

TitleExpress[®]

A service of Grant Street Group

**339 SIXTH AVENUE, SUITE 1400
PITTSBURGH, PA 15222**

Phone: (412) 391-5555 Fax: (412) 391-7608

E-mail: TitleExpress@grantstreet.com

www.GrantStreet.com

UPDATE REPORT

UPDATE ORDER DATE: 08/18/2020

REPORT EFFECTIVE DATE: PREVIOUS SEARCH UP TO 08/17/2020

CERTIFICATE # 2016-14841

ACCOUNT # 513923010035

ALTERNATE KEY # 545964

TAX DEED APPLICATION # 45089

COUNTY, STATE: BROWARD, FL

At the request of the County Tax Collector for the above-named county, a search has been made of the Public Records for the following described property:

LEGAL DESCRIPTION:

Tract 15, in Section 23, Township 51 South, Range 39 East, of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, according to the Plat thereof, recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida; said lands situate lying and being In Broward County, Florida, of the Public Records of Broward County, Florida.

TOGETHER with that non-exclusive easement over the East 25 feet of Tract 14 in Section 23, Township 51 South, Range 39 East, of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, according to the Plat thereof, recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida, as described in Official Records Book 31049, Page 635, as granted in Warranty Deed recorded In Official Records Book 34708, Page 1723, of the Public Records of Broward County, Florida.

**The legal description on the vesting deed differs from the Property Appraiser. The vesting deed includes a non-exclusive easement over the East 25 feet of Tract 14 which is omitted on the Property Appraiser's records. However, they both appear to describe the same property.

PROPERTY ADDRESS: SW 12 STREET, PEMBROKE PINES FL 33029

OWNER OF RECORD ON CURRENT TAX ROLL:

MIRABELLA PROPERTY OWNERS

ASSN INC

1145 SAWGRASS CORPORATE PKWY

SUNRISE, FL 33323 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

MIRABELLA PROPERTY OWNERS ASSOCIATION, INC.

1145 SAWGRASS CORPORATE PARKWAY

SUNRISE, FL 33323 (Per Deed)

MIRABELLA PROPERTY OWNERS ASSOCIATION, INC. ("MASTER ASSOCIATION")

1145 SAWGRASS CORPORATE PARKWAY

SUNRISE, FL 33323 (Per Sunbiz. Declaration recorded in 42098-1325.)

BAKALAR & EICHNER, P.A., REGISTERED AGENT
O/B/O MIRABELLA PROPERTY OWNERS ASSOCIATION, INC. ("MASTER ASSOCIATION")
150 SOUTH PINE ISLAND ROAD SUITE 540
PLANTATION, FL 33324 (Per Sunbiz)

(Mirabella Property Owners Association, Inc. ("Master Association") f/k/a Mirabella Property Owners Association, Inc.)

NOTE: Images and attachments from previous search not included in update.

MORTGAGE HOLDER OF RECORD:

No new documents found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

No new documents found.

UPDATE REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 5139 23 01 0035

CURRENT ASSESSED VALUE: \$150,980

HOMESTEAD EXEMPTION: No

MOBILE HOME ON PROPERTY: No

OUTSTANDING CERTIFICATES: N/A

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

Notice of Application

Instrument: 116451923

**Update search found 1 Notice of Application.

This is a Property Information Report that has been prepared in accordance with the requirements of Sections 197.502(4) and (5), Florida Statutes, and which satisfies the minimum standards set forth in the Florida Administrative Code, Chapter 12D-13.016. This report is not title insurance. It is not an opinion of title, title insurance policy, warranty of title or any other assurance as to the status of title, and shall not be used for the purpose of issuing title insurance.

Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Kim Pickett

Title Examiner



Site Address	SW 12 STREET, PEMBROKE PINES FL 33029	ID #	5139 23 01 0035
Property Owner	MIRABELLA PROPERTY OWNERS ASSN INC	Millage	2613
Mailing Address	1145 SAWGRASS CORPORATE PKWY SUNRISE FL 33323	Use	96
Abbr Legal Description	FLA FRUIT LANDS CO SUB NO 1 2-17 D 23-51-39 TR 15		

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\(8\)](#).

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$150,980		\$150,980	\$150,980	
2018	\$150,980		\$150,980	\$150,980	\$3,165.14
2017	\$150,980		\$150,980	\$150,980	\$3,197.60

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$150,980	\$150,980	\$150,980	\$150,980
Portability	0	0	0	0
Assessed/SOH	\$150,980	\$150,980	\$150,980	\$150,980
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	\$150,980	\$150,980	\$150,980	\$150,980

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
5/17/2017	QC*-T	\$100	114390982	\$15,251	9.90	AC
5/28/2015	SW*-D	\$2,400,000	113037178			
7/9/2013	CE*-T	\$100	111755933			
4/7/2011	CE*-T	\$100	47872 / 1090			
9/15/2003	SW*	\$700,000	36114 / 1066			
				Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
26			B5					
L			B5					
1			9.9					



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PITTSBURGH, PA 15222
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E-mail: TitleExpress@grantstreet.com**

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PROPERTY INFORMATION REPORT

ORDER DATE: 01/29/2020

REPORT EFFECTIVE DATE: 20 YEARS UP TO 01/28/2020

CERTIFICATE # 2016-14841

ACCOUNT # 513923010035

ALTERNATE KEY # 545964

TAX DEED APPLICATION # 45089

COUNTY, STATE: BROWARD, FL

At the request of the County Tax Collector for the above-named county, a search has been made of the Public Records for the following described property:

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TOGETHER with that non-exclusive easement over the East 25 feet of Tract 14 in Section 23, Township 51 South, Range 39 East, of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, according to the Plat thereof, recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida, as described in Official Records Book 31049, Page 635, as granted in Warranty Deed recorded In Official Records Book 34708, Page 1723, of the Public Records of Broward County, Florida.

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MIRABELLA PROPERTY OWNERS

ASSN INC

1145 SAWGRASS CORPORATE PKWY

SUNRISE, FL 33323 (Matches Property Appraiser records.)

APPARENT TITLE HOLDER & ADDRESS OF RECORD:

MIRABELLA PROPERTY OWNERS ASSOCIATION, INC.

Instrument: 114390982

1145 SAWGRASS CORPORATE PARKWAY

SUNRISE, FL 33323 (Per Deed)

MIRABELLA PROPERTY OWNERS ASSOCIATION, INC. ("MASTER ASSOCIATION")

1145 SAWGRASS CORPORATE PARKWAY

SUNRISE, FL 33323 (Per Sunbiz. Declaration recorded in 42098-1325.)

BAKALAR & EICHNER, P.A., REGISTERED AGENT
O/B/O MIRABELLA PROPERTY OWNERS ASSOCIATION, INC. ("MASTER ASSOCIATION")
150 SOUTH PINE ISLAND ROAD SUITE 540
PLANTATION, FL 33324 (Per Sunbiz)

(Mirabella Property Owners Association, Inc. ("Master Association") f/k/a Mirabella Property Owners Association, Inc.)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

MIKON FINANCIAL SERVICES, INC AND OCEAN BANK
780 NW 42 AVE #300
MIAMI, FL 33126 (Tax Deed Applicant)

ESTATES OF SWAN LAKE CORP. OR: 31049, Page: 635
6917 COLLINS AVENUE
MIAMI BEACH, FL 33141 (Per Non-Exclusive Ingress and Egress Easement)

MIRABELLA 26 LLC Instrument: 113037180
20500 WEST DIXIE HIGHWAY
AVENTURA, FL 33180 (Per Assignment of Development Rights)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 5139 23 01 0035

CURRENT ASSESSED VALUE: \$150,980

HOMESTEAD EXEMPTION: No

MOBILE HOME ON PROPERTY: No

OUTSTANDING CERTIFICATES: N/A

OPEN BANKRUPTCY FILINGS FOUND? No

OTHER INSTRUMENTS ASSOCIATED WITH PROPERTY BUT NO NOTICE REQUIRED:

Death Certificate (Best image available)	OR: 8761, Page: 71
Letters of Administration	OR: 8761, Page: 72
Personal Representative's Deed	OR: 28244, Page: 266
Warranty Deed	OR: 34708, Page: 1723
Warranty Deed	OR: 36114, Page: 1066
Certificate of Title	OR: 47872, Page: 1090
Certificate of Title	OR: 50104, Page: 678
Warranty Deed	Instrument: 113037178

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Kim Pickett

Title Examiner



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Mailing Address	1145 SAWGRASS CORPORATE PKWY SUNRISE FL 33323	Use	96
Abbr Legal Description	FLA FRUIT LANDS CO SUB NO 1 2-17 D 23-51-39 TR 15		

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Portability	0	0	0	0
Assessed/SOH	\$150,980	\$150,980	\$150,980	\$150,980
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	\$150,980	\$150,980	\$150,980	\$150,980

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
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5/28/2015	SW*-D	\$2,400,000	113037178			
7/9/2013	CE*-T	\$100	111755933			
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9/15/2003	SW*	\$700,000	36114 / 1066			
				Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
26			B5					
L			B5					
1			9.9					

Board of County Commissioners, Broward County, Florida
Records, Taxes, & Treasury

CERTIFICATE OF MAILING NOTICES

Tax Deed #45089

STATE OF FLORIDA
COUNTY OF BROWARD

THIS IS TO CERTIFY that I, County Administrator in and for Broward County, Florida, did on the 1st day of October 2020, mail a copy of the Notice of Application for Tax Deed to the following persons prior to the sale of property, and that payment has been made for all outstanding Tax Certificates or, if the Certificate is held by the County, that all appropriate fees have been paid and deposited:

CITY OF PEMBROKE PINES CITY ATTORNEY'S OFFICE 601 CITY CENTER WAY PEMBROKE PINES, FL 33025	MIRABELLA PROPERTY OWNERS ASSN INC 1145 SAWGRASS CORPORATE PKWY SUNRISE, FL 33323	BAKALAR & EICHNER, P.A., REGISTERED AGENT O/B/O MIRABELLA PROPERTY OWNERS ASSOCIATION, INC. ("MASTER ASSOCIATION") 150 SOUTH PINE ISLAND ROAD SUITE 540 PLANTATION, FL 33324	MIRABELLA PROPERTY OWNERS ASSOCIATION, INC. ("MASTER ASSOCIATION") 1145 SAWGRASS CORPORATE PARKWAY SUNRISE, FL 33323
ESTATES OF SWAN LAKE CORP. 6917 COLLINS AVENUE MIAMI BACH, FL 33141	MIRABELLA 26 LLC 20500 WEST DIXIE HIGHWAY AVENTURA, FL 33180	*RAJA INVESTMENTS INC 6188 MIRAMAR PKWY MIRAMAR, FL 33023	*EC-SHERIDAN LAKE LLC 400 GALLERIA PKWY #1450 ATLANTA, GA 30339
*WINDMILL RESERVE HO ASSN INC %NEXTGEN MANAGEMENT LLC 1079 SHOTGUN RD SUNRISE, FL 33326-1911			

I certify that notice was provided pursuant to Florida Statutes, Section 197.502(4)

I further certify that I enclosed with every copy mailed, a statement as follows: 'Warning - property in which you are interested' is listed in the copy of the enclosed notice.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 1st day of October 2020 in compliance with section 197.522 Florida Statutes, 1995, as amended by Chapter 95-147 Senate Bill No. 596, Laws of Florida 1995.

SEAL

Bertha Henry
COUNTY ADMINISTRATOR
Finance and Administrative Services Department
Records, Taxes, & Treasury Division

By _____
Deputy **Juliette M. Aikman**

Broward County, Florida

INSTR # 116451923
Recorded 04/08/20 at 01:03 PM
Broward County Commission
1 Page(s)
#1

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 45089

NOTICE is hereby given that the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the name in which it was assessed are as follows:

Property ID: 513923-01-0035
Certificate Number: 14841
Date of Issuance: 05/25/2017
Certificate Holder: MIKON FINANCIAL SERVICES, INC AND OCEAN BANK
Description of Property: FLA FRUIT LANDS CO SUB NO 1
2-17 D 23-51-39
TR 15

Name in which assessed: MIRABELLA PROPERTY OWNERS ASSN INC
Legal Titleholders: MIRABELLA PROPERTY OWNERS
ASSN INC
1145 SAWGRASS CORPORATE PKWY
SUNRISE, FL 33323

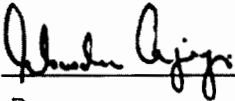
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 15th day of July, 2020. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

broward.deedauction.net
**Pre-registration is required to bid.*

Dated this 2nd day of April, 2020.

Bertha Henry
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION



By:
Abiodun Ajayi
Deputy



This Tax Deed is Subject to All Existing Public Purpose Utility and Government Easements. The successful bidder is responsible to pay any outstanding taxes.

Publish: DAILY BUSINESS REVIEW
Issues: 02/12, 02/19, 02/26, & 03/05/2009
Minimum Bid: 17173.78

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

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Description of Property: FLA FRUIT LANDS CO SUB NO 1
2-17 D 23-51-39
TR 15

Name in which assessed: MIRABELLA PROPERTY OWNERSASSN INC
Legal Titleholders: MIRABELLA PROPERTY OWNERS
ASSN INC
1145 SAWGRASS CORPORATE PKWY
SUNRISE, FL 33323

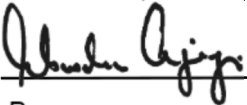
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 18th day of November, 2020. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

broward.deedauktion.net
**Pre-registration is required to bid.*

Dated this 29th day of September, 2020.

Bertha Henry
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION



By:
Abiodun Ajayi
Deputy

This Tax Deed is Subject to All Existing Public Purpose Utility and Government Easements. The successful bidder is responsible to pay any outstanding taxes.

Publish: DAILY BUSINESS REVIEW
Issues: 10/15/2020, 10/22/2020, 10/29/2020 & 11/05/2020
Minimum Bid: 18602.27

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 20032867

Broward County, FL VS Mirabella Property Owners Assn Inc.

RETURN OF SERVICE



Court Case # TD 45089

Hearing Date: 11/18/2020

Received by CCN 10861

10/19/2020 2:32 PM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Mirabella Property Owners Assn Inc SW 12 Street Pembroke Pines FL 33029**

Served:

Not Served:

Broward County Revenue-Delinquent Tax Section
115 S. Andrews Ave.
Room A-100
Fort Lauderdale FL 33301

Date: 10/19/2020 Time: 9:42 AM

On Mirabella Property Owners Assn Inc in Broward County, Florida, by serving the within named person a true copy of the writ with the date and time of service endorsed thereon by me, and copy of the complaint petition or initial pleading by the following method:

Other Returns: Other Returns

COMMENTS: Posted on Pole

You can now check the status of your writ by visiting the Broward Sheriff's Office Website at www.sheriff.org and clicking on the icon "Service Inquiry"

**Gregory Tony, Sheriff
Broward County, Florida**

By: *G. Jones-McDuffie 10861*

D.S.

G. Jones-McDuffie, #10861

RECEIPT INFORMATION

EXECUTION COSTS

DEMAND/LEVY INFORMATION

Receipt #	
Check #	
Service Fee	\$0.00
On Account	\$0.00
Quantity	
Original	2
Services	2

Judgment Date	n/a
Judgment Amount	\$0.00
Current Interest Rate	0.00%
Interest Amount	\$0.00
Liquidation Fee	\$0.00
Sheriff's Fees	\$0.00
Sheriff's Cost	\$0.00
Total Amount	\$0.00

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 513923-01-0035 (TD #45089)

WARNING

PROPERTY IN WHICH YOU ARE INTERESTED IS LISTED IN THE ENCLOSED NOTICE

BROWARD COUNTY SHERIFF'S DEPT
ATTN: CIVIL DIVISION
FT LAUDERDALE, FL 33312

NOTE

AS PER FLORIDA STATUTES 197.542, THIS PROPERTY IS BEING SCHEDULED FOR TAX DEED AUCTION, AND WILL NO LONGER BE ABLE TO BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW PLEASE CALL FOR MORE INFORMATION.

FLA. STATUTES MAY REQUIRE US TO NOTIFY ALL PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY SCHEDULED FOR SALE. IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN THIS PROPERTY, PLEASE DISREGARD THIS LETTER.

PAYMENT MUST BE MADE IN CASH, MONEY ORDER OR CASHIER'S CHECK; PERSONAL OR BUSINESS CHECKS ARE NOT ACCEPTED.

AMOUNT NECESSARY TO REDEEM: (See amounts below)

MAKE CHECKS PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

* Amount due if paid by October 30, 2020\$14,803.44

Or

* Amount due if paid by November 17, 2020\$14,987.13

*AMOUNTS DUE MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING PAYMENT FOR REDEMPTION.

THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON November 18, 2020 UNLESS THE BACK TAXES ARE PAID.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORD, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374 OR 5395

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

PLEASE SERVE THIS ADDRESS OR LOCATION

MIRABELLA PROPERTY
OWNERS ASSN INC
SW 12 ST
PEMBROKE PINES, FL 33029

NOTE: THIS IS THE ADDRESS OF THE PROPERTY SCHEDULED FOR AUCTION

RECEIVED SHERIFF
2020 OCT - 8 AM 7:43
BROWARD COUNTY, FLORIDA

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 20032867

Broward County, FL VS Mirabella Property Owners Assn Inc.

RETURN OF SERVICE



Court Case # TD 45089

Hearing Date: 11/18/2020

Received by CCN 10861

10/19/2020 2:32 PM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Mirabella Property Owners Assn Inc SW 12 Street Pembroke Pines FL 33029**

Served:

Not Served:

Broward County Revenue-Delinquent Tax Section
115 S. Andrews Ave.
Room A-100
Fort Lauderdale FL 33301

Date: 10/19/2020 Time: 9:43 AM

On Mirabella Property Owners Assn Inc in Broward County, Florida, by serving the within named person a true copy of the writ with the date and time of service endorsed thereon by me, and copy of the complaint petition or initial pleading by the following method:

Other Returns: Other Returns

COMMENTS: Posted on Pole

You can now check the status of your writ by visiting the Broward Sheriff's Office Website at www.sheriff.org and clicking on the icon "Service Inquiry"

**Gregory Tony, Sheriff
Broward County, Florida**

By: *G. Jones-McDuffie 10861*

D.S.

G. Jones-McDuffie, #10861

RECEIPT INFORMATION

EXECUTION COSTS

DEMAND/LEVY INFORMATION

Receipt #	
Check #	
Service Fee	\$0.00
On Account	\$0.00
Quantity	
Original	2
Services	2

Judgment Date	n/a
Judgment Amount	\$0.00
Current Interest Rate	0.00%
Interest Amount	\$0.00
Liquidation Fee	\$0.00
Sheriff's Fees	\$0.00
Sheriff's Cost	\$0.00
Total Amount	\$0.00

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 513923-01-0035 (TD # 45089)

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ORIGINAL DOCUMENT

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THERE ARE UNPAID TAXES ON THIS PROPERTY AND WILL BE SOLD AT PUBLIC AUCTION ON November 18, 2020 UNLESS THE BACK TAXES ARE PAID.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORD TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374 OR 5395

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT

www.broward.org/recordstaxestreasury

PLEASE SERVE THIS ADDRESS OR LOCATION

**MIRABELLA PROPERTY
OWNERS ASSN INC
1145 SAWGRASS CORPORATE PKWY
SUNRISE, FL 33323**

NOTE: THIS IS NOT THE ADDRESS OF THE PROPERTY SCHEDULED FOR AUCTION
THIS IS THE ADDRESS OF THE OWNER!

RECEIVED SHERIFF
OCT-8 AM 7:43
BROWARD COUNTY, FLORIDA

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 45089

NOTICE is hereby given that the holder of the following certificate has filed said certificate for a tax deed to be issued thereon. The certificate number and year of issuance, the description of the property, and the name in which it was assessed are as follows:

Property ID: 513923-01-0035
Certificate Number: 14841
Date of Issuance: 05/25/2017
Certificate Holder: MIKON FINANCIAL SERVICES, INC AND OCEAN BANK
Description of Property: FLA FRUIT LANDS CO SUB NO 1
2-17 D 23-51-39
TR 15

Name in which assessed: MIRABELLA PROPERTY OWNERSASSN INC
Legal Titleholders: MIRABELLA PROPERTY OWNERS
ASSN INC
1145 SAWGRASS CORPORATE PKWY
SUNRISE, FL 33323

All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 15th day of July, 2020. Pre-bidding shall open at 9:00 AM EDT, sale shall commence at 10:00 AM EDT and shall begin closing at 11:01 AM EDT at:

broward.deedauction.net
**Pre-registration is required to bid.*

Dated this 2nd day of April, 2020.

Bertha Henry
County Administrator
RECORDS, TAXES, AND TREASURY DIVISION



By:
Abiodun Ajayi
Deputy



This Tax Deed is Subject to All Existing Public Purpose Utility and Government Easements. The successful bidder is responsible to pay any outstanding taxes.

Publish: DAILY BUSINESS REVIEW
Issues: 02/12, 02/19, 02/26, & 03/05/2009
Minimum Bid: 17173.78

THIS INSTRUMENT PREPARED BY:
RECORD AND RETURN TO:
ROBERT LEE SHAPIRO, ESQ.
ROBERT LEE SHAPIRO, P.A.
2401 PGA BOULEVARD, SUITE 272
PALM BEACH GARDENS, FLORIDA 33410
(561) 691-0059

Property Control Number: 1923 01 0035

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made the 15TH day of September, 2003, by MIRAMAR NO. 1, LLC, a Florida limited liability company having its principal place of business at 6400 Congress Avenue, Suite 2000, Boca Raton, Florida 33487, hereinafter called the grantor, to Gene Haskin, whose post office address is 4000 Island Blvd, #2904, Aventura, FL 33160 hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Broward County, Florida, viz:

An undivided 9% interest, as a tenant in common, in and to the property referred to on Exhibit "A" attached hereto and made a part hereof, subject to the following:
a. The Permitted Exceptions attached hereto as Exhibit "B".

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any-wise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

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

Sign, sealed and delivered in the presence of:

Stacy Ann Mahaffy
Print Name: Stacy Ann Mahaffy
Bethanne Moore
Print Name: Bethanne Moore

Miramar No. 1, LLC, a
Florida limited liability company

By: [Signature]
S. Martin Sadkin, a Member

STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 15th day of September, 2003, by S. Martin Sadkin, as a Member of Miramar No. 1, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me or has produced a driver's license as identification and did take an oath.

Stacy Ann Mahaffy
Notary Public
Print Name: Stacy Ann Mahaffy



Exhibit A**Policy Number: A81-0094950****PARCEL I:**

A portion of Parcel "A" of the "WALDMAN PLAT", according to the plat thereof as recorded in Plat Book 153, Page 35, of the Public Records of Broward County, Florida, being more particularly described as follows:

BEGIN at the Westernmost Northwest corner of said Parcel "A"; Thence North 42 degrees 49' 54" East, a distance of 42.39 feet; Thence North 87 degrees 47' 12" East, a distance of 182.35 feet (last two (2) courses being coincident with the South Right-of-Way Line of Miramar Boulevard); Thence South 02 degrees 07' 28" East, a distance of 334.53 feet; Thence South 87 degrees 52' 31" West, a distance of 212.30 feet to a point on the East Right-of-Way Line of Palm Avenue; Thence along said East Right-of-Way Line, North 02 degrees 07' 28" West, a distance of 304.42 feet to the POINT OF BEGINNING.

