

Environmental Protection and Growth Management Department **PLANNING AND DEVELOPMENT MANAGEMENT DIVISION** 1 N. University Drive, Box 102 · Plantation, FL 33324 T: 954-357-6666 F: 954-357-6521

Broward.org/Planning

Review and Approval of Vacation Petition Application

		• •			
Review	V				
Date:	05/05/2022				
To:	County Attorney's Office Attention: Maite Azcoitia, Office of County Attorney				
From:	Planning and	d Development Ma	nagement Division	=	
Subject:		tition No.: 2018-V-1			
	Petitioner(s)	: MG3 West Hollywoo	od, LLC, et. al.	,	
	Agent for Pe	etitioner(s): Keith Polis	akoff, Saul Ewing Arnstein & Lehr, LLP	30"	
	Type:		or any Portion Thereof (BCCO 5-20)	5)	
		Difficulty control to a district to the form of the control of the		aces Used for Travel (BCAC 27.68) asements or Interests (BCAC 27.69)	
	Project:	⊠ Easement		Other	
Pursuant	7	te Chapter 177.101 a		ard County Administrative Code and Code of	
		g determined that the g other parts of the su		not affect the ownership or right of convenient	
access of		Review Agencies a		Date: November 13, 2018	
Requir	ed Docume	entation			
×	Vacation Petiti	ion Application	Date Accepted: May 5, 2018		
×	File Fee (made	e payable to Brow a	ard County Board of County (Commissioners and deposited)	
	Petitioner Noti	ce of Intent	Dates Published: N/A	and <u>N/A</u>	
× (Certificate of F	Real Estate Taxes I	Paid [Revenue Collection Division	on] Date: July 2, 2021	
×	Property Local	tion 🗵 Municipality	y of Hollywood	☐ Municipal Service District	
	Certified Copy	of Municipal Resol	lution No: N/A	Date(s): N/A	
× ;	Sketch and Le	gal Description by:	Robert L. Thompson, PSM #3869		
×	Location Map	(Created by County	y Surveyor)		
	and the second s		lap (No longer provided; advise	if needed for review)	
	Plat, if applical		AND THE PROPERTY OF THE PARTY O		
			owners in Plat, ifapplicable	D / Moreh 16, 2022	
		Opinion of Title by:		Date: March 16, 2022	
		n of all reviewers re ejection by Utility Co	esponding "no objection/no com	ment	
		on to Set Public He	1.5		
		on of Adopted Vaca			
	State 1 (Coolatic	on Adopted Vace	20011		
Approv					
	subject to the C e Public Hearing	_		oval of a Title Certificate dated within 45 days	
		ed as to Form by: _	Kristin M. Carter Date: 2022.05.13 16:00:03	M. 3 -04'00'	
		252 353			
riiit ival	ne			Date:	



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

Exhibit 1 Page 2 of 31 Office Use Only

Date Application Accepted:

5/2/2018

Application Number: $_{2018\text{-V-}14}$

APPLICATION FOR VACATION AND ABANDONMENT

- A. \(\tag{BCAC 25.99} \)
- B. The Abandonment of Streets, Alleyways, Roads or Other Places Used for Travel (BCAC 25.100)

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	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 Easemen (brief description) attached	t recorded 10/26/1992 in ORB 20005, Page 204 - Copy				
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; 0	990; 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 A	oplication No:2018-V-14				

ADDITIONAL PETITION	NER 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 PETITION	NER 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 PETITION	IER 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 PETITION	ER 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 PETITION	ER INFORMATION
Petitioner 6:	Folio(s):
Address:	Phone:
Address cont d):	Fax:
City, State Zip:	Email:
ADDITIONAL PETITION	ER INFORMATION
Petitioner 7:	Folio(s):
Address:	Phone:
Address cont d):	Fax:
City, State Zip:	Email:
ADDITIONAL PETITION	ER INFORMATION
Petitioner 8:	Folio(s):
Address:	Phone:
Address cont d):	Fax:
City, State Zip:	Email:

10/27/21 Michael Zeitouni	Michael Zeitoun
Date Petitioner	/ /(print_name)
	By / Mice / Ser town
	(signature)
Norman Friedman	Norman Friedman
Witness	(Witness print name)
	By Moman Fridain
	(Witness signature)
D 27 2) Beth Zeitouni	Beth Zertoun
Date Owner (if not petitioner)	(print name)
	By Berry
	(signature)
Albe Pollack	Abe Pollack
Witness	(Witness print name)
	By apefollach
	(Witness signature)

PETITIONER ACKNOWLEDGMENT (By Individual)

State New YORK	
County Sulli Va V	
oaths and take acknowledgments, Michael Ze	peared before me, an officer duly authorized to administer eitouni and Beth Zeitouni, who being first duly sworn by me titioner in the foregoing Application for Vacation and
notarization, this 12 day of October personally known to me or has produced FL	before me by means of Aphysical presence or \square online, 2021, by Michael Zeitouni and Beth Zeitouni, who is $DL\#Z350-540-55-0[2-0]$ as identification. $DL\#Z350-060-53-7[4-0]$ Exp. $06/14/20$
NOTARY	
SEAL	
al.	Signature: hela Wess
	Print Name: Lela Nussbay M
Lela Nussbaum 01NU6206594	Notary Public in and for the County and State last aforesaid.
Notary Public, State of New York Qualified in Sullivan County My commission expires MAY 26th, 2023	My Commission Expires: May 26 4 2025
my commission expires with 20th, 20 A	Commission/Serial No.: 01N/U6206594

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):

- 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 (signature) Michael Zeitouni and Beth Zeitouni (print name) day of CCTo 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 FI Driver Lc#2350-540-55-012-0 as identification.

NOTARY

FIDL# Z350-060-53-714-0 Exp. 06/14/2029

SEAL

Leia Nussbaum 01NU6206594 Notary Public, State of New York Qualified in Sullivan County My commission expires MAY 26th, 20 % Signature: Print Name: Lela Notary Public in and for the County and State last aforesaid.

My Commission Expires: May 26 Commission/Serial No.: <u>OINU6206</u>

2/13/2021	Matthew Kandel	MATTHEW KANDEL
Date	OWHER: Petitioner	(print name)
		By X Mathew Zondal
		(signature)
	JOHN GAVENIAS	JOHN GAVENAS
	Witness	(Witness print name)
		Ву 💮
		(Witness signature)
2/13/2021	Janice Attia	
Date	Owner (if not petitioner)	(print name)
		Ву
		(signature)
	JOHN GAVENAS	JOHN GAVENES
	Witness	(Witness print name)
		Ву
		(Witness signature)

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:

Keith Poliakoff Name: Saul Ewing Arnstein & Lehr LLP, 200 E Las Olas Blvd., Ste 1000 Address: City, State Zip: Ft. Lauderdale, FL 33301 Telephone: (954) 713-7644 Janice Attia and Matthew Kandel Name of Petitioner/Owners Mathew Harrel (signature) Janice Attia and Matthew Kandel (print name) 13th, day of February, 2020 State Florida County Broward The foregoing instrument was acknowledged before me by means of ☑physical presence or □ online notarization, this 1344 day of February, 2020, by Janice Attia and Matthew Kandel, who is personally as identification. known to me or has produced _____ **NOTARY** SEAL



