

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

Prepared by:
[NAME OF PERSON PREPARING]
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: 504229090350

EASEMENT

This Easement, is made this 1 day of April, 2020 (“Effective Date”), by 811, LLC, a Florida limited liability company (“Grantor”) whose address is 810 NE 20th ~~32nd~~ Avenue, Fort Lauderdale, Florida 33304, 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:

M. Rubino
Signature

M. Rubino
Print Name of Witness

Witness #2

Peter A. Woods
Signature

Peter A Woods
Print Name of Witness

811, LLC,
a Florida Limited Liability Company

By: Dixie Southland Corporation,
a Florida corporation, its manager

By: Wesley W. Parker, Sr.
Wesley W. Parker, Secretary

1 day of April, 2020

**Reviewed and approved as to form:
Andrew J. Meyers, County Attorney**

By Christina A. Blythe
Digitally signed by Christina A. Blythe
Date: 2020.07.14 12:52:48 -04'00'
Christina A. Blythe, Assistant County Attorney

ACKNOWLEDGMENT

STATE OF FLORIDA

SS

COUNTY OF BROWARD

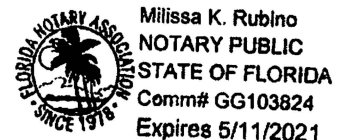
The foregoing instrument was acknowledged before me, by means of [X] physical presence or [] online notarization, this 1 day of April, 2020, by Wesley W. Parker in his capacity as Secretary of Dixie Southland Corporation, a Florida corporation, the Manager of 811 LLC, a Florida limited liability company, [X] who is personally known to me or [] who has produced _____ as identification.

Notary Public:

Signature: Milissa Rubino
Print Name: Milissa Rubino

State of Florida
My Commission Expires: 5/11/21
Commission Number: GG103824

(Notary Seal)



JOINDER AND CONSENT BY MORTGAGEE/LIENHOLDER

THIS INDENTURE, made this 10 day of JUNE, 2020 by and between:
Pacific National Bank, a national banking association, whose business address is
1390 BRICKELL AVE, MIAMI, FL 33131, hereinafter "MORTGAGEE" in favor
of Broward County, a political subdivision of the State of Florida, hereinafter "COUNTY".

WITNESSETH:

That MORTGAGEE, the holder of that certain Mortgage and Security Agreement executed by 811, LLC a Florida limited liability company, Mortgagor, dated November 13, 2019, recorded November 14, 2019, under Instrument # 116176379, of the Public Records of Broward County, Florida, being in the original principal sum of \$3,400,000.00, Mortgage, in consideration of Ten Dollars (\$10.00) and other good and valuable considerations received from COUNTY, does hereby join and consent to execution and delivery of the foregoing Easement.

[The remainder of this page is intentionally left blank]

IN WITNESS OF THE FOREGOING, the Mortgagee has set Mortgagee's hand and seal the day and year first written above.

WITNESSES:
[Signature]
[Signature]

Pacific National Bank

By: [Signature]
Name: DREW SAITO
Title: SVP.

ACKNOWLEDGMENT

STATE OF FLORIDA
SS
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 10 day of June, 2020, by Drew Saito in his/her capacity as SVP of Pacific National Bank, a national banking association, who is personally known to me or who has produced _____ as identification.

Notary Public:

Signature: [Signature]
Print Name: Dana Somerstein

State of Florida
My Commission Expires: 2/12/22
Commission Number: CG 184825

(Notary Seal)



Dana Somerstein
Commission # GG 184825
Expires: February 12, 2022
Bonded thru Aaron Notary

IN WITNESS OF THE FOREGOING, the Mortgagee has set Mortgagee's hand and seal the day and year first written above.

WITNESSES:

[Signature]
[Signature]

Pacific Coast Bankers Bank

By: [Signature]
Name: Allen Sztukowski
Title: Senior Vice President

ACKNOWLEDGMENT

STATE OF Washington

SS

COUNTY OF Clark

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 11th day of June, 2020, by Allen Sztukowski in his/her capacity as Senior Vice President of Pacific Coast Bankers Bank d/b/a Borrower's Loan Protection, a California banking corporation, who is personally known to me or who has produced Washington Driver's License as identification.

Notary Public:

Signature: [Signature]
Print Name: MA Mikols

State of ~~Florida~~ Washington
My Commission Expires: 7/23/2022
Commission Number: MA

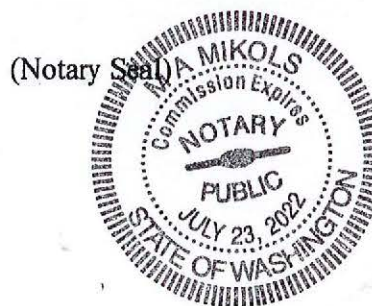


EXHIBIT "A"

McLAUGHLIN ENGINEERING COMPANY
LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309
PHONE (954) 763-7611 * FAX (954) 763-7615



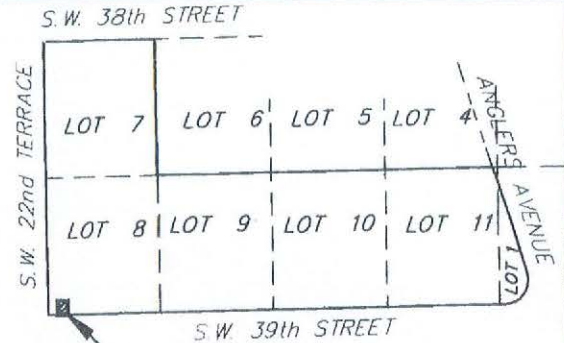
SCALE 1" = 30'

SKETCH AND DESCRIPTION 10.95' x 20' SEWER MAIN EASEMENT 811 LLC

LEGAL DESCRIPTION:

The East 20.00 feet of the West 24.95 feet of the South 10.95 feet of Lot 8, Block 2, WILMA MANOR, according to the plat thereof, as recorded in Plat Book 31, Page 4, of the public records of Broward County, Florida.

