

Return to:
Broward County Real Property Section
115 South Andrews Avenue, Room 501
Fort Lauderdale, Florida 33301

Prepared by:
Gary G. Bloom, P.E.
Broward County Water and Waste Water Services
2555 West Copans Road,
Pompano Beach, Florida 33068
and approved as to form by
Broward County Office of the County Attorney

Folio Number: 5041 25 35 0010

EASEMENT

THIS EASEMENT is given this 12 day of June, 2019, by LL HART DEVELOPMENT LLC, a Florida Limited Liability, whose address is 7200 W CAMINO REAL STE 200 BOCA RATON FL 33433 Northeast Corner of 441 and Griffin Road ("Grantor"), to Broward County, a political subdivision of the State of Florida, whose address is 115 South Andrews Avenue, Room 423, Fort Lauderdale, Florida 33301 ("Grantee"):

(Wherever used herein the terms, "Grantor" and "Grantee" 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).

RECITALS

A. Grantor is the fee simple owner of the Property, as defined in Section 2, located at Northeast corner of 441 and Griffin Road.

B. Grantee desires an unrestricted and perpetual nonexclusive easement in, over, under, through, upon, and across a portion of the Property.

C. Grantor is willing to grant such Easement, as specifically defined in Section 3, to Grantee.

NOW, THEREFORE, for and in consideration of the mutual terms and conditions contained herein, and the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby declare as follows:

1. **Recitals**. The recitals set forth above are true, accurate, and fully incorporated by reference herein.

2. **Description of Property.** Grantor is the fee simple owner of that certain real property, as more particularly described in the _____ Warranty _____ deed recorded _____ the Public Records of Broward County, Florida ("Property").

3. **Grant of Easement.** Grantor hereby grants to Grantee an unrestricted and perpetual nonexclusive easement in, over, under, through, upon, and across a portion of the Property, as more particularly described in **Exhibit A** with the accompanying sketch of description attached hereto and made a part hereof ("Easement Area"), to construct, maintain, repair, install, and rebuild thereon water mains, wastewater gravity mains, wastewater force mains, reclaimed water mains, and/or any other water or wastewater facilities (collectively, "Water and Wastewater Facilities") for purposes of providing water supply service for domestic or other uses and collecting domestic or other kinds of wastewater to and from Grantor's Property and other properties which may or may not abut and be contiguous to the Easement Area ("Easement"). Grantee may exercise its rights hereunder by and through Grantee's employees, licensees, agents, independent contractors, successors and assigns.

4. **Grantor's Use of Easement Area.** Grantor has submitted to Grantee plans and drawings of all existing and proposed aboveground structures, improvements, asphalt, pavements, landscaping, walls, fences, underground piping, underground structures, duct banks, transformers, poles, retention areas, pavers, electric facilities, cables, and other utility facilities within the Easement Area, and has obtained Grantee's approval of the same. Except as permitted above, Grantor agrees that no obstructions that would preclude maintenance or improvement of Grantee's Water and Wastewater Facilities may be placed in the Easement Area by Grantor or any other easement holder without Grantee's consent.

[Signatures on Following Pages]

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on 12 day of June, 2019.

Signed, sealed and delivered in the presence of:

Tracie Terrell
Signature of Witness 1

Tracie Terrell
Print Name of Witness 1

SKUSSO
Signature of Witness 2

Stephanie Russo
Print Name of Witness 2

GRANTOR

LL HART DEVELOPMENT LLC, a Florida Limited Liability

By: Daniel Cohen Paul Cel
Print Name: LL HART DEVELOPMENT LLC
Title: Owner

Approved as to form by the Office of the Broward County Attorney

By: Christina A. Blythe
Irma Qureshi
Assistant County Attorney

ACKNOWLEDGMENT

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 14 day of June, 2019, by Daniel Cohen as Owner of LL HART DEVELOPMENT LLC who is personally known to me or who has produced _____ as identification.

Notary Public:
Signature: Tracie Terrell
Print Name: Tracie Terrell

State of Florida
My Commission Expires: 3/17/23
Commission Number: 99312420
(Notary Seal)



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 : 8833-18

CLIENT :

HUGHES CONSTRUCTION

LAND DESCRIPTION AND SKETCH

LAND DESCRIPTION:

A PORTION OF PARCEL "A", "GRIFFIN CENTRE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 183, PAGE 197 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL "A";

THENCE SOUTH 01°51'41" WEST ALONG THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 131.35 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 88°09'28" EAST, A DISTANCE OF 74.47 FEET;

THENCE NORTH 01°50'32" WEST, A DISTANCE OF 2.30 FEET;

THENCE NORTH 88°09'28" EAST, A DISTANCE OF 12.00 FEET;

THENCE SOUTH 01°50'32" EAST, A DISTANCE OF 2.30 FEET;

THENCE NORTH 88°09'28" EAST, A DISTANCE OF 30.67 FEET;

THENCE SOUTH 01°50'32" EAST, A DISTANCE OF 2.88 FEET;

THENCE NORTH 88°09'28" EAST, A DISTANCE OF 165.39 FEET;

THENCE NORTH 01°50'32" WEST, A DISTANCE OF 7.77 FEET;

THENCE NORTH 88°09'28" EAST, A DISTANCE OF 21.61 FEET;

THENCE SOUTH 01°50'32" EAST, A DISTANCE OF 37.20 FEET;

THENCE NORTH 88°09'28" EAST, A DISTANCE OF 20.88 FEET;

THENCE SOUTH 01°50'32" EAST, A DISTANCE OF 20.00 FEET;

THENCE SOUTH 88°09'28" WEST, A DISTANCE OF 20.88 FEET;

THENCE SOUTH 01°50'32" EAST, A DISTANCE OF 147.66 FEET;

THENCE NORTH 88°09'28" EAST, A DISTANCE OF 16.34 FEET;

THENCE SOUTH 01°50'32" EAST, A DISTANCE OF 30.00 FEET;

THENCE SOUTH 88°09'28" WEST, A DISTANCE OF 16.34 FEET;

THENCE SOUTH 01°50'32" EAST, A DISTANCE OF 15.85 FEET;

THENCE SOUTH 88°09'28" WEST, A DISTANCE OF 27.72 FEET;

LAND DESCRIPTION CONTINUED...

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION & SKETCH	05/02/10	----	AM	REC

LAND DESCRIPTION & SKETCH FOR UTILITY EASEMENT

PROPERTY ADDRESS :
U.S. HIGHWAY 441
& GRIFFIN ROAD

SCALE: N/A

SHEET 1 OF 6

COUSINS SURVEYORS & ASSOCIATES, INC.



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CLIENT :

HUGHES CONSTRUCTION

LAND DESCRIPTION AND SKETCH

LAND DESCRIPTION CONTINUED...

THENCE SOUTH 01°39'24" EAST, A DISTANCE OF 11.32 FEET;

THENCE SOUTH 88°09'28" WEST, A DISTANCE OF 3.33 FEET;

THENCE SOUTH 01°51'41" EAST, A DISTANCE OF 39.99 FEET;

THENCE NORTH 88°09'28" EAST, A DISTANCE OF 46.33 FEET;

THENCE SOUTH 85°14'33" EAST, A DISTANCE OF 109.46 FEET;

THENCE NORTH 88°15'54" EAST, A DISTANCE OF 61.47 FEET;

THENCE SOUTH 73°17'02" EAST, A DISTANCE OF 33.39 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST (A RADIAL LINE THROUGH SAID POINT BEARS N03°53'50" EAST);

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2357.83, A CENTRAL ANGLE OF 02°51'34" AND AN ARC DISTANCE OF 117.67 FEET;

THENCE NORTH 88°09'28" EAST, A DISTANCE OF 46.80 FEET;

THENCE SOUTH 43°13'16" WEST, A DISTANCE OF 28.32 FEET;

SOUTH 88°09'28" WEST, A DISTANCE OF 28.26 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST (A RADIAL LINE THROUGH SAID POINT BEARS N06°47'36" EAST);

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2337.83 FEET, A CENTRAL ANGLE OF 02°57'03" AND AN ARC DISTANCE OF 120.40 FEET;

THENCE NORTH 73°17'02" WEST, A DISTANCE OF 32.39 FEET;

THENCE SOUTH 88°15'54" WEST, A DISTANCE OF 59.36 FEET;

THENCE NORTH 85°14'33" WEST, A DISTANCE OF 109.44 FEET;

THENCE SOUTH 88°09'28" WEST, A DISTANCE OF 75.17 FEET;

THENCE NORTH 01°51'41" WEST, A DISTANCE OF 73.50 FEET;

THENCE SOUTH 88°09'28" WEST, A DISTANCE OF 150.00 FEET;

THENCE SOUTH 01°51'41" EAST, A DISTANCE OF 1.57 FEET (THE LAST TEN (10) COURSES AND DISTANCES COINSIDE WITH THE SOUTHERLY BOUNDARY OF SAID PARCEL "A");

THENCE SOUTH 88°09'28" WEST, A DISTANCE OF 85.61 FEET;

LAND DESCRIPTION CONTINUED...

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION & SKETCH	05/02/10	----	AM	REC

LAND
DESCRIPTION &
SKETCH FOR
UTILITY
EASEMENT

PROPERTY ADDRESS :
U.S. HIGHWAY 441
& GRIFFIN ROAD

SCALE: N/A

SHEET 2 OF 6

COUSINS SURVEYORS & ASSOCIATES, INC.



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PROJECT NUMBER : 8833-18

CLIENT :

HUGHES CONSTRUCTION

LAND DESCRIPTION AND SKETCH

LAND DESCRIPTION CONTINUED...

THENCE SOUTH 01°51'41" EAST, A DISTANCE OF 6.35 FEET;
 THENCE SOUTH 88°09'28" WEST, A DISTANCE OF 7.39 FEET;
 THENCE NORTH 01°51'41" ALONG THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 26.38 FEET;
 THENCE NORTH 88°09'28" EAST, A DISTANCE OF 148.08 FEET;
 THENCE NORTH 01°50'32" WEST, A DISTANCE OF 10.86 FEET;
 THENCE NORTH 88°09'28" EAST, A DISTANCE OF 28.66 FEET;
 THENCE SOUTH 01°50'32" EAST, A DISTANCE OF 3.10 FEET;
 THENCE NORTH 88°09'28" EAST, A DISTANCE OF 8.00 FEET;
 THENCE NORTH 01°50'32" WEST, A DISTANCE OF 3.10 FEET;
 THENCE NORTH 88°09'28" EAST, A DISTANCE OF 38.30 FEET;
 THENCE NORTH 01°50'32" WEST, A DISTANCE OF 5.20 FEET;
 THENCE NORTH 88°09'28" EAST, A DISTANCE OF 12.00 FEET;
 THENCE SOUTH 01°50'32" EAST, A DISTANCE OF 5.20 FEET;
 THENCE NORTH 88°09'28" EAST, A DISTANCE OF 21.00 FEET;
 THENCE NORTH 59°40'41" EAST, A DISTANCE OF 19.81 FEET;
 THENCE NORTH 01°50'32" WEST, A DISTANCE OF 171.57 FEET;
 THENCE SOUTH 88°09'28" WEST, A DISTANCE OF 156.45 FEET;
 THENCE NORTH 01°50'32" WEST, A DISTANCE OF 13.31 FEET;
 THENCE SOUTH 88°09'28" WEST, A DISTANCE OF 19.79 FEET;
 THENCE SOUTH 01°50'32" EAST, A DISTANCE OF 44.67 FEET;
 THENCE SOUTH 88°09'28" WEST, A DISTANCE OF 20.00 FEET;
 THENCE NORTH 01°50'32" WEST, A DISTANCE OF 44.67 FEET;
 THENCE SOUTH 88°09'28" WEST, A DISTANCE OF 77.29 FEET;
 THENCE NORTH 01°51'41" WEST ALONG THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION & SKETCH	03/02/19	----	AM	REC

LAND DESCRIPTION & SKETCH FOR UTILITY EASEMENT

PROPERTY ADDRESS :
U.S. HIGHWAY 441
& GRIFFIN ROAD

SCALE: N/A

SHEET 3 OF 6

COUSINS SURVEYORS & ASSOCIATES, INC.



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PROJECT NUMBER : 8833-18

CLIENT :

HUGHES CONSTRUCTION

LAND DESCRIPTION AND SKETCH

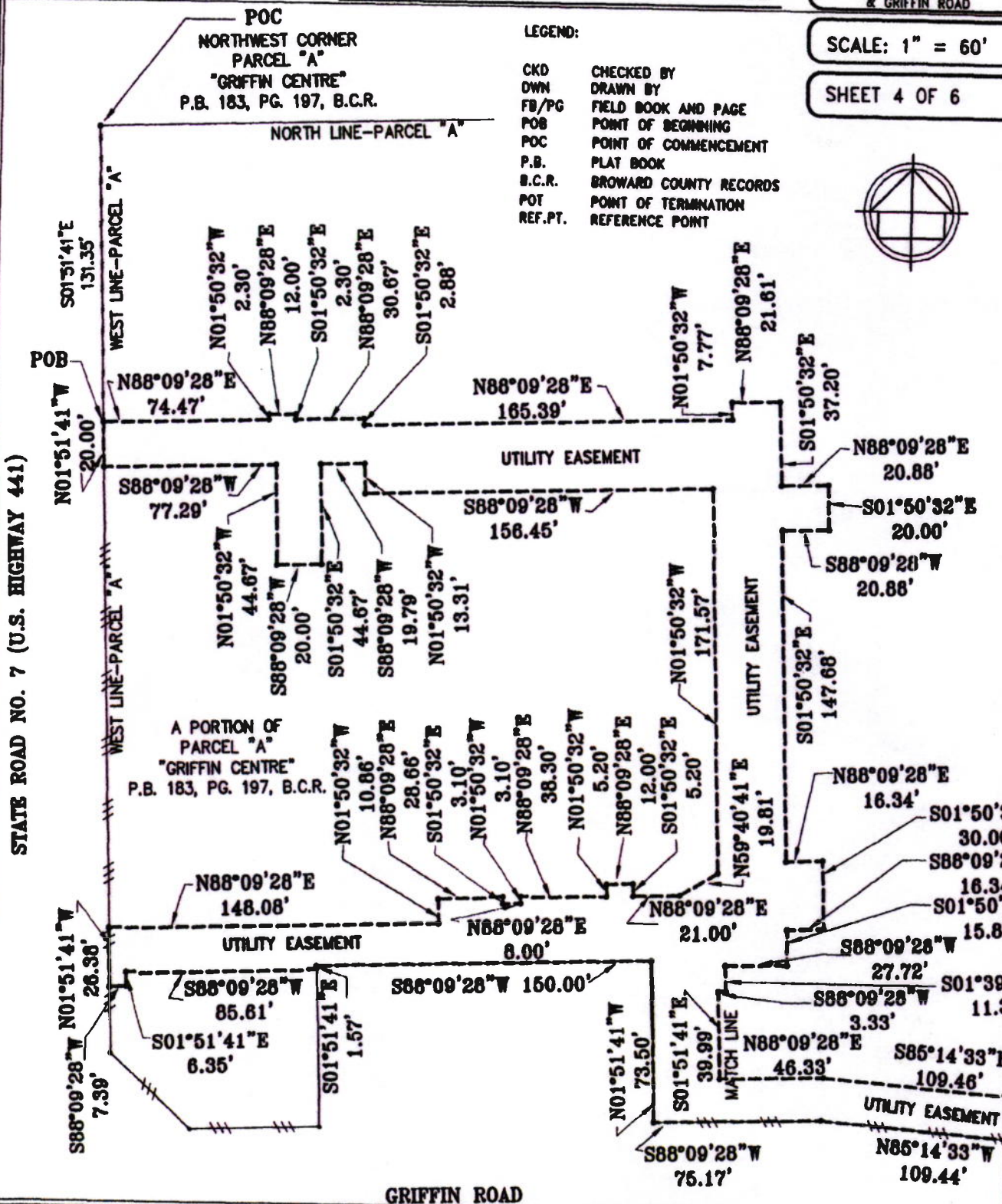
PROPERTY ADDRESS :
 U.S. HIGHWAY 441
 & GRIFFIN ROAD

SCALE: 1" = 60'

SHEET 4 OF 6

LEGEND:

- | | |
|---------|------------------------|
| CKD | CHECKED BY |
| OWN | 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 |
| REF.PT. | REFERENCE POINT |



GRIFFIN ROAD

COUSINS SURVEYORS & ASSOCIATES, INC.



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CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954) 689-7766 FAX (954) 689-7799

PROJECT NUMBER : 8833-18

CLIENT :

HUGHES CONSTRUCTION

LAND DESCRIPTION AND SKETCH

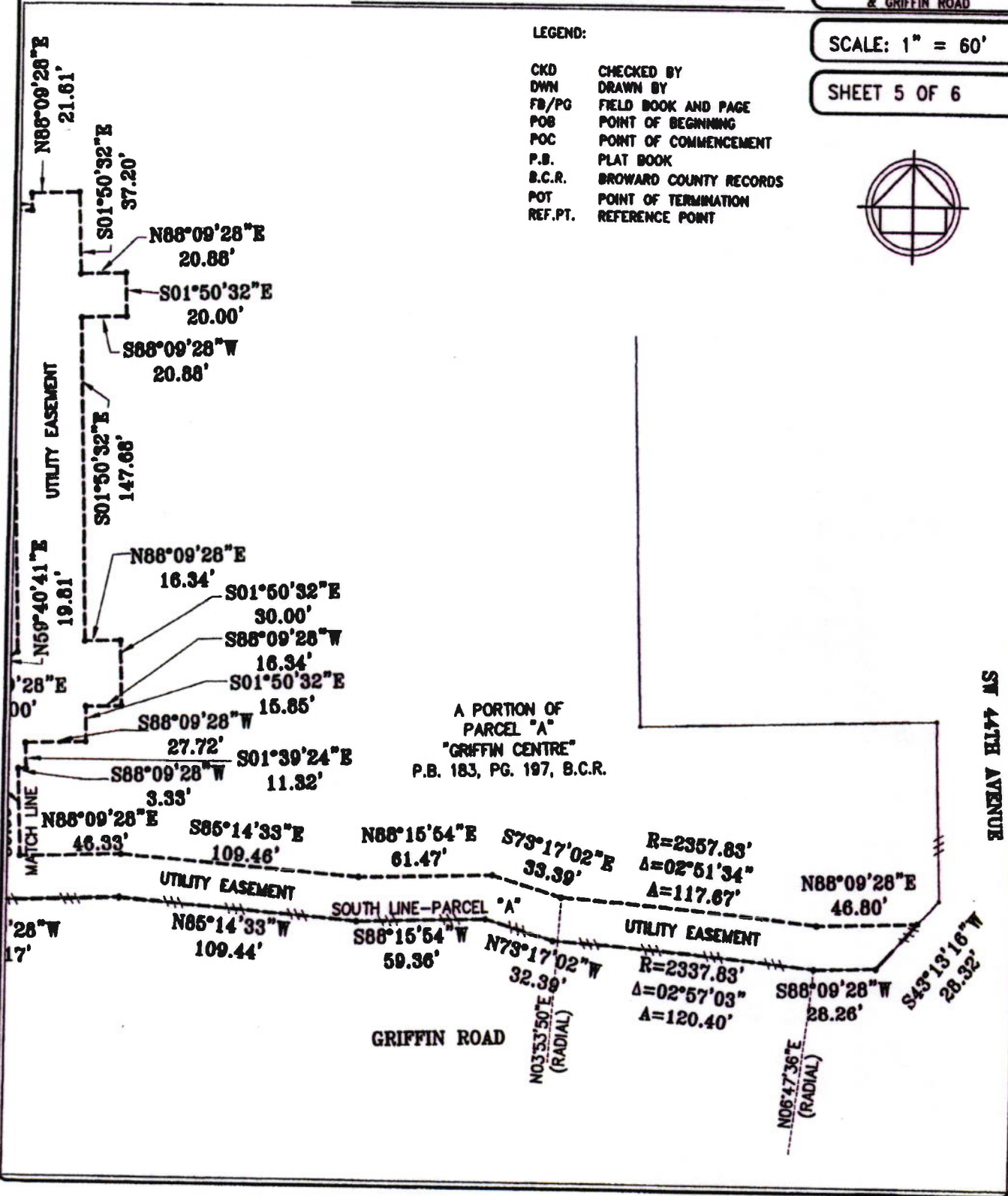
PROPERTY ADDRESS :
U.S. HIGHWAY 441
& GRIFFIN ROAD

SCALE: 1" = 60'

SHEET 5 OF 6

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
REF.PT.	REFERENCE POINT



COUSINS SURVEYORS & ASSOCIATES, INC.



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Exhibit 4
 PROJECT NUMBER 8833-18
 Page 9 of 88

CLIENT :
 HUGHES CONSTRUCTION

LAND DESCRIPTION AND SKETCH

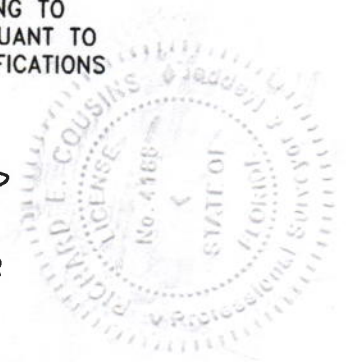
NOTES:

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 WEST LINE OF PARCEL "A" "GRIFFIN CENTRE", P.B. 183, PG. 197, B.C.R. SAID LINE BEARS N01°51'41"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 MAY, 2019. 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

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



REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION & SKETCH	05/02/19	----	AM	REC

LAND
 DESCRIPTION &
 SKETCH FOR
 UTILITY
 EASEMENT

PROPERTY ADDRESS :
 U.S. HIGHWAY 441
 & GRIFFIN ROAD

SCALE: N/A

SHEET 6 OF 6

DOUGLAS S. ALLISON, ESQUIRE
MEREDITH A. CHAIKEN, ESQUIRE
THOMAS U. GRANER, ESQUIRE
GAVIN C. MCLEAN, ESQUIRE
JASON S. PEREZ, ESQUIRE
STEVEN K. PLATZEK, ESQUIRE



Graner Platzek & Allison, P.A.
ATTORNEYS AT LAW

Exhibit 4
Page 10 of 39
720 E. PALMETTO PARK ROAD
BOCA RATON, FLORIDA 33432
TELEPHONE (561) 750-2445
FACSIMILE (561) 750-2446
WWW.GRANERLAW.COM

OPINION OF TITLE

To: Broward County Board of County Commissioners

With the understanding that this Opinion of Title is furnished to Broward County Board of County Commissioners, as an inducement for the acceptance of a Warranty Deed and Utility Easement hereinafter described, it is hereby certified that the following report reflects a comprehensive search of the Public Records as provided by Old Republic National Title Insurance Company Certificate of Search under its File Number 18080173 LWW, affecting the below described property, and such other additional information as I may deem necessary to deliver this Opinion to the Board, covering the period from the beginning to November 7, 2019 at the hour of 8:00 a.m./p.m., inclusive, of the following described property:

Legal Description:

Utility Easement:

Legal Description for water and sewer lines attached as Exhibit "A"

It is the opinion of the undersigned that on the last mentioned date, the fee simple title to the above-described real property was vested in:

Names of all Owner(s) of Record:

LL HART DEVELOPMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY

(By virtue of that certain Special Warranty Deed filed December 31, 2014, recorded in Official Records Book 51355, Page 1254, from RADC/CADC Venture 2010-2, LLC, a Delaware limited liability company, to LL Hart Development LLC, a Florida limited liability company.)

Subject to the following:

Mortgages of Record (if none, state none):

Mortgage Holder: Western Partners, LLC, a Delaware limited liability company

INSTRUMENT

RECORDING DATA

Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing given by LL Hart Development, LLC, a Florida limited liability company, to CERCO CAPITAL, INC., a Delaware corporation, dated July 31, 2018,

Recorded August 1, 2018

**Instrument No.:
115236133**

as assigned to Western Partners LLC, a Delaware limited liability Company, by virtue of an Assignment of Mortgage

Recorded May 23, 2019

**Instrument No.:
115823435**

I HEREBY CERTIFY that the foregoing report reflects a comprehensive search of the Public Records of Broward County, Florida, affecting the above described property. I further certify that I am an attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of the Florida Bar.

Respectfully submitted this 7th day of November, 2019.

Graner Platzek & Allison, P.A.

By: _____
Name: Steven K. Platzek, Esq.

Florida Bar Number: 0895741

Graner Platzek & Allison, P.A.
ATTORNEYS AT LAW

720 E. PALMETTO PARK ROAD, BOCA RATON, FLORIDA 33432
TELEPHONE (561) 750-2445 FACSIMILE (561) 750-2446 WWW.GRANERLAW.COM

EXHIBIT "A"

Easement Area

COUSINS SURVEYORS & ASSOCIATES, INC.



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DAVIE, FLORIDA 33314
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PROJECT NUMBER : 8833-18

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LAND DESCRIPTION AND SKETCH

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A PORTION OF PARCEL "A", "GRIFFIN CENTRE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 183, PAGE 197 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL "A";

THENCE SOUTH 01°51'41" WEST ALONG THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 131.35 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 88°09'28" EAST, A DISTANCE OF 74.47 FEET;

THENCE NORTH 01°50'32" WEST, A DISTANCE OF 2.30 FEET;

THENCE NORTH 88°09'28" EAST, A DISTANCE OF 12.00 FEET;

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THENCE SOUTH 88°09'28" WEST, A DISTANCE OF 27.72 FEET;

LAND DESCRIPTION CONTINUED...

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION & SKETCH	05/02/19	----	AM	REC

LAND DESCRIPTION & SKETCH FOR UTILITY EASEMENT

PROPERTY ADDRESS :
U.S. HIGHWAY 441
& GRIFFIN ROAD

SCALE: N/A

SHEET 1 OF 6

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 THENCE NORTH 88°09'28" EAST, A DISTANCE OF 46.33 FEET;
 THENCE SOUTH 85°14'33" EAST, A DISTANCE OF 109.46 FEET;
 THENCE NORTH 88°15'54" EAST, A DISTANCE OF 61.47 FEET;
 THENCE SOUTH 73°17'02" EAST, A DISTANCE OF 33.39 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE
 SOUTHWEST (A RADIAL LINE THROUGH SAID POINT BEARS N03°53'50" EAST);
 THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2357.83, A CENTRAL ANGLE OF 02°51'34"
 AND AN ARC DISTANCE OF 117.67 FEET;
 THENCE NORTH 88°09'28" EAST, A DISTANCE OF 46.80 FEET;
 THENCE SOUTH 43°13'16" WEST, A DISTANCE OF 28.32 FEET;
 SOUTH 88°09'28" WEST, A DISTANCE OF 28.26 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST (A RADIAL
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 THENCE SOUTH 01°51'41" EAST, A DISTANCE OF 1.57 FEET (THE LAST TEN (10) COURSES AND DISTANCES COINSIDE WITH
 THE SOUTHERLY BOUNDARY OF SAID PARCEL "A");
 THENCE SOUTH 88°09'28" WEST, A DISTANCE OF 85.61 FEET;

LAND DESCRIPTION CONTINUED...

REVISIONS	DATE	FB/PG	DWN	CKD
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DESCRIPTION &
SKETCH FOR
UTILITY
EASEMENT

PROPERTY ADDRESS :
U.S. HIGHWAY 441
& GRIFFIN ROAD

SCALE: N/A

SHEET 2 OF 6

COUSINS SURVEYORS & ASSOCIATES, INC.



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THENCE SOUTH 01°51'41" EAST, A DISTANCE OF 6.35 FEET;
 THENCE SOUTH 88°09'28" WEST, A DISTANCE OF 7.39 FEET;
 THENCE NORTH 01°51'41" ALONG THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 26.38 FEET;
 THENCE NORTH 88°09'28" EAST, A DISTANCE OF 148.08 FEET;
 THENCE NORTH 01°50'32" WEST, A DISTANCE OF 10.86 FEET;
 THENCE NORTH 88°09'28" EAST, A DISTANCE OF 28.66 FEET;
 THENCE SOUTH 01°50'32" EAST, A DISTANCE OF 3.10 FEET;
 THENCE NORTH 88°09'28" EAST, A DISTANCE OF 8.00 FEET;
 THENCE NORTH 01°50'32" WEST, A DISTANCE OF 3.10 FEET;
 THENCE NORTH 88°09'28" EAST, A DISTANCE OF 38.30 FEET;
 THENCE NORTH 01°50'32" WEST, A DISTANCE OF 5.20 FEET;
 THENCE NORTH 88°09'28" EAST, A DISTANCE OF 12.00 FEET;
 THENCE SOUTH 01°50'32" EAST, A DISTANCE OF 5.20 FEET;
 THENCE NORTH 88°09'28" EAST, A DISTANCE OF 21.00 FEET;
 THENCE NORTH 59°40'41" EAST, A DISTANCE OF 19.81 FEET;
 THENCE NORTH 01°50'32" WEST, A DISTANCE OF 171.57 FEET;
 THENCE SOUTH 88°09'28" WEST, A DISTANCE OF 156.45 FEET;
 THENCE NORTH 01°50'32" WEST, A DISTANCE OF 13.31 FEET;
 THENCE SOUTH 88°09'28" WEST, A DISTANCE OF 19.79 FEET;
 THENCE SOUTH 01°50'32" EAST, A DISTANCE OF 44.67 FEET;
 THENCE SOUTH 88°09'28" WEST, A DISTANCE OF 20.00 FEET;
 THENCE NORTH 01°50'32" WEST, A DISTANCE OF 44.67 FEET;
 THENCE SOUTH 88°09'28" WEST, A DISTANCE OF 77.29 FEET;
 THENCE NORTH 01°51'41" WEST ALONG THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION & SKETCH	05/02/19	----	AM	REC

LAND DESCRIPTION & SKETCH FOR UTILITY EASEMENT

PROPERTY ADDRESS :
U.S. HIGHWAY 441
& GRIFFIN ROAD

SCALE: N/A

SHEET 3 OF 6

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 : 8833-18

CLIENT :
HUGHES CONSTRUCTION

LAND DESCRIPTION AND SKETCH

PROPERTY ADDRESS :
U.S. HIGHWAY 441
& GRIFFIN ROAD

SCALE: 1" = 60'

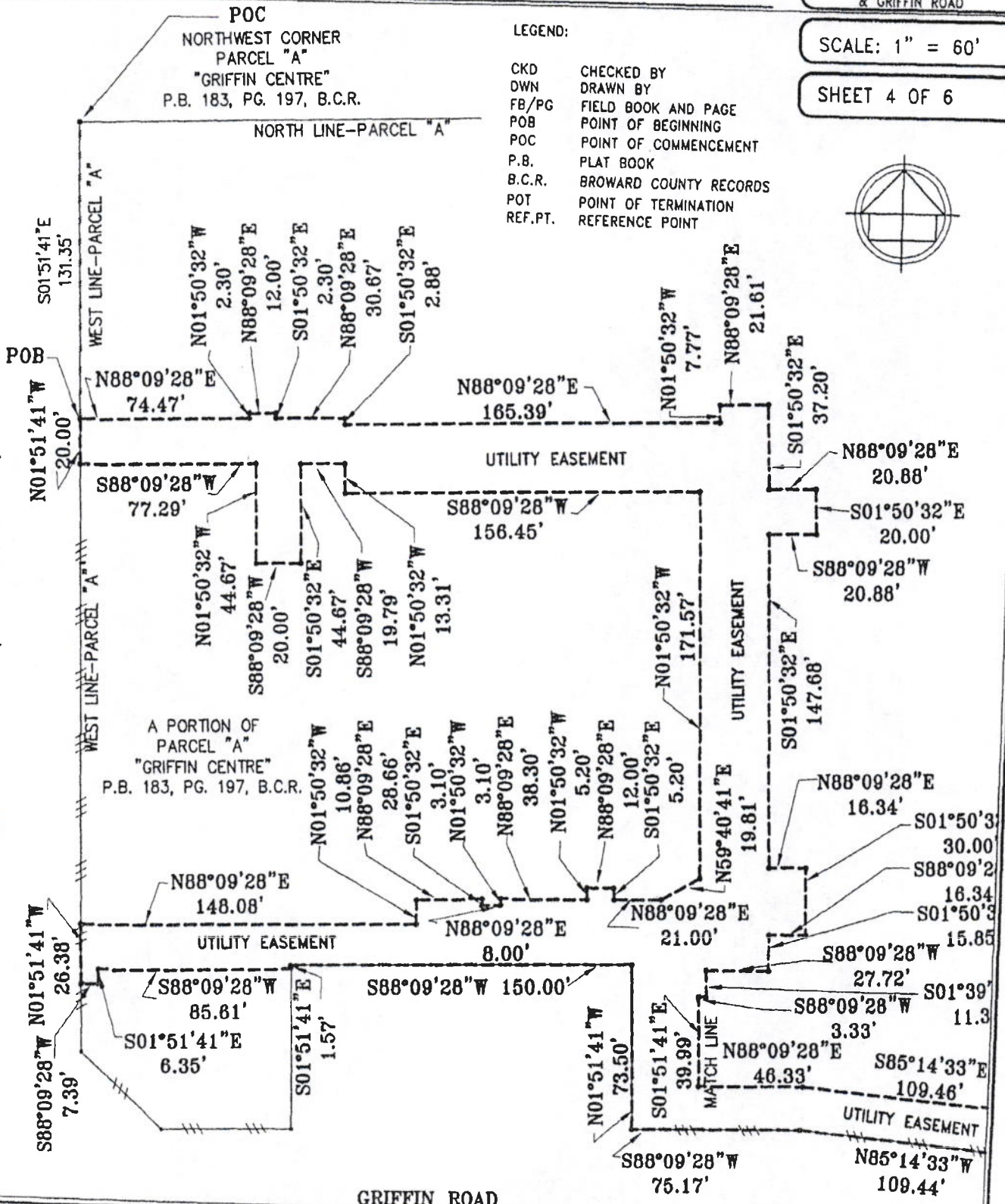
SHEET 4 OF 6

LEGEND:

CKD	CHECKED BY
DNW	DRAWN BY
FB/P	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
REF.PT.	REFERENCE POINT



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



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 : 8833-18

CLIENT :

HUGHES CONSTRUCTION

LAND DESCRIPTION AND SKETCH

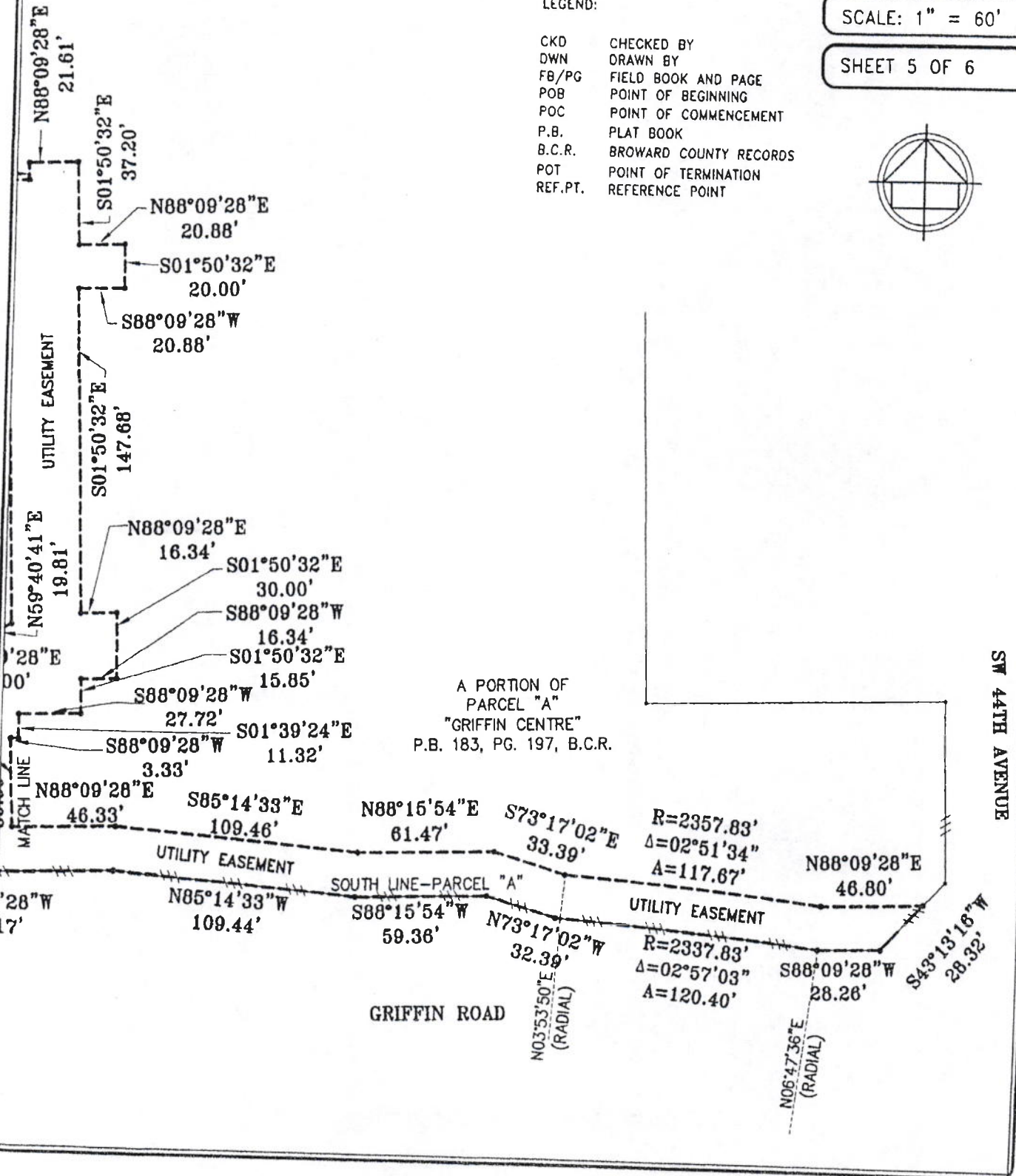
PROPERTY ADDRESS :
U.S. HIGHWAY 441
& GRIFFIN ROAD

SCALE: 1" = 60'

SHEET 5 OF 6

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 |
| REF.PT. | REFERENCE POINT |



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 : 8833-18

CLIENT :

HUGHES CONSTRUCTION

LAND DESCRIPTION AND SKETCH

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 WEST LINE OF PARCEL "A" "GRIFFIN CENTRE", P.B. 183, PG. 197, B.C.R. SAID LINE BEARS N01°51'41"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 MAY, 2019. 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

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

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION & SKETCH	05/02/19	----	AM	REC

LAND DESCRIPTION & SKETCH FOR UTILITY EASEMENT

PROPERTY ADDRESS :
U.S. HIGHWAY 441
& GRIFFIN ROAD

SCALE: N/A

SHEET 6 OF 6

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

Exhibit 4
 PROJECT NUMBER 19-0833-18

CLIENT :
 HUGHES CONSTRUCTION

LAND DESCRIPTION AND SKETCH

LAND DESCRIPTION:

A PORTION OF PARCEL "A", "GRIFFIN CENTRE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 183, PAGE 197 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL "A";

THENCE SOUTH 01°51'41" WEST ALONG THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 131.35 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 88°09'28" EAST, A DISTANCE OF 74.47 FEET;

THENCE NORTH 01°50'32" WEST, A DISTANCE OF 2.30 FEET;

THENCE NORTH 88°09'28" EAST, A DISTANCE OF 12.00 FEET;

THENCE SOUTH 01°50'32" EAST, A DISTANCE OF 2.30 FEET;

THENCE NORTH 88°09'28" EAST, A DISTANCE OF 30.67 FEET;

THENCE SOUTH 01°50'32" EAST, A DISTANCE OF 2.88 FEET;

THENCE NORTH 88°09'28" EAST, A DISTANCE OF 165.39 FEET;

THENCE NORTH 01°50'32" WEST, A DISTANCE OF 7.77 FEET;

THENCE NORTH 88°09'28" EAST, A DISTANCE OF 21.61 FEET;

THENCE SOUTH 01°50'32" EAST, A DISTANCE OF 37.20 FEET;

THENCE NORTH 88°09'28" EAST, A DISTANCE OF 20.88 FEET;

THENCE SOUTH 01°50'32" EAST, A DISTANCE OF 20.00 FEET;

THENCE SOUTH 88°09'28" WEST, A DISTANCE OF 20.88 FEET;

THENCE SOUTH 01°50'32" EAST, A DISTANCE OF 147.66 FEET;

THENCE NORTH 88°09'28" EAST, A DISTANCE OF 16.34 FEET;

THENCE SOUTH 01°50'32" EAST, A DISTANCE OF 30.00 FEET;

THENCE SOUTH 88°09'28" WEST, A DISTANCE OF 16.34 FEET;

THENCE SOUTH 01°50'32" EAST, A DISTANCE OF 15.85 FEET;

THENCE SOUTH 88°09'28" WEST, A DISTANCE OF 27.72 FEET;

LAND DESCRIPTION CONTINUED...

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION & SKETCH	05/02/19	----	AM	REC

LAND
 DESCRIPTION &
 SKETCH FOR
 UTILITY
 EASEMENT

PROPERTY ADDRESS :
 U.S. HIGHWAY 441
 & GRIFFIN ROAD

SCALE: N/A

SHEET 1 OF 6

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

EXHIBIT 4
 PROJECT NUMBER 20 of 8833-18

CLIENT :
 HUGHES CONSTRUCTION

LAND DESCRIPTION AND SKETCH

LAND DESCRIPTION CONTINUED...

THENCE SOUTH 01°39'24" EAST, A DISTANCE OF 11.32 FEET;

THENCE SOUTH 88°09'28" WEST, A DISTANCE OF 3.33 FEET;

THENCE SOUTH 01°51'41" EAST, A DISTANCE OF 39.99 FEET;

THENCE NORTH 88°09'28" EAST, A DISTANCE OF 46.33 FEET;

THENCE SOUTH 85°14'33" EAST, A DISTANCE OF 109.46 FEET;

THENCE NORTH 88°15'54" EAST, A DISTANCE OF 61.47 FEET;

THENCE SOUTH 73°17'02" EAST, A DISTANCE OF 33.39 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST (A RADIAL LINE THROUGH SAID POINT BEARS N03°53'50" EAST);

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2357.83, A CENTRAL ANGLE OF 02°51'34" AND AN ARC DISTANCE OF 117.67 FEET;

THENCE NORTH 88°09'28" EAST, A DISTANCE OF 46.80 FEET;

THENCE SOUTH 43°13'16" WEST, A DISTANCE OF 28.32 FEET;

SOUTH 88°09'28" WEST, A DISTANCE OF 28.26 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST (A RADIAL LINE THROUGH SAID POINT BEARS N06°47'36" EAST);

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2337.83 FEET, A CENTRAL ANGLE OF 02°57'03" AND AN ARC DISTANCE OF 120.40 FEET;

THENCE NORTH 73°17'02" WEST, A DISTANCE OF 32.39 FEET;

THENCE SOUTH 88°15'54" WEST, A DISTANCE OF 59.36 FEET;

THENCE NORTH 85°14'33" WEST, A DISTANCE OF 109.44 FEET;

THENCE SOUTH 88°09'28" WEST, A DISTANCE OF 75.17 FEET;

THENCE NORTH 01°51'41" WEST, A DISTANCE OF 73.50 FEET;

THENCE SOUTH 88°09'28" WEST, A DISTANCE OF 150.00 FEET;

THENCE SOUTH 01°51'41" EAST, A DISTANCE OF 1.57 FEET (THE LAST TEN (10) COURSES AND DISTANCES COINSIDE WITH THE SOUTHERLY BOUNDARY OF SAID PARCEL "A");

THENCE SOUTH 88°09'28" WEST, A DISTANCE OF 85.61 FEET;

LAND DESCRIPTION CONTINUED...

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION & SKETCH	05/02/19	----	AM	REC

LAND
 DESCRIPTION &
 SKETCH FOR
 UTILITY
 EASEMENT

PROPERTY ADDRESS :
 U.S. HIGHWAY 441
 & GRIFFIN ROAD

SCALE: N/A

SHEET 2 OF 6

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

EXHIBIT 4
 PROJECT NUMBER 21 8833-18

CLIENT :
 HUGHES CONSTRUCTION

LAND DESCRIPTION AND SKETCH

LAND DESCRIPTION CONTINUED...

THENCE SOUTH 01°51'41" EAST, A DISTANCE OF 6.35 FEET;
 THENCE SOUTH 88°09'28" WEST, A DISTANCE OF 7.39 FEET;
 THENCE NORTH 01°51'41" ALONG THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 26.38 FEET;
 THENCE NORTH 88°09'28" EAST, A DISTANCE OF 148.08 FEET;
 THENCE NORTH 01°50'32" WEST, A DISTANCE OF 10.86 FEET;
 THENCE NORTH 88°09'28" EAST, A DISTANCE OF 28.66 FEET;
 THENCE SOUTH 01°50'32" EAST, A DISTANCE OF 3.10 FEET;
 THENCE NORTH 88°09'28" EAST, A DISTANCE OF 8.00 FEET;
 THENCE NORTH 01°50'32" WEST, A DISTANCE OF 3.10 FEET;
 THENCE NORTH 88°09'28" EAST, A DISTANCE OF 38.30 FEET;
 THENCE NORTH 01°50'32" WEST, A DISTANCE OF 5.20 FEET;
 THENCE NORTH 88°09'28" EAST, A DISTANCE OF 12.00 FEET;
 THENCE SOUTH 01°50'32" EAST, A DISTANCE OF 5.20 FEET;
 THENCE NORTH 88°09'28" EAST, A DISTANCE OF 21.00 FEET;
 THENCE NORTH 59°40'41" EAST, A DISTANCE OF 19.81 FEET;
 THENCE NORTH 01°50'32" WEST, A DISTANCE OF 171.57 FEET;
 THENCE SOUTH 88°09'28" WEST, A DISTANCE OF 156.45 FEET;
 THENCE NORTH 01°50'32" WEST, A DISTANCE OF 13.31 FEET;
 THENCE SOUTH 88°09'28" WEST, A DISTANCE OF 19.79 FEET;
 THENCE SOUTH 01°50'32" EAST, A DISTANCE OF 44.67 FEET;
 THENCE SOUTH 88°09'28" WEST, A DISTANCE OF 20.00 FEET;
 THENCE NORTH 01°50'32" WEST, A DISTANCE OF 44.67 FEET;
 THENCE SOUTH 88°09'28" WEST, A DISTANCE OF 77.29 FEET;
 THENCE NORTH 01°51'41" WEST ALONG THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION & SKETCH	05/02/19	----	AM	REC

LAND
 DESCRIPTION &
 SKETCH FOR
 UTILITY
 EASEMENT

PROPERTY ADDRESS :
 U.S. HIGHWAY 441
 & GRIFFIN ROAD

SCALE: N/A

SHEET 3 OF 6

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



Exhibit 4
PROJECT NUMBER 22-0833-18

CLIENT :
HUGHES CONSTRUCTION

LAND DESCRIPTION AND SKETCH

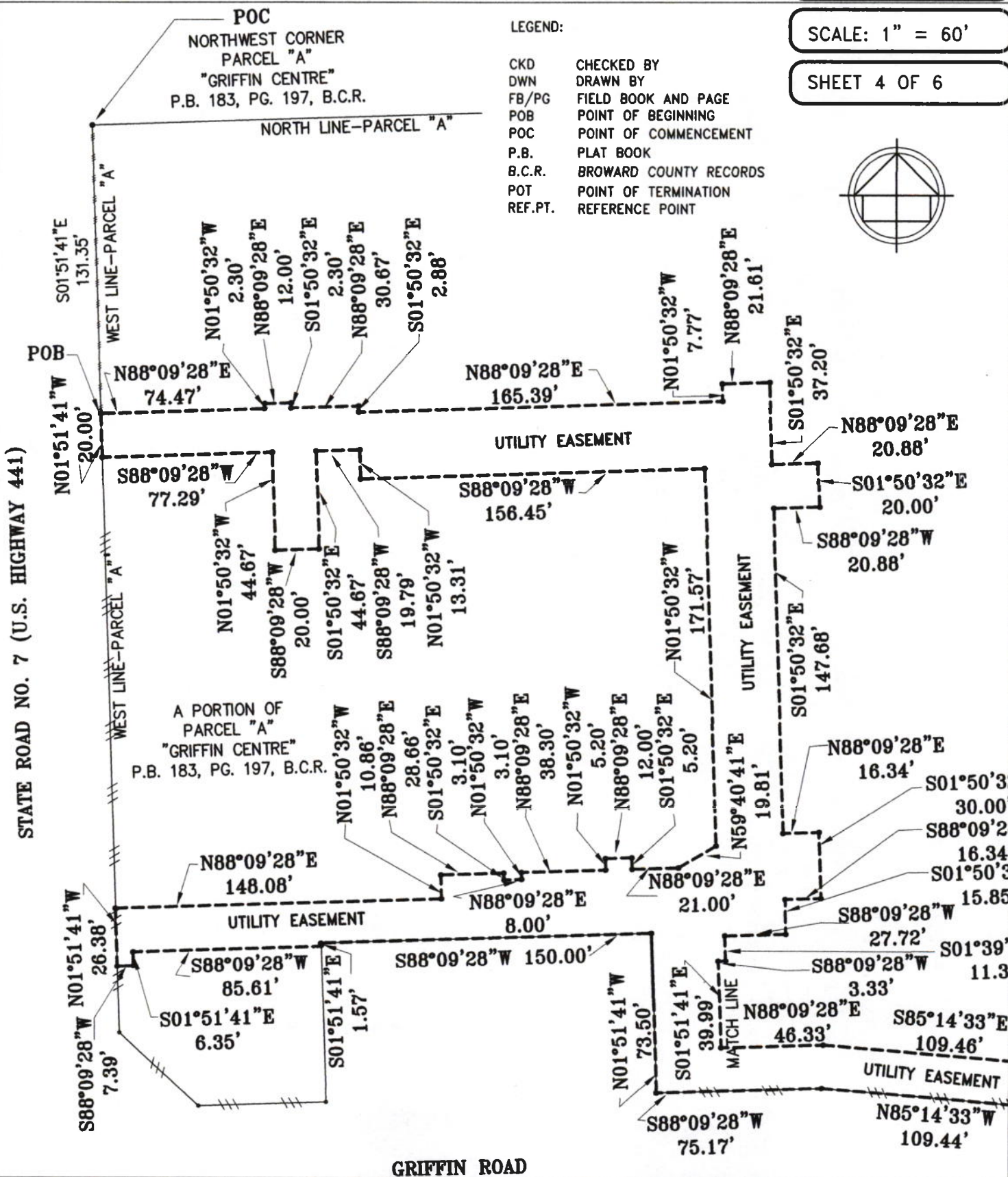
PROPERTY ADDRESS :
U.S. HIGHWAY 441
& GRIFFIN ROAD

SCALE: 1" = 60'

SHEET 4 OF 6

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
REF.PT. REFERENCE POINT



GRIFFIN ROAD

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

Exhibit 4
 PROJECT NUMBER **8833-18**
 Page 23 of 39

CLIENT :
 HUGHES CONSTRUCTION

LAND DESCRIPTION AND SKETCH

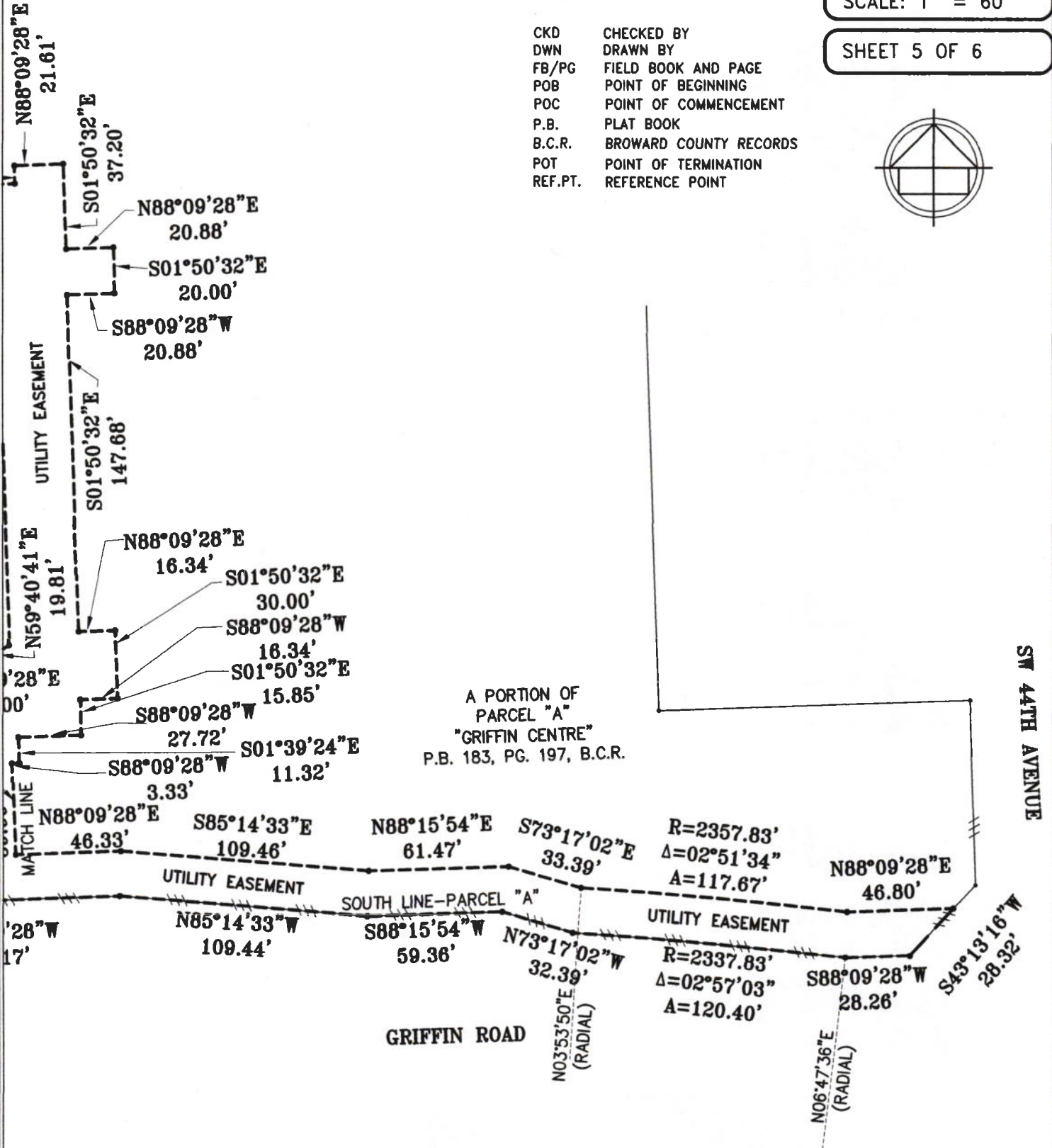
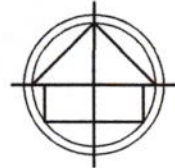
PROPERTY ADDRESS :
 U.S. HIGHWAY 441
 & GRIFFIN ROAD

SCALE: 1" = 60'

SHEET 5 OF 6

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
REF.PT.	REFERENCE POINT



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

Exhibit 4
 PROJECT NUMBER 24 8853-18


CLIENT :
 HUGHES CONSTRUCTION

LAND DESCRIPTION AND SKETCH

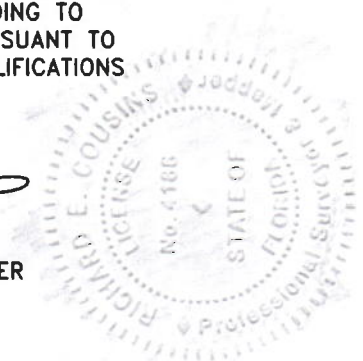
NOTES:

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 WEST LINE OF PARCEL "A" "GRIFFIN CENTRE", P.B. 183, PG. 197, B.C.R. SAID LINE BEARS N01°51'41"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 MAY, 2019. 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	05/02/19	----	AM	REC

LAND
 DESCRIPTION &
 SKETCH FOR
 UTILITY
 EASEMENT

PROPERTY ADDRESS :
 U.S. HIGHWAY 441
 & GRIFFIN ROAD

SCALE: N/A

SHEET 6 OF 6

RIGHT OF ENTRY

I/We LL HART DEVELOPMENT, LLC, the owner(s) of the property commonly identified as 4700 S State Road 7, Hollywood, FL, do hereby grant and give freely without coercion, the right of access and entry to said property to BROWARD COUNTY, a political subdivision of the State of Florida, and its agencies, contractors, and subcontractors thereof, for the purpose of the construction, maintenance, repair, installation, and replacement of all water and sewer facilities and related facilities as shown within all utility easements described on the approved record drawings.

BCWWS Project No. 2572, said lands being more particularly described as follows:

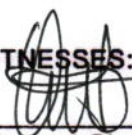
See Exhibit "A"

A portion of Folio No. 5041 25 35 0010

This right of access and entry shall end upon execution and recording of the utility easement by the Broward County Board of Commissioners.

For the consideration and purposes set forth herein, I/we set my/our hand(s) this 21st day of August, 2019.

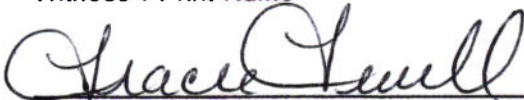
WITNESSES:



Witness 1 Signature

Quinlan Guevara

Witness 1 Print Name



Witness 2 Signature

Tracie Terrell

Witness 2 Print Name

OWNER(S):

LL HART DEVELOPMENT, LLC,
a Florida limited liability company

By: **PRIVCAP MANAGER, LLC,**
a Florida limited liability company

Its: **Manager**

By: 

Daniel Cohen

Its: **Manager**

**7200 W CAMINO REAL SUITE 200
BOCA RATON, FL 33433
Ph. 561-952-2501**

EXHIBIT "A"

Easement Area

Prepared by and return to:
Cooke Law Group
9245 SW 158 Lane
2nd Floor
Miami, FL 33157

For official use by Clerk's office only

SPECIAL WARRANTY DEED

THIS INDENTURE, made on December 30, 2014, between RADC/CADC Venture 2010-2, LLC, a Delaware limited liability company, whose mailing address is: c/o Colony Capital, LLC, 2450 Broadway, Sixth Floor, Santa Monica, CA 90404 ("Grantor"), and LL Hart Development LLC, a Florida limited liability company, whose mailing address is: PO Box 801931, Miami, FL 33280 ("Grantee"),

WITNESSETH:

Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee and its assigns, the following described property, situate, lying and being in the County of Broward, State of Florida, to wit:

Parcel A, GRIFFIN-441 PLAZA, according to the map or plat thereof as recorded in Plat Book 167, Page(s) 20, Public Records of Broward County, Florida; and

Parcel A, MARLENE PLAZA, according to the map or plat thereof as recorded in Plat Book 155, Page(s) 3, Public Records of Broward County, Florida.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

AND the Grantor hereby covenants with the Grantee, that the Property is free from all encumbrances made by Grantor, and Grantor does bind Grantor and Grantor's heirs, successors, and assigns to warrant and forever defend the title to the Property to the Grantee and Grantee's heirs, successors, and assigns, against every person lawfully claiming the Property, or any part thereof, by, through, or under the Grantor, but not otherwise.

Signatures appear on the following page(s)

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents on
December 30, 2014.

Signed, sealed and delivered
in the presence of:

RADC/CADC Venture 2010-2, LLC, a Delaware
limited liability company, by its Manager, ColFin
2011 ADC Funding, LLC

David Keating
Witness signature
David Keating
Print witness name

By: Michael Branigan
Print Name: MICHAEL BRANIGAN
Print Title: AUTHORIZED SIGNER

Shari Schwartz
Witness signature
Shari Schwartz
Print witness name

State of _____)
County of _____) :SS.:

The foregoing instrument was acknowledged before me on December 30, 2014, by
Michael Branigan, the Manager of ColFin 2011 ADC Funding, LLC, the
manager of RADC/CADC Venture 2010-2, LLC, a Delaware limited liability company, who is
personally known to me or who has produced a current driver's license as identification.

Notary Public

Print Notary Name

My Commission Expires:

Notary Seal

ACKNOWLEDGMENT

State of California
County of Los Angeles

On December 31, 2014 before me, Rocio Velinov, Notary Public, personally appeared Michael Brown, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

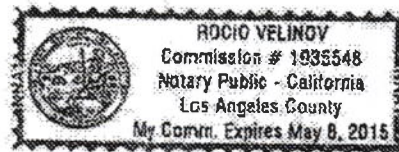
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Rocio Velinov

(Seal)



This Instrument Prepared by and Return to:
Gregory A. McAloon, Esq.
Tripp Scott, P.A.
110 S.E. 6th Street, 15th Floor
Fort Lauderdale, Florida 33301

Parcel Identification No.:
5041 2535 0010

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED is made this 21 day of August, 2019, between **LL HART DEVELOPMENT, LLC**, a Florida limited liability company, whose principal address is 7200 W Camino Real, Suite 200, Boca Raton, FL 33433, hereinafter called the "Grantor", and **BROWARD COUNTY**, a political subdivision of the State of Florida, whose principal address is 115 South Andrews Avenue, Fort Lauderdale, Florida 33301.

WITNESSETH: That Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), to it paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, its successors and/or assigns forever, the following described land located in the County of Broward, State of Florida, to wit:

See attached Exhibit A ("Property")

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

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

[Signature page to follow]

IN WITNESS WHEREOF, Grantor has signed and sealed these presents to be effective as of the date set forth above.

Signed, sealed and delivered
in the presence of:

Grantor:

LL HART DEVELOPMENT, LLC,
a Florida limited liability company

By: PRIVCAP MANAGER, LLC,
a Florida limited liability company

Its: Manager

By: [Signature]

Daniel Cohen
Its: Manager

Witnesses:

[Signature]
(Signature)

Print name: Quinan Guimara

[Signature]
(Signature)

Print name: Tracie Terrell

STATE OF FLORIDA)

SS:

COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 21 day of August 2019, by DANIEL COHEN, as Manager of Privcap Manager, LLC, a Florida limited liability company, which is manager of LL HART DEVELOPMENT, LLC, a Florida limited liability company, who is known to me or who has produced _____ as identification.



[Signature]
Notary Public, State of Florida At Large
Commission No. GG312420
My Commission Expires: 3/17/23

EXHIBIT "A"
THE PROPERTY

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

Exhibit 4
 PROJECT NUMBER 34 of 36 33-18

CLIENT :
 JJW CONSTRUCTION

LAND DESCRIPTION AND SKETCH

LAND DESCRIPTION:

A PORTION OF PARCEL "A", "GRIFFIN CENTRE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 183, PAGE 197 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID PARCEL "A";

THENCE NORTH 88°09'28" EAST, A DISTANCE OF 58.01 FEET;

THENCE NORTH 01°51'41" WEST, A DISTANCE OF 73.50 FEET;

THENCE NORTH 88°09'28" EAST, A DISTANCE OF 150.00 FEET;

THENCE SOUTH 01°51'41" EAST, A DISTANCE OF 31.31 FEET (THE LAST FOUR (4) DESCRIBED BEARINGS AND DISTANCES ARE ALONG THE BOUNDARY LINES OF SAID PARCEL "A");

THENCE NORTH 88°09'28" EAST, A DISTANCE OF 4.96 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 88°09'28" EAST, A DISTANCE OF 28.52 FEET;

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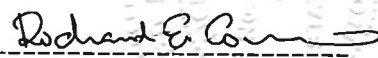
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SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA; CONTAINING 962 SQUARE FEET MORE OR LESS.

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 WEST LINE OF PARCEL "A" "GRIFFIN CENTRE", P.B. 183, PG. 197, B.C.R. SAID LINE BEARS N01°51'41"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 AUGUST, 2019. 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	08/08/19	----	AM	REC

LAND
 DESCRIPTION &
 SKETCH FOR
 LIFT STATION
 PARCEL

PROPERTY ADDRESS :
 U.S. HIGHWAY 441
 & GRIFFIN ROAD

SCALE: N/A

SHEET 1 OF 2

COUSINS SURVEYORS & ASSOCIATES, INC.

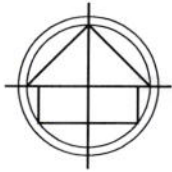


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Exhibit 4
 PROJECT NUMBER: 8833-18
 Page 35 of 38

CLIENT :
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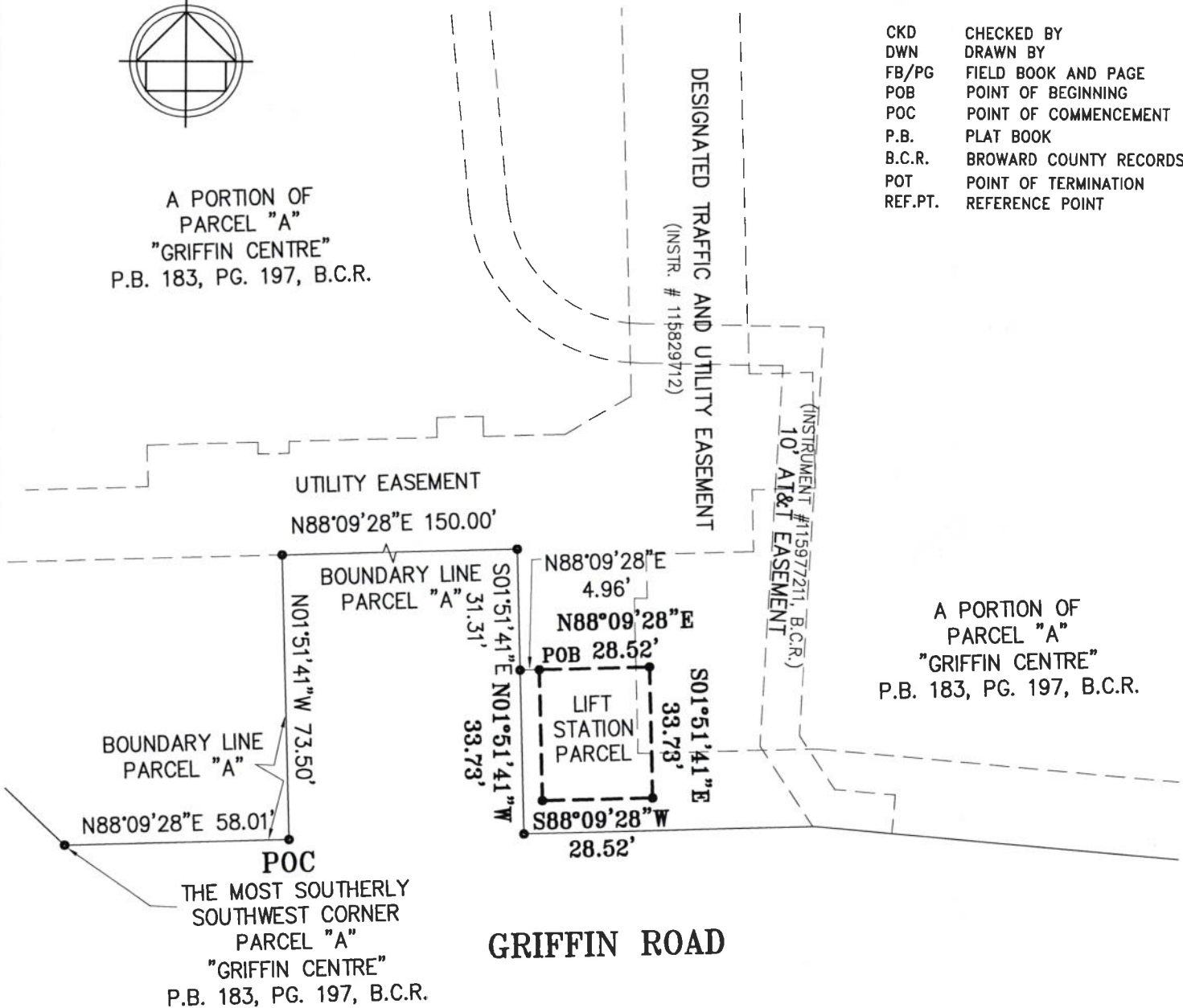
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A PORTION OF
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 P.B. 183, PG. 197, B.C.R.

LEGEND:

- CKD CHECKED BY
- DWN DRAWN BY
- FB/PG FIELD BOOK AND PAGE
- POB POINT OF BEGINNING
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- P.B. PLAT BOOK
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A PORTION OF
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 "GRIFFIN CENTRE"
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GRIFFIN ROAD

REVISIONS	DATE	FB/PG	DWN	CKD
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PROPERTY ADDRESS :
 U.S. HIGHWAY 441
 & GRIFFIN ROAD

SCALE: 1" = 40'

SHEET 2 OF 2



Graner Platzek & Allison, P.A.
ATTORNEYS AT LAW

DOUGLAS S. ALLISON, ESQUIRE
MEREDITH A. CHAIKEN, ESQUIRE
THOMAS U. GRANER, ESQUIRE
GAVIN C. MCLEAN, ESQUIRE
JASON S. PEREZ, ESQUIRE
STEVEN K. PLATZEK, ESQUIRE

OPINION OF TITLE

To: Broward County Board of County Commissioners

With the understanding that this Opinion of Title is furnished to Broward County Board of County Commissioners, as an inducement for the acceptance of a Warranty Deed and Utility Easement hereinafter described, it is hereby certified that the following report reflects a comprehensive search of the Public Records as provided by Old Republic National Title Insurance Company Certificate of Search under its File Number 18080173 LWW, affecting the below described property, and such other additional information as I may deem necessary to deliver this Opinion to the Board, covering the period from the beginning to November 7, 2019 at the hour of 8:00 a.m./p.m., inclusive, of the following described property:

Legal Description:

Warranty Deed:

Legal Description for Lift Station attached as Exhibit "A"

It is the opinion of the undersigned that on the last mentioned date, the fee simple title to the above-described real property was vested in:

Names of all Owner(s) of Record:

LL HART DEVELOPMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY

(By virtue of that certain Special Warranty Deed filed December 31, 2014, recorded in Official Records Book 51355, Page 1254, from RADC/CADC Venture 2010-2, LLC, a Delaware limited liability company, to LL Hart Development LLC, a Florida limited liability company.)

Subject to the following:

Mortgages of Record *(if none, state none):*

Mortgage Holder: Western Partners, LLC, a Delaware limited liability company

INSTRUMENT

RECORDING DATA

Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing given by LL Hart Development, LLC, a Florida limited liability company, to CERCO CAPITAL, INC., a Delaware corporation, dated July 31, 2018,

Recorded August 1, 2018

**Instrument No.:
115236133**

as assigned to Western Partners LLC, a Delaware limited liability Company, by virtue of an Assignment of Mortgage

Recorded May 23, 2019

**Instrument No.:
115823435**

I HEREBY CERTIFY that the foregoing report reflects a comprehensive search of the Public Records of Broward County, Florida, affecting the above described property. I further certify that I am an attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of the Florida Bar.

Respectfully submitted this 7th day of November, 2019.

Graner Platzek & Allison, P.A.

By: _____

Name: Steven K. Platzek, Esq.

Florida Bar Number: 0895741

Graner Platzek & Allison, P.A.
ATTORNEYS AT LAW

720 E. PALMETTO PARK ROAD, BOCA RATON, FLORIDA 33432
TELEPHONE (561) 750-2445 FACSIMILE (561) 750-2446 WWW.GRANERLAW.COM

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FOR THE FIRM, BY: _____

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

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SCALE: N/A

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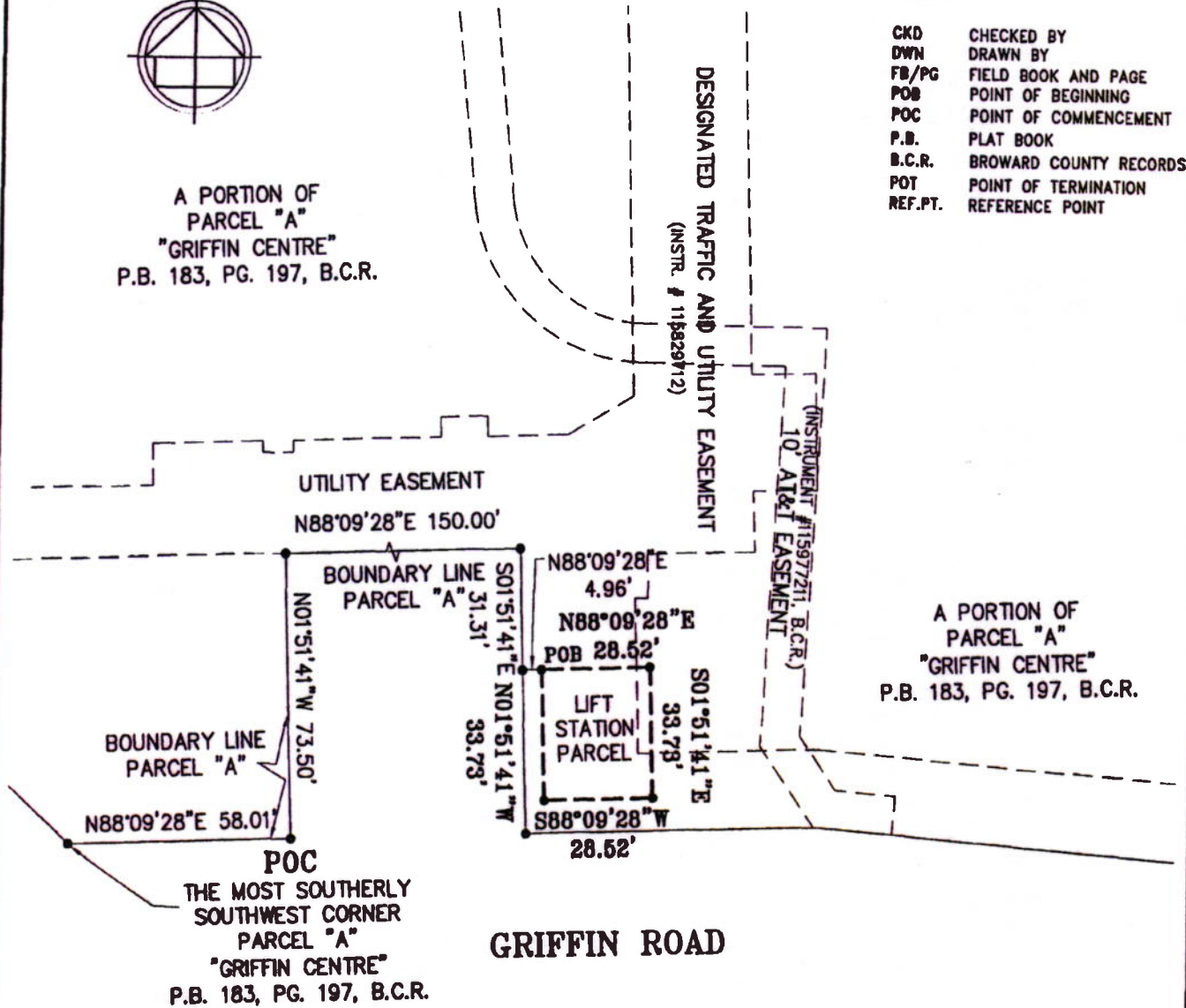
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