

MORTGAGE SUBORDINATION AGREEMENT

The undersigned ("Mortgagee") is the owner and holder of that certain mortgage dated the January 24, 2020 and recorded on January 28, 2020 as Instrument #116314963 of the Public Records of Broward County, Florida, Wherein CAPITAL ONE, a National Association, is Mortgagee and which mortgage encumbers all or part of the property described in the attached Easement to Broward County, Florida, attached hereto and by this reference made a part hereof. Mortgagee hereby agrees that the lien of said mortgage and any and all instruments of security incident to said mortgage and all right, title and interest of Mortgagee in the property described in the Easement is hereby made subject, subordinate and inferior to the Easement. The subordination of the right, title and interest of Mortgagee in the aforesaid property is without restriction or limitation to the amount of indebtedness, whether principal, interest, future advances, capitalized interest or otherwise.

IN WITNESS WHEREOF, the undersigned Mortgagee has executed this Mortgage Subordination Agreement, this 19 day of February, 2020.

Signed, sealed and delivered in the presence of:

MORTGAGEE:

[Signature]
Witness

Capital One, a National Association

Ramon Vargas
Print Name

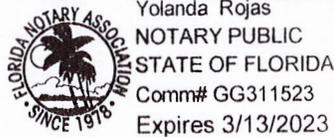
By: [Signature]
Title: SENIOR DIRECTOR

[Signature] Maria Cardenas
Witness

ACKNOWLEDGEMENT

State of Florida
County of Miami-Dade) SS.

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19 day of February, 2020, by Hugo Ramirez, as Senior Director of CAPITAL ONE, a National Association, on behalf of the company. [Signature] is personally known to me or has produced FL Drivers License as identification.



(SEAL)

NOTARY PUBLIC: [Signature]
Print Name: Yolanda Rojas

My Commission Expires: 3/13 / 2023

EXHIBIT "A"
(See attached SKETCH and LEGAL DESCRIPTION)

Return to:
Frank J. Guiliano, PSM
Highway Construction and
Engineering Division
1 N. University Drive, Suite 300
Plantation, FL 33324-2038

This Instrument prepared by:
Andrew J. Schein, Esq.
1401 East Broward Boulevard, Suite 303
Fort Lauderdale, FL 33301

ROAD EASEMENT
(Corporate)

THIS INDENTURE, made this 24 day of March, 2020, by HTG VILLAGE VIEW, LLC, a Florida limited liability company, whose principal address is 3225 Aviation Avenue, 6th Floor, Coconut Grove, FL 33133, first party, to BROWARD COUNTY, a political subdivision of the State of FLORIDA, whose Post Office address is Broward County Governmental Center, 115 South Andrews Avenue, Fort Lauderdale, Florida 33301, second party:

(Wherever used herein the terms, "first party" and "second party" shall include singular and plural, heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations wherever the context so admits or requires).

WITNESSETH

WHEREAS, the first party is the owner of a property situated, lying and being in Broward County, Florida, and described as follows:

See Exhibit "A" with accompanying sketch of description attached hereto and made a part hereof.

and,

WHEREAS, the second party desires an easement for public roadway and/or other appropriate purposes incidental thereto, on, over and across said property,

and,

WHEREAS, the first party is willing to grant such an easement,

NOW THEREFORE, for and in consideration of the mutual covenants each to the other running and one dollar (\$1.00) and other good and valuable considerations, the first party does hereby grant unto the second party, its successors and assigns, full and free right and authority to construct, maintain, repair, install and rebuild facilities for the above stated purposes and does hereby grant a perpetual easement on, over and across the above-described property for said purposes.

ACKNOWLEDGEMENT

IN WITNESS WHEREOF, the first party has caused these presents to be duly executed in its name and its corporate seal to be hereto affixed, attested by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

HTG VILLAGE VIEW, LLC, a Florida limited liability company

Carrie Schaffer
Witness (Signature)

By: HTG VILLAGE VIEW MANAGER, LLC, a Florida limited liability company

CARRIE SCHAFFER
Print Name

By: [Signature]
Matthew Rieger, Manager

[Signature]
Witness (Signature)

Glenda Brown
Print Name

(CORPORATE SEAL)

STATE OF Florida
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 24 day of March, 2020, by Matthew Rieger, as Manager of HTG VILLAGE VIEW MANAGER, LLC, a Florida limited liability company, the Manager of HTG VILLAGE VIEW LLC, a Florida limited liability company, who is personally known to me or who has produced as identification.

(SEAL)

[Signature]
(Signature of person taking acknowledgment)

(Name of officer taking acknowledgment)
typed, printed or stamped

(Title or rank)

(Serial number, if any)



Glenda Brown
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG182997
Expires 4/30/2022

My commission expires:



SKETCH AND LEGAL DESCRIPTION
BY
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351



TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870

LEGAL DESCRIPTION: (9' ROADWAY EASEMENT)

THE EAST 9.00 FEET OF THE WEST 24.00 FEET OF LOTS 35, 36, 37, 38 AND 39, BLOCK 319, "SUPPLEMENTAL PLAT OF BLOCK 319, TOWN OF PROGRESSO DADE CO. FLA.", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 125, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SAID EASEMENT SITUATE, LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 1,125 SQUARE FEET, MORE OR LESS.

NOTES:

- 1) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 2) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 3) ALL RECORDED DOCUMENTS ARE PER THE PUBLIC RECORDS OF BROWARD COUNTY, UNLESS OTHERWISE NOTED.
- 4) BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN WITH THE WEST RIGHT-OF-WAY LINE OF NORTH ANDREWS AVENUE BEARING N00°00'00"E.

FILE: HTG VILLAGE VIEW, LLC

SCALE: N/A DRAWN: L.S.

ORDER NO.: 65825A

DATE: 3/11/19; REV 4/16/20, 4/29/20, 5/19/20; 6/15/20

9' ROADWAY EASEMENT

FT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: VILLAGE VIEW

SHEET 1 OF 3

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THRU 3, INCLUSIVE

John F. Pulice Digitally signed
by John F Pulice

Date: 2020.06.15

JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
 BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6174
 VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
STATE OF FLORIDA



SKETCH AND LEGAL DESCRIPTION

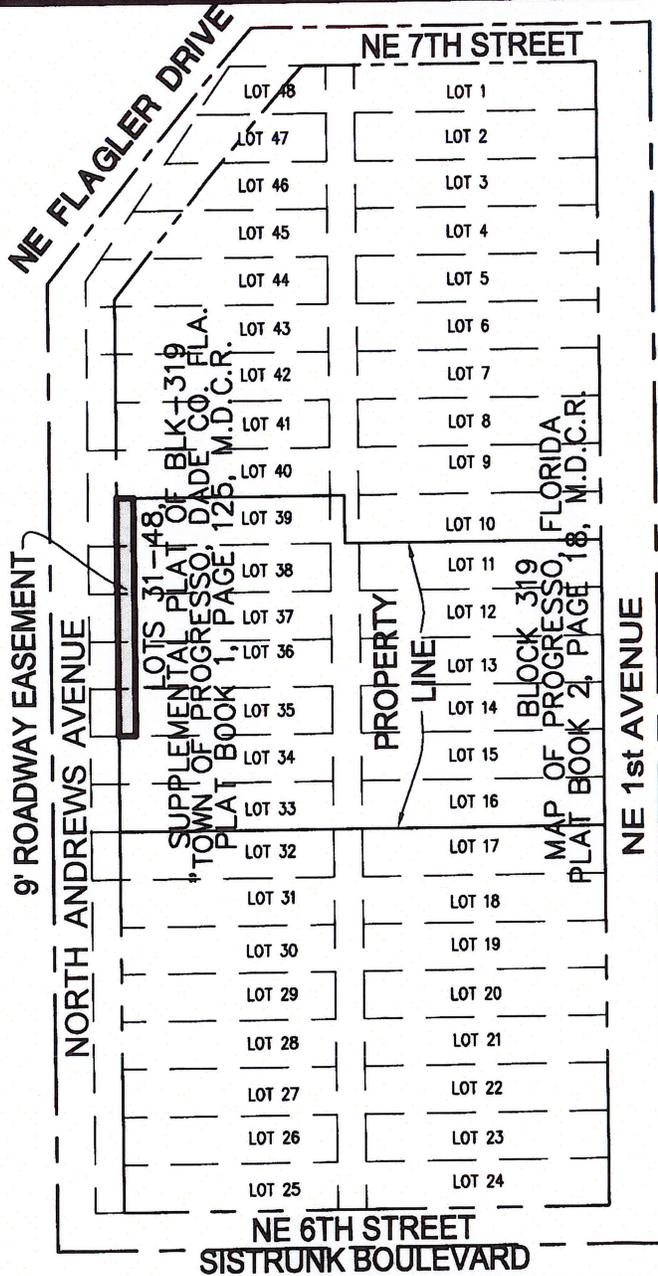
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LOCATION SKETCH
NOT TO SCALE

FILE: HTG VILLAGE VIEW, LLC

SCALE: N/A

DRAWN: L.S.

ORDER NO.: 65825A

DATE: 3/11/19; REV 4/16/20, 4/29/20, 5/19/20; 6/15/20

9' ROADWAY EASEMENT

FT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: VILLAGE VIEW

SHEET 2 OF 3

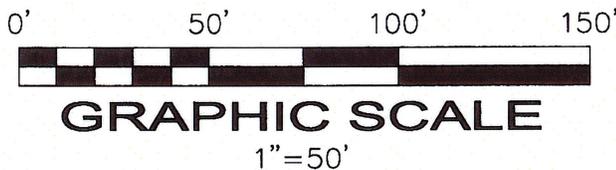
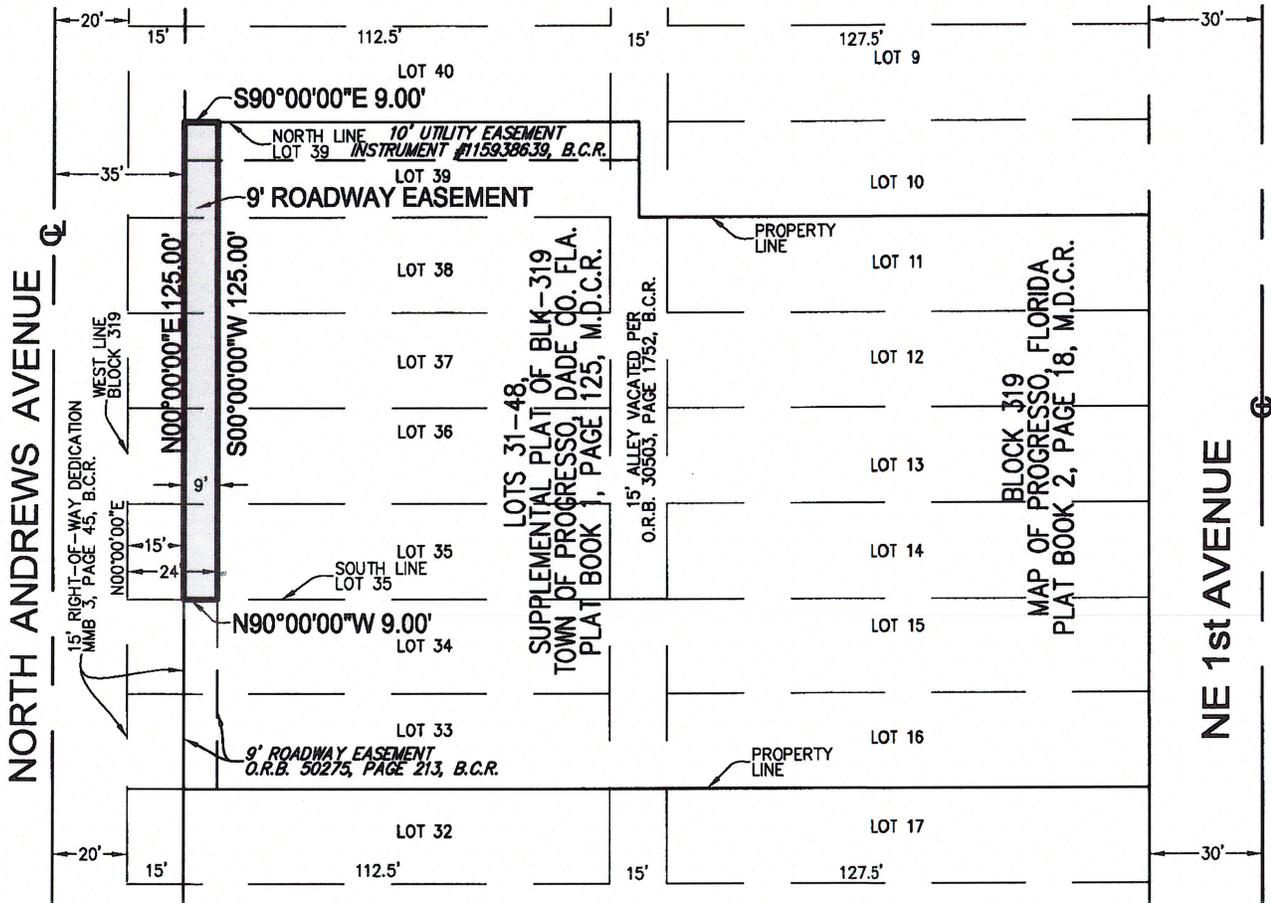
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FILE: HTG VILLAGE VIEW, LLC

SCALE: 1"=50'

DRAWN: L.S.

ORDER NO.: 65825A

DATE: 3/11/19; REV 4/16/20, 4/29/20, 5/19/20; 6/15/20

9' ROADWAY EASEMENT

FT LAUDERDALE, BROWARD COUNTY, FLORIDA

FOR: VILLAGE VIEW

SHEET 3 OF 3

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THRU 3, INCLUSIVE

LEGEND:

- Ⓢ CENTERLINE
- O.R.B. OFFICIAL RECORDS BOOK
- M.D.C.R. MIAMI-DADE COUNTY RECORDS
- MMB MISCELLANEOUS MAP BOOK
- B.C.R. BROWARD COUNTY RECORDS