't Secretary

Peter F. Fagan, Vice President

STATE OF Florida
COUNTY OF Palm Beach } SS

I HEREBY CERTIFY, That on this day of April, 1989, before me personally appeared Peter F. Fagan and Lorraine M. Breece respectively President and Assistant Secretary of L.D. CORPORATION OF BROWARD, INC., a corporation under the laws of the State of Florida to be known to be the persons described in and who executed the foregoing conveyance to the County of Broward and severally acknowledged the execution thereof to be their free act and deed as such officers, for the use and purpose herein mentioned; and that they affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation.

WITNESS my signature at Boca Raton in the County of Palm Beach and State of Florida the day and year last aforesaid.

Mae Michelle Sahl
Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA
MY COMMISSION EXP. DEC. 5, 1992
BONDED THRU GENERAL REG. LIND.

FEE ITEM RETURN TO FRONT 55 350

29 NOV 28 AM 11 54 BK18955PG0719



C.C.L. CONSULTANTS INC.
ENGINEERS - SURVEYORS - PLANNERS.

2800 PARK CENTRAL BLVD., N. SUITE 100
POMPANO BEACH, FLORIDA 33064
(304) 974-2200 FAX (304) 972-2666



881 TRAFALGAR COURT, SUITE 214
MANTLAND, FLORIDA 32751
(407) 460-8120 FAX (407) 878-4304

2621.LGL

LEGAL DESCRIPTION:

A 15 FOOT WIDE EASEMENT ON A PORTION OF R.W. CHAMBERS SUBDIVISION ADDITION NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 108, PAGE 43, PUBLIC RECORDS, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 2 OF SAID PLAT; THENCE SOUTH 87°36'59" WEST ALONG THE SOUTHERLY LINE OF SAID LOT 2 FOR 84.29 FEET TO THE POINT OF BEGINNING, SAID 15 FOOT WIDE EASEMENT LYING 7.5 FEET ON EACH SIDE OF AND ADJOINING THE FOLLOWING DESCRIBED CENTERLINE; THENCE NORTH 2°01'05" WEST FOR 59.29 FEET; THENCE SOUTH 87°58'55" WEST FOR 10.00 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE SOUTH 87°58'55" WEST FOR 114.00 FEET; THENCE NORTH 47°01'05" WEST FOR 4.00 FEET; THENCE SOUTH 86°57'06" WEST FOR 73.69 FEET; THENCE SOUTH 2°57'22" EAST FOR 4.69 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "B"; THENCE SOUTH 2°57'22" EAST FOR 11.93 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "C"; THENCE SOUTH 2°57'22" EAST FOR 19.47 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "D"; THENCE SOUTH 2°57'22" EAST FOR 24.98 FEET TO THE SOUTHERLY LINE OF SAID LOT 2 AND POINT OF TERMINUS.

TOGETHER WITH:

COMMENCE AT THE NORTHEAST CORNER OF LOT 1 OF SAID PLAT; THENCE SOUTH 87°36'40" WEST ALONG THE NORTHERLY LINE OF SAID LOT 1 FOR 29.67 FEET TO THE POINT OF BEGINNING, SAID 15 FOOT LYING 7.5 FEET ON EACH SIDE OF AND ADJOINING THE FOLLOWING DESCRIBED CENTERLINE; THENCE SOUTH 2°23'20" EAST FOR 60.01 FEET; THENCE SOUTH 88°12'18" WEST FOR 64.91 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "E"; THENCE SOUTH 88°12'18" WEST FOR 174.00 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "F"; THENCE SOUTH 88°12'18" WEST FOR 27.09 FEET; THENCE NORTH 10°45'51" WEST FOR 26.31 FEET; THENCE NORTH 2°23'20" WEST FOR 8.00 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "G"; THENCE NORTH 2°23'20" WEST FOR 23.23 FEET TO THE NORTHERLY LINE OF SAID LOT 1 AND POINT OF TERMINUS.

TOGETHER WITH:

BEGIN AT POINT "A" AS PREVIOUSLY DESCRIBED, SAID 15 FOOT WIDE EASEMENT LYING 7.5 FEET ON EACH SIDE OF AND ADJOINING THE FOLLOWING DESCRIBED CENTERLINE; THENCE NORTH 2°01'05" WEST FOR 14.00 FEET TO THE POINT OF TERMINUS.

TOGETHER WITH:

BEGIN AT POINT "B" AS PREVIOUSLY DESCRIBED, SAID 15 FOOT WIDE EASEMENT LYING 7.5 FEET ON SIDE OF AND ADJOINING THE FOLLOWING DESCRIBED CENTERLINE; THENCE SOUTH 87°02'38" WEST FOR 49.58 FEET TO THE POINT OF TERMINUS.

BK 1895 PG 0720

Sheet 1 of 3

2621

SKETCH NO.

REVISIONS	DATE	BY	PROFESSIONAL LAND SURVEYOR	STATE OF FLORIDA

DATE OF SURVEY	DRAWN BY	CHECKED BY	FIELD BOOK



C.C.L. CONSULTANTS INC.
ENGINEERS - SURVEYORS - PLANNERS.

2200 PARK CENTRAL BLVD., N. SUITE 100
POMPANO BEACH, FLORIDA 33064
(305) 874-2200 FAX (305) 872-8088



881 TRAFALGAR COURT, SUITE 214
MAYLAND, FLORIDA 32781
(407) 860-8100 FAX (407) 878-8300

TOGETHER WITH:

BEGIN AT POINT "C" AS PREVIOUSLY DESCRIBED, SAID 15 FOOT WIDE EASEMENT LYING 7.5 FEET ON SIDE OF AND ADJOINING THE FOLLOWING DESCRIBED CENTERLINE; THENCE NORTH 87°02'38" EAST FOR 7.23 FEET TO THE POINT OF TERMINUS.

TOGETHER WITH:

BEGIN AT POINT "D" AS PREVIOUSLY DESCRIBED SAID 15 FOOT WIDE EASEMENT LYING 7.5 FEET ON SIDE OF AND ADJOINING THE FOLLOWING DESCRIBED CENTERLINE; THENCE SOUTH 87°02'38" WEST FOR 38.10 FEET TO THE POINT OF TERMINUS.

TOGETHER WITH:

BEGIN AT POINT "E" AS PREVIOUSLY DESCRIBED, SAID 15 FOOT WIDE EASEMENT LYING 7.5 FEET ON EACH SIDE OF AND ADJOINING THE FOLLOWING DESCRIBED CENTERLINE; THENCE SOUTH 1°47'42" EAST FOR 23.22 FEET TO THE POINT OF TERMINUS.

TOGETHER WITH:

BEGIN AT POINT "F" AS PREVIOUSLY DESCRIBED, SAID 15 FOOT WIDE EASEMENT LYING 7.5 FEET ON EACH SIDE OF AND ADJOINING THE FOLLOWING DESCRIBED CENTERLINE; THENCE SOUTH 1°47'42" EAST FOR 23.22 FEET TO THE POINT OF TERMINUS.

TOGETHER WITH:

BEGIN AT POINT "G" AS PREVIOUSLY DESCRIBED, SAID 15 FOOT WIDE EASEMENT LYING 7.5 FEET ON EACH SIDE OF AND ADJOINING THE FOLLOWING DESCRIBED CENTERLINE; THENCE SOUTH 87°36'40" WEST FOR .00 FEET TO THE POINT OF TERMINUS.

EASEMENT LINES ARE LENGTHENED AND SHORTENED TO PROVIDE A CONTINUOUS 15 FOOT WIDE EASEMENT.

SUBJECT TO EXISTING EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS OF RECORD, IF ANY.

NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN IMBOSSSED SURVEYOR'S SEAL.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD.
3. DATA SHOWN HEREON WAS COMPILED FROM OTHER INSTRUMENTS AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND LEGAL DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND IT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA STATE BOARD OF LAND SURVEYORS.

Gregory S. Hise

REVISIONS	DATE	BY	PROFESSIONAL LAND SURVEYOR	STATE OF FLORIDA
Rev.	8-18-89	GM	4937	
			DATE	DRAWN BY
			4-5-89	
			CHECKED BY	FIELD BOOK

DHHS 55 PG07211

SHEET 2 of 3

1292 SKETCH NO.



C.C.L. CONSULTANTS INC.
ENGINEERS - SURVEYORS - PLANNERS

2800 PARK CENTRAL BLVD., N. SUITE 100
POMPANO BEACH, FLORIDA 33069
(904) 974-2500 FAX (904) 973-2588



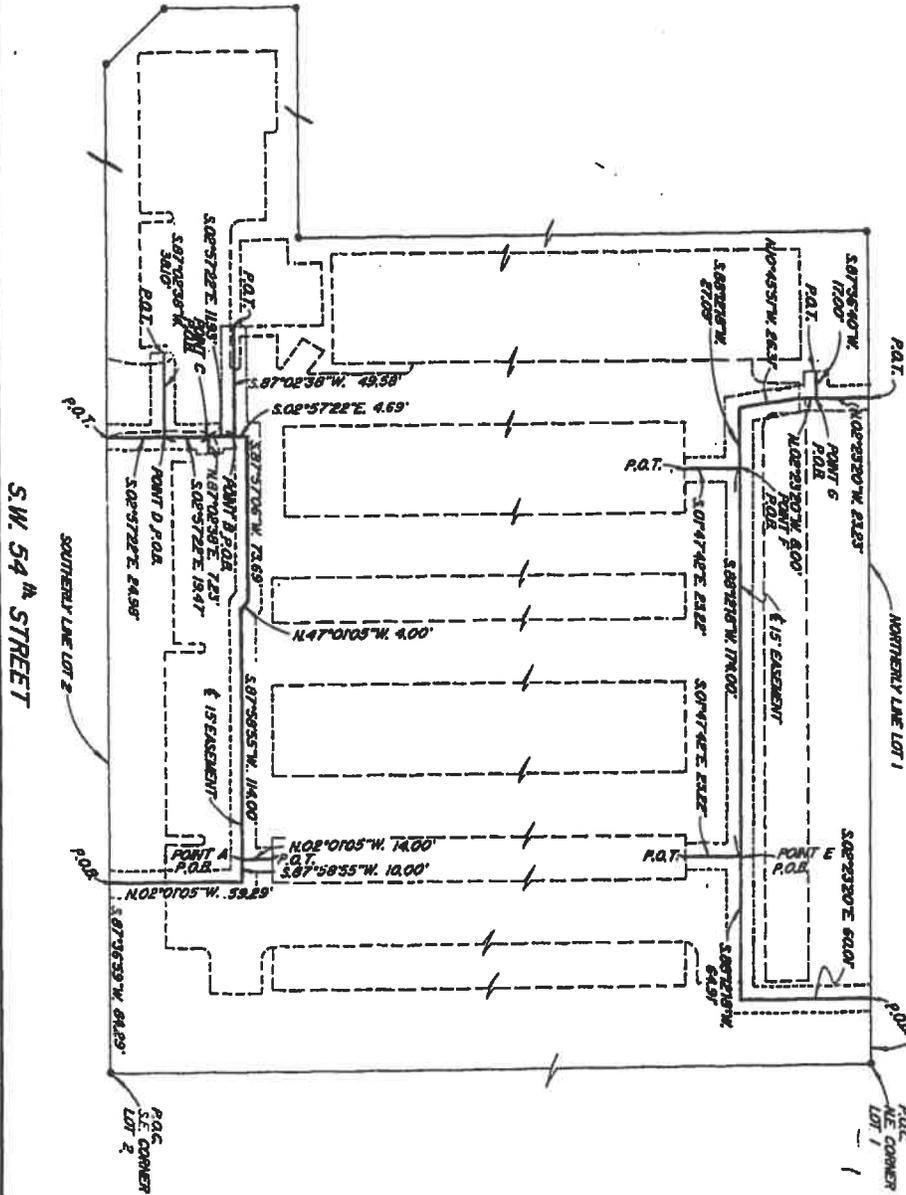
281 TRAFALGAR COURT, SUITE 214
MAITLAND, FLORIDA 32751
(407) 480-8100 FAX (407) 476-8308



STATE ROAD NO. 7

BK 15 95 S P 60722

S.W. 52nd COURT



SKETCH NO. 2621

REVISIONS DATE BY

REVISIONS	DATE	BY

PROFESSIONAL LAND SURVEYOR _____ STATE OF FLORIDA

DATE OF SURVEY	DRAWN BY	CHECKED BY	FIELD BOOK
	W.S.W.	G.M.	

