





Environmental Protection and Growth Management Department  
 Planning and Development Management Division  
 1 N. University Drive, Suite 102-A, Plantation, FL 33324  
 Phone 954-357-6666 FAX 954-357-6521

Office Use Only  
 Date Application Accepted:  
 5/2/2018

**Application Number:** 2018-V-14

**APPLICATION FOR VACATION AND ABANDONMENT**

A.  Vacation of Plats, or any Portion Thereof (BCAC 25.99)  
 B.  Abandonment of Streets, Alleyways, Roads or Other Places Used for Travel (BCAC 25.100)  
 C.  Release of Public Easements and Private Platted Easements or Interests (BCAC 25.101)

**PETITIONER INFORMATION**

**Petitioners (Owners):**

Petitioner 1:MG3 West Hollywood LLC, a FL limited liability company	Folio(s):5042-31-28-0890; 0930; 0970; 0980; 0990; 1000;
Address:1915 Harrison Street 2nd FL	Phone:1010; 1020; 1030; 1040; 0200; 0590
Address cont d):	Fax:0600; 1190; 1180
City, State Zip:Hollywood, FL 33020	Email:

Important: Proof of Property Ownership required.  
 Note: For Co-Petitioners/Owners, complete additional Petitioner/Owner Information page(s).

**AGENT INFORMATION**

**Agent for Petitioners:**

Contact Person:Keith Poliakoff	Phone 1:954-713-7644
Address:c/o Saul Ewing Arnstein & Lehr LLP	Phone 2:
Address cont d):200 E Las Olas Blvd., Suite 1000	Fax:954-208-8204
City, State Zip:Ft. Lauderdale, FL 33301	Email:keith.poliakoff@saul.com

Note: Proof of Agent Authorization by Petitioners required.

**PROPERTY INFORMATION**

**Vacation Requested:** Water and Sewer Easement recorded 10/26/1992 in ORB 20005, Page 204 - Copy attached  
 (brief description)

Section: 31 Township: 50 South Range:42 East

Approximate Street Address:Stirling Road & SW 35 Ave, Hollywood, FL

Location:  Municipality  Municipal Services District

Folio Number s :5042-31-28-0890; 0930; 1190; 0970; 0980; 0990; 1000; 1010; 1020; 1030; 1040; 0200; 1180; 0410; 0420; 0590; 0600

Plat: Preserve at Emerald Hills

Surveyor/Mapper:

Legal Description Attached:  Full  Short Zoning: Land Use:

Reason for Vacation New Development. New water and waste water easements already recorded.  
 (be specific):

First Application?  Yes  No If No, previous Application No:2018-V-14

**NOTE: Please type/print clearly. Application must be complete and accurate for acceptance.**

ADDITIONAL PETITIONER INFORMATION	
Petitioner 2: Matthew Kandel, Janice Attia	Folio(s): 5042-31-28-0420
Address: 3448 Emerson Lane	Phone:
Address cont d):	Fax:
City, State Zip: Hollywood, FL 33312	Email:
ADDITIONAL PETITIONER INFORMATION	
Petitioner 3: Blue Angel Motel, Inc.	Folio(s): 5042-31-28-0410
Address: 1801 South Roxbury Drive	Phone:
Address cont d):	Fax:
City, State Zip: Los Angeles, CA 90035	Email:
ADDITIONAL PETITIONER INFORMATION	
Petitioner 4: Michael & Beth Zeitouni	Folio(s): 5042-31-28-0600
Address: 5897 Brookfield Circle West	Phone:
Address cont d):	Fax:
City, State Zip: Hollywood, Florida 33312	Email:
ADDITIONAL PETITIONER INFORMATION	
Petitioner 5: Raviv Jackier & Gabriella Zur	Folio(s): 5042-31-28-0590
Address: 5911 Brookfield Circle West	Phone: 954-909-0590
Address cont d):	Fax:
City, State Zip: Hollywood, Florida 33312	Email:
ADDITIONAL PETITIONER INFORMATION	
Petitioner 6:	Folio(s):
Address:	Phone:
Address cont d):	Fax:
City, State Zip:	Email:
ADDITIONAL PETITIONER INFORMATION	
Petitioner 7:	Folio(s):
Address:	Phone:
Address cont d):	Fax:
City, State Zip:	Email:
ADDITIONAL PETITIONER INFORMATION	
Petitioner 8:	Folio(s):
Address:	Phone:
Address cont d):	Fax:
City, State Zip:	Email:

The undersigned Petitioner s has fully reviewed the Instructions concerning the Application for Vacation and Abandonment and understands that the Application must be complete and accurate prior to Broward County acceptance and review. The undersigned hereby petitions the Broward County Board of County Commissioners to vacate and abandon the property described herein. By signing as Petitioner(s), the undersigned certifies authenticity of ownership and, when applicable, authorizes the Agent to be its representative in this Application to Vacate and Abandon process.

**PETITIONER/OWNER(S)**

10/27/21 Michael Zeitouni  
Date Petitioner

Michael Zeitouni  
(print name)  
By Michael Zeitouni  
(signature)

Norman Friedman  
Witness

Norman Friedman  
(Witness print name)  
By Norman Friedman  
(Witness signature)

10/27/21 Beth Zeitouni  
Date Owner (if not petitioner)

Beth Zeitouni  
(print name)  
By Beth  
(signature)

Abe Pollack  
Witness

Abe Pollack  
(Witness print name)  
By Abe Pollack  
(Witness signature)

PETITIONER ACKNOWLEDGMENT (By Individual)

State New York

County Sullivan

I hereby certify that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Michael Zeitouni and Beth Zeitouni, who being first duly sworn by me this day, depose and state that s/he is the Petitioner in the foregoing Application for Vacation and Abandonment.

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 12 day of October, 2021, by Michael Zeitouni and Beth Zeitouni, who is personally known to me or has produced FL DL# 2350-540-55-012-0 as identification. Exp. 07/12/2030

FL DL# 2350-060-53-714-0 Exp. 06/14/2029

NOTARY  
SEAL

Signature: Lela Nussbaum

Print Name: Lela Nussbaum

Notary Public in and for the County and State last aforesaid.