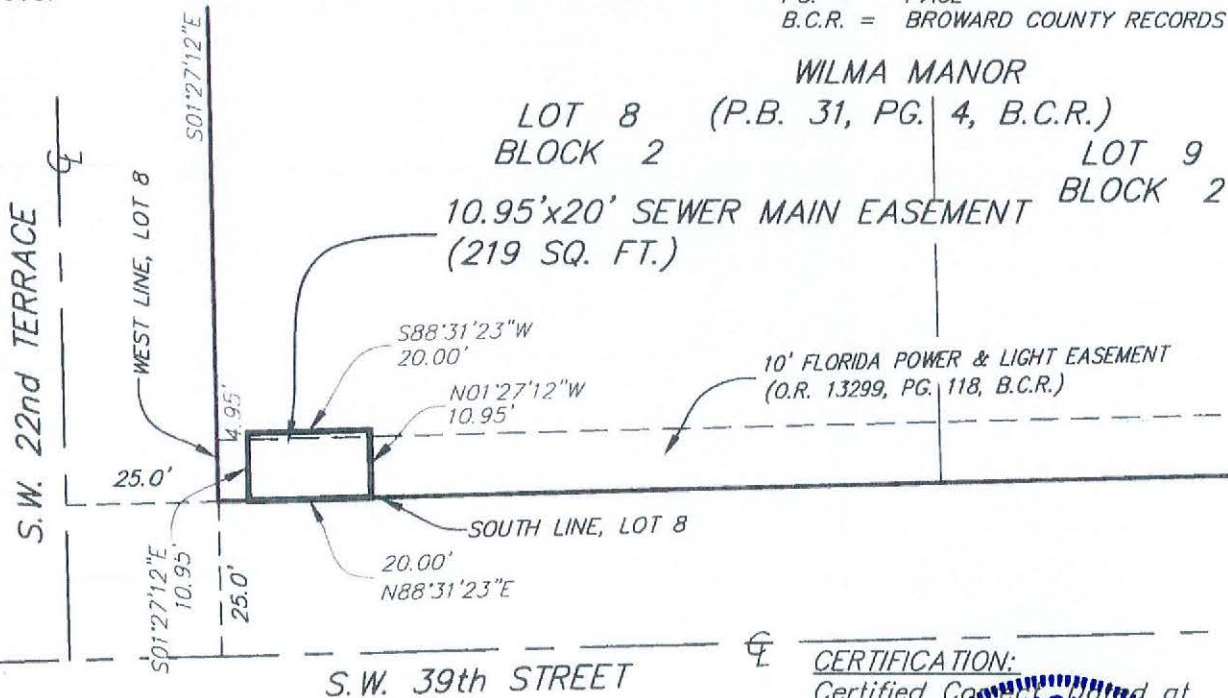
Said lands situate, lying and being in the City of Dania Beach, Broward County, Florida and containing 219 square feet or 0.005 acres, more or less.



THIS SKETCH
SITE LAYOUT
NOT TO SCALE

LEGEND:

- SQ. FT. = SQUARE FEET
- O.R. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- PG. = PAGE
- B.C.R. = BROWARD COUNTY RECORDS



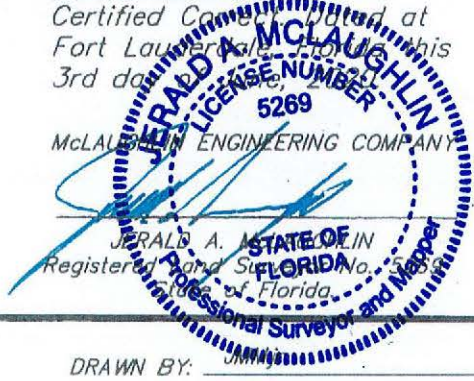
NOTES:

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company
- 2) Legal description prepared by McLaughlin Engineering Co
- 3) This drawing is not valid unless sealed with an appropriate surveyors seal
- 4) THIS IS NOT A BOUNDARY SURVEY
- 5) Bearings shown assume the South line of Block 2, as North 88°31'23" East

CERTIFICATION:

Certified Correct and Valid at
Fort Lauderdale, Florida, this
3rd day of _____, 2020.
JERALD A. McLAUGHLIN
LICENSE NUMBER 5269

McLAUGHLIN ENGINEERING COMPANY



FIELD BOOK NO. _____

DRAWN BY: _____

JOB ORDER NO. V-5206

CHECKED BY: LRC Jr.

REF. DWG.: 19-3-072

C: \JMMjr\2020\V5206 (EASE)

EXHIBIT "A" (CONTINUED)

McLAUGHLIN ENGINEERING COMPANY
LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309
PHONE (954) 763-7611 * FAX (954) 763-7615



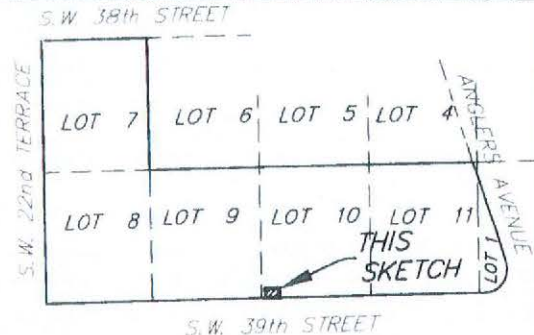
SCALE 1" = 30'

SKETCH AND DESCRIPTION CENTRAL 11'± x 20' WATER MAIN EASEMENT 811 LLC

LEGAL DESCRIPTION:

The East 20.00 feet of the West 21.24 feet of the South 11.08 feet of Lot 10, Block 2, WILMA MANOR, according to the plat thereof, as recorded in Plat Book 31, Page 4, of the public records of Broward County, Florida.

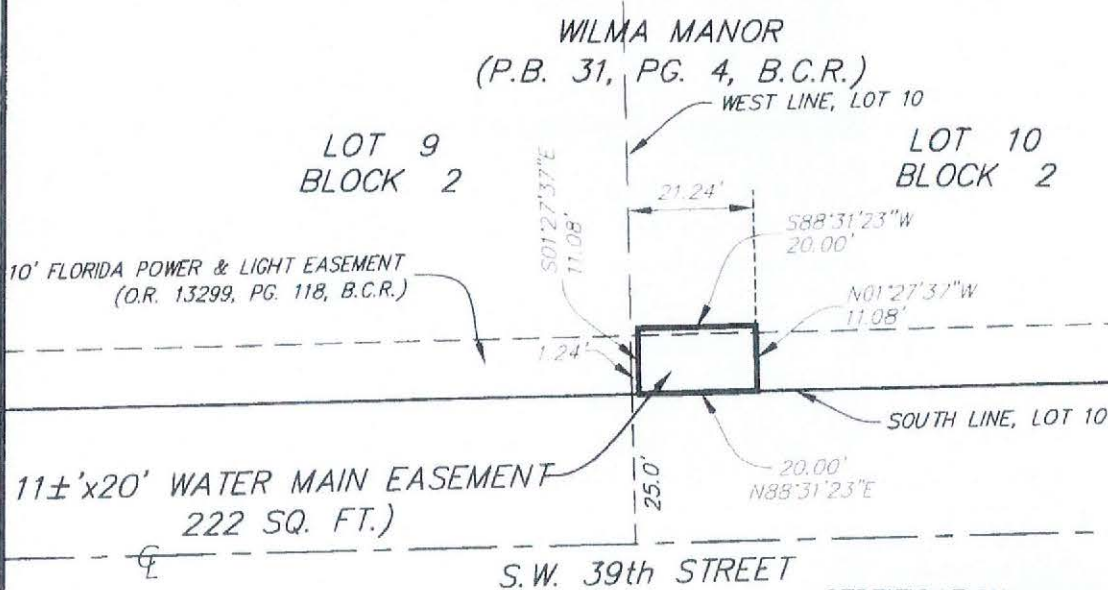
Said lands situate, lying and being in the City of Dania Beach, Broward County, Florida and containing 222 square feet or 0.0051 acres, more or less.



S.W. 39th STREET
SITE LAYOUT
NOT TO SCALE

LEGEND:

- SQ. FT. = SQUARE FEET
- O.R. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- PG. = PAGE
- B.C.R. = BROWARD COUNTY RECORDS



NOTES:

- 1) This sketch reflects all easements and rights-of-way as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an appropriate surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY
- 5) Bearings shown assume the South line of Block 2, as North 88°31'23" East

CERTIFICATION:

Certified Correct and Dated at
Fort Lauderdale, Florida, this
3rd day of June, 2020

McLAUGHLIN ENGINEERING COMPANY



FIELD BOOK NO. _____

DRAWN BY: _____

JOB ORDER NO. V-5206

CHECKED BY: LRC Jr.

REF. DWG.: 19-3-072

C: \JMMjr/2020/V5206 (EASE)

EXHIBIT "A" (CONTINUED)

McLAUGHLIN ENGINEERING COMPANY
LB#285

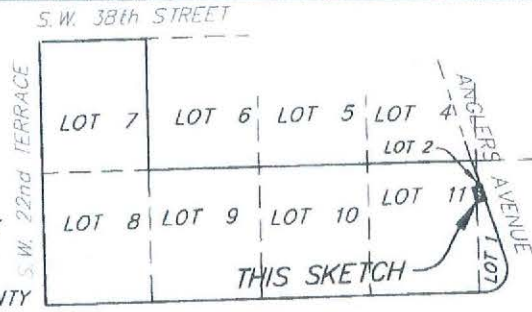
ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309
PHONE (954) 763-7611 * FAX (954) 763-7615



SCALE 1" = 30'

SKETCH AND DESCRIPTION
EAST 8.5±' x 20'
WATER MAIN EASEMENT
811 LLC

LEGEND:
SQ. FT. = SQUARE FEET
O.R. = OFFICIAL RECORDS BOOK
P.B. = PLAT BOOK
PG. = PAGE
B.C.R. = BROWARD COUNTY RECORDS



S.W. 38th STREET
S.W. 22nd TERRACE
S.W. 39th STREET
SITE LAYOUT
NOT TO SCALE

LEGAL DESCRIPTION:

A portion of Lots 1, 2 and 11, Block 2, WILMA MANOR, according to the plat thereof, as recorded in Plat Book 31, Page 4, of the public records of Broward County, Florida, more fully described as follows:

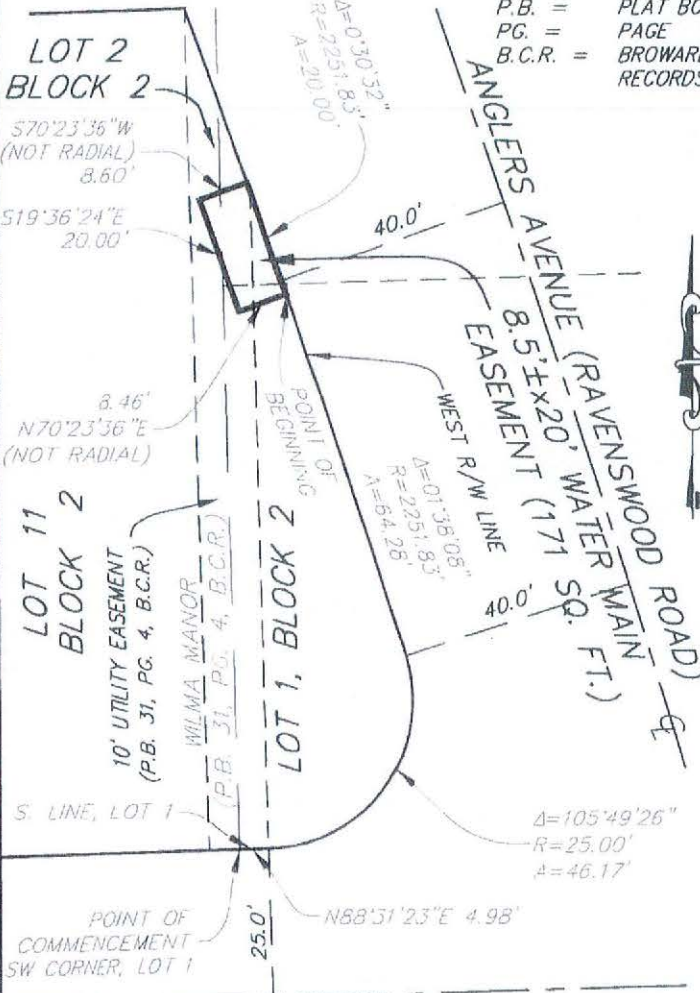
Commencing at the Southwest corner of said Lot 1; thence North 88°31'23" East, on the South line of said Lot 1, a distance of 4.98 feet to a point of curve; thence East and Northerly on said curve to the left, with a radius of 25.00 feet, a central angle of 105°49'26", an arc distance of 46.17 feet to a point of compound curve; thence Northerly on the West right-of-way line of Anglers Avenue (Ravenswood Road) and on said curve to the left, with a radius of 2251.83 feet, a central angle of 01°38'08", an arc distance of 64.28 feet to the Point of Beginning; thence continuing Northerly on said curve to the left, with a radius of 2251.83 feet, a central angle of 00°30'32", an arc distance of 20.00 feet; thence South 70°23'36" West, a distance of 8.60 feet; thence South 19°36'24" East, a distance of 20.00 feet; thence North 70°23'36" East, a distance of 8.46 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Dania Beach, Broward County, Florida and containing 171 square feet or 0.0039 acres, more or less.

CERTIFICATION:

Certified Correct and true at Fort Lauderdale, Florida, this 3rd day of _____, 2020.

McLAUGHLIN ENGINEERING COMPANY



NOTES:

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an appropriate surveyor's seal.
- 4) THIS IS NOT A BOUNDARY SURVEY
- 5) Bearings shown assume the South line of Block 2, as North 88°31'23" East

FIELD BOOK NO. _____

DRAWN BY: _____

JOB ORDER NO. V-5206

CHECKED BY: LRC Jr.

REF. DWG.: 19-3-072

C:\JMMJ\2020\V5206 (EASE)



Site Address	3899 RAVENSWOOD ROAD, DANIA BEACH FL 33312	ID #	5042 29 09 0350
Property Owner	811 LLC	Millage	0413
Mailing Address	810 NE 20 AVE FORT LAUDERDALE FL 33304	Use	40
Abbr Legal Description	WILMA MANORS 31-4 B LOTS 7 THRU 11 & LOT 1 LESS E 5 THEREOF & LESS PAR 114 IN CA 85-7376, DESCRIBED AS: COMM SE COR OF NE 1/4 OF SEC 29-50-42, N 1366.13, W 35 TO POB, W 114.83, NWLY 46.17, NWLY 66, E 109.78, S 95.04 TO POB & LESS POR DESC AS COMM AT SE OF NE 1/4 OF SEC 29, N 1650.25, W 35, W 120, S 142.07 TO POB, W 5.14, SELY 14.58, SELY 1.74, N 15.49 TO POB, TOGW/POR LOT 2 DESC IN INSTR # 115886004, ALL IN BLK 2		

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*	\$1,412,370	\$5,980	\$1,418,350	\$1,418,350	
2019	\$1,412,370	\$5,980	\$1,418,350	\$1,418,350	\$28,177.68
2018	\$1,388,030	\$5,980	\$1,394,010	\$1,394,010	\$27,284.91

2020* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,418,350	\$1,418,350	\$1,418,350	\$1,418,350
Portability	0	0	0	0
Assessed/SOH	\$1,418,350	\$1,418,350	\$1,418,350	\$1,418,350
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,418,350	\$1,418,350	\$1,418,350	\$1,418,350

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
6/11/2019	QCD-T	\$100	115886004	\$16.25	86,915	SF
4/27/2017	QCD-D	\$1,610,000	114598948			
4/1/1990	WD	\$175,000	17336 / 409			
				Adj. Bldg. S.F. (Card, Sketch)		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04						DS		
A								
199						2.7		

**CERTIFICATE OF AUTHORIZING RESOLUTIONS,
STATUS AND INCUMBENCY**

THE UNDERSIGNED being the sole Member of 811, LLC, a Florida limited liability company (the "Company"), hereby certifies that:

I. The Company is a duly formed, validly existing company in good standing under the laws of the State of Florida and is authorized to transact business in the State of Florida.

II. Attached hereto as Exhibits "1", "2" and "3", respectively, is a true, complete and correct copy of each of the following as in effect on the date hereof: (i) a Certificate of Good Standing of the Company / an Internet printout from the Secretary of State showing the active and good standing of the Company; (ii) the Articles of Organization of the Company; and (iii) an Affidavit attesting to the fact that there are NO Operating Agreement or Regulations for the Company.

III. At a special meeting of the members and managers of the Company duly and regularly held in accordance with its Operating Agreement or Regulations on APRIL 1ST, 2020, at which a quorum was present and voting, the following resolutions were unanimously adopted, and the same have not been revoked, canceled, annulled or amended in any manner and are in full force and effect on the date hereof:

RESOLVED, that the Company approves the granting of a nonexclusive and perpetual easement in favor of Broward County, a political subdivision of the state of Florida, over, across, under, and through a portion of the Property described on the attached Exhibit "A", 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 (the "Easement").

FURTHER RESOLVED, that Wesley W. Parker, as Secretary of Dixie Southland Corporation, the Manager of the Company, or such other person designated by a duly authorized Power of Attorney, acting alone in either case, be and hereby is authorized to execute and deliver the Easement, and all other documents required in connection thereof, and all supplements and amendments to the same or to any of the same as the representative of the Company executing the same may deem advisable, all of which documents and instruments executed and delivered as aforesaid to be and constitute the acts and obligations of the Company, the Company hereby ratifying and confirming the acts of its representative executing and delivering all of such documents and instruments, irrespective of whether such acts were performed before or subsequent to the date of the adoption hereof, and directing the

representatives, officers and employees of the Company to perform all of the Company's obligations and undertakings under each and all documents and instruments; and

FURTHER RESOLVED, that these resolutions shall continue in full force and effect and may be relied upon by Lender until receipt of written notice of any change therein.

IV. The following are all of the Managers of the Company as of the date hereof:

<u>NAME</u>	<u>TITLE</u>
Dixie Southland Corporation	Manager

V. The following are all of the Members of the Company as of the date hereof, set forth next to their respective ownership interests in the Company:

<u>NAME</u>	<u>INTEREST</u>
Dixie Southland Corporation	<u>100%</u>

IN WITNESS WHEREOF, the undersigned have executed this Certificate effective as of APRIL 1ST, 2020 (this certificate may be executed in counterparts).

DIXIE SOUTHLAND CORPORATION,
a Florida corporation

By:  (Seal)
Raymond Parker, President

State of Florida

Department of State

I certify from the records of this office that 811, LLC is a limited liability company organized under the laws of the State of Florida, filed on May 7, 2014.

The document number of this limited liability company is L14000074831.

I further certify that said limited liability company has paid all fees due this office through December 31, 2020, that its most recent annual report was filed on February 26, 2020, and that its status is active.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Twelfth day of June, 2020*



Randy R. Lee
Secretary of State

Tracking Number: 9195514633CU

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>

H14000109211

**ARTICLES OF ORGANIZATION
OF
811, LLC,
a Florida Limited Liability Company**

FILED
2014 MAY -7 AM 10:33
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

THE UNDERSIGNED, pursuant to the provisions of Chapter 605 of the Florida Revised Limited Liability Company Act, for the purpose of forming a Florida Limited Liability Company (the "Company") under the laws of the State of Florida does set forth the following:

ARTICLE I - Name:

The name of the Limited Liability Company is 811, LLC.

ARTICLE II - Duration:

The period of duration for the Limited Liability Company shall begin with the filing of these Articles with the Florida Department of State, and shall exist perpetually, unless sooner dissolved in accordance with the Operating Agreement of the Limited Liability Company or Florida law.

ARTICLE III - Address:

The mailing address and street address of the principal office of the Limited Liability Company is 810 NE 20th Avenue, Fort Lauderdale, FL 33304.

ARTICLE IV - Registered Agent:

The name and address of the initial registered agent for this Limited Liability Company is CT Corporation System, 1200 South Pine Island Road, Suite 250, Plantation, FL 33324.

H14000109211


ARTICLE V - Management:

Initially, the Company shall be manager managed and the Initial manager shall be as listed below; provided, that the Company may determine, from time to time, to become member managed or change the manager from time to time and the Company reserves the right to update such Information through its annual report filings, amendments to the Company's operating agreement, or as otherwise provided by applicable law:

Dixie Southland Corporation

**810 NE 20th Avenue
Fort Lauderdale, FL 33304**

Whereof, the undersigned authorized representative of the members has executed these Articles the 6TH day of May 2014.


Raymond Parker
Authorized Representative of Member

H14000109211

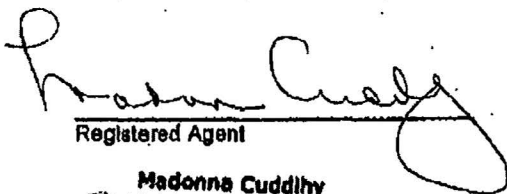
**CERTIFICATION OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE**

PURSUANT TO THE PROVISIONS OF SECTION 605.0013, FLORIDA STATUTES,
THE LIMITED LIABILITY COMPANY NAMED BELOW SUBMITS THE FOLLOWING
STATEMENT IN DESIGNATING THE REGISTERED OFFICE/REGISTERED AGENT
IN THE STATE OF FLORIDA.