TOGETHER WITH: 2

COMMENCE at the Westernmost Northwest corner of said Parcel "A"; Thence North 42 degrees 49' 54" East, a distance of 42.39 feet; Thence North 87 degrees 47' 12" East, a distance of 215.00 feet; Thence South 85 degrees 22' 14" East, a distance of 59.98 feet to the POINT OF BEGINNING; Thence continue South 85 degrees 22' 14" East, a distance of 40.74 feet; Thence North 87 degrees 47' 12" East, a distance of 188.28 feet (Last three (3) courses being coincident with the South Right-of-Way Line of MIRAMAR BOULEVARD); Thence South 02 degrees 07' 28" East, a distance of 293.70 feet; Thence South 87 degrees 52' 32" West, a distance of 228.97 feet; Thence North 02 degrees 04' 44" West, a distance of 298.20 feet to the POINT OF BEGINNING.

TOGETHER WITH 3

COMMENCE at the Southwest corner of said Parcel "A"; Thence North 87 degrees 46' 54" East, along the South Boundary line of said Parcel "A", a distance of 533.53 feet; Thence North 00 degrees 41' 49" East, a distance of 139.93 feet; Thence South 87 degrees 52' 32" West, a distance of 192.07 feet; Thence North 47 degrees 07' 28" West, a distance of 35.87 feet; Thence North 02 degrees 07' 28" West, a distance of 212.64 feet; Thence South 87 degrees 52' 32" West, a distance of 110.69 feet; Thence South 02 degrees 07' 28" East, a distance of 29.50 feet; Thence South 87 degrees 52' 31" West, a distance of 212.30 feet to a point on the East Right-of-Way line of PALM AVENUE; Thence South 02 degrees 07' 28" East, along said East Right-of-Way line, a distance of 349.13 feet to the POINT OF BEGINNING.

Said lands situate, lying and being in Broward County, Florida.

LAND DESCRIPTION: PARCEL "B"

A portion of Parcel "B" of the "WALDMAN PLAT" according to the plat thereof as recorded in Plat Book 153, Page 35, of the Public Records of Broward County, Florida, being more particularly described as follows:

PARCEL 1

Begin at the Westernmost Southwest Corner of said Parcel "B"; Thence North 02 degrees 01' 46" West, a distance of 304.87 feet; Thence South 87 degrees 58' 14" West, a distance of 12.00 feet to a point on the East Right-of-Way line of Palm Avenue; Thence along said East Right-of-Way line, North 02 degrees 01' 46" West, a distance of 157.00 feet; Thence North 01 degrees 47' 05" East, a distance of 180.40 feet; Thence North 02 degrees 01' 46" West, a distance of 505.53 feet; Thence North 42 degrees 52' 57" East, a distance of 42.36 feet; Thence South 87 degrees 47' 05" West, a distance of 170.67 feet; Thence South 02 degrees 07' 28" East, a distance of 225.82 feet; Thence South 87 degrees 52' 32" West, a distance of 26.91 feet; Thence South 06 degrees 18' 39" East, a distance of 104.76 feet; Thence South 78 degrees 39' 39" West, a distance of 6.14 feet; Thence South 02 degrees 07' 28" East, a distance of 165.10 feet; Thence South 86 degrees 57' 42" East, a distance of 7.96 feet; Thence South 02 degrees 27' 14" West, a distance of 87.75 feet; Thence South 02 degrees 07' 28" East, a distance of 28.87 feet; Thence North 87 degrees 52' 32" East, a distance of 17.76 feet; Thence South 02 degrees 07' 28" East, a distance of 160.03 feet; Thence North 88 degrees 11' 29" East, a distance of 11.09 feet; Thence South 05 degrees 34' 35" East, a distance of 161.40 feet; Thence North 87 degrees 53' 51" East, a distance of 17.08 feet; Thence South 02 degrees 07' 15" East, a distance of 5.00 feet; Thence North 87 degrees 52' 44" East, a distance of 39.37 feet; Thence South 02 degrees 07' 28" East, a distance of 47.14 feet; Thence South 30 degrees 51' 15" East, a distance of 15.81 feet; Thence North 87 degrees 52' 32" East, a distance of 8.52 feet; Thence South 02 degrees 07' 28" East, a distance of 213.48 feet; Thence North 84 degrees 47' 49" West, a distance of 53.31 feet; Thence South 87 degrees 47' 12" West, a distance of 206.35 feet; Thence North 47 degrees 07' 17" West, a distance of 42.49 feet to the POINT OF

BEGINNING.

TOGETHER WITH 2

COMMENCE at the Southeast corner of said Parcel "B"; Thence North 02 degrees 01' 46" West, along the East Boundary line of said Parcel "B", a distance of 316.53 feet to the POINT OF BEGINNING; Thence South 87 degrees 28' 04" West, a distance of 47.47 feet; Thence South 84 degrees 27' 15" West, a distance of 84.97 feet; Thence North 02 degrees 07' 28" West, a distance of 230.22 feet; Thence South 87 degrees 52' 53" West, a distance of 194.43 feet; Thence North 02 degrees 07' 28" West, a distance of 163.49 feet to a point on the arc of a tangent curve concave to the Southwest, having a radius of 35.00 feet, a central angle of 84 degrees 47' 46" and an arc distance of 51.80 feet to a point of tangency; Thence North 86 degrees 55' 14" West, a distance of 113.18 feet; Thence North 02 degrees 07' 28" West, a distance of 113.63 feet; Thence North 78 degrees 39' 39" East, a distance of 111.31 feet to a point on the arc of a tangent curve concave to the Northwest, having a radius of 38.50 feet, a central angle of 85 degrees 42' 44" and an arc distance of 57.59 feet to a point of tangency; Thence North 07 degrees 03' 03" West, a distance of 77.36 feet; Thence North 87 degrees 52' 32" East, a distance of 195.12 feet; Thence South 06 degrees 43' 01" West, a distance of 28.82 feet to a point on the arc of a tangent curve concave to the Northeast, having a radius of 11.00 feet, a central angle of 90 degrees 00' 00" and an arc distance of 17.28 feet to a point of tangency; Thence South 86 degrees 13' 10" East, a distance of 137.79 feet; to a point on the East Boundary of said Parcel "B"; Thence South 02 degrees 01' 46" East, along said East Boundary line, a distance of 136.57 feet; Thence South 34 degrees 13' 27" West, a distance of 144.93 feet; Thence South 09 degrees 00' 00" East, a distance of 253.00 feet; Thence North 87 degrees 58' 14" East, a distance of 55.00 feet; Thence South 02 degrees 01' 46" East, a distance of 123.47 feet to the POINT OF BEGINNING.

TOGETHER WITH 3

COMMENCE at the Southeast corner of said Parcel "B"; Thence South 87 degrees 47' 12" West, a distance of 149.97 feet to THE POINT OF BEGINNING; Thence continue South 87 degrees 47' 12" West, a distance of 161.02 feet; Thence North 86 degrees 05' 11" West, a distance of 47.94 feet (last three (3) courses being coincident with the South Boundary line of said Parcel "B"); Thence North 02 degrees 07' 28" West, a distance of 28.71 feet; Thence North 87 degrees 52' 32" East, a distance of 208.64 feet; Thence South 02 degrees 12' 48" East, a distance of 33.50 feet to the POINT OF BEGINNING.

Said lands situate, lying and being in Broward County, Florida.

PARCEL II

Tract 15, in Section 23, Township 51 South, Range 39 East of Florida Fruit Lands Company's Subdivision No. 1, according to the Plat thereof, recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County; said lands situate lying and being in Broward County, Florida, of the Public Records of Broward County, Florida.

TOGETHER with that non-exclusive easement over the East 25 feet of Tract 14 as described in Official Records Book 31049, Page 635.

Schedule B**Policy Number: A81-0094950**

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes and assessments for the year 2003 and subsequent years.
2. Restrictions, covenants, conditions and easements as contained on the Plat of THE WALDMAN PLAT, recorded in Plat Book 153, page 35, of the Public Records of Broward County, Florida.
3. Ordinance No. 88-49 recorded in Official Records Book 15795, Page 62 (as to Parcel 1).
4. Ordinance No. 91-6 recorded in Official Records Book 17946, Page 262 (as to Parcel 1).
5. Resolution No. 92-16 recorded in Official Records Book 18931, Page 978 (as to Parcel 1).
6. Bill of Sale for water lines from Vesta Vestra, Inc., to City of Miramar, recorded in Official Records Book 18690, Page 243 (as to Parcel 1).
7. Drainage Easement in favor of City of Miramar recorded in Official Records Book 17391, Page 299 (as to Parcel 1).
8. Utility and Access Easement in favor of City of Miramar recorded in Official Records Book 17391, Page 302 (as to Parcel 1).
9. Grant of Bicycle Path in favor of City of Miramar recorded in Official Records Book 17391, Page 305 (as to Parcel 1).
10. Declaration of Restrictive Covenants recorded in Official Records Book 34650, Page 470 (as to Parcel 1).
11. Temporary Ingress, Egress and Access Easement Agreement recorded in Official Records Book 34708, Page 1735 (as to Parcel 1).
12. Temporary Construction Easement Agreement recorded in Official Records Book 34708, Page 1753 (as to Parcel 1).
13. Assignment of Developer Rights by The Waldman Corporation to W.X. Properties, Inc., a Florida corporation, recorded in Official Records Book 19292, Page 634 (as to Parcel 1).
14. Road Impact Agreement recorded in Official Records Book 19100, Page 667 (as to Parcel 1).
15. Traffic Signalization Agreement recorded in Official Records Book 20465, Page 879.
16. Installation of Required Improvements Agreement Relating to Waldman Plat recorded in Official Records Book 20465, Page 889 (as to Parcel 1).
17. Ordinance No. 03-06 recorded in Official Records Book 34260, Page 1494 (as to Parcel 1).
18. Park Agreement - Fee In Lieu Of Land Mirabella recorded in Official Records Book 34392, Page 1722 (as to Parcel 1).
19. Easement in favor of Southern Bell Telephone and Telegraph Company recorded in Official Records Book 17051, Page 917 (as to Parcel 1).

20. Utility and Access Easement in favor of the City of Miramar recorded in Official Records Book 18516, Page 452 (as to Parcel 1).
21. Easement in favor of Hollywood Reclamation District recorded in Official Records Book 10110, Page 996 (as to Parcel 1).
22. The following matters as disclosed by Survey of Parcel 1 last revised February 20, 2003, prepared by Douglass Leavy & Associates, Inc. as drawing No. 95004.
 - a. Non-Vehicular access lines
 - b. Wetland Mitigation Conservation Area
23. Utility and Access Easement in favor of the City of Miami recorded in Official Records Book 18516, Page 447 (as to Parcel 1).
24. All matters as contained on the Plat of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, recorded in Plat Book 2, page 17, of the Public Records of Broward County, Florida (as to Parcel 2).
25. Reservations as to Parcel 2 as set forth in the following Deeds:
 - a. Deed Book 46, Page 240, of the Public Records of Dade County, Florida.
 - b. Deed Book 470, Page 160, Deed Book 475, Page 1, and Deed Book 631, Page 155 all of the Public Records of Broward County, Florida.
26. Resolution No. 1560 recorded in Official Records Book 12715, Page 385 (as to Parcel 2).
27. Resolution No. 1605 recorded in Official Records Book 12715, Page 389 (as to Parcel 2).
28. Resolution No. 1616 recorded in Official Records Book 12715, Page 393 (as to Parcel 2).
29. Resolution No. 1626 recorded in Official Records Book 12715, Page 416 (as to Parcel 2).
30. Resolution Nos. 86 and 10 recorded in Official Records Book 13592, Page 172 (as to Parcel 2).
31. Resolution No. 2062 recorded in Official Records Book 19094, Page 861 (as to Parcel 2).
32. Order granting variance recorded in Official Records Book 20429, Page 111 (as to Parcel 1)
33. Resolution No. 94-9 recorded in Official Records Book 22076, Page 112 (as to Parcel 2).
34. Resolution No. 98-1 recorded in Official Records Book 27808, Page 939 (as to Parcel 2).
35. Non-Exclusive Ingress and Egress Easement recorded in Official Records Book 31049, Page 635.
36. Mortgage Deed and Security Agreement by and between Miramar No. 1, L.L.C., a Florida limited liability company and BankAtlantic, dated March 5, 2003, recorded March 7, 2003, in Official Records Book 34708, Pages 1840-1876, together with Assignment of Rents, Leases and Deposits dated March 5, 2003 and recorded March 7, 2003, in Official Records Book 34708, Page 1877 and UCC-1 Financing Statement recorded March 7, 2003 in Official Records Book 34708, Page 1890, all of the Public Records of Broward County, Florida.

NOTE: All recording references in this commitment/policy shall refer to the Public Records of Broward County, Florida, unless otherwise noted.

NOTE: In accordance with Florida Statutes section 627.4131, please be advised that the insured hereunder may present inquiries, obtain information about coverage, or receive assistance in resolving complaints, by contacting the Lawyers Title Insurance Corporation Regional Office, 201 South Orange Avenue, Suite 1350, Orlando, FL 32801 Telephone 407-481-8181.



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Detail by Entity Name

Florida Not For Profit Corporation

MIRABELLA PROPERTY OWNERS ASSOCIATION, INC.("MASTER ASSOCIATION")

Filing Information

Document Number	N06000000254
FEI/EIN Number	65-1279157
Date Filed	01/09/2006
State	FL
Status	ACTIVE
Last Event	AMENDED AND RESTATEDARTICLES/NAME CHANGE
Event Date Filed	05/31/2006
Event Effective Date	NONE

Principal Address

1145 SAWGRASS CORPORATE PARKWAY
SUNRISE, FL 33323

Changed: 01/05/2011

Mailing Address

1145 SAWGRASS CORPORATE PARKWAY
SUNRISE, FL 33323

Changed: 01/05/2011

Registered Agent Name & Address

BAKALAR & EICHNER, P.A.
150 SOUTH PINE ISLAND ROAD
SUITE 540
PLANTATION, FL 33324

Name Changed: 08/18/2008

Address Changed: 08/18/2008

Officer/Director Detail

Name & Address

Title President

Barrett, Philip
1145 Sawgrass Corporate Parkway
Sunrise, FL 33323

Title Secretary, Treasurer

Ben Nam, Izak
1145 Sawgrass Corporate Parkway
Sunrise, FL 33323

Title VP

Mester, William

1145 SAWGRASS CORPORATE PARKWAY
SUNRISE, FL 33323

Annual Reports

Report Year	Filed Date
2018	04/28/2018
2019	04/26/2019
2019	12/13/2019

Document Images

12/13/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
04/26/2019 -- ANNUAL REPORT	View image in PDF format
04/28/2018 -- ANNUAL REPORT	View image in PDF format
04/18/2017 -- ANNUAL REPORT	View image in PDF format
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04/02/2007 -- ANNUAL REPORT	View image in PDF format
05/31/2006 -- Amended/Restated Article/NC	View image in PDF format
01/09/2006 -- Domestic Non-Profit	View image in PDF format



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Events

MIRABELLA PROPERTY OWNERS ASSOCIATION, INC.("MASTER ASSOCIATION")

Document Number N06000000254
Date Filed 01/09/2006
Effective Date None
Status Active

Event Type	Filed Date	Effective Date	Description
AMENDED AND RESTATEDARTICLES/NAME CHANGE	05/31/2006		OLD NAME WAS : MIRABELLA PROPERTY OWNERS ASSOCIATION, INC.

[Return to Detail Screen](#)

9

THIS INSTRUMENT PREPARED BY AND RETURN TO:

Robert Lee Shapiro, Esq.
ROBERT LEE SHAPIRO, P.A.
2401 PGA BOULEVARD
PALM BEACH GARDENS, FL 33410

Property Appraisers Parcel Identification (Folio) Numbers: **513923010035**
Grantee SS #: [REDACTED] and

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the 28th day of February, 2003 by Capeletti Bros., Inc., a Florida corporation, herein called the grantor, to Miramar No. 1, L.L.C., a Florida limited liability Co. whose post office address is 6400 Congress Avenue, Suite 2000, Boca Raton, FL 33487, hereinafter called the Grantee:
(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in BROWARD County, State of Florida, viz.:

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

Subject to: covenants, restrictions, and public utility easements of record, taxes for the year of closing and subsequent years; non-exclusive easement described in the legal description attached hereto as Exhibit "A" ; South Broward Drainage District Resolution No. 91-6; South Broward Drainage District Resolution NO. 94-9; Reservations in favor of Board of Commissioners of EDD contained in deed recorded in Deed Book 470, Page 160, Public Records of Broward County, Florida; Reservations in favor of TIF contained in deed recorded in Deed Book 475, Page 1, as corrected in Deed Book 631, Page 155, Public Records of Broward County, Florida; Resolution of the Hollywood Reclamation District recorded in Official Records Book 12942, Page 577, Public Records of Broward County, Florida; Resolution No. 2164 of the City of Pembroke Pines recorded in Official Records Book 20852, Page 694.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2002.

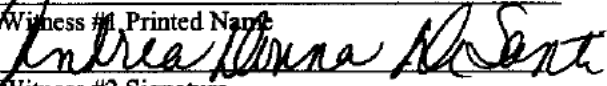
IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:



Witness #1 Signature

MICHAEL S. ROSS



Witness #1 Printed Name

ANDREA DONNA DE SANTI

Witness #2 Printed Name

Capeletti Bros., Inc., a Florida corporation



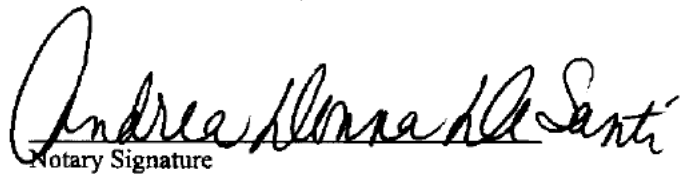
Joe Capeletti, President

16401 N.W. 58th Avenue, Miami Lakes, FL 33014

**STATE OF FLORIDA
COUNTY OF BROWARD**

The foregoing instrument was acknowledged before me this 28th day of February, 2003 by Joe Capeletti, President of Capeletti Bros., Inc., a Florida corporation on behalf of the corporation. He/She is personally known to me or has produced **DRIVERS LICENSE** as identification.

SEAL



Notary Signature

ANDREA DONNA DE SANTI

Printed Notary Signature

My Commission Expires

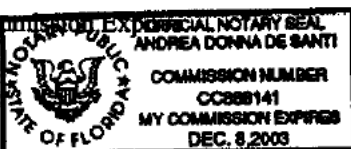


Exhibit "A"

Tract 15, in Section 23, Township 51 South, Range 39 East of Florida Fruit Lands Company's Subdivision No. 1, according to the Plat thereof, recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County; said lands situated lying and being in Broward County, Florida, of the Public Records of Broward County, Florida.

TOGETHER with that non-exclusive easement over the East 25 feet of Tract 14 as described in Official Records Book 31049, Page 635.

This instrument prepared by:
RETURN TO: → DAVID S. ROMANIK, ESQ.
P.O. Box 1040
Hollywood, FL 33022

\$ 0.70
DCCU. STAMPS-DEED
RECVD. BROWARD CNTY

TAX FOLIO NO. 11923-01-00210/11923-01-00320

COUNTY ADMIN.

GRANTEE'S SOCIAL SECURITY NO. [REDACTED]

PERSONAL REPRESENTATIVES' DEED

THIS INDENTURE made this 19 day of August, 1996, between BARNETT BANK, N.A., successor to BARNETT BANKS TRUST COMPANY, N.A. and BANK OF HALLANDALE AND TRUST COMPANY, and MARY ANNA FOWLER f/k/a MARY ANNA DONN, as Personal Representatives of the Estate of James Donn, Jr., Deceased, whose address is 1901 Harrison Street, Hollywood, Florida 33020, Grantor, and CAPELETTI BROS., INC., a Florida corporation, whose address is 431 South Surf Road, Hollywood, Florida 33019, Grantee.

WITNESSETH: The parties of the first part, pursuant to the power of sale contained in the decedent's Last Will and Testament, and in consideration of the sum of \$1.00 and other good and valuable consideration in hand paid, grant, bargain, sell, alien, remise, release, convey and quit claim to the party of the second part, his heirs and assigns forever, the real property located in Broward County, Florida, and legally described as follows:

Tracts 9 through 15, in Section 23, Township 51 South, Range 39 East, of FLORIDA FRUITLANDS COMPANY'S SUBDIVISION NO. 1, according to the Plat thereof, recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida, lying, being and situate in Broward County, Florida.

TOGETHER with all and singular the tenements, hereditaments and appurtenances belonging to or in any way appertaining to that real property.

TO HAVE AND TO HOLD the same unto the party of the second part, his heirs and assigns, in fee simple forever.

AND the parties of the first part do covenant to and with the party of the second part, his heirs and assigns, that in all things preliminary to and in and about the sale and this conveyance the laws of the State of Florida have been followed and complied with in all respects.

IN WITNESS WHEREOF, the parties of the first part have set their hands and seals on the day and year first above-written.

Signed, sealed and delivered in BARNETT BANK, N.A., successor to the presence of: BARNETT BANKS TRUST COMPANY, N.A. and BANK OF HALLANDALE AND TRUST COMPANY

Jennifer Hoskinson
Witness: Jennifer Hoskinson

Bettie Howard
Witness: Bettie Howard

(AS TO BARNETT)

David S. Romanik
Witness: David S. Romanik

Betty Lou Wernecke
Witness: Betty Lou Wernecke

(AS TO FOWLER)

By: Jaime Restrepo
JAIMÉ RESTREPO, Vice President
(CORPORATE SEAL)

Mary Anna Fowler (SEAL)
MARY ANNA FOWLER f/k/a MARY ANNA DONN

As Personal Representatives of the Estate of James Donn, Jr., Deceased

BR 28244 PG 0266

(2) [Handwritten initials]

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this 19 day of August, 1996, before me, an officer duly qualified to take acknowledgments, personally appeared James Prestrepe, as Vice President of BARNETT BANK, N.A., successor to BARNETT BANKS TRUST COMPANY, N.A. and BANK OF HALLANDALE AND TRUST COMPANY, to me personally known or who produced a Florida driver's license as identification, on behalf of the corporation.

Betty Lou Wernicke

Notary Public:
Commission No.:
My Commission Expires:

OFFICIAL NOTARY SEAL
BETTY LOU WERNICKE
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC22631
MY COMMISSION EXP. DEC. 2, 1997

STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that on this 7th day of August, 1996, before me, an officer duly qualified to take acknowledgments, personally appeared MARY ANNA FOWLER f/k/a MARY ANNA DONN, to me personally known or who produced a Florida driver's license as identification.

Betty Lou Wernicke

Notary Public:
Commission No.:
My Commission Expires:

OFFICIAL NOTARY SEAL
BETTY LOU WERNICKE
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC225531
MY COMMISSION EXP. DEC. 2, 1997

rest.capeletti.1/lw/2090-1

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR

BK 28244 PG 0267

80- 64922
80- 51022

FILED FOR RECORD
PROBATE DIVISION
IN THE CIRCUIT COURT FOR
DADE COUNTY, FLORIDA

'78 AUG 29 PM 12:00 PROBATE DIVISION

IN RE: ESTATE OF

JAMES DONN, JR.

File Number 78-5987
Division 02
CLERK OF THE COURT
DADE COUNTY, FLA.

Deceased

LETTERS OF ADMINISTRATION

TO ALL WHOM IT MAY CONCERN

WHEREAS, JAMES DONN, JR., a resident of Dade County, Florida, died on [REDACTED] owning assets in the State of Florida, and

WHEREAS, BANK OF HALLANDALE AND TRUST COMPANY AND MARY ANNA DONN has been appointed personal representative of the estate of the decedent and has performed all acts prerequisite to issuance of letters of administration in the estate,

NOW, THEREFORE, I, the undersigned circuit judge, declare BANK OF HALLANDALE AND TRUST COMPANY AND MARY ANNA DONN to be duly qualified under the laws of the State of Florida to act as personal representative of the estate of JAMES DONN, JR., deceased, with full power to administer the estate according to law; to ask, demand, sue for, recover and receive the property of the decedent; to pay the debts of the decedent as far as the assets of the estate will permit and the law directs; and to make distribution of the estate according to law.

WITNESS my hand and the seal of this court this 28 day of Aug, 1978.

John P. Blanton
Circuit Judge

Restriction on safe deposit box entry is automatically suspended if personal representative is a corporation.

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
GRAHAM W. WATT
COUNTY ADMINISTRATOR



RECORDED
AUG 31 1978
RICHARD P. BRINKER
CLERK

STATE OF FLORIDA
COUNTY OF DADE

I, THE UNDERSIGNED, Deputy Clerk, Circuit Court, Dade County, Florida, DO HEREBY CERTIFY the within and foregoing is a true and correct copy of the original as it appears on record and file in the office of the Circuit Court, Dade County, Florida, and that same is in full force and effect.

WITNESS my hand and Seal of the Circuit Court in Miami, Florida, this 29 day of August, A.D. 1978.

RICHARD P. BRINKER
Deputy Clerk Circuit Court
[Signature]

A. John Goshgarian
2121 Biscayne Blvd.
Miami Fla
33137

OFF REC 10126 PG 1956

THESE LETTERS DO NOT AUTHORIZE ENTRY INTO ANY SAFE DEPOSIT BOX WITHOUT FURTHER ORDER OF COURT.

'80 MAR 3 PM 1:10

REF 8761 MAR 72

✓

Record & return to:
Richard G. Cherry, Esq.
Cherry, Edgar & Smith, P.A.
8409 No. Military Trail, Suite 123
Palm Beach Gardens, FL 33410

ASSIGNMENT OF DEVELOPMENT RIGHTS AND PERMITS

THIS ASSIGNMENT OF DEVELOPMENT RIGHTS AND PERMITS ("Assignment") is made as of the 29th day of May, 2015, by **IBERIABANK**, a Louisiana state bank ("Assignor"), whose address is 5310 E SR 64, Bradenton, FL 34208, to and in favor of **MIRABELLA 26 LLC**, a Florida limited liability company ("Assignee"), whose address is 20500 West Dixie Highway, Aventura, FL 33180.

WITNESSETH:

1. Assignor and H & M Development, LLC, a Florida limited liability company, entered into that certain Contract for Purchase and Sale of Property with an effective date of January 26, 2015, as amended pursuant to that certain First Amendment to Contract for Purchase and Sale of Property, dated effective as of March 10, 2015, and assigned by H & M Development, LLC to Mirabella 26 LLC, pursuant to that certain Assignment of Contract, dated May 19, 2015 (collectively, the "**Agreement**"), pursuant to which Assignor has conveyed certain Property (as defined in the Agreement) to Assignee.
2. Assignor hereby desires to assign, transfer, set over and deliver to Assignee all of Assignor's right, title and interest, if any, in to any permits, approvals and other rights belonging thereto or inuring to the benefit of Assignor on the Property legally described in Exhibit "A" attached hereto, to the extent same are assignable.

NOW, THEREFORE, in accordance with the Agreement and for good and valuable consideration, the receipt and sufficiency of which are acknowledged, Assignor hereby sells, assigns, transfers, conveys, quitclaims and delivers, to the extent that same may be sold, assigned, transferred, conveyed, quitclaimed and/or delivered to Assignee, in their "as is", "where is" condition and "with all faults", and without any representation or warranty whatsoever, all of Assignor's right, title and interest, if any, in, to and under the permits and approvals inuring to the benefit of Assignor on the Property, if any, and to the extent same are transferable.

This Assignment shall be binding upon, and inure to the benefit of, Assignor and Assignee and their respective successors and assigns, and shall be construed in accordance with, and governed by, the laws of the State of Florida.

Assignor has caused this Assignment to be duly executed as of the date first above written.

11

WITNESSES:

Sandra A. Hettel
Print Name: Sandra A. Hettel

A. W. K.
Print Name: ALEXANDER W. K.

STATE OF FLORIDA)
) ss:
COUNTY OF MANATEE)

The foregoing instrument was acknowledged before me this 28th day of May, 2015, by Bruce Reid, Vice President of IBERIABANK, a Louisiana state bank, who () is personally known to me, or () has who produced _____ as identification.

My Commission Expires: 10/8/16

ASSIGNOR:

IBERIABANK, a Louisiana state bank
By: Bruce Reid
Bruce Reid, Vice President

Sandra A. Hettel
NOTARY PUBLIC
Print Name: Sandra A. Hettel

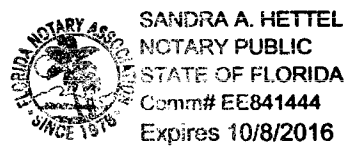


Exhibit "A"

LAND DESCRIPTION I:

PARCEL 1:

A portion of Parcel "A" of the "THE WALDMAN PLAT", according to the Plat thereof as recorded in Plat Book 153, Page 35, of the Public Records of Broward County, Florida, being more particularly described as follows:

BEGIN at the Westernmost Northwest corner of said Parcel "A"; thence North 42 degrees 49' 52" East, a distance of 42.39 feet; thence North 87 degrees 47' 12" East, a distance of 182.35 feet (last two (2) courses being coincident with the South Right-of-Way Line of Miramar Boulevard); thence South 02 degrees 07' 28" East, a distance of 334.70 feet; thence South 87 degrees 52' 31" West, a distance of 212.30 feet to a point on the East Right-of-Way Line of Palm Avenue; thence along said East Right-of-Way Line, North 02 degrees 07' 28" West, a distance of 304.42 feet to the POINT OF BEGINNING.

TOGETHER WITH PARCEL 2:

COMMENCE at the Westernmost Northwest corner of said Parcel "A"; thence North 42 degrees 49' 52" East, a distance of 42.39 feet; thence North 87 degrees 47' 12" East, a distance of 215.00 feet; thence South 85 degrees 22' 14" East, a distance of 59.98 feet to the POINT OF BEGINNING; thence continue South 85 degrees 22' 14" East, a distance of 40.74 feet; thence North 87 degrees 47' 12" East, a distance of 188.28 feet (Last three (3) courses being coincident with the South Right-of-Way Line of Miramar Boulevard); thence South 02 degrees 07' 28" East, a distance of 293.70 feet; thence South 87 degrees 52' 32" West, a distance of 228.97 feet; thence North 02 degrees 04' 44" West, a distance of 298.20 feet to the POINT OF BEGINNING.

TOGETHER WITH PARCEL 3:

COMMENCE at the Southwest corner of said Parcel "A"; thence North 87 degrees 46' 54" East, along the South Boundary line of said Parcel "A", a distance of 533.53 feet; thence North 00 degrees 41' 49" East, a distance of 139.93 feet; thence South 87 degrees 52' 32" West, a distance of 192.07 feet; thence North 47 degrees 07' 28" West, a distance of 35.87 feet; thence North 02 degrees 07' 28" West, a distance of 212.64 feet; thence South 87 degrees 52' 32" West, a distance of 110.69 feet; thence South 02 degrees 07' 28" East, a distance of 29.50 feet; thence South 87 degrees 52' 31" West, a distance of 212.30 feet to a point on the East Right-of-Way line of Palm Avenue; thence South 02 degrees 07' 28" East, along said East Right-of-Way line, a distance of 349.13 feet to the POINT OF BEGINNING.

LESS AND EXCEPTING FROM THE HEREINABOVE DESCRIBED LANDS ANY PORTION THEREOF as conveyed to The City of Miramar, as more particularly set forth

in that certain Right-of-Way Deed recorded in Official Records Book 39727, Page 1274, of the Public Records of Broward County, Florida.

AND FURTHER LESS AND EXCEPTING FROM THE HEREINABOVE DESCRIBED LANDS ANY portion thereof as conveyed to Broward County, as more particularly set forth in those certain Warranty Deeds recorded in Official Records Book 42609, Page 1798, and Official Records Book 42609, Page 1806, both of the Public Records of Broward County, Florida. AND FURTHER LESS AND EXCEPTING FROM THE HEREINABOVE DESCRIBED LANDS those portions as conveyed to South Broward Drainage District, a political subdivision of the State of Florida by Warranty Deed recorded in Official Records Book 43331, page 876, public records of Broward County, Florida, more particularly described as follows:

SBDD Less Out 1: A portion of Parcel "A" of "THE WALDMAN PLAT", according to the plat thereof as recorded in Plat Book 153, Page 35, of the Public records of Broward County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of said Parcel "A", "THE WALDMAN PLAT", Thence along the Southerly line of said Parcel "A", South $87^{\circ}46'54''$ West, 183.60 feet; Thence North $02^{\circ}13'06''$ West, 26.00 feet to the POINT OF BEGINNING; Thence South $87^{\circ}46'54''$ West, 427.14 feet to a point on the arc of a tangent curve; Thence Northwesterly along the arc of said curve being concave to the Northeast, having a radius of 15.00 feet, a central angle of $90^{\circ}03'10''$, an arc distance of 23.58 feet; Thence tangent to said curve, North $02^{\circ}09'56''$ West, 273.55 feet to a point on the arc of a tangent curve; Thence Northeasterly along the arc of said curve being concave to the Southeast, having a radius of 15.00 feet, a central angle of $90^{\circ}02'28''$, an arc distance of 23.57 feet; Thence tangent to said curve, North $87^{\circ}52'32''$ East, 214.82 feet to a point on the arc of a tangent curve; Thence Southeasterly along the arc of said curve being concave to the Southwest, having a radius of 15.00 feet, a central angle of $90^{\circ}00'00''$, an arc distance of 23.56 feet; Thence tangent to said curve, South $02^{\circ}07'28''$ East, 155.34 feet to a point on the arc of a tangent curve; Thence Southeasterly along the arc of said curve being concave to the Northeast, having a radius of 30.00 feet, a central angle of $45^{\circ}00'00''$, an arc distance of 23.56 feet; Thence tangent to said curve, South $47^{\circ}07'28''$ East, 47.60 feet to a point on the arc of a tangent curve; Thence Southeasterly along the arc of said curve being concave to the Northeast, having a radius of 30.00 feet, a central angle of $45^{\circ}00'00''$, an arc distance of 23.56 feet; Thence tangent to said curve North $87^{\circ}52'32''$ East, 135.77 feet to a point on the arc of a tangent curve; Thence Southeasterly along the arc of said curve being concave to the Southwest, having a radius of 15.00 feet, a central angle of $92^{\circ}48'52''$, an arc distance of 24.30 feet; Thence tangent to said curve, South $00^{\circ}41'24''$ West, 38.90 feet to a point on the arc of a tangent curve; Thence Southwesterly along the arc of said curve being concave to the Northwest, having a radius of 15.00 feet, a central angle of $87^{\circ}05'30''$, an arc distance of 22.80 feet to the Point of Beginning.

AND

SBDD Less Out 2:

A portion of Parcel "A" of the "WALDMAN PLAT", according to the plat thereof as recorded in Plat Book 153, Page 35, of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of said Parcel "A", "THE WALDMAN PLAT", Thence along the Easterly line of said Parcel "A", South 02°06'17" East, 60.29 feet; Thence South 87°52'32" West, 172.72 feet to the POINT OF BEGINNING; Thence South 02°07'39" East, 121.93 feet to a point on the arc of a tangent curve; Thence Southwesterly along the arc of said curve being concave to the Northwest, having a radius of 15.00 feet, a central angle of 90°00'00", an arc distance of 23.56 feet, Thence tangent to said curve, South 87°52'32" West, 10.00 feet to a point on the arc of a tangent curve; Thence Southwesterly along the arc of said curve being concave to the Southeast, having a radius of 15.00 feet, a central angle of 90°00'00", an arc distance of 23.56 feet; Thence tangent to said curve, South 02°07'28" East, 34.00 feet to a point on the arc of a tangent curve; Thence Southwesterly along the arc of said curve being concave to the Northwest, having a radius of 15.00 feet, a central angle of 90°00'00", an arc distance of 23.56 feet; Thence tangent to said curve, South 87°52'32" West, 90.93 feet to a point on the arc of a tangent curve; Thence Northwesterly along the arc of said curve being concave to the Northeast, having a radius of 15.00 feet, a central angle of 90°02'10", an arc distance of 23.57 feet; Thence tangent to said curve, North 02°05'27" West, 185.73 feet to a point on the arc of a tangent curve; Thence Northeasterly along the arc of said curve being concave to the Southeast, having a radius of 15.00 feet, a central angle of 89°52'29", an arc distance of 23.53 feet; Thence tangent to said curve, North 87°47'12" East, 130.81 feet to a point on the arc a tangent curve; Thence Southeasterly along the arc of said curve being concave to the Southwest, having a radius of 15.00 feet, a central angle of 90°05'20", an arc distance of 23.59 feet to the POINT OF BEGINNING.

Said lands situate, lying and being in Broward County, Florida.

TOGETHER WITH Non-exclusive easement rights for access, ingress, egress, utilities, construction of improvements and maintenance of common areas, all as more specifically set forth in that certain Declaration of Easements, Covenants and Restrictions, recorded in Official Records Book 42098, Page 1325, of the Public Records of Broward County, Florida.

LAND DESCRIPTION PARCEL II:

A portion of Parcel "B" of the "THE WALDMAN PLAT", according to the plat thereof as recorded in Plat Book 153, Page 35, of the Public Records of Broward County, Florida, being more particularly described as follows:

Parcel 1:

Begin at the Westernmost Southwest Corner of said Parcel "B"; thence North 02 degrees 01' 46" West, a distance of 304.87 feet; thence South 87 degrees 58' 14" West, a distance of 12.00 feet to a point on the East Right-of-Way line of Palm Avenue; thence along said East Right-of-Way line, North 02 degrees 01' 46" West, a distance of 157.00 feet; thence North 01 degrees 47' 05" East, a distance of 180.40 feet; thence North 02 degrees 01' 46" West, a distance of 505.53 feet; thence North 42 degrees 52' 40" East, a distance of 42.36 feet; thence North 87 degrees 47' 05" East, a distance of 170.67 feet; thence South 02 degrees 07' 28" East, a distance of 225.82 feet; thence South 87 degrees 52' 32" West, a distance of 26.91 feet; thence South 06 degrees 18' 39" East, a distance of 104.76 feet; thence South 78 degrees 39' 39" West, a distance of 6.14 feet; thence South 02 degrees 07' 28" East, a distance of 165.10 feet; thence South 86 degrees 57' 42" East, a distance of 7.96 feet; thence South 02 degrees 27' 14" West, a distance of 87.75 feet; thence South 02 degrees 07' 28" East, a distance of 28.87 feet; thence North 87 degrees 52' 32" East, a distance of 17.76 feet; thence South 02 degrees 07' 28" East, a distance of 160.03 feet; thence North 88 degrees 11' 29" East, a distance of 11.09 feet; thence South 05 degrees 34' 35" East, a distance of 161.40 feet; thence North 87 degrees 53' 51" East, a distance of 17.08 feet; thence South 02 degrees 07' 15" East, a distance of 5.00 feet; thence North 87 degrees 52' 44" East, a distance of 39.37 feet; thence South 02 degrees 07' 28" East, a distance of 47.14 feet; thence South 30 degrees 51' 15" East, a distance of 15.81 feet; thence North 87 degrees 52' 32" East, a distance of 8.52 feet; thence South 02 degrees 07' 28" East, a distance of 213.70 feet; thence North 85 degrees 22' 14" West, a distance of 53.31 feet; thence South 87 degrees 47' 12" West, a distance of 206.35 feet; thence North 47 degrees 07' 17" West, a distance of 42.49 feet to the POINT OF BEGINNING.

TOGETHER WITH PARCEL 2:

COMMENCE at the Southeast corner of said Parcel "B"; thence North 02 degrees 01' 46" West, along the East Boundary line of said Parcel "B", a distance of 316.53 feet to the POINT OF BEGINNING; thence South 87 degrees 28' 04" West, a distance of 47.47 feet; thence South 84 degrees 27' 15" West, a distance of 84.97 feet; thence North 02 degrees 07' 28" West, a distance of 230.22 feet; thence South 87 degrees 52' 53" West, a distance of 194.43 feet; thence North 02 degrees 07' 28" West, a distance of 163.49 feet to a point on the arc of a tangent curve concave to the Southwest, having a radius of 35.00 feet, a central angle of 84 degrees 47' 46" and an arc distance of 51.80 feet to a point of tangency; thence North 86 degrees 55' 14" West, a distance of 113.18 feet; thence North 02 degrees 07' 28" West, a distance of 113.63 feet; thence North 78 degrees 39' 39" East, a distance of 111.31 feet to a point on the arc of a tangent curve concave to the Northwest, having a radius of 38.50 feet, a central angle of 85 degrees 42' 44" and an arc distance of 57.59 feet to a point of tangency; thence North 07 degrees 03' 03" West, a distance of 77.36 feet; thence North 87 degrees 52' 32" East, a distance of 195.12 feet; thence South 06 degrees 43' 01" West, a distance of 28.82 feet to a point on the arc of a tangent curve concave to the Northeast, having a radius of 11.00 feet, a central angle of 90 degrees 00' 00" and an arc distance of 17.28 feet; thence South 86 degrees 13' 10" East, a distance of 137.79 feet; to a point on the

East Boundary of said Parcel "B"; thence South 02 degrees 01' 46" East, along said East Boundary line, a distance of 136.57 feet; thence South 34 degrees 13' 27" West, a distance of 144.93 feet; thence South 09 degrees 00' 00" East, a distance of 253.00 feet; thence North 87 degrees 58' 14" East, a distance of 55.00 feet; thence South 02 degrees 01' 46" East, a distance of 123.47 feet to the POINT OF BEGINNING.

TOGETHER WITH PARCEL 3:

COMMENCE at the Southeast corner of said Parcel "B"; thence South 87 degrees 47' 12" West, a distance of 149.97 feet to THE POINT OF BEGINNING; thence continue South 87 degrees 47' 12" West, a distance of 167.93 feet; thence North 85 degrees 22' 14" West, a distance of 41.05 feet (last three (3) courses being coincident with the South Boundary line of said Parcel "B"); thence North 02 degrees 07' 28" West, a distance of 28.93 feet; thence North 87 degrees 52' 32" East, a distance of 208.64 feet; thence South 02 degrees 12' 48" East, a distance of 33.50 feet to the POINT OF BEGINNING. Said lands situate, lying and being in Broward County, Florida.

LESS AND EXCEPTING FROM THE HEREINABOVE DESCRIBED LANDS any portion thereof as conveyed to The City of Miramar, as more particularly set forth in that certain Right-of-Way Deed recorded in Official Records Book 39727, Page 1274, of the Public Records of Broward County, Florida.

FURTHER LESS AND EXCEPTING FROM THE HEREINABOVE DESCRIBED LANDS THE FOLLOWING PARCELS OF LAND:

Those portions as conveyed to Broward County, as more particularly set forth in those certain Warranty Deeds recorded in Official Records Book 42609, Page 1798, and Official Records Book 42609, Page 1806, both of the Public Records of Broward County, Florida.

FURTHER LESS AND EXCEPTING FROM THE HEREINABOVE DESCRIBED LANDS THE FOLLOWING PARCEL OF LAND:

That portion as conveyed to South Broward Drainage District, a political subdivision of the State of Florida by Warranty Deed recorded in Official Records Book 43331, page 876, Public Records of Broward County, Florida.

FURTHER LESS AND EXCEPTING FROM THE HEREINABOVE DESCRIBED LANDS THE FOLLOWING PARCEL OF LAND (Walgreens):

A portion of Parcel "B", THE WALDMAN PLAT", according to the plat thereof as recorded in Plat Book 153, page 35, Public Records of Broward County, Florida, being more particularly described as follows:

Commence at the Southwest corner of Section 20, Township 51 South, Range 41 East, Broward County, Florida; thence North 87°47'12" East, along the South line of said Section 20, Township 51 South, Range 41 East, a distance of 137.00 feet; thence North 02°01'46" West, a distance of 91.69 feet to the Point of Beginning; thence continue

North 02°01'46" West,, a distance of 242.17 feet; thence North 87°53'05" East, a distance of 233.38 feet; thence South 02°07'27" East, a distance of 5.01 feet; thence North 87°52'37" East, a distance of 39.37 feet; thence South 02°07'27" East, a distance of 47.14 feet; thence South 30°51'14" East, a distance of 15.81 feet; thence North 87°52'33" East, a distance of 8.52 feet; thence South 02°07'27" East, a distance of 212.84 feet; thence North 85°22'14" West, a distance of 59.66 feet; thence South 87°47'13" West, a distance of 199.98 feet; thence North 47°07'18" West, a distance of 42.49 feet to the Point of Beginning; LESS AND EXCEPT right-of-way for Palm Avenue and Miramar Boulevard; ALSO LESS AND EXCEPT: Begin at the Southeast corner of said Parcel "B"; Thence along the Southerly line of said Parcel "B", South 87 degrees 47' 12" West, 317.88 feet; Thence North 85 degrees 22' 14" West, 91.77 feet; Thence North 02 degrees 12' 48" West, 1.06 feet; Thence North 87 degrees 47' 12" East, 409.00 feet to an intersection with the Easterly line of Parcel "B"; Thence along said line, South 02 degrees 01' 46" East, 12.00 feet to the Point of Beginning. Said lands situate, lying and being in Broward County, Florida.

FURTHER LESS AND EXCEPTING FROM THE HEREINABOVE DESCRIBED LANDS THE FOLLOWING PARCEL OF LAND (McDonalds) as described in Corrective Partial Release of Mortgage recorded in Official Records Book 48009, Page 91 and as described on Exhibit "A" to Deed recorded in Official Records Book 47003, page 1157:

That portion of Parcel "B", "THE WALDMAN PLAT", according to the plat thereof recorded in Plat Book 153, page 35, public records of Broward County, Florida, being more particularly described as follows:

Commencing at the Southeast corner of said Parcel "B"; thence South 87°47'12" West, along the South line of said Parcel "B" a distance of 617.86 feet; thence North 02°12'48" West along the South line of said Parcel "B", a distance of 12.00 feet; thence North 47°07'17" West along the South line of said Parcel "B", a distance of 42.49 feet to the Westernmost Southwest corner of said Parcel "B"; thence North 02°01'46" West along the West line of said Parcel "B", a distance of 291.69 feet to the Point of Beginning; thence continue North 02°01'46" West, along the West line of said Parcel "B" and the East line of that additional right of way for Palm Avenue, described in that Warranty Deed recorded in Official Records Book 42609, Page 1798 of the Public Records of Broward County, Florida, a distance of 154.26 feet; thence North 88°15'20" East, a distance of 42.77 feet; thence South 02°01'46" East, a distance of 15.46 feet; thence North 88°15'20" East, a distance of 115.52 feet; thence North 00°00'00" East, a distance of 10.49 feet; thence North 88°15'20" East, a distance of 36.50 feet to the East line of Parcel "B", Parcel "1" as described in that Warranty Deed recorded in Official Records Book 34708, Page 1692 of the Public Records of Broward County, Florida; thence South 02°07'28" East along said East line, a distance of 35.54 feet; thence North 88°11'29" East along said East line, a distance of 11.09 feet; thence South 05°34'35" East along said East line, a distance of 116.57 feet; thence South 87°50'52" West, a distance of 163.85 feet; thence North 85°30'12" West, a distance of 34.89 feet; thence South 87°58'14" West, a distance of 15.00 feet to the Point of Beginning.

AND FURTHER LESS AND EXCEPTING FROM THE HEREINABOVE DESCRIBED LANDS THE FOLLOWING PARCEL OF LAND as described on Exhibit "B" to Deed recorded in Official Records Book 47003, page 1157:

That portion of Parcel "B", "The Waldman Plat", according to the Plat thereof, recorded in Plat Book 153, Page 35, of the Public Records of Broward County, Florida, described as follows:

Commencing at the Southeast corner of said Parcel "B";

Thence South 87°47'12" West along the South line of said Parcel "B", a distance of 617.86 feet;

Thence North 02°12'48" West along the South line of said Parcel "B", a distance of 12.00 feet;

Thence North 47°07'17" West along the South line of Parcel "B", a distance of 42.49 feet to the Westernmost Southwest corner of said Parcel "B";

Thence North 02°01'46" West along the West line of said Parcel "B" and the East line of that additional right of way for Palm Avenue described in that Warranty Deed recorded in Official Records Book 42609, Page 1798, of the Public Records of Broward County, Florida, a distance of 445.95 feet;

Thence North 88°15'20" East, a distance of 42.77 feet;

Thence South 02°01'46" East, a distance of 15.46 feet;

Thence North 88°15'20" East, a distance of 115.52 feet;

Thence North 00°00'00" East, a distance of 10.49 feet;

Thence North 88°15'20" East, a distance of 36.50 feet to the East line of Parcel "B", Parcel "1" as described in that Warranty Deed recorded in Official Records Book 34708, Page 1692, of the Public Records of Broward County, Florida, and the Point of Beginning;

Thence continue North 88°15'20" East, a distance of 1.30 feet;

Thence South 00°01'45" East, a distance of 35.36 feet to the East line of Parcel "B", Parcel "1" as described in that Warranty Deed recorded in Official Records Book 34708, Page 1692, of the Public Records of Broward County, Florida;

Thence North 02°07'28" West along said East line, a distance of 35.54 feet to the Point of Beginning.

Lying in the City of Miramar, Broward County, Florida.

AND FURTHER LESS AND EXCEPTING FROM THE HEREINABOVE DESCRIBED LANDS: That portion of Parcel "B", "The Waldman Plat" according to the Plat thereof recorded in Plat Book 153, Page 35 of the Public Records of Broward County, Florida, described in Partial Release recorded in Official Records Book 47236, Page 1787 (Walgreens) described as follows:

Commencing at the Southeast corner of said Parcel "B":

Thence South 87°47'12" West along the South line of said Parcel "B", a distance of 617.86 feet.

Thence North 02°12'48" West along the South line of said Parcel "B", a distance of 12.00 feet to the Point of Beginning;

Thence North 47°07'17" West along the South line of said Parcel "B", a distance of 42.49 feet;

Thence North 02°01'46" West along the West line of said Parcel "B", a distance of 242.17 feet;

Thence North 87°53'06" East a distance of 233.37 feet to the East line of Parcel "B" Parcel "1" as described in that Warranty Deed Recorded in Official Record Book 34708, Page 1692 of the Public Records of Broward County, Florida;

Thence South 02°07'15" East along said East Line, a distance of 4.16 feet;

Thence North 87°52'44" East along Said East Line, a distance of 39.37 feet;

Thence South 02°07'28" East along Said East Line, a distance of 47.14 feet;

Thence South 30°51'15" East along said East Line, a distance of 15.81 feet;

Thence North 87°52'32" East along Said East Line, a distance of 8.52 feet;

Thence south 02°07'28" East along said East line, a distance of 205.61 feet to the North line of the additional right of way for Miramar Boulevard described in that right of way deed to the City of Miramar Recorded in Official Record Book 36727, Page 1274 of the Public Records of Broward County, Florida;

Thence South 87°47'12" West along said right of way line, a distance of 50.31 feet;

Thence South 02°12'46" West along said right of way line , a distance of 0.33 feet to the South line of the Parcel "B", Parcel "1" As described in that Warranty Deed Recorded in Official Record Book 34708, Page 1692 of the Public Records of Broward County, Florida;

Thence North 84°47'49" West along said south line, a distance of 2.58 feet;

Thence South 87°47'12" West along said South line, a distance of 206.35 feet to the Point of Beginning.

Lying in the City of Miramar Broward County, Florida.

And less that certain parcel conveyed to Mirabella at Miramar, LLC, by deeds recorded in Official Records Book 44211, Page 953, and Official Records Book 44211, Page 982 (Walgreens -corrective):

A portion of Parcel "B", "Waldman Plat", according to the Plat thereof as recorded in Plat Book 153, Page 35, of the Public records of Broward County, Florida, being more particularly described as follows:

Commence at the Southwest corner of Section 20, Township 51 South, Range 41 East of said Plat;

Thence South 87°47'12" West, along the South line of said Section 20, Township 51 South, Range 41 East a distance of 137.00 feet;

Thence North 02°01'46" West, a distance of 91.89 feet to the Point of Beginning;

Thence continue North 02°01'48" West, a distance of 242.17 feet;
Thence North 87°53'05" East, a distance of 233.38 feet;
Thence South 02°07'27" East, a distance of 5.01 feet;
Thence North 87°52'37" East, a distance of 39.37 feet;
Thence South 02°07'27" East, a distance of 47.14 feet;
Thence South 30°51'14" East, a distance of 15.81 feet;
Thence North 87°52'33" East, a distance of 8.52 feet;
Thence South 02°07'27" East, a distance of 212.84 feet;
Thence North 85°22'14" West, a distance of 59.66 feet;
Thence South 87°47'13" West, a distance of 199.98 feet;
Thence North 47°07'17" West, a distance of 42.49 feet to the Point of Beginning.
Said lands situate, lying and being in Broward County, Florida.

TOGETHER WITH Non-exclusive easement rights for access, ingress, egress, utilities, construction of improvements and maintenance of common areas, all as more specifically set forth in that certain Declaration of Easements, Covenants and Restrictions, recorded in Official Records Book 42098, Page 1325, of the Public Records of Broward County, Florida.

LAND DESCRIPTION PARCEL III:

Tract 15, in Section 23, Township 51 South, Range 39 East, of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, according to the Plat thereof, recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida; said lands situate lying and being in Broward County, Florida, of the Public Records of Broward County, Florida.

TOGETHER with that non-exclusive easement over the East 25 feet of Tract 14 in Section 23, Township 51 South, Range 39 East, of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, according to the Plat thereof, recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida, as described in Official Records Book 31049, Page 635, as granted in Warranty Deed recorded in Official Records Book 34708, Page 1723, of the Public Records of Broward County, Florida.

4
Prepared By/Record and Return To:
Richard G. Cherry, Esquire
Cherry, Edgar & Smith, P.A.
8409 No. Military Trail, Suite 123
Palm Beach Gardens, FL 33410

Property Control No.: 514120-27-0011
514120-27-0012
514120-27-0013
514120-27-0021
514120-27-0022
514120-27-0023
513923-01-0035

SPECIAL WARRANTY DEED

THIS INDENTURE is made this 29th day of May, 2015, between **IBERIABANK**, a Louisiana state bank ("Grantor"), whose address is 5310 E SR 64, Bradenton, FL 34208, and **MIRABELLA 26 LLC**, a Florida limited liability company ("Grantee"), whose address is 20500 West Dixie Hwy., Aventura, FL 33180;

WITNESSETH:

That the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold to the said Grantee, its heirs, legal representatives, successors and assigns forever, the following described land (the "Land"), situate, lying and being in the County of Broward, State of Florida:

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

together with all tenements, hereditaments and appurtenances of Grantor belonging or in any wise appertaining to the Land (collectively, the "Property"), subject to the following permitted encumbrances (the "Permitted Encumbrances"):

1. Real estate taxes for the current year and subsequent years;
2. Easements, covenants, conditions, restrictions and reservations of record, reference to which shall not operate to reimpose same;
3. Laws, codes, rules and regulations of any governmental authority having jurisdiction over the Property.

To have and to hold the Property in fee simple forever.

Except as set forth in the Permitted Encumbrances, the said Grantor does hereby fully warrant the title to said Property, and will defend the same against the

(11)

lawful claims of all persons claiming by, through or under the Grantor, but against none other.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed in his/hers/its name, the day and year first above written.

Signed, sealed and delivered in the presence of:

IBERIABANK, a Louisiana state bank

Sandra A. Hettel
Print Name: Sandra A. Hettel

By: Bruce Reid
Bruce Reid, Vice President

A. Wok
Print Name: ALEXANDER WOK

STATE OF FLORIDA

COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 28th day of May, 2015, by Bruce Reid, Vice President of IBERIABANK, a Louisiana state bank. He (check one) is personally known to me, or has produced a valid driver's license as identification.

Sandra A. Hettel
Print Name: Sandra A. Hettel
Notary Public, State and County Aforesaid
My Commission Expires: 10/8/16
Commission Number: EE841444



SANDRA A. HETTEL
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE841444
Expires 10/8/2016

EXHIBIT "A"

LAND DESCRIPTION I:

PARCEL 1:

A portion of Parcel "A" of the "THE WALDMAN PLAT", according to the Plat thereof as recorded in Plat Book 153, Page 35, of the Public Records of Broward County, Florida, being more particularly described as follows:

BEGIN at the Westernmost Northwest corner of said Parcel "A"; thence North 42 degrees 49' 52" East, a distance of 42.39 feet; thence North 87 degrees 47' 12" East, a distance of 182.35 feet (last two (2) courses being coincident with the South Right-of-Way Line of Miramar Boulevard); thence South 02 degrees 07' 28" East, a distance of 334.70 feet; thence South 87 degrees 52' 31" West, a distance of 212.30 feet to a point on the East Right-of-Way Line of Palm Avenue; thence along said East Right-of-Way Line, North 02 degrees 07' 28" West, a distance of 304.42 feet to the POINT OF BEGINNING.

TOGETHER WITH PARCEL 2:

COMMENCE at the Westernmost Northwest corner of said Parcel "A"; thence North 42 degrees 49' 52" East, a distance of 42.39 feet; thence North 87 degrees 47' 12" East, a distance of 215.00 feet; thence South 85 degrees 22' 14" East, a distance of 59.98 feet to the POINT OF BEGINNING; thence continue South 85 degrees 22' 14" East, a distance of 40.74 feet; thence North 87 degrees 47' 12" East, a distance of 188.28 feet (Last three (3) courses being coincident with the South Right-of-Way Line of Miramar Boulevard); thence South 02 degrees 07' 28" East, a distance of 293.70 feet; thence South 87 degrees 52' 32" West, a distance of 228.97 feet; thence North 02 degrees 04' 44" West, a distance of 298.20 feet to the POINT OF BEGINNING.

TOGETHER WITH PARCEL 3:

COMMENCE at the Southwest corner of said Parcel "A"; thence North 87 degrees 46' 54" East, along the South Boundary line of said Parcel "A", a distance of 533.53 feet; thence North 00 degrees 41' 49" East, a distance of 139.93 feet; thence South 87 degrees 52' 32" West, a distance of 192.07 feet; thence North 47 degrees 07' 28" West, a distance of 35.87 feet; thence North 02 degrees 07' 28" West, a distance of 212.64 feet; thence South 87 degrees 52' 32" West, a distance of 110.69 feet; thence South 02 degrees 07' 28" East, a distance of 29.50 feet; thence South 87 degrees 52' 31" West, a distance of 212.30 feet to a point on the East Right-of-Way line of Palm Avenue; thence South 02 degrees 07' 28" East, along said East Right-of-Way line, a distance of 349.13 feet to the POINT OF BEGINNING.

LESS AND EXCEPTING FROM THE HEREINABOVE DESCRIBED LANDS ANY PORTION THEREOF as conveyed to The City of Miramar, as more particularly set forth

in that certain Right-of-Way Deed recorded in Official Records Book 39727, Page 1274, of the Public Records of Broward County, Florida.

AND FURTHER LESS AND EXCEPTING FROM THE HEREINABOVE DESCRIBED LANDS ANY portion thereof as conveyed to Broward County, as more particularly set forth in those certain Warranty Deeds recorded in Official Records Book 42609, Page 1798, and Official Records Book 42609, Page 1806, both of the Public Records of Broward County, Florida. AND FURTHER LESS AND EXCEPTING FROM THE HEREINABOVE DESCRIBED LANDS those portions as conveyed to South Broward Drainage District, a political subdivision of the State of Florida by Warranty Deed recorded in Official Records Book 43331, page 876, public records of Broward County, Florida, more particularly described as follows:

SBDD Less Out 1: A portion of Parcel "A" of "THE WALDMAN PLAT", according to the plat thereof as recorded in Plat Book 153, Page 35, of the Public records of Broward County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of said Parcel "A", "THE WALDMAN PLAT", Thence along the Southerly line of said Parcel "A", South 87°46'54" West, 183.60 feet; Thence North 02°13'06" West, 26.00 feet to the POINT OF BEGINNING; Thence South 87°46'54" West, 427.14 feet to a point on the arc of a tangent curve; Thence Northwesterly along the arc of said curve being concave to the Northeast, having a radius of 15.00 feet, a central angle of 90°03'10", an arc distance of 23.58 feet; Thence tangent to said curve, North 02°09'56" West, 273.55 feet to a point on the arc of a tangent curve; Thence Northeasterly along the arc of said curve being concave to the Southeast, having a radius of 15.00 feet, a central angle of 90°02'28", an arc distance of 23.57 feet; Thence tangent to said curve, North 87°52'32" East, 214.82 feet to a point on the arc of a tangent curve; Thence Southeasterly along the arc of said curve being concave to the Southwest, having a radius of 15.00 feet, a central angle of 90°00'00", an arc distance of 23.56 feet; Thence tangent to said curve, South 02°07'28" East, 155.34 feet to a point on the arc of a tangent curve; Thence Southeasterly along the arc of said curve being concave to the Northeast, having a radius of 30.00 feet, a central angle of 45°00'00", an arc distance of 23.56 feet; Thence tangent to said curve, South 47°07'28" East, 47.60 feet to a point on the arc of a tangent curve; Thence Southeasterly along the arc of said curve being concave to the Northeast, having a radius of 30.00 feet, a central angle of 45°00'00", an arc distance of 23.56 feet; Thence tangent to said curve North 87°52'32" East, 135.77 feet to a point on the arc of a tangent curve; Thence Southeasterly along the arc of said curve being concave to the Southwest, having a radius of 15.00 feet, a central angle of 92°48'52", an arc distance of 24.30 feet; Thence tangent to said curve, South 00°41'24" West, 38.90 feet to a point on the arc of a tangent curve; Thence Southwesterly along the arc of said curve being concave to the Northwest, having a radius of 15.00 feet, a central angle of 87°05'30", an arc distance of 22.80 feet to the Point of Beginning.

AND

SBDD Less Out 2:

A portion of Parcel "A" of the "WALDMAN PLAT", according to the plat thereof as recorded in Plat Book 153, Page 35, of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of said Parcel "A", "THE WALDMAN PLAT", Thence along the Easterly line of said Parcel "A", South 02°06'17" East, 60.29 feet; Thence South 87°52'32" West, 172.72 feet to the POINT OF BEGINNING; Thence South 02°07'39" East, 121.93 feet to a point on the arc of a tangent curve; Thence Southwesterly along the arc of said curve being concave to the Northwest, having a radius of 15.00 feet, a central angle of 90°00'00", an arc distance of 23.56 feet, Thence tangent to said curve, South 87°52'32" West, 10.00 feet to a point on the arc of a tangent curve; Thence Southwesterly along the arc of said curve being concave to the Southeast, having a radius of 15.00 feet, a central angle of 90°00'00", an arc distance of 23.56 feet; Thence tangent to said curve, South 02°07'28" East, 34.00 feet to a point on the arc of a tangent curve; Thence Southwesterly along the arc of said curve being concave to the Northwest, having a radius of 15.00 feet, a central angle of 90°00'00", an arc distance of 23.56 feet; Thence tangent to said curve, South 87°52'32" West, 90.93 feet to a point on the arc of a tangent curve; Thence Northwesterly along the arc of said curve being concave to the Northeast, having a radius of 15.00 feet, a central angle of 90°02'10", an arc distance of 23.57 feet; Thence tangent to said curve, North 02°05'27" West, 185.73 feet to a point on the arc of a tangent curve; Thence Northeasterly along the arc of said curve being concave to the Southeast, having a radius of 15.00 feet, a central angle of 89°52'29", an arc distance of 23.53 feet; Thence tangent to said curve, North 87°47'12" East, 130.81 feet to a point on the arc a tangent curve; Thence Southeasterly along the arc of said curve being concave to the Southwest, having a radius of 15.00 feet, a central angle of 90°05'20", an arc distance of 23.59 feet to the POINT OF BEGINNING.

Said lands situate, lying and being in Broward County, Florida.

TOGETHER WITH Non-exclusive easement rights for access, ingress, egress, utilities, construction of improvements and maintenance of common areas, all as more specifically set forth in that certain Declaration of Easements, Covenants and Restrictions, recorded in Official Records Book 42098, Page 1325, of the Public Records of Broward County, Florida.

LAND DESCRIPTION PARCEL II:

A portion of Parcel "B" of the "THE WALDMAN PLAT", according to the plat thereof as recorded in Plat Book 153, Page 35, of the Public Records of Broward County, Florida, being more particularly described as follows:

Parcel 1:

Begin at the Westernmost Southwest Corner of said Parcel "B"; thence North 02 degrees 01' 46" West, a distance of 304.87 feet; thence South 87 degrees 58' 14" West, a distance of 12.00 feet to a point on the East Right-of-Way line of Palm Avenue; thence along said East Right-of-Way line, North 02 degrees 01' 46" West, a distance of 157.00 feet; thence North 01 degrees 47' 05" East, a distance of 180.40 feet; thence North 02 degrees 01' 46" West, a distance of 505.53 feet; thence North 42 degrees 52' 40" East, a distance of 42.36 feet; thence North 87 degrees 47' 05" East, a distance of 170.67 feet; thence South 02 degrees 07' 28" East, a distance of 225.82 feet; thence South 87 degrees 52' 32" West, a distance of 26.91 feet; thence South 06 degrees 18' 39" East, a distance of 104.76 feet; thence South 78 degrees 39' 39" West, a distance of 6.14 feet; thence South 02 degrees 07' 28" East, a distance of 165.10 feet; thence South 86 degrees 57' 42" East, a distance of 7.96 feet; thence South 02 degrees 27' 14" West, a distance of 87.75 feet; thence South 02 degrees 07' 28" East, a distance of 28.87 feet; thence North 87 degrees 52' 32" East, a distance of 17.76 feet; thence South 02 degrees 07' 28" East, a distance of 160.03 feet; thence North 88 degrees 11' 29" East, a distance of 11.09 feet; thence South 05 degrees 34' 35" East, a distance of 161.40 feet; thence North 87 degrees 53' 51" East, a distance of 17.08 feet; thence South 02 degrees 07' 15" East, a distance of 5.00 feet; thence North 87 degrees 52' 44" East, a distance of 39.37 feet; thence South 02 degrees 07' 28" East, a distance of 47.14 feet; thence South 30 degrees 51' 15" East, a distance of 15.81 feet; thence North 87 degrees 52' 32" East, a distance of 8.52 feet; thence South 02 degrees 07' 28" East, a distance of 213.70 feet; thence North 85 degrees 22' 14" West, a distance of 53.31 feet; thence South 87 degrees 47' 12" West, a distance of 206.35 feet; thence North 47 degrees 07' 17" West, a distance of 42.49 feet to the POINT OF BEGINNING.

TOGETHER WITH PARCEL 2:

COMMENCE at the Southeast corner of said Parcel "B"; thence North 02 degrees 01' 46" West, along the East Boundary line of said Parcel "B", a distance of 316.53 feet to the POINT OF BEGINNING; thence South 87 degrees 28' 04" West, a distance of 47.47 feet; thence South 84 degrees 27' 15" West, a distance of 84.97 feet; thence North 02 degrees 07' 28" West, a distance of 230.22 feet; thence South 87 degrees 52' 53" West, a distance of 194.43 feet; thence North 02 degrees 07' 28" West, a distance of 163.49 feet to a point on the arc of a tangent curve concave to the Southwest, having a radius of 35.00 feet, a central angle of 84 degrees 47' 46" and an arc distance of 51.80 feet to a point of tangency; thence North 86 degrees 55' 14" West, a distance of 113.18 feet; thence North 02 degrees 07' 28" West, a distance of 113.63 feet; thence North 78 degrees 39' 39" East, a distance of 111.31 feet to a point on the arc of a tangent curve concave to the Northwest, having a radius of 38.50 feet, a central angle of 85 degrees 42' 44" and an arc distance of 57.59 feet to a point of tangency; thence North 07 degrees 03' 03" West, a distance of 77.36 feet; thence North 87 degrees 52' 32" East, a distance of 195.12 feet; thence South 06 degrees 43' 01" West, a distance of 28.82 feet to a point on the arc of a tangent curve concave to the Northeast, having a

radius of 11.00 feet, a central angle of 90 degrees 00' 00" and an arc distance of 17.28 feet; thence South 86 degrees 13' 10" East, a distance of 137.79 feet; to a point on the East Boundary of said Parcel "B"; thence South 02 degrees 01' 46" East, along said East Boundary line, a distance of 136.57 feet; thence South 34 degrees 13' 27" West, a distance of 144.93 feet; thence South 09 degrees 00' 00" East, a distance of 253.00 feet; thence North 87 degrees 58' 14" East, a distance of 55.00 feet; thence South 02 degrees 01' 46" East, a distance of 123.47 feet to the POINT OF BEGINNING.

TOGETHER WITH PARCEL 3:

COMMENCE at the Southeast corner of said Parcel "B"; thence South 87 degrees 47' 12" West, a distance of 149.97 feet to THE POINT OF BEGINNING; thence continue South 87 degrees 47' 12" West, a distance of 167.93 feet; thence North 85 degrees 22' 14" West, a distance of 41.05 feet (last three (3) courses being coincident with the South Boundary line of said Parcel "B"); thence North 02 degrees 07' 28" West, a distance of 28.93 feet; thence North 87 degrees 52' 32" East, a distance of 208.64 feet; thence South 02 degrees 12' 48" East, a distance of 33.50 feet to the POINT OF BEGINNING. Said lands situate, lying and being in Broward County, Florida.

LESS AND EXCEPTING FROM THE HEREINABOVE DESCRIBED LANDS any portion thereof as conveyed to The City of Miramar, as more particularly set forth in that certain Right-of-Way Deed recorded in Official Records Book 39727, Page 1274, of the Public Records of Broward County, Florida.