Signature: Print Name: Pamela T Sinzenich

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

My Commission Expires: 12/21/22 Commission/Serial No.: GG 282068

ΛI	ITUI	ENT	CITY	OF.	CIA/N	JED	CLID
AI	JIM	ENII	CIT	UF '	OVVI	VER:	חודכ

PETITIONER	04/20/202/ Date	Mark Mintz Print Name Signature
	WITNESS	Anthony Hoang Print Name Cuth W
OWNER (if not petitioner)	04/20/2021 Date	Signature V
	WITNESS	Signature MISEMA G. MAUMICA Print Name
	NOTAR	Signature XX
STATE OF FLOCOUNTY OF BF	RIDA CALIFOLNIA ROWARD LOS ANGELE	5
this <u>John</u> day or of Blac Arac	ment was acknowledged before me f <u>Apn/</u> , 20 <u>6</u> / Mok/, ThC • , on behalf o	e by means of physical presence online notarization, Mark Min+2.
NIMFIT GAR Name of Notary Typed, Prin	ICES CASTIDU	Signature of Notary Pyblic - State of Florida (51/1/1/1) A
Notary Seal (or Title or Ran	(k)	Serial Number (if applicable)



PETITIONER ACKNOWLEDGME	NT (By Business or Governmental Entity)
State Cahifmia	
State Cah forma County Los Argeles	
oaths and take acknowledgments, Mark Min corporation, on behalf of the business or gover	eared before me, an officer duly authorized to administer ntz, as President of Blue Angel Motel, Inc., a Nevada nmental entity, who being first duly sworn by me this day, nalf of the business or governmental entity as Petitioner in Indonment.
The foregoing instrument was acknowledged notarization, this 20th day of	before me by means of physical presence or online 2021, by , Mark Mintz, who is personally known to me or as identification.
NOTARY	
SEAL	Signature:
NIMFA GARCES CASTRO COMM. # 2268720	Print Name: NIMFA GARCES CASTIPO
LOS ANGELES COUNTY MY COMM. Exp. Nov. 29, 2022	Notary Public in and for the County and State last aforesaid.
	My Commission Expires: Howmber 29, 2017 Commission/Serial No.: 2268720
	Commission/Serial No.: 2268720

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):

- 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

	we do hereby appoint the follow Dication for Vacation and Aband			
Name:	Keith Poliakoff			
Address:	200 S. Andrews Ave., Suite 601			
City, State Zip:	Fort Lauderdale, Florida 33301			
Telephone:	(954) 909-0593			
Blue Angel Mot Name of Petitic				
By (signate	ure)			
Mark Mintz		,		
(print n	ame)		•	
2011) day of State County Los	/			
notarization, th	nstrument was acknowledged lis 20 M day of April , 20 Dryker Wass			
NOTARY SEAL		lin di	VaL	
	NIMFA GARCES CASTRO COMM. # 2268720 NOTARY PUBLIC-CALIFORNIA LOS ANGELES COUNTY MY COMM. EXP. Nov. 29, 2022	Print Name: Notary Public in and for traforesaid. My Commission Expires: Commission/Serial No.:	Lumber 29	e last

04.05.2021 MG3	West Hollywood, LLC	Hernan Leonalt
Date	Petitioner	(print name)
		By (signature)
		Loudes Chang
	Witness	(Witness print name)
		(Witness signature) Juan Ochoa
Date	Owner (if not petitioner)	By Mull Dl 1
		(signature)
	Witness	(Witness print name)
		By
		(Witness signature)

PETITIONER ACKNOWLEDGMENT	By	Business or	Governmental	Entity)
---------------------------	----	--------------------	--------------	---------

State 👱	FFL	-
County	Miani 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 Mphysical presence or - online notarization, this 5th day of April , 2020, by Hernan Leonoff, who is personally known to me or as identification. has produced _

NOTARY SEAL

> DEBRA SANCHEZ Notary Public - State of Florida Commission # GG 357962 My Comm. Expires Aug 6, 2023 Bonded through National Notary Assn.