My Commission Expires: May 26<sup>th</sup>, 2025

Commission/Serial No.: 01NU6206594

**Lela Nussbaum**  
01NU6206594  
Notary Public, State of New York  
Qualified in Sullivan County  
My commission expires MAY 26th, 2025

**AFFIDAVIT TO AUTHORIZE PETITIONER'S AGENT**

I/We, Michael Zeitouni and Beth Zeitouni, the property owner(s) of the property to be vacated in the subject Application for Vacation and Abandonment, being duly sworn, depose(s) and say(s):

1. That I/we am/are the owner(s) and record title holder(s) of the lands that are to be vacated and abandoned, my/our Folio Number(s) is/are as follows: 5042-31-28-0600

2. That I/we do hereby appoint the following Agent to act on my/our behalf in the processing of the subject Application for Vacation and Abandonment to Broward County Board of Commissioners:

Name: Keith Poliakoff  
Address: Government Law Group, 200 S. Andrews Ave., Suite 601  
City, State Zip: Ft. Lauderdale, FL 33301  
Telephone: (954) 909-0590

Michael Zeitouni and Beth Zeitouni  
Name of Petitioner/Owners

By [Signature]  
(signature)  
Michael Zeitouni and Beth Zeitouni  
(print name)

Beth Zeitouni

[Signature]

12 day of October, 2021

12<sup>th</sup> day of October 2021  
Date

State New York  
County Sullivan

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 12 day of October, 2021, by Michael Zeitouni and Beth Zeitouni, who is personally known to me or has produced FL Driver Lic # 2350-540-55-012-0 Exp: 01/12/2030 as identification.

NOTARY  
SEAL

FI DL# 2350-060-53-714-0 Exp. 06/14/2029

Lela Nussbaum  
01NU0206594  
Notary Public, State of New York  
Qualified in Sullivan County  
My commission expires MAY 26th, 2025

Signature: [Signature]  
Print Name: Lela Nussbaum  
Notary Public in and for the County and State last aforesaid.  
My Commission Expires: May 26<sup>th</sup>, 2025  
Commission/Serial No.: 01NU0206594

The undersigned Petitioner s has fully reviewed the Instructions concerning the Application for Vacation and Abandonment and understands that the Application must be complete and accurate prior to Broward County acceptance and review. The undersigned hereby petitions the Broward County Board of County Commissioners to vacate and abandon the property described herein. By signing as Petitioner(s), the undersigned certifies authenticity of ownership and, when applicable, authorizes the Agent to be its representative in this Application to Vacate and Abandon process.

**PETITIONER/OWNER(S)**

2/13/2021 Matthew Kandel  
Date ~~OWNER~~ ~~Petitioner~~

MATTHEW KANDEL  
(print name)

By X Matthew Kandel  
(signature)

JOHN GAVENAS  
Witness

JOHN GAVENAS  
(Witness print name)

By [Signature]  
(Witness signature)

2/13/2021 Janice Attia  
Date Owner (if not petitioner)

(print name)

By X [Signature]  
(signature)

JOHN GAVENAS  
Witness

JOHN GAVENAS  
(Witness print name)

By [Signature]  
(Witness signature)

**AFFIDAVIT TO AUTHORIZE PETITIONER'S AGENT**

I/We, Janice Attia and Matthew Kandel, the property owner(s) of the property to be vacated in the subject Application for Vacation and Abandonment, being duly sworn, depose(s) and say(s):

1. That I/we am/are the owner(s) and record title holder(s) of the lands that are to be vacated and abandoned, my/our Folio Number(s) is/are as follows: 5042-31-28-0420

2. That I/we do hereby appoint the following Agent to act on my/our behalf in the processing of the subject Application for Vacation and Abandonment to Broward County Board of Commissioners:

Name: Keith Poliakoff

Address: Saul Ewing Arnstein & Lehr LLP, 200 E Las Olas Blvd., Ste 1000

City, State Zip: Ft. Lauderdale, FL 33301

Telephone: (954) 713-7644

Janice Attia and Matthew Kandel  
Name of Petitioner/Owners

By X [Signature] and Matthew Kandel  
(signature)

Janice Attia and Matthew Kandel  
(print name)

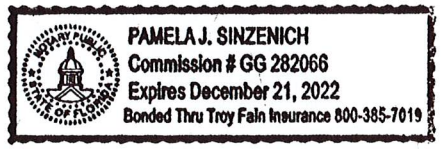
13<sup>th</sup>, day of February, 2020

State Florida

County Broward

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 13<sup>th</sup> day of February, 2020, by Janice Attia and Matthew Kandel, who is personally known to me or has produced \_\_\_\_\_ as identification.

NOTARY  
SEAL



Signature: [Signature]  
Print Name: Pamela J Sinzenich  
Notary Public in and for the County and State last aforesaid.  
My Commission Expires: 12/21/22  
Commission/Serial No.: GG 282066



**AUTHENTICITY OF OWNERSHIP**

The undersigned Petitioner(s) has/have fully reviewed the instructions concerning the Application for Vacation and Abandonment and understand(s) that the Application must be complete and accurate prior to Broward County acceptance and review. The undersigned hereby petitions the Broward County Board of County Commissioners to vacate and abandon the property described herein. By signing as Petitioner(s), the undersigned certifies authenticity of ownership and, when applicable, authorizes the Agent to be its representative in the Application to Vacate and Abandon process.

PETITIONER 04/20/2021  
Date

Mark Mintz  
Print Name

[Signature]  
Signature

WITNESS

Anthony Hoang  
Print Name

[Signature]  
Signature

OWNER 04/20/2021  
(if not petitioner) Date

Print Name

Signature

WITNESS

Yesenia G. Machuca  
Print Name

[Signature]  
Signature

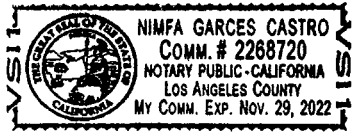
**NOTARY PUBLIC**

STATE OF ~~FLORIDA~~ CALIFORNIA  
COUNTY OF ~~BROWARD~~ LOS ANGELES

The foregoing instrument was acknowledged before me by means of  physical presence |  online notarization, this 20th day of April, 20 21, by Mark Mintz of Blue Angel Motel, Inc., on behalf of \_\_\_\_\_ He/she  is personally known to me |  has produced CA Driver's license as identification.

NIMFA GARCES CASTRO  
Name of Notary Typed, Printed or Stamped

[Signature]  
Signature of Notary Public, State of ~~Florida~~ California



Notary Seal (or Title or Rank)

Serial Number (if applicable)

PETITIONER ACKNOWLEDGMENT (By Business or Governmental Entity)

State California  
County Los Angeles

I hereby certify that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Mark Mintz, as President of Blue Angel Motel, Inc., a Nevada corporation, on behalf of the business or governmental entity, who being first duly sworn by me this day, depose and state that s/he is authorized on behalf of the business or governmental entity as Petitioner in the foregoing Application for Vacation and Abandonment.

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 20th day of April, 2021, by , Mark Mintz, who is personally known to me or has produced California Driver license as identification.

NOTARY  
SEAL



Signature: [Handwritten Signature]  
Print Name: NIMFA GARCES CASTRO

Notary Public in and for the County and State last aforesaid.

My Commission Expires: November 29, 2022  
Commission/Serial No.: 2268720

**AFFIDAVIT TO AUTHORIZE PETITIONER'S AGENT**

I/We, Mark Mintz, as President of Blue Angel Motel, Inc., a Nevada corporation, the property owner(s) of the property to be vacated in the subject Application for Vacation and Abandonment, being duly sworn, depose(s) and say(s):

1. That I/we am/are the owner(s) and record title holder(s) of the lands that are to be vacated and abandoned, my/our Folio Number(s) is/are as follows: 5042-31-28-0410

2. That I/we do hereby appoint the following Agent to act on my/our behalf in the processing of the subject Application for Vacation and Abandonment to Broward County Board of Commissioners:

Name: Keith Poliakoff  
Address: 200 S. Andrews Ave., Suite 601  
City, State Zip: Fort Lauderdale, Florida 33301  
Telephone: (954) 909-0593

Blue Angel Motel, Inc.  
Name of Petitioner/Owners

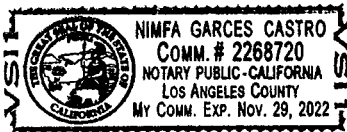
By [Signature]  
(signature)  
Mark Mintz  
(print name)

20th day of April, 2021

State California  
County LOS ANGELES

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 20th day of April, 2021, by Mark Mintz, who is personally known to me or has produced CA DRIVER LICENSE as identification.

NOTARY  
SEAL



Signature: [Signature]  
Print Name: NIMFA GARCES CASTRO  
Notary Public in and for the County and State last aforesaid.  
My Commission Expires: November 29, 2022  
Commission/Serial No.: 2268720

The undersigned Petitioner s has fully reviewed the Instructions concerning the Application for Vacation and Abandonment and understands that the Application must be complete and accurate prior to Broward County acceptance and review. The undersigned hereby petitions the Broward County Board of County Commissioners to vacate and abandon the property described herein. By signing as Petitioner(s), the undersigned certifies authenticity of ownership and, when applicable, authorizes the Agent to be its representative in this Application to Vacate and Abandon process.

**PETITIONER/OWNER(S)**

04.05.2021 MG3 West Hollywood, LLC  
Date Petitioner

Hernan Leonoff  
(print name)

By [Signature]  
(signature)

\_\_\_\_\_  
Witness

Lourdes Chang  
(Witness print name)

By [Signature]  
(Witness signature)

\_\_\_\_\_  
Date Owner (if not petitioner)

Juan Ochoa  
(print name)

By [Signature]  
(signature)

\_\_\_\_\_  
Witness

\_\_\_\_\_  
(Witness print name)

By \_\_\_\_\_  
(Witness signature)

**PETITIONER ACKNOWLEDGMENT (By Business or Governmental Entity)**

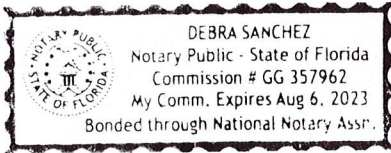
State of FL

County Miami Dade

I hereby certify that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Hernan Leonoff, as Manager of MG3 Fund, LLC, the Manager of MG3 West Hollywood, LLC, a Florida limited liability company, on behalf of the business or governmental entity, who being first duly sworn by me this day, depose and state that s/he is authorized on behalf of the business or governmental entity as Petitioner in the foregoing Application for Vacation and Abandonment.

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 5<sup>th</sup> day of April, ~~2020~~<sup>2021</sup>, by Hernan Leonoff, who is personally known to me or has produced \_\_\_\_\_ as identification.

NOTARY  
SEAL



Signature: [Handwritten Signature]

Print Name: Debra Sanchez

Notary Public in and for the County and State last aforesaid.

My Commission Expires: 08.06.2023

Commission/Serial No.: GG 357962

**AFFIDAVIT TO AUTHORIZE PETITIONER'S AGENT**

I/We, Hernan Leonoff, the manager of MG3 Fund, LLC, a Florida limited liability company, the manager of MG3 West Hollywood LLC, a Florida limited liability company, the property owner(s) of the property to be vacated in the subject Application for Vacation and Abandonment, being duly sworn, depose(s) and say(s):

1. That I/we am/are the owner(s) and record title holder(s) of the lands that are to be vacated and abandoned, my/our Folio Number(s) is/are as follows: 5042-31-28-0890; 0930; 1190; 0970; 0980; 0990; 1000; 1010; 1020; 1030; 1040; 0200; 1180; 0590; 0600

2. That I/we do hereby appoint the following Agent to act on my/our behalf in the processing of the subject Application for Vacation and Abandonment to Broward County Board of Commissioners:

Name: Keith Poliakoff  
Address: Saul Ewing Arnstein & Lehr LLP, 200 E Las Olas Blvd., Ste 1000  
City, State Zip: Ft. Lauderdale, FL 33301  
Telephone: (954) 713-7644

MG3 West Hollywood, LLC  
Name of Petitioner/Owners

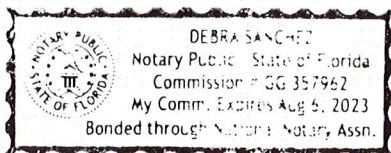
By [Signature]  
(signature)  
Hernan Leonoff  
(print name)

5<sup>th</sup> day of April, ~~2020~~ 2021

State of FL  
County Miami Dade

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 5<sup>th</sup> day of April, ~~2020~~ 2021, by Hernan Leonoff, who is personally known to me or has produced \_\_\_\_\_ as identification.