FURTHER LESS AND EXCEPTING FROM THE HEREINABOVE DESCRIBED LANDS THE FOLLOWING PARCELS OF LAND:

Those portions as conveyed to Broward County, as more particularly set forth in those certain Warranty Deeds recorded in Official Records Book 42609, Page 1798, and Official Records Book 42609, Page 1806, both of the Public Records of Broward County, Florida.

FURTHER LESS AND EXCEPTING FROM THE HEREINABOVE DESCRIBED LANDS THE FOLLOWING PARCEL OF LAND:

That portion as conveyed to South Broward Drainage District, a political subdivision of the State of Florida by Warranty Deed recorded in Official Records Book 43331, page 876, Public Records of Broward County, Florida.

FURTHER LESS AND EXCEPTING FROM THE HEREINABOVE DESCRIBED LANDS THE FOLLOWING PARCEL OF LAND (Walgreens):

A portion of Parcel "B", THE WALDMAN PLAT", according to the plat thereof as recorded in Plat Book 153, page 35, Public Records of Broward County, Florida, being more particularly described as follows:

Commence at the Southwest corner of Section 20, Township 51 South, Range 41 East, Broward County, Florida; thence North 87°47'12" East, along the South line of said Section 20, Township 51 South, Range 41 East, a distance of 137.00 feet; thence North 02°01'46" West, a distance of 91.69 feet to the Point of Beginning; thence continue North 02°01'46" West,, a distance of 242.17 feet; thence North 87°53'05" East, a distance of 233.38 feet; thence South 02°07'27" East, a distance of 5.01 feet; thence North 87°52'37" East, a distance of 39.37 feet; thence South 02°07'27" East, a distance of 47.14 feet; thence South 30°51'14" East, a distance of 15.81 feet; thence North 87°52'33" East, a distance of 8.52 feet; thence South 02°07'27" East, a distance of 212.84 feet; thence North 85°22'14" West, a distance of 59.66 feet; thence South 87°47'13" West, a distance of 199.98 feet; thence North 47°07'18" West, a distance of 42.49 feet to the Point of Beginning; LESS AND EXCEPT right-of-way for Palm Avenue and Miramar Boulevard; ALSO LESS AND EXCEPT: Begin at the Southeast corner of said Parcel "B"; Thence along the Southerly line of said Parcel "B", South 87 degrees 47' 12" West, 317.88 feet; Thence North 85 degrees 22' 14" West, 91.77 feet; Thence North 02 degrees 12' 48" West, 1.06 feet; Thence North 87 degrees 47' 12" East, 409.00 feet to an intersection with the Easterly line of Parcel "B"; Thence along said line, South 02 degrees 01' 46" East, 12.00 feet to the Point of Beginning. Said lands situate, lying and being in Broward County, Florida.

FURTHER LESS AND EXCEPTING FROM THE HEREINABOVE DESCRIBED LANDS THE FOLLOWING PARCEL OF LAND (McDonalds) as described in Corrective Partial Release of Mortgage recorded in Official Records Book 48009, Page 91 and as described on Exhibit "A" to Deed recorded in Official Records Book 47003, page 1157:

That portion of Parcel "B", "THE WALDMAN PLAT", according to the plat thereof recorded in Plat Book 153, page 35, public records of Broward County, Florida, being more particularly described as follows:

Commencing at the Southeast corner of said Parcel "B"; thence South 87°47'12" West, along the South line of said Parcel "B" a distance of 617.86 feet; thence North 02°12'48" West along the South line of said Parcel "B", a distance of 12.00 feet; thence North 47°07'17" West along the South line of said Parcel "B", a distance of 42.49 feet to the Westernmost Southwest corner of said Parcel "B"; thence North 02°01'46" West along the West line of said Parcel "B", a distance of 291.69 feet to the Point of Beginning; thence continue North 02°01'46" West, along the West line of said Parcel "B" and the East line of that additional right of way for Palm Avenue, described in that Warranty Deed recorded in Official Records Book 42609, Page 1798 of the Public Records of Broward County, Florida, a distance of 154.26 feet; thence North 88°15'20" East, a distance of 42.77 feet; thence South 02°01'46" East, a distance of 15.46 feet; thence North 88°15'20" East, a distance of 115.52 feet; thence North 00°00'00" East, a distance of 10.49 feet; thence North 88°15'20" East, a distance of 36.50 feet to the East line of Parcel "B", Parcel "1" as described in that Warranty Deed recorded in Official Records Book 34708, Page 1692 of the Public Records of Broward County, Florida; thence South 02°07'28" East along said East line, a distance of 35.54 feet; thence North 88°11'29" East along said East line, a distance of 11.09 feet; thence South 05°34'35"

East along said East line, a distance of 116.57 feet; thence South 87°50'52" West, a distance of 163.85 feet; thence North 85°30'12" West, a distance of 34.89 feet; thence South 87°58'14" West, a distance of 15.00 feet to the Point of Beginning.

AND FURTHER LESS AND EXCEPTING FROM THE HEREINABOVE DESCRIBED LANDS THE FOLLOWING PARCEL OF LAND as described on Exhibit "B" to Deed recorded in Official Records Book 47003, page 1157:

That portion of Parcel "B", "The Waldman Plat", according to the Plat thereof, recorded in Plat Book 153, Page 35, of the Public Records of Broward County, Florida, described as follows:

Commencing at the Southeast corner of said Parcel "B";

Thence South 87°47'12" West along the South line of said Parcel "B", a distance of 617.86 feet;

Thence North 02°12'48" West along the South line of said Parcel "B", a distance of 12.00 feet;

Thence North 47°07'17" West along the South line of Parcel "B", a distance of 42.49 feet to the Westernmost Southwest corner of said Parcel "B";

Thence North 02°01'46" West along the West line of said Parcel "B" and the East line of that additional right of way for Palm Avenue described in that Warranty Deed recorded in Official Records Book 42609, Page 1798, of the Public Records of Broward County, Florida, a distance of 445.95 feet;

Thence North 88°15'20" East, a distance of 42.77 feet;

Thence South 02°01'46" East, a distance of 15.46 feet;

Thence North 88°15'20" East, a distance of 115.52 feet;

Thence North 00°00'00" East, a distance of 10.49 feet;

Thence North 88°15'20" East, a distance of 36.50 feet to the East line of Parcel "B", Parcel "1" as described in that Warranty Deed recorded in Official Records Book 34708, Page 1692, of the Public Records of Broward County, Florida, and the Point of Beginning;

Thence continue North 88°15'20" East, a distance of 1.30 feet;

Thence South 00°01'45" East, a distance of 35.36 feet to the East line of Parcel "B", Parcel "1" as described in that Warranty Deed recorded in Official Records Book 34708, Page 1692, of the Public Records of Broward County, Florida;

Thence North 02°07'28" West along said East line, a distance of 35.54 feet to the Point of Beginning.

Lying in the City of Miramar, Broward County, Florida.

AND FURTHER LESS AND EXCEPTING FROM THE HEREINABOVE DESCRIBED LANDS: That portion of Parcel "B", "The Waldman Plat" according to the Plat thereof recorded in Plat Book 153, Page 35 of the Public Records of Broward County, Florida, described in Partial Release recorded in Official Records Book 47236, Page 1787 (Walgreens) described as follows:

Commencing at the Southeast corner of said Parcel "B":

Thence South 87°47'12" West along the South line of said Parcel "B", a distance of 617.86 feet.

Thence North 02°12'48" West along the South line of said Parcel "B", a distance of 12.00 feet to the Point of Beginning;

Thence North 47°07'17" West along the South line of said Parcel "B", a distance of 42.49 feet;

Thence North 02°01'46" West along the West line of said Parcel "B", a distance of 242.17 feet;

Thence North 87°53'06" East a distance of 233.37 feet to the East line of Parcel "B" Parcel "1" as described in that Warranty Deed Recorded in Official Record Book 34708, Page 1692 of the Public Records of Broward County, Florida;

Thence South 02°07'15" East along said East Line, a distance of 4.16 feet;

Thence North 87°52'44" East along Said East Line, a distance of 39.37 feet;

Thence South 02°07'28" East along Said East Line, a distance of 47.14 feet;

Thence South 30°51'15" East along said East Line, a distance of 15.81 feet;

Thence North 87°52'32" East along Said East Line, a distance of 8.52 feet;

Thence south 02°07'28" East along said East line, a distance of 205.61 feet to the North line of the additional right of way for Miramar Boulevard described in that right of way deed to the City of Miramar Recorded in Official Record Book 36727, Page 1274 of the Public Records of Broward County, Florida;

Thence South 87°47'12" West along said right of way line, a distance of 50.31 feet;

Thence South 02°12'46" West along said right of way line , a distance of 0.33 feet to the South line of the Parcel "B", Parcel "1" As described in that Warranty Deed Recorded in Official Record Book 34708, Page 1692 of the Public Records of Broward County, Florida;

Thence North 84°47'49" West along said south line, a distance of 2.58 feet;

Thence South 87°47'12" West along said South line, a distance of 206.35 feet to the Point of Beginning.

Lying in the City of Miramar Broward County, Florida.

And less that certain parcel conveyed to Mirabella at Miramar, LLC, by deeds recorded in Official Records Book 44211, Page 953, and Official Records Book 44211, Page 982 (Walgreens -corrective):

A portion of Parcel "B", "Waldman Plat", according to the Plat thereof as recorded in Plat Book 153, Page 35, of the Public records of Broward County, Florida, being more particularly described as follows:

Commence at the Southwest corner of Section 20, Township 51 South, Range 41 East of said Plat;

Thence South 87°47'12" West, along the South line of said Section 20, Township 51 South, Range 41 East a distance of 137.00 feet;

Thence North 02°01'46" West, a distance of 91.89 feet to the Point of Beginning;

Thence continue North 02°01'48" West, a distance of 242.17 feet;

Thence North 87°53'05" East, a distance of 233.38 feet;

Thence South 02°07'27" East, a distance of 5.01 feet;

Thence North 87°52'37" East, a distance of 39.37 feet;

Thence South 02°07'27" East, a distance of 47.14 feet;

Thence South 30°51'14" East, a distance of 15.81 feet;

Thence North 87°52'33" East, a distance of 8.52 feet;

Thence South 02°07'27" East, a distance of 212.84 feet;

Thence North 85°22'14" West, a distance of 59.66 feet;

Thence South 87°47'13" West, a distance of 199.98 feet;

Thence North 47°07'17" West, a distance of 42.49 feet to the Point of Beginning.

Said lands situate, lying and being in Broward County, Florida.

TOGETHER WITH Non-exclusive easement rights for access, ingress, egress, utilities, construction of improvements and maintenance of common areas, all as more specifically set forth in that certain Declaration of Easements, Covenants and Restrictions, recorded in Official Records Book 42098, Page 1325, of the Public Records of Broward County, Florida.

LAND DESCRIPTION PARCEL III:

Tract 15, in Section 23, Township 51 South, Range 39 East, of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, according to the Plat thereof, recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida; said lands situate lying and being in Broward County, Florida, of the Public Records of Broward County, Florida.

TOGETHER with that non-exclusive easement over the East 25 feet of Tract 14 in Section 23, Township 51 South, Range 39 East, of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, according to the Plat thereof, recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida, as described in Official Records Book 31049, Page 635, as granted in Warranty Deed recorded in Official Records Book 34708, Page 1723, of the Public Records of Broward County, Florida.

**This instrument prepared by
and return to:**

HUNT & GROSS, P.A.
185 NW Spanish River Blvd, Suite #220
Boca Raton, Florida 33431

Folio No: 514120270012
514120270013
514120270021
514120270022
514120270023
513923010035

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, dated as of the 17th day of May, 2017, by MIRABELLA 26 LLC, a Florida limited liability company, whose post office address is 20200 West Dixie Highway, Suite 1206, Aventura, FL 33180, GRANTOR, and MIRABELLA PROPERTY OWNERS ASSOCIATION, INC., a Florida not for profit corporation, whose post office address is 1145 Sawgrass Corporate Parkway, Sunrise, FL 33323, GRANTEE;

WITNESSETH: That the said GRANTOR, the successor declarant under the Declaration of Easements, Covenants and Restrictions recorded May 26, 2006 in OR Book 42098, Page 1325 of the Public Records of Broward County ("Declaration"), for and in consideration of the sum of \$10.00, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said GRANTEE forever, all of the right, title, interest, claim and demand which the said GRANTOR has in and to the following-described lot, piece or parcel of land, situate, lying and being in Broward County, Florida, to-wit ("Property"):

See Exhibit "A" attached hereto and incorporated herein.

GRANTEE accepts this Quit Claim Deed from the successor declarant under the Declaration and acknowledges the Property is subject to (a) taxes and assessments for the year 2016 and subsequent years; (b) zoning, restrictions, prohibitions and other requirements imposed by governmental authority; and (c) easements, restrictions and other matters of record and/or otherwise common to the subdivision without serving to reimpose same.

GRANTEE further acknowledges that (i) the Property is being transferred "as-is", "where-is" with all faults and defects and (ii) GRANTOR (a) has not made and does not make and specifically negates and disclaims any representations, warranties, promises, covenants, agreements, or guaranties of any kind or character whatsoever, whether express or implied, oral or written, past, present, or future, of, as to, concerning, or with respect to the Property and (b) GRANTOR is hereby released, acquitted, satisfied and forever discharged by GRANTEE and anyone claiming by, through or under GRANTEE from all claims, liabilities, controversies, actions, causes of action, expenses, agreements, promises or suits of any kind or make whatsoever, in any way related to, or arising out of the Property.

TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said GRANTOR, either in law or equity, to the only proper use, benefit and behalf of the said GRANTEE forever.

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[Executions Appear on the Following Page]

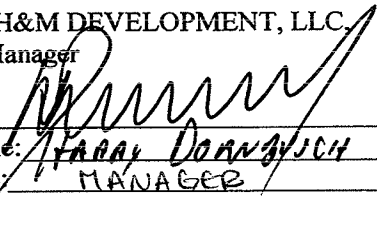
IN WITNESS WHEREOF, The said GRANTOR has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

MIRABELLA 26 LLC,
a Florida limited liability company

By: H&M DEVELOPMENT, LLC,
its Manager


Witness Print Name: FREDDY BOULTON

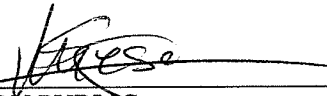
By: 
Name: HARRY DORNBUSCH
Title: MANAGER


Witness Print Name: Elaine Baltz

STATE OF FLORIDA)
COUNTY OF DADE)

The foregoing was sworn to and acknowledged before me this 11 day of MAY, 2017, by HARRY DORNBUSCH, as MANAGER of H&M DEVELOPMENT, LLC, a Florida limited liability company, as Manager of MIRABELLA 26 LLC, a Florida limited liability company, on behalf of the companies, who is personally known to me or has produced _____ as identification.

NOTARY SEAL


NOTARY PUBLIC
Print Name: SIMONA MURESAN
My Commission Expires: 2-4-2018

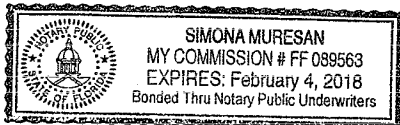


EXHIBIT "A"

LAND DESCRIPTION PARCEL 1:

PARCEL 1:

A portion of Parcel "A" of the "THE WALDMAN PLAT", according to the Plat thereof as recorded in Plat Book 153, Page 35, of the Public Records of Broward County, Florida, being more particularly described as follows:

BEGIN at the Westernmost Northwest corner of said Parcel "A"; thence North 42 degrees 49' 52" East, a distance of 42.39 feet; thence North 87 degrees 47' 12" East, a distance of 182.35 feet (last two (2) courses being coincident with the South Right-of-Way Line of Miramar Boulevard); thence South 02 degrees 07' 28" East, a distance of 334.70 feet; thence South 87 degrees 52' 31" West, a distance of 212.30 feet to a point on the East Right-of-Way Line of Palm Avenue; thence along said East Right-of-Way Line, North 02 degrees 07' 28" West, a distance of 304.42 feet to the POINT OF BEGINNING.

TOGETHER WITH PARCEL 2:

COMMENCE at the Westernmost Northwest corner of said Parcel "A"; thence North 42 degrees 49' 52" East, a distance of 42.39 feet; thence North 87 degrees 47' 12" East, a distance of 215.00 feet; thence South 85 degrees 22' 14" East, a distance of 59.98 feet to the POINT OF BEGINNING; thence continue South 85 degrees 22' 14" East, a distance of 40.74 feet; thence North 87 degrees 47' 12" East, a distance of 188.28 feet (Last three (3) courses being coincident with the South Right-of-Way Line of Miramar Boulevard); thence South 02 degrees 07' 28" East, a distance of 293.70 feet; thence South 87 degrees 52' 32" West, a distance of 228.97 feet; thence North 02 degrees 04' 44" West, a distance of 298.20 feet to the POINT OF BEGINNING.

TOGETHER WITH PARCEL 3:

COMMENCE at the Southwest corner of said Parcel "A"; thence North 87 degrees 46' 54" East, along the South Boundary line of said Parcel "A", a distance of 533.53 feet; thence North 00 degrees 41' 49" East, a distance of 139.93 feet; thence South 87 degrees 52' 32" West, a distance of 192.07 feet; thence North 47 degrees 07' 28" West, a distance of 35.87 feet; thence North 02 degrees 07' 28" West, a distance of 212.64 feet; thence South 87 degrees 52' 32" West, a distance of 110.69 feet; thence South 02 degrees 07' 28" East, a distance of 29.50 feet; thence South 87 degrees 52' 31" West, a distance of 212.30 feet to a point on the East Right-of-Way line of Palm Avenue; thence South 02 degrees 07' 28" East, along said East Right-of-Way line, a distance of 349.13 feet to the POINT OF BEGINNING.

LESS AND EXCEPTING FROM THE HEREINABOVE DESCRIBED LANDS ANY PORTION THEREOF as conveyed to The City of Miramar, as more particularly set forth in that certain Right-of-Way Deed recorded in Official Records Book 39727, Page 1274, of the Public Records of Broward County, Florida.

AND FURTHER LESS AND EXCEPTING FROM THE HEREINABOVE DESCRIBED LANDS ANY portion thereof as conveyed to Broward County, as more particularly set forth in those certain Warranty Deeds recorded in Official Records Book 42609, Page 1798, and Official Records Book 42609, Page 1806, both of the Public Records of Broward County, Florida.

AND FURTHER LESS AND EXCEPTING FROM THE HEREINABOVE DESCRIBED LANDS those portions as conveyed to South Broward Drainage District, a political subdivision of the State of Florida by Warranty Deed recorded in Official Records Book 43331, page 876, public records of Broward County, Florida, more particularly described as follows:

SBDD LESS OUT 1: A portion of Parcel "A" of "THE WALDMAN PLAT", according to the plat thereof as recorded in Plat Book 153, Page 35, of the Public records of Broward County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of said Parcel "A", "THE WALDMAN PLAT", Thence along the Southerly line of said Parcel "A", South $87^{\circ}46'54''$ West, 183.60 feet; Thence North $02^{\circ}13'06''$ West, 26.00 feet to the POINT OF BEGINNING; Thence South $87^{\circ}46'54''$ West, 427.14 feet to a point on the arc of a tangent curve; Thence Northwesterly along the arc of said curve being concave to the Northeast, having a radius of 15.00 feet, a central angle of $90^{\circ}03'10''$, an arc distance of 23.58 feet; Thence tangent to said curve, North $02^{\circ}09'56''$ West, 273.55 feet to a point on the arc of a tangent curve; Thence Northeasterly along the arc of said curve being concave to the Southeast, having a radius of 15.00 feet, a central angle of $90^{\circ}02'28''$, an arc distance of 23.57 feet; Thence tangent to said curve, North $87^{\circ}52'32''$ East, 214.82 feet to a point on the arc of a tangent curve; Thence Southeasterly along the arc of said curve being concave to the Southwest, having a radius of 15.00 feet, a central angle of $90^{\circ}00'00''$, an arc distance of 23.56 feet; Thence tangent to said curve, South $02^{\circ}07'28''$ East, 155.34 feet to a point on the arc of a tangent curve; Thence Southeasterly along the arc of said curve being concave to the Northeast, having a radius of 30.00 feet, a central angle of $45^{\circ}00'00''$, an arc distance of 23.56 feet; Thence tangent to said curve, South $47^{\circ}07'28''$ East, 47.60 feet to a point on the arc of a tangent curve; Thence Southeasterly along the arc of said curve being concave to the Northeast, having a radius of 30.00 feet, a central angle of $45^{\circ}00'00''$, an arc distance of 23.56 feet; Thence tangent to said curve North $87^{\circ}52'32''$ East, 135.77 feet to a point on the arc of a tangent curve; Thence Southeasterly along the arc of said curve being concave to the Southwest, having a radius of 15.00 feet, a central angle of $92^{\circ}48'52''$, an arc distance of 24.30 feet; Thence tangent to said curve, South $00^{\circ}41'24''$ West, 38.90 feet to a point on the arc of tangent curve; Thence Southwesterly along the arc of said curve being

concave to the Northwest, having a radius of 15.00 feet, a central angle of 87°05'30", an arc distance of 22.80 feet to the Point of Beginning.

AND

SBDD Less Out 2: A portion of Parcel "A" of the "WALDMAN PLAT", according to the plat thereof as recorded in Plat Book 153, Page 35, of the Public records of Broward County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of said Parcel "A", "THE WALDMAN PLAT", Thence along the Easterly line of said Parcel "A", South 02°06'17" East, 60.29 feet; Thence South 87°52'32" West, 172.72 feet to the POINT OF BEGINNING; Thence South 02°07'39" East, 121.93 feet to a point on the arc of a tangent curve; Thence Southwesterly along the arc of said curve being concave to the Northwest, having a radius of 15.00 feet, a central angle of 90°00'00", an arc distance of 23.56 feet, Thence tangent to said curve, South 87°52'32" West, 10.00 feet to a point on the arc of a tangent curve; Thence Southwesterly along the arc of said curve being concave to the Southeast, having a radius of 15.00 feet, a central angle of 90°00'00", an arc distance of 23.56 feet; Thence tangent to said curve, South 02°07'28" East, 34.00 feet to a point on the arc of a tangent curve; Thence Southwesterly along the arc of said curve being concave to the Northwest, having a radius of 15.00 feet, a central angle of 90°00'00", an arc distance of 23.56 feet; Thence tangent to said curve, South 87°52'32" West, 90.93 feet to a point on the arc of a tangent curve; Thence Northwesterly along the arc of said curve being concave to the Northeast, having a radius of 15.00 feet, a central angle of 90°02'10", an arc distance of 23.57 feet; Thence tangent to said curve, North 02°05'27" West, 185.73 feet to a point on the arc of a tangent curve; Thence Northeasterly along the arc of said curve being concave to the Southeast, having a radius of 15.00 feet, a central angle of 89°52'29", an arc distance of 23.53 feet; Thence tangent to said curve, North 87°47'12" East, 130.81 feet to a point on the arc a tangent curve; Thence Southeasterly along the arc of said curve being concave to the Southwest, having a radius of 15.00 feet, a central angle of 90°05'20", an arc distance of 23.59 feet to the POINT OF BEGINNING.

Said lands situate, lying and being in Broward County, Florida.

AND FURTHER LESS AND EXCEPTING FROM THE HEREINABOVE DESCRIBED LANDS a portion of Parcel "A", "THE WALDMAN PLAT", according to the plat thereof as recorded in Plat Book 153, Page 35, of the Public Records of Broward County, Florida, being more particularly described as follows (Phase II):

Begin at the Westernmost Northwest corner of said Parcel "A"; thence North 42°49'52" East, a distance of 42.39 feet; thence North 87°47'12" East, a distance of 182.35 feet (last two (2) courses being coincident with the South Right-of-Way line of Miramar Boulevard); thence South 02°07'28" East, a distance of 334.70 feet; thence South 87°52'31" West, a distance of 200.30 feet to a point on the East Right-of-Way line of Palm Avenue; thence along said East Right-of-Way line, North 02°07'28" West, a distance of 49.37 feet; thence along said East Right-of-Way line, South 87°52'32" West,

a distance of 12.00 feet; thence along said East Right-of-Way line, North 02°07'28" West, a distance of 255.05 feet to the POINT OF BEGINNING. Said lands situate, lying in the City of Miramar, Broward County, Florida.

AND FURTHER LESS AND EXCEPTING FROM THE HEREINABOVE DESCRIBED LANDS a portion of Parcel "A", "THE WALDMAN PLAT", according to the plat thereof as recorded in Plat Book 153, Page 35, of the Public Records of Broward County, Florida, being more particularly described as follows (Playground Area):

Commence at the Westernmost Northwest corner of said Parcel "A"; thence North 42°49'52" East, a distance of 42.39 feet; thence North 87°47'12" East, a distance of 215.00 feet; thence South 85°22'14" East, a distance of 100.72 feet; thence North 87°47'12" East, a distance of 188.28 feet; thence South 02°07'28" East, a distance of 205.03 feet to the POINT OF BEGINNING; thence continue South 02°07'28" East, a distance of 88.67 feet; thence South 87°52'32" West, a distance of 65.96 feet; thence North 02°07'28" West, a distance of 88.67 feet; thence North 87°52'32" East, a distance of 65.96 feet to the POINT OF BEGINNING. Said lands situate, lying in the City of Miramar, Broward County, Florida.

TOGETHER WITH Non-exclusive easement rights for access, ingress, egress, utilities, construction of improvements and maintenance of common areas, all as more specifically set forth in that certain Declaration of Easements, Covenants and Restrictions, recorded in Official Records Book 42098, Page 1325, of the Public Records of Broward County, Florida.

LAND DESCRIPTION PARCEL II:

A portion of Parcel "B" of the "THE WALDMAN PLAT", according to the plat thereof as recorded in Plat Book 153, Page 35, of the Public Records of Broward County, Florida, being more particularly described as follows:

PARCEL 1:

Begin at the Westernmost Southwest Corner of said Parcel "B"; thence North 02 degrees 01' 46" West, a distance of 304.87 feet; thence South 87 degrees 58' 14" West, a distance of 12.00 feet to a point on the East Right-of-Way line of Palm Avenue; thence along said East Right-of-Way line, North 02 degrees 01' 46" West, a distance of 157.00 feet; thence North 01 degrees 47' 05" East, a distance of 180.40 feet; thence North 02 degrees 01' 46" West, a distance of 505.53 feet; thence North 42 degrees 52' 40" East, a distance of 42.36 feet; thence North 87 degrees 47' 05" East, a distance of 170.67 feet; thence South 02 degrees 07' 28" East, a distance of 225.82 feet; thence South 87 degrees 52' 32" West, a distance of 26.91 feet; thence South 06 degrees 18' 39" East, a distance of 104.76 feet; thence South 78 degrees 39' 39" West, a distance of 6.14 feet; thence South 02 degrees 07' 28" East, a distance of 165.10 feet; thence South 86 degrees 57' 42" East, a distance of 7.96 feet; thence South 02 degrees 27' 14" West, a

distance of 87.75 feet; thence South 02 degrees 07' 28" East, a distance of 28.87 feet; thence North 87 degrees 52' 32" East, a distance of 17.76 feet; thence South 02 degrees 07' 28" East, a distance of 160.03 feet; thence North 88 degrees 11' 29" East, a distance of 11.09 feet; thence South 05 degrees 34' 35" East, a distance of 161.40 feet; thence North 87 degrees 53' 51" East, a distance of 17.08 feet; thence South 02 degrees 07' 15" East, a distance of 5.00 feet; thence North 87 degrees 52' 44" East, a distance of 39.37 feet; thence South 02 degrees 07' 28" East, a distance of 47.14 feet; thence South 30 degrees 51' 15" East, a distance of 15.81 feet; thence North 87 degrees 52' 32" East, a distance of 8.52 feet; thence South 02 degrees 07' 28" East, a distance of 213.70 feet; thence North 85 degrees 22' 14" West, a distance of 53.31 feet; thence South 87 degrees 47' 12" West, a distance of 206.35 feet; thence North 47 degrees 07' 17" West, a distance of 42.49 feet to the POINT OF BEGINNING.

TOGETHER WITH PARCEL 2:

COMMENCE at the Southeast corner of said Parcel "B"; thence North 02 degrees 01' 46" West, along the East Boundary line of said Parcel "B", a distance of 316.53 feet to the POINT OF BEGINNING; thence South 87 degrees 28' 04" West, a distance of 47.47 feet; thence South 84 degrees 27' 15" West, a distance of 84.97 feet; thence North 02 degrees 07' 28" West, a distance of 230.22 feet; thence South 87 degrees 52' 53" West, a distance of 194.43 feet; thence North 02 degrees 07' 28" West, a distance of 163.49 feet to a point on the arc of a tangent curve concave to the Southwest, having a radius of 35.00 feet, a central angle of 84 degrees 47' 46" and an arc distance of 51.80 feet to a point of tangency; thence North 86 degrees 55' 14" West, a distance of 113.18 feet; thence North 02 degrees 07' 28" West, a distance of 113.63 feet; thence North 78 degrees 39' 39" East, a distance of 111.31 feet to a point on the arc of a tangent curve concave to the Northwest, having a radius of 38.50 feet, a central angle of 85 degrees 42' 44" and an arc distance of 57.59 feet to a point of tangency; thence North 07 degrees 03' 03" West, a distance of 77.36 feet; thence North 87 degrees 52' 32" East, a distance of 195.12 feet; thence South 06 degrees 43' 01" West, a distance of 28.82 feet to a point on the arc of a tangent curve concave to the Northeast, having a radius of 11.00 feet, a central angle of 90 degrees 00' 00" and an arc distance of 17.28 feet; thence South 86 degrees 13' 10" East, a distance of 137.79 feet; to a point on the East Boundary of said Parcel "B"; thence South 02 degrees 01' 46" East, along said East Boundary line, a distance of 136.57 feet; thence South 34 degrees 13' 27" West, a distance of 144.93 feet; thence South 09 degrees 00' 00" East, a distance of 253.00 feet; thence North 87 degrees 58' 14" East, a distance of 55.00 feet; thence South 02 degrees 01' 46" East, a distance of 123.47 feet to the POINT OF BEGINNING.

TOGETHER WITH PARCEL 3:

COMMENCE at the Southeast corner of said Parcel "B"; thence South 87 degrees 47' 12" West, a distance of 149.97 feet to THE POINT OF BEGINNING; thence continue South 87 degrees 47' 12" West, a distance of 167.93 feet; thence North 85 degrees 22' 14" West, a distance of 41.05 feet (last three (3) courses being coincident with the South Boundary line of said Parcel "B"); thence North 02 degrees 07' 28" West, a

distance of 28.93 feet; thence North 87 degrees 52' 32" East, a distance of 208.64 feet; thence South 02 degrees 12' 48" East, a distance of 33.50 feet to the POINT OF BEGINNING. Said lands situate, lying and being in Broward County, Florida.

LESS AND EXCEPTING FROM THE HEREINABOVE DESCRIBED LANDS any portion thereof as conveyed to The City of Miramar, as more particularly set forth in that certain Right-of-Way Deed recorded in Official Records Book 39727, Page 1274, of the Public Records of Broward County, Florida.

FURTHER LESS AND EXCEPTING FROM THE HEREINABOVE DESCRIBED LANDS THE FOLLOWING PARCELS OF LAND:

Those portions as conveyed to Broward County, as more particularly set forth in those certain Warranty Deeds recorded in Official Records Book 42609, Page 1798, and Official Records Book 42609, Page 1806, both of the Public Records of Broward County, Florida.

FURTHER LESS AND EXCEPTING FROM THE HEREINABOVE DESCRIBED LANDS THE FOLLOWING PARCEL OF LAND:

That portion as conveyed to South Broward Drainage District, a political subdivision of the State of Florida by Warranty Deed recorded in Official Records Book 43331, page 876, Public Records of Broward County, Florida.

FURTHER LESS AND EXCEPTING FROM THE HEREINABOVE DESCRIBED LANDS THE FOLLOWING PARCEL OF LAND (Walgreens):

A portion of Parcel "B", THE WALDMAN PLAT", according to the plat thereof as recorded in Plat Book 153, page 35, Public Records of Broward County, Florida, being more particularly described as follows:

Commence at the Southwest corner of Section 20, Township 51 South, Range 41 East, Broward County, Florida; thence North 87°47'12" East, along the South line of said Section 20, Township 51 South, Range 41 East, a distance of 137.00 feet; thence North 02°01'46" West, a distance of 91.69 feet to the Point of Beginning; thence continue North 02°01'46" West,, a distance of 242.17 feet; thence North 87°53'05" East, a distance of 233.38 feet; thence South 02°07'27" East, a distance of 5.01 feet; thence North 87°52'37" East, a distance of 39.37 feet; thence South 02°07'27" East, a distance of 47.14 feet; thence South 30°51'14" East, a distance of 15.81 feet; thence North 87°52'33" East, a distance of 8.52 feet; thence South 02°07'27" East, a distance of 212.84 feet; thence North 85°22'14" West, a distance of 59.66 feet; thence South 87°47'13" West, a distance of 199.98 feet; thence North 47°07'18" West, a distance of 42.49 feet to the Point of Beginning; LESS AND EXCEPT right-of-way for Palm Avenue and Miramar Boulevard; ALSO LESS AND EXCEPT: Begin at the Southeast corner of said Parcel "B"; Thence along the Southerly line of said Parcel "B", South 87 degrees 47' 12" West, 317.88 feet; Thence North 85 degrees 22' 14" West, 91.77 feet; Thence

North 02 degrees 12' 48" West, 1.06 feet; Thence North 87 degrees 47' 12" East, 409.00 feet to an intersection with the Easterly line of Parcel "B"; Thence along said line, South 02 degrees 01' 46" East, 12.00 feet to the Point of Beginning.
Said lands situate, lying and being in Broward County, Florida.

FURTHER LESS AND EXCEPTING FROM THE HEREINABOVE DESCRIBED LANDS THE FOLLOWING PARCEL OF LAND (McDonalds) as described in Corrective Partial Release of Mortgage recorded in Official Records Book 48009, Page 91 and as described on Exhibit "A" to Deed recorded in Official Records Book 47003, page 1157:

That portion of Parcel "B", "THE WALDMAN PLAT", according to the plat thereof recorded in Plat Book 153, page 35, public records of Broward County, Florida, being more particularly described as follows:

Commencing at the Southeast corner of said Parcel "B"; thence South 87°47'12" West, along the South line of said Parcel "B" a distance of 617.86 feet; thence North 02°12'48" West along the South line of said Parcel "B", a distance of 12.00 feet; thence North 47°07'17" West along the South line of said Parcel "B", a distance of 42.49 feet to the Westernmost Southwest corner of said Parcel "B"; thence North 02°01'46" West along the West line of said Parcel "B", a distance of 291.69 feet to the Point of Beginning; thence continue North 02°01'46" West, along the West line of said Parcel "B" and the East line of that additional right of way for Palm Avenue, described in that Warranty Deed recorded in Official Records Book 42609, Page 1798 of the Public Records of Broward County, Florida, a distance of 154.26 feet; thence North 88°15'20" East, a distance of 42.77 feet; thence South 02°01'46" East, a distance of 15.46 feet; thence North 88°15'20" East, a distance of 115.52 feet; thence North 00°00'00" East, a distance of 10.49 feet; thence North 88°15'20" East, a distance of 36.50 feet to the East line of Parcel "B", Parcel "1" as described in that Warranty Deed recorded in Official Records Book 34708, Page 1692 of the Public Records of Broward County, Florida; thence South 02°07'28" East along said East line, a distance of 35.54 feet; thence North 88°11'29" East along said East line, a distance of 11.09 feet; thence South 05°34'35" East along said East line, a distance of 116.57 feet; thence South 87°50'52" West, a distance of 163.85 feet; thence North 85°30'12" West, a distance of 34.89 feet; thence South 87°58'14" West, a distance of 15.00 feet to the Point of Beginning.

AND FURTHER LESS AND EXCEPTING FROM THE HEREINABOVE DESCRIBED LANDS THE FOLLOWING PARCEL OF LAND as described on Exhibit "B" to Deed recorded in Official Records Book 47003, page 1157:

That portion of Parcel "B", "The Waldman Plat", according to the Plat thereof, recorded in Plat Book 153, Page 35, of the Public Records of Broward County, Florida, described as follows:

Commencing at the Southeast corner of said Parcel "B"; Thence South 87°47'12" West along the South line of said Parcel "B", a distance of 617.86 feet; Thence North 02°12'48" West along the South line of said Parcel "B", a distance of 12.00 feet;

Thence North 47°07'17" West along the South line of Parcel "B", a distance of 42.49 feet to the Westernmost Southwest corner of said Parcel "B"; Thence North 02°01'46" West along the West line of said Parcel "B" and the East line of that additional right of way for Palm Avenue described in that Warranty Deed recorded in Official Records Book 42609, Page 1798, of the Public Records of Broward County, Florida, a distance of 445.95 feet; Thence North 88°15'20" East, a distance of 42.77 feet; Thence South 02°01'46" East, a distance of 15.46 feet; Thence North 88°15'20" East, a distance of 115.52 feet; Thence North 00°00'00" East, a distance of 10.49 feet; Thence North 88°15'20" East, a distance of 36.50 feet to the East line of Parcel "B", Parcel "1" as described in that Warranty Deed recorded in Official Records Book 34708, Page 1692, of the Public Records of Broward County, Florida, and the Point of Beginning; Thence continue North 88°15'20" East, a distance of 1.30 feet; Thence South 00°01'45" East, a distance of 35.36 feet to the East line of Parcel "B", Parcel "1" as described in that Warranty Deed recorded in Official Records Book 34708, Page 1692, of the Public Records of Broward County, Florida; Thence North 02°07'28" West along said East line, a distance of 35.54 feet to the Point of Beginning. Lying in the City of Miramar, Broward County, Florida.

AND FURTHER LESS AND EXCEPTING FROM THE HEREINABOVE DESCRIBED LANDS: That portion of Parcel "B", "The Waldman Plat" according to the Plat thereof recorded in Plat Book 153, Page 35 of the Public Records of Broward County, Florida, described in Partial Release recorded in Official Records Book 47236, Page 1787 (Walgreens) described as follows:

Commencing at the Southeast corner of said Parcel "B": Thence South 87°47'12" West along the South line of said Parcel "B", a distance of 617.86 feet. Thence North 02°12'48" West along the South line of said Parcel "B", a distance of 12.00 feet to the Point of Beginning; Thence North 47°07'17" West along the South line of said Parcel "B", a distance of 42.49 feet; Thence North 02°01'46" West along the West line of said Parcel "B", a distance of 242.17 feet; Thence North 87°53'06" East a distance of 233.37 feet to the East line of Parcel "B" Parcel "1" as described in that Warranty Deed Recorded in Official Record Book 34708, Page 1692 of the Public Records of Broward County, Florida; Thence South 02°07'15" East along said East Line, a distance of 4.16 feet; Thence North 87°52'44" East along Said East Line, a distance of 39.37 feet; Thence South 02°07'28" East along Said East Line, a distance of 47.14 feet; Thence South 30°51'15" East along said East Line, a distance of 15.81 feet; Thence North 87°52'32" East along Said East Line, a distance of 8.52 feet; Thence south 02°07'28" East along said East line, a distance of 205.61 feet to the North line of the additional right of way for Miramar Boulevard described in that right of way deed to the City of Miramar Recorded in Official Record Book 36727, Page 1274 of the Public Records of Broward County, Florida; Thence South 87°47'12" West along said right of way line, a distance of 50.31 feet; Thence South 02°12'46" West along said right of way line, a distance of 0.33 feet to the South line of the Parcel "B", Parcel "1" As described in that Warranty Deed Recorded in Official Record Book 34708, Page 1692 of the Public Records of Broward County, Florida; Thence North 84°47'49" West along said south line, a distance of 2.58 feet; Thence South 87°47'12" West along said South line, a

distance of 206.35 feet to the Point of Beginning. Lying in the City of Miramar Broward County, Florida.

AND LESS that certain parcel conveyed to Mirabella at Miramar, LLC, by deeds recorded in Official Records Book 44211, Page 953, and Official Records Book 44211, Page 982 (Walgreens -corrective):

A portion of Parcel "B", "Waldman Plat", according to the Plat thereof as recorded in Plat Book 153, Page 35, of the Public records of Broward County, Florida, being more particularly described as follows:

Commence at the Southwest corner of Section 20, Township 51 South, Range 41 East of said Plat; Thence South $87^{\circ}47'12''$ West, along the South line of said Section 20, Township 51 South, Range 41 East a distance of 137.00 feet; Thence North $02^{\circ}01'46''$ West, a distance of 91.89 feet to the Point of Beginning; Thence continue North $02^{\circ}01'48''$ West, a distance of 242.17 feet; Thence North $87^{\circ}53'05''$ East, a distance of 233.38 feet; Thence South $02^{\circ}07'27''$ East, a distance of 5.01 feet; Thence North $87^{\circ}52'37''$ East, a distance of 39.37 feet; Thence South $02^{\circ}07'27''$ East, a distance of 47.14 feet; Thence South $30^{\circ}51'14''$ East, a distance of 15.81 feet; Thence North $87^{\circ}52'33''$ East, a distance of 8.52 feet; Thence South $02^{\circ}07'27''$ East, a distance of 212.84 feet; Thence North $85^{\circ}22'14''$ West, a distance of 59.66 feet; Thence South $87^{\circ}47'13''$ West, a distance of 199.98 feet; Thence North $47^{\circ}07'17''$ West, a distance of 42.49 feet to the Point of Beginning. Said lands situate, lying and being in Broward County, Florida.

AND FURTHER LESS AND EXCEPTING FROM THE HEREINABOVE DESCRIBED LANDS a portion of Parcel "B", "THE WALDMAN PLAT", according to the plat thereof as recorded in Plat Book 153, Page 35, of the Public Records of Broward County, Florida, being more particularly described as follows (Phase I):

Commencing at the Westernmost Southwest corner of said Parcel "B"; thence North $02^{\circ}01'46''$ West along the West line of said Parcel "B" and the East line of that additional Right of Way for Palm Avenue described in that Warranty Deed recorded in Official Record Book 42609, Page 1798 of the Public Records of Broward County, Florida, a distance of 445.95 feet to the POINT OF BEGINNING; thence continue North $02^{\circ}01'46''$ West along the East line of that additional Right of Way for Palm Avenue described in that Warranty Deed recorded in Official Record Book 42609, Page 1798 of the Public Records of Broward County, Florida, and the West line of said Parcel "B", a distance of 701.44 feet; thence North $42^{\circ}52'40''$ East along said West line, a distance of 42.36 feet; thence North $87^{\circ}47'05''$ East along the North line of said Parcel "B", a distance of 170.67; thence South $02^{\circ}07'28''$ East, a distance of 225.82 feet; thence South $87^{\circ}52'32''$ West, a distance of 26.91 feet; thence South $06^{\circ}18'39''$ East, a distance of 104.76 feet; thence South $78^{\circ}39'39''$ West, a distance of 6.14 feet; thence South $02^{\circ}07'28''$ East, a distance of 165.10 feet; thence South $86^{\circ}57'42''$ East, a distance of 7.96 feet; thence South $02^{\circ}27'14''$ West, a distance of 87.75 feet; thence South $02^{\circ}07'28''$ East, a distance of 28.87 feet; thence North $87^{\circ}52'32''$ East, a distance of 17.76 feet; thence South $02^{\circ}07'28''$ East, a distance of 124.49 feet; thence South $88^{\circ}15'20''$ West, a distance of 36.50 feet; thence South $00^{\circ}00'00''$ West, a distance of 10.49 feet; thence

South 88°15'20" West, a distance of 115.52 feet; thence North 02°01'46" West; a distance of 15.46 feet; thence South 88°15'20" West, a distance of 42.77 feet to the POINT OF BEGINNING. Said lands situate, lying and being in the City of Miramar, Broward County, Florida.

AND FURTHER LESS AND EXCEPTING FROM THE HEREINABOVE DESCRIBED LANDS a portion of Parcel "B", "THE WALDMAN PLAT", according to the plat thereof as recorded in Plat Book 153, Page 35, of the Public Records of Broward County, Florida, being more particularly described as follows (Pool Area):

Commence at the Southeast corner of said Parcel "B"; thence North 02°01'46" West, along the East boundary line of said Parcel "B", a distance of 316.53 feet; thence South 87°28'04" West, a distance of 47.47 feet; thence South 84°27'15" West, a distance of 84.97 feet; thence North 02°07'28" West, a distance of 230.22 feet; thence South 87°52'53" West, a distance of 72.29 feet to the POINT OF BEGINNING; thence continue South 87°52'53" West, a distance of 122.14 feet; thence north 02°07'28" west, a distance of 130.13 feet; thence south 78°52'12" east, a distance of 118.74 feet; thence South 05°46'21" East, a distance of 103.12 feet to the POINT OF BEGINNING. Said lands situate, lying and being in the City of Miramar, Broward County, Florida.

TOGETHER WITH Non-exclusive easement rights for access, ingress, egress, utilities, construction of improvements and maintenance of common areas, all as more specifically set forth in that certain Declaration of Easements, Covenants and Restrictions, recorded in Official Records Book 42098, Page 1325, of the Public Records of Broward County, Florida.

LAND DESCRIPTION PARCEL III:

Tract 15, in Section 23, Township 51 South, Range 39 East, of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, according to the Plat thereof, recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida; said lands situate lying and being in Broward County, Florida, of the Public Records of Broward County, Florida.

TOGETHER with that non-exclusive easement over the East 25 feet of Tract 14 in Section 23, Township 51 South, Range 39 East, of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, according to the Plat thereof, recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida, as described in Official Records Book 31049, Page 635, as granted in Warranty Deed recorded in Official Records Book 34708, Page 1723, of the Public Records of Broward County, Florida.

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**In the Circuit Court of the Seventeenth Judicial Circuit
In and for Broward County, Florida**

MIRABELLA COMM LLC
Plaintiff

CACE-10-029497
Division: 08

VS.

MIRAMAR NO 1 ; HASKIN, GENE ; WX REALTY LP ; WX PROP INC ;
ELGART, ELLIS L ; BRESSON, JEROME ; C & C LOADER SVC INC ;
KIT FIN SERVICES INC ; OKEECHOBEE DEVEL I INC ; SAZANT,
LARRY S ; PEMBROKE PINES CITY OF ; WENDY'S OF NE FL INC
Defendant

Certificate of Title

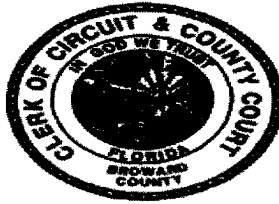
The undersigned, Howard C. Forman, Clerk of the Court, certifies that he executed and filed a certificate of sale in this action on April 07, 2011, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Broward County, Florida:

- SEE ATTACHMENT -

Was sold to: MIRABELLA COMMERCIAL, LLC
398 N.E. 6th Avenue Delray Beach, FL, 33483

Witness my hand and the seal of this court on April 19, 2011.



Howard C. Forman, Clerk of Circuit Courts
Broward County, Florida

Total consideration: \$100.00
Doc Stamps: \$0.70

Parcel 1:

A portion of Parcel "A" of the "THE WALDMAN PLAT", according to the Plat thereof as recorded in Plat Book 153, Page 35, of the Public Records of Broward County, Florida, being more particularly described as follows:

BEGIN at the Westernmost Northwest corner of said Parcel "A"; thence North 42 degrees 49' 52" East, a distance of 42.39 feet; thence North 87 degrees 47' 12" East, a distance of 162.35 feet (last two (2) courses being coincident with the South Right-of-Way Line of Miramar Boulevard); thence South 02 degrees 07' 28" East, a distance of 334.70 feet; thence South 87 degrees 52' 31" West, a distance of 212.30 feet to a point on the East Right-of-Way Line of Palm Avenue; thence along said East Right-of-Way Line, North 02 degrees 07' 28" West, a distance of 304.42 feet to the POINT OF BEGINNING.

TOGETHER WITH 2:

COMMENCE at the Westernmost Northwest corner of said Parcel "A"; thence North 42 degrees 49' 52" East, a distance of 42.39 feet; thence North 87 degrees 47' 12" East, a distance of 215.00 feet; thence South 85 degrees 22' 14" East, a distance of 59.98 feet to the POINT OF BEGINNING; thence continue South 85 degrees 22' 14" East, a distance of 40.74 feet; thence North 87 degrees 47' 12" East, a distance of 188.28 feet (Last three (3) courses being coincident with the South Right-of-Way Line of Miramar Boulevard); thence South 02 degrees 07' 28" East, a distance of 293.70 feet; thence South 87 degrees 52' 32" West, a distance of 228.97 feet; thence North 02 degrees 04' 44" West, a distance of 298.20 feet to the POINT OF BEGINNING.

TOGETHER WITH 3:

COMMENCE at the Southwest corner of said Parcel "A"; thence North 87 degrees 46' 54" East, along the South Boundary line of said Parcel "A", a distance of 533.53 feet; thence North 00 degrees 41' 49" East, a distance of 139.93 feet; thence South 87 degrees 52' 32" West, a distance of 192.07 feet; thence North 47 degrees 07' 28" West, a distance of 35.87 feet; thence North 02 degrees 07' 28" West, a distance of 212.64 feet; thence South 87 degrees 52' 32" West, a distance of 110.69 feet; thence South 02 degrees 07' 28" East, a distance of 29.50 feet; thence South 87 degrees 52' 31" West, a distance of 212.30 feet to a point on the East Right-of-Way line of Palm Avenue; thence South 02 degrees 07' 28" East, along said East Right-of-Way line, a distance of 349.13 feet to the POINT OF BEGINNING.

LESS 1:

That portion as conveyed to South Broward Drainage District, a political subdivision of the State of Florida by Warranty Deed recorded in Official Records Book 43331, page 876, public records of Broward County, Florida, more particularly described as follows:

A portion of Parcel "A" of "THE WALDMAN PLAT", according to the plat thereof as recorded in Plat Book 153, Page 35, of the Public records of Broward County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of said Parcel "A", "THE WALDMAN PLAT", Thence along the Southerly line of said Parcel "A", South 87°46'54" West, 183.60 feet; Thence North 02°13'06" West, 26.00 feet to the POINT OF BEGINNING; Thence South 87°46'54" West, 427.14 feet to a point on the arc of a tangent curve; Thence Northwesterly along the arc of said curve concave to the Northeast, having a radius of 15.00 feet, a central angle of 90°03'10", an arc distance of 23.58 feet; Thence tangent to said curve, North 02°09'56" West, 273.55 feet to a point on the arc of a tangent curve; Thence Northeasterly along

Exhibit "A" continued

the arc of said curve being concave to the Southeast, having a radius of 15.00 feet, a central angle of 90°02'28", an arc distance of 23.57 feet; Thence tangent to said curve, North 87°52'32" East, 214.62 feet to a point on the arc of a tangent curve; Thence Southeasterly along the arc of said curve being concave to the Southwest, having a radius of 15.00 feet, a central angle of 90°00'00", an arc distance of 23.56 feet; Thence tangent to said curve, South 02°07'28" East, 155.34 feet to a point on the arc of a tangent curve; Thence Southeasterly along the arc of said curve being concave to the Northeast, having a radius of 30.00 feet, a central angle of 45°00'00", an arc distance of 23.56 feet; Thence tangent to said curve, South 47°07'28" East, 47.60 feet to a point on the arc of a tangent curve; Thence Southeasterly along the arc of said curve North 87°52'32" East, 135.77 feet to a point on the arc of a tangent curve; Thence Southeasterly along the arc of said curve 00°41'24" West, 38.90 feet to a point on the arc of tangent curve; Thence Southwesterly along the arc of said curve being concave to the Southwest, having a radius of 15.00 feet, a central angle of 92°48'52", an arc distance of 24.30 feet; Thence tangent to said curve, South 00°41'24" West, 38.90 feet to a point on the arc of tangent curve; Thence Southwesterly along the arc of said curve being concave to the Northwest, having a radius of 15.00 feet, a central angle of 87°05'30", an arc distance of 22.80 feet to the Point of Beginning.

LESS 2:

That portion as conveyed to South Broward Drainage District, a political subdivision of the State of Florida by Warranty Deed recorded in Official Records Book 43331, page 876, public records of Broward County, Florida, being more particularly described as follows:

A portion of Parcel "A" of the "WALDMAN PLAT", according to the plat thereof as recorded in Plat Book 153, Page 35, of the Public records of Broward County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of said Parcel "A", "THE WALDMAN PLAT", Thence along the easterly line of said Parcel "A", South 02°06'17" East, 60.29 feet; Thence South 87°52'32" West, 172.72 feet to the POINT OF BEGINNING; Thence South 02°07'39" East, 121.93 feet to a point on the arc of a tangent curve; Thence Southwesterly along the arc of said curve being concave to the Northwest, having a radius of 15.00 feet, a central angle of 90°00'00", an arc distance of 23.56 feet; Thence tangent to said curve, South 87°52'32" West, 10.00 feet to a point on the arc of a tangent curve; Thence Southwesterly along the arc of said curve being concave to the Southeast, having a radius of 15.00 feet, a central angle of 90°00'00", an arc distance of 23.56 feet; Thence tangent to said curve South 02°07'28" East, 34.00 feet to a point on the arc of a tangent curve; Thence Southwesterly along the arc of said curve being concave to the Northwest, having a radius of 15.00 feet, a central angle of 90°00'00", an arc distance of 23.56 feet; Thence to said curve, South 87°52'32" West, 90.93 feet to a point on the arc of a tangent curve; Thence Northwesterly along the arc of said curve being concave to the Northeast, having a radius of 15.00 feet, a central angle of 90°02'10", an arc distance of 23.57 feet; Thence tangent to said curve, North 02°05'27" West, 185.73 feet to a point on the arc of a tangent curve; Thence Northeasterly an arc distance of 23.57 feet; Thence tangent to said curve North 02°05'27" West, 185.73 feet to a point on the arc of a tangent curve; Thence Northeasterly along the arc of said curve being concave to the Southeast, having a radius of 15.00 feet, a central angle of 89°52'29", an arc distance of 23.53 feet; Thence tangent to said curve, North 87°47'12" East, 130.81 feet to a point on the arc a tangent curve; Thence Southeasterly along the arc of said curve being concave to the Southwest, having a radius of 15.00 feet, a central angle of 90°05'20", an arc distance of 23.59 feet to the POINT OF BEGINNING. Said lands situate, lying and being in Broward County, Florida.

LAND DESCRIPTION: PARCEL III:

A portion of Parcel "B" of the "THE WALDMAN PLAT", according to the plat thereof as recorded in Plat Book 153, Page 35, of the Public Records of Broward County, Florida, being more particularly described as follows:

Parcel 1:

Begin at the Westernmost Southwest Corner of said Parcel "B"; thence North 02 degrees 01' 46" West, a distance of 304.87 feet; thence South 87 degrees 58' 14" West, a distance of 12.00 feet to a point on the East Right-of-Way line of Palm Avenue; thence along said East Right-of-Way line, North 02 degrees 01' 46" West, a distance of 157.00 feet; thence North 01 degrees 47' 05" East, a distance of 180.40 feet; thence North 02 degrees 01' 46" West, a distance of 505.53 feet; thence North 42 degrees 52' 40" East, a distance of 42.36 feet; thence North 87 degrees 47' 05" East, a distance of 170.67 feet; thence South 02 degrees 07' 28" East, a distance of 225.82 feet; thence South 87 degrees 52' 32" West, a distance of 26.91 feet; thence South 06 degrees 18' 39" East, a distance of 104.76 feet; thence South 78 degrees 39' 39" West, a distance of 6.14 feet; thence South 02 degrees 07' 28" East, a distance of 165.10 feet; thence South 86 degrees 57' 42" East, a distance of 7.96 feet; thence South 02 degrees 27' 14" West, a distance of 87.75 feet; thence South 02 degrees 07' 28" East, a distance of 28.87 feet; thence North 87 degrees 52' 32" East, a distance of 17.76 feet; thence South 02 degrees 07' 28" East, a distance of 160.03 feet; thence North 88 degrees 11' 29" East, a distance of 11.09 feet; thence South 05 degrees 34' 35" East, a distance of 161.40 feet; thence North 87 degrees 53' 51" East, a distance of 17.08 feet; thence South 02 degrees 07' 15" East, a distance of 5.00 feet; thence North 87 degrees 52' 44" East, a distance of 39.37 feet; thence South 02 degrees 07' 28" East, a distance of 47.14 feet; thence South 30 degrees 51' 15" East, a distance of 15.81 feet; thence North 87 degrees 52' 32" East, a distance of 8.52 feet; thence South 02 degrees 07' 28" East, a distance of 213.70 feet; thence North 85 degrees 22' 14" West, a distance of 53.31 feet; thence South 87 degrees 47' 12" West, a distance of 206.35 feet; thence North 47 degrees 07' 17" West, a distance of 42.49 feet to the POINT OF BEGINNING.

TOGETHER WITH 2:

COMMENCE at the Southeast corner of said Parcel "B"; thence North 02 degrees 01' 46" West, along the East Boundary line of said Parcel "B", a distance of 316.53 feet to the POINT OF BEGINNING; thence South 87 degrees 28' 04" West, a distance of 47.47 feet; thence South 84 degrees 27' 15" West, a distance of 84.97 feet; thence North 02 degrees 07' 28" West, a distance of 230.22 feet; thence South 87 degrees 52' 53" West, a distance of 194.43 feet; thence North 02 degrees 07' 28" West, a distance of 163.49 feet to a point on the arc of a tangent curve concave to the Southwest, having a radius of 35.00 feet, a central angle of 84 degrees 47' 46" and an arc distance of 51.80 feet to a point of tangency; thence North 86 degrees 55' 14" West, a distance of 113.18 feet; thence North 02 degrees 07' 28" West, a distance of 113.63 feet; thence North 78 degrees 39' 39" East, a distance of 111.31 feet to a point on the arc of a tangent curve concave to the Northwest, having a radius of 38.50 feet, a central angle of 85 degrees 42' 44" and an arc distance of 57.59 feet to a point of tangency; thence North 07 degrees 03' 03" West, a distance of 77.36 feet; thence North 87 degrees 52' 32" East, a distance of 195.12 feet; thence South 06 degrees 43' 01" West, a distance of 28.82 feet to a point on the arc of a tangent curve concave to the Southeast, having a radial bearing of South 83 degrees 03' 44" East, a radius of 11.00 feet, a central angle of 90 degrees 00' 00" and an arc distance of 17.28 feet; thence South 86 degrees 13' 10" East, a distance of 137.79 feet; to a point on the East Boundary of said Parcel "B"; thence South 02 degrees 01' 46" East, along said East Boundary line, a distance of 136.57 feet; thence South 34 degrees 13' 27" West, a distance of 144.93 feet; thence South 09 degrees 00' 00" East, a distance of 253.00 feet; thence North 87 degrees 58' 14" East, a distance of 55.00 feet; thence South 02 degrees 01' 46" East, a distance of 123.47 feet to the POINT OF BEGINNING.

TOGETHER WITH 3:

FURTHER LESS AND EXCEPTING FROM THE HEREINABOVE DESCRIBED LANDS THE FOLLOWING PARCEL OF LAND (McDonalds):

That portion of Parcel "B", "THE WALDMAN PLAT", according to the plat thereof recorded in Plat Book 153, page 35, public records of Broward County, Florida, being more particularly described as follows:

Commencing at the Southeast corner of said Parcel "B"; thence South 87°47'12" West, along the South line of said Parcel "B" a distance of 617.86 feet; thence North 02°12'48" West along the South line of said Parcel "B", a distance of 12.00 feet; thence North 47°07'17" West along the South line of said Parcel "B", a distance of 42.49 feet to the Westernmost Southwest corner of said Parcel "B"; thence North 02°01'46" West along the West line of said Parcel "B", a distance of 291.69 feet to the Point of Beginning; thence continue North 02°01'46" West, along the West line of said Parcel "B" and the East line of that additional right of way for Palm Avenue, described in that Warranty Deed recorded in Official Records Book 42609, Page 1798 of the Public Records of Broward County, Florida, a distance of 154.26 feet; thence North 88°15'20" East, a distance of 42.77 feet; thence South 02°01'46" East, a distance of 15.46 feet; thence North 88°15'20" East, a distance of 115.52 feet; thence North 00°00'00" East, a distance of 10.49 feet; thence North 88°15'20" East, a distance of 35.50 feet to the East line of Parcel "B", Parcel "1" as described in that Warranty Deed recorded in Official Records Book 34708, Page 1692 of the Public Records of Broward County, Florida; thence South 02°07'28" East along said East line, a distance of 35.54 feet; thence North 88°11'29" East along said East line, a distance of 11.09 feet; thence South 05°34'35" East along said East line, a distance of 116.57 feet; thence South 87°50'52" West, a distance of 163.85 feet; thence North 85°30'12" West, a distance of 34.89 feet; thence South 87°58'14" West, a distance of 15.00 feet to the Point of Beginning.
Lying in the City of Miramar, Broward County, Florida.

Land Description Parcel II:

Tract 15, in Section 23, Township 51 South, Range 39 East, of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, according to the Plat thereof, recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida; said lands situate lying and being in Broward County, Florida, of the Public Records of Broward County, Florida.

TOGETHER with that non-exclusive easement over the East 25 feet of Tract 14 as described in Official Records Book 31049, Page 635, of the Public Records of Broward County, Florida.

Land Description Parcel III (Easement Estate):

Non-exclusive easement rights for access, ingress, egress, utilities, construction of improvements and maintenance of common areas, all as more specifically set forth in that certain Declaration of Easements, Covenants and Restrictions, recorded in Official Records Book 42098, Page 1325, of the Public Records of Broward County, Florida.

*Less the attached descriptions
of the McDonalds and Walgreens
parcels*

Exhibit "A" continued

COMMENCE at the Southeast corner of said Parcel "B"; thence South 87 degrees 47' 12" West, a distance of 149.97 feet to THE POINT OF BEGINNING; thence continue South 87 degrees 47' 12" West, a distance of 167.93 feet; thence North 85 degrees 22' 14" West, a distance of 41.05 feet (last three (3) courses being coincident with the South Boundary line of said Parcel "B"); thence North 02 degrees 07' 28" West, a distance of 28.93 feet; thence North 87 degrees 52' 32" East, a distance of 208.64 feet; thence South 02 degrees 12' 48" East, a distance of 33.50 feet to the POINT OF BEGINNING.
Said lands situate, lying and being in Broward County, Florida.

LESS AND EXCEPTING FROM THE HEREINABOVE DESCRIBED LANDS any portion thereof as conveyed to The City of Miramar, as more particularly set forth in that certain Right-of-Way Deed recorded in Official Records Book 39727, Page 1274, of the Public Records of Broward County, Florida.

FURTHER LESS AND EXCEPTING FROM THE HEREINABOVE DESCRIBED LANDS THE FOLLOWING PARCEL OF LAND:

Those portions as conveyed to The City of Miramar, as more particularly set forth in those certain Warranty Deeds recorded in Official Records Book 42609, Page 1798, and Official Records Book 42609, Page 1806, both of the Public Records of Broward County, Florida.

FURTHER LESS AND EXCEPTING FROM THE HEREINABOVE DESCRIBED LANDS THE FOLLOWING PARCEL OF LAND:

That portion as conveyed to South Broward Drainage District, a political subdivision of the State of Florida by Warranty Deed recorded in Official Records Book 43331, page 876, public records of Broward County, Florida.

FURTHER LESS AND EXCEPTING FROM THE HEREINABOVE DESCRIBED LANDS THE FOLLOWING PARCEL OF LAND (Walgreens):

A portion of Parcel "B", THE WALDMAN PLAT", according to the plat thereof as recorded in Plat Book 153, page 35, public records of Broward County, Florida, being more particularly described as follows:

Commence at the Southwest corner of Section 20, Township 51 South, Range 41 East, Broward County, Florida; thence North 87°47'12" East, along the South line of said Section 20, Township 51 South, Range 41 East, a distance of 137.00 feet; thence North 02°01'46" West, a distance of 91.69 feet to the Point of Beginning; thence continue North 02°01'46" West, a distance of 242.17 feet; thence North 87°53'05" East, a distance of 233.38 feet; thence South 02°07'27" East, a distance of 5.01 feet; thence North 87°52'37" East, a distance of 39.37 feet; thence South 02°07'27" East, a distance of 47.14 feet; thence South 30°51'14" East, a distance of 15.81 feet; thence North 87°52'33" East, a distance of 8.52 feet; thence South 02°07'27" East, a distance of 212.84 feet; thence North 85°22'14" West, a distance of 59.66 feet; thence South 87°47'13" West, a distance of 199.98 feet; thence North 47°07'18" West, a distance of 42.49 feet to the Point of Beginning; LESS AND EXCEPT right-of-way for Palm Avenue and Miramar Boulevard; ALSO LESS AND EXCEPT: Begin at the Southeast corner of said Parcel "B"; Thence along the Southerly line of said Parcel "B", South 87 degrees 47' 12" West, 317.88 feet; Thence North 85 degrees 22' 14" West, 91.77 feet; Thence North 02 degrees 12' 48" West, 1.06 feet; Thence North 87 degrees 47' 12" East, 409.00 feet to an intersection with the Easterly line of Parcel "B"; Thence along said line, South 02 degrees 01' 46" East, 12.00 feet to the Point of Beginning.
Said lands situate, lying and being in Broward County, Florida.

DESCRIPTION

THAT PORTION OF PARCEL "B", "THE WALDMAN PLAT" ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 153, PAGE 35 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL "B";

THENCE SOUTH 87°47'12" WEST ALONG THE SOUTH LINE OF SAID PARCEL "B", A DISTANCE OF 817.86 FEET;

THENCE NORTH 02°12'48" WEST ALONG THE SOUTH LINE OF SAID PARCEL "B", A DISTANCE OF 12.00 FEET;

THENCE NORTH 47°07'17" WEST ALONG THE SOUTH LINE OF SAID PARCEL "B", A DISTANCE OF 42.49 FEET TO THE WESTERNMOST SOUTHWEST CORNER OF SAID PARCEL "B";

THENCE NORTH 02°01'46" WEST ALONG THE WEST LINE OF SAID PARCEL "B", A DISTANCE OF 291.69 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 02°01'46" WEST ALONG THE WEST LINE OF SAID PARCEL "B" AND THE EAST LINE OF THAT ADDITIONAL RIGHT OF WAY FOR PALM AVENUE DESCRIBED IN THAT WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 42609, PAGE 1798 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 154.26 FEET;

THENCE NORTH 88°15'20" EAST, A DISTANCE OF 42.77 FEET;

THENCE SOUTH 02°01'46" EAST, A DISTANCE OF 15.46 FEET;

THENCE NORTH 88°15'20" EAST, A DISTANCE OF 115.52 FEET;

THENCE NORTH 00°00'00" EAST, A DISTANCE OF 10.49 FEET;

THENCE NORTH 88°15'20" EAST, A DISTANCE OF 36.50 FEET TO THE EAST LINE OF PARCEL "B", PARCEL "1" AS DESCRIBED IN THAT WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 34708, PAGE 1692 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE SOUTH 02°07'28" EAST ALONG SAID EAST LINE, A DISTANCE OF 35.54 FEET;

THENCE NORTH 88°11'29" EAST ALONG SAID EAST LINE, A DISTANCE OF 11.09 FEET;

THENCE SOUTH 05°34'35" EAST ALONG SAID EAST LINE, A DISTANCE OF 116.57 FEET;

THENCE SOUTH 87°50'52" WEST, A DISTANCE OF 163.85 FEET;

THENCE NORTH 85°30'12" WEST, A DISTANCE OF 34.69 FEET;

THENCE SOUTH 87°58'14" WEST, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

LYING IN THE CITY OF MIRAMAR, BROWARD COUNTY, FLORIDA,
CONTAINING 30,390 SQUARE FEET, 0.6974 ACRES MORE OR LESS.

DESCRIPTION

THAT PORTION OF PARCEL "B", "THE MALDMAN PLAT" ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 153, PAGE 35 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL "B";

THENCE SOUTH 87°47'12" WEST ALONG THE SOUTH LINE OF SAID PARCEL "B", A DISTANCE OF 617.86 FEET.

THENCE NORTH 02°12'48" WEST ALONG THE SOUTH LINE OF SAID PARCEL "B", A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 47°07'17" WEST ALONG THE SOUTH LINE OF SAID PARCEL "B", A DISTANCE OF 42.49 FEET.

THENCE NORTH 02°01'46" WEST ALONG THE WEST LINE OF SAID PARCEL "B", A DISTANCE OF 242.17 FEET.

THENCE NORTH 87°53'06" EAST, A DISTANCE OF 233.37 FEET TO THE EAST LINE OF PARCEL "B", PARCEL "1" AS DESCRIBED IN THAT WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 34708, PAGE 1692 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

THENCE SOUTH 02°07'15" EAST ALONG SAID EAST LINE, A DISTANCE OF 4.16 FEET.

THENCE NORTH 87°52'44" EAST ALONG SAID EAST LINE, A DISTANCE OF 39.37 FEET.

THENCE SOUTH 02°07'28" EAST ALONG SAID EAST LINE, A DISTANCE OF 47.14 FEET.

THENCE SOUTH 30°51'15" EAST ALONG SAID EAST LINE, A DISTANCE OF 15.81 FEET.

THENCE NORTH 87°52'32" EAST ALONG SAID EAST LINE, A DISTANCE OF 6.52 FEET.

THENCE SOUTH 02°07'28" EAST ALONG SAID EAST LINE, A DISTANCE OF 206.61 FEET TO THE NORTH LINE OF THE ADDITIONAL RIGHT OF WAY FOR MIRAMAR BOULEVARD DESCRIBED IN THAT RIGHT OF WAY DEED TO THE CITY OF MIRAMAR, RECORDED IN OFFICIAL RECORD BOOK 39727, PAGE 1274 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

THENCE SOUTH 87°47'12" WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 50.31 FEET.

THENCE SOUTH 02°12'46" WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 0.33 FEET TO THE SOUTH LINE OF PARCEL "B", PARCEL "1" AS DESCRIBED IN THAT WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 34708, PAGE 1692 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

THENCE NORTH 84°47'49" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 2.58 FEET.

THENCE SOUTH 87°47'12" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 206.35 FEET TO THE POINT OF BEGINNING.

LYING IN THE CITY OF MIRAMAR, BROWARD COUNTY, FLORIDA,
CONTAINING 77,023 SQUARE FEET, 1.768 ACRES, MORE OR LESS.

20

**In the Circuit Court of the Seventeenth Judicial Circuit
In and for Broward County, Florida**

IBERIABANK
Plaintiff

CACE-12-029466

VS.

Division: 03

MIRABELLA COMMERCIAL LLC ; MIRABELLA PROPERTY OWNERS
ASSN INC
Defendant

Certificate of Title

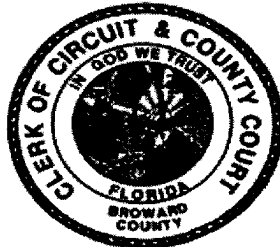
The undersigned, Howard C. Forman, Clerk of the Court, certifies that he executed and filed a certificate of sale in this action on July 09, 2013, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Broward County, Florida:

- SEE ATTACHMENT -

Was sold to: IBERIABANK
1315 W. Indiantown Road Jupiter, FL, 33458

Witness my hand and the seal of this court on July 23, 2013.



Howard C. Forman, Clerk of Circuit Courts
Broward County, Florida

Total consideration: \$100.00
Doc Stamps: \$0.70

LAND DESCRIPTION I:

PARCEL 1;

A portion of Parcel "A" of the "THE WALDMAN PLAT", according to the Plat thereof as recorded in Plat Book 153, Page 35, of the Public Records of Broward County, Florida, being more particularly described as follows:

BEGIN at the Westernmost Northwest corner of said Parcel "A"; thence North 42 degrees 49' 52" East, a distance of 42.39 feet; thence North 87 degrees 47' 12" East, a distance of 182.35 feet (last two (2) courses being coincident with the South Right-of-Way Line of Miramar Boulevard); thence South 02 degrees 07' 28" East, a distance of 334.70 feet; thence South 87 degrees 52' 31" West, a distance of 212.30 feet to a point on the East Right-of-Way Line of Palm Avenue; thence along said East Right-of-Way Line, North 02 degrees 07' 28" West, a distance of 304.42 feet to the POINT OF BEGINNING.

TOGETHER WITH PARCEL 2:

COMMENCE at the Westernmost Northwest corner of said Parcel "A"; thence North 42 degrees 49' 52" East, a distance of 42.39 feet; thence North 87 degrees 47' 12" East, a distance of 215.00 feet; thence South 85 degrees 22' 14" East, a distance of 59.98 feet to the POINT OF BEGINNING; thence continue South 85 degrees 22' 14" East, a distance of 40.74 feet; thence North 87 degrees 47' 12" East, a distance of 188.28 feet (Last three (3) courses being coincident with the South Right-of-Way Line of Miramar Boulevard); thence South 02 degrees 07' 28" East, a distance of 293.70 feet; thence South 87 degrees 52' 32" West, a distance of 228.97 feet; thence North 02 degrees 04' 44" West, a distance of 298.20 feet to the POINT OF BEGINNING.

TOGETHER WITH PARCEL 3:

COMMENCE at the Southwest corner of said Parcel "A"; thence North 87 degrees 46' 54" East, along the South Boundary line of said Parcel "A", a distance of 533.53 feet; thence North 00 degrees 41' 49" East, a distance of 139.93 feet; thence South 87 degrees 52' 32" West, a distance of 192.07 feet; thence North 47 degrees 07' 28" West, a distance of 35.87 feet; thence North 02 degrees 07' 28" West, a distance of 212.64 feet; thence South 87 degrees 52' 32" West, a distance of 110.69 feet; thence South 02 degrees 07' 28" East, a distance of 29.50 feet; thence South 87 degrees 52' 31" West, a distance of 212.30 feet to a point on the East Right-of-Way line of Palm Avenue; thence South 02 degrees 07' 28" East, along said East Right-of-Way line, a distance of 349.13 feet to the POINT OF BEGINNING.

LESS AND EXCEPTING FROM THE HEREINABOVE DESCRIBED LANDS ANY PORTION THEREOF as conveyed to The City of Miramar, as more particularly set forth in that certain Right-of-Way Deed recorded in Official Records Book 39727, Page 1274, of the Public Records of Broward County, Florida.

AND FURTHER LESS AND EXCEPTING FROM THE HEREINABOVE DESCRIBED LANDS ANY portion thereof as conveyed to Broward County, as more particularly set forth in those certain Warranty Deeds recorded in Official Records Book 42609, Page 1798, and Official Records Book 42609, Page 1806, both of the Public Records of Broward County, Florida. AND FURTHER LESS AND EXCEPTING FROM THE HEREINABOVE DESCRIBED LANDS those portions as conveyed to South Broward Drainage District, a political subdivision of the State

of Florida by Warranty Deed recorded in Official Records Book 43331, page 876, public records of Broward County, Florida, more particularly described as follows:

SBDD Less Out 1: A portion of Parcel "A" of "THE WALDMAN PLAT", according to the plat thereof as recorded in Plat Book 153, Page 35, of the Public records of Broward County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of said Parcel "A", "THE WALDMAN PLAT", Thence along the Southerly line of said Parcel "A", South 87°46'54" West, 183.60 feet; Thence North 02°13'06" West, 26.00 feet to the POINT OF BEGINNING; Thence South 87°46'54" West, 427.14 feet to a point on the arc of a tangent curve; Thence Northwesterly along the arc of said curve concave to the Northeast, having a radius of 15.00 feet, a central angle of 90°03'10", an arc distance of 23.58 feet; Thence tangent to said curve, North 02°09'56" West, 273.55 feet to a point on the arc of a tangent curve; Thence Northeasterly along the arc of said curve being concave to the Southeast, having a radius of 15.00 feet, a central angle of 90°02'28", an arc distance of 23.57 feet; Thence tangent to said curve, North 87°52'32" East, 214.82 feet to a point on the arc of a tangent curve; Thence Southeasterly along the arc of said curve being concave to the Southwest, having a radius of 15.00 feet, a central angle of 90°00'00", an arc distance of 23.56 feet; Thence tangent to said curve, South 02°07'28" East, 155.34 feet to a point on the arc of a tangent curve; Thence Southeasterly along the arc of said curve being concave to the Northeast, having a radius of 30.00 feet, a central angle of 45°00'00", an arc distance of 23.56 feet; Thence tangent to said curve, South 47°07'28" East, 47.60 feet to a point on the arc of a tangent curve; Thence Southeasterly along the arc of said curve North 87°52'32" East, 135.77 feet to a point on the arc of a tangent curve; Thence Southeasterly along the arc of said curve 00°41'24" West, 38.90 feet to a point on the arc of tangent curve; Thence Southwesterly along the arc of said curve being concave to the Southwest, having a radius of 15.00 feet, a central angle of 92°48'52", an arc distance of 24.30 feet; Thence tangent to said curve, South 00°41'24" West, 38.90 feet to a point on the arc of tangent curve; Thence Southwesterly along the arc of said curve being concave to the Northwest, having a radius of 15.00 feet, a central angle of 87°05'30", an arc distance of 22.80 feet to the Point of Beginning.

AND

SBDD Less Out 2:

A portion of Parcel "A" of the "WALDMAN PLAT", according to the plat thereof as recorded in Plat Book 153, Page 35, of the Public records of Broward County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of said Parcel "A", "THE WALDMAN PLAT", Thence along the easterly line of said Parcel "A", South 02°06'17" East, 60.29 feet; Thence South 87°52'32" West, 172.72 feet to the POINT OF BEGINNING; Thence South 02°07'39" East, 121.93 feet to a point on the arc of a tangent curve; Thence Southwesterly along the arc of said curve being concave to the Northwest, having a radius of 15.00 feet, a central angle of 90°00'00", an arc distance of 23.56 feet, Thence tangent to said curve, South 87°52'32" West, 10.00 feet to a point on the arc of a tangent curve; Thence Southwesterly along the arc of said curve being concave to the Southeast, having a radius of 15.00 feet, a central angle of 90°00'00", an arc distance of 23.56 feet; Thence tangent to said curve South 02°07'28" East, 34.00 feet to a point on the arc of a tangent curve; Thence Southwesterly along the arc of said curve being concave to the Northwest, having a radius of 15.00 feet, a central angle of 90°00'00", an arc distance of 23.56 feet; Thence to said curve, South 87°52'32" West, 90.93 feet to a point on the arc of a tangent curve; Thence Northwesterly

along the arc of said curve being concave to the Northeast, having a radius of 15.00 feet, a central angle of 90°02'10", an arc distance of 23.57 feet; Thence tangent to said curve, North 02°05'27" West, 185.73 feet to a point on the arc of a tangent curve; Thence Northeasterly an arc distance of 23.57 feet; Thence tangent to said curve North 02°05'27" West, 185.73 feet to a point on the arc of a tangent curve; Thence Northeasterly along the arc of said curve being concave to the Southeast, having a radius of 15.00 feet, a central angle of 89°52'29", an arc distance of 23.53 feet; Thence tangent to said curve, North 87°47'12" East, 130.81 feet to a point on the arc of a tangent curve; Thence Southeasterly along the arc of said curve being concave to the Southwest, having a radius of 15.00 feet, a central angle of 90°05'20", an arc distance of 23.59 feet to the POINT OF BEGINNING. Said lands situate, lying and being in Broward County, Florida.

TOGETHER WITH Non-exclusive easement rights for access, ingress, egress, utilities, construction of improvements and maintenance of common areas, all as more specifically set forth in that certain Declaration of Easements, Covenants and Restrictions, recorded in Official Records Book 42098, Page 1325, of the Public Records of Broward County, Florida.

LAND DESCRIPTION PARCEL II:

A portion of Parcel "B" of the "THE WALDMAN PLAT", according to the plat thereof as recorded in Plat Book 153, Page 35, of the Public Records of Broward County, Florida, being more particularly described as follows:

Parcel 1:

Begin at the Westernmost Southwest Corner of said Parcel "B"; thence North 02 degrees 01' 46" West, a distance of 304.87 feet; thence South 87 degrees 58' 14" West, a distance of 12.00 feet to a point on the East Right-of-Way line of Palm Avenue; thence along said East Right-of-Way line, North 02 degrees 01' 46" West, a distance of 157.00 feet; thence North 01 degrees 47' 05" East, a distance of 180.40 feet; thence North 02 degrees 01' 46" West, a distance of 505.53 feet; thence North 42 degrees 52' 40" East, a distance of 42.36 feet; thence North 87 degrees 47' 05" East, a distance of 170.67 feet; thence South 02 degrees 07' 28" East, a distance of 225.82 feet; thence South 87 degrees 52' 32" West, a distance of 26.91 feet; thence South 06 degrees 18' 39" East, a distance of 104.76 feet; thence South 78 degrees 39' 39" West, a distance of 6.14 feet; thence South 02 degrees 07' 28" East, a distance of 165.10 feet; thence South 86 degrees 57' 42" East, a distance of 7.96 feet; thence South 02 degrees 27' 14" West, a distance of 87.75 feet; thence South 02 degrees 07' 28" East, a distance of 28.87 feet; thence North 87 degrees 52' 32" East, a distance of 17.76 feet; thence South 02 degrees 07' 28" East, a distance of 160.03 feet; thence North 88 degrees 11' 29" East, a distance of 11.09 feet; thence South 05 degrees 34' 35" East, a distance of 161.40 feet; thence North 87 degrees 53' 51" East, a distance of 17.08 feet; thence South 02 degrees 07' 15" East, a distance of 5.00 feet; thence North 87 degrees 52' 44" East, a distance of 39.37 feet; thence South 02 degrees 07' 28" East, a distance of 47.14 feet; thence South 30 degrees 51' 15" East, a distance of 15.81 feet; thence North 87 degrees 52' 32" East, a distance of 8.52 feet; thence South 02 degrees 07' 28" East, a distance of 213.70 feet; thence North 85 degrees 22' 14" West, a distance of 53.31 feet; thence South 87 degrees 47' 12" West, a distance of 206.35 feet; thence North 47 degrees 07' 17" West, a distance of 42.49 feet to the POINT OF BEGINNING.

TOGETHER WITH PARCEL 2:

COMMENCE at the Southeast corner of said Parcel "B"; thence North 02 degrees 01' 46" West, along the East Boundary line of said Parcel "B", a distance of 316.53 feet to the POINT OF BEGINNING; thence South 87 degrees 28' 04" West, a distance of 47.47 feet; thence South 84 degrees 27' 15" West, a distance of 84.97 feet; thence North 02 degrees 07' 28" West, a distance of 230.22 feet; thence South 87 degrees 52' 53" West, a distance of 194.43 feet; thence North 02 degrees 07' 28" West, a distance of 163.49 feet to a point on the arc of a tangent curve concave to the Southwest, having a radius of 35.00 feet, a central angle of 84 degrees 47' 46" and an arc distance of 51.80 feet to a point of tangency; thence North 86 degrees 55' 14" West, a distance of 113.18 feet; thence North 02 degrees 07' 28" West, a distance of 113.63 feet; thence North 78 degrees 39' 39" East, a distance of 111.31 feet to a point on the arc of a tangent curve concave to the Northwest, having a radius of 38.50 feet, a central angle of 85 degrees 42' 44" and an arc distance of 57.59 feet to a point of tangency; thence North 07 degrees 03' 03" West, a distance of 77.36 feet; thence North 87 degrees 52' 32" East, a distance of 195.12 feet; thence South 06 degrees 43' 01" West, a distance of 28.82 feet to a point on the arc of a tangent curve concave to the Northeast, having a radius of 11.00 feet, a central angle of 90 degrees 00' 00" and an arc distance of 17.28 feet; thence South 86 degrees 13' 10" East, a distance of 137.79 feet; to a point on the East Boundary of said Parcel "B"; thence South 02 degrees 01' 46" East, along said East Boundary line, a distance of 136.57 feet; thence South 34 degrees 13' 27" West, a distance of 144.93 feet; thence South 09 degrees 00' 00" East, a distance of 253.00 feet; thence North 87 degrees 58' 14" East, a distance of 55.00 feet; thence South 02 degrees 01' 46" East, a distance of 123.47 feet to the POINT OF BEGINNING.

TOGETHER WITH PARCEL 3:

COMMENCE at the Southeast corner of said Parcel "B"; thence South 87 degrees 47' 12" West, a distance of 149.97 feet to THE POINT OF BEGINNING; thence continue South 87 degrees 47' 12" West, a distance of 167.93 feet; thence North 85 degrees 22' 14" West, a distance of 41.05 feet (last three (3) courses being coincident with the South Boundary line of said Parcel "B"); thence North 02 degrees 07' 28" West, a distance of 28.93 feet; thence North 87 degrees 52' 32" East, a distance of 208.64 feet; thence South 02 degrees 12' 48" East, a distance of 33.50 feet to the POINT OF BEGINNING.
Said lands situate, lying and being in Broward County, Florida.

LESS AND EXCEPTING FROM THE HEREINABOVE DESCRIBED LANDS any portion thereof as conveyed to The City of Miramar, as more particularly set forth in that certain Right-of-Way Deed recorded in Official Records Book 39727, Page 1274, of the Public Records of Broward County, Florida.

FURTHER LESS AND EXCEPTING FROM THE HEREINABOVE DESCRIBED LANDS THE FOLLOWING PARCELS OF LAND:

Those portions as conveyed to Broward County, as more particularly set forth in those certain Warranty Deeds recorded in Official Records Book 42609, Page 1798, and Official Records Book 42609, Page 1806, both of the Public Records of Broward County, Florida.

FURTHER LESS AND EXCEPTING FROM THE HEREINABOVE DESCRIBED LANDS THE FOLLOWING PARCEL OF LAND:

That portion as conveyed to South Broward Drainage District, a political subdivision of the State of Florida by Warranty Deed recorded in Official Records Book 43331, page 876, Public Records of Broward County, Florida.

FURTHER LESS AND EXCEPTING FROM THE HEREINABOVE DESCRIBED LANDS THE FOLLOWING PARCEL OF LAND (Walgreens):

A portion of Parcel "B", THE WALDMAN PLAT", according to the plat thereof as recorded in Plat Book 153, page 35, Public Records of Broward County, Florida, being more particularly described as follows:

Commence at the Southwest corner of Section 20, Township 51 South, Range 41 East, Broward County, Florida; thence North 87°47'12" East, along the South line of said Section 20, Township 51 South, Range 41 East, a distance of 137.00 feet; thence North 02°01'46" West, a distance of 91.69 feet to the Point of Beginning; thence continue North 02°01'46" West, a distance of 242.17 feet; thence North 87°53'05" East, a distance of 233.38 feet; thence South 02°07'27" East, a distance of 5.01 feet; thence North 87°52'37" East, a distance of 39.37 feet; thence South 02°07'27" East, a distance of 47.14 feet; thence South 30°51'14" East, a distance of 15.81 feet; thence North 87°52'33" East, a distance of 8.52 feet; thence South 02°07'27" East, a distance of 212.84 feet; thence North 85°22'14" West, a distance of 59.66 feet; thence South 87°47'13" West, a distance of 199.98 feet; thence North 47°07'18" West, a distance of 42.49 feet to the Point of Beginning; LESS AND EXCEPT right-of-way for Palm Avenue and Miramar Boulevard; ALSO LESS AND EXCEPT: Begin at the Southeast corner of said Parcel "B"; Thence along the Southerly line of said Parcel "B", South 87 degrees 47' 12" West, 317.88 feet; Thence North 85 degrees 22' 14" West, 91.77 feet; Thence North 02 degrees 12' 48" West, 1.06 feet; Thence North 87 degrees 47' 12" East, 409.00 feet to an intersection with the Easterly line of Parcel "B"; Thence along said line, South 02 degrees 01' 46" East, 12.00 feet to the Point of Beginning. Said lands situate, lying and being in Broward County, Florida.

FURTHER LESS AND EXCEPTING FROM THE HEREINABOVE DESCRIBED LANDS THE FOLLOWING PARCEL OF LAND (McDonalds) as described in Corrective Partial Release of Mortgage recorded in Official Records Book 48009, Page 91 and as described on Exhibit A to Deed recorded in Official Records Book 47003, page 1157:

That portion of Parcel "B", "THE WALDMAN PLAT", according to the plat thereof recorded in Plat Book 153, page 35, public records of Broward County, Florida, being more particularly described as follows:

Commencing at the Southeast corner of said Parcel "B"; thence South 87°47'12" West, along the South line of said Parcel "B" a distance of 617.86 feet; thence North 02°12'48" West along the South line of said Parcel "B", a distance of 12.00 feet; thence North 47°07'17" West along the South line of said Parcel "B", a distance of 42.49 feet to the Westernmost Southwest corner of said Parcel "B"; thence North 02°01'46" West along the West line of said Parcel "B", a distance of 291.69 feet to the Point of Beginning; thence continue North 02°01'46" West, along the West line of said Parcel "B" and the East line of that additional right of way for Palm Avenue, described in that Warranty Deed recorded in Official Records Book 42609, Page 1798 of the Public Records of Broward County, Florida, a distance of 154.26 feet; thence North 88°15'20" East, a distance of 42.77 feet; thence South 02°01'46" East, a distance of 15.46 feet; thence North 88°15'20" East, a distance of 115.52 feet; thence North 00°00'00" East, a distance of 10.49 feet; thence North 88°15'20" East, a distance of 36.50 feet to the East line of Parcel "B", Parcel "1" as described in that Warranty Deed recorded in Official Records Book 34708, Page 1692 of the Public Records of Broward County, Florida; thence South 02°07'28" East along said East line, a distance of 35.54 feet; thence North 88°11'29" East along said East line, a distance of 11.09 feet; thence South 05°34'35" East along said East line, a distance of 116.57 feet; thence South 87°50'52" West, a distance of 163.85 feet; thence North 85°30'12" West, a distance of

34.89 feet; thence South 87°58'14" West, a distance of 15.00 feet to the Point of Beginning.
AND FURTHER LESS AND EXCEPTING FROM THE HEREINABOVE DESCRIBED LANDS THE FOLLOWING PARCEL OF LAND as described on Exhibit "B" to Deed recorded in Official Records Book 47003, page 1157

That portion of Parcel "B", "The Waldman Plat", according to the Plat thereof, recorded in Plat Book 153, Page 35, of the Public Records of Broward County, Florida, described as follows:

Commencing at the Southeast corner of said Parcel "B";
Thence South 87°47'12" West along the South line of said Parcel "B", a distance of 617.86 feet;
Thence North 02°12'48" West along the South line of said Parcel "B", a distance of 12.00 feet;
Thence North 47°07'17" West along the South line of Parcel "B", a distance of 42.49 feet to the Westernmost Southwest corner of said Parcel "B";
Thence North 02°01'46" West along the West line of said Parcel "B" and the East line of that additional right of way for Palm Avenue described in that Warranty Deed recorded in Official Records Book 42609, Page 1798, of the Public Records of Broward County, Florida, a distance of 445.95 feet;
Thence North 88°15'20" East, a distance of 42.77 feet;
Thence South 02°01'46" East, a distance of 15.46 feet;
Thence North 88°15'20" East, a distance of 115.52 feet;
Thence North 00°00'00" East, a distance of 10.49 feet;
Thence North 88°15'20" East, a distance of 36.50 feet to the East line of Parcel "B", Parcel "1" as described in that Warranty Deed recorded in Official Records Book 34708, Page 1692, of the Public Records of Broward County, Florida, and the Point of Beginning;
Thence continue North 88°15'20" East, a distance of 1.30 feet;
Thence South 00°01'45" East, a distance of 35.36 feet to the East line of Parcel "B", Parcel "1" as described in that Warranty Deed recorded in Official Records Book 34708, Page 1692, of the Public Records of Broward County, Florida;
Thence North 02°07'28" West along said East line, a distance of 35.54 feet to the Point of Beginning.

Lying in the City of Miramar, Broward County, Florida.

AND FURTHER LESS AND EXCEPTING FROM THE HEREINABOVE DESCRIBED LANDS: That portion of Parcel "B", "The Waldman Plat" according to the Plat thereof recorded in Plat Book 153, Page 35 of the Public Records of Broward County, Florida, described in Partial Release recorded in Official Records Book 47236, Page 1787 (Walgreens) described as follows:

Commencing at the Southeast corner of said Parcel "B":

Thence South 87°47'12" West along the South line of said Parcel "B", a distance of 617.86 feet.

Thence North 02°12'48" West along the South line of said Parcel "B", a distance of 12.00 feet to the Point of Beginning;

Thence North 47°07'17" West along the South line of said Parcel "B", a distance of 42.49 feet;

Thence North 02°01'46" West along the West line of said Parcel "B", a distance of 242.17 feet;

Thence North 87°53'06" East a distance of 233.37 feet to the East line of Parcel "B" Parcel "1" as described in that Warranