

Exhibit 'E'

PARK PROPERTY DEED & EASEMENT DEED FORMS

Prepared by:
Tracy H. Lautenschlager, Esq.
Greenberg Traurig, P.A.
401 E. Las Olas Blvd. Suite 2000
Fort Lauderdale, FL 33301

Return to:

WARRANTY DEED

THIS WARRANTY DEED is made and executed this ____ day of _____, 2014, by OKOMO ASSOCIATES LLC, a Florida limited liability company, whose address is _____ (“Grantor”) to the CITY OF HOLLYWOOD, FLORIDA, a Florida municipal corporation, whose address is 2600 Hollywood Boulevard, Hollywood, FL 33020 (“Grantee”)

(Wherever used herein, the terms “Grantor” and “Grantee” include all of the parties to this instrument, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH, that the Grantor for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in the City of Hollywood, Broward County, Florida, legally described as follows:

See Exhibit “A,” attached hereto and incorporated herein (the “Property”).

RESERVING unto the Grantor, the following easements: (i) a perpetual, non-exclusive easement for pedestrian and vehicular access, ingress and egress over, on and through the Property; (ii) a perpetual, non-exclusive easement for the installation, repair, replacement, maintenance, use and operation of stormwater retention and detention ponds and utility lines and facilities over, upon, under and through the Property, together with rights of ingress and egress as reasonably necessary for same; (iii) a perpetual, non-exclusive easement for the drainage, retention and detention of surface stormwater over, on, under and through the Property. The foregoing easements are for the benefit of Grantor and its successors in title to the parcel of property more particularly described as Exhibit “B” attached hereto. Notwithstanding the foregoing, the easements reserved herein or Grantor’s use thereof shall not unreasonably interfere with Grantee’s use of the area of the Property designated and improved for public park purposes.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in any wise pertaining.

SUBJECT TO: Applicable taxes for the year 20__ and all subsequent years; zoning ordinances, regulations, restrictions, reservations, prohibitions and other requirements imposed by governmental authority; and liens, covenants, conditions, restrictions, easements and other matters of record.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with the Grantee that it is lawfully seized of said land in fee simple; that it has good, lawful right and authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF the Grantor has caused these presents to be executed the day and year first above written.

Signed, sealed and delivered
in the presence of:

WITNESSES:

OKOMO ASSOCIATES LLC, a Florida limited
liability corporation,

Print Name: _____

By: _____
Name:
Title:

Print Name: _____

STATE OF FLORIDA)
) SS
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this ____ day of _____, 2014, by _____, as _____ of Okomo Associates LLC, freely and voluntarily of behalf of said company. He/She is personally known to me or has produced _____ as identification.

Notary Public, State of Florida
My Commission Expires:

Exhibit 'A'

LAND DESCRIPTION
THE "PROPERTY"
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

All of Parcel B of SHERIDAN STATION PLAT according to the plat thereof as recorded in Plat Book 181, Pages 51 through 55 of the Public Records of Broward County, Florida. Said lands lying in the City of Hollywood, Broward County, Florida.

EXHIBIT 'B'

LAND DESCRIPTION
DEVELOPER PROPERTY
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

All of Parcels B and D of SHERIDAN STATION PLAT according to the plat thereof as recorded in Plat Book 181, Pages 51 through 55 of the Public Records of Broward County, Florida. Said lands lying in the City of Hollywood, Broward County, Florida.

Prepared by:
Tracy H. Lautenschlager, Esq.
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Fort Lauderdale, FL 33301

Return to:

EASEMENT DEED

THIS EASEMENT DEED is made and executed this ____ day of _____, 2014, by OKOMO ASSOCIATES LLC, a Florida limited liability company, whose address is _____ (“Grantor”) to the CITY OF HOLLYWOOD, FLORIDA, a Florida municipal corporation, whose address is 2600 Hollywood Boulevard, Hollywood, FL 33020 (“Grantee”)

(Wherever used herein, the terms “Grantor” and “Grantee” include all of the parties to this instrument, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH, that the Grantor for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant unto the Grantee, its successors and assigns, a perpetual easement for park and open space purposes over, across, through, in and under the following land situate in the City of Hollywood, Broward County, Florida, legally described as follows:

See Exhibit “A,” attached hereto and incorporated herein (the “Easement Area”).

Provided, however, that the easement rights granted hereby shall continue only so long as the adjacent Park Property, conveyed also by Grantor to Grantee pursuant to that certain Warranty Deed recorded in Official Records Book ___, Page ___, of the Public Records of Broward County, Florida, is utilized for park and open space purposes and the other purposes permitted by such Warranty Deed. Grantor reserves and retains the right to use the Easement Property for all purposes not inconsistent with the Grantee’s use of the Easement Area as described herein.

(Signatures appear on the following page.)

IN WITNESS WHEREOF the Grantor has caused these presents to be executed the day and year first above written.

Signed, sealed and delivered
in the presence of:

WITNESSES:

OKOMO ASSOCIATES LLC, a Florida limited
liability corporation,

Print Name: _____

By: _____
Name: _____
Title: _____

Print Name: _____

STATE OF FLORIDA)
) SS
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this ____ day of _____, 2014, by _____, as _____ of Okomo Associates LLC, freely and voluntarily of behalf of said company. He/She is personally known to me or has produced _____ as identification.

Notary Public, State of Florida
My Commission Expires:

EXHIBIT 'A'

LAND DESCRIPTION
EASEMENT AREA
SHERIDAN STATION
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

A portion of Parcel D SHERIDAN STATION PLAT, according to the Plat thereof as recorded in Plat Book 181, Pages 51 through 55, of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCE at the Southwest corner of said Parcel D also being the Northwest corner of Parcel B of said SHERIDAN STATION PLAT;

THENCE North $88^{\circ}29'58''$ East on the line common to said Parcels B and D, a distance of 216.00 feet;

THENCE South $01^{\circ}30'02''$ East on said line common to Parcels B and D, A distance of 106.07 feet to the POINT OF BEGINNING;

THENCE North $88^{\circ}29'58''$ East on a line 34.27 feet North of and parallel with said line common to Parcels B and D, a distance of 92.94 feet;

THENCE North $01^{\circ}30'05''$ West, a distance of 19.28 feet;

THENCE North $88^{\circ}29'29''$ East on a line 28.55 feet North of and parallel with said line common to Parcels B and D, a distance of 35.44 feet;

THENCE South $01^{\circ}30'05''$ East, a distance of 5.37 feet;

THENCE North $88^{\circ}29'29''$ East, on a line 23.18 feet North of and parallel with said line common to Parcels B and D, a distance of 34.11 feet;

THENCE North $01^{\circ}30'05''$ West, a distance of 5.37 feet;

THENCE North $88^{\circ}29'29''$ East on a line 28.55 feet North of and parallel with said line common to Parcels B and D, a distance of 54.03 feet to the intersection with said line common to Parcels B and D, said point being Reference Point "A";

THENCE on said line common to Parcels B and D the following five (5) courses and distances

1. South $01^{\circ}28'28''$ East, a distance of 28.55 feet;

Prepared By:

CALVIN, GIORDANO AND ASSOCIATES, INC.

1800 Eller Drive, Suite 600

Fort Lauderdale, Florida 33316

January 14, 2015

Revised January 15, 2015

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EXHIBIT 'A'

2. South 88°29'29" West, a distance of 118.89 feet;
3. South 01°30'05" East, a distance of 25.00 feet;
4. South 88°29'58" West, a distance of 97.62 feet;
5. North 01°30'02" West, a distance of 34.27 feet to the POINT OF BEGINNING;

Containing 6,647 square feet (0.1526 acres), more or less.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

COMMENCE at said Reference Point "A";

THENCE North 01°28'28" West on said line common to Parcels B and D, a distance of 30.93 feet;

THENCE North 88°30'11" East on said line common to Parcels B and D, a distance of 56.27 feet to POINT OF BEGINNING Number 2;

THENCE North 01°28'28" West, a distance of 14.91 feet;

THENCE North 88°30'11" East on a line 14.91 feet North of and parallel with said line common to Parcels B and D , a distance of 25.86 feet to the Easterly boundary line of said Parcel D;

THENCE South 19°26'38" West on said Easterly boundary line to the Southeast corner of said Parcel D and the Northeast corner of said Parcel B, a distance of 15.96 feet;

THENCE South 88°30'11" West on said line common to Parcels B and D, a distance of 20.17 feet to POINT OF BEGINNING Number 2;

Containing 343 square feet (0.0079 acres), more or less.

Said lands lying in the City of Hollywood, Broward County, Florida, and containing a total combined area of 6,990 square feet (0.1605 acres) more or less.

NOTES:

1. Not valid without the signature and original embossed seal of a Florida licensed Professional Surveyor and Mapper.

Prepared By:

CALVIN, GIORDANO AND ASSOCIATES, INC.

1800 Eller Drive, Suite 600

Fort Lauderdale, Florida 33316

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EXHIBIT 'A'

2. Lands described hereon were not abstracted, by the surveyor, for ownership, easements, rights-of-way or other instruments that may appear in the Public Records of Broward County.
3. Bearings shown hereon are based on the Easterly boundary line of Parcel D, SHERIDAN STATION PLAT as recorded in Plat Book 181, Pages 51 through 55, Broward County Records having a bearing of South 19°26'38" West.
4. The description contained herein and the attached sketch, do not represent a field Boundary Survey.

CALVIN, GIORDANO AND ASSOCIATES, INC.

 Date: 1-15-2015
Gregory J. Clements
Professional Surveyor and Mapper
Florida Registration Number LS 4479

Prepared By:
CALVIN, GIORDANO AND ASSOCIATES, INC.
1800 Eller Drive, Suite 600
Fort Lauderdale, Florida 33316
January 14, 2015
Revised January 15, 2015
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EAST LINE OF SHERIDAN STATION PLAT
(P.B. 181, PG.s 51 through 55, B.C.R.)
West R/W line Interstate 95

N88°30'11"E 25.86'
AREA = 343 Square Feet
(Acres: 0.01)

N01°28'28"W 14.91'

N88°30'11"E
56.27'

N01°28'28"W
30.93'

Reference POINT "A"

N88°29'29"E 54.03'

S01°30'05"E 5.37'

N88°29'29"E 34.11'

S01°30'05"E 5.37'

N88°29'29"E 35.44'

N01°30'05"W 19.28'

N88°29'58"E 92.94'

AREA = 6,647 Square Feet
(Acres: 0.15)

P.O.B.

S01°30'02"E
106.07'

INTERSTATE HIGHWAY I-95
(STATE ROAD 9)

S19°26'38"W
-15.96'

S88°30'11"W
20.17'

P.O.B. #2

S01°28'28"E
28.55'

28.55'

S88°29'29"W
118.89'

23.18'

S01°30'05"E
25.00'

S88°29'58"W
97.62'

34.27'

N01°30'02"W
34.27'

COMMON LINE TO PARCELS "B" & "D"
SHERIDAN STATION PLAT
(P.B. 181, PG.s 51 through 55, B.C.R.)

P.O.C.
S.W. CORNER OF PARCEL "D"
SHERIDAN STATION PLAT
(P.B. 181, PG.s 51 through 55, B.C.R.)

WEST LINE OF SHERIDAN STATION PLAT
(P.B.181, PG.s 51 through 55, B.C.R.)
East R/W line C.S.X. RR

COMMON LINE TO
PARCELS "B" & "D"
SHERIDAN STATION PLAT
(P.B. 181, PG.s 51
through 55, B.C.R.)

PARCEL "B"
SHERIDAN STATION PLAT
(P.B. 181, PG.s 51 through 55, B.C.R.)

PARCEL "D"
SHERIDAN STATION PLAT
(P.B. 181, PG.s 51 through 55, B.C.R.)

N88°29'58"E
216.00'

EXHIBIT "A"

SCALE
1" = 60'

LEGEND:

LB LICENSED BUSINESS
BCR BROWARD COUNTY RECORDS
P.B. PLAT BOOK
PG PAGE
POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
R/W RIGHT-OF-WAY
U.E. UTILITY EASEMENT

REVISED 1-15-2015

C.S.X. RAILROAD



Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS™

1800 Eller Drive, Suite 600, Fort Lauderdale, Florida 33316
Phone: 954.921.7781 • Fax 954.921.8807

Certificate of Authorization 6791

SKETCH AND LEGAL DESCRIPTION

EASEMENT AREA

BROWARD COUNTY, FLORIDA

SCALE

1" = 60'

DATE

01-14-15

PROJECT No.

13-5958

CAD FILE

SEE LOT1

SHEET

4

4