

Return to:  
Broward County Water and  
Wastewater Services Engineering Division  
2555 West Copans Road  
Pompano Beach, Florida 33069

Prepared by:  
Margarita Jaramillo, Land Development Coordinator  
Broward County Water and Wastewater Services  
2555 West Copans Road  
Pompano Beach, Florida 33068  
and Approved as to form by:  
Claudia Capdesuner  
Assistant County Attorney

Folio Number: 494230360012

WSS Project No.: 105210

### **EASEMENT**

This Easement, is made this 5<sup>th</sup> day of May, 2021 (“Effective Date”), by BV APARTMENTS, LLLP, a Florida limited liability partnership (“Grantor”) whose address is 150 SE 2<sup>nd</sup> Ave, Suite 800, Miami, FL 33131, in favor of Broward County, a political subdivision of the State of Florida (“Grantee”), whose address is Governmental Center, 115 South Andrews Avenue, Fort Lauderdale, Florida 33301. Grantor and Grantee are hereinafter referred to collectively as the “Parties,” and individually referred to as a “Party.”

(Wherever used herein the terms, “Grantor” and “Grantee” shall include 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 following property located in Broward County, Florida (the “Property”):

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

- B. Grantee desires a nonexclusive and perpetual easement over, across, under, and through the Easement Area, as defined in Section 2, for water mains, wastewater force mains, reclaimed water mains, and/or for any other water and wastewater installations which may be required for the purpose of providing water supply service for domestic or other use and for the collection of domestic or other kinds of wastewater to and from properties, inclusive of the Property, which may or may not abut and being contiguous to the easement (“Easement”).
- C. Grantor is willing to grant the Easement to Grantee under the terms herein.

NOW, THEREFORE, for and in consideration of the mutual terms and conditions contained herein, and the sum of one dollar (\$1.00), and other good and valuable consideration, the sufficiency of which are hereby acknowledged, Grantor hereby declares as follows:

1. The recitals set forth above are true and accurate, and fully incorporated by reference herein.
2. Grantor hereby grants unto Grantee, its licensees, agents, and independent contractors, the Easement together with any incidental or necessary appurtenances thereto ("Easement Area"), which Easement Area is further described in **Exhibit A** attached hereto and made a part hereof.
3. Grantor agrees that no obstructions that would interfere with the maintenance or improvement of Grantee's facilities may be placed in the Easement Area without Grantee's prior consent.
4. Grantee shall, at its sole cost and expense, restore the surface of the Easement Area to the same condition which existed prior to the commencement of Grantee's access, maintenance, or repair to the Easement Area.
5. Grantor retains the right to engage in any activities on, over, under, across, or through the Easement Area and shall, for its own purpose, utilize the Property in any manner that does not unreasonably interfere with the Easement.
6. This Easement may be amended, altered, or modified only by written agreement between the Parties, or their heirs, assigns, or successors-in-interest, which shall be recorded in the Official Records of Broward County, Florida.
7. This Easement shall run with the land and shall be binding upon and inure to the benefit of the Parties hereto and their respective heirs, executors, administrators, successors, and assigns.
8. This Easement shall be interpreted and construed in accordance with and governed by the laws of the State of Florida. The Parties agree and accept that jurisdiction of any controversies or legal problems arising out of this Easement, and any action involving the enforcement or interpretation of any rights hereunder, shall be exclusively in the state courts of the Seventeenth Judicial Circuit in Broward County, Florida, and venue for litigation arising out of this Easement shall be exclusively in such state courts, forsaking any other jurisdiction which either Party may claim by virtue of residency or other jurisdictional device.
9. Grantee, at its own expense, shall record this fully executed Easement in its entirety in the Official Records of Broward County, Florida.

[The remainder of this page is intentionally left blank]

**IN WITNESS WHEREOF**, the undersigned has signed and sealed this Instrument on the respective date under its signature and certifies that he/she has the authority to execute this Instrument.

**GRANTOR**

Witness #1:

[Signature]  
Signature

Samuel Soares da Silva Neto  
Print Name of Witness

BV Apartments, LLLP , a

Florida limited liability partnership

Witness #2

[Signature]  
Signature

JAMES RAFFETY  
Print Name of Witness

By [Signature]  
Signature

Nelson Stabile  
Print Name

MANAGER  
Title

05 day of May, 2021

**ACKNOWLEDGMENT**

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, this 05th day of May, 2021, by Nelson Stabile the Manager, on behalf of BV APARTMENTS, LLLP, a Florida Limited Liability Partnership  who is personally known to me or  who has produced \_\_\_\_\_ as identification.

Notary Public:

[Signature]  
Signature: Michelle Ferreira  
Print Name:  
(Notary Seal)

State of Florida  
My Commission Expires: May 20, 2023  
Commission Number: GG336603

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

By: Christina A. Blythe  
Digitally signed by Christina A. Blythe  
Date: 2021.05.21 13:04:55 -04'00'  
Christina A. Blythe  
Assistant County Attorney

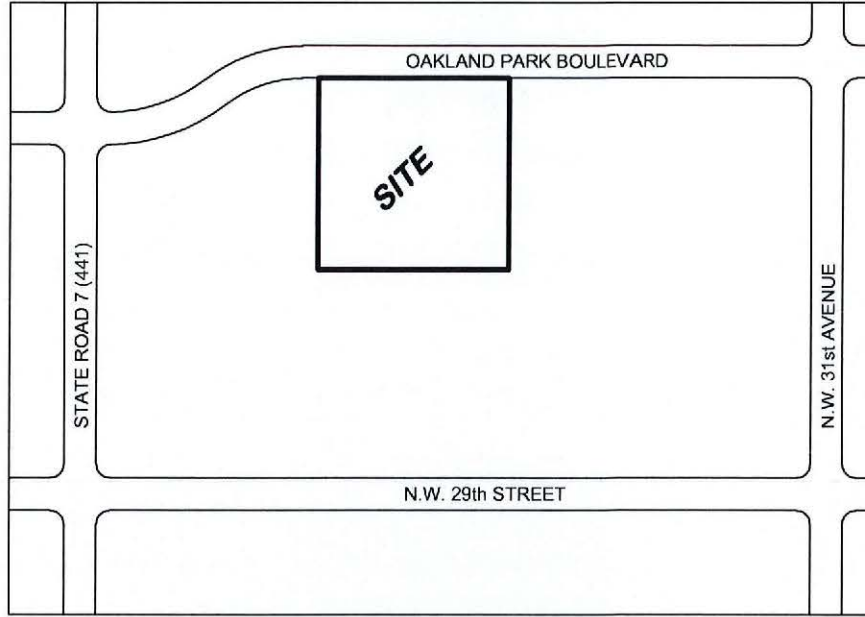


**EXHIBIT A**  
**EASEMENT**



Exhibit 3  
Page 5 of 23

# SKETCH AND DESCRIPTION UTILITY EASEMENTS TO BE DEDICATED



**SITE LOCATION SKETCH**  
(NOT TO SCALE)

**NOTES:**

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING AND ARE REFERENCED TO THE SOUTH BOUNDARY OF PARCEL II, EDC ASSOCIATES PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 143, PAGE 14, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, WHICH BEARS NORTH 89°46'15" EAST.

THIS SKETCH AND DESCRIPTION CONSISTS OF 5 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

**CERTIFICATE:**

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY, CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5J-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

**LEGEND**

- B.C.R. BROWARD COUNTY RECORDS
- O.R.B OFFICAL RECORD BOOK
- P.B. PLAT BOOK
- PG. PAGE

CRAVEN THOMPSON & ASSOCIATES, INC.  
 LICENSED BUSINESS NUMBER #271  
 No. 5799  
 APR 2 2021  
 RAYMOND YOUNG - FOR STATE FIRM  
 PROFESSIONAL SURVEYOR AND MAPPER NO. 5799  
 STATE OF FLORIDA

THIS SKETCH AND DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR A UNIQUE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNDER CHAPTER RULES 5J-17.061 & 5J-17.062 FLORIDA ADMINISTRATIVE CODE.

R:\SURVEY\2005\050029\_BELLA VISTA\_UE VACATION S&D\DRAWINGS\05-0029-SD\_UE DEDICATION

THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.

The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for right-of-way and/or easements of record.

UPDATES and/or REVISIONS	DATE	BY	CK'D
1. REVISE PER COUNTY COMMENTS	03/19/21	RY	MB

**CRAVEN • THOMPSON & ASSOCIATES, INC.**  
 ENGINEERS • PLANNERS • SURVEYOR'S  
 3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-8409 TEL.: (954) 739-8400  
 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271  
 MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2021

JOB NO.: 05-0029-007-01	SHEET 1 OF 5 SHEETS
DRAWN BY: RY	F.B. N/A PG. N/A
CHECKED BY: NM	DATED: 06/18/20

# UTILITY EASEMENTS TO BE DEDICATED

**LEGAL DESCRIPTION:**

A PORTION OF PARCEL I AND PORTIONS OF PARCEL II, EDC ASSOCIATES PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 143, PAGE 14, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHERNMOST, NORTHWEST CORNER OF SAID PARCEL I; THENCE SOUTH 44°33'03" WEST, A DISTANCE OF 49.88 FEET; THENCE SOUTH 00°53'54" EAST, A DISTANCE OF 283.04 FEET, THE LAST TWO (2) DESCRIBED COURSES LYING ALONG THE WEST BOUNDARY OF SAID PARCEL I; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 33.91 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 34.70 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 13.00 FEET TO THE POINT OF BEGINNING #1, THE LAST FOUR (4) DESCRIBED COURSES LYING ALONG THE BOUNDARY OF THAT CERTAIN UTILITY EASEMENT AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 45042, PAGE 618 OF SAID PUBLIC RECORDS; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 5.23 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 15.00 FEET TO A POINT HEREINAFTER KNOWN AS REFERENCE POINT #1, SAID POINT LYING ALONG SAID EASEMENT BOUNDARY; THENCE NORTH 90°00'00" WEST ALONG SAID EASEMENT BOUNDARY, A DISTANCE OF 5.23 FEET; THENCE NORTH 00°00'00" EAST ALONG SAID EASEMENT BOUNDARY, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING #1.

TOGETHER WITH:

COMMENCE AT SAID REFERENCE POINT #1; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 22.21 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 10.74 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 215.61 FEET, THE LAST THREE (3) DESCRIBED COURSES LYING ALONG THE BOUNDARY OF SAID EASEMENT; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 43.52 FEET TO THE POINT OF BEGINNING #2, SAID POINT BEING THE NORTHEAST CORNER OF THAT CERTAIN VACATED EASEMENT PARCEL AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS INSTRUMENT #116767014, OF SAID PUBLIC RECORDS; THENCE SOUTH 00°00'00" WEST ALONG THE EAST BOUNDARY OF SAID VACATED EASEMENT PARCEL, A DISTANCE OF 30.92 FEET TO A POINT HEREINAFTER KNOWN AS REFERENCE POINT #2; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 5.07 FEET; THENCE NORTH 00°00'00" EAST ALONG THE WEST BOUNDARY OF SAID VACATED EASEMENT PARCEL, A DISTANCE OF 30.92 FEET TO THE NORTHWEST CORNER OF SAID VACATED EASEMENT PARCEL; THENCE NORTH 90°00'00" EAST ALONG THE NORTH BOUNDARY OF SAID VACATED EASEMENT PARCEL, A DISTANCE OF 5.07 FEET TO THE POINT OF BEGINNING #2.

TOGETHER WITH:

COMMENCE AT SAID REFERENCE POINT #2; THENCE SOUTH 00°00'00" EAST ALONG THE BOUNDARY OF SAID VACATED EASEMENT PARCEL, A DISTANCE OF 148.58 FEET; THENCE NORTH 00°00'00" WEST, A DISTANCE OF 24.83 FEET TO THE POINT OF BEGINNING #3; THENCE SOUTH 00°00'00" EAST ALONG SAID EASEMENT BOUNDARY, A DISTANCE OF 288.75 FEET; THENCE NORTH 90°00'00" EAST ALONG SAID EASEMENT BOUNDARY, A DISTANCE OF 5.22 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 288.75 FEET; THENCE NORTH 90°00'00" EAST ALONG SAID EASEMENT BOUNDARY, A DISTANCE OF 5.22 FEET TO THE POINT OF BEGINNING #3.

TOGETHER WITH:

COMMENCE AT THE SOUTHWEST CORNER OF SAID PARCEL II; THENCE NORTH 89°46'15" EAST ALONG THE SOUTH BOUNDARY OF SAID PARCEL II, A DISTANCE OF 648.69 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 193.37 FEET TO THE POINT OF BEGINNING #4, SAID POINT LYING ON A CORNER OF THAT CERTAIN UTILITY EASEMENT AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 46105, PAGE 1696 OF SAID PUBLIC RECORDS, SAID POINT BEING DELINEATED AS P.O.B. NO. 6 ON SAID DOCUMENT; THENCE NORTH 00°00'00" EAST ALONG A BOUNDARY OF SAID EASEMENT, A DISTANCE OF 290.05 FEET; THENCE NORTH 90°00'00" EAST ALONG SAID EASEMENT BOUNDARY, A DISTANCE OF 6.87 FEET TO A POINT HEREINAFTER KNOWN AS REFERENCE POINT #3; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 290.05 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 6.87 FEET TO THE POINT OF BEGINNING #4.

TOGETHER WITH:

COMMENCE AT SAID REFERENCE POINT #3; THENCE NORTH 02°38'51" EAST, A DISTANCE OF 54.77 FEET TO THE POINT OF BEGINNING #5, SAID POINT LYING ON A CORNER OF THAT CERTAIN UTILITY EASEMENT AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 46105, PAGE 1696 OF SAID PUBLIC RECORDS; THENCE NORTH 00°00'00" EAST ALONG SAID EASEMENT BOUNDARY, A DISTANCE OF 69.42 FEET TO A POINT HEREINAFTER KNOWN AS REFERENCE POINT #4; THENCE NORTH 90°00'00" EAST ALONG SAID EASEMENT BOUNDARY, A DISTANCE OF 2.50 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 69.42 FEET; THENCE NORTH 90°00'00" WEST ALONG SAID EASEMENT BOUNDARY, A DISTANCE OF 2.50 FEET TO THE POINT OF BEGINNING #5.

TOGETHER WITH:

COMMENCE AT SAID REFERENCE POINT #4; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 27.51 FEET TO A POINT ON THE BOUNDARY OF THAT CERTAIN VACATED EASEMENT PARCEL AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS INSTRUMENT #116767014 OF SAID PUBLIC RECORDS; THENCE NORTH 00°00'00" WEST ALONG SAID VACATED EASEMENT BOUNDARY, A DISTANCE OF 22.30 FEET TO THE POINT OF BEGINNING #6; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 4.48 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 17.38 FEET, THENCE SOUTH 38°18'49" EAST ALONG THE NORTH BOUNDARY OF SAID VACATED EASEMENT, A DISTANCE OF 7.23 FEET; THENCE SOUTH 00°00'00" EAST ALONG SAID VACATED EASEMENT BOUNDARY, A DISTANCE OF 11.71 FEET TO THE POINT OF BEGINNING #6, THE LAST THREE (3) DESCRIBED COURSES LYING ALONG SAID VACATED EASEMENT BOUNDARY.

SAID LANDS LYING IN THE CITY OF LAUDERDALE LAKES, BROWARD COUNTY, FLORIDA AND CONTAINING 3,975 SQUARE FEET OR

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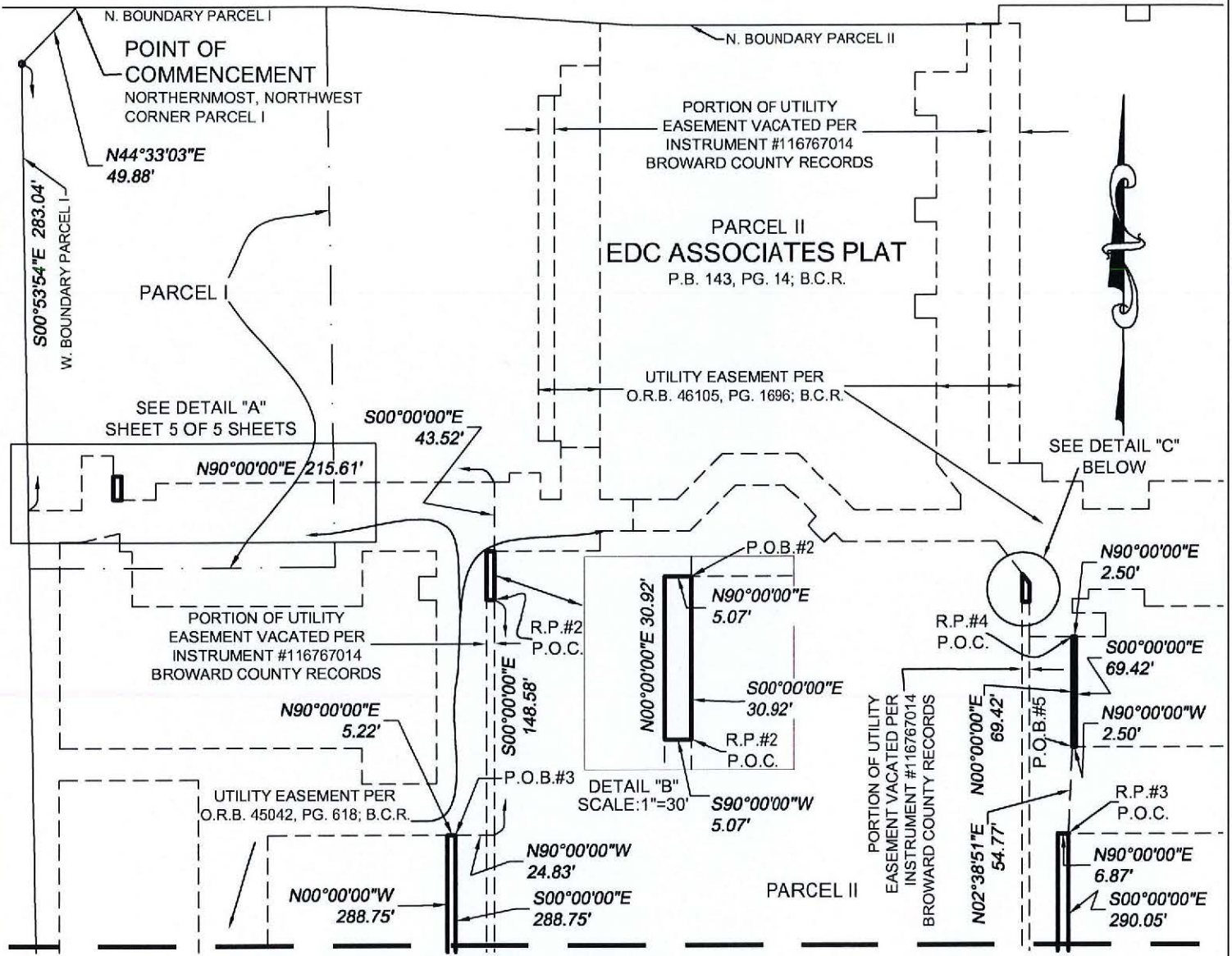
	<b>CRAVEN • THOMPSON &amp; ASSOCIATES, INC.</b>	JOB NO.: 05-0029-007-01	SHEET 2 OF 5 SHEETS	
	ENGINEERS • PLANNERS • SURVEYOR'S 3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271	DRAWN BY: RY	F.B. N/A	PG. N/A
	MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2021	CHECKED BY: NM	DATED: 06/18/20	

APR 28 2021

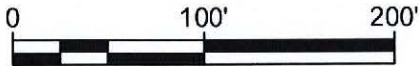


# UTILITY EASEMENTS TO BE DEDICATED

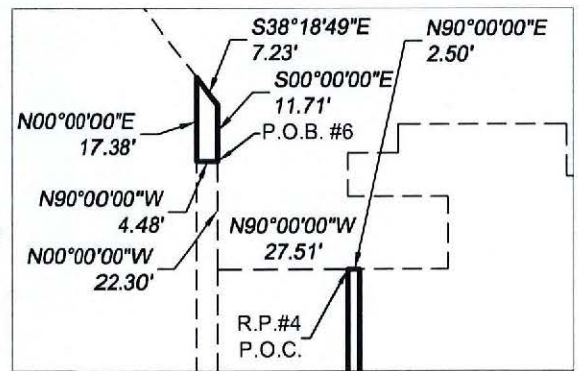
## OAKLAND PARK BOULEVARD (RIGHT OF WAY VARIES)



MATCHLINE (SEE SHEET 4 OF 5 SHEETS)



APR 28 2021



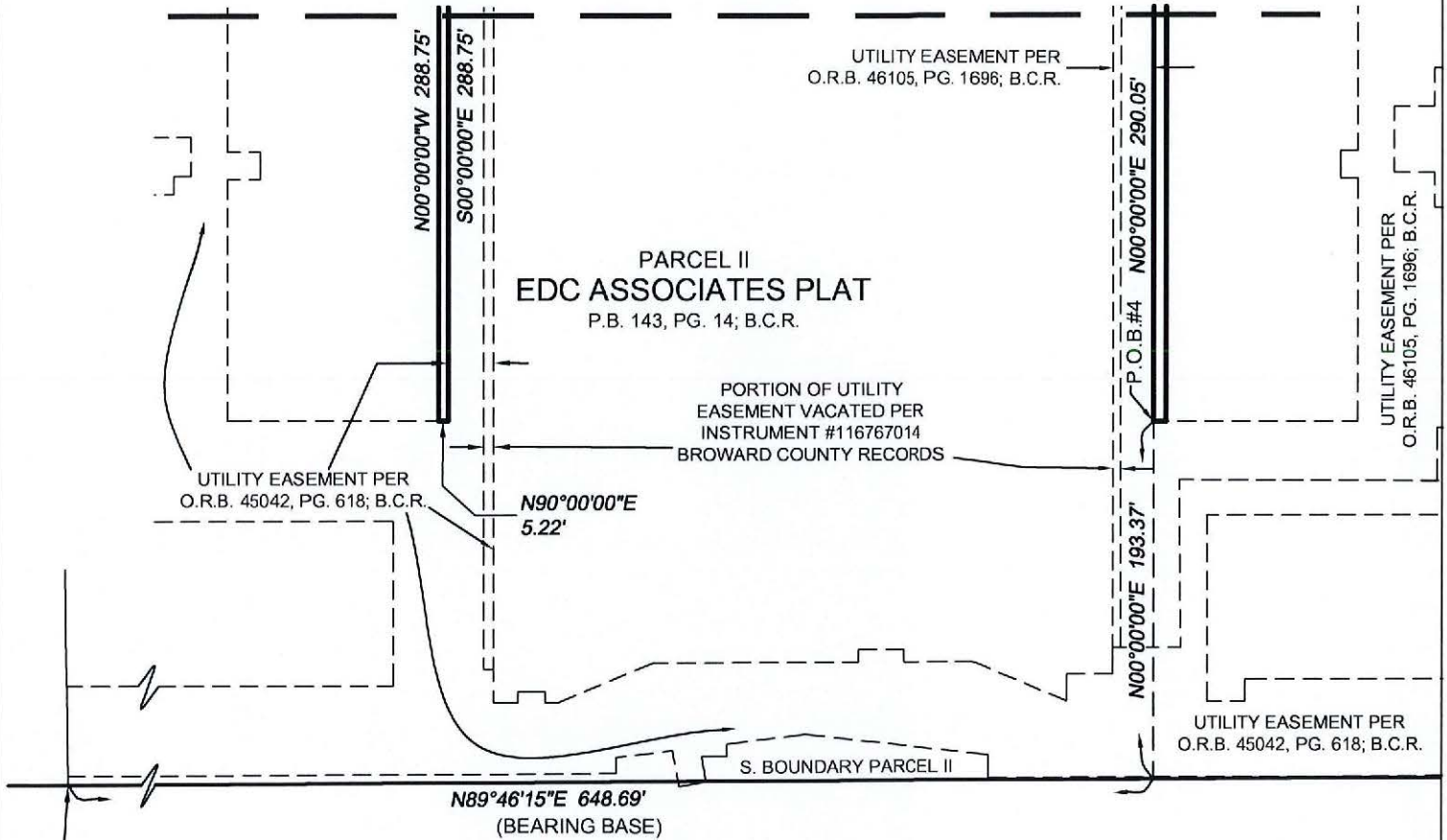
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JOB NO.: 05-0029-007-01	SHEET 3 OF 5 SHEETS
DRAWN BY: RY	F.B. N/A PG. N/A
CHECKED BY: NM	DATED: 06/18/20

# UTILITY EASEMENTS TO BE DEDICATED

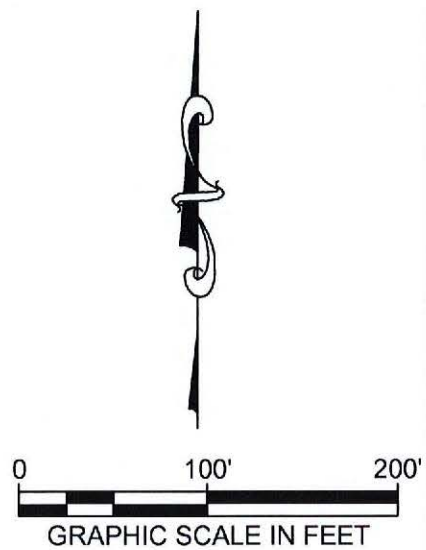
**MATCHLINE (SEE SHEET 3 OF 5 SHEETS)**



**P.O.C.**  
S.W. CORNER PARCEL II  
P.B. 143, PG. 14; B.C.R.

**PARCEL A**  
**UNITED HOMES AT BELLA VISTA**  
P.B. 175, PG. 198; B.C.R.

APR 28 2021

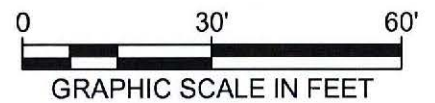
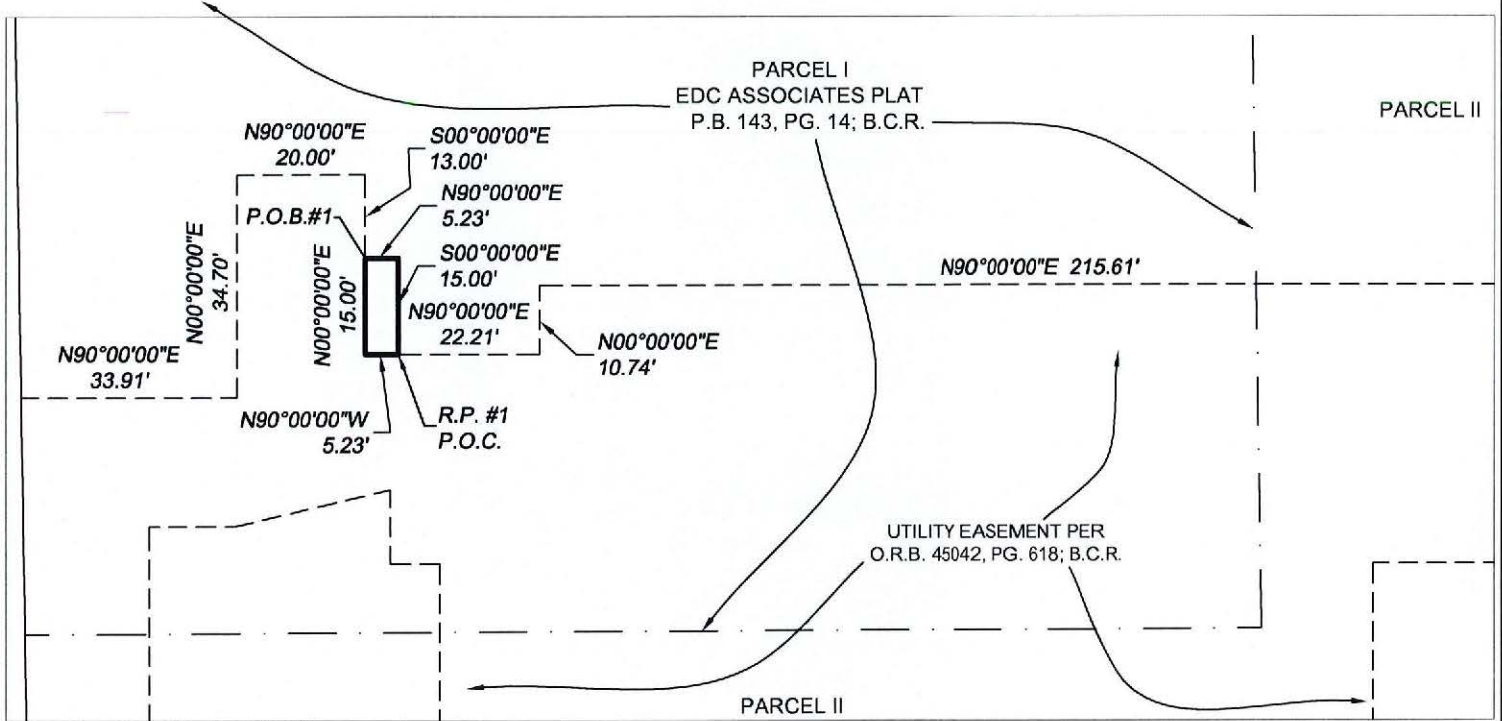


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	DRAWN BY: RY	F.B. N/A PG. N/A
	CHECKED BY: NM	DATED: 06/18/20

# UTILITY EASEMENTS TO BE DEDICATED

**DETAIL "A"**  
SCALE: 1"=30'



APR 28 2021

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ENGINEERS • PLANNERS • SURVEYOR'S  
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JOB NO.: 05-0029-007-01	SHEET 5 OF 5 SHEETS
DRAWN BY: RY	F.B. N/A PG. A/A
CHECKED BY: TCS	DATED: 01/03/19



**OPINION OF TITLE**

Broward County Land Development Code - Section 5-189(c)(3)  
Florida Statutes Chapter 177

**To: Broward County Water and Wastewater Services – Water and Wastewater Engineering Division**

With the understanding that this Opinion of Title is furnished to Broward County Board of County Commissioners, as inducement for the release of the Bella Vista Apartments property from the Broward County Water and Wastewater Engineering Division covering the real property, hereinafter described. It is hereby certified that the following report reflects a comprehensive search of the Public Records affecting the above described property covering the period from the beginning of time to April 23<sup>rd</sup>, 2021 at the hour of 8:00 A.M. inclusive, of the following described property; and I recognize that the County is relying upon this opinion with regard to the vacation of an easement:

**Legal Description:**

SEE EXHIBIT "A" ATTACHED HERETO.

I am of the opinion that on the last mentioned dated, the fee simple title to the above-described real property was vested in:

**Names of all Owner(s) of Record:**

**BV APARTMENTS, LLLP, a Florida limited liability limited partnership, by virtue of that certain Corrective Special Warranty Deed dated March 4, 2019 and recorded March 4, 2019 under Instrument Number 115651820, of the Public Records of Broward County, Florida.**

**Subject to the following:**

---

**Mortgage(s) of Record:**

Mortgage, Assignment of Rents, Security Agreement and Fixture Filing executed by BV Apartments LLLP in favor of Synovus Bank, dated as of May 29, 2019 and recorded May 30, 2019 under Instrument #115837313, securing the original principal amount of \$34,000,000.00.

**General Exceptions:**

1. Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable.



**Special Exceptions:**

2. Assignment of Leases and Rents executed by BV Apartments LLLP in favor of Synovus Bank recorded May 30, 2019 under Instrument #115837345.
3. UCC-1 Financing Statement showing BV Apartments LLLP, as debtor and Synovus Bank, as secured party recorded May 30, 2019 under Instrument #115837315.
4. Notice of Commencement recorded May 30, 2019 under Instrument #115837316.
5. Dedications and easements shown on the Plat of EDC ASSOCIATES PLAT, as recorded in Plat Book 143, Page 14, as affected by that Agreement Relating to Nonvehicular Access Lines recorded December 28, 1998 in Official Records Book 29104, Page 1638; Agreement for Amendment of Notation on Plat recorded February 22, 2006, in Book 41507, Page 682; Resolution No. 06-87 as recorded July 28, 2006, in Book 42483, Page 1225; Amendment to Nonvehicular Access Lines recorded March 16, 2007, in Book 43755, Page 681; Resolution 2007-728 recorded November 9, 2007, in Book 44805, Page 1897, and Agreement for Amendment of Notation on Plat recorded August 7, 2018 under Instrument No. 115248369.
6. Terms and conditions contained in Developer's Agreement by and between Lauderdale Lakes Country Club, Inc., a Florida corporation, and Lauderdale Utilities, Inc., a Florida corporation, recorded April 17, 1961, in Book 2159, Page 468; and Developer's Agreement recorded March 6, 1967, in Book 3384, Page 949; as affected by Bill of Sale recorded December 29, 1965, in Book 3142, Page 124.
7. Terms and conditions of Easement Agreement by and between Consolidated Land Group, Inc., a Virginia corporation, and Market Place Associates, a Florida partnership, recorded November 26, 1984, in Book 12151, Page 222; together with and as affected by the dedications shown on the Plat of N.W. 36th Terrace Roadway Plat, recorded in Plat Book 123, Page 34.
8. Easement in favor of Florida Power & Light Company recorded September 13, 1985, in Book 12821, Page 844; as partially released by instrument recorded in Book 42320, Page 1598.
9. Terms and conditions of that Utility Agreement by and between Market Place Associates, a Florida general partnership, Consolidated Land Group, Inc., a Virginia corporation, and LAK, Inc., a Florida corporation, recorded December 19, 1985, in Book 13052, Page 463.
10. Terms and conditions of Declaration of Easements and Restrictive Covenants Affecting Land recorded August 19, 1998, in Book 28762, Page 220.
11. Terms and conditions of that Development Agreement, as amended, as evidenced by Memorandum of Development Agreement by and between United Homes International, Inc., and Lauderdale Lakes Community Redevelopment Agency, recorded January 27, 2006, in Book 41352, Page 990.
12. Terms and conditions, together with easements, contained in that Easement Agreement by and between United Homes at Lauderdale Lakes, Inc., and the City of Lauderdale Lakes, recorded December 18, 2006, in Book 43285, Page 769.

13. Covenants, conditions, restrictions and other terms and provisions of that of Declaration of Restrictive Covenants for Private Paved Roadways and Access recorded March 16, 2007, in Book 43755, Page 698.
14. Covenants, conditions and restrictions contained in that Master Deed Restrictions recorded July 16, 2007, in Book 44333, Page 1394.
15. Terms, provisions, restrictive covenants, conditions, reservations, rights, duties, easements and provisions for a private charge or assessments, and provides for the prior approval of a future purchaser or occupant, contained in that Declaration for Bella Vista, recorded July 16, 2007, in Book 44333, Page 1495, and Amendment to Declaration recorded May 26, 2107 in Instrument No. 114408679, and as affected by Partial Assignment of Developer's Rights without Assumption of Liability in favor of BV Apartments, LLLP, recorded June 29, 2018 under Instrument No. 115173722, and Corrective Partial Assignment of Developer's Rights without Assumption of Liability (to correct legal description) in favor of BV Apartments, LLLP, recorded October 17, 2018 under Instrument No. 115392006, and Corrective Partial Assignment of Developer's Rights without Assumption of Liability (to correct legal description) recorded March 4, 2019 under Instrument No. 115651821.
16. Terms and conditions contained in Educational Mitigation Agreement by and between Broward County, City of Lauderdale Lakes, and The School Board of Broward County, recorded December 20, 2007, in Book 44928, Page 592.
17. Easement for water and sewer utility purposes in favor of Broward County recorded January 29, 2008, in Book 45042, Page 618.
18. Terms and conditions of that Operating Agreement for Surface Water Drainage System by and between The Lauderdale Lakes Community Redevelopment Agency, the Bella Vista Master Association, Inc., a Florida not for profit corporation, and United Homes of Lauderdale Lakes, Inc., a Florida corporation, as recorded April 4, 2008, in Book 45248, Page 410.
19. Easement in favor of Broward County recorded April 3, 2009, in Book 46105, Page 1696.
20. Terms, conditions and easements contained in that Parking Lot Easement Agreement by and between Lauderdale Lakes Community Redevelopment Agency, and United Homes at Lauderdale Lakes, Inc., recorded January 17, 2012, in Book 48451, Page 52.
21. Terms, conditions and easements contained in that Temporary Parking Lot Easement Agreement by and between Broward County and United Homes at Lauderdale Lakes, Inc., recorded January 17, 2012, in Book 48451, Page 74.
22. Terms, conditions and easements contained in that Access Agreement by and between United Homes at Lauderdale Lakes, Inc., and Broward County, recorded January 17, 2012, in Book 48451, Page 86.
23. Terms, provisions and easements contained in that Declaration for Bella Vista Villa Townhomes, recorded July 16, 2007, in Official Records Book 44333, Page 1651. (As to Parcel 2 only)
24. Terms, provisions and easements contained in that Declaration for Bella Vista Townhomes, recorded July 16, 2007 in Book 44333, Page 1760. (As to Parcel 3 only)

25. Recorded Notice of Environmental Resource Permit recorded June 12, 2019 under Instrument No. 115866169.
26. Agreement for Amendment of Notation on Plat recorded July 1, 2019 under Instrument No. 115904194.
27. Notice of Commencement recorded July 17, 2019 under Instrument No. 115935788.
28. Notice of Commencement recorded July 23, 2019 under Instrument No. 115944503.
29. Notice of Commencement recorded July 23, 2019 under Instrument No. 115944504.
30. Notice of Commencement recorded July 23, 2019 under Instrument No. 115944505.
31. Notice of Commencement recorded July 23, 2019 under Instrument No. 115944506.
32. Notice of Commencement recorded July 23, 2019 under Instrument No. 115944507.
33. Notice of Commencement recorded July 23, 2019 under Instrument No. 115944508.
34. Notice of Commencement recorded July 23, 2019 under Instrument No. 115944509.
35. Notice of Commencement recorded July 23, 2019 under Instrument No. 115944510.
36. Notice of Commencement recorded July 23, 2019 under Instrument No. 115944511.
37. Underground Easement (Business) recorded July 25, 2019 under Instrument No. 115951630.
38. Notice of Commencement recorded November 19, 2019 under Instrument No. 116185511.
39. Easement (Business) recorded March 17, 2020 under Instrument No. 116416572.
40. Easement (Business) recorded March 17, 2020 under Instrument No. 116416573.
41. Easement (Business) recorded March 17, 2020 under Instrument No. 116416574.
42. Easement (Business) recorded March 17, 2020 under Instrument No. 116416575.
43. Easement (Business) recorded March 17, 2020 under Instrument No. 116416576.
44. Easement (Business) recorded March 17, 2020 under Instrument No. 116416577.
45. Easement (Business) recorded March 17, 2020 under Instrument No. 116416578.
46. Easement (Business) recorded March 17, 2020 under Instrument No. 116416579.
47. Grant of Telecommunications Easement recorded June 25, 2020 under Instrument No. 116575176.
48. Resolution No. 2020-326 recorded September 30, 2020 under Instrument No. 116767013.

- 49. Resolution No. 2020-392 recorded September 30, 2020 under Instrument No. 116767014.
- 50. Resolution No. 2020-326 recorded September 30, 2020 under Instrument No. 116767016.
- 51. Notice of Commencement recorded November 23, 2020 under Instrument No. 116882858.

NOTE: All recording references in this opinion shall refer to the public records of **Broward County**, Florida, unless otherwise noted.

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.

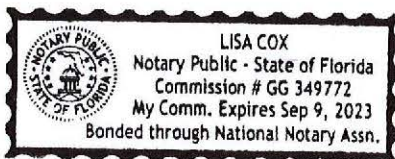
Respectfully submitted this 30<sup>th</sup> day of April, 2021.

*Karri Michelle Jessell*

Name: Karri Michelle Jessell  
Florida Bar No. 0123757  
Nelson Mullins Riley & Scarborough, LLP  
d/b/a Nelson Mullins Broad and Cassel  
1905 NW Corporate Boulevard, #310  
Boca Raton, FL 33431  
561-483-7000

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization this 30<sup>th</sup> day of April, 2021, by Karri Michelle Jessell, who () is personally known to me, or ( ) produced a drivers license as identification.



*Lisa Cox*  
Print Name: Lisa Cox  
Notary Public  
My commission expires: September 9, 2023  
Commission Number: \_\_\_\_\_

**EXHIBIT "A"**

PARCEL 1: (FEE SIMPLE ESTATE)

LEGAL DESCRIPTION: WEST TOWER

A portion of Parcel I and Parcel II, EDC ASSOCIATES PLAT, according to the plat thereof, as recorded in Plat Book 143 at Page 14 of the Public Records of Broward County, Florida, being more particularly described as follows:

Begin at the most Westerly Northwest corner of said Parcel I; thence S 00°53'54" E along the West line of said Parcel I for 271.03 feet to a point on a circular curve concave to the Northeast and whose radius bears N45°17'59"E; thence Southeasterly along a 38.47 foot radius curve leading to the left through a central angle of 45°15'41" for an arc distance of 30.39 feet to a point of tangency; thence S89°57'42"E for 294.80 feet to a point of curvature; thence Northeasterly and Northwesterly along a 22.30 foot radius curve leading to the left through a central angle of 99°19'23" for an arc distance of 38.66 feet to a point of reverse curvature; thence Northwesterly along a 342.70 foot radius curve leading to the right through a central angle of **9°39'49"** for an arc distance of 57.80 feet to a point of tangency; thence N00°22'44"E for 195.86 feet to a point of curvature; thence Northwesterly along a 43.76 foot radius curve leading to the left through a central angle of 44°36'07" for an arc distance of 34.07 feet to a non-tangent point; thence N86°11'09"W along the North line of said Parcel II for 120.84 feet; thence N90°00'00"W along the North line of said Parcel I and Parcel II for 177.23 feet; thence S44°33'03"W along said North line of Parcel I for 49.88 feet to the Point of Beginning.

Less and Except that portion thereof described in Warranty Deed to the State of Florida Department of Transportation recorded in Official Records Book 43395 at Page 629 of the Public Records of Broward County, Florida; being more particularly described as follows: A portion of Parcel I and Parcel II, EDC ASSOCIATES PLAT, according to the plat thereof, as recorded in Plat Book 143, Page 14, of the Public Records of Broward County, Florida, described as follows:

BEGINNING at the Northwest corner of said Parcel II; thence North 90°00'00" East along a North line of said Parcel II, a distance of 17.77 feet; thence South 86°11'09" East, continuing along the North line of said Parcel II, a distance of 169.32 feet; thence South 00°00'00" West, a distance of 0.74 feet; thence South 90°00'00" West, along a line 72.00 feet South of and parallel with the Centerline of Oakland Park Boulevard, a distance of 357.98 feet to the West line of said Parcel I; thence North 44°33'03" East, along said West line, a distance of 16.84 feet to the North line of Parcel I; thence North 90°00'00" East along the North line of said Parcel I, a distance of 159.46 feet to the POINT OF BEGINNING.

LEGAL DESCRIPTION: EAST TOWER

A portion of Parcel II, EDC ASSOCIATES PLAT, according to the plat thereof, as recorded in Plat Book 143 at Page 14 of the Public Records of Broward County, Florida, being more particularly described as follows:

Begin at the Northeast corner of said Parcel II, the following three (3) courses being along the East line of said Parcel II; 1) thence S 00°46'15" E for 193.00 feet; 2) thence N 90°00'00" W for



65.00 feet; 3) thence S 00°46'15" E for 148.02 feet; thence N 90°00'00" W for 64.08 feet; thence N 00°02'15" E for 22.43 feet; thence N 89°57'45" W for 314.58 feet to a point of curvature; thence Northwesterly and Northeasterly along a 33.00 foot radius curve leading to the right through a central angle of 101°42'04" for an arc distance of 58.58 feet to a point of reverse curvature; thence Northeasterly along a 411.90 foot radius curve leading to the left through a central angle of 11°41'38" for an arc distance of 84.07 feet to a point of tangency; thence N 00°02'41" E for 178.10 feet to a point of curvature; thence Northeasterly along a 30.42 foot radius curve leading to the right through a central angle of 9°35'11" for an arc distance of 5.09 feet to a non-tangent point, the following three (3) courses being along the North line of said Parcel II; 1) thence S 90°00'00" E for 9.00 feet; 2) thence N 00°00'00" E for 12.00 feet; 3) thence S 90°00'00" E for 453.16 feet to the Point of Beginning.

#### LEGAL DESCRIPTION: BLOCK B1

A portion of Parcel II, EDC ASSOCIATES PLAT, according to the plat thereof, as recorded in Plat Book 143 at Page 14 of the Public Records of Broward County, Florida, being more particularly described as follows:

Commence at the Southwest corner of said Parcel II; thence N 89°46'15" E along the South line of said Parcel II for 350.48 feet; thence N 00°02'19" E for 386.55 feet to the Point of Beginning; thence continue N 00°02'19" E for 143.44 feet to a point of curvature; thence Northwesterly along a 930.28 foot radius curve leading to the left through a central angle of 4°57'13" for an arc distance of 80.43 feet to a point of compound curvature; thence Northwesterly along a 38.00 foot radius curve leading to the left through a central angle of 85°02'09" for an arc distance of 56.40 feet to a point of tangency; thence N 89°57'03" W for 31.88 feet to a point of curvature; thence Southwesterly along a 10.00 foot radius curve leading to the left through a central angle of 90°02'57" for an arc distance of 15.72 feet to a point of tangency; thence S 00°00'00" W for 261.94 feet to a point of curvature; thence Southeasterly along a 10.00 foot radius curve leading to the left through a central angle of 89°54'08" for an arc distance of 15.69 feet to a point of tangency; thence S 89°54'08" E for 49.51 feet to a point of curvature; thence Northeasterly along a 23.50 foot radius curve leading to the left through a central angle of 90°03'33" for an arc distance of 36.94 feet to the Point of Beginning.

#### LEGAL DESCRIPTION: BLOCK B2

A portion of Parcel II, EDC ASSOCIATES PLAT, according to the plat thereof, as recorded in Plat Book 143 at Page 14 of the Public Records of Broward County, Florida, being more particularly described as follows:

Commence at the Southwest corner of said Parcel II; thence N 89°46'15" E along the South line of said Parcel II for 267.73 feet; thence N 00°00'12" W for 60.78 feet to the Point of Beginning; thence continue N 00°00'12" W for 268.65 feet to a point of curvature; thence Northeasterly along a 10.00 foot radius curve leading to the right through a central angle of 90°00'24" for an arc distance of 15.71 feet to a point of tangency; thence S 89°57'46" E for 48.00 feet to a point of curvature; thence Southeasterly along a 25.00 foot radius curve leading to the right through a central angle of 90°00'05" for an arc distance of 39.27 feet to a point of tangency; thence S 00°02'19" W for 236.63 feet to a point of curvature; thence Southwesterly along a 41.00 foot radius curve leading to the right through a central angle of 89°57'41" for an arc distance of 64.38 feet to a point of tangency; thence N 90°00'00" W for 17.81 feet to a point of curvature; thence Northwesterly along a 24.40 foot radius curve leading to the right through a central angle of



90°00'00" for an arc distance of 37.70 feet to the Point of Beginning.

LEGAL DESCRIPTION: BLOCK B3

A portion of Parcel II, EDC ASSOCIATES PLAT, according to the plat thereof, as recorded in Plat Book 143 at Page 14 of the Public Records of Broward County, Florida, being more particularly described as follows:

Commence at the Southwest corner of said Parcel II; thence N 89°46'15" E along the South line of said Parcel II for 642.25 feet; thence N 00°00'00" E for 60.42 feet to the Point of Beginning; thence continue N 00°00'00" E for 267.30 feet to a point of curvature; thence Northwesterly along a 10.00 foot radius curve leading to the left through a central angle of 89°59'32" for an arc distance of 15.71 feet to a point of tangency; thence N 89°59'32" W for 46.73 feet to a point of curvature; thence Southwesterly along a 23.50 foot radius curve leading to the left through a central angle of 90°00'28" for an arc distance of 36.92 feet to a point of tangency; thence S 00°00'00" W for 239.81 feet to a point of curvature; thence Southeasterly along a 38.00 foot radius curve leading to the left through a central angle of 90°00'00" for an arc distance of 59.69 feet to a point of tangency; thence S 90°00'00" E for 18.23 feet to a point of curvature; thence Northeasterly along a 24.00 foot radius curve leading to the left through a central angle of 90°00'00" for an arc distance of 37.70 feet to the Point of Beginning.

LEGAL DESCRIPTION: BLOCK B4

A portion of Parcel II, EDC ASSOCIATES PLAT, according to the plat thereof, as recorded in Plat Book 143 at Page 14 of the Public Records of Broward County, Florida, being more particularly described as follows:

Commence at the Southwest corner of said Parcel II; thence N 89°46'15" E along the South line of said Parcel II for 561.62 feet; thence N 00°05'22" E for 387.09 feet to the Point of Beginning; thence continue N 00°05'22" E for 175.13 feet to a point of curvature; thence Northeasterly along a 269.50 foot radius curve leading to the right through a central angle of 10°46'34" for an arc distance of 50.69 feet to a point of compound curvature; thence Northeasterly along a 38.60 foot radius curve leading to the right through a central angle of 78°56'30" for an arc distance of 53.18 feet to a point of tangency; thence N 89°48'26" E for 28.22 feet to a point of curvature; thence Southeasterly along a 10.00 foot radius curve leading to the right through a central angle of 90°26'11" for an arc distance of 15.78 feet to a point of tangency; thence S 00°14'37" W for 261.98 feet to a point of curvature; thence Southwesterly along a 10.00 foot radius curve leading to the right through a central angle of 89°45'52" for an arc distance of 15.67 feet to a point of tangency; thence N 89°59'31" W for 45.02 feet to a point of curvature; thence Northwesterly along a 25.00 foot radius curve leading to the right through a central angle of 90°04'53" for an arc distance of 39.31 feet to the Point of Beginning.

PARCEL 2: (NON-EXCLUSIVE EASEMENT ESTATE)

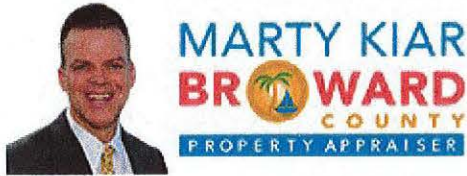
TOGETHER WITH NON-EXCLUSIVE ACCESS AND EASEMENT RIGHTS CONTAINED IN THAT DECLARATION FOR BELLA VISTA, RECORDED July 16, 2007, IN OFFICIAL RECORDS BOOK 44333, PAGE 1495.

PARCEL 3: (NON-EXCLUSIVE EASEMENT ESTATE)

TOGETHER WITH NON-EXCLUSIVE ACCESS AND EASEMENT RIGHTS CONTAINED IN THAT DECLARATION FOR BELLA VISTA VILLA TOWNHOMES, RECORDED July 16, 2007, IN OFFICIAL RECORDS BOOK 44333, PAGE 1651.

PARCEL 4: (NON-EXCLUSIVE EASEMENT ESTATE)

TOGETHER WITH NON-EXCLUSIVE ACCESS AND EASEMENT RIGHTS CONTAINED IN THAT DECLARATION FOR BELLA VISTA TOWNHOMES RECORDED July 16, 2007, IN OFFICIAL RECORDS BOOK 44333, PAGE 1760.



<b>Site Address</b>	3559 NW 29 COURT, LAUDERDALE LAKES FL 33311	<b>ID #</b>	4942 30 36 0010
<b>Property Owner</b>	BV APARTMENTS LLLP	<b>Millage</b>	2012
<b>Mailing Address</b>	150 SE 2 AVE #800 MIAMI FL 33160	<b>Use</b>	10
<b>Abbr Legal Description</b>	EDC ASSOCIATES PLAT 143-14 B PORTION OF PARCEL I & II DESC AS BLKS B1,B2,B3,B4 EAST TOWER & WEST TOWER PER INSTR # 115651820		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

\* 2020 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2020*	\$3,388,080		\$3,388,080	\$1,118,060	
2019	\$1,016,420		\$1,016,420	\$1,016,420	\$30,017.78
2018	\$55,370		\$55,370	\$55,370	\$307.14

2020* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$3,388,080	\$3,388,080	\$3,388,080	\$3,388,080
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$1,118,060	\$3,388,080	\$1,118,060	\$1,118,060
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$1,118,060	\$3,388,080	\$1,118,060	\$1,118,060

Sales History			
Date	Type	Price	Book/Page or CIN
2/28/2019	DRR-T		115651820
3/4/2019	DR*-T		115651819
5/10/2018	QCD-T	\$100	115071067
8/26/2014	SW*-E	\$8,250,000	112497845
8/20/2014	SW*-D	\$8,050,000	112497843

Land Calculations		
Price	Factor	Type
\$10.00	338,808	SF
Adj. Bldg. S.F.		

\* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
20								
A								
778								

## Detail by Entity Name

Florida Limited Partnership

**BV APARTMENTS LLLP**

### Filing Information

**Document Number** A18000000079  
**FEI/EIN Number** 82-4572775  
**Date Filed** 02/22/2018  
**State** FL  
**Status** ACTIVE

### Principal Address

150 SE 2ND AVE, SUITE 800  
 MIAMI, FL 33131

### Mailing Address

150 SE 2ND AVE, SUITE 800  
 MIAMI, FL 33131

### Registered Agent Name & Address

BCRA,LLC  
 LYNN FINANCIAL CENTER  
 1905 NW CORPORATE BLVD  
 SUITE 310  
 BOCA RATON, FL 33431

Address Changed: 08/09/2018

### General Partner Detail

#### **Name & Address**

**BV MANAGER LLC**

150 SE 2ND AVE., STE. 800  
 MIAMI, FL 33131

### Annual Reports

Report Year	Filed Date
2019	02/22/2019
2020	02/07/2020

### Document Images

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<a href="#">02/22/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/22/2018 -- Domestic LP</a>	<a href="#">View image in PDF format</a>



## Detail by Entity Name

Florida Limited Liability Company

### BV MANAGER LLC

#### Filing Information

**Document Number** L18000046966  
**FEI/EIN Number** 32-0556418  
**Date Filed** 02/22/2018  
**State** FL  
**Status** ACTIVE

#### Principal Address

150 SE 2ND AVE., STE. 800  
 MIAMI, FL 33131

#### Mailing Address

150 SE 2ND AVE., STE. 800  
 MIAMI, FL 33131

#### Registered Agent Name & Address

BCRA,LLC  
 LYNN FINANCIAL CENTER  
 1905 NW CORPORATE BLVD  
 SUITE 310  
 BOCA RATON, FL 33431

Address Changed: 08/09/2018

#### Authorized Person(s) Detail

##### **Name & Address**

Title MGR

### INTEGRA SOLUTIONS, LLC

150 SE 2ND AVE., STE. 800  
 MIAMI, FL 33131

#### Annual Reports

Report Year	Filed Date
2019	04/30/2019
2020	02/07/2020

#### Document Images

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<a href="#">04/30/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/22/2018 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

### Detail by Entity Name

Florida Limited Liability Company

**INTEGRA SOLUTIONS LLC**

Filing Information

<b>Document Number</b>	L05000112285
<b>FEI/EIN Number</b>	20-3844303
<b>Date Filed</b>	11/21/2005
<b>State</b>	FL
<b>Status</b>	ACTIVE

Principal Address

150 SE 2ND AVE  
SUITE 800  
MIAMI, FL 33131

Changed: 04/15/2013

Mailing Address

150 SE 2ND AVE  
SUITE 800  
MIAMI, FL 33131

Changed: 04/15/2013

Registered Agent Name & Address

MELO, PAULO  
150 SE 2ND AVE  
SUITE 800  
MIAMI, FL 33131

Name Changed: 03/24/2006

Address Changed: 04/15/2013

Authorized Person(s) Detail

**Name & Address**

Title MGR

MELO, PAULO  
150 SE 2ND AVE  
SUITE 800  
MIAMI, FL 33131



Title MGR

Ballestas, Victor  
 150 SE 2ND AVE  
 SUITE 800  
 MIAMI, FL 33131

Title MGR

Stabile, Nelson  
 150 SE 2ND AVE  
 SUITE 800  
 MIAMI, FL 33131

**Annual Reports**

Report Year	Filed Date
2018	01/22/2018
2019	04/29/2019
2020	02/07/2020

**Document Images**

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<a href="#">04/29/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/22/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/14/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/28/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/24/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">09/03/2014 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/26/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/15/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/01/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/16/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/30/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/03/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/25/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/28/2007 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/24/2006 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">11/21/2005 -- Florida Limited Liabilites</a>	<a href="#">View image in PDF format</a>