NOTARY  
SEAL



Signature: [Signature]  
Print Name: Debra Sanchez  
Notary Public in and for the County and State last aforesaid.  
My Commission Expires: 08.06.2023  
Commission/Serial No.: GG 357962

The undersigned Petitioner s has fully reviewed the Instructions concerning the Application for Vacation and Abandonment and understands that the Application must be complete and accurate prior to Broward County acceptance and review. The undersigned hereby petitions the Broward County Board of County Commissioners to vacate and abandon the property described herein. By signing as Petitioner(s), the undersigned certifies authenticity of ownership and, when applicable, authorizes the Agent to be its representative in this Application to Vacate and Abandon process.

**PETITIONER/OWNER(S)**

10/27/21 Michael Zeitouni  
Date Petitioner

Michael Zeitouni  
(print name)  
By Michael Zeitouni  
(signature)

Norman Friedman  
Witness

Norman Friedman  
(Witness print name)  
By Norman Friedman  
(Witness signature)

10/27/21 Beth Zeitouni  
Date Owner (if not petitioner)

Beth Zeitouni  
(print name)  
By Beth  
(signature)

Abe Pollack  
Witness

Abe Pollack  
(Witness print name)  
By Abe Pollack  
(Witness signature)

PETITIONER ACKNOWLEDGMENT (By Individual)

State New York

County Sullivan

I hereby certify that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Michael Zeitouni and Beth Zeitouni, who being first duly sworn by me this day, depose and state that s/he is the Petitioner in the foregoing Application for Vacation and Abandonment.

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 12 day of October, 2021, by Michael Zeitouni and Beth Zeitouni, who is personally known to me or has produced FL DL# 2350-540-55-012-0 as identification. Exp. 07/12/2030

FL DL# 2350-060-53-714-0 Exp. 06/14/2029

NOTARY  
SEAL

Signature: Lela Nussbaum

Print Name: Lela Nussbaum

Notary Public in and for the County and State last aforesaid.

My Commission Expires: May 26<sup>th</sup>, 2025

Commission/Serial No.: 01NU6206594

**Lela Nussbaum**  
**01NU6206594**  
Notary Public, State of New York  
Qualified in Sullivan County  
My commission expires MAY 26th, 2025



**AFFIDAVIT TO AUTHORIZE PETITIONER'S AGENT**

I/We, Michael Zeitouni and Beth Zeitouni, the property owner(s) of the property to be vacated in the subject Application for Vacation and Abandonment, being duly sworn, depose(s) and say(s):

1. That I/we am/are the owner(s) and record title holder(s) of the lands that are to be vacated and abandoned, my/our Folio Number(s) is/are as follows: 5042-31-28-0600

2. That I/we do hereby appoint the following Agent to act on my/our behalf in the processing of the subject Application for Vacation and Abandonment to Broward County Board of Commissioners:

Name: Keith Poliakoff  
Address: Government Law Group, 200 S. Andrews Ave., Suite 601  
City, State Zip: Ft. Lauderdale, FL 33301  
Telephone: (954) 909-0590

Michael Zeitouni and Beth Zeitouni  
Name of Petitioner/Owners

By [Signature]  
(signature)  
Michael Zeitouni and Beth Zeitouni  
(print name)

Beth Zeitouni

[Signature]

12 day of October, 2021

12<sup>th</sup> day of October 2021  
Date

State New York  
County Sullivan

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 12 day of October, 2021, by Michael Zeitouni and Beth Zeitouni, who is personally known to me or has produced FL Driver Lic # 2350-540-55-012-0 Exp: 01/12/2030 as identification.

NOTARY  
SEAL

FI DL# 2350-060-53-714-0 Exp. 06/14/2029

Lela Nussbaum  
01NU0206594  
Notary Public, State of New York  
Qualified in Sullivan County  
My commission expires MAY 26th, 2025

Signature: [Signature]  
Print Name: Lela Nussbaum  
Notary Public in and for the County and State last aforesaid.  
My Commission Expires: May 26<sup>th</sup>, 2025  
Commission/Serial No.: 01NU0206594

**AFFIDAVIT TO AUTHORIZE PETITIONER'S AGENT**

I/We, Raviv Jackier and Gabriella Zur, the property owner(s) of the property to be vacated in the subject Application for Vacation and Abandonment, being duly sworn, depose(s) and say(s):

1. That I/we am/are the owner(s) and record title holder(s) of the lands that are to be vacated and abandoned, my/our Folio Number(s) is/are as follows: 5042-31-28-0590
2. That I/we do hereby appoint the following Agent to act on my/our behalf in the processing of the subject Application for Vacation and Abandonment to Broward County Board of Commissioners:

Name: Keith Poliakoff  
 Address: Government Law Group, 200 S. Andrews Ave., Suite 601  
 City, State Zip: Ft. Lauderdale, FL 33301  
 Telephone: (954) 909-0590

Raviv Jackier and Gabriella Zur  
 Name of Petitioner/Owners

By [Signature]  
 (signature)  
Raviv Jackier and Gabriella Zur  
 (print name)

2nd day of March, 2022

State FLORIDA

County BROWARD

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 3<sup>rd</sup> day of MARCH, 2022; by Raviv Jackier and Gabriella Zur, who are personally known to me or have produced FLORIDA DRIVERS LIC as identification.

NOTARY  
SEAL



**SEBASTIAN SCHENQUERMAN**  
 Commission # HH 156231  
 Expires October 15, 2025  
 Bonded Thru Budget Notary Services

Signature: [Signature]  
 Print Name: SEBASTIAN SCHENQUERMAN  
 Notary Public in and for the County and State last aforesaid.  
 My Commission Expires: 10/15/25  
 Commission/Serial No.: HH-156231

The undersigned Petitioner s has fully reviewed the Instructions concerning the Application for Vacation and Abandonment and understands that the Application must be complete and accurate prior to Broward County acceptance and review. The undersigned hereby petitions the Broward County Board of County Commissioners to vacate and abandon the property described herein. By signing as Petitioner(s), the undersigned certifies authenticity of ownership and, when applicable, authorizes the Agent to be its representative in this Application to Vacate and Abandon process.

**PETITIONER/OWNER(S)**

3/2/22      Raviv Jackier  
Date                      Petitioner

Raviv Jackier  
\_\_\_\_\_  
(print name)

By [Signature]  
\_\_\_\_\_  
(signature)

JOHN GAVENAS  
\_\_\_\_\_  
Witness

JOHN GAVENAS  
\_\_\_\_\_  
(Witness print name)

By [Signature]  
\_\_\_\_\_  
(Witness signature)

\_\_\_\_\_  
Date                      Owner (if not petitioner)

Gabriella Zur  
\_\_\_\_\_  
(print name)

By [Signature]  
\_\_\_\_\_  
(signature)

JOHN GAVENAS  
\_\_\_\_\_  
Witness

JOHN GAVENAS  
\_\_\_\_\_  
(Witness print name)

By [Signature]  
\_\_\_\_\_  
(Witness signature)

PETITIONER ACKNOWLEDGMENT (By Individual)

State FLORIDA

County BROWARD

I hereby certify that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Raviv Jackier and Gabriella Zur, who being first duly sworn by me this day, depose and state that s/he is the Petitioner in the foregoing Application for Vacation and Abandonment.

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 3<sup>rd</sup> day of MARCH, 2022, by Raviv Jackier and Gabriella Zur, who are personally known to me or have produced FLORIDA DRIVER'S LIC as identification.

NOTARY  
SEAL



**SEBASTIAN SCHENQUERMAN**  
Commission # HH 156231  
Expires October 15, 2025  
Bonded Thru Budget Notary Services

Signature: [Handwritten Signature]

Print Name: SEBASTIAN SCHENQUERMAN

Notary Public in and for the County and State last aforesaid.

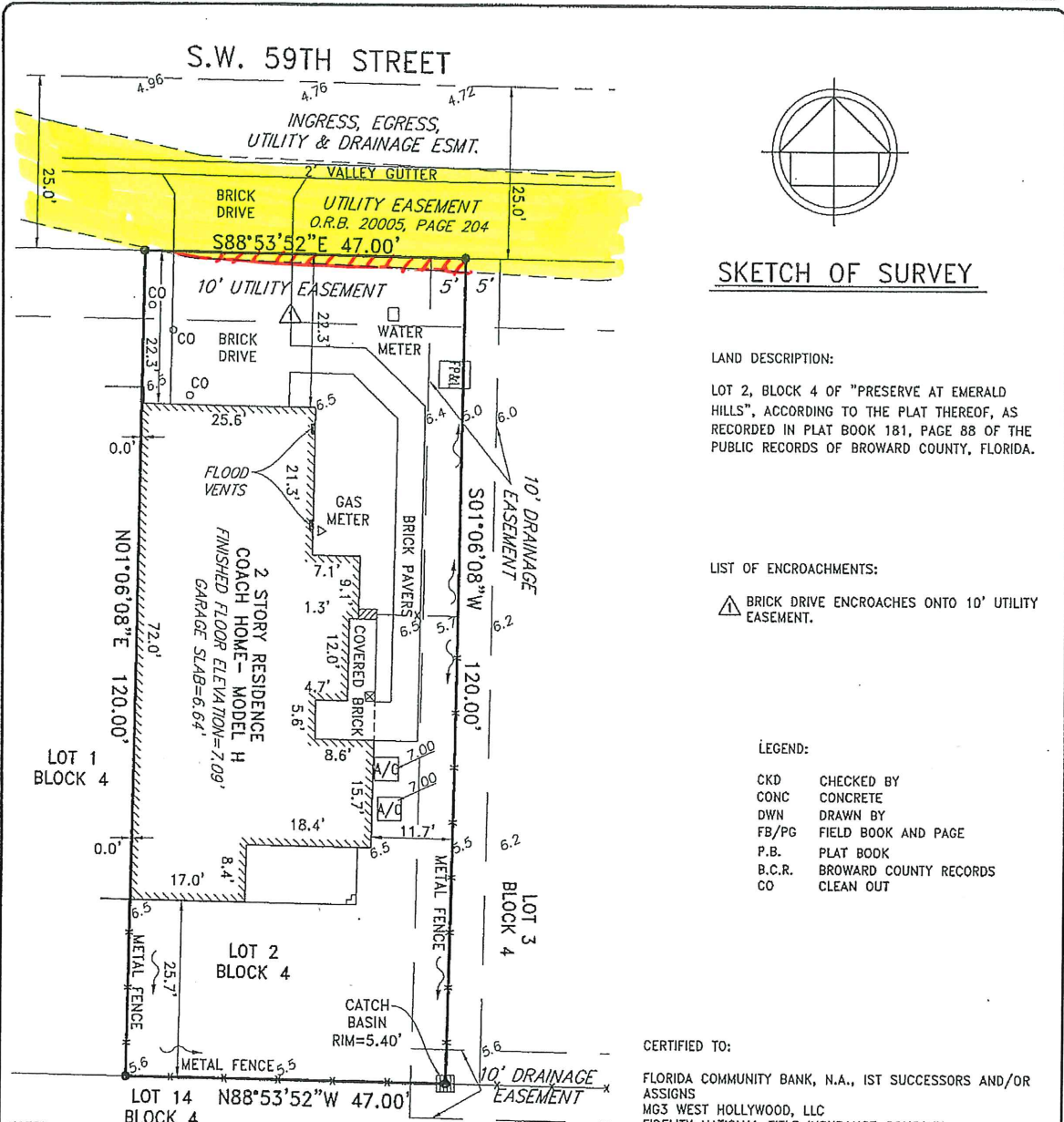
My Commission Expires: 10/15/25

Commission/Serial No.: HH156231



3921 SW 47TH AVENUE, SUITE 1011  
 DAVIE, FLORIDA 33314  
 CERTIFICATE OF AUTHORIZATION : LB # 6448  
 PHONE (954) 689-7766 FAX (954) 689-7799

CLIENT :  
 MG3 DEVELOPER GROUP,  
 THE PRESERVE - LLC



**SKETCH OF SURVEY**

LAND DESCRIPTION:  
 LOT 2, BLOCK 4 OF "PRESERVE AT EMERALD HILLS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 181, PAGE 88 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LIST OF ENCROACHMENTS:  
 ▲ BRICK DRIVE ENCROACHES ONTO 10' UTILITY EASEMENT.

