

This instrument prepared by
and to be returned to:

Name: Rod A. Feiner, Esq.
Address: Coker & Feiner
1404 S. Andrews Ave.
Ft. Lauderdale, FL 33316
Telephone: (954) 761-3636
Email: rafeiner@coker-feiner.com

Prop. App. Id: 5041 3610 0750

**DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS IN LIEU OF UNITY OF TITLE**

KNOW ALL BY THESE PRESENTS that the undersigned Owner being the fee simple owner of the real property located in the City of Hollywood, Broward County, Florida, legally described as follows:

See, attached Exhibit "A"

(referred to herein as the "Property")

WHEREAS, Owner hereby makes, declares and imposes on the Property these easements and covenants, conditions, limitations and restrictions which shall both run with the land and be binding on the Owners, all heirs, successors and assigns, personal representatives, mortgagees, lessees, and against all persons claiming by, through or under them; and

WHEREAS, the undersigned Owner holds the fee simple title to the Property and Owner intends to and does subject the Property to this Declaration of Covenants, Conditions and Restrictions in Lieu of Unity of Title ("Declaration"); and

WHEREAS, Owner has developed a McDonald's restaurant and a 100 Unit Hotel ("Kosher House Hotel") on the Property and wants to assure the City of Hollywood that the development was built in accordance with the approved plans which are consistent with the City of Hollywood's Land Development Code and which were and are the basis for the original approvals of the site plan and all amendments which have occurred by the City of Hollywood; and

WHEREAS, the Property is owned by the same entity; and

WHEREAS, the Owner desires to create two separate folio numbers with the Broward County Property Appraiser on the Property, and

WHEREAS, this instrument is executed in order to assure the City that the separate folio numbers will not violate the Land Development Regulations of the City of Hollywood and will not cause a violation of the prior site plan approvals for the McDonald's restaurant and the Kosher House Hotel, and

WHEREAS, Owner wishes to give assurances to the City of Hollywood that the Property is to be treated as one overall project and development, regardless of how many folio numbers exist or how title is or may be held to the Property in the future.

NOW, THEREFORE, in consideration of the foregoing, Owner hereby freely, voluntarily and without duress agrees that the Property shall be subject to the following conditions, easements and restrictions:

1. This Declaration shall constitute a covenant running with the land and shall be recorded at Owner's expense in the Public Records of Broward County, Florida and shall remain in full force and effect and be binding upon the heirs, successors and assigns of the respective parties hereto, including but not limited to subsequent fee simple owners, until such time as the same is released in writing as hereinafter provided; provided however, that recordation of a mortgage on any portion of the Property shall not be deemed to be in contravention to this Declaration.

2. That the Property shall be declared to be unified as an indivisible zoning site. Furthermore, the site plans and any amendments to any site plans for the Property and the exterior of a building or structure on the Property may not be modified, amended or constructed without first receiving the prior written consent of all of the Owners of the Property and the approval of the City of Hollywood pursuant to the requirements of the City's Land Development Regulations, including any amendments that may occur thereto from time to time, and any adopted Resolutions affecting the Property.

3. Where necessary, and to the extent necessary, Owner hereby reserves easements and hereby grants reciprocal cross-easements to the Owner and tenants of the Property, in and over the Property for utilities, water and sewer lines, common parking areas, streets, driveways, entrance and exits, pedestrian pathways, etc., so that the integrity of the development and the prior development approvals for the McDonald's restaurant and Kosher House Hotel shall be maintained.

4. The provisions of this instrument shall become effective upon its recordation in the Public Records of Broward County, Florida, and shall continue in effect for a period of thirty (30) years after the date of such recordation, after which time they shall be extended automatically for successive periods of ten (10) years each, unless released in writing by the then Owner of the Property **and** the City Manager of the City of Hollywood, or his/her designee, acting for and on behalf of the City of Hollywood, Florida upon the demonstration and affirmative finding that the same is no longer necessary to preserve and protect the Property for the purposes herein intended.

5. The provisions of this instrument may be amended, modified or released by a written instrument executed by the then Owner or Owners of the Property and the City Manager of the City of Hollywood, or his/her designee, acting for and on behalf of the City of Hollywood, Florida. No modification, amendment or release shall be effective without the City's approval.

6. Enforcement shall be by action against any parties or persons violating or attempting to violate this Declaration or any covenant contained therein. The prevailing party to any action or suit pertaining to or arising out of this Declaration shall be entitled to recover, in addition to costs and disbursements, allowed by law, such sum as the Court may adjudge to be reasonable for the services of his attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

7. All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.

8. Invalidation of any one of these covenants, by judgment of Court, shall not affect any of the other provisions, which shall remain in full force and effect.

9. The City of Hollywood is an intended Third-Party Beneficiary of this Declaration and the City of Hollywood shall be deemed to have any necessary rights to enforce the provisions of this Declaration.

IN WITNESS WHEREOF, the Owner has executed this Declaration this ____ day of _____, 2025.

Signed, sealed and delivered in our presence:

OWNER

Kaliff Corp., a Florida corporation

Name: _____

Address: _____

Name: Scott Milgram

Its: President

Name: _____

Address: _____

STATE OF FLORIDA :

: SS.

COUNTY OF BROWARD :

The foregoing instrument was acknowledged before me by means of ☐ physical presence or by ☐ online notarization, on this ____ day of _____, 2025, by Scott Milgram, as the

President of Kaliff Corp., a Florida corporation. He is personally known to me or has produced _____ as identification.

Signature of Notary Public

(Seal)

Print, type or stamp name of Notary
and Commission No.

Approved:

**Approved as to form & language & for
execution:**

Director of Development Services Date

City Attorney Date

COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 689-7766 FAX (954) 689-7799

PROJECT NUMBER : 8177-16

CLIENT : JOSEPH B. KALLER
+ ASSOCIATES PA

LAND DESCRIPTION AND SKETCH

LAND DESCRIPTION :

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:

LESS OUT 1:

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.

LESS OUT 2:

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; THENCE 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.

LESS OUT 3:

A PORTION OF PARCELS "B" AND "C", "C & S SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 89 AT PAGE 40 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID PARCEL "B"; THENCE SOUTH 89°48'30" WEST ALONG THE NORTH LINE OF SAID PARCEL "B" FOR 24.08 FEET; 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 SAID NORTH LINE OF PARCEL "B"; THENCE SOUTH 89°48'30" WEST ALONG SAID NORTH LINE OF PARCEL "B" FOR 56.83 TO THE NORTHEAST CORNER OF THE MCDONALD'S PARCEL AS SHOWN ON THE SURVEY PREPARED BY FORTIN, LEAVY, SKILES, INC. UNDER JOB NO. 131023 AND DRAWING NO. 2008-092-2 AND DATED SEPTEMBER 9, 2013, THE FOLLOWING FIVE (5) COURSES BEING ALONG THE EAST LINE OF SAID MCDONALD'S PARCEL; 1) THENCE SOUTH 00°07'48" EAST FOR 55.12 FEET; 2) THENCE SOUTH 89°52'12" WEST FOR 7.81 FEET; 3) THENCE SOUTH 00°07'48" EAST FOR 131.36 FEET; 4) THENCE NORTH 89°52'12" EAST FOR 5.36 FEET; 5) THENCE SOUTH 00°07'48" EAST FOR 30.75 FEET; THENCE NORTH 89°52'12" EAST ALONG THE SOUTH LINE OF SAID PARCEL "C" FOR 132.28 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "C"; THENCE NORTH 00°44'47" WEST ALONG THE EAST LINE OF SAID PARCELS "B" AND "C" FOR 217.60 FEET TO THE POINT OF BEGINNING.

NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. DATA SHOWN HEREON DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
5. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF "C & S SUBDIVISION", P.B. 89, PG. 40, B.C.R. SAID LINE BEARS S89°52'12"W.

I HEREBY CERTIFY THAT THE ATTACHED "LAND DESCRIPTION AND SKETCH" IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION IN NOVEMBER, 2021. I FURTHER CERTIFY THAT THIS "LAND DESCRIPTION AND SKETCH" MEETS THE STANDARD OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY:

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION & SKETCH	11/11/21	----	AM	REC

LAND
DESCRIPTION &
SKETCH FOR
MCDONALD'S SITE

PROPERTY ADDRESS :
5530 S STATE ROAD 7

SCALE: N/A

SHEET 1 OF 2

COUSINS SURVEYORS & ASSOCIATES, INC.

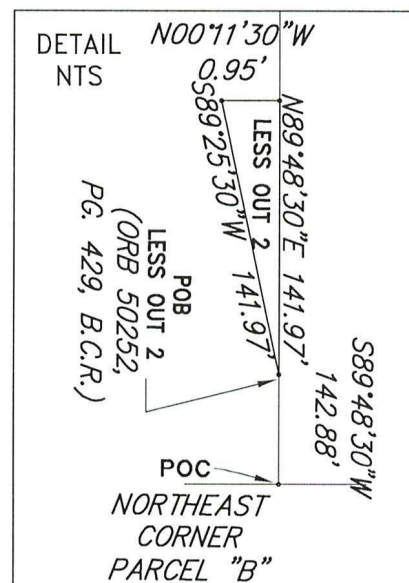
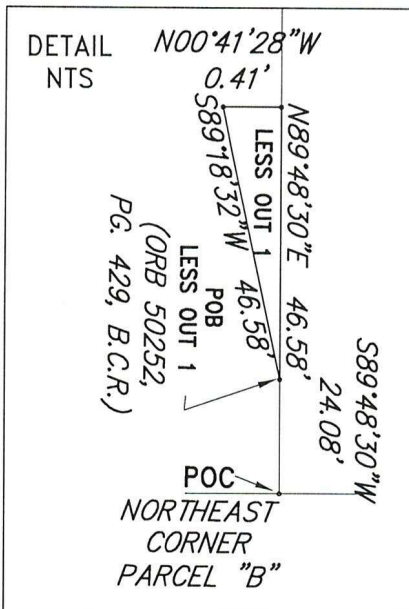
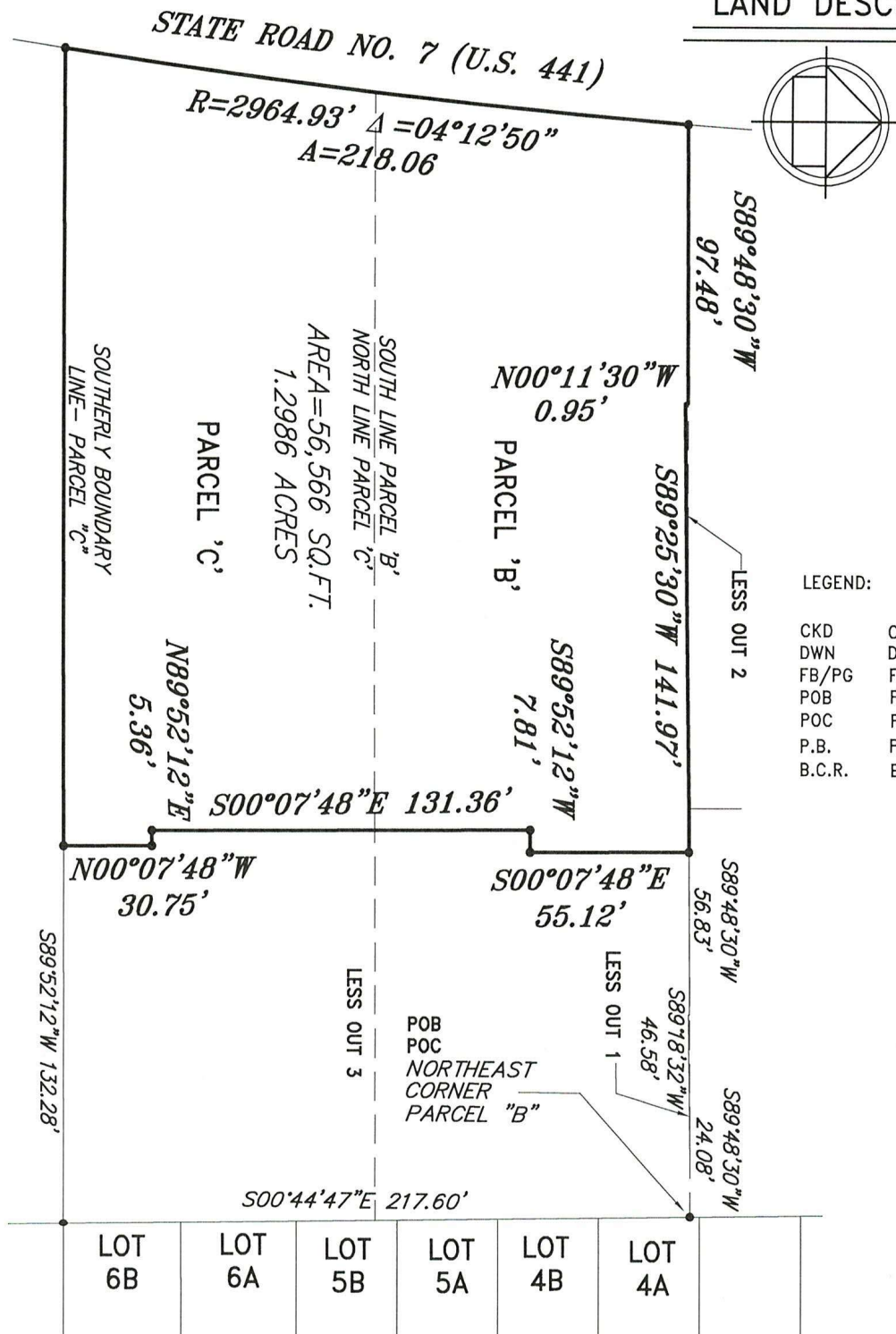


3921 SW 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 689-7766 FAX (954) 689-7799

PROJECT NUMBER : 8177-16

CLIENT :
JOSEPH B. KALLER
+ ASSOCIATES PA

LAND DESCRIPTION AND SKETCH



REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION & SKETCH	11/11/21	----	AM	REC

LAND
DESCRIPTION &
SKETCH FOR
MCDONALD'S SITE

PROPERTY ADDRESS :
5530 S STATE ROAD 7

SCALE: 1" = 60'

SHEET 2 OF 2

COUSINS SURVEYORS & ASSOCIATES, INC.



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FOR THE FIRM, BY: 

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION & SKETCH	11/11/21	----	AM	REC

LAND
DESCRIPTION &
SKETCH FOR
LEASE PARCEL

PROPERTY ADDRESS :
5530 S STATE ROAD 7

SCALE: N/A

SHEET 1 OF 2

COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011
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PROJECT NUMBER : 8177-16

CLIENT :
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LAND DESCRIPTION AND SKETCH

STATE ROAD NO. 7 (U.S. 441)

SOUTHERLY BOUNDARY
LINE- PARCEL "C"

PARCEL 'C'

SOUTH LINE PARCEL 'B'
NORTH LINE PARCEL 'C'

PARCEL 'B'

N89°52'12"W 5.36'
S00°07'48"E 131.36'
N00°07'48"W 30.75'
S89°52'12"W 132.28'
S00°44'47"E 217.60'

AREA=29,066 SQ.FT.
0.6673 ACRES

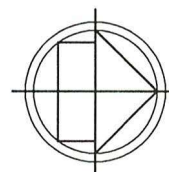
POB
NORTHEAST
CORNER
PARCEL "B"

S89°52'12"W 7.81'
S00°07'48"E 55.12'

SEE DETAIL

S89°48'30"W 56.83'
N00°41'28"W 0.41'
S89°18'32"W 46.58'
S89°48'30"W 24.08'

DETAIL
(NTS)



LEGEND:

CKD	CHECKED BY
DWN	DRAWN BY
FB/PG	FIELD BOOK AND PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
P.B.	PLAT BOOK
B.C.R.	BROWARD COUNTY RECORDS

LOT
6B

LOT
6A

LOT
5B

LOT
5A

LOT
4B

LOT
4A

REVISIONS

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION & SKETCH	11/11/21	----	AM	REC

LAND
DESCRIPTION &
SKETCH FOR
LEASE PARCEL

PROPERTY ADDRESS :

5530 S STATE ROAD 7

SCALE: 1" = 60'

SHEET 2 OF 2

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LAND DESCRIPTION AND SKETCH

EXHIBIT "A"

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LEGEND:

CKD	CHECKED BY
DWN	DRAWN BY
FB/PG	FIELD BOOK AND PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
P.B.	PLAT BOOK
B.C.R.	BROWARD COUNTY RECORDS
POT	POINT OF TERMINATION

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Richard E. Cousins

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4188

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION & SKETCH	11/11/21	----	AM	REC

LAND
DESCRIPTION &
SKETCH

FOLIO NUMBER:

5530 S STATE ROAD 7

SCALE: N/A

SHEET 1 OF 2

COUSINS SURVEYORS & ASSOCIATES, INC.

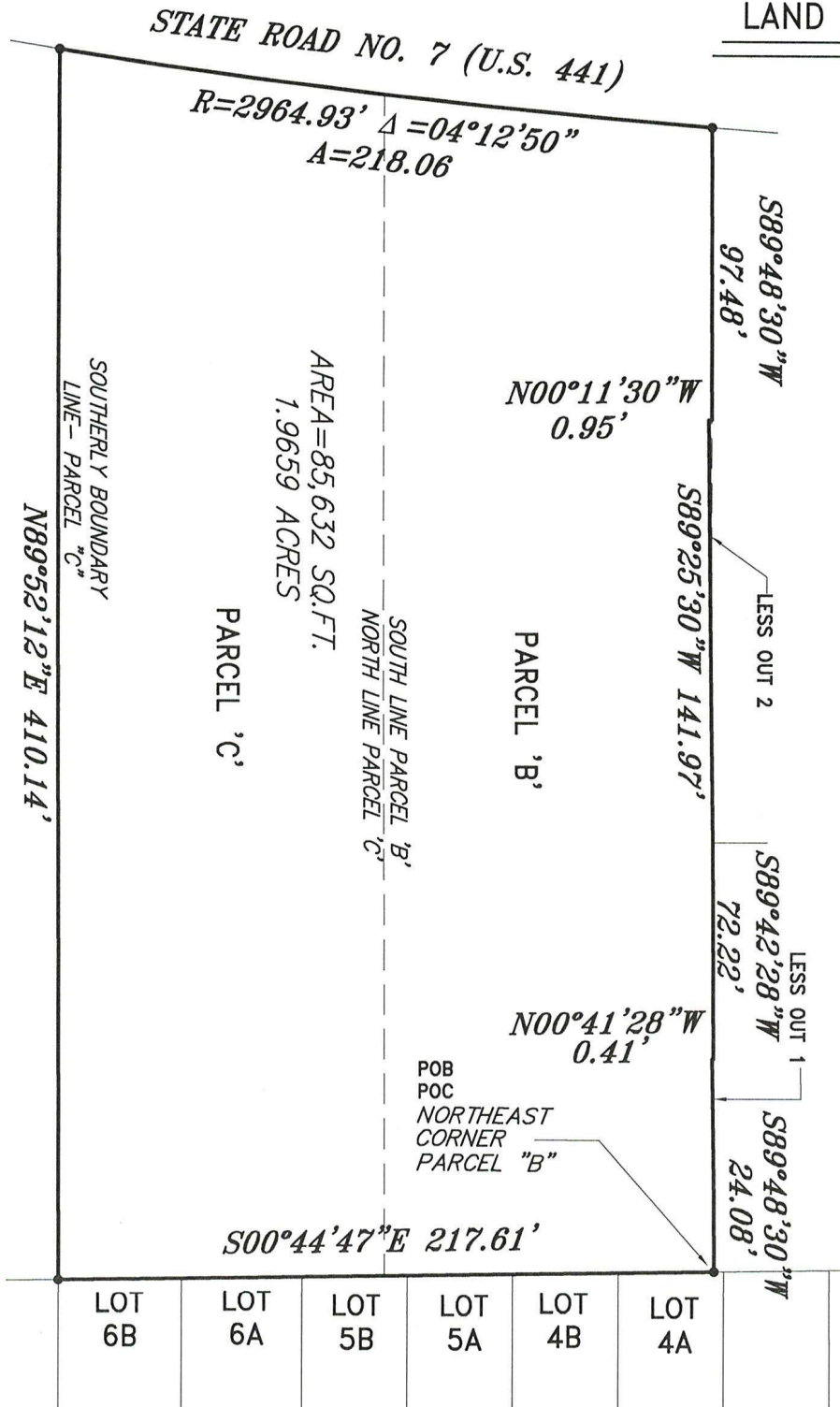
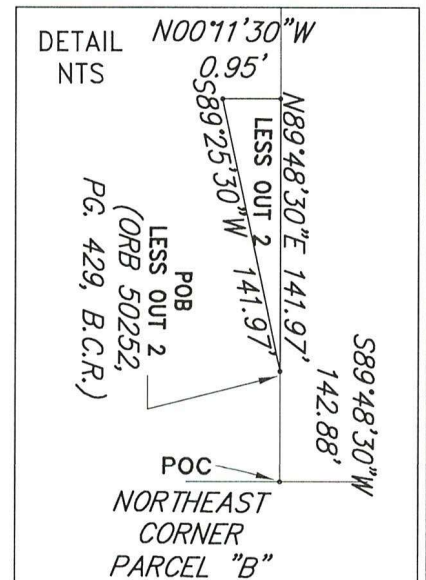
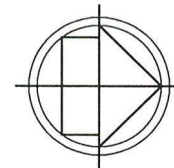
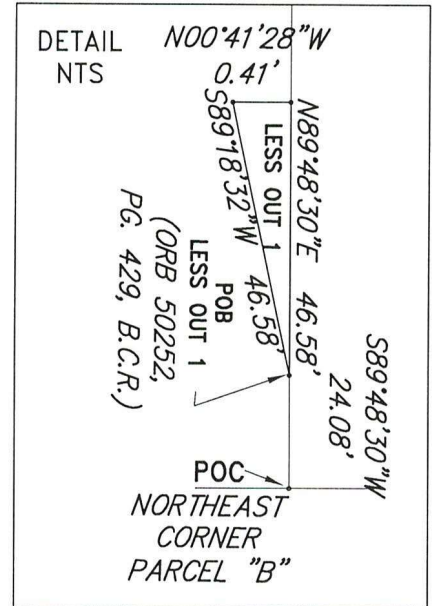


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LAND DESCRIPTION & SKETCH	11/11/21	----	AM	REC

LAND
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 SKETCH

PROPERTY ADDRESS :
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SCALE: 1" = 60'

SHEET 2 OF 2