

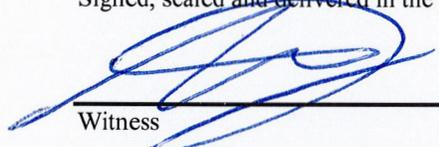
MORTGAGE SUBORDINATION AGREEMENT

The undersigned ("Mortgagee") is the owner and holder of that certain mortgage dated the 13th day of February, 2018 and recorded on February 14th, 2018 as Instrument #114892302 of the Public Records of Broward County, Florida, Wherein TREZ FORMAN 1624/17 LLC, a Delaware limited liability company, whose Post Office address is #1700-745 Thurlow Street, Vancouver, BC, Canada V6E 0C5, is Mortgagee and which mortgage encumbers all or part of the property described in the attached Easement to Broward County, Florida, attached hereto and by this reference made a part hereof. Mortgagee hereby agrees that the lien of said mortgage and any and all instruments of security incident to said mortgage and all right, title and interest of Mortgagee in the property described in the Easement is hereby made subject, subordinate and inferior to the Easement. The subordination of the right, title and interest of Mortgagee in the aforesaid property is without restriction or limitation to the amount of indebtedness, whether principal, interest, future advances, capitalized interest or otherwise.

IN WITNESS WHEREOF, the undersigned Mortgagee has executed this Mortgage Subordination Agreement, this 5th day of SEPT., 2019.

Signed, sealed and delivered in the presence of:

MORTGAGEE:

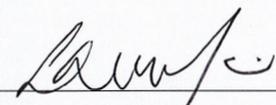


Witness

TREZ FORMAN 1624/17 LLC, a Delaware limited liability company

MARK DEER

Print Name

By: 

Title: Ken Lai
Director

Branden R

Witness

Branden Pan

Print Name

ACKNOWLEDGEMENT

PROVINCE
CDM
State of BRITISH COLUMBIA
County of VANCOUVER) SS.

The foregoing instrument was acknowledged before me this 5th day of SEPT, 2019, by KEN LAI, of TREZ FORMAN 1624/17 LLC, a Delaware limited liability company on behalf of said limited liability company. Ken Lai is personally known to me or has produced _____ as identification.

(SEAL)

My Commission Expires: n/a

NOTARY PUBLIC:

Print Name: 

KATHARINA R. SPATZL
Barrister & Solicitor
2900-595 BURRARD STREET
VANCOUVER, B.C. V7X 1J5
(604) 691-7576

Return to:
Frank J. Guiliano, PSM
Highway Construction and
Engineering Division
1 N. University Drive, Suite 300
Plantation, FL 33324-2038

This Instrument prepared by:
Andrew J. Schein, Esq.
1401 East Broward Boulevard, Suite 303
Fort Lauderdale, FL 33301

ROAD EASEMENT
(Corporate)

THIS INDENTURE, made this 3 day of April, A.D., 2018, by Elevate One River LLC, a Florida limited liability company and having its principal place of business at 305 South Andrews Avenue, Fort Lauderdale, FL 33301, first party, to BROWARD COUNTY, a political subdivision of the State of FLORIDA, whose Post Office address is Broward County Governmental Center, 115 South Andrews Avenue, Fort Lauderdale, Florida 33301, second party:

(Wherever used herein the terms, "first party" and "second party" shall include singular and plural, heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations wherever the context so admits or requires).

WITNESSETH

WHEREAS, the first party is the owner of a property situated, lying and being in Broward County, Florida, and described as follows:

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

and,

WHEREAS, the second party desires an easement for public roadway and/or other appropriate purposes incidental thereto, on, over and across said property,

and,

WHEREAS, the first party is willing to grant such an easement,

NOW THEREFORE, for and in consideration of the mutual covenants each to the other running and one dollar (\$1.00) and other good and valuable considerations, the first party does hereby grant unto the second party, its successors and assigns, full and free right and authority to construct, maintain, repair, install and rebuild facilities for the above stated purposes and does hereby grant a perpetual easement on, over and across the above-described property for said purposes.

ACKNOWLEDGEMENT

IN WITNESS WHEREOF, the first party has caused these presents to be duly executed in its name and its corporate seal to be hereto affixed, attested by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

Elevate One River LLC, a Florida limited liability company

[Signature]
Witness (Signature)

By: [Signature]
Thomas A. Vogel, Authorized Member

Brooke Lochrie
Print Name

[Signature]
Witness (Signature)

Andrew Schein
Print Name

(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF PINNACULAR

The foregoing instrument was acknowledged before me this 3 day of April, 2018, by Thomas A. Vogel, as Authorized Member of Elevate One River LLC, a Florida limited liability company, on behalf of the limited liability company. He is personally known to me or has produced as identification and did not take an oath.

(SEAL)

[Signature]
(Signature of person taking acknowledgment)

Elizabeth Mendez
(Name of officer taking acknowledgment)
typed, printed or stamped

Notary
(Title or rank)

FF222821
(Serial number, if any)

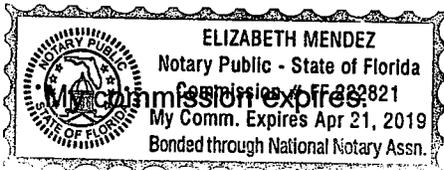


EXHIBIT "A"
(See attached SKETCH and LEGAL DESCRIPTION)

EXHIBIT "A"
(See attached SKETCH and LEGAL DESCRIPTION)



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" = 50'

SKETCH AND DESCRIPTION
W. LAS OLAS BLVD. &
S. ANDREW AVENUE

EXHIBIT "A"

THIS SKETCH



SITE LAYOUT
NOT TO SCALE

LEGAL DESCRIPTION:

The West 9.00 feet of the East 24.00 feet of Lots 15, 16, 17 and Lot 18, Less the North 5.00 feet thereof; AND the external portion of a 25.00 foot radius, that is tangent on the East to a line 24.00 feet West of and parallel with the East line of said Lot 18 and tangent on the North to a line 5.00 feet South of and parallel with the North line of said Lot 18, All in Block 26, TOWN OF FORT LAUDERDALE, according to the plat thereof, as recorded in Plat Book "B", Page 40, of the public records of Dade County, Florida.

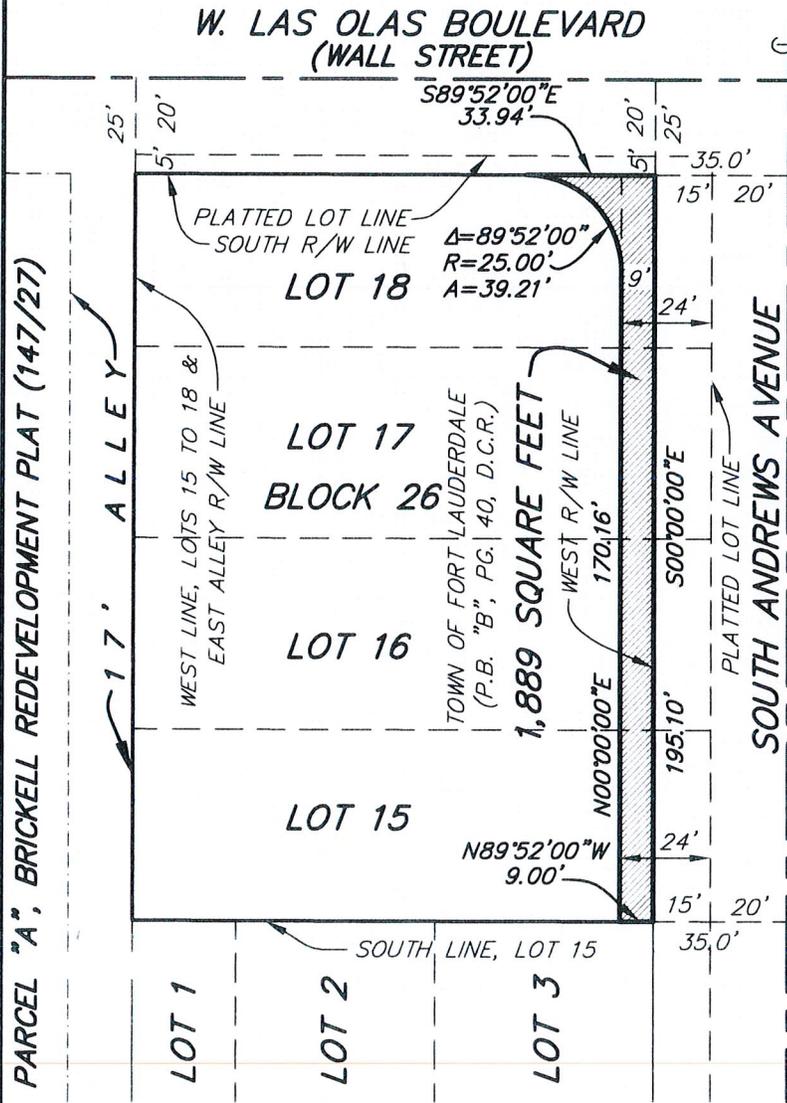
Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 1,889 square feet or 0.0434 acres more or less.

CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida this 3rd day of March, 2018.
Revised this 16th day of July, 2019.

McLAUGHLIN ENGINEERING COMPANY

JAMES M. McLAUGHLIN JR.
Registered Land Surveyor No. 4497
State of Florida.



PARCEL "A", BRICKELL REDEVELOPMENT PLAT (147/27)

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 embossed surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown assume the West right-of-way line of South Andrews Avenue, as South 00°00'00" East.

FIELD BOOK NO. _____

DRAWN BY: JMMjr _____

JOB ORDER NO. V-3104 _____

CHECKED BY: _____

REF. DWG.: 00-3-114

C: \JMMjr\2018\V3104(RW EASE)