LEGEND:  
 CKD CHECKED BY  
 CONC CONCRETE  
 DWN DRAWN BY  
 FB/PG FIELD BOOK AND PAGE  
 P.B. PLAT BOOK  
 B.C.R. BROWARD COUNTY RECORDS  
 CO CLEAN OUT

CERTIFIED TO:  
 FLORIDA COMMUNITY BANK, N.A., 1ST SUCCESSORS AND/OR ASSIGNS  
 MG3 WEST HOLLYWOOD, LLC  
 FIDELITY NATIONAL TITLE INSURANCE COMPANY  
 ARNSTEIN & LEHR LLP

- NOTES :
- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
  - THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
  - THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
  - UNDERGROUND IMPROVEMENTS NOT SHOWN.
  - ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
  - BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF "PRESERVE AT EMERALD HILLS" (P.B. 181, PG 88, BCR). SAID LINE BEARS S 01°06'08"W.
  - BENCHMARK REFERENCE : BROWARD COUNTY BENCHMARK # 1802 ELEVATION = 7.67' (NAVD88)

I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN DECEMBER, 2016. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17.01 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: *Richard E. Cousins*  
 RICHARD E. COUSINS  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA REGISTRATION NO. #188

REVISIONS	DATE	FB/PG	DWN	CKD
FORMBOARD SURVEY	10/21/15	SKETCH	REC	REC
FOUNDATION SURVEY	11/11/15	SKETCH	JD	REC
FINAL SURVEY	12/13/16	SKETCH	JD	REC
ADDED CERTIFICATIONS	12/21/16	SKETCH	JD	REC
REVISED CERTIFICATIONS	01/03/17	-----	AC	REC
ADDITIONAL CERTIFICATIONS	01/19/17	-----	JD	REC
REVISED CERTIFICATIONS	01/24/17	-----	JD	REC

SURVEY DATE : 12/13/16

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
PANEL NUMBER	0562 H
ZONE	AE
BASE FLOOD ELEVATION	6
EFFECTIVE DATE	08/18/14

PROPERTY ADDRESS :	3460 EMERSON LANE
SCALE:	1" = 20'
SHEET	1 OF 1

**AFFIDAVIT TO AUTHORIZE PETITIONER'S AGENT**

I/We, Silvia Sperber, the property owner(s) of the property to be vacated in the subject Application for Vacation and Abandonment, being duly sworn, depose(s) and say(s):

1. That I/we am/are the owner(s) and record title holder(s) of the lands that are to be vacated and abandoned, my/our Folio Number(s) is/are as follows: 5042-31-28-0410
2. That I/we do hereby appoint the following Agent to act on my/our behalf in the processing of the subject Application for Vacation and Abandonment to Broward County Board of Commissioners:

Name: Keith Poliakoff  
 Address: Saul Ewing Arnstein & Lehr LLP, 200 E Las Olas Blvd., Ste 1000  
 City, State Zip: Ft. Lauderdale, FL 33301  
 Telephone: (954) 713-7644

Silvia Sperber  
 Name of Petitioner/Owners

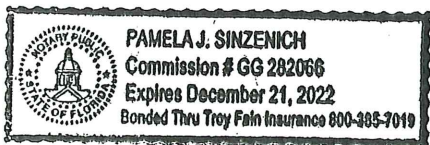
By x [Signature]  
 (signature)  
Silvia Sperber  
 (print name)

17<sup>th</sup>, day of December, 2020

State Florida  
 County Broward

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 17<sup>th</sup> day of December, 2020, by Silvia Sperber, who is personally known to me or has produced \_\_\_\_\_ as identification.

NOTARY  
SEAL



Signature: [Signature]  
 Print Name: Pamela J. Sinzenich  
 Notary Public in and for the County and State last aforesaid.  
 My Commission Expires: 12/21/22  
 Commission/Serial No.: GG282066

The undersigned Petitioner s has fully reviewed the Instructions concerning the Application for Vacation and Abandonment and understands that the Application must be complete and accurate prior to Broward County acceptance and review. The undersigned hereby petitions the Broward County Board of County Commissioners to vacate and abandon the property described herein. By signing as Petitioner(s), the undersigned certifies authenticity of ownership and, when applicable, authorizes the Agent to be its representative in this Application to Vacate and Abandon process.

**PETITIONER/OWNER(S)**

12/17/20 Silvia Sperber  
Date OWNER ~~Petitioner~~

JOHN GAVENIAS  
Witness

Date Owner (if not petitioner)

Witness

SILVIA SPERBER  
(print name)

By [Signature]  
(signature)

JOHN GAVENIAS  
(Witness print name)

By [Signature]  
(Witness signature)

AMY ORTIZ  
(print name)

By [Signature]  
(signature)

(Witness print name)

By \_\_\_\_\_  
(Witness signature)

PETITIONER ACKNOWLEDGMENT (By Individual)

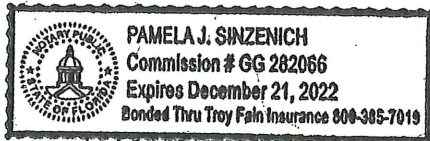
State Florida

County Broward

I hereby certify that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Silvia Sperber, who being first duly sworn by me this day, depose and state that s/he is the Petitioner in the foregoing Application for Vacation and Abandonment.

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 17<sup>th</sup> day of December, 2020, by Silvia Sperber, who is personally known to me or has produced \_\_\_\_\_ as identification.

NOTARY  
SEAL



Signature: Pamela J. Sinzenich

Print Name: Pamela J Sinzenich

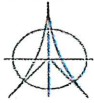
Notary Public in and for the County and State last aforesaid.

My Commission Expires: 12/21/22

Commission/Serial No.: GG282066



COUSINS SURVEYORS & ASSOCIATES, INC.

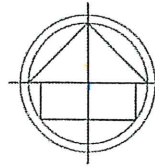
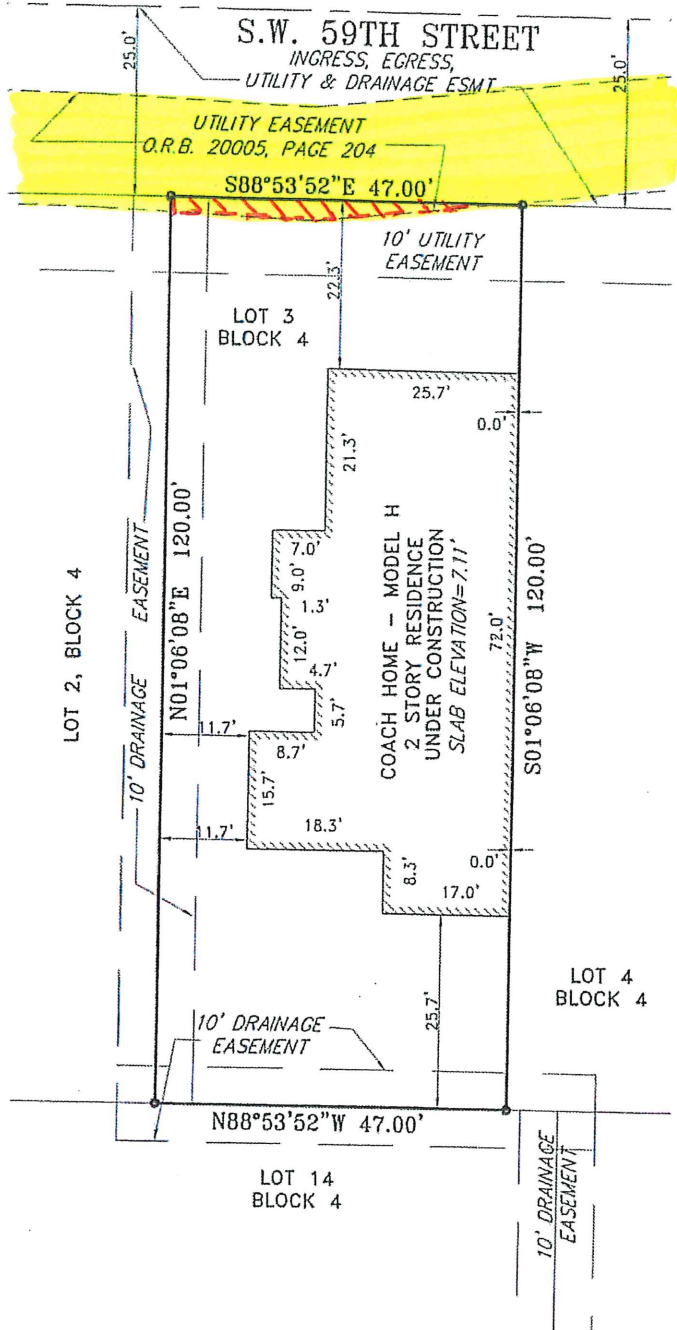


3921 SW 47TH AVENUE, SUITE 1011  
 DAVIE, FLORIDA 33314  
 CERTIFICATE OF AUTHORIZATION : LB # 6448  
 PHONE (954) 689-7766 FAX (954) 689-7799

PROJECT NUMBER : 6540-10

CLIENT :  
 MG3 DEVELOPER GROUP,  
 THE PRESERVE - LLC

SKETCH OF SURVEY



LEGEND:

- CKD CHECKED BY
- CONC CONCRETE
- DWN DRAWN BY
- FB/PG FIELD BOOK AND PAGE
- P.B. PLAT BOOK
- B.C.R. BROWARD COUNTY RECORDS

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. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
5. UNDERGROUND IMPROVEMENTS NOT SHOWN.
6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
7. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF "PRESERVE AT EMERALD HILLS" (P.B. 181, PG 88, BCR), SAID LINE BEARS S 01°06'08"W.
8. BENCHMARK REFERENCE : BROWARD COUNTY BENCHMARK # 1802. ELEVATION = 7.67' (NAVD88)



I HEREBY CERTIFY THAT THE "SKETCH OF SURVEY" OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED IN THE FIELD UNDER MY DIRECTION IN FEBRUARY, 2017. I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY: *Richard E. Cousins*

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

SURVEY DATE : 02/23/17

LAND DESCRIPTION:

LOT 3, BLOCK 4 OF "PRESERVE AT EMERALD HILLS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 181, PAGE 88 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

REVISIONS	DATE	FB/PG	DWN	CKD
FORM BOARD SURVEY	02/20/17	SKETCH	JD	REC
FOUNDATION SURVEY	02/23/17	SKETCH	JD	REC

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
PANEL NUMBER	0562 H
ZONE	AE
BASE FLOOD ELEVATION	6
EFFECTIVE DATE	08/18/14

PROPERTY ADDRESS :	3448 EMERSON LANE
SCALE: 1" = 20'	
SHEET 1 OF 1	

**AFFIDAVIT TO AUTHORIZE PETITIONER'S AGENT**

I/We, Janice Attia and Matthew Kandel, the property owner(s) of the property to be vacated in the subject Application for Vacation and Abandonment, being duly sworn, depose(s) and say(s):

1. That I/we am/are the owner(s) and record title holder(s) of the lands that are to be vacated and abandoned, my/our Folio Number(s) is/are as follows: 5042-31-28-0420
2. That I/we do hereby appoint the following Agent to act on my/our behalf in the processing of the subject Application for Vacation and Abandonment to Broward County Board of Commissioners:

Name: Keith Poliakoff  
 Address: Saul Ewing Arnstein & Lehr LLP, 200 E Las Olas Blvd., Ste 1000  
 City, State Zip: Ft. Lauderdale, FL 33301  
 Telephone: (954) 713-7644

Janice Attia and Matthew Kandel  
 Name of Petitioner/Owners

By X [Signature] and Matthew Kandel  
 (signature)  
Janice Attia and Matthew Kandel  
 (print name)

13<sup>th</sup>, day of February, 2020

State Florida  
 County Broward

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 13<sup>th</sup> day of February, 2020, by Janice Attia and Matthew Kandel, who is personally known to me or has produced \_\_\_\_\_ as identification.

NOTARY  
 SEAL



Signature: [Signature]  
 Print Name: Pamela J Sinzenich  
 Notary Public in and for the County and State last aforesaid.  
 My Commission Expires: 12/21/22  
 Commission/Serial No.: GG 282068

The undersigned Petitioner s has fully reviewed the Instructions concerning the Application for Vacation and Abandonment and understands that the Application must be complete and accurate prior to Broward County acceptance and review. The undersigned hereby petitions the Broward County Board of County Commissioners to vacate and abandon the property described herein. By signing as Petitioner(s), the undersigned certifies authenticity of ownership and, when applicable, authorizes the Agent to be its representative in this Application to Vacate and Abandon process.

**PETITIONER/OWNER(S)**

2/13/2021 Matthew Kandel  
Date OWNER, Petitioner

JOHN GAVENAS  
Witness

2/13/2021 Janice Attia  
Date Owner (if not petitioner)

JOHN GAVENAS  
Witness

MATTHEW KANDEL  
(print name)

By X Matthew Kandel  
(signature)

JOHN GAVENAS  
(Witness print name)

By [Signature]  
(Witness signature)

[Signature]  
(print name)

By X [Signature]  
(signature)

JOHN GAVENAS  
(Witness print name)

By [Signature]  
(Witness signature)

**AFFIDAVIT TO AUTHORIZE PETITIONER'S AGENT**

I/We, Janice Attia and Matthew Kandel, the property owner(s) of the property to be vacated in the subject Application for Vacation and Abandonment, being duly sworn, depose(s) and say(s):

1. That I/we am/are the owner(s) and record title holder(s) of the lands that are to be vacated and abandoned, my/our Folio Number(s) is/are as follows: 5042-31-28-0420
2. That I/we do hereby appoint the following Agent to act on my/our behalf in the processing of the subject Application for Vacation and Abandonment to Broward County Board of Commissioners:

Name: Keith Poliakoff  
 Address: Saul Ewing Arnstein & Lehr LLP, 200 E Las Olas Blvd., Ste 1000  
 City, State Zip: Ft. Lauderdale, FL 33301  
 Telephone: (954) 713-7644

Janice Attia and Matthew Kandel  
 Name of Petitioner/Owners

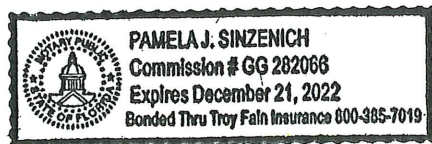
By X [Signature] and Matthew Kandel  
 (signature)  
Janice Attia and Matthew Kandel  
 (print name)

13<sup>th</sup>, day of February, 2020

State Florida  
 County Broward

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 13<sup>th</sup> day of February, 2020, by Janice Attia and Matthew Kandel, who is personally known to me or has produced \_\_\_\_\_ as identification.

NOTARY  
 SEAL



Signature: [Signature]  
 Print Name: Pamela J Sinzenich  
 Notary Public in and for the County and State last aforesaid.  
 My Commission Expires: 12/21/22  
 Commission/Serial No.: GG 282066

AFFIDAVIT TO AUTHORIZE PETITIONER'S AGENT

I/We, Ira Sved and Naomi Sved, the property owner(s) of the property to be vacated in the subject Application for Vacation and Abandonment, being duly sworn, depose(s) and say(s):

1. That I/we am/are the owner(s) and record title holder(s) of the lands that are to be vacated and abandoned, my/our Folio Number(s) is/are as follows: 504231280200
2. That I/we do hereby appoint the following Agent to act on my/our behalf in the processing of the subject Application for Vacation and Abandonment to Broward County Board of Commissioners:

Name: Keith Poliakoff  
 Address: Government Law Group, 200 S. Andrews Ave., Suite 601  
 City, State Zip: Ft. Lauderdale, FL 33301  
 Telephone: (954) 909-0590

Ira Sved and Naomi Sved  
 Name of Petitioner/Owners

By [Signature]  
 (signature)  
Ira Sved and Naomi Sved  
 (print name)

[Signature]

13, day of MAY, 2022

State Florida  
 County Broward

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 13<sup>th</sup> day of May, 2022, by Ira Sved and Naomi Sved, who are personally known to me or have produced Florida Driver's License as identification.

Pennsylvania (908)

NOTARY  
SEAL



Signature: [Signature]  
 Print Name: Jonathan C. Benitah  
 Notary Public in and for the County and State last aforesaid.  
 My Commission Expires: 4-10-2026  
 Commission/Serial No.: HH218030

The undersigned Petitioner s has fully reviewed the Instructions concerning the Application for Vacation and Abandonment and understands that the Application must be complete and accurate prior to Broward County acceptance and review. The undersigned hereby petitions the Broward County Board of County Commissioners to vacate and abandon the property described herein. By signing as Petitioner(s), the undersigned certifies authenticity of ownership and, when applicable, authorizes the Agent to be its representative in this Application to Vacate and Abandon process.

PETITIONER/OWNER(S)

5/13/2022                      Ira Sved  
Date                                  Petitioner

Ira Sved  
\_\_\_\_\_  
(print name)  
By Ira Sved  
\_\_\_\_\_  
(signature)

\_\_\_\_\_  
Witness

Alexa Boothman  
\_\_\_\_\_  
(Witness print name)  
By Alexa Boothman  
\_\_\_\_\_  
(Witness signature)

5/13/22                      Naomi Sved  
Date                                  Owner (if not petitioner)

Naomi Sved  
\_\_\_\_\_  
(print name)  
By Naomi Sved  
\_\_\_\_\_  
(signature)

\_\_\_\_\_  
Witness

Alexa Boothman  
\_\_\_\_\_  
(Witness print name)  
By Alexa Boothman  
\_\_\_\_\_  
(Witness signature)

PETITIONER ACKNOWLEDGMENT (By Individual)

State Florida

County Broward

I hereby certify that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Ira Sued & Naomi Sued, who being first duly sworn by me this day, depose and state that s/he is the Petitioner in the foregoing Application for Vacation and Abandonment.

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 13<sup>th</sup> day of May, 2022, by Ira Sued & Naomi Sued, who are personally known to me or have produced Florida Driver's License as identification.

Pennsylvania (PCA)

NOTARY  
SEAL



Signature: [Handwritten Signature]

Print Name: Jonathan C. Benitah

Notary Public in and for the County and State last aforesaid.

My Commission Expires: 4-10-2026

Commission/Serial No.: HH 218030