

Prepared by:

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7401 Wiles Road, Suite 230
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Return original or certified
recorded document to:

Broward County Environmental Protection
and Growth Management Department
Environmental Licensing
and Building Permitting Division
1 North University Drive, Suite 201
Plantation, Florida 33324

DEED OF CONSERVATION EASEMENT – STANDARD

THIS DEED OF CONSERVATION EASEMENT ("Conservation Easement") is given this 22 day of June, 2020 by COOPER SQUARE 26 LLC, a Florida limited liability company ("Grantor") whose mailing address is: 20200 West Dixie Hwy. Unit 1206, Aventura, FL 33180, to Broward County, a political subdivision of the state of Florida, 115 South Andrews Avenue, Room 409, Fort Lauderdale, Florida 33301 (collectively referred to as "Grantee"). As used herein, the term "Grantor" shall include any and all heirs, successors or assigns of Grantor, and all subsequent owners of the "Conservation Easement Area" (as hereinafter defined) and the term "Grantee" shall include any successor or assignee of Grantee.

WITNESSETH

WHEREAS, Grantor is the fee simple owner of certain lands situated in Broward County, Florida, and more specifically described on the location map in Exhibit "A" attached hereto and incorporated herein (the "Property"); and

WHEREAS, Broward County License No. DF17-1230 ("License") and any modifications thereto issued by the Grantee authorizes certain activities which could affect wetlands, surface waters, or other aquatic resources in or of the State of Florida; and

WHEREAS, Grantor, in consideration of the consent granted by the License or other good and valuable consideration provided to Grantor, is agreeable to granting and securing to the Grantee a perpetual Conservation Easement as defined in Section 704.06, Florida Statutes (F.S.), over the area of the Property described on Exhibit "B" ("Conservation Easement Area"); and

WHEREAS, Grantor grants this Conservation Easement as a condition of the License solely to off-set or prevent adverse impacts to natural resources, fish and wildlife, and wetland functions; and

WHEREAS, Grantor desires to preserve the Conservation Easement Area in perpetuity in its natural condition, or, in accordance with the License, in a preserved, enhanced, restored, or created condition,

NOW, THEREFORE, in consideration of the issuance of the License to construct and operate the permitted and licensed activity, and as an inducement to Grantee in issuing the License, together with other good and valuable consideration provided to Grantor, the adequacy and receipt of which are hereby acknowledged, Grantor hereby voluntarily grants, creates, conveys, and establishes a perpetual Conservation Easement for and in favor of Grantee upon the Conservation Easement Area described on Exhibit "B" which shall run with the land and be binding upon Grantor, and shall remain in full force and effect forever.

The scope, nature, and character of this Conservation Easement shall be as follows:

1. Recitals. The recitals hereinabove set forth are true and correct and are hereby incorporated into and made a part of this Conservation Easement.
2. Purpose. It is the purpose of this Conservation Easement to retain land or water areas in their existing, natural, vegetative, hydrologic, scenic, open, or wooded condition and to retain such areas as suitable habitat for fish, plants, or wildlife in accordance with Section 704.06, F.S. Those wetland and upland areas included in this Conservation Easement which are to be preserved, enhanced, restored, or created pursuant to the License attached hereto as Exhibit "C" (or any modifications thereto) which has been approved in writing by Grantee, shall be retained and maintained in the preserved, enhanced, restored, or created condition required by the License (or any modifications thereto).

To carry out this purpose, the following rights are conveyed to Grantee by this Conservation Easement:

- a. To enter upon the Conservation Easement Area at reasonable times with any necessary equipment or vehicles to inspect, to determine compliance with the covenants and prohibitions contained in this Conservation Easement, and to enforce the rights herein granted in a manner that will not unreasonably interfere with the use and quiet enjoyment of the Conservation Easement Area by Grantor at the time of such entry; and
- b. To proceed at law or in equity to enforce the provisions of this Conservation Easement and the covenants set forth herein, to prevent the occurrence of any of the prohibited activities set forth herein, and to require the restoration of such areas or features of the Conservation Easement Area that may be

damaged by any activity or use that is inconsistent with this Conservation Easement.

