

Prepared By:
Debra-Ann Reese
Senior Assistant City Attorney
City of Hollywood, Florida
2600 Hollywood Boulevard, Suite 407
Hollywood, Florida 33020

AMENDED PERMANENT EASEMENT THAT SUPERSEDES THE PERMANENT EASEMENT
RECORDED IN DIPLOMAT GOLF ESTATES ADDITION PB 27730, PG 595 OF THE
PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

THIS AMENDED INDENTURE made this 23 day of August,
 , 2022 between MALTESE DIPLOMAT OWNER, LLC whose post office
address is 2915 BISCAYNE BLVD STE 300, MIAMI, Florida 33137 ("first
party"), and the CITY OF HOLLYWOOD, FLORIDA, a municipal corporation,
whose mailing address is 2600 Hollywood Blvd., Hollywood, FL 33020
("second party");

(Wherever used herein, the terms, "first party"
and "second party" shall include singular and
plural, heirs, legal representatives and assigns
of individuals and the successors and assigns of
corporations, wherever the context so admits or
requires.)

W I T N E S S E T H:

WHEREAS, the first party is the owner of property situate in
Broward County, Florida, described as follows:

See Exhibit "A" attached hereto and incorporated herein by
reference (the "Property");

WHEREAS, the first party granted an easement to second party that
was recorded in attached Exhibit "A"; and


WHEREAS, the second party desires to amended the current easement
to expand the easement area to accommodate backup electrical power
generator equipment as more specifically depicted in the attached
Exhibit "B"; and


WHEREAS, the first party is willing to amend the current easement
to reflect both the current and new easement area to be utilized by the
second party.


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 first party does hereby grant unto the second party, its successors and assigns, an easement on, over and across the Property for utility purposes and uses incidental thereof.

IN WITNESS WHEREOF, the first party has caused these presents to be duly executed in its name and attested by proper witnesses thereunto duly authorized, the day and year first above written.


WITNESSES:


Sign: 
Print: Lewis RISSMAN


By: 
Print Name and Title: Ari Pearl

Sign: 
Print: Miriam Singer

WITNESSES:

Sign: 
Print: MARCO SURIN

By: 
Print Name and Title: Alex Wierkoff

Sign: 
Print: Cass Murphy

STATE OF FLORIDA
COUNTY OF BROWARD

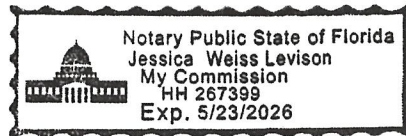
The foregoing instrument was acknowledged before me this 23 day
of August, 2022 by _____



Notary Public _____
Print: _____
Commission No.: _____

Personally Known X OR Produced Identification _____
Type of Identification Produced _____

My commission expires:



STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 23 day
of August, 2022 by _____



Notary Public _____
Print: _____
Commission No.: _____

Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____

My commission expires:

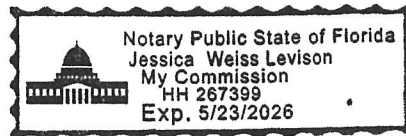


EXHIBIT "A"

98-098126 T#002
02-18-98 02:12PM
\$ 0.70
DOCU. STAMPS-DEED
RECVD. BROWARD CNTY
COUNTY ADMIN.

Prepared by:
Jeffrey P. Sheffel
Deputy City Attorney
City of Hollywood
2600 Hollywood Blvd. - Room 407
Hollywood, FL 33020

EASEMENT

THIS INDENTURE made this 8th day of JAN, 1998, by Diplomat Properties, Ltd., a Delaware limited partnership, (hereinafter "Grantor") whose mailing address is 3514 South Ocean Drive, Hollywood, FL, 33019 and City of Hollywood, a Florida municipal corporation (hereinafter "Grantee") whose mailing address is 2600 Hollywood Boulevard, 33020;

(Wherever used herein, the terms, "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives and assigns of individuals and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH:

WHEREAS, Grantor is the owner of the property (the "Property") situate in Broward County, Florida, and more particularly described in Composite Exhibits "A-C", attached hereto and incorporated herein by reference; and

WHEREAS, Grantee desires an easement for utilities and/or other appropriate purposes incidental thereto, on, over, and across said Property; and

WHEREAS, the Grantor is willing to grant such an easement;

NOW, THEREFORE, for and in consideration of the mutual covenants each to the other running, one dollar and other good and valuable considerations, the Grantor does hereby grant unto the Grantee, its successors and assigns, full and free right and authority to construct, maintain, repair, install and rebuild facilities for the above stated purposes and does hereby grant a perpetual easement on, over and across the above described Property for such purposes.

BK27730PG0595

Norman Vliet, PLS
City of Hollywood - Engineering Dept.
2600 Hollywood Blvd., #308
Hollywood, FL 33020-9045

Return To:

DEFERRED ITEM
Return Document To
Business Operations

LAND DESCRIPTION

A parcel of land being a portion of Block 17 of DIPLMAT GOLF ESTATES ADDITION, according to the Plat thereof as recorded in Plat Book 45 at Page 43 of the Public Records of Broward County, Florida, being more particularly described as follows:

BEGINNING at the Southwest corner of said Block 17;

THENCE North 00°42'00" East, on the West line of said Block 17, a distance of 50.00 feet,

THENCE North 89°56'49" East, a distance of 30.00 feet;

THENCE South 00°42'00" West, a distance of 50.00 feet to the intersection with the South line of said Block 17 (said point also being on the North line of Block 9 of DIPLMAT GOLF ESTATES, according to the Plat thereof as recorded in Plat Book 46 at Page 24 of Public Records of Broward County, Florida);

THENCE South 89°56'49" West, on said South line of Block 17 and said North line of Block 9, a distance of 30.00 feet to the **POINT OF BEGINNING**;

Said lands lying in the City of Hollywood, Broward County, Florida, and containing 1500 square feet (0.0344 acres) more or less

BK 27730 PG 0597

Prepared by:
BERRY & CALVIN
2 Oakwood Blvd., Suite 120
Hollywood, Florida
November 4, 1996

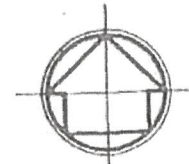
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Sheet 1 of 2 Sheets

COMPOSITE EXHIBITS "A-C"
COMPOSITE EXHIBIT "A"

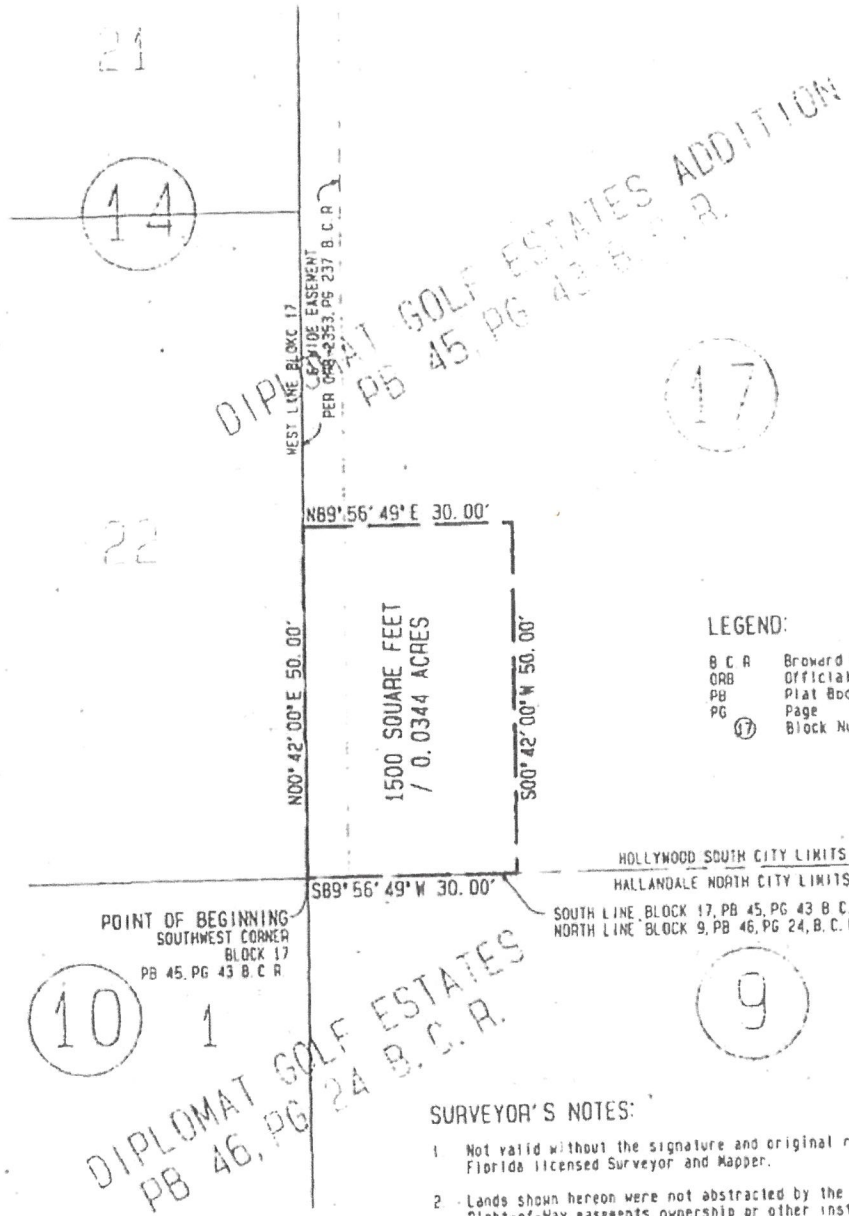
berry & calvin
 ENGINEERS SURVEYORS PLANNERS
 CERTIFICATE OF AUTHORIZATION NUMBER LB 514
 2 OAKWOOD BLVD., SUITE 120
 HOLLYWOOD, FLORIDA 33020
 BROWARD (954) 921-7781
 FAX (954) 921-8807

SKETCH OF DESCRIPTION
 EASEMENT
 A PORTION OF BLOCK 17, DIPLOMAT GOLF ESTATES ADDITION
 PLAT BOOK 45, PAGE 43, BROWARD COUNTY RECORDS
 CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA



SCALE: 1" = 20'

BK 27730PG 0598



LEGEND:
 B C R Broward County Records
 ORB Official Records Book
 PB Plat Book
 PG Page
 ① Block Number

POINT OF BEGINNING
 SOUTHWEST CORNER
 BLOCK 17
 PB 45, PG 43 B. C. R.

HOLLYWOOD SOUTH CITY LIMITS
 HALLANDALE NORTH CITY LIMITS
 SOUTH LINE, BLOCK 17, PB 45, PG 43 B. C. R.
 NORTH LINE, BLOCK 9, PB 46, PG 24, B. C. R.

10 1
 DIPLOMAT GOLF ESTATES
 PB 46, PG 24 B. C. R.

- SURVEYOR'S NOTES:**
- 1 Not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper.
 - 2 Lands shown hereon were not abstracted by the Surveyor for Right-of-Way, easements, ownership or other instruments of record.
 - 3 Bearings shown hereon are relative to the assumed bearing of North 90°00'00" East for the centerline of Wiley Street.
 - 4 This sketch does not constitute a Boundary Survey.

CLIENT: CITY OF HOLLYWOOD PROJECT NO. 96-2413 CAD FILE: 962413S.M SHEET 2 OF 2 SHEETS

REVISION	DWN	DATE	FB/PG
SKETCH AND DESCRIPTION	KW	11/04/96	NA

BERRY & CALVIN, INC.
 Signed *Paul J. Allocchio* Date *11, 6, 96*
 Paul J. Allocchio
 Professional Surveyor and Mapper No. 4326
 State of Florida

LAND DESCRIPTION

A parcel of land being a portion of Block 17 of DIPLOMAT GOLF ESTATES ADDITION, according to the Plat thereof as recorded in Plat Book 45 at Page 43 of the Public Records of Broward County, Florida, being more particularly described as follows:

BK27730PG0599

COMMENCING at the Southwest corner of said Block 17,

THENCE North 00°42'00" East, on the West line of said Block 17, a distance of 50.00 feet;

THENCE North 89°56'49" East, a distance of 6.00 feet to the POINT OF BEGINNING (said point also being on the Easterly line of a 6 foot wide easement recorded in Official Records Book 2353 at Page 273 of the Public Records of Broward County, Florida);

THENCE North 00°42'00" East, on said Easterly line, a distance of 863.83 feet to the intersection with the Southerly line of said easement;

THENCE South 90°00'00" East, on said Southerly line, a distance of 543.39 feet;

THENCE South 64°09'07" East, continuing on said Southerly line, a distance of 20.64 feet;

THENCE South 90°00'00" West, a distance of 553.08 feet;

THENCE South 00°42'00" West, a distance of 854.82 feet;

THENCE South 89°56'49" West, a distance of 9.00 feet to the POINT OF BEGINNING;

Said lands lying in the City of Hollywood, Broward County, Florida, and containing 12668 square feet (0.2908 acres) more or less

COMPOSITE EXHIBIT "B"

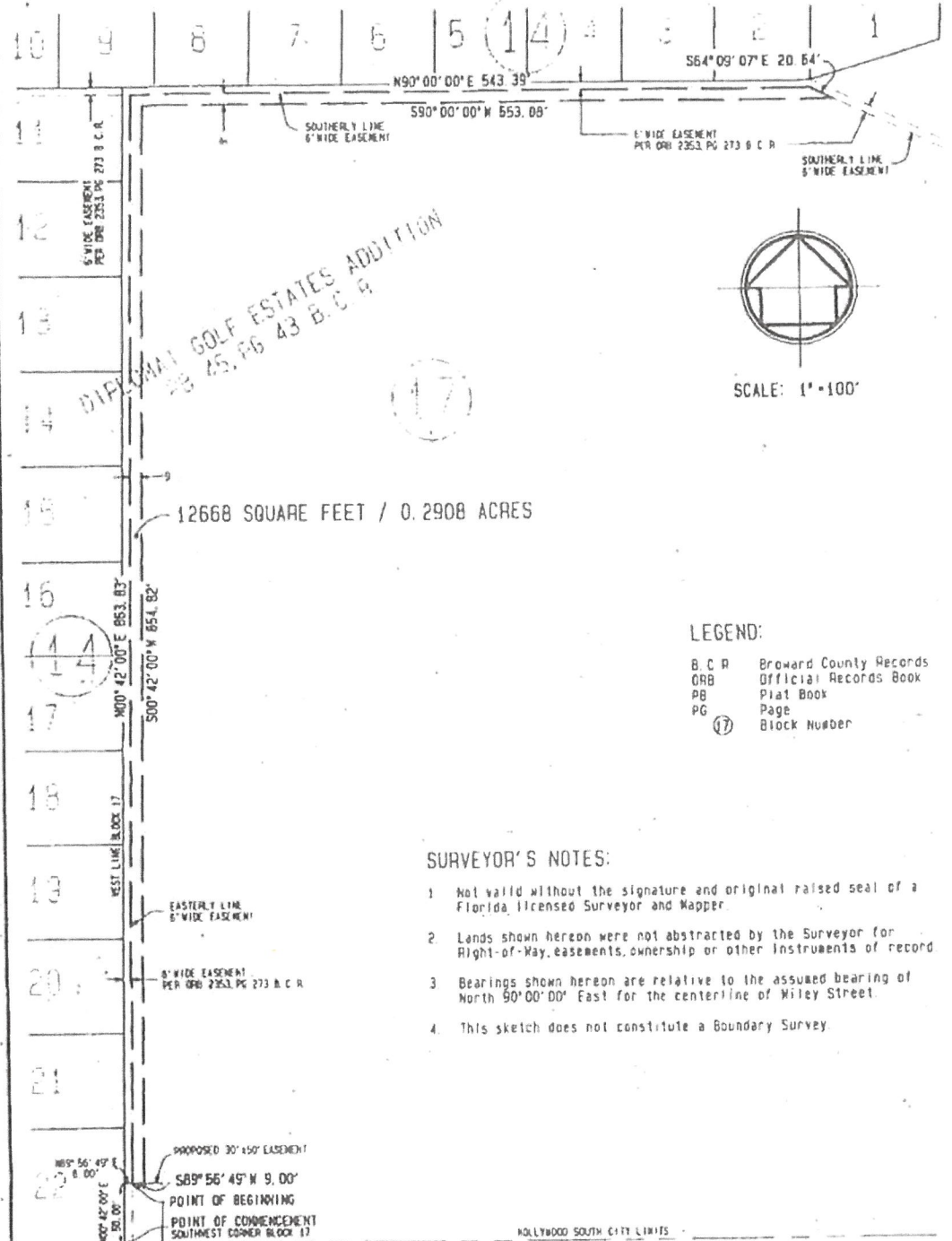
Prepared by:
BERRY & CALVIN
2 Oakwood Blvd., Suite 120
Hollywood, Florida
November 4, 1996

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berry & calvin
 ENGINEERS SURVEYORS PLANNERS
 CERTIFICATE OF AUTHORIZATION NUMBER LS 514
 2 OAKWOOD BLVD., SUITE 120
 HOLLYWOOD, FLORIDA 33020
 BROWARD (954) 921-7781
 FAX (954) 921-8807

SKETCH OF DESCRIPTION
 9 FOOT EASEMENT
 A PORTION OF BLOCK 17, DIPLOMAT GOLF ESTATES ADDITION
 PLAT BOOK 45, PAGE 43, BROWARD COUNTY RECORDS
 CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

BK21730PG0600



LEGEND:
 B. C. R. Broward County Records
 ORB Official Records Book
 PB Plat Book
 PG Page
 (17) Block Number

SURVEYOR'S NOTES:

1. Not valid without the signature and original raised seal of a Florida, licensed Surveyor and Mapper.
2. Lands shown hereon were not abstracted by the Surveyor for Right-of-Way, easements, ownership or other instruments of record.
3. Bearings shown hereon are relative to the assumed bearing of North 90°00'00\"/>

DIPLOMAT GOLF ESTATES
 PB 45, PG 24 B. C. R.
 CLIENT: CITY OF HOLLYWOOD PROJECT NO. 96-2413 CAD FILE: 9624135.4 SHEET 2 OF 2 SHEETS

REVISION	DWN	DATE	FB/PG
SKETCH AND DESCRIPTION	KW	11/04/96	NA

BERRY & CALVIN, INC.
 Signed Per J. Aldacosta Date 11.6.96
 Per J. Aldacosta
 Professional Surveyor and Mapper No. 4322
 State of Florida

LAND DESCRIPTION

A parcel of land being a portion of Block 17 of DIPLOMAT GOLF ESTATES ADDITION, according to the Plat thereof as recorded in Plat Book 45 at Page 43 of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCING at the Southwest corner of Lot 1, Block 14 of said Plat (said point also being on the Northerly line of 6 foot wide easement recorded in Official Records Book 2353 at Page 273 of the Public Records of Broward County, Florida);

THENCE North 90°00'00" East, on said Northerly line of a 6 foot wide easement, a distance of 0.65 feet to the POINT OF BEGINNING;

THENCE continue North 90°00'00" East, a distance of 99.36 feet;

THENCE North 73°21'39" East, a distance of 104.75 feet;

THENCE North 00°42'00" East, a distance of 100.01 feet to the intersection with the North line of said Block 17;

THENCE North 90°00'00" East, on said North line of Block 17, a distance of 201.94 feet to the intersection with the West line of 30 foot by 40 foot Parcel, recorded in Official Records Book 2782 at Page 728 of the Public Records of Broward County, Florida,

THENCE South 00°00'00" East, on said West line, a distance of 15.00 feet;

THENCE South 90°00'00" West, a distance of 187.12 feet;

THENCE South 00°42'00" West, a distance of 96.23 feet,

THENCE South 73°21'39" West, a distance of 117.98 feet;

THENCE South 90°00'00" West, a distance of 70.59 feet to the intersection with said North line of a 6 foot wide easement;

THENCE North 64°09'07" West, on said North line of a 6 foot wide easement, a distance of 34.40 feet to the POINT OF BEGINNING;

Said lands lying in the City of Hollywood, Broward County, Florida, and containing 7335 square feet (0.1684 acres) more or less.

BK 27730 PG 2601

Prepared by:
BERRY & CALVIN
2 Oakwood Blvd., Suite 120
Hollywood, Florida
November 4, 1996

COMPOSITE EXHIBIT "C"

C:\WP51\HOLW\FD02\FMDC\961115.L04

EXHIBIT "B"

EXHIBIT "B"



MOFFETT STREET

N.E. 14TH AVENUE

DIPLOMAT GOLF ESTATES ADDITION
P.B. 45, PG. 43, B.C.R.

CITY OF HALLANDALE BEACH

CITY OF HOLLYWOOD

DIPLOMAT GOLF ESTATES
P.B. 46, PG. 24, B.C.R.

POINT OF COMMENCEMENT
EAST-WEST CORNER OF BLOCK 17
PLAT BOOK 45, PAGE 43
BROWARD COUNTY RECORDS

PROPOSED 15' UTILITY EASEMENT

WEST LINE OF BLOCK 17

N89°56'49"E 30.00'

50' X 30' EASEMENT
PER ORB 27730, PG 595

6' WIDE EASEMENT
PER ORB 2361, PG 237 B.C.R.

9' WIDE EASEMENT
PER ORB 27730, PG 595 B.C.R.

N00°42'00"E 50.00'

N00°42'00"E 25.00'
S89°56'49"W 15.00'

S89°56'49"W 28.00'

S00°42'00"W 44.50'

S89°56'49"W 15.00'

S00°42'00"W 30.50'

NOTES

- 1) SKETCH TO ACCOMPANY DESCRIPTION
- 2) THIS SKETCH IS NOT A SURVEY
- 3) BEARINGS SHOWN HEREON BASED ON AN ASSUMED MERIDIAN OF SOUTH 89°56'19" WEST FOR THE SOUTH LINE OF BLOCK 17 DIPLOMAT GOLF ESTATES ADDITION PLAT BOOK 45 PAGE 43 BROWARD COUNTY RECORDS

NOT A SURVEY
WITHOUT THE
SIGNATURE
AND
OFFICIAL SEAL OF THE
FLORIDA
SURVEYOR
AND MAPPER

DATE	BY

SKETCH AND DESCRIPTION

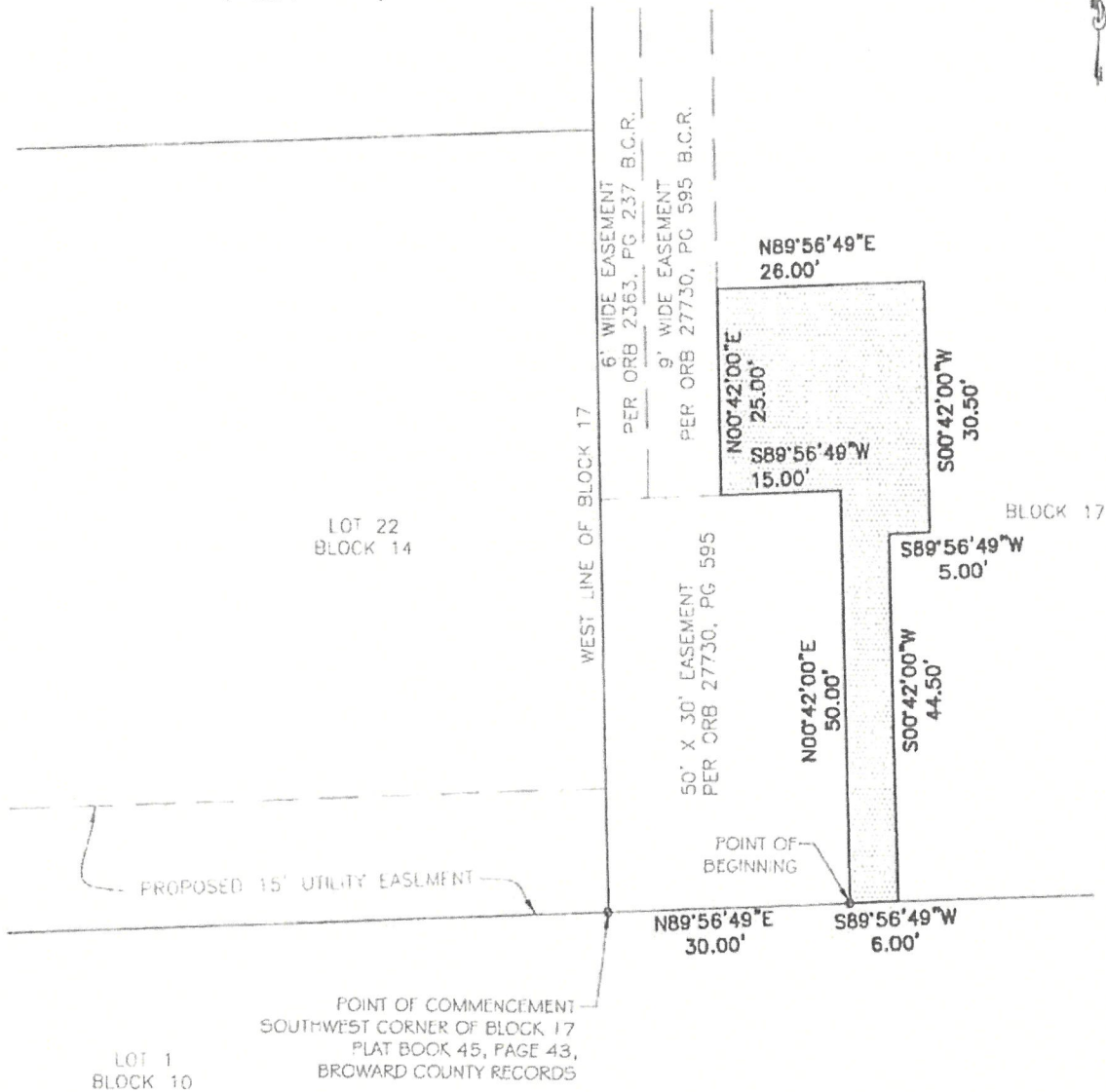
DATE	DATE

GIBBS LAND SURVEYORS

2727 N.W. 106 STREET AND SUITE 204
MIRAMAR, FL 33029
TEL: 305-666-2222
FAX: 305-666-2222

EXHIBIT "B"

DIPLOMAT GOLF ESTATES ADDITION
P.B. 45, PG. 43, B.C.R.



DIPLOMAT GOLF ESTATES
P.B. 46, PG. 24, B.C.R.

NOTES

- 1.) SKETCH TO ACCOMPANY DESCRIPTION
- 2.) THIS SKETCH IS NOT A SURVEY
- 3.) BEARINGS SHOWN HEREON BASED ON AN ASSUMED MERIDIAN OF SOUTH 89°56'49" WEST FOR THE SOUTH LINE OF BLOCK 17 "DIPLOMAT GOLF ESTATES ADDITION" PLAT BOOK 45, PAGE 43, BROWARD COUNTY RECORDS.

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

REVISION	DATE	BY	SKETCH AND DESCRIPTION		GIBBS LAND SURVEYORS 2131 HOLLYWOOD BOULEVARD, SUITE 204 HOLLYWOOD, FL 33020 (954) 973-7666 LICENSED BUSINESS NO. 7018
			JOB # RN9117	DATE 04-11-22	
			SCALE 1"=30'	SHEET 2 OF 3	
			DRAWN BY: CM	CHECKED BY: SKJ	

STEPHEN K. SEELEY, FOR THE FIRM
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 4574