

This Instrument Was Prepared By, Record
and Return to:

Richard E. Deutch, Jr., Esq.
Stearns Weaver Miller Weissler
Alhadeff & Sitterson, P.A.
150 West Flagler St., Suite 2200
Miami, Florida 33130

Space above this line for Recorder's use only

PARTIAL RELEASE OF DECLARATION OF RESTRICTIVE COVENANTS

THIS PARTIAL RELEASE OF DECLARATION OF RESTRICTIVE COVENANTS (the "**Partial Release**"), is executed as of _____, 2026, by UNIVERSITY STATION I, LLC, a Florida limited liability company (the "**Declarant**"), and BROWARD COUNTY, FLORIDA, a political subdivision of the State of Florida ("**County**"), and together with Declarant, the "**Parties**"), for the purpose of releasing the property described in Exhibit A attached hereto and made a part hereof (the "**Released Property**") from the effects and operation of that certain Declaration of Restrictive Covenants State Housing Initiatives Partnership Program Multi-Family Rental Construction Opinion dated April 16, 2024, recorded April 23, 2024 in Official Records Instrument Number 119528633 (the "**Declaration**").

NOW, THEREFORE, the Declaration is hereby modified to delete the Released Property from the Declaration. This Partial Release shall not operate to release any other property described in said Declaration and said Declaration shall continue to be and remain in full force and effect with respect to all the property that has not been released.

(Signatures and Acknowledgments on following page.)

IN WITNESS WHEREOF, the parties have executed this Partial Release as of the day and year first above written.

Signed, Sealed and Delivered in the presence of:

University Station I, LLC,
a Florida limited liability company

Print Name: _____
Address: _____

By: _____
Matthew A. Rieger, Manager

Address: 3225 Aviation Avenue, 6th Floor
Coconut Grove, FL 33133

Print Name: _____
Address: _____

STATE OF FLORIDA)
) SS:
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this ____ day of _____, 2026, by means of physical presence or online notarization, by Matthew A. Rieger, as Manager of University Station I, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced _____ as identification.

[NOTARY SEAL]

Print or Stamp Name: _____
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____

Signed, Sealed and Delivered in the presence of:

Broward County, a political subdivision of the State of Florida, by and through its County Administrator

Print Name: _____

Address: _____

By: _____

Monica Cepero
County Administrator

Address: 115 S. Andres Ave., Room 409
Fort Lauderdale, FL 33301

Print Name: _____

Address: _____

Approved as to form by Andrew J. Meyers
Broward County Attorney
Governmental Center, Suite 423
115 South Andrews Avenue
Fort Lauderdale, Florida 33301
Telephone: (954) 357-7600

By: _____

Claudia Capdesuner (Date)
Assistant County Attorney

By: _____

Annika E. Ashton (Date)
Deputy County Attorney

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this ____ day of _____, 2026, by means of physical presence or online notarization, by Monica Cepero as County Administrator of Broward County, a political subdivision of the State of Florida, who is personally known to me or has produced _____ as identification.

[NOTARY SEAL]

Print or Stamp Name: _____

Notary Public, State of Florida

Commission No.: _____

My Commission Expires: _____

EXHIBIT "A"

**RELEASED PROPERTY
LEGAL DESCRIPTION**

A PORTION OF PARCEL "C", "**UNIVERSITY STATION**", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 183, PAGE 609, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID PARCEL "C"; THENCE NORTH 87°48'13" EAST ALONG THE SOUTH LINE OF SAID PARCEL "C" 133.48 FEET; THENCE NORTH 02°11'47" WEST 11.53 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 87°48'13" WEST 133.69 FEET; THENCE NORTH 02°11'47" WEST 100.49 FEET; THENCE NORTH 87°48'13" EAST 0.69 FEET; THENCE NORTH 02°10'53" WEST 13.69 FEET; THENCE NORTH 87°48'20" EAST 17.81 FEET; THENCE NORTH 02°11'40" WEST 3.83 FEET; THENCE NORTH 87°48'13" EAST 115.19 FEET; THENCE SOUTH 02°11'47" EAST 118.01 FEET TO THE **POINT OF BEGINNING**.

THE UPPER LIMIT OF THE ABOVE DESCRIBED PARCEL IS THE CEILING OF THE FIFTH FLOOR.

TOGETHER WITH:

BEGINNING AT THE AFOREMENTIONED **POINT OF BEGINNING**; THENCE NORTH 02°11'47" WEST 118.01 FEET; THENCE NORTH 87°48'13" EAST 95.77 FEET; THENCE SOUTH 02°11'47" EAST 118.01 FEET; THENCE SOUTH 87°48'13" WEST 95.77 FEET TO THE **POINT OF BEGINNING**.

THE UPPER LIMIT OF THE ABOVE DESCRIBED PARCEL IS THE CEILING OF THE FOURTH FLOOR.

SAID LANDS LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, AND CONTAINING A TOTAL OF 26,964 SQUARE FEET, MORE OR LESS, AT GROUND LEVEL.