3. **Prohibited Uses.** Except for activities that are licensed or required by the License (or any modification thereto) (which may include preservation, enhancement, restoration, creation, maintenance, and monitoring activities, or surface water management improvements) or other activities described herein or in the License, any activity on or use of the Conservation Easement Area inconsistent with the purpose of this Conservation Easement is prohibited. Without limiting the generality of the foregoing, the following activities are expressly prohibited in or on the Conservation Easement Area:
- a. Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures on or above the ground;
 - b. Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials;
 - c. Removing, destroying or trimming trees, shrubs, or other vegetation, except:
 - i. The removal of dead trees and shrubs or leaning trees that could cause damage property is authorized;
 - ii. The destruction and removal of noxious, nuisance or exotic invasive plant species as listed on the most recent Florida Exotic Pest Plant Council's List of Invasive Species is authorized;
 - iii. Activities authorized by the License or otherwise approved in writing by Grantee are authorized; and
 - iv. Activities conducted in accordance with a wildfire mitigation plan developed with the Florida Forest Service that has been approved in writing by Grantee are authorized. No later than thirty (30) days before commencing any activities to implement the approved wildfire mitigation plan, Grantor shall notify Grantee in writing of its intent to commence such activities. All such activities may only be completed during the time period for which Grantee approved the plan;
 - d. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such manner as to affect the surface;
 - e. Surface use except for purposes that permit the land or water area to remain in its natural, restored, enhanced, or created condition;

- f. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation including, but not limited to, ditching, diking, clearing, and fencing;
 - g. Acts or uses detrimental to such aforementioned retention of land or water areas; and
 - h. Acts or uses which are detrimental to the preservation of the structural integrity or physical appearance of sites or properties having historical, archaeological, or cultural significance.
4. Grantor's Reserved Rights. Grantor reserves all rights as owner of the Conservation Easement Area, including the right to engage or to permit or invite others to engage in all uses of the Conservation Easement Area that are not prohibited herein and which are not inconsistent with the License (or any modifications thereto), or the intent and purposes of this Conservation Easement.
5. No Dedication. No right of access by the general public to any portion of the Conservation Easement Area is conveyed by this Conservation Easement.
6. Grantee's Liability. Grantee's liability is limited as provided in Subsection 704.06(10) and Section 768.28, F.S. Additionally, Grantee shall not be responsible for any costs or liabilities related to the operation, upkeep, or maintenance of the Conservation Easement Area.
7. Enforcement. Enforcement of the terms, provisions and restrictions of this Conservation Easement shall be at the reasonable discretion of Grantee, and any forbearance on behalf of Grantee to exercise their rights hereunder in the event of any breach hereof by Grantor, shall not be deemed or construed to be a waiver of Grantee's rights hereunder. Grantee shall not be obligated to Grantor, or to any other person or entity, to enforce the provisions of this Conservation Easement.
8. Taxes. When perpetual maintenance is required by the License, Grantor shall pay before delinquency any and all taxes, assessments, fees, and charges of whatever description levied on or assessed by competent authority on the Conservation Easement Area, and shall furnish Grantee with satisfactory evidence of payment upon request.
9. Assignment. Grantee will hold this Conservation Easement exclusively for conservation purposes. Grantee will not assign their rights and obligations under this Conservation Easement except to another organization or entity qualified to hold such interests under the applicable state laws.
10. Severability. If any provision of this Conservation Easement or the application thereof to any person or circumstances is found to be invalid, the remainder of the

provisions of this Conservation Easement shall not be affected thereby, as long as the purpose of the Conservation Easement is preserved.

11. Terms and Restrictions. Grantor shall insert the terms and restrictions of this Conservation Easement in any subsequent deed or other legal instrument by which Grantor divests itself of any interest in this Conservation Easement.
12. Written Notice. All notices, consents, approvals or other communications hereunder shall be in writing and shall be deemed properly given if sent by United States certified mail, return receipt requested, addressed to the appropriate party or successor-in-interest.
13. Modifications. This Conservation Easement may be amended, altered, released or revoked only by written agreement between the parties hereto or their heirs, assigns, successors, or successors-in-interest, which shall be recorded in the Official Records of Broward County, Florida.
14. Recordation. Grantor shall record this Conservation Easement in timely fashion in the Official Records of Broward County, Florida, and shall rerecord it at any time Grantee may require to preserve its rights. Grantor shall pay all recording costs and taxes necessary to record this Conservation Easement in the public records. Grantor will hold Grantee harmless from any recording costs or taxes necessary to record this Conservation Easement in the public records.

TO HAVE AND TO HOLD unto Grantee forever. The covenants, terms, conditions, restrictions and purposes imposed with this Conservation Easement shall be binding upon Grantor, and shall continue as a servitude running in perpetuity with the Conservation Easement Area.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of said Conservation Easement Area in fee simple; that the Conservation Easement Area is free and clear of all encumbrances that are inconsistent with the terms of this Conservation Easement; all mortgages and liens on the Conservation Easement Area, if any, have been subordinated to this Conservation Easement; that Grantor has good right and lawful authority to convey this Conservation Easement; and that it hereby fully warrants and defends record title to the Conservation Easement Area hereby conveyed against the lawful claims of all persons whomsoever.

(INTENTIONALLY LEFT BLANK)

IN WITNESS WHEREOF, COOPER SQUARE 26 LLC, a Florida limited liability company ("Grantor") has hereunto set its authorized hand this 22 day of June, 2020.

COOPER SQUARE 26 LLC, a Florida limited liability company

By: H & M Development L.L.C., a Florida limited liability company, its Manager

By: [Signature]
Harry Dornbusch, Manager

Signed, sealed and delivered in our presence as witnesses:

By: [Signature]
(Witness #1 Signature)

By: [Signature]
(Witness #2 Signature)

Name: Elaine Baltz
(Witness #1 Print Name)

Name: Annika Banks
(Witness #2 Print Name)

STATE OF FLORIDA)
)§§
COUNTY OF MIAMI-DADE)

On this 22 day of June, 2020, before me, the undersigned notary public, personally appeared Harry Dornbusch, the person who subscribed to the foregoing instrument, as the Manager of H & M Development, L.L.C., a Florida limited liability company, the Manager of COOPER SQUARE 26 LLC, a Florida limited liability company, on behalf of the companies and the he was duly authorized to do so. He [] is personally known to me or [] has produced _____ as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NOTARY PUBLIC, STATE OF FLORIDA

[Signature]
(Signature)

SIMONA MURESAN
(Name)

My Commission Expires: 2/4/2022



JOINDER AND CONSENT

For Ten Dollars (\$10.00) and other good and valuable consideration, the adequacy and receipt of which are hereby acknowledged, **COOPER SQUARE COMMERCIAL ASSOCIATION, INC.**, a Florida corporation not for profit, the "Association" under that certain Declaration of Covenants, Conditions and Restrictions of Cooper Square, a Commercial Development, dated March 3, 2020, encumbering the real property described on Exhibit "B" attached hereto ("Conservation Easement Area"), which is recorded under Instrument Number 116446521, as amended by First Amendment to Declaration of Covenants, Conditions and Restrictions of Cooper Square, a Commercial Development, dated April 13, 2020, recorded under Instrument Number 116459218, all of the Public Records of Broward County, Florida, hereby joins in and consents to the foregoing Conservation Easement, executed by COOPER SQUARE 26 LLC, in favor of Broward County applicable to the Conservation Easement, as said Conservation Easement may be modified, amended, and assigned from time to time.

EXHIBIT "A"
[LOCATION MAP]

<p>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</p>	<p>PROJECT NUMBER : 8429-17</p>
<p>CLIENT : H & M DEVELOPMENT</p>	

LAND DESCRIPTION AND SKETCH

EXHIBIT "A"

LAND DESCRIPTION:

PARCELS "B" AND "C", "STIRLING ROAD THREE", ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 136, PAGE 32 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LEGEND:

CKD	CHECKED BY
DWN	DRAWN BY
FB/PG	FIELD BOOK AND PAGE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
P.B.	PLAT BOOK
B.C.R.	BROWARD COUNTY RECORDS
U/E	UTILITY EASEMENT
D/E	DRAINAGE EASEMENT
I/E/E	INGRESS/EGRESS EASEMENT

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. DATA SHOWN HEREON DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
5. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF "STIRLING ROAD THREE", P.B. 136, PG. 32, B.C.R. SAID LINE BEARS S02°08'26"E.

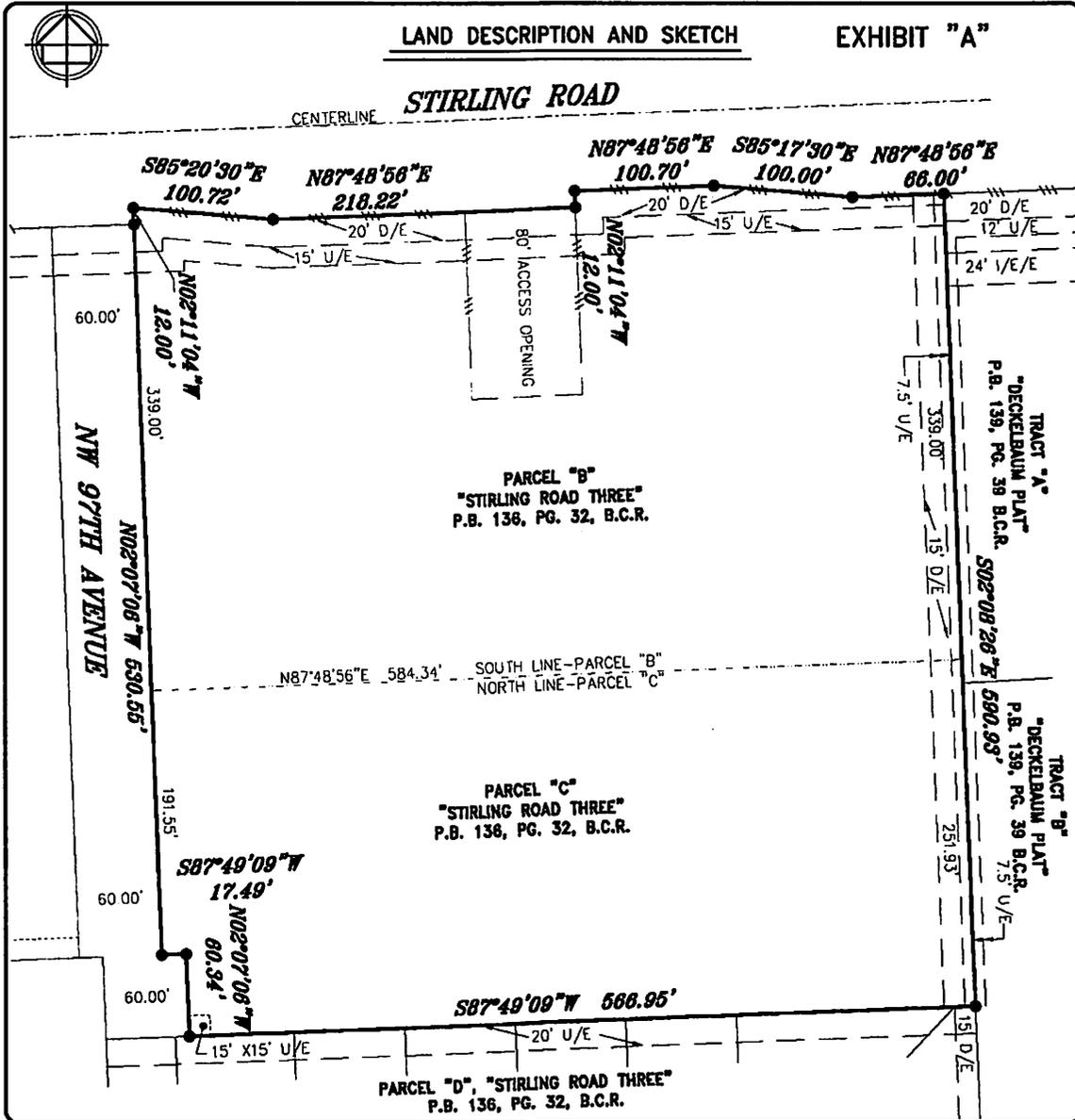
I HEREBY CERTIFY THAT THE ATTACHED "LAND DESCRIPTION AND SKETCH" IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION IN NOVEMBER, 2017. I FURTHER CERTIFY THAT THIS "LAND DESCRIPTION AND SKETCH" MEETS THE STANDARD OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

FOR THE FIRM, BY:

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

<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">REVISIONS</th> <th style="text-align: center;">DATE</th> <th style="text-align: center;">FB/PG</th> <th style="text-align: center;">DWN</th> <th style="text-align: center;">CKD</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">LAND DESCRIPTION & SKETCH</td> <td style="text-align: center;">11/29/17</td> <td style="text-align: center;">----</td> <td style="text-align: center;">AM</td> <td style="text-align: center;">REC</td> </tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	REVISIONS	DATE	FB/PG	DWN	CKD	LAND DESCRIPTION & SKETCH	11/29/17	----	AM	REC																<p>LAND DESCRIPTION & SKETCH OF OVERALL SITE</p>	<p>PROPERTY ADDRESS : NW 97TH AVENUE "COOPER SQUARE"</p> <p>SCALE: N/A</p> <p>SHEET 1 OF 2</p>
REVISIONS	DATE	FB/PG	DWN	CKD																							
LAND DESCRIPTION & SKETCH	11/29/17	----	AM	REC																							

<p>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</p>	<p>PROJECT NUMBER : 8429-17</p> <p>CLIENT : H & M DEVELOPMENT</p>
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REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION & SKETCH	11/29/17	----	AM	REC

LAND
DESCRIPTION &
SKETCH OF
OVERALL SITE

PROPERTY ADDRESS :
NW 97TH AVENUE
"COOPER SQUARE"

SCALE: 1" = 100'

SHEET 2 OF 2

EXHIBIT "B"

[LEGAL DESCRIPTION AND SKETCH OF CONSERVATION EASEMENT AREA]

	COUSINS SURVEYORS & ASSOCIATES, INC.	PROJECT NUMBER : 8429-17
	3921 SW 47TH AVENUE, SUITE 1011 DAVIE, FLORIDA 33314 CERTIFICATE OF AUTHORIZATION : LB # 6448 PHONE (954) 689-7766 FAX (954) 689-7799	CLIENT : H & M DEVELOPMENT

LAND DESCRIPTION AND SKETCH EXHIBIT "B"

LAND DESCRIPTION:

A PORTION OF PARCEL "C", "STIRLING ROAD THREE", ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 136, PAGE 32 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL "C";
- THENCE NORTH 02°08'26" WEST ALONG THE EAST LINE OF SAID PARCEL "C", A DISTANCE OF 1.00 FEET TO THE POINT OF BEGINNING;
- THENCE SOUTH 87°49'09" WEST ALONG THE SOUTH LINE OF SAID PARCEL "C", A DISTANCE OF 537.92 FEET;
- THENCE NORTH 02°07'06" WEST, A DISTANCE OF 14.64 FEET;
- THENCE SOUTH 87°49'09" WEST, A DISTANCE OF 29.03 FEET;
- THENCE NORTH 02°07'06" WEST ALONG THE WEST LINE OF SAID PARCEL "C", A DISTANCE OF 44.70 FEET;
- THENCE SOUTH 87°49'09" WEST, A DISTANCE OF 17.49 FEET;
- THENCE NORTH 02°07'06" WEST ALONG THE WEST LINE OF SAID PARCEL "C", A DISTANCE OF 21.59 FEET;
- THENCE NORTH 87°49'09" EAST, A DISTANCE OF 27.16 FEET;
- THENCE NORTH 02°07'06" WEST, A DISTANCE OF 78.68 FEET;
- THENCE NORTH 87°49'09" EAST, A DISTANCE OF 557.21 FEET;
- THENCE SOUTH 02°08'26" EAST ALONG THE EAST LINE OF SAID PARCEL "C", A DISTANCE OF 159.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA. CONTAINING 89,508 SQUARE FEET MORE OR LESS.

- 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. DATA SHOWN HEREON DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
 4. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
 5. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF "STIRLING ROAD THREE", P.B. 136, PG. 32, B.C.R. SAID LINE BEARS S02°08'26"E.

I HEREBY CERTIFY THAT THE ATTACHED "LAND DESCRIPTION AND SKETCH" IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION IN JANUARY, 2018. I FURTHER CERTIFY THAT THIS "LAND DESCRIPTION AND SKETCH" MEETS THE STANDARD OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA ACCORDING TO CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. PURSUANT TO SECTION 472.027, FLORIDA STATUTES. SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

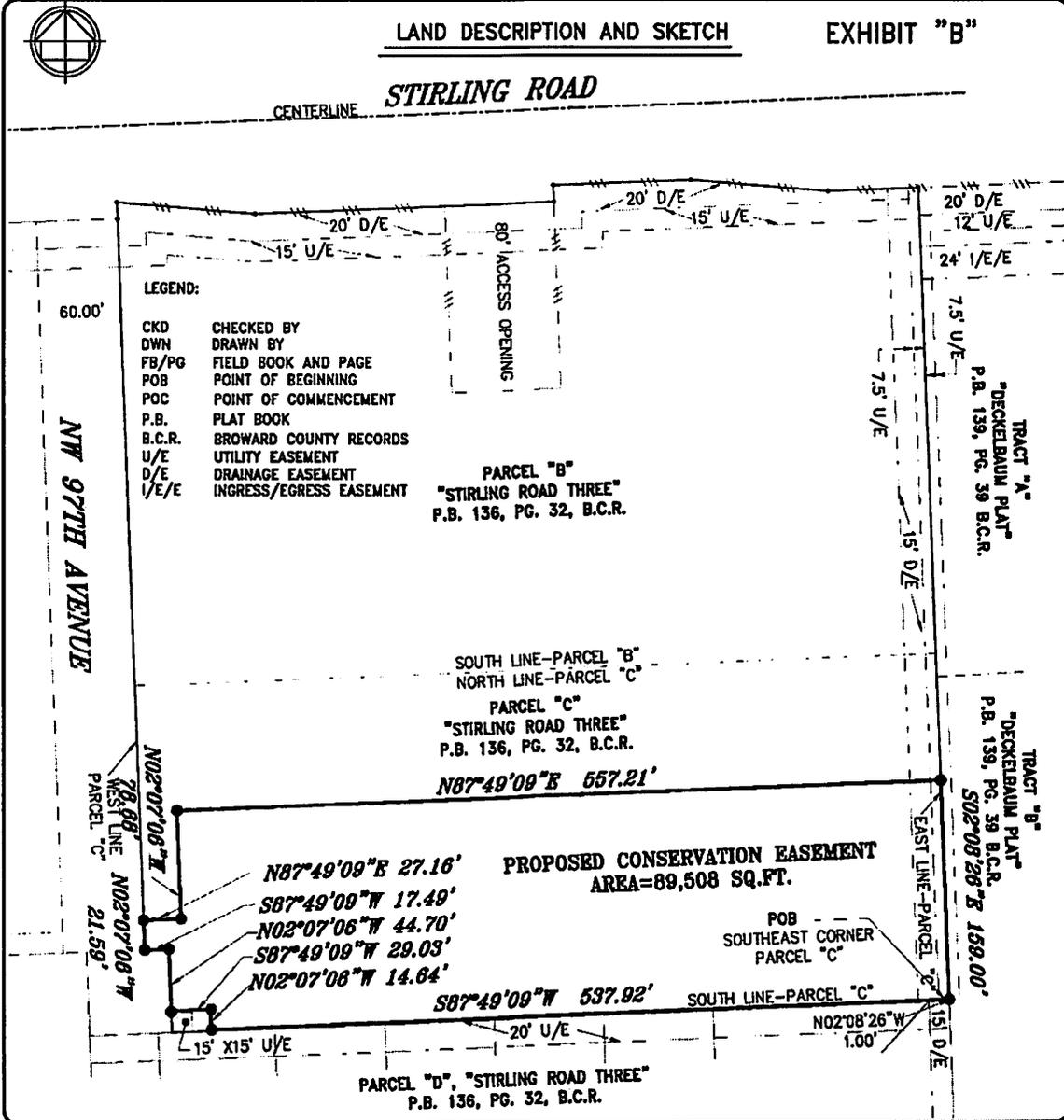
FOR THE FIRM, BY: 
 RICHARD E. COUSINS
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NO. 4188

REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION & SKETCH	11/29/17	----	AM	REC
REVISED LAND DESCRIPTION & SKETCH	01/26/18	----	AM	REC

LAND DESCRIPTION & SKETCH FOR CONSERVATION AREA

PROPERTY ADDRESS : NW 97TH AVENUE "COOPER SQUARE"
SCALE: N/A
SHEET 1 OF 2

	COUSINS SURVEYORS & ASSOCIATES, INC.	PROJECT NUMBER : 8429-17
	3921 SW 47TH AVENUE, SUITE 1011 DAVIE, FLORIDA 33314 CERTIFICATE OF AUTHORIZATION : LB # 6448 PHONE (954) 689-7766 FAX (954) 689-7799	CLIENT : H & M DEVELOPMENT



REVISIONS	DATE	FB/PG	DWN	CKD
LAND DESCRIPTION & SKETCH	11/29/17	----	AM	REC
REVISED LAND DESCRIPTION & SKETCH	01/26/18	----	AM	REC

LAND DESCRIPTION & SKETCH FOR CONSERVATION AREA	PROPERTY ADDRESS : NW 97TH AVENUE "COOPER SQUARE"
SCALE: 1" = 100'	
SHEET 2 OF 2	