

This Instrument Prepared by:
JEREMY H. SEGAL, ESQ.
WILLIAM J. SEGAL, P.A.
20801 BISCAYNE BLVD. #304
AVENTURA, FL 33180

DECLARATION OF UNITY OF TITLE

KNOW ALL MEN BY THESE PRESENTS, that pursuant to the ordinances of the City of Hollywood pertaining to zoning, the issuance of building permits and regulating building construction activities, the undersigned, being the fee owner(s) of the following described real property situated in the City of Hollywood, County of Broward and State of Florida, do hereby make the following declaration of conditions, limitations and restrictions on said lands, hereinafter to be known and referred to as a DECLARATION OF UNITY OF TITLE, as to the following particulars:

1. The undersigned is the owner in fee simple of the properties described as follows:

(LEGAL DESCRIPTION ATTACHED AS EXHIBIT A-1)

(LEGAL DESCRIPTION ATTACHED AS EXHIBIT A-2)

2. That the properties described herein will be developed for the proposed use RESTAURANT/COMMERCIAL MCDONALDS HARD ROCK (type and project name) in accordance with the site plan approved pursuant to Resolution No. 13-DVP-12.
3. The aforesaid plot or combination of separate lots, plots, parcels, acreage or portions thereof shall hereafter be regarded and is hereby declared to be unified under one title as an indivisible building site (hereinafter referred to as "Property").
4. The said Property, for the purpose of building, zoning and other applicable codes and regulations, shall henceforth be considered as one parcel of land and that no portion shall be sold, assigned, transferred, conveyed or devised except in its entirety as one plot or parcel of land; provided, however, that recordation of a mortgage on any portion of the Property or a lease or sublease of any portion of the Property shall not be deemed to be in contravention of this Declaration.

Return to: Office of Planning
City of Hollywood
2600 Hollywood Boulevard
Room 315
Hollywood, FL 33022-9045

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5. The undersigned further agrees that this Declaration of Unity of Title shall constitute a covenant to run with the land, as provided by law, and shall be binding upon the undersigned, their successors and assigns, and all parties claiming under them until such time as the same may be released in writing under the approval of the City Commission of the City of Hollywood.
6. The undersigned also agrees that this instrument shall be recorded in the Public Records of Broward County.

IN WITNESSS WHEREOF, the said property owner has signed and sealed these presents this 3 day of September, 2013.

Signed, sealed and delivered
in the presence of:

Owner(s) Name

KALIFF CORP., a Florida Corporation

By: [Signature]

Name: Scott Milgram

Title: President

[Signature] sign
(witness 1)

Jose Edamb print

[Signature] sign
(witness 2)

Lorena Bonilla print

STATE OF FLORIDA)

SS:

COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 3rd day Sep 20 13
by Scott Milgram, who is/are known to me or who has/have produced
_____ as identification.

[Signature] sign
_____ print
Notary Public, State of Florida At Large
(Seal)
Commission No. _____
My Commission Expires: _____

JOINDER AND CONSENT OF MORTGAGEE

MMM INVESTMENTS CORP., a Florida corporation, being the holder of that certain mortgage recorded January 11, 1994 in Official Records Book 21629, Page 320 of the Public Records of Broward County, Florida, hereby consents and joins in the foregoing Unity of Title.

MMM INVESTMENTS CORP., a Florida corporation

By: _____

Name: Scott Milgram

Title: President

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 30th day Sep 2013, by Scott Milgram, who is/are personally known to me or has (have) produced _____ as identification.

Notary Public, State of Florida At Large
Commission No. _____

sign
print

JOAN PABLO CASTRO
MY COMMISSION EXPIRES
March 15, 2016
#EE 066438
Bonded thru
Troy Fenn Insurance
NOTARY PUBLIC, STATE OF FLORIDA

EXHIBIT A-1

LEGAL DESCRIPTION
FOLIO # 5041-36-10-0750

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BROWARD, STATE OF FL, AND IS DESCRIBED AS FOLLOWS:

Parcels "B" and "C" LESS the East 177.14 feet thereof, of "C & S SUBDIVISION", according to the Plat thereof, as recorded in Plat Book 89, Page 40, of the Public Records of Broward County, Florida and LESS the following described parcels:

Commencing at the Northeast corner of said Parcel "B" of "C & S SUBDIVISION"; Thence South 89°48'30" West along the Northerly boundary of said Parcel "B", a distance of 24.08 feet to the Point of Beginning; Thence South 89°18'32" West, a distance of 46.58 feet; Thence North 00°41'28" West, a distance of 0.41 feet to a point on the Northerly boundary of said Parcel "B"; Thence North 89°48'30" East along said Northerly boundary, a distance of 46.58 feet to the Point of Beginning.

AND LESS

Commencing at the Northeast corner of said Parcel "B" of "C & S SUBDIVISION"; Thence South 89°48'30" West along the Northerly boundary of said Parcel "B", a distance of 142.88 feet to the Point of Beginning; Thence South 89°25'30" West, a distance of 141.97 feet; Then North 00°11'30" West, a distance of 0.95 feet to a point on the Northerly boundary of said Parcel "B"; Thence North 89°48'30" East along said Northerly boundary, a distance of 141.97 feet to the Point of Beginning.

EXHIBIT A-2

LEGAL DESCRIPTION
FOLIO # 5041-36-10-0740

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BROWARD, STATE OF FL, AND IS DESCRIBED AS FOLLOWS:

The East 177.14 feet of Parcels "B" and "C", of "C & S SUBDIVISION", according to the Plat thereof, as recorded in Plat Book 89, Page 40, of the Public Records of Broward County, Florida and LESS the following described parcels:

Commencing at the Northeast corner of said Parcel "B" of "C & S SUBDIVISION"; Thence South 89°48'30" West along the Northerly boundary of said Parcel "B", a distance of 24.08 feet to the Point of Beginning; Thence South 89°18'32" West, a distance of 46.58 feet; Thence North 00°41'28" West, a distance of 0.41 feet to a point on the Northerly boundary of said Parcel "B"; Thence North 89°48'30" East along said Northerly boundary, a distance of 46.58 feet to the Point of Beginning.

AND LESS

Commencing at the Northeast corner of said Parcel "B" of "C & S SUBDIVISION"; Thence South 89°48'30" West along the Northerly boundary of said Parcel "B", a distance of 142.88 feet to the Point of Beginning; Thence South 89°25'30" West, a distance of 141.97 feet; Then North 00°11'30" West, a distance of 0.95 feet to a point on the Northerly boundary of said Parcel "B"; Thence North 89°48'30" East along said Northerly boundary, a distance of 141.97 feet to the Point of Beginning.