

This Instrument is Instrument Prepared by:  
Edgar A. Benes, Esq.  
Edgar A. Benes, P.A.  
2300 NW Corporate Blvd., Suite 222  
Boca Raton, Florida 33431

## **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 owners in fee simple of the properties described as follows:

**Parcel 1:**

Lots 21, 22, 23 and 24, Block 44, Hollywood Beach Gardens Corrected Plat First Addition, according to the map or plat thereof as recorded in Plat Book 10, Page 15, Public Records of Broward County, Florida.

Parcel Identification Number: 5141 13 03 1870

**Parcel 2:**

Lot 20, Block 44, Hollywood Beach Gardens Corrected Plat First Addition, according to the plat thereof as recorded in Plat Book 10, Page 15, of the Public Records of Broward County, Florida.

Parcel Identification Number: 5141 13 03 1860

2. That the properties described herein are currently developed as two separate parcels of land.
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 shall not be deemed to be in contravention of this Declaration.
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 Manager or his or her designee.
6. The undersigned also agrees that this instrument shall be recorded in the Public Records of Broward County.

**[SEE NEXT PAGE]**

**IN WITNESSS WHEREOF**, the said property owners have signed and sealed these presents this \_\_\_\_ day of February, 2025.

Signed, sealed and delivered  
in the presence of:

**AXIS PROPERTIES AND REALTY LLC, a Wyoming  
limited liability company**

By: \_\_\_\_\_  
**R. RAHAT FADERANI, Authorized Member**

Signed, sealed and delivered in  
the presence of:

\_\_\_\_\_  
Witness #1 Signature  
Printed Name: \_\_\_\_\_  
Address: \_\_\_\_\_

\_\_\_\_\_  
Witness #2 Signature  
Printed Name: \_\_\_\_\_  
Address: \_\_\_\_\_

STATE OF FLORIDA            )  
  SS  
COUNTY OF BROWARD        )

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this \_\_\_\_ day of \_\_\_\_, 2025, by **R. RAHAT FADERANI**, as Authorized Member of **AXIS PROPERTIES AND REALTY LLC, a Wyoming limited liability company**, who  is personally known to me or  has produced \_\_\_\_\_ as identification.

NOTARY PUBLIC:

\_\_\_\_\_  
Print: \_\_\_\_\_

State of \_\_\_\_\_ at Large (Seal)  
My Commission Expires: