

Prepared by/Return To:
David Cohen, Esq.
200 West Forsyth St., Suite 1300
Jacksonville, FL 32202

Parcel Identification No. 4741 28 01 5290

**PARTIAL RELEASE OF MORTGAGE
KNOW ALL BY THESE PRESENTS:**

That EB-5 Charter School Florida III, LP, a Florida limited partnership, organized and existing under the laws of the State Florida, with its principal place of business in the City of Jupiter, County of Palm Beach, State of Florida, the holder and owner of, and the mortgagee in: (a) that certain Mortgage and Security Agreement made, executed and delivered to it Parkland School Property LLC, a Florida limited liability company, bearing date of 21st day of August, 2019, A.D., recorded in Instrument Number 116014644, Public Records of Broward County, Florida; (b) that certain Collateral Assignment of Rents and Leases recorded in Instrument Number 116014645, Public Records of Broward County, Florida; and, (c) that certain UCC Financing Statement Form recorded in Instrument Number 116014646, Public Records of Broward County, Florida (collectively, the "Mortgage"), does for and in consideration of the sum of One (\$1.00) Dollar and other valuable considerations, the receipt of which is hereby acknowledged, release, acquit, exonerate and discharge from the lien, operation, and effect of the said Mortgage the following described lands, embraced and described therein, to-wit: see attached Exhibit "A".

Provided, Always, Nevertheless, and it is expressly understood and agreed, that this instrument releases only the land specifically described hereinabove, and that nothing herein contained shall in any way affect, alter, impair, minimize or diminish the lien, operation or encumbrance of said Mortgage upon any of the other real properties described therein, or the remedies at law or in equity for recovering thereout, or against the said makers thereof, the full amount of all sums secured by said Mortgage.

In Witness Whereof, the EB-5 Charter School Florida III, LP, a Florida limited partnership, has caused its name to be hereunto signed and its seal affixed, by its proper officers thereunto duly authorized, on this 7th day of October, A.D. 2019.

[SIGNATURES BELOW]

Signed, sealed and delivered in our presence:

EB-5 Charter School Florida III, LP,
a Florida limited partnership
By: Greenaccess Florida III, LLC
a Florida limited liability company,
it's General Partner

Amalia Valenti

Witness Name: Amalia Valenti

Stephane Hardy
By: Stephane Hardy
Its: Manager

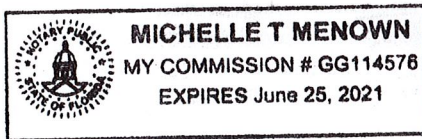
Michelle T Menown

Witness Name: Michelle T Menown

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me on this 7th day of October, 2019, by Stephane Hardy as Manager of Greenaccess Florida III, LLC, a Florida limited liability company, General Partner of EB-5 Charter School Florida III, LP, a Florida limited partnership, on behalf of the partnership, being personally known to me or having produced a Driver's license(s) as identification.

[Notary Seal]



Michelle T Menown
Notary Public

Printed Name: Michelle T. Menown

My Commission Expires: June 25, 2021

Exhibit "A"

DESCRIPTION:

A PORTION OF PARCEL C, DeBUYS PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 180, PAGES 147 THROUGH 167, INCLUSIVE, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING IN SECTION 28, TOWNSHIP 47 SOUTH, RANGE 41 EAST, CITY OF PARKLAND, BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 28; THENCE S.89°36'56"W. ALONG THE SOUTH BOUNDARY OF SAID SECTION 28, A DISTANCE OF 93.01 FEET TO A POINT ON THE WEST LINE OF THE PARCEL DESCRIBED ON WARRANTY DEED RECORDED ON INSTRUMENT 113082138 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND THE **POINT OF BEGINNING**; THENCE N.44°11'24"E., A DISTANCE OF 16.84 FEET; THENCE S.89°36'57"W., A DISTANCE OF 370.83 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL C; THENCE ALONG SAID SOUTH LINE OF SAID PARCEL C FOR THE FOLLOWING TWO (2) COURSES; 1) S.83°32'30"E., A DISTANCE OF 100.72 FEET; 2) N.89°36'56"E., A DISTANCE OF 259.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 3,779 SQUARE FEET MORE OR LESS.

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF SECTION 28, TOWNSHIP 47 SOUTH, RANGE 41 EAST, BROWARD COUNTY HAVING A BEARING OF S.89°36'56"W.
2. DIMENSIONS SHOWN HEREON ARE PLATTED, AS SHOWN IN THE DeBUYS PLAT, AS RECORDED IN PLAT BOOK 180, PAGE 147, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LEGEND

- P.B. ----- Plat Book
- PG. ----- Page
- O.R.B. ----- Official Records Book
- P.O.B. ----- Point of Beginning
- P.O.C. ----- Point of Commencement
- B.C.R. ----- Broward County Public Records
- INSTR. ----- Instrument

PARKLAND SCHOOL / Right-of-Way Parcel 1 SKETCH AND DESCRIPTION



REVISIONS			
No.	Date	Description	Dwn.
1	10/03/19	Revise Description	LJO

Prepared For: **PARKLAND SCHOOLPROPERTY, LLC**

Last Date of SKETCH: 08/06/19

SURVEYOR'S CERTIFICATE
This certifies that a Sketch and Description of the hereon described property was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Luis J. Ortiz
Luis J. Ortiz
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. **LS7006**

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

GeoPoint
Surveying, Inc.

41 52 W. Blue Heron Blvd.
Suite 105
Riviera Beach, FL 33404

Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business Number LB 7768

Drawn: LJO	Date: 08/06/19	Data File: S&D PKLD-SCH
Check: GAR	P.C.:	Field Book:
Section: 28 Twn. 47 S. Rng. 41 E.		Job #: PARKLAND-SCH

DWG NAME: W:\PARKLAND CHARTER SCHOOL\SURVEY\SKETCH AND DESCRIPTION\PARKLAND_CHARTER_SKETCH AND DESCRIPTION(R-O-WY)_08-06-19-REV1.DWG · PLOTTED BY: LUIS ORTIZ · ON: 10/03/2019 1:23 PM · LAST SAVED BY: LUISO · ON: 10/3/2019



PARCEL C
DeBUYS PLAT
(P.B. 180, PG. 147)

NORTH UNIVERSITY DR.
(P.B. 180, PG. 147)

6' STRIP DEED TO CITY
(INSTR. 113082138 B.C.R.)

SOUTH LINE OF PARCEL C

S89°36'57"W 370.83'

N89°36'56"E 259.00'

S83°32'30"E
100.72'

BEARING BASIS
SOUTH LINE OF SECTION 28,
TOWNSHIP 47 SOUTH,
RANGE 41 EAST
(S89°36'56"W)
(P.B. 180, PG. 147)

P.O.B.

N44°11'24"E
16.84'

S89°36'56"W
93.01'

WEST HILLSBORO BLVD
(120' RIGHT-OF-WAY)
(O.R.B. 34527, PG. 820 B.C.R.)
(P.B. 172, PG. 83)

P.O.C.
SOUTHEAST CORNER
OF SECTION 28,
TOWNSHIP 47 SOUTH,
RANGE 41 EAST

28 27
33 34

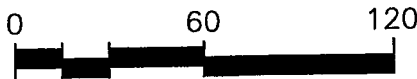
PARKLAND SCHOOL / Right-of-Way Parcel 1
SKETCH AND DESCRIPTION

REVISIONS

Prepared For: PARKLAND SCHOOLPROPERTY, LLC

Last Date of SKETCH: 08/06/19

No.	Date	Description	Dwn.
1	10/03/19	Revise Description	LJO



SCALE: 1" = 60'

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