

Return recorded document to
Development & Environmental Regulation
Division 1
North University Drive, Suite 102A
Plantation, FL 33324

Document prepared by:
Dean Campbell, Yellow Green Farmers Market
3069 Taft St, Hollywood, FL 33021

**NOTICE; PURCHASERS, GRANTEEES, HEIRS, SUCCESSORS AND ASSIGNS OF ANY INTEREST
IN THE PROPERTY SET FORTH ON EXHIBIT "A" ARE HEREBY PUT ON NOTICE OF THE
OBLIGATIONS SET FORTH WITHIN THIS AGREEMENT WHICH SHALL RUN WITH THE
PROPERTY.**

SECOND AMENDMENT TO VEHICULAR ACCESS AGREEMENT
LIMITATION OF HOURS OF USE OF FACILITIES

This Second Amendment to the Vehicular Access Agreement dated June 23, 2010 and any prior amendments thereto, ("AGREEMENT"), made this _____ day of April, 2021 by 1940 N. 30th ROAD HOLLYWOOD LLC, its successors and assigns (hereinafter referred to as "OWNER") and 1954 N. 30th ROAD LLC, 3080 SHERIDAN STREET LLC, and 30 RAILROAD LLC, their successors and assigns (hereinafter collectively referred to as the "ADDITIONAL OWNERS") and BROWARD COUNTY, a political subdivision of the State of Florida, hereinafter referred to as "COUNTY", and the CITY OF HOLLYWOOD, a municipal corporation, created and existing under the laws of the State of Florida, hereinafter referred to as "CITY".

WHEREAS, the OWNER, COUNTY and CITY entered into the AGREEMENT dated June 23, 2010, recorded in Official Records Book 47359, Page 11527, as amended and recorded in Official Records Book 47796, Page 866 in the Public Records of Broward County, Florida, which limits the hours of operation of that certain real property known as the YELLOW GREEN FARMERS MARKET, located in the City of Hollywood, in Broward County, Florida, as more specifically described in Exhibit "A" attached hereto and incorporated herein by reference (hereinafter referred to as "PROPERTY"), AND

WHEREAS, the YELLOW GREEN FARMERS MARKET is in the process of expanding and the market now includes additional property owned by the ADDITIONAL OWNERS which additional property is legally described on Exhibit "A" attached hereto and incorporated herein by reference (hereinafter referred to as the "ADDITIONAL PROPERTIES"), AND

WHEREAS, the ADDITIONAL OWNERS are desirous of being bound by the AGREEMENT, as amended, AND

WHEREAS, OWNER AND ADDITIONAL OWNERS desire to modify the hours of operation of the YELLOW GREEN FARMERS MARKET operating within the PROPERTY AND THE ADDITIONAL PROPERTIES, pursuant to a previously approved site plan by the CITY which includes these new modified hours of operation;

NOW, THEREFORE, the terms of this SECOND AMENDMENT shall amend, supersede and prevail over any inconsistent terms, conditions or provisions of any other portions of the AGREEMENT.

1. The recitals set forth above are true and correct and are incorporated into the restrictive covenants.
2. Paragraph 2(a) of the AGREEMENT is hereby amended as follows:
 - a. The YELLOW GREEN FARMER'S MARKET, or any subsequent uses on the PROPERTY and the ADDITIONAL PROPERTIES of the OWNER and ADDITIONAL OWNERS shall be open to the public on Saturdays, Sundays, and Legal Holidays only, from 8 AM to 9:30 PM.
3. Except as expressly modified herein, all other terms and conditions of the June 23, 2010 Agreement shall remain in full force and effect as to the PROPERTY and the ADDITIONAL PROPERTIES.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties 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 Mayor or Vice Mayor, authorized to execute same by Board action on the ____ day of _____, 20__, and DEVELOPER, signing by and through its _____, duly authorized to execute same.

COUNTY

ATTEST:

BROWARD COUNTY, through its
BOARD OF COUNTY COMMISSIONERS

County Administrator, as Ex-
Officio Clerk of the Board of
County Commissioners of
Broward County, Florida

By _____
Mayor

____ day of _____, 20__

Approved as to form by
Office of County Attorney
Broward County, Florida
Government Center, Suite 423
115 South Andrews Avenue
Fort Lauderdale, Florida 33301
Telephone: (954) 357-7600
Telecopier: (954) 357-6968

By _____
Assistant County Attorney

____ day of _____, 20__

CITY

| | |
|---|---|
| <p>WITNESSES:</p> <hr/> <hr/> <p>ATTEST:</p> <p>BY: _____ City Clerk</p> <p>(CORPORATE SEAL)</p> | <p>CITY OF HOLLYWOOD</p> <p>BY: _____ Josh Levy, Mayor</p> <p>_____ day of _____, 20____</p> <p>BY: _____ Wazir Ishmael, Ph.D., City Manager</p> <p>_____ day of _____, 20____</p> <p>APPROVED AS TO FORM and Legality for the use and reliance of the City of Hollywood, Florida, only.</p> <p>BY: _____ City Attorney</p> |
|---|---|

1940 N 30TH ROAD HOLLYWOOD, LLC

Witnesses (if partnership):

1940 N 30th Road Hollywood, LLC

Name of Developer (corporation/partnership)

[Signature]

(Signature)

Print name: Aline Drucker

[Signature]

(Signature)

Print name: Lisette Morales

By X

(Signature)

Print name: Eyal Lalo

Title: Manager

Address: 3069 Taft Street, Hollywood FL 33021

24th day of May, 2021

ACKNOWLEDGMENT - CORPORATION/PARTNERSHIP

STATE OF FLORIDA

)

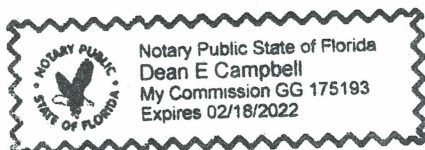
) SS

COUNTY OF BROWARD

)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 24th day of May, 2021, by Eyal Lalo, the Manager on behalf of 1940 N 30th Road Hollywood, LLC, a Florida limited liability company. He is ☒ personally known to me or ☐ produced identification.

(Seal)



[Signature]
(Signature)

Printed Name: Dean Campbell

Notary Title/Rank: FL Notary

Notary Serial Number, if any: GG 175193

30 RAILROAD, LLC

Witnesses (if partnership):

30 Railroad, LLC

Name of Developer (corporation/partnership)

Aline Druke

(Signature)

Print name: Aline Druke

Lisette Morales

(Signature)

Print name: Lisette Morales

By X

(Signature)

Print name: Eyal Lalo

Title: Manager

Address: 3069 Taft Street, Hollywood FL 33021

24th day of May, 2021

ACKNOWLEDGMENT - CORPORATION/PARTNERSHIP

STATE OF FLORIDA)

)

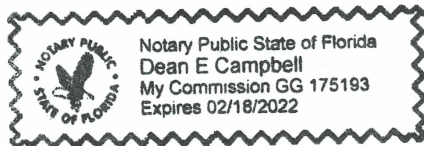
) SS

COUNTY OF BROWARD)

)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 24th day of May, 2021, by Eyal Lalo, the Manager on behalf of 30 Railroad, LLC, a Florida limited liability company. He is ☒ personally known to me or ☐ produced identification.

(Seal)



Dean Campbell
(Signature)

Printed Name: Dean Campbell

Notary Title/Rank: FL Notary

Notary Serial Number, if any: GG175193

3080 SHERIDAN STREET, LLC

Witnesses (if partnership):

3080 Sheridan Street, LLC

Name of Developer (corporation/partnership)

Aline Druke

(Signature)

Print name: Aline Druke

Lisette Morales

(Signature)

Print name: Lisette Morales

By X

(Signature)

Print name: Eyal Lalo

Title: Manager

Address: 3069 Taft Street, Hollywood FL 33021

24th day of May, 2021

ACKNOWLEDGMENT - CORPORATION/PARTNERSHIP

STATE OF FLORIDA

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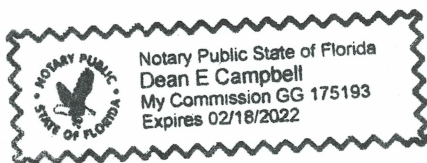
) SS

COUNTY OF BROWARD

)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 24th day of May, 2021, by Eyal Lalo, the Manager on behalf of 3080 Sheridan Street, LLC, a Florida limited liability company. He is ☒ personally known to me or ☐ produced identification.

(Seal)



Dean Campbell
(Signature)

Printed Name: Dean Campbell

Notary Title/Rank: FL Notary

Notary Serial Number, if any: 66175193

1954 N 30TH ROAD, LLC

Witnesses (if partnership):

1954 N 30th Road, LLC

Name of Developer (corporation/partnership)

[Signature]

(Signature)

Print name: Aline Drucker

[Signature]

(Signature)

Print name: Lisette Morales

By X

(Signature)

Print name: Eyal Lalo

Title: Manager

Address: 3069 Taft Street, Hollywood FL 33021

24th day of May, 2021

ACKNOWLEDGMENT - CORPORATION/PARTNERSHIP

STATE OF FLORIDA

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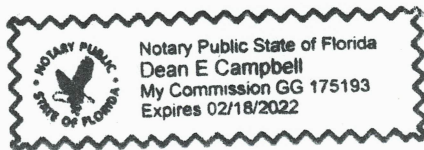
) SS

COUNTY OF BROWARD

)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 24th day of May, 2021, by Eyal Lalo, the Manager on behalf of 1954 N 30th Road, LLC, a Florida limited liability company. He is ☒ personally known to me or ☐ produced identification.

(Seal)



[Signature]
(Signature)

Printed Name: Dean Campbell

Notary Title/Rank: FL Notary

Notary Serial Number, if any: 66175193

Exhibit "A"
YELLOW GREEN FARMER'S MARKET
LEGAL DESCRIPTION

PARCEL 1 (Fee simple):
FOLIO: 5142-08-19-0010
3080 SHERIDAN STREET

Parcel A, 3080 Sheridan Warehouse, according to the map or plat thereof, as recorded in Plat Book 183, Page(s) 11-12, of the Public Records of Broward County, Florida.

a/k/a the North 700 feet of the West 400 feet of the East 615 feet of Block A, "CENTRAL GOLF SECTION OF HOLLYWOOD", according to the Plat thereof, as recorded in Plat Book 9, Page 44, of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 8, TOWNSHIP 51 SOUTH, RANGE 42 EAST, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF SHERIDAN STREET (STATE ROAD NO. 822); THENCE SOUTH 88° 54' 12" WEST ON SAID SOUTHERLY RIGHT OF WAY LINE, AND THE NORTH LINE OF SAID SECTION 8, AND ON THE NORTH LINE OF SAID BLOCK A FOR 215.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF SAID C.S.X. RAILROAD (SEABOARD-ALL FLORIDA RAILWAY), SAID LINE ALSO BEING THE EAST LINE OF THE WEST 400 FEET OF THE EAST 615 FEET OF SAID BLOCK A; THENCE SOUTH 01° 08' 48" EAST ON SAID WEST RIGHT OF WAY LINE AND SAID EAST LINE FOR 700 FEET OF SAID BLOCK A; THENCE SOUTH 88° 54' 12" WEST ON SAID SOUTH LINE FOR 400.00 FEET TO THE INTERSECTION WITH THE WEST LINE OF THE EAST 615 FEET OF SAID BLOCK A AND THE EAST LINE OF PARCEL "A", "TAFT STREET INDUSTRIAL PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 122, PAGE 25, OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 01° 08' 48" WEST ON SAID LINE AND SAID EAST LINE, AND CONTINUING ON THE EAST LINE OF PARCEL "A", "SHERIDAN INDUSTRIAL PARK SOUTH", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 114, PAGE 18, OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA FOR 700.00 FEET TO THE INTERSECTION WITH THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE OF SHERIDAN STREET (STATE ROAD NO. 822), THE NORTH LINE OF THE NORTHEAST ¼ OF SECTION 8 AND THE NORTH LINE OF SAID BLOCK A; THENCE NORTH 88° 54' 12" EAST ON SAID RIGHT OF WAY LINE AND SAID NORTH LINES 400.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 2: (Easement)

Non-Exclusive Easement for the benefits of Parcel 1 as more particularly described in Easement Agreement recorded in Official Records Book 49769, Page 292

TOGETHER WITH:

PARCEL 3:
FOLIO: 5142-08-01-0050
1940 N 30TH ROAD

All that certain Tract or Parcel of land being a portion of the NE 1/4 of Section 8, Township 51 South, Range 42 East, Broward County, Florida, more particularly described as follows:

Commence at the Southeast corner of the said Northeast 1/4; thence Westerly along the South boundary of the said Northeast 1/4 a distance of 615.00 feet; thence Northerly, making an included angle of 89°41', a distance of 657.87 feet to the point of beginning; thence continuing Northerly along the aforementioned course a distance of 500.00 feet; thence Easterly, making an included angle of 89°56', a distance of 400.0 feet; thence Southerly, making an included angle of 87°27'14", a distance of 500.49 feet; thence Westerly, making an included angle of 92°32'46", a distance of 377.08 feet to the Point of Beginning.

TOGETHER WITH:

PARCEL 4:
FOLIO# 5142-08-01-0041
1954 N 30TH ROAD

A portion of the East one-half (1/2) of the Northeast one quarter (1/4) of Section 8, Township 51 South, Range 42 East, Broward County, Florida, and a portion of CENTRAL GOLF SECTION OF HOLLYWOOD, as recorded In Plat Book 9, Page 44, of the Public Records of Broward County, Florida, being more particularly described as follows:

Commencing at the Northeast quarter of said Section 8; thence South 88° 54' 12" West along the North line of Section 8, a distance of 215.00 feet; thence South 01° 08' 48" East along a line parallel with and 215.00 feet West of the East line of Section 8, a distance of 982.25 feet to the Point of Beginning; thence South 88° 54' 12" West, a distance of 400.00 feet; thence South 01° 08' 48" East, along the East line of Parcel "A", TAFT STREET INDUSTRIAL PARK, as recorded In Plat Book 122, Page 25, of the Public Records of Broward County, Florida, a distance of 540.75 feet; thence North 88° 54' 12" East, a distance of 400.00 feet; thence North 01° 08' 48" West, along a line parallel with and 215.00 feet West of the East line of said Section 8, a distance of 540.75 feet to the Point of Beginning.

Said lands situate, lying In being In Broward County, Florida.

TOGETHER WITH:

PARCEL 5:
FOLIO# 5142-08-01-0055
N 30TH ROAD

A portion of North 30th Road lying in the Northeast One-Quarter (N.E. 1/4) of Section 8, Township 51 South, Range 42 East, Broward County, Florida; said portion being more particularly described as follows:

Commence at the Northeast Corner of the Southeast One-Quarter (S. E. 1/4) of said Section 8; thence South 88°17'56" West along the North Line of said Southeast One-Quarter (S.E. 1/4), a distance of 270.40 feet to a point on the Westerly Existing Railroad Right of Way Line for the c.s.x. Railroad (f/k/a Seaboard Coastline Railroad) as shown on the Florida Department of Transportation Parcel Sketch for Item/Segment No. 236178-1, Section 86070-2453; thence North 01°30'57" West along said Westerly Existing Railroad Right of Way Line, a distance of 70.00 feet to a point on the South Line of Parcel "A., TAFT STREET INDUSTRIAL PARK according to the plat thereof, as recorded In Plot Book 122, Page 25, of the Public Records of Broward County, Florida; said point also being the POINT OF BEGINNING; thence continuing along said Westerly Existing Railroad Right of Way Line for the following three (3) courses: (1) North 01°30'57" West, a distance of 350.00 feet; thence (2) North 06°17'38" East, a distance of 238.52 feet; thence (3) North 01°05'49" East, a distance of 500.49 feet to a point on a line being 100.00 feet Westerly of and parallel with the Easterly Existing Railroad Right of Way Line for said c.s.x. Railroad; thence South 01°31'28" East along said parallel line, a distance of 1,086. 10 feet; thence South 88°17'56" West, a distance of 55.39 feet to the POINT OF BEGINNING.