1. The name of the limited liability company is: 011, LLC
2. The name and Florida street address of the registered agent are:

CT Corporation System
1200 South Pine Island Road
Suite 260
Plantation, FL 33324

I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent as provided for in Chapter 605, F.S.



Registered Agent

Madonna Cuddihy
Special Assistant Secretary

5-6-2014
Date

AFFIDAVIT

STATE OF FLORIDA)
COUNTY OF BROWARD)

BEFORE ME, the undersigned authority, personally appeared Raymond C. Parker, (the "Affiant", in singular form even if more than one) who being by me first duly sworn, on oath says:

- 1.) That Affiant is an adult over the age of 18 years and makes this Affidavit of his own personal knowledge.
- 2.) That Affiant is the President of DIXIE SOUTHLAND CORPORATION, a Florida corporation, the manager of 811, LLC, a Florida limited liability company.
- 3.) That Affiant has personal knowledge that no Operating Agreement or Regulations exist for 811, LLC.
- 4.) That Affiant is familiar with the nature of an oath and with the penalties provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature.


Further Affiant Sayeth Naught.



Raymond C. Parker

STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to (or affirmed) and subscribed before me by means of physical presence or online notarization, this 16th day of June, 2020, by Raymond C. Parker.



Notary Public Milissa K. Rubino (SEAL)
My Commission Expires: 05/11/2021



Personally Known or
 Identification Produced
Type of identification produced: _____



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

Detail by Entity Name

Florida Limited Liability Company

811, LLC

Filing Information

Document Number L14000074831

FEI/EIN Number 65-0170401

Date Filed 05/07/2014

State FL

Status ACTIVE

Principal Address

3899 RAVENSWOOD ROAD
DANIA, FL 33312

Changed: 02/26/2020

Mailing Address

810 NE 20TH AVE.
FORT LAUDERDALE, FL 33304

Registered Agent Name & Address

PARKER, WESLEY W.
810 NE 20TH AVE.
FORT LAUDERDALE, FL 33304

Name Changed: 03/28/2018

Address Changed: 03/28/2018

Authorized Person(s) Detail

Name & Address

Title MGR

DIXIE SOUTHLAND CORPORATION
810 NE 20TH AVE.
FORT LAUDERDALE, FL 33304

Annual Reports

Report Year	Filed Date
2018	03/28/2018
2019	02/14/2019
2020	02/26/2020

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Detail by Entity Name

Florida Profit Corporation

DIXIE SOUTHLAND CORPORATION

Filing Information

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State FL
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Last Event AMENDMENT
Event Date Filed 08/26/2015
Event Effective Date NONE

Principal Address

810 NE 20TH AVE.
 FORT LAUDERDALE, FL 33304

Changed: 03/23/1998

Mailing Address

810 NE 20TH AVE.
 FORT LAUDERDALE, FL 33304

Changed: 03/31/2009

Registered Agent Name & Address

PARKER, WESLEY W.
 810 NE 20TH AVE.
 FORT LAUDERDALE, FL 33304

Name Changed: 03/28/2018

Address Changed: 03/28/2018

Officer/Director Detail

Name & Address

Title PDS

PARKER, RAYMOND C.
 810 NE 20TH AVE
 FORT LAUDERDALE, FL 33304

Title SEC

PARKER, WESLEY W
 810 NE 20TH AVE.
 FORT LAUDERDALE, FL 33304

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LIZA M. SIEGLE, Of Counsel
E-mail: lsiegle@baloccolaw.com

OPINION OF TITLE

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

To: Broward County Board of County Commissioners

With the understanding that this Opinion of Title is furnished to Broward County Board of County Commissioners, as inducement for acceptance of a proposed plat 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 to the 12th day of March, 2020, at the hour of 11:00 pm, inclusive, of the following described property:

See Exhibit "A" attached hereto and made a part hereof.

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:

811, LLC a Florida limited liability company

Subject to the following:

Mortgage(s) of Record:

Mortgage and Security Agreement in the sum of \$3,400,000.00 from 811, LLC, a Florida limited liability company to Pacific National Bank, a national banking association, and Pacific Coast Bankers Bank d/b/a Borrower's Loan Protection, a California banking corporation, dated 11/13/2019 and recorded 11/14/2019 as Official Records Instrument Number 116176379 of the Public Records of Broward County, Florida.

List of easements and Rights-of-Way lying within the plat boundaries:

1. Resolution Designating Area of Operation of Broward County Water and Sewer System No. 3 by Broward County, recorded in Official Records Book 3843, Page 410 and Official Records Book 4442, Page 847; corrected resolutions recorded in Official Records Book 4563, Page 472 and Official Records Book 4606, Page 45.
2. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of WILMA MANORS, recorded in Plat Book 31, Page 4, of the Public Records of Broward County, Florida.
3. Easement in favor of Florida Power & Light Company, recorded in Official Records Book 13299, Page 117
4. Easement in favor of Florida Power & Light Company, recorded in Official Records Book 13299, Page 118
5. Easement in favor of Florida Power & Light Company, recorded in Official Records Book 13689, Page 775
6. Easement in favor of Florida Power & Light Company, recorded in Official Records Book 13855, Page 330
7. Resolution No. 2016-469 by Broward County, Florida recorded June 13, 2017 in Instrument Number 114439155, of the Public Records of Broward County, Florida.
8. Restrictions, covenants, easements and conditions as set forth in the Declaration of Covenants, Restrictions, and Easements recorded August 29, 2017 in Instrument Number 114589123, of the Public Records of Broward County, Florida, as subsequently amended by Official Records Instrument No. 115487537.
9. Sidewalk Easement by and between 811, LLC, a Florida limited liability company and City of Dania Beach, recorded on August 14, 2019 under Instrument Number 115992269.

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 30th day of March, 2020.


Name: Joseph M. Balocco, Jr.

Florida Bar No. 750271

EXHIBIT "A"

PARCEL NO. 1119

All of the following described parcel of land together with the airspace above said parcel, lying below a horizontal plane, having an elevation of 36.5 feet (NAVD 88), said parcel being described as follows:

The South one-half of the West one-half of Lot 7, Block 2, together with the East one-half of Lot 7, Block 2, of WILMA MANORS, according to the Plat thereof, as recorded in Plat Book 31, Page 4, of the Public Records of Broward County, Florida.

AND

All of the airspace lying above and continuing upward, above a horizontal plane having an elevation of 36.5 feet (NAVD 88), said horizontal plane and airspace being situate above the following described parcel of land:

The South one-half of the West one-half of Lot 7, Block 2, together with the East one-half of Lot 7, Block 2, of WILMA MANORS, according to the Plat thereof, as recorded in Plat Book 31, Page 4, of the Public Records of Broward County, Florida.

Said land situate within the City of Dania Beach, Broward County, Florida.

PARCEL NO. 1118

All of the following described parcel of land together with the airspace above said parcel, lying below a horizontal plane, having an elevation of 38.0 feet (NAVD 88), said parcel being described as follows:

The North one-half of the West one-half of Lot 7, Block 2, of WILMA MANORS, according to the Plat thereof, as recorded in Plat Book 31, Page 4, of the Public Records of Broward County, Florida.

AND

All of the airspace lying above and continuing upward, above a horizontal plane having an elevation of 38.0 feet (NAVD 88), said horizontal plane and airspace being situate above the following described parcel of land:

The North one-half of the West one-half of Lot 7, Block 2, of WILMA MANORS, according to the Plat thereof, as recorded in Plat Book 31, Page 4, of the Public Records of Broward County, Florida.

Said land situate within the City of Dania Beach, Broward County, Florida.

PARCEL NO. 1121

All of the following described parcel of land together with the airspace above said parcel, lying below a horizontal plane, having an elevation of 33.7 feet (NAVD 88), said parcel being described as follows:

Lot 8, and Lot 9 Less the East 10 feet thereof, Block 2, WILMA MANORS, according to the Plat thereof as recorded in Plat Book 31, Page 4, of the Public Records of Broward County, Florida.

AND

All of the airspace lying above and continuing upward, above a horizontal plane having an elevation of 33.7 feet (NAVD 88), said horizontal plane and airspace being situate above the following described parcel of land:

Lot 8, and Lot 9 Less the East 10 feet thereof, Block 2, WILMA MANORS, according to the Plat thereof as recorded in Plat Book 31, Page 4, of the Public Records of Broward County, Florida.

Said land situate within the City of Dania Beach, Broward County, Florida.

PARCEL NO. 1123

All of the following described parcel of land together with all the airspace above said parcel, lying below a horizontal plane, having an elevation of 31.9 feet (NAVD 88), said parcel being described as follows:

The East 10 feet of Lot 9, together with the West one-half of Lot 10, Block 2, of WILMA MANORS, according to the Plat thereof, as recorded in Plat Book 31, Page 4, of the Public Records of Broward County, Florida.

AND

All of the airspace lying above and continuing upward, above a horizontal plane having an elevation of 31.9 feet (NAVD 88), said horizontal plane and airspace being situate above the following described parcel of land:

The East 10 feet of Lot 9, together with the West one-half of Lot 10, Block 2, of WILMA MANORS, according to the Plat thereof, as recorded in Plat Book 31, Page 4, of the Public Records of Broward County, Florida.

Said land situate within the City of Dania Beach, Broward County, Florida.

PARCEL NO. 1124

All of the following described parcel of land together with the airspace above said parcel, lying below a horizontal plane, having an elevation of 30.4 feet (NAVD 88), said parcel being described as follows:

The East one-half of Lot 10, Block 2, of WILMA MANORS, according to the Plat thereof, as recorded in Plat Book 31, Page 4, of the Public Records of Broward County, Florida.

AND

All of the airspace lying above and continuing upward, above a horizontal plane having an elevation of 30.4 feet (NAVD 88), said horizontal plane and airspace being situate above the following described parcel of land:

The East one-half of Lot 10, Block 2, of WILMA MANORS, according to the Plat thereof, as recorded in Plat Book 31, Page 4, of the Public Records of Broward County, Florida.

Said land situate within the City of Dania Beach, Broward County, Florida.

PARCEL NO. 1124.1

All of the following described parcel of land together with the airspace above said parcel, lying below a horizontal plane, having an elevation of 26.8 feet (NAVD 88), said parcel being described as follows:

Lot 11, Block 2, and Lot 1, LESS the East 5 feet thereof, of WILMA MANORS, according to the Plat thereof, as recorded in Plat Book 31, at Page 4, of the Public Records of Broward County, Florida; and LESS those portions of said lots acquired and taken by the State of Florida, Department of Transportation in Broward County Circuit Court Case #85-7376.

Less and Except the following:

Those portions of Lots 1 and 11, Block 2, of Wilma Manors per plat recorded in Plat Book 31, page 4 of the Public Records of Broward County, Florida; being described as follows:

COMMENCE at the Southeast corner of the Northeast 1/4 of Section 29, Township 50 South, Range 42 East; thence along the East line of said Section North 01°26'01" West 1366.13 feet; thence South 88°31'23" West 35.00 feet to the Southeast corner of said Lot 1, and the POINT OF BEGINNING; thence along the South line of said Lot 1 South 88°31'23" West 114.83 feet to the point of beginning of a curve concave Northwesterly having a radius of 25.00 feet; thence from a tangent bearing of North 88°31'23" East run Northwesterly along said curve 46.17 feet through a central angle of 105°49'26" to a point of compound curvature; thence Northwesterly along a curve concave Westerly

having a radius of 2251.83 feet a distance of 66.00 feet through a central angle of $01^{\circ}40'46''$ to the North line of said Lot 1 and the end of said curve; thence along said North line North $88^{\circ}31'30''$ East 109.78 feet to the Northeast corner of said Lot; thence along the East line of said Lot South $01^{\circ}26'01''$ East 95.04 feet to the POINT OF BEGINNING, Less and Except the East 5.00 feet thereof.

And Less and Except

COMMENCE at the Southeast corner of the Northeast 1/4 of Section 29, Township 50 South, Range 42 East; thence along the East line of said Section North $01^{\circ}26'01''$ West 1650.25 feet; thence South $88^{\circ}31'42''$ West 35.00 feet to the Northeast corner of Lot 3 of said Block 2; thence along the North line of said Lot South $88^{\circ}31'42''$ West 120.00 feet to the Northwest corner of said Lot; thence along the West line of Lots 3 and 2 of said Block 2 South $01^{\circ}26'06''$ East 142.07 feet to the Northeast corner of said Lot 11 and the POINT OF BEGINNING; thence along the North line of said Lot South $88^{\circ}31'33''$ West 5.14 feet to the beginning of a curve concave Easterly having a radius of 5769.58 feet; thence from a tangent bearing South $19^{\circ}43'22''$ East run Southeasterly along said curve 14.58 feet through a central angle of $00^{\circ}08'41''$ to a point of reverse curvature; thence Southeasterly along a curve concave Westerly having a radius of 2251.83 feet a distance of 1.74 feet through a central angle of $00^{\circ}02'39''$ to the East Line of said Lot 11 and the end of said curve; thence along said East line North $01^{\circ}26'06''$ West 15.49 feet to the POINT OF BEGINNING.

AND

All of the airspace lying above and continuing upward, above a horizontal plane having an elevation of 26.8 feet (NAVD 88), said horizontal plane and airspace being situate above the following described parcel of land:

Lot 11, Block 2, and Lot 1, LESS the East 5 feet thereof, of WILMA MANORS, according to the Plat thereof, as recorded in Plat Book 31, at Page 4, of the Public Records of Broward County, Florida; and LESS those portions of said lots acquired and taken by the State of Florida, Department of Transportation in Broward County Circuit Court Case #85-7376.

Less and Except the following:

Those portions of Lots 1 and 11, Block 2, of Wilma Manors per plat recorded in Plat Book 31, page 4 of the Public Records of Broward County, Florida; being described as follows:

COMMENCE at the Southeast corner of the Northeast 1/4 of Section 29, Township 50 South, Range 42 East; thence along the East line of said Section North $01^{\circ}26'01''$ West 1366.13 feet; thence South $88^{\circ}31'23''$ West 35.00 feet to the Southeast corner of said Lot 1, and the POINT OF BEGINNING; thence along the South line of said Lot 1 South $88^{\circ}31'23''$ West 114.83 feet to the point of beginning of a curve concave Northwesterly

having a radius of 25.00 feet; thence from a tangent bearing of North 88°31'23" East run Northwesterly along said curve 46.17 feet through a central angle of 105°49'26" to a point of compound curvature; thence Northwesterly along a curve concave Westerly having a radius of 2251.83 feet a distance of 66.00 feet through a central angle of 01°40'46" to the North line of said Lot 1 and the end of said curve; thence along said North line North 88°31'30" East 109.78 feet to the Northeast corner of said Lot; thence along the East line of said Lot South 01°26'01" East 95.04 feet to the POINT OF BEGINNING, Less and Except the East 5.00 feet thereof.

And Less and Except

COMMENCE at the Southeast corner of the Northeast 1/4 of Section 29, Township 50 South, Range 42 East; thence along the East line of said Section North 01°26'01" West 1650.25 feet; thence South 88°31'42" West 35.00 feet to the Northeast corner of Lot 3 of said Block 2; thence along the North line of said Lot South 88°31'42" West 120.00 feet to the Northwest corner of said Lot; thence along the West line of Lots 3 and 2 of said Block 2 South 01°26'06" East 142.07 feet to the Northeast corner of said Lot 11 and the POINT OF BEGINNING; thence along the North line of said Lot South 88°31'33" West 5.14 feet to the beginning of a curve concave Easterly having a radius of 5769.58 feet; thence from a tangent bearing South 19°43'22" East run Southeasterly along said curve 14.58 feet through a central angle of 00°08'41" to a point of reverse curvature; thence Southeasterly along a curve concave Westerly having a radius of 2251.83 feet a distance of 1.74 feet through a central angle of 00°02'39" to the East Line of said Lot 11 and the end of said curve; thence along said East line North 01°26'06" West 15.49 feet to the POINT OF BEGINNING.

Said land situate within the City of Dania Beach, Broward County, Florida.