SKETCH NO. 2621



C.C.L. CONSULTANTS INC.
ENGINEERS - SURVEYORS - PLANNERS.

2200 PARK CENTRAL BLDG., N. SUITE 100
POMPANO BEACH, FLORIDA 33064
(904) 874-2200 FAX (904) 874-2200



431 TRAPLANNAN COURT, SUITE 214
MARTIN, FLORIDA 32751
(407) 860-2200 FAX (407) 874-2200

LEGAL DESCRIPTION:

A 25 FOOT AND 12 FOOT WIDE INGRESS-EGRESS EASEMENT ON A PORTION OF LOT 1 AND 2, R.W. CHAMBERS SUBDIVISION ADDITION NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 108 ON PAGE 43, PUBLIC RECORDS, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE SOUTH 89°36'59" WEST ALONG THE SOUTHERLY LINE OF SAID LOT FOR 302.29 FEET TO THE POINT OF BEGINNING, SAID 25 FOOT WIDE EASEMENT LYING 12.5 FEET ON EACH SIDE OF AND ADJOINING THE FOLLOWING DESCRIBED CENTERLINE; THENCE NORTH 02°01'05" WEST FOR 90.00 FEET TO THE POINT OF TERMINUS.

EASEMENT LINES ARE LENGTHENED OR SHORTENED TO PROVIDE A CONTINUOUS 25 FOOT WIDE EASEMENT.

TOGETHER WITH:

SAID 12 FOOT WIDE EASEMENT LYING 6 FEET ON EACH SIDE OF AND ADJOINING THE FOLLOWING DESCRIBED CENTERLINE;

BEGIN AT SAID POINT OF TERMINUS FOR THE PREVIOUSLY DESCRIBED 25 FOOT WIDE INGRESS/EGRESS EASEMENT; THENCE NORTH 02°01'05" WEST FOR 414.47 FEET TO THE POINT OF TERMINUS.

EASEMENT LINES ARE LENGTHENED OR SHORTENED TO PROVIDE A CONTINUOUS 12 FOOT WIDE EASEMENT.

SUBJECT TO EXISTING EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS OF RECORD, IF ANY.

BK18955680723

NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN ENDOSSSED SURVEYOR'S SEAL.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD.
3. DATA SHOWN HEREON WAS COMPILED FROM OTHER INSTRUMENTS AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH AND LEGAL DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND IT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA STATE BOARD OF LAND SURVEYORS.

PROFESSIONAL LAND SURVEYOR 4437 STATE OF FLORIDA
GREGORY S. MIRE

REVISIONS	DATE	BY

DATE OF SURVEY	DRAWN BY JP	CHECKED BY	FIELD BOOK
----------------	-------------	------------	------------

SHEET 1 of 2
SKETCH NO. 2621



C.C.L. CONSULTANTS INC.
ENGINEERS - SURVEYORS - PLANNERS.

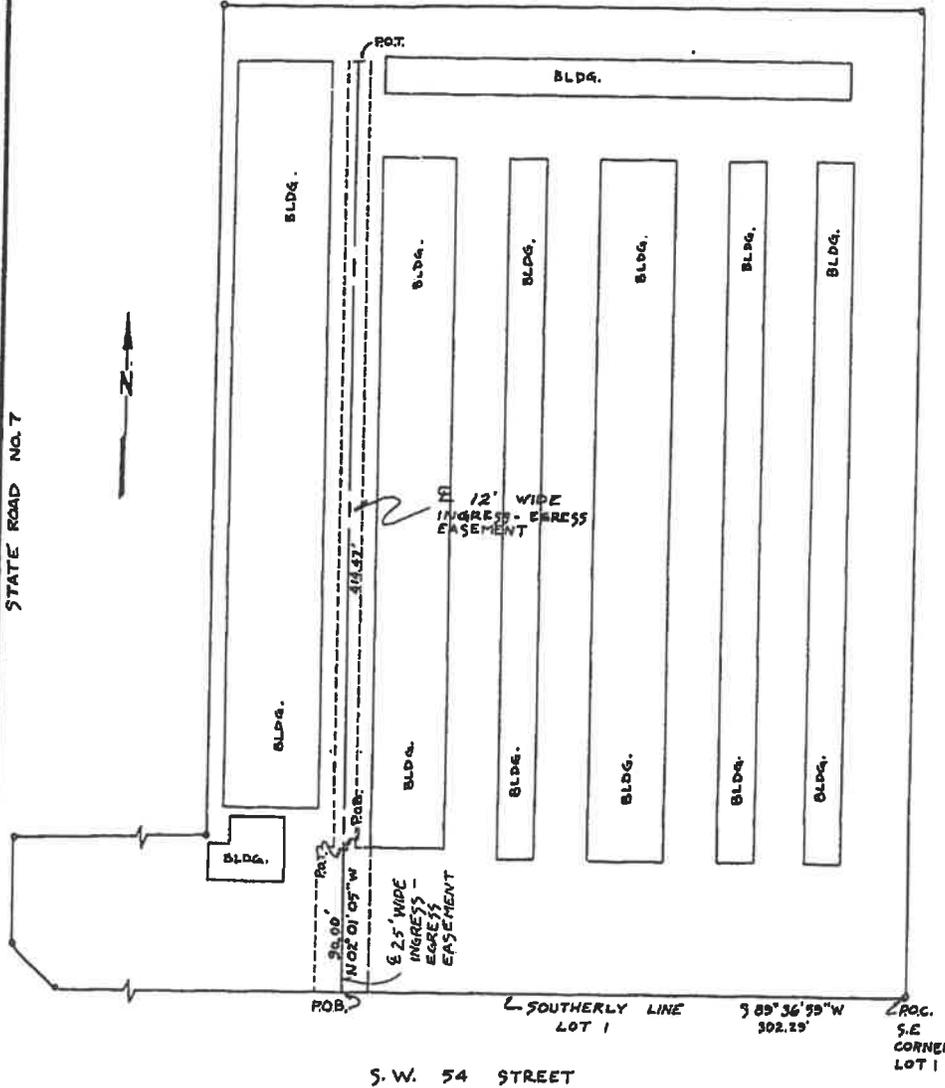
2200 PARK CENTRAL BLDG., N. SUITE 100
POMPANO BEACH, FLORIDA 33064
(304) 974-2000 FAX (304) 975-2000

881 TRAPLADAN COURT, SUITE 214
MAITLAND, FLORIDA 32751
(407) 860-2100 FAX (407) 878-4300



S.W. 52 COURT

STATE ROAD NO. 7



BR 18955 PG 0724

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
L. A. HESTER
COUNTY ADMINISTRATOR

REVISIONS

DATE BY

REVISIONS	DATE	BY

PROFESSIONAL LAND SURVEYOR 1437 STATE OF FLORIDA
GREGORY S MIRE

DATE OF SURVEY DRAWN BY JP CHECKED BY FIELD BOOK

SHEET 2 of 2

SKETCH NO. 2621

INDEMNIFICATION AGREEMENT
AND HOLD HARMLESS AGREEMENT

89473544

WHEREAS, that certain Water and Sewer Plan for the project known as Guardian Self-Storage, prepared by CCL Consultants, Inc., under project #2621, Office of Environmental Service Project #238162, dated April 14, 1988, last revised July 28, 1988, provides for the installation of certain fire hydrants within three (3) to five (5) feet of the buildings as shown on the attached sketch (enclosed herewith as Exhibit "A") all relating to the property which legal description is described on Exhibit "B" attached hereto; and

WHEREAS, Broward County, Florida ordinances require said fire hydrants be located a minimum of ten (10) feet from any building; and

WHEREAS, in order to approve the locations of the aforementioned fire hydrants, Broward County, Florida has requested that it be indemnified and saved and held harmless from all suits and actions of every name and description which may result from or on account of any injuries or damages received by any person, persons, or property, caused directly or indirectly as a result of the installation referred to above;

NOW THEREFORE, we, our heirs and successors in title, do hereby agree to indemnify and save and hold harmless Broward County, Florida, from all suits and actions of every name and description which may result from or on account of any injuries or damages received by any person, persons, or property, caused directly or indirectly as a result of the installation and use of the certain fire hydrants referred to above.

Witness:

L. D. CORPORATION OF BROWARD, INC.

Sarah C. Lunt
[Signature]

[Signature]
VICE PRESIDENT-FINANCE

89 NOV 28 AM 11 53

OK 18955 P60701

→ FEE ITEM
RETURN TO
FRONT. REC'D. 11-28

17-
2350
A

STATE OF FLORIDA
COUNTY OF PALM BEACH

Before me personally appeared PETER F. FAGAN
VICE PRESIDENT-FINANCE of L. D. Corporation of Broward, Inc.
to me known to be the person described in, and who executed the
foregoing instrument and acknowledged to and before me that he
executed said instrument for the purpose therein expressed.

WITNESS my hand and official seal this 5TH day
of JULY, 1989.

Ms Michelle Sald
Notary Public
State of Florida

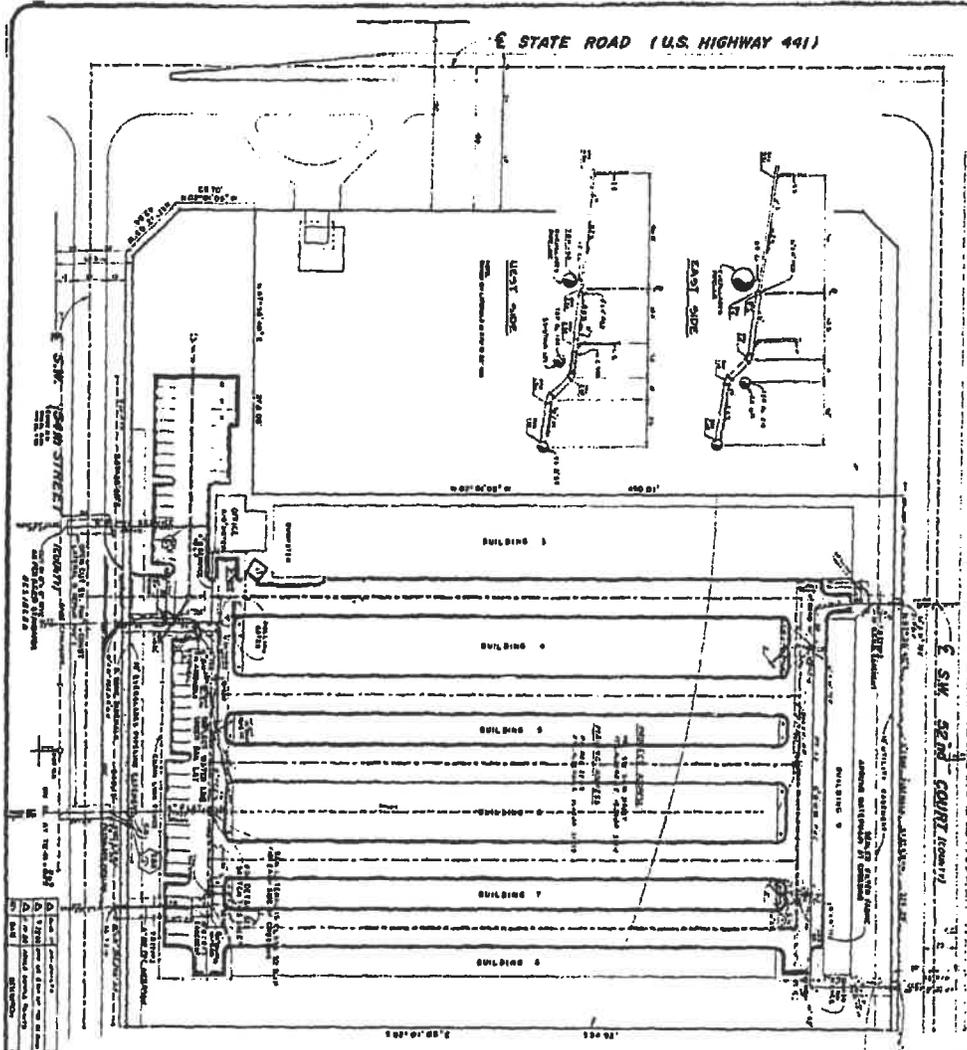
My commission expires:

NOTARY PUBLIC STATE OF FLORIDA
BY COMMISSION EXPIRES 5/1/92
BOLDED TYPE CAPITAL LRS. AND.

BK18955PG0702

MEMO: Legibility of writing, typing or printing unsatisfactory in this document when microfilmed.

EXHIBIT "A"



BR 18955 PG 0703

ENGINEERS SURVEYORS & PLANNERS

AS-BUILT'S
 C.C. CONDOLANK INE

GUARDIAN SELF-STORAGE
 WATER & SEWER PLAN

486

NOTICE OF CROSSING

THIS PLAN IS A REVISION OF THE PLAN FOR THE GUARDIAN SELF-STORAGE DEVELOPMENT, PROJECT NO. 18955, FILED IN THE PUBLIC RECORDS OF THE COUNTY OF DALLAS, TEXAS, ON 05/11/2011.

ALL UTILITIES SHOWN ON THIS PLAN ARE AS-BUILT. THE LOCATION AND DEPTH OF ALL UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

ALL UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.

IF ANY UTILITIES ARE FOUND TO BE DIFFERENT FROM THOSE SHOWN ON THIS PLAN, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER.

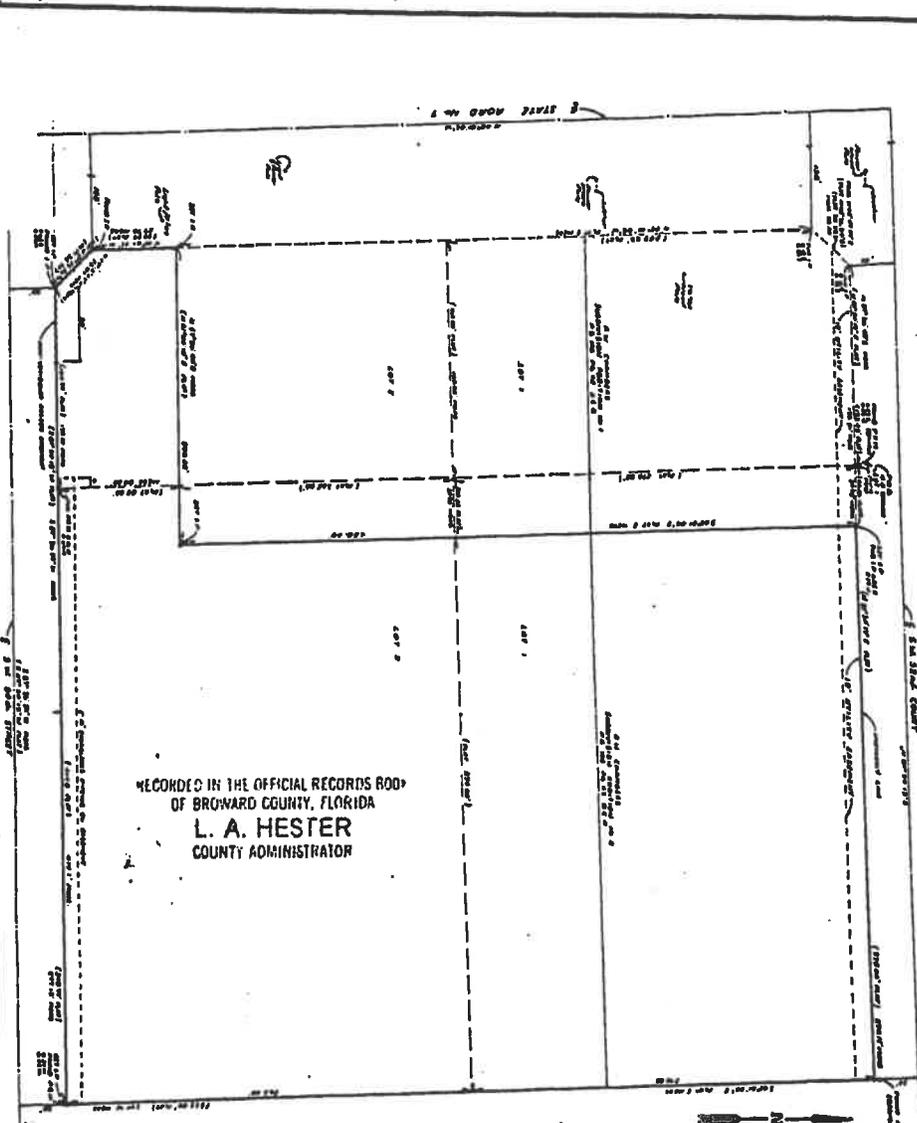
THIS PLAN IS TO BE USED IN CONJUNCTION WITH THE OTHER PLANS AND SPECIFICATIONS FOR THIS PROJECT.

DATE: 05/11/2011

EXHIBIT "B"

MEMO: Legibility of writing, typing or printing unsatisfactory in this document when microfilmed.

BK 18955 PG 0704



RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
L. A. HESTER
COUNTY ADMINISTRATOR

A	1/4	1/4	1/4
B	1/4	1/4	1/4
C	1/4	1/4	1/4
D	1/4	1/4	1/4

ENGINEER SUPERVISOR
FOR FLORIDA

CCL CONSULTANTS, INC.

LEVITT HOMES

BOUNDARY SURVEY

1/4/78

1/1

THIS SURVEY WAS MADE BY THE ENGINEER SUPERVISOR FOR FLORIDA, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 119, FLORIDA STATUTES, AND THE RULES AND REGULATIONS OF THE BOARD OF ENGINEERING REGULATION, FLORIDA.

THE SURVEY WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 119, FLORIDA STATUTES, AND THE RULES AND REGULATIONS OF THE BOARD OF ENGINEERING REGULATION, FLORIDA.

THE SURVEY WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 119, FLORIDA STATUTES, AND THE RULES AND REGULATIONS OF THE BOARD OF ENGINEERING REGULATION, FLORIDA.



THIS SURVEY WAS MADE BY THE ENGINEER SUPERVISOR FOR FLORIDA, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 119, FLORIDA STATUTES, AND THE RULES AND REGULATIONS OF THE BOARD OF ENGINEERING REGULATION, FLORIDA.

THE SURVEY WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 119, FLORIDA STATUTES, AND THE RULES AND REGULATIONS OF THE BOARD OF ENGINEERING REGULATION, FLORIDA.

THE SURVEY WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 119, FLORIDA STATUTES, AND THE RULES AND REGULATIONS OF THE BOARD OF ENGINEERING REGULATION, FLORIDA.

INDEMNIFICATION AGREEMENT
AND HOLD HARMLESS AGREEMENT

89473544

WHEREAS, that certain Water and Sewer Plan for the project known as Guardian Self-Storage, prepared by CCL Consultants, Inc., under project #2621, Office of Environmental Service Project #238162, dated April 14, 1988, last revised July 28, 1988, provides for the installation of certain fire hydrants within three (3) to five (5) feet of the buildings as shown on the attached sketch (enclosed herewith as Exhibit "A") all relating to the property which legal description is described on Exhibit "B" attached hereto; and

WHEREAS, Broward County, Florida ordinances require said fire hydrants be located a minimum of ten (10) feet from any building; and

WHEREAS, in order to approve the locations of the aforementioned fire hydrants, Broward County, Florida has requested that it be indemnified and saved and held harmless from all suits and actions of every name and description which may result from or on account of any injuries or damages received by any person, persons, or property, caused directly or indirectly as a result of the installation referred to above;

NOW THEREFORE, we, our heirs and successors in title, do hereby agree to indemnify and save and hold harmless Broward County, Florida, from all suits and actions of every name and description which may result from or on account of any injuries or damages received by any person, persons, or property, caused directly or indirectly as a result of the installation and use of the certain fire hydrants referred to above.

Witness:

L. D. CORPORATION OF BROWARD, INC.

Sarah C. Lunt
[Signature]

[Signature]
VICE PRESIDENT-FINANCE

89 NOV 28 AM 11:53

BK 18955 PG 0701

SEE ITEM RETURN TO FRONT. RETURN HERE

17-250
R

STATE OF FLORIDA
COUNTY OF PALM BEACH

Before me personally appeared PETER F. FAGAN
VICE PRESIDENT - FINANCE of L. D. Corporation of Broward, Inc.
to me known to be the person described in, and who executed the
foregoing instrument and acknowledged to and before me that he
executed said instrument for the purpose therein expressed.

WITNESS my hand and official seal this 5TH day
of JULY, 1989.

Ms Michelle Sald
Notary Public
State of Florida

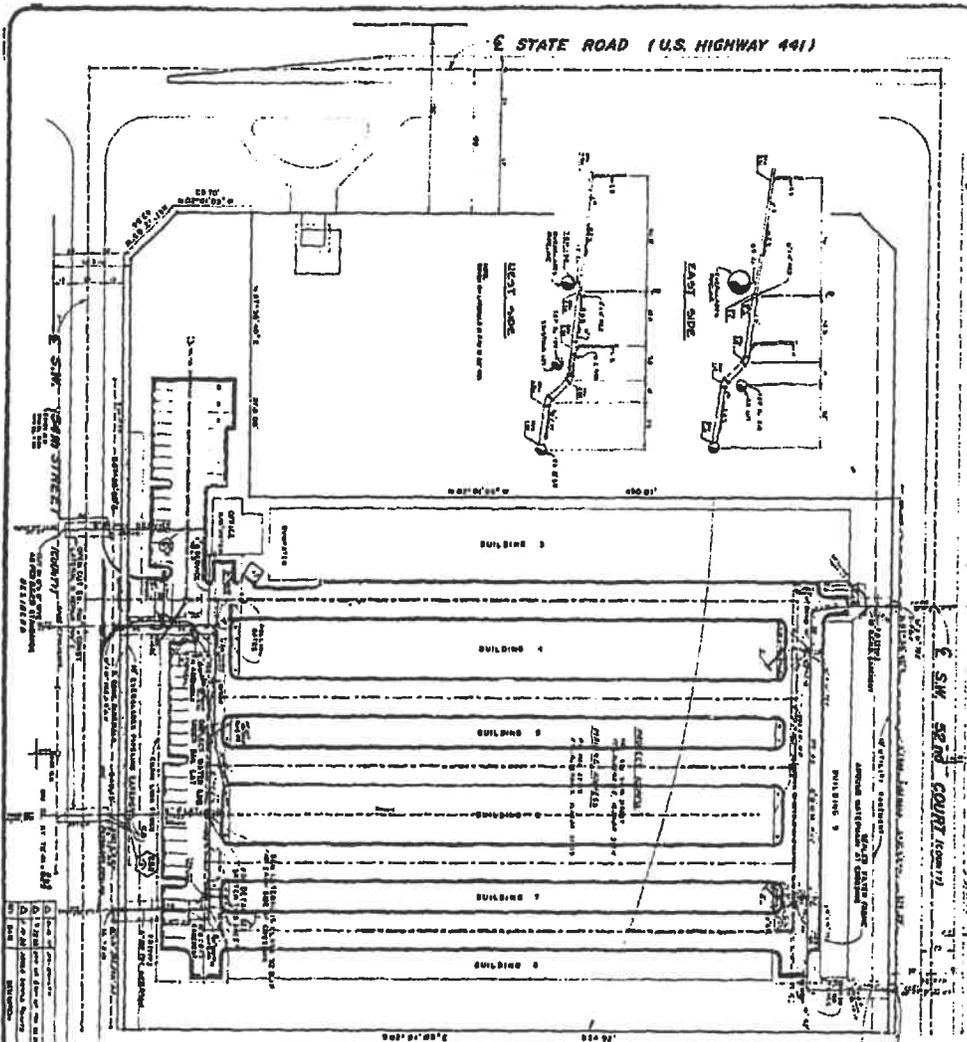
My commission expires:

NOTARY PUBLIC STATE OF FLORIDA
BY COMMISSION EXPIRES 6/30/92
BONDED TRISTAR GENERAL INS. LTD.

BK 48955 PG 0702

MEMOR. Legibility of writing,
 typing or printing unsatisfactory in
 this document when microfilmed.

EXHIBIT "A"



BK 16955 PG0703

LEGEND

- 1. BUILDING 1 - 100' x 100'
- 2. BUILDING 2 - 100' x 100'
- 3. BUILDING 3 - 100' x 100'
- 4. BUILDING 4 - 100' x 100'
- 5. BUILDING 5 - 100' x 100'
- 6. BUILDING 6 - 100' x 100'

ENGINEERS SURVEYORS

AS-BUILT'S

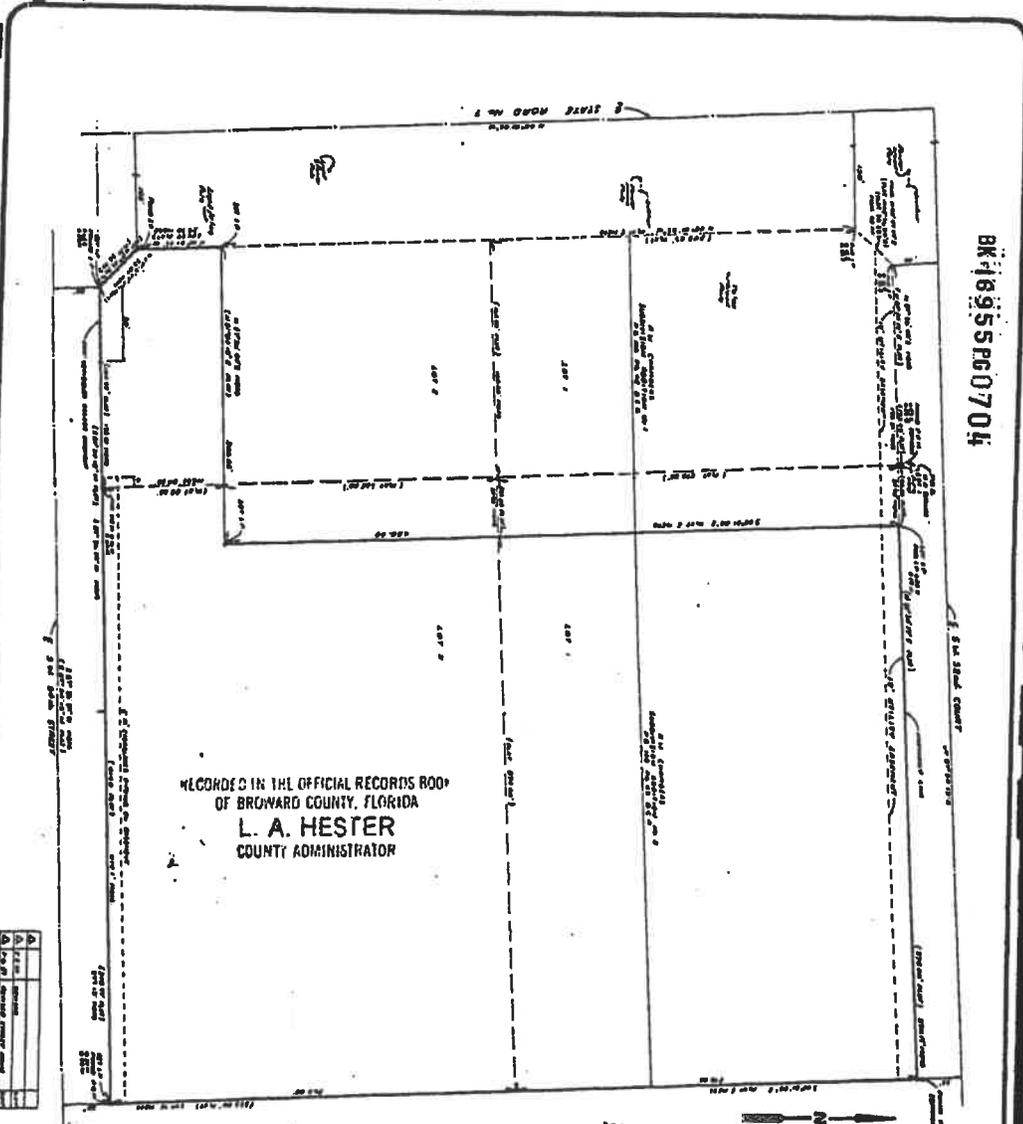
CONSULTANTS INC.

GUARDIAN SELF-STORAGE
 WATER & SEWER PLAN

4 1 6

MEMO: Legibility of writing, typing or printing unsatisfactory in this document when microfilmed.

BK 18955 PG 0704



RECORDED IN THE OFFICIAL RECORDS ROOM
OF BROWARD COUNTY, FLORIDA
L. A. HESTER
COUNTY ADMINISTRATOR

1	1/4	1/4	1/4
2	1/4	1/4	1/4
3	1/4	1/4	1/4
4	1/4	1/4	1/4
5	1/4	1/4	1/4
6	1/4	1/4	1/4

ENGINEERS SURVEYORS & PLANNERS

CCL CONSULTANTS, INC.

LEWITT HOMES

BOUNDARY SURVEY

2021

181

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED DATE 08/14/01 BY 60322 UCBAW/STP

THIS SURVEY WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 119, F.S., AND THE RULES OF PROFESSIONAL CONDUCT FOR SURVEYORS AND PLANNERS, CHAPTER 11S, F.A.C.

THE SURVEY WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 119, F.S., AND THE RULES OF PROFESSIONAL CONDUCT FOR SURVEYORS AND PLANNERS, CHAPTER 11S, F.A.C.

THE SURVEY WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 119, F.S., AND THE RULES OF PROFESSIONAL CONDUCT FOR SURVEYORS AND PLANNERS, CHAPTER 11S, F.A.C.



ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED DATE 08/14/01 BY 60322 UCBAW/STP

THIS SURVEY WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 119, F.S., AND THE RULES OF PROFESSIONAL CONDUCT FOR SURVEYORS AND PLANNERS, CHAPTER 11S, F.A.C.

THE SURVEY WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 119, F.S., AND THE RULES OF PROFESSIONAL CONDUCT FOR SURVEYORS AND PLANNERS, CHAPTER 11S, F.A.C.

THE SURVEY WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 119, F.S., AND THE RULES OF PROFESSIONAL CONDUCT FOR SURVEYORS AND PLANNERS, CHAPTER 11S, F.A.C.

88262389

AGREEMENT TO PLACE A NOTATION ON PLAT

THIS IS an AGREEMENT between BROWARD COUNTY, a political sub-division of the State of Florida, its successors and assigns hereinafter referred to as "COUNTY";

AND

L. D. CORPORATION OF BROWARD, INC., its successors and assigns, hereinafter referred to as "DEVELOPER."

WHEREAS, DEVELOPER is the owner of R. W. Chambers Subdivision Addition No. 2, as shown on the R. W. Chambers Subdivision Addition No. 2 Plat, Plat No. 075-PL-79 which Plat was recorded in Plat Book 108, Page 43, in the Public Records of Broward County on February 6, 1981; and

WHEREAS, the R. W. Chambers Subdivision Addition No. 2 Plat presently does not contain a notation on the face of the Plat; and

WHEREAS, DEVELOPER has requested that a notation stating Plat is restricted to 80,739 square feet of self-storage warehouse excluding any commercial uses. be placed on the face of the Plat in order to have plat consistent with previously approved site plans.; and

WHEREAS, the COUNTY has no objection to placing said notation on the face of the plat, and the Board of County Commissioners has approved such a notation at its meeting of June 7, 1988;

NOW, THEREFORE, in consideration of the mutual terms, conditions and promises hereinafter set forth, the COUNTY and DEVELOPER agree as follows:

1. The above recitals and representations are true and correct.

2. COUNTY and DEVELOPER agree that by the recording of this document a notation is hereby placed on the face of the R. W. Chambers Subdivision, Addition No. 2 Plat to read as follows:

This plat is restricted to 80,739 square feet of self-storage warehouse excluding any commercial uses. This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by agreement with Broward County.

Approved BCC 6/7/88 4 73
Submitted By Planning & Zoning
RETURN TO DOCUMENT CONTROL

88 JUL 5 AM 11 29

BK15573PG 276

17.00
2.50
MFA

3. COUNTY and DEVELOPER agree that the notation, set forth in Paragraph 2 above, on the face of the R. W. Chambers Subdivision Addition No. 2 Plat shall clarify and limit the use of the R. W. Chambers Subdivision Addition No. 2 Plat property.

4. This Agreement shall be recorded in the Public Records of Broward County, Florida, to evidence the agreements and representations of the parties as set forth herein.

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement on the respective dates under each signature: BROWARD COUNTY through its BOARD OF COUNTY COMMISSIONERS, signing by and through its Chairman, authorized to execute same by Board action on the 7th day of June, 19 88, and _____ signing by and through its _____ duly authorized to execute same.

COUNTY

ATTEST:

C. [Signature]
County Administrator and Ex-Officio Clerk of the Board of County Commissioners of Broward County, Florida

BROWARD COUNTY, through its BOARD OF COUNTY COMMISSIONERS

By [Signature] Chairman

30 day of June, 19 88.



Approved as to form and legality by
Office of General Counsel
for Broward County, Florida
SUSAN F. DELEGAL, General Counsel
Governmental Center, Suite 423
115 South Andrews Avenue
Fort Lauderdale, Florida 33301
Telephone: (305) 357-7600

By [Signature]
DAVID M. FEE, JR.
Assistant General Counsel

BK15573PG 277

STATE OF FLORIDA)
COUNTY OF) SS.

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared [Signature] to me well known and known to me to be

AGREEMENT TO PLACE A NOTATION ON PLAT

the Chairman of the Board of County Commissioners of Broward County, Florida, and who executed the foregoing instrument, and acknowledged to and before me that she executed said instrument for the purposes therein expressed.

1988. WITNESS my hand and official seal, this 30th day of June.

Phillip Keating
Notary Public

My commission expires:
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES JAN. 23, 1990.
BROUGHT INTO BEING BY THE STATE OF FLORIDA

DEVELOPER

WITNESS:

L. D. CORPORATION OF BROWARD, INC.

Harold H. Hume
Walter L. Manning

By Elliott M. Wiener
Elliott M. Wiener, President

13 day of June, 1988.

STATE OF FLORIDA)
) SS.
COUNTY OF PALM BEACH)

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Elliott M. Wiener, to me well known and known to me to be the President of L. D. Corporation of Broward, Inc. and who executed the foregoing instrument, and acknowledged to and before me that he executed said instrument for the purposes therein expressed.

1988. WITNESS my hand and official seal, this 13 day of June.

Phillip Keating
Notary Public

My commission expires:

NOTARY PUBLIC STATE OF FLORIDA
BY COMMISSION EXP. JAN. 23, 1990
BROUGHT INTO BEING BY THE STATE OF FLORIDA

BK 15573PC 278

MORTGAGEE'S CONSENT AND ACKNOWLEDGMENT

The undersigned, Hollywood Federal Savings and Loan Association hereby certifies that it is the holder of a mortgage upon the parcel as shown on the R. W. Chambers Subdivision Addition NO. 2 Plat, and does hereby consent to the foregoing Agreement to place a Notation on the R. W. Chambers Subdivision Addition No. 2 Plat.

WITNESS:

Michele Duxilet
Stanley H. McCalla, Jr.

HOLLYWOOD FEDERAL SAVINGS AND LOAN ASSOCIATION

By Stanley H. McCalla, Jr.
STANLEY H. McCALLA, JR., Vice President

8th day of June, 19 88.

(SEAL)

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS.

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared STANLEY H. McCALLA, JR., to me well known and known to me to be the Vice President of HOLLYWOOD FEDERAL SAVINGS AND LOAN ASSOCIATION, and who executed the foregoing instrument, and acknowledged to and before me that he executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal, this 8th day of June, 19 88.

Michele Duxilet
Notary Public

My commission expires:

Notary Public, State of Florida
My Commission Expires Nov. 7, 1990
Issued by The Feltz Insurance Co.

BAH:ed
9/2/86
486-109

RECORDED IN THE PUBLIC RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
L. A. HESTER
COUNTY ADMINISTRATOR

BK 15573PG 279

88262390

AGREEMENT TO PLACE A NOTATION ON PLAT

THIS IS an AGREEMENT between BROWARD COUNTY, a political sub-division of the State of Florida, its successors and assigns hereinafter referred to as "COUNTY";

AND

L. D. CORPORATION OF BROWARD, INC., its successors and assigns, hereinafter referred to as "DEVELOPER."

WHEREAS, DEVELOPER is the owner of Parcel #1 and #2, as shown on the R. W. Chambers Subdivision ^{Addition No. 1} Plat, Plat No. 074-PJ-79 which Plat was recorded in Plat Book 108, Page 42, in the Public Records of Broward County on February 6, 1981; and

WHEREAS, the R.W. Chambers Subdivision ^{Addition No. 1} Plat presently does not contain a notation on the face of the Plat; and

WHEREAS, DEVELOPER has requested that a notation stating Plat is restricted to 23,700 square feet of commercial space be placed on the face of the Plat in order to have plat consistent with previously approved site plans.; and

WHEREAS, the COUNTY has no objection to placing said notation on the face of the plat, and the Board of County Commissioners has approved such a notation at its meeting of June 7, 1988;

NOW, THEREFORE, in consideration of the mutual terms, conditions and promises hereinafter set forth, the COUNTY and DEVELOPER agree as follows:

1. The above recitals and representations are true and correct.
2. COUNTY and DEVELOPER agree that by the recording of this document a notation is hereby placed on the face of the R. W. Chambers Subdivision Plat to read as follows: ^{Addition No. 1}

This plat is restricted to 23,700 square feet of commercial. Retail shops and general business offices are not permitted. This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by agreement with Broward County. Approved BCC 6/7/88 #72

Submitted By Planning & Inspection

RETURN TO DOCUMENT CONTROL ←

98 JUL 5 AM 11:29

BK15573PC 280

17.00
2.50
m.77

AGREEMENT TO PLACE A NOTATION ON PLAT

the Chairman of the Board of County Commissioners of Broward County, Florida, and who executed the foregoing instrument, and acknowledged to and before me that she executed said instrument for the purposes therein expressed.

1981 WITNESS my hand and official seal, this 30th day of June

[Signature]
Notary Public

My commission expires:
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES JAN. 23, 1980.
ELECTED THRU NOTARY PUBLIC UNDERWRITERS

DEVELOPER

WITNESS:

L. D. CORPORATION OF BROWARD, INC.

[Signature]
[Signature]

By [Signature]
Elliott M. Wiener, President

13 day of June, 1981.

STATE OF FLORIDA)
COUNTY OF Palm Beach) SS.

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Elliott M. Wiener, to me well known and known to me to be the President of L.D. CORPORATION OF BROWARD, INC. and who executed the foregoing instrument, and acknowledged to and before me that he executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal, this 13 day of June, 1981.

[Signature]
Notary Public

My commission expires:
NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES JAN. 23, 1980.
ELECTED THRU NOTARY PUBLIC UNDERWRITERS

BK15573PG 282

MORTGAGEE'S CONSENT AND ACKNOWLEDGMENT

The undersigned, Hollywood Federal Savings and Loan Association hereby certifies that it is the holder of a mortgage upon the parcel as shown on the R. W. Chambers Subdivision Plat, and does hereby consent to the foregoing Agreement to place a Notation on the R. W. Chambers Subdivision Addition Plat.

WITNESS:

Michele Dixit
Stanley H. McCalla, Jr.

HOLLYWOOD FEDERAL SAVINGS AND
LOAN ASSOCIATION

By Stanley H. McCalla, Jr.
STANLEY H. McCALLA, JR., Vice President

8th day of June, 1988.

(SEAL)

STATE OF FLORIDA)
) SS.
COUNTY OF PALM BEACH)

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared STANLEY H. McCALLA, JR., to me well known and known to me to be the Vice President of HOLLYWOOD FEDERAL SAVINGS AND LOAN ASSOCIATION, and who executed the foregoing instrument, and acknowledged to and before me that he executed said instrument for the purposes therein expressed.

WITNESS my hand and official seal, this 8th day of June, 1988.

Michele Dixit
Notary Public

My commission expires:

Notary Public, State of Florida
My Commission Expires Nov. 7, 1990
Issued The First Full Insurance Act.

BAH:ed
9/2/86
886-109

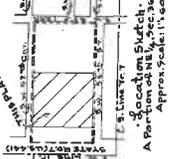
RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY FLORIDA
L. A. HESTER
COUNTY ADMINISTRATOR

BK 15573PG 283

R. W. CHAMBERS SUBDIVISION ADDITION NO. 2

A PORTION OF TRACT 7 OF NEWMAN'S SURVEY OF SECTION 36, TOWNSHIP 50 SOUTH, RANGE 41 EAST, RECORDED IN RB. 2, P. 26, DADE COUNTY, FLORIDA RECORDS.

ARTHUR C. BOOGS
LAND SURVEYOR.



BROWARD COUNTY CENTRAL SERVICES DEPARTMENT,
ARCHIVES & MINUTES DIVISION

This is to certify that this plat complies with the provisions of the Act to Regulate the Making of Surveys and Filings, approved by the Governor, the 27th day of June, 1904, and that this plat was accepted for record by the Board of Commissioners of Broward County, Florida, this 26th day of Sept., 1980 A.D.

By: Margaret G. Hester
Deputy
Chairman, County Commission

Graham W. Mett, County Administrator

BROWARD COUNTY FINANCE DEPARTMENT
RECORDING DIVISION

This plat filed for record this 26th day of Sept., 1980 A.D. and recorded in Plat Book, Page 43 of the Public Records of Broward County, Florida.

By: Graham W. Mett
Deputy
Graham W. Mett, County Administrator
BROWARD COUNTY ENGINEERING DIVISION

This plat is approved and accepted for record.

By: Price S. Stashak
Price S. Stashak, Date: _____
Surveyor
FLA. REG. NO. 12906
F.P. REG. NO. 2422

BROWARD COUNTY PLANNING COUNCIL

This is to certify that the Broward County Planning Council has approved this plat with regard to the location of rights-of-way and easements by Resolution duly adopted, this 26th day of June, 1980 A.D.

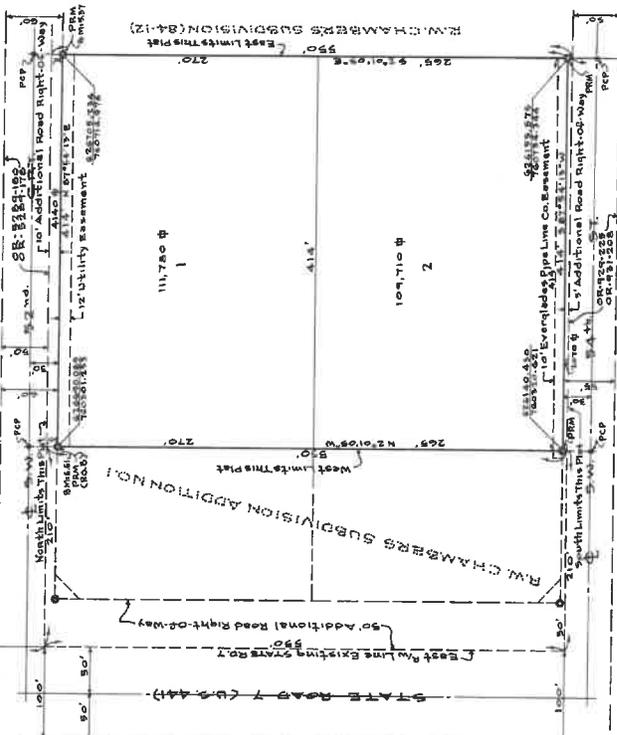
By: Mark S. Zimmerman
Mark S. Zimmerman, 6/16/80
Chairman
BROWARD COUNTY OFFICE OF PLANNING

This plat was approved and accepted for record, this 23rd day of Sept., 1980 A.D.

By: Arthur C. Boogs
Arthur C. Boogs
Land Surveyor
Office of Planning

DESCRIPTION

That portion of the South 750 feet of Tract 7 of Newman's Survey of Section 36, Township 50 South, Range 41 East, according to the plat thereon, recorded in Plat Book 2, Page 26, Public Records of Broward County, Florida, and more particularly as described as follows: Commencing at the southeast corner of the Public Block known as the Public Block of the South 750 feet of Tract 7 of Newman's Survey of Section 36, Township 50 South, Range 41 East, Public Block of the South 750 feet of Tract 7 of Newman's Survey of Section 36, Township 50 South, Range 41 East, and along the line of said tract, 750 feet to the point of beginning; thence, run southerly and parallel with the East right-of-way line of State Road 7, 200 feet to a point 200 feet North of the point of beginning; thence, run southerly and parallel with the East right-of-way line of State Road 7, 200 feet to the point of beginning; thence, run southerly and parallel with the East right-of-way line of State Road 7, 200 feet to the point of beginning.



DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT: I, R. W. CHAMBERS, of the County of Broward, State of Florida, do hereby dedicate to the public the additional rights-of-way for thoroughfares shown on this plat hereby dedicated to the perpetual use of the public. In WITNESS WHEREOF, we the undersigned have set our hand and seal at Hollywood, Broward County, Florida, this 14th day of May, 1980 A.D.

By: Robert W. Chambers
Robert W. Chambers
WITNESS
By: Robert W. Chambers
Robert W. Chambers
WITNESS
By: Robert W. Chambers
Robert W. Chambers
WITNESS

ACKNOWLEDGEMENT
State of Florida
County of Broward
I, Arthur C. Boogs, do hereby certify that on this day personally appeared before me Robert W. Chambers and Arthur C. Boogs, a Notary Public in and for the County of Broward, State of Florida, and who are to be their true act and deed.
Witness my signature and official seal of Hollywood, Broward County, Florida, this 23rd day of May, 1980 A.D.
My Commission Expires: _____

Notary Public
Arthur C. Boogs
Notary Public
My Commission Expires: _____

NOTES:
1 - P.M. means Permanent Reference Monuments.
2 - P.M. means Permanent Control Points.
3 - Elevation of Benchmark or Bench Mark on M.C.M.S. 1973.
4 - Bearing based on State/Florida Reference Meridian, NAD 83, 1983, B.C. 1983.

Request for Land Surveyor's Certificate
State of Florida
Date: 9-23-80

Commercial Contract



The Keyes Company

1. PARTIES AND PROPERTY: BSD CAPITAL LLC/ or ASSIGNEE ("Buyer")

agrees to buy and Daniel A. Jaramillo ("Seller")

agrees to sell the property at:

Street Address: 5300 S State Rd 7 Hollywood Fl 33314

5

Legal Description: R W CHAMBERS SUBDIVISION ADDITION NO 1 108-42 B LOT 1, LOT 2 N 180 TOG WITH R/W CHAMBERS SUBDIVISION ADDITION NO 1 108-43 B LOT 1 W 40, LOT 2 W 40 OF N 180

and the following Personal Property:

9

(all collectively referred to as the "Property") on the terms and conditions set forth below.

2. PURCHASE PRICE:

(a) Deposit held in escrow by: Rod A. Feiner, Esq. \$

("Escrow Agent") (checks are subject to actual and final collection) \$

Escrow Agent's address: 1404 South Andrews Ave Ft. Lauderdale Phone: 954-761-3636

(b) Additional deposit to be made to Escrow Agent

within ___ days (3 days, if left blank) after completion of Due Diligence Period or

within ___ days after Effective Date \$

(c) Additional deposit to be made to Escrow Agent

within ___ days (3 days, if left blank) after completion of Due Diligence Period or

within ___ days after Effective Date \$

(d) Total financing (see Paragraph 5) \$

(e) Other \$

(f) All deposits will be credited to the purchase price at closing.

Balance to close, subject to adjustments and prorations, to be paid via wire transfer.

\$

For the purposes of this paragraph, "completion" means the end of the Due Diligence Period or upon delivery of Buyer's written notice of acceptability.

3. TIME FOR ACCEPTANCE; EFFECTIVE DATE; COMPUTATION OF TIME: Unless this offer is signed by Seller and Buyer and an executed copy delivered to all parties on or before January 23, 2020, this offer will be withdrawn and the Buyer's deposit, if any, will be returned. The time for acceptance of any counter offer will be 3 days from the date the counter offer is delivered. The "Effective Date" of this Contract is the date on which the last one of the Seller and Buyer has signed or initialed and delivered this offer or the final counter offer or January 23, 2020. Calendar days will be used when computing time periods, except time periods of 5 days or less. Time periods of 5 days or less will be computed without including Saturday, Sunday, or national legal holidays. Any time period ending on a Saturday, Sunday, or national legal holiday will extend until 5:00 p.m. of the next business day. Time is of the essence in this Contract.

4. CLOSING DATE AND LOCATION:

(a) Closing Date: This transaction will be closed on [redacted] (Closing Date), unless specifically extended by other provisions of this Contract. The Closing Date will prevail over all other time periods including, but not limited to, Financing and Due Diligence periods. In the event insurance underwriting is suspended

Buyer (GL SAS) and Seller (S) acknowledge receipt of a copy of this page, which is Page 1 of 8 Pages.

CC-5 Rev 9/17 Serial#: 048365-00167-9793126

©2017 Florida Realtors® Form Simplicity

41 on Closing Date and Buyer is unable to obtain property insurance, Buyer may postpone closing up to 5 days after
42 the insurance underwriting suspension is lifted.

43 (b) Location: Closing will take place in BROWARD County, Florida. (If left blank, closing will take place in the
44 county where the property is located.) Closing may be conducted by mail or electronic means.

45 **5. THIRD PARTY FINANCING:**

46 [REDACTED]
47 [REDACTED]
48 [REDACTED]
49 [REDACTED]
50 [REDACTED]

51 Buyer will timely provide any and all credit, employment, financial and other information reasonably required by any
52 lender. Buyer will use good faith and reasonable diligence to (i) obtain Loan Approval within ___ days (45 days if
53 blank) from Effective Date (Loan Approval Date), (ii) satisfy terms and conditions of the Loan Approval, and (iii)
54 the loan. Buyer will keep Seller and Broker fully informed about loan application status and authorizes the mortgage
55 broker and lender to disclose all such information to Seller and Broker. Buyer will notify Seller immediately upon
56 obtaining financing or being rejected by a lender. CANCELLATION: If Buyer, after using good faith and reasonable
57 diligence, fails to obtain Loan Approval by Loan Approval Date, Buyer may within ___ days (3 days if left blank)
58 deliver written notice to Seller stating Buyer either waives this financing contingency or cancels this Contract.
59 If Buyer does neither, then Seller may cancel this Contract by delivering written notice to Buyer at any time thereafter,
60 unless this financing contingency has been waived, this Contract shall remain subject to the satisfaction, by closing, of
61 those conditions of Loan Approval related to the Property. DEPOSIT(S) (for purposes of Paragraph 5 only): If Buyer
62 has used good faith and reasonable diligence but does not obtain Loan Approval by Loan Approval Date and
63 thereafter either party elects to cancel this Contract as set forth above or the lender fails or refuses to close on or
64 before the Closing Date without fault on Buyer's part, the Deposit(s) shall be returned to Buyer; whereupon both
65 parties will be released from all further obligations under the Contract, except for obligations stated herein as surviving
66 the termination of this Contract. If neither party elects to terminate this Contract as set forth above or Buyer fails to use
67 good faith or reasonable diligence as set forth above, Seller will be entitled to retain the Deposit(s) if the transaction
68 does not close. For purposes of this Contract, "Loan Approval" means a commitment by the lender setting forth the terms
69 and conditions upon which the lender is willing to make a particular mortgage loan to a particular buyer. Neither a pre-
70 approval letter nor a prequalification letter shall be deemed a Loan Approval for purposes of this Contract.
71

72 **6. TITLE:** Seller has the legal capacity to and will convey marketable title to the Property by statutory warranty
73 deed special warranty deed other _____, free of liens, easements and
74 encumbrances of record or known to Seller, but subject to property taxes for the year of closing; covenants,
75 restrictions and public utility easements of record; existing zoning and governmental regulations; and (list any other
76 matters to which title will be subject) N/A

77
78 provided there exists at closing no violation of the foregoing and none of them prevents Buyer's intended use of the
79 Property as _____

80 (a) Evidence of Title: The party who pays the premium for the title insurance policy will select the closing agent
81 and pay for the title search and closing services. Seller will, at (check one) Seller's Buyer's expense and
82 within ___ days after Effective Date or at least 10 days before Closing Date deliver to Buyer (check one)
83 (i) a title insurance commitment by a Florida licensed title insurer setting forth those matters to be discharged by
84 Seller at or before Closing and, upon Buyer recording the deed, an owner's policy in the amount of the purchase
85 price for fee simple title subject only to exceptions stated above. If Buyer is paying for the evidence of title and
86 Seller has an owner's policy, Seller will deliver a copy to Buyer within 15 days after Effective Date. (ii.) an
87 abstract of title, prepared or brought current by an existing abstract firm or certified as correct by an existing firm.
88 However, if such an abstract is not available to Seller, then a prior owner's title policy acceptable to the proposed
89 insurer as a base for reissuance of coverage may be used. The prior policy will include copies of all policy
90 exceptions and an update in a format acceptable to Buyer from the policy effective date and certified to Buyer or

Buyer GL SAS and Seller [Signature] acknowledge receipt of a copy of this page, which is Page 2 of 8 Pages.

91 Buyer's closing agent together with copies of all documents recited in the prior policy and in the update. If such
92 an abstract or prior policy is not available to Seller then (L.) above will be the evidence of title.

93 (b) Title Examination: Buyer will, within 15 days from receipt of the evidence of title deliver written notice to Seller
94 of title defects. Title will be deemed acceptable to Buyer if (1) Buyer fails to deliver proper notice of defects or (2)
95 Buyer delivers proper written notice and Seller cures the defects within _____ days from receipt of the notice
96 ("Curative Period"). Seller shall use good faith efforts to cure the defects. If the defects are cured within the
97 Curative Period, closing will occur on the latter of 10 days after receipt by Buyer of notice of such curing or the
98 scheduled Closing Date. Seller may elect not to cure defects if Seller reasonably believes any defect cannot be
99 cured within the Curative Period. If the defects are not cured within the Curative Period, Buyer will have 10 days
100 from receipt of notice of Seller's inability to cure the defects to elect whether to terminate this Contract or accept
101 title subject to existing defects and close the transaction without reduction in purchase price.

102 (c) Survey: (check applicable provisions below)
103 Seller will, within 15 days from Effective Date, deliver to Buyer copies of prior surveys,
104 plans, specifications, and engineering documents, if any, and the following documents relevant to this
105 transaction:

106 _____
107 prepared for Seller or in Seller's possession, which show all currently existing structures. In the event this
108 transaction does not close, all documents provided by Seller will be returned to Seller within 10 days from the
109 date this Contract is terminated.

110 Buyer will, at Seller's Buyer's expense and within the time period allowed to deliver and examine
111 title evidence, obtain a current certified survey of the Property from a registered surveyor. If the survey reveals
112 encroachments on the Property or that the improvements encroach on the lands of another, Buyer will
113 accept the Property with existing encroachments such encroachments will constitute a title defect to be
114 cured within the Curative Period.

115 (d) Ingress and Egress: Seller warrants that the Property presently has ingress and egress.

116 7. PROPERTY CONDITION: Seller will deliver the Property to Buyer at the time agreed in its present "as is" condition,
117 ordinary wear and tear excepted, and will maintain the landscaping and grounds in a comparable condition. Seller
118 makes no warranties other than marketability of title. In the event that the condition of the Property has materially
119 changed since the expiration of the Due Diligence Period, Buyer may elect to terminate the Contract and receive a
120 refund of any and all deposits paid, plus interest, if applicable, or require Seller to return the Property to the required
121 condition existing as of the end of Due Diligence period, the cost of which is not to exceed \$_____ (1.5% of
122 the purchase price, if left blank). By accepting the Property "as is", Buyer waives all claims against Seller for any
123 defects in the Property. (Check (a) or (b))

124 (a) As Is: Buyer has inspected the Property or waives any right to inspect and accepts the Property in its "as is"
125 condition.

126 (b) Due Diligence Period: Buyer will, at Buyer's expense and within _____ days from Effective Date ("Due
127 Diligence Period"), determine whether the Property is suitable, in Buyer's sole and absolute discretion. During the
128 term of this Contract, Buyer may conduct any tests, analyses, surveys and investigations ("Inspections") which
129 Buyer deems necessary to determine to Buyer's satisfaction the Property's engineering, architectural,
130 environmental properties; zoning and zoning restrictions; flood zone designation and restrictions; subdivision
131 regulations; soil and grade; availability of access to public roads, water, and other utilities; consistency with local,
132 state and regional growth management and comprehensive land use plans; availability of permits, government
133 approvals and licenses; compliance with American with Disabilities Act; absence of asbestos, soil and ground
134 water contamination; and other inspections that Buyer deems appropriate. Buyer will deliver written notice to
135 Seller prior to the expiration of the Due Diligence Period of Buyer's determination of whether or not the Property
136 is acceptable. Buyer's failure to comply with this notice requirement will constitute acceptance of the Property in
137 its present "as is" condition. Seller grants to Buyer, its agents, contractors and assigns, the right to enter the
138 Property at any time during the term of this Contract for the purpose of conducting Inspections, upon reasonable
139 notice, at a mutually agreed upon time; provided, however, that Buyer, its agents, contractors and assigns enter
140 the Property and conduct Inspections at their own risk. Buyer will indemnify and hold Seller harmless from
141 losses, damages, costs, claims and expenses of any nature, including attorneys' fees at all levels, and from
142 liability to any person, arising from the conduct of any and all inspections or any work authorized by Buyer. Buyer
143 will not engage in any activity that could result in a mechanic's lien being filed against the Property without
144 Seller's prior written consent. In the event this transaction does not close, (1) Buyer will repair all damages to the

Buyer GL SAS () and Seller [Signature] () acknowledge receipt of a copy of this page, which is Page 3 of 6 Pages.

145 Property resulting from the Inspections and return the Property to the condition it was in prior to conduct of the
146 Inspections, and (2) Buyer will, at Buyer's expense release to Seller all reports and other work generated as a
147 result of the Inspections. Should Buyer deliver timely notice that the Property is not acceptable, Seller agrees that
148 Buyer's deposit will be immediately returned to Buyer and the Contract terminated.

149 (c) Walk-through Inspection: Buyer may, on the day prior to closing or any other time mutually agreeable to the
150 parties, conduct a final "walk-through" inspection of the Property to determine compliance with this paragraph and
151 to ensure that all Property is on the premises.

152 **8. OPERATION OF PROPERTY DURING CONTRACT PERIOD:** Seller will continue to operate the Property and any
153 business conducted on the Property in the manner operated prior to Contract and will take no action that would
154 adversely impact the Property after closing, as to tenants, lenders or business, if any. Any changes, such as renting
155 vacant space, that materially affect the Property or Buyer's intended use of the Property will be permitted
156 ~~without Buyer's consent.~~

157 **9. CLOSING PROCEDURE:** Unless otherwise agreed or stated herein, closing procedure shall be in accordance with
158 the norms where the Property is located.

159 (a) **Possession and Occupancy:** Seller will deliver possession and occupancy of the Property to Buyer at
160 closing. Seller will provide keys, remote controls, and any security/access codes necessary to operate all locks,
161 mailboxes, and security systems.

162 (b) **Costs:** Buyer will pay Buyer's attorneys' fees, taxes and recording fees on notes, mortgages and financing
163 statements and recording fees for the deed. Seller will pay Seller's attorneys' fees, taxes on the deed and
164 recording fees for documents needed to cure title defects. If Seller is obligated to discharge any encumbrance at or
165 prior to closing and fails to do so, Buyer may use purchase proceeds to satisfy the encumbrances.

166 (c) **Documents:** Seller will provide the deed; bill of sale; mechanic's lien affidavit; originals of those assignable
167 service and maintenance contracts that will be assumed by Buyer after the Closing Date and letters to each
168 service contractor from Seller advising each of them of the sale of the Property and, if applicable, the transfer of its
169 contract, and any assignable warranties or guarantees received or held by Seller from any manufacturer,
170 contractor, subcontractor, or material supplier in connection with the Property; current copies of the condominium
171 documents, if applicable; assignments of leases, updated rent roll; tenant and lender estoppels letters (if
172 applicable); tenant subordination, non-disturbance and attornment agreements (SNDAs) required by the Buyer or
173 Buyer's lender; assignments of permits and licenses; corrective instruments; and letters notifying tenants of the
174 change in ownership/rental agent. If any tenant refuses to execute an estoppels letter, Seller, if requested by the
175 Buyer in writing, will certify that information regarding the tenant's lease is correct. If Seller is an entity, Seller will
176 deliver a resolution of its governing authority authorizing the sale and delivery of the deed and certification by the
177 appropriate party certifying the resolution and setting forth facts showing the conveyance conforms to the
178 requirements of local law. Seller will transfer security deposits to Buyer. Buyer will provide the closing statement,
179 mortgages and notes, security agreements, and financing statements.

180 (d) **Taxes and Prorations:** Real estate taxes, personal property taxes on any tangible personal property, bond
181 payments assumed by Buyer, interest, rents (based on actual collected rents), association dues, insurance
182 premiums acceptable to Buyer, and operating expenses will be prorated through the day before closing. If the
183 amount of taxes for the current year cannot be ascertained, rates for the previous year will be used with due
184 allowance being made for improvements and exemptions. Any tax proration based on an estimate will, at request
185 of either party, be readjusted upon receipt of current year's tax bill; this provision will survive closing.

186 (e) **Special Assessment Liens:** Certified, confirmed, and ratified special assessment liens as of the Closing Date
187 will be paid by Seller. If a certified, confirmed, and ratified special assessment is payable in installments, Seller will
188 pay all installments due and payable on or before the Closing Date, with any installment for any period extending
189 beyond the Closing Date prorated, and Buyer will assume all installments that become due and payable after the
190 Closing Date. Buyer will be responsible for all assessments of any kind which become due and owing after Closing
191 Date, unless an improvement is substantially completed as of Closing Date. If an improvement is substantially
192 completed as of the Closing Date but has not resulted in a lien before closing, Seller will pay the amount of the last
193 estimate of the assessment. This subsection applies to special assessment liens imposed by a public body and
194 does not apply to condominium association special assessments.

195 (f) **Foreign Investment in Real Property Tax Act (FIRPTA):** If Seller is a "foreign person" as defined by FIRPTA,
196 Seller and Buyer agree to comply with Section 1445 of the Internal Revenue Code. Seller and Buyer will
197 complete, execute, and deliver as directed any instrument, affidavit, or statement reasonably necessary to comply

Buyer GL SAS and Seller [Signature] acknowledge receipt of a copy of this page, which is Page 4 of 8 Pages.

198 with the FIRPTA requirements, including delivery of their respective federal taxpayer identification numbers or
199 Social Security Numbers to the closing agent. If Buyer does not pay sufficient cash at closing to meet the
200 withholding requirement, Seller will deliver to Buyer at closing the additional cash necessary to satisfy the
201 requirement.

202 **10. ESCROW AGENT:** Seller and Buyer authorize Escrow Agent or Closing Agent (collectively "Agent") to receive,
203 deposit, and hold funds and other property in escrow and, subject to collection, disburse them in accordance with the
204 terms of this Contract. The parties agree that Agent will not be liable to any person for misdelivery of escrowed items to
205 Seller or Buyer, unless the misdelivery is due to Agent's willful breach of this Contract or gross negligence. If Agent
206 has doubt as to Agent's duties or obligations under this Contract, Agent may, at Agent's option, (a) hold the escrowed
207 items until the parties mutually agree to its disbursement or until a court of competent jurisdiction or arbitrator
208 determines the rights of the parties or (b) deposit the escrowed items with the clerk of the court having jurisdiction over
209 the matter and file an action in interpleader. Upon notifying the parties of such action, Agent will be released from all
210 liability except for the duty to account for items previously delivered out of escrow. If Agent is a licensed real estate
211 broker, Agent will comply with Chapter 475, Florida Statutes. In any suit in which Agent interpleads the escrowed items
212 or is made a party because of acting as Agent hereunder, Agent will recover reasonable attorney's fees and costs
213 incurred, with these amounts to be paid from and out of the escrowed items and charged and awarded as court costs
214 in favor of the prevailing party.

215 **11. CURE PERIOD:** Prior to any claim for default being made, a party will have an opportunity to cure any alleged
216 default. If a party fails to comply with any provision of this Contract, the other party will deliver written notice to the non-
217 complying party specifying the non-compliance. The non-complying party will have _____ days (5 days if left blank) after
218 delivery of such notice to cure the non-compliance. Notice and cure shall not apply to failure to close.

219 **12. FORCE MAJEURE:** Buyer or Seller shall not be required to perform any obligation under this Contract or be liable
220 to each other for damages so long as performance or non-performance of the obligation, or the availability of services,
221 insurance, or required approvals essential to Closing, is disrupted, delayed, caused or prevented by Force Majeure.
222 "Force Majeure" means: hurricanes, floods, extreme weather, earthquakes, fire, or other acts of God, unusual
223 transportation delays, or wars, insurrections, or acts of terrorism, which, by exercise of reasonable diligent effort, the
224 non-performing party is unable in whole or in part to prevent or overcome. All time periods, including Closing Date, will
225 be extended a reasonable time up to 7 days after the Force Majeure no longer prevents performance under this
226 Contract, provided, however, if such Force Majeure continues to prevent performance under this Contract more than
227 30 days beyond Closing Date, then either party may terminate this Contract by delivering written notice to the other
228 and the Deposit shall be refunded to Buyer, thereby releasing Buyer and Seller from all further obligations under this Contract.

229 **13. RETURN OF DEPOSIT:** Unless otherwise specified in the Contract, in the event any condition of this Contract is
230 not met and Buyer has timely given any required notice regarding the condition having not been met, Buyer's deposit
231 will be returned in accordance with applicable Florida Laws and regulations.

232 **14. DEFAULT:**

233 (a) In the event the sale is not closed due to any default or failure on the part of Seller other than failure to make
234 the title marketable after diligent effort, Buyer may elect to receive return of Buyer's deposit without thereby
235 waiving any action for damages resulting from Seller's breach and may seek to recover such damages or seek
236 specific performance. If Buyer elects a deposit refund, Seller may be liable to Broker for the full amount of the
237 brokerage fee.

238 (b) In the event the sale is not closed due to any default or failure on the part of Buyer, Seller may either (1)
239 retain all deposit(s) paid or agreed to be paid by Buyer as agreed upon liquidated damages, consideration for the
240 execution of this Contract, and in full settlement of any claims, upon which this Contract will terminate or (2) seek
241 specific performance. If Buyer fails to timely place a deposit as required by this Contract, Seller may either (1)
242 terminate the Contract and seek the remedy outlined in this subparagraph or (2) proceed with the Contract without
243 waiving any remedy for Buyer's default.

244 **15. ATTORNEY'S FEES AND COSTS:** In any claim or controversy arising out of or relating to this Contract, the
245 prevailing party, which for purposes of this provision will include Buyer, Seller and Broker, will be awarded reasonable
246 attorneys' fees, costs, and expenses.

247 **16. NOTICES:** All notices will be in writing and may be delivered by mail, overnight courier, personal delivery, or
248 electronic means. Parties agree to send all notices to addresses specified on the signature page(s). Any notice,
249 document, or item given by or delivered to an attorney or real estate licensee (including a transaction broker)
250 representing a party will be as effective as if given by or delivered to that party.

Buyer (GL) (SAS) and Seller (D) acknowledge receipt of a copy of this page, which is Page 5 of 8 Pages.

CC-5 Rev 9/17

Serial#: 048385-000157-9793128

©2017 Florida Realtors®

Form
Simplicity

251
252
253
254
255
256
257
258
259
260
261
262
263
264
265
266
267
268
269
270
271
272
273
274
275
276
277
278
279
280
281
282
283
284
285
286
287
288
289
290
291
292
293
294
295
296
297
298
299
300
301

17. DISCLOSURES:

(a) Commercial Real Estate Sales Commission Lien Act: The Florida Commercial Real Estate Sales Commission Lien Act provides that a broker has a lien upon the owner's net proceeds from the sale of commercial real estate for any commission earned by the broker under a brokerage agreement. The lien upon the owner's net proceeds is a lien upon personal property which attaches to the owner's net proceeds and does not attach to any interest in real property. This lien right cannot be waived before the commission is earned.

(b) Special Assessment Liens Imposed by Public Body: The Property may be subject to unpaid special assessment lien(s) imposed by a public body. (A public body includes a Community Development District.) Such liens, if any, shall be paid as set forth in Paragraph 9(e).

(c) Radon Gas: Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.

(d) Energy-Efficiency Rating Information: Buyer acknowledges receipt of the information brochure required by Section 553.996, Florida Statutes.

18. RISK OF LOSS:

(a) If, after the Effective Date and before closing, the Property is damaged by fire or other casualty, Seller will bear the risk of loss and Buyer may cancel this Contract without liability and the deposit(s) will be returned to Buyer. Alternatively, Buyer will have the option of purchasing the Property at the agreed upon purchase price and Seller will credit the deductible, if any and transfer to Buyer at closing any insurance proceeds, or Seller's claim to any insurance proceeds payable for the damage. Seller will cooperate with and assist Buyer in collecting any such proceeds. Seller shall not settle any insurance claim for damage caused by casualty without the consent of the Buyer.

(b) If, after the Effective Date and before closing, any part of the Property is taken in condemnation or under the right of eminent domain, or proceedings for such taking will be pending or threatened, Buyer may cancel this Contract without liability and the deposit(s) will be returned to Buyer. Alternatively, Buyer will have the option of purchasing what is left of the Property at the agreed upon purchase price and Seller will transfer to the Buyer at closing the proceeds of any award, or Seller's claim to any award payable for the taking. Seller will cooperate with and assist Buyer in collecting any such award.

19. ASSIGNABILITY; PERSONS BOUND: This Contract may be assigned to a related entity, and otherwise is not assignable is assignable. If this Contract may be assigned, Buyer shall deliver a copy of the assignment agreement to the Seller at least 5 days prior to Closing. The terms "Buyer," "Seller" and "Broker" may be singular or plural. This Contract is binding upon Buyer, Seller and their heirs, personal representatives, successors and assigns (if assignment is permitted).

20. MISCELLANEOUS: The terms of this Contract constitute the entire agreement between Buyer and Seller. Modifications of this Contract will not be binding unless in writing, signed and delivered by the party to be bound. Signatures, initials, documents referenced in this Contract, counterparts and written modifications communicated electronically or on paper will be acceptable for all purposes, including delivery, and will be binding. Handwritten or typewritten terms inserted in or attached to this Contract prevail over preprinted terms. If any provision of this Contract is or becomes invalid or unenforceable, all remaining provisions will continue to be fully effective. This Contract will be construed under Florida law and will not be recorded in any public records.

21. BROKERS: Neither Seller nor Buyer has used the services of, or for any other reason owes compensation to, a licensed real estate Broker other than:

(a) Seller's Broker: Keyes Company CELSO GONZALEZ PA
(Company Name) (Licensee)
2121 SW 3rd Ave Miami, FL 33129 3053713592 9548453439 celsogonzalez@keyes.com
(Address, Telephone, Fax, E-mail)

who is a single agent is a transaction broker has no brokerage relationship and who will be compensated by Seller Buyer both parties pursuant to a listing agreement other (specify) _____

(b) Buyer's Broker: Keyes Company CELSO GONZALEZ PA
(Company Name) (Licensee)
2121 SW 3rd Ave Miami, FL 33129 3053713592 9548453439 celsogonzalez@keyes.com
(Address, Telephone, Fax, E-mail)

Buyer GL SAS and Seller [Signature] acknowledge receipt of a copy of this page, which is Page 6 of 8 Pages.

302 who is a single agent is a transaction broker has no brokerage relationship and who will be compensated by
303 Seller's Broker Seller Buyer both parties pursuant to an MLS offer of compensation other (specify)
304

305 (collectively referred to as "Broker") in connection with any act relating to the Property, including but not limited to
306 inquiries, introductions, consultations, and negotiations resulting in this transaction. Seller and Buyer agree to
307 indemnify and hold Broker harmless from and against losses, damages, costs and expenses of any kind, including
308 reasonable attorneys' fees at all levels, and from liability to any person, arising from (1) compensation claimed which is
309 inconsistent with the representation in this Paragraph, (2) enforcement action to collect a brokerage fee pursuant to
310 Paragraph 10, (3) any duty accepted by Broker at the request of Seller or Buyer, which is beyond the scope of
311 services regulated by Chapter 475, Florida Statutes, as amended, or (4) recommendations of or services provided and
312 expenses incurred by any third party whom Broker refers, recommends, or retains for or on behalf of Seller or Buyer.

313 **22. OPTIONAL CLAUSES:** (Check if any of the following clauses are applicable and are attached as an addendum to
314 this Contract):

- | | | |
|---|---|---|
| 315 <input type="checkbox"/> (A) Arbitration | <input type="checkbox"/> (E) Seller Warranty | <input type="checkbox"/> (I) Existing Mortgage |
| 316 <input type="checkbox"/> (B) Section 1031 Exchange | <input type="checkbox"/> (F) Coastal Construction Control L | <input type="checkbox"/> (J) Buyer's Attorney Approval |
| 317 <input type="checkbox"/> (C) Property Inspection and Repair | <input type="checkbox"/> (G) Flood Area Hazard Zone | <input type="checkbox"/> (K) Seller's Attorney Approval |
| 318 <input type="checkbox"/> (D) Seller Representations | <input type="checkbox"/> (H) Seller Financing | <input type="checkbox"/> Other _____ |

319 **23. ADDITIONAL TERMS:**

320 _____

321 _____

322 _____

323 _____

324 _____

325 _____

326 _____

327 _____

328 _____

329 _____

330 _____

331 _____

332 _____

333 _____

334 _____

335 _____

336 _____

337 _____

338 _____

339 _____

340 _____

341 _____

342 **THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT. IF NOT FULLY UNDERSTOOD, SEEK THE**
343 **ADVICE OF AN ATTORNEY PRIOR TO SIGNING. BROKER ADVISES BUYER AND SELLER TO VERIFY ALL**
344 **FACTS AND REPRESENTATIONS THAT ARE IMPORTANT TO THEM AND TO CONSULT AN APPROPRIATE**
345 **PROFESSIONAL FOR LEGAL ADVICE (FOR EXAMPLE, INTERPRETING CONTRACTS, DETERMINING THE**
346 **EFFECT OF LAWS ON THE PROPERTY AND TRANSACTION, STATUS OF TITLE, FOREIGN INVESTOR**
347 **REPORTING REQUIREMENTS, ETC.) AND FOR TAX, PROPERTY CONDITION, ENVIRONMENTAL AND OTHER**

Buyer GL SAS and Seller [Signature] acknowledge receipt of a copy of this page, which is Page 7 of 8 Pages.

348 **ADVICE. BUYER ACKNOWLEDGES THAT BROKER DOES NOT OCCUPY THE PROPERTY AND THAT ALL**
349 **REPRESENTATIONS (ORAL, WRITTEN OR OTHERWISE) BY BROKER ARE BASED ON SELLER**
350 **REPRESENTATIONS OR PUBLIC RECORDS UNLESS BROKER INDICATES PERSONAL VERIFICATION OF**
351 **THE REPRESENTATION. BUYER AGREES TO RELY SOLELY ON SELLER, PROFESSIONAL INSPECTORS AND**
352 **GOVERNMENTAL AGENCIES FOR VERIFICATION OF THE PROPERTY CONDITION, SQUARE FOOTAGE AND**
353 **FACTS THAT MATERIALLY AFFECT PROPERTY VALUE.**

354 Each person signing this Contract on behalf of a party that is a business entity represents and warrants to the other
355 party that such signatory has full power and authority to enter into and perform this Contract in accordance with its
356 terms and each person executing this Contract and other documents on behalf of such party has been duly authorized
357 to do so.

358 Guy Levintin Date: 01/23/2020
(Signature of Buyer)

359 GUY LEVINTIN/ BSD CAPITAL LLC Tax ID No.: _____
(Typed or Printed Name of Buyer)

360 Title: Manager Member Telephone: _____

361 Sharon A Sharaby Date: 01/23/2020
(Signature of Buyer)

362 SHARON A SHARABY/ BSD CAPITAL LLC Tax ID No.: _____
(Typed or Printed Name of Buyer)

363 Title: Manager Member Telephone: _____

364 Buyer's Address for purpose of notice 20846 NE 32th Ave Aventura, FL 33180

365 Facsimile: _____ Email: _____

366 _____ Date: 1/23/2020
(Signature of Seller)

367 Daniel A. Jaramillo Tax ID No.: _____
(Typed or Printed Name of Seller)

368 Title: _____ Telephone: _____

369 _____ Date: _____
(Signature of Seller)

370 _____ Tax ID No.: _____
(Typed or Printed Name of Seller)

371 Title: _____ Telephone: _____

372 Seller's Address for purpose of notice: _____

373 Facsimile: _____ Email: _____

Florida REALTORS® makes no representation as to the legal validity or adequacy of any provision of this form in any specific transaction. This standardized form should not be used in complex transactions or with extensive riders or additions. This form is available for use by the entire real estate industry and is not intended to identify the user as REALTOR®. REALTOR® is a registered collective membership mark which may be used only by real estate licensees who are members of the NATIONAL ASSOCIATION OF REALTORS® and who subscribe to its Code of Ethics. The copyright laws of United States (17 U.S. Code) forbid the unauthorized reproduction of this form by any means including facsimile or computerized forms.

Buyer GL SAS and Seller [Signature] acknowledge receipt of a copy of this page, which is Page 8 of 8 Pages.

CC-5 Rev 9/17
Serial#: 049385-900157-9793126

©2017 Florida Realtors®

Form
Simplicity



5300 SOUTH STATE ROAD 7