Signature: ____

Print Name:

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

My Commission Expires: <u>08.06.2023</u>

Commission/Serial No.: 66357962

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:

the subject Application for Vacation and Aba	ndonment to Broward County B	oard of Commissioners:
Name: Keith Poliakoff		
Address: Saul Ewing Arnstein & Lehr L	LP, 200 E Las Olas Blvd., Ste 100	
City, State Zip: Ft. Lauderdale, FL 33301		
Telephone: (954) 713-7644		
MG3 West Hollywood, LLC		
Name of Petitioner/Owners		
(signature)		
Hernan Leonoff (print name)		
State of FL County Miani Dade	2.7	
The foregoing instrument was acknowledged notarization, this 5th day of April has produced	before me by means of wphy 2020, by Hernan Leonoff, who is as identification.	rsical presence or □ online personally known to me or
DEBRA SANCHEZ Notary Public State of Florida Commission = GG 357962 My Comm. Expires Aug 5, 2023 Bonded through National Notary, Assn.	Signature: Print Name: Debra 5 Notary Public in and for the Caforesaid. My Commission Expires:	8.06.2023

10/27/21 Michael Zeitouni	Michael Zeitoun
Date Petitioner	(print name)
	By / Mill Sex tour
	(signature)
Norman Friedman	Norman Friedman
Witness	(Witness print name)
	By Moman Fredrin
	(Witness signature)
10(27)2) Beth Zeitouni	Beth Zertoun
Date Owner (if not petitioner)	(print name)
	By Berry
	(signature)
Abe Pollack	Abe Pollack
Witness	(Witness print name)
	By afefollach
	(Witness signature)

PETITIONER ACKNOWLEDGMENT (By Individual)

State Now York	
County Sulli Va V	
oaths and take acknowledgments, Michael Zei	beared before me, an officer duly authorized to administer itouni and Beth Zeitouni, who being first duly sworn by me itioner in the foregoing Application for Vacation and
The foregoing instrument was acknowledged notarization, this 12 day of 12 bet personally known to me or has produced FL 1	before me by means of physical presence or \square online $_$, 2021, by Michael Zeltouni and Beth Zeltouni, who is $0.4 \pm 2350 - 540 - 55 - 012 - 0$ as identification. $0.4 \pm 2350 - 060 - 53 - 714 - 0$ $\pm 2000 - 06/14/2000$
NOTARY	
SEAL	
×	Signature: hela Ness
	Print Name: Lela Nussbaum
Leia Nussbaum 01NU6206594	Notary Public in and for the County and State last aforesaid.
Notary Public, State of New York Qualified in Sullivan County My commission expires MAY 26th, 2025	My Commission Expires: May 26 , 2025 Commission/Serial No : 01 N/1/16 20 6 5 9/1
THY COMMISSION EXPINES WIAT ZOLII, ZUA	Commission/Serial No : DIN 11690659/1

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):

- 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 (signature) Michael Zeitouni and Beth Zeitouni (print name) day of CCTo

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 FI Driver Lc#2350-540-55-012-0 as identification.

NOTARY SEAL

FIDL# Z350-060-53-714-0 Exp. 06/14/2029

Leia Nussbaum 01NU6206594 Notary Public, State of New York

Qualified in Sullivan County My commission expires MAY 26th, 20 % Signature: Print Name: Lela Notary Public in and for the County and State last aforesaid.

My Commission Expires: May 26 Commission/Serial No.: 01NU6206

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):

- 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
- 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

(signature)

Raviv Jackier and Gabriella Zur

(print name)

2nd day of March

State FLORIDA

County BROWARD

notarization, this 300 day of MARCH , 2022, by Raviv Jackier and Gabriella Zur, who are personally known to me or have produced FLORIDA TRIVER'S 42 as identification.

NOTARY SEAL

> SEBASTIAN SCHENQUERMAN Commission # HH 156231 Expires October 15, 2025 Bended Thru Budget Notary Services

Signature: _

Print Name: 50815TIAN SCHENQUERMAN Notary Public in and for the County and State last

aforesaid.

My Commission Expires: 10/15/25 Commission/Serial No.: HH-156231

3/2/22 Raviv Jackier	Raviv Jackier
Date Petitioner	(print name)
	Ву
	(signature)
JOHN GAVELIAS	JOHN GAYRHAS
Witness	(Witness print name)
	Ву
	(Witness signature)
Gabriella Zur	Gabriella Zur
Date Owner (if not petitioner)	(print name)
	ву 🔾
	(signature)
DONLY GAVENAS	JOHN GANKHAS
Witness	(Witness print name)
	By This
	(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.

NOTARY SEAL



Signature:

Print Name:

U SCHENQUERANDN

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

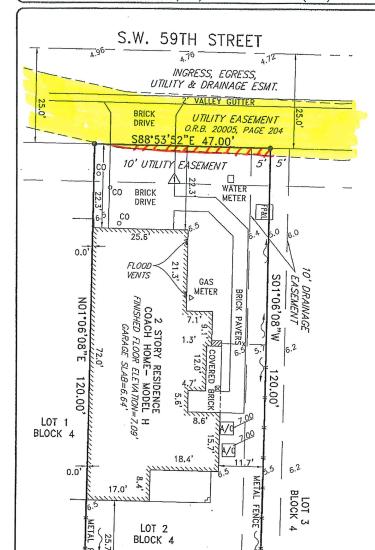
My Commission Expires: 10/15/2

Commission/Serial No.: HH154231

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 TO TO Page 21 of 31

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:

A BRICK DRIVE ENCROACHES ONTO 10' UTILITY EASEMENT.

LEGEND:

CKD CONC DWN

CHECKED BY CONCRETE DRAWN BY

FB/PG FIELD BOOK AND PAGE P.B. PLAT BOOK B.C.R. CO

BROWARD COUNTY RECORDS CLEAN OUT

CERTIFIED TO:

FLORIDA COMMUNITY BANK, N.A., IST SUCCESSORS AND/OR ACSIONS
MG3 WEST HOLLYWOOD, LLC
FIDELITY NATIONAL TITLE INSURANCE COMPANY
ARNSTEIN & LEHR LLP

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

METAL FENCE 5.5

LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.

N88°53'52"W 47.00

CATCH-BASIN RIM=5.40

THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES. 3.

- THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- UNDERGROUND IMPROVEMENTS NOT SHOWN.

LOT 14

BLOCK 4

NOTES :

- 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 $^{\circ}$ (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 JEHIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS, FOR SCREYCHING IN-THE STATE OF FLORIDA ACCORDING TO CHAPTER-5J-17.0F THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 172.027, FLORIDA STATUTES. THERE ARE NO ABOVE GROUND ENCROACHMENTS OTHER THAN THOSE SHOWN HEREON, SUBJECT TO THE QUALIFICATIONS NOTED.

FOR THE FIRM, BY: Did

O' DRAINAGE

EASEMENT

SURVEY DATE : 12/13/16

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

REVISIONS	DATE	ED /DO	DUAL	0117
	DAIL	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
		· 1		

FLOOD ZONE INFOR	MATION
COMMUNITY NUMBER	125113
PANEL NUMBER .	0562 H
ZONE	AE
BASE FLOOD ELEVATION	١ 6
EFFECTIVE DATE	08/18/14

PROPERTY ADDRESS : 3460 EMERSON LANE

SCALE: 1" = 20'

SHEET 1 OF 1

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	way/Outrage
Name of Petitio	meryowners
ву 🗡	Receden
(signatu Silvia Sperber	ure)
print n	ame)
indh_, day of	December 2020
State Flor	rda_
County <u>Brou</u>	vard
notarization, thi	nstrument was acknowledged before me by means of physical presence or online is 17 to day of (2014) as identification.
NOTARY	
SEAL	Signature: Paulle O-S
William Table	Print Name: Pamla J. Sinzenich
	ELAJ. SINZENICH Notary Public in and for the County and State last aforesaid.

My Commission Expires: 12/21/22
Commission/Serial No.: 66282011

Bonded Thru Troy Fain Insurance 800-385-7019

12/17/20	Silvia Sperber	GILVIA SPERBER
Date	OWLIKE Petitioner	(print name)
		BY & SKULTY
		(signature)
	JOHN GAVENAS	JOHN GRAVENAS
	Witness	(Witness print name)
		Ву
		(Witness signature)
		AMY ORTIZ
Date	Owner (if not petitioner)	(print name)
		By Any Cly
		(signature)
	Witness	(Witness print name)
		Ву
		(Witness signature)

PETITIONER ACKNOWLEDGMENT (By Individual)

State _ Torida
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 \square physical presence or \square online notarization, this \square day of \square day of \square cember, 2020, by Silvia Sperber, who is personally known to me or

NOTARY SEAL



has produced ______as identification.

Signature: Paull Sinzanich

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

My Commission Expires: 12/21/22

Commission/Serial No.: 662820116

COUSINS SURVEYORS & ASSOCIATES, INC.

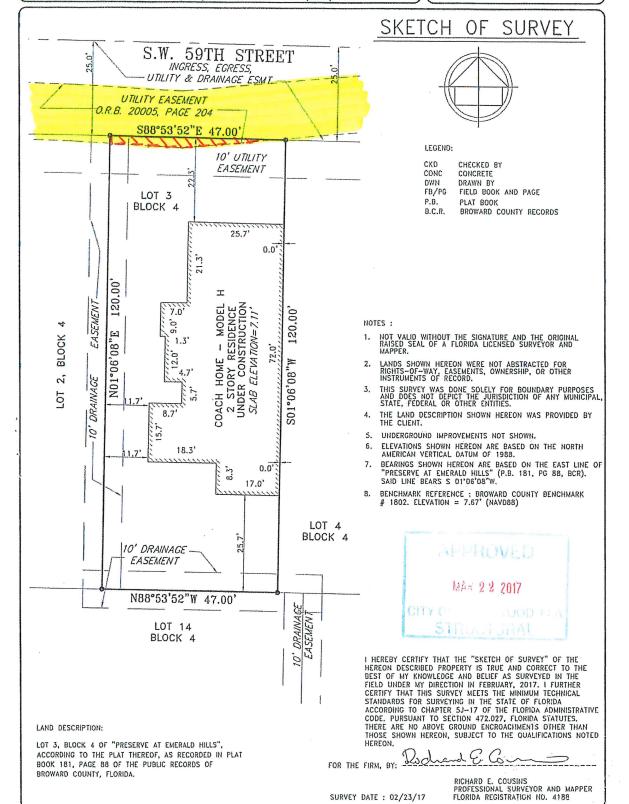
3921 SW 47TH AVENUE, SUITE 1011

DAVIE, FLORIDA 33314 CERTIFICATE OF AUTHORIZATION : LB # 6448 PHONE (954) 689-7766 FAX (954) 689-7799

Page 25 of 31 PROJECT NUMBER: 6540-10

CLIENT :

MG3 DEVELOPER GROUP, THE PRESERVE - LLC



DATE	FB/PG	DWN	CKD
02/20/17	SKETCH	JD	REC
02/23/17	SKETCH	JD .	REC
	02/20/17	02/20/17 SKETCH	02/20/17 SKETCH JD

FLOOD ZONE INFOR	MATION
COMMUNITY NUMBER	125113
PANEL NUMBER	0562 H
ZONE	AE
BASE FLOOD ELEVATION	1 6
EFFECTIVE DATE	08/18/14

PROPERTY ADDRESS : 3448 EMERSON LANE

SCALE: 1" = 20'

SHEET 1 OF 1

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 Matthew Harrel (signature) Janice Attia and Matthew Kandel (print name) 13th day of February , 2020 State Florida County Broward The foregoing instrument was acknowledged before me by means of ☑physical presence or ☐ online notarization, this 13th day of February, 2020, by Janice Attia and Matthew Kandel, who is personally known to me or has produced ____ as identification. **NOTARY** SEAL Signature:

Print Name: Pamela T Sinzenich

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

My Commission Expires: 12/21/22
Commission/Serial No.: GG 282068

2/13/2021	Matthew Kandel	MATTHEW KANDEL
Date	OWHER Petitioner	(print name)
		By X Matthew Roll
		(signature)
	JOHN GAVENAS	JOHN GAVEHAS
	Witness	(Witness print name)
		By S
		(Witness signature)
2/13/2021	Janice Attia	
Date	Owner (if not petitioner)	(print name)
		By X
		(signature)
	JOHN GAVENAS	JOHN GAVENES
	Witness	(Witness print name)
		By So
		(Witness signature)

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):

- That I/we am/are the owner(s) and record title holder(s) of the lands that are to be vacated and 1. 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 Matthe Handl (signature) Janice Attia and Matthew Kandel (print name)
13th, day of February, 2020
State Florida
County Broward
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this day of <u>February</u> , 2020, by Janice Attia and Matthew Kandel, who is personally known to me or has produced as identification.
NOTARY
SEAL
PAMELAJ, SINZENICH Print Name: + Amela J Sinzenich

aforesaid.

Notary Public in and for the County and State last

My Commission Expires: 12/21/22 Commission/Serial No.: 662020(9

Commission # GG 282066

Expires December 21, 2022

	d and Naomi Sved subject Application for Vacation	, the property owner(s) of the property to be and Abandonment, being duly sworn, depose(s) and	
	ve am/are the owner(s) and reco //our Folio Number(s) is/are as fo	rd title holder(s) of the lands that are to be vacated and llows:504231280200	
		ng Agent to act on my/our behalf in the processing of onment 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 N		_	
Name of Petitio	oner/Owners		
By to fire (signate	ure)	Magani Lef	
Ira Sved and N (print r		-	
	of <u>MAY</u> , 2022		
State Florida			
County Brown	ard		
The foregoing notarization, the known to me co	or have produced <u>Florida Drive</u>	perfore me by means of Maphysical presence or □ online 022, by <u>Ira Sved and Naomi Sved</u> , who are personally early Licenseas identification.	
NOTARY	Pennsylvania	(9cB)	
SEAL		Charles A	
and the second	TOTAL DENITAL	Signature: Print Name: Jonathan C. Beni tah	
	JONATHAN C. BENITAH MY COMMISSION # HH 218030	Notary Public in and for the County and State last aforesaid.	
	EXPIRES: April 10, 2026	My Commission Expires: 4-10-2026	
		Commission/Serial No.: HH218030	

5/13/2022	Ira Sved	Ira Sved
Date	Petitioner	(print name)
		By Ina five
		(signature)
		Alexa Boothman
	Witness	(Witness print name)
		By alifa Dothian
		(Witness signature)
3/13/22	Naomi Sved	Dagmi Sved
Date	Owner (if not petitioner)	(print name)
		By Coni h
		(signature)
		Alexa Boothman
	Witness	(Witness print name)
		By alexa Boothian
		(Witness signature)

PETITIONER ACKNOWLEDGMENT (By Individual)

State_Florida	
County Broward	
oaths and take acknowledgments, <u>\\\</u>	eared before me, an officer duly authorized to administer who being first duly sworn by me tioner in the foregoing Application for Vacation and
notarization, this 13 has day of	before me by means of Aphysical presence or online _, 2022, by \text{Naomi Suco}, who arelerida Driver's License as identification. nsylvania (908)
NOTARY SEAL	Signature:
JONATHAN C. BENITAH MY COMMISSION # HH 218030 EVELOPES: April 40, 2006	Print Name: Jorathan C. Benitah Notary Public in and for the County and State last

aforesaid.

My Commission Expires: 4-13-2026

Commission/Serial No.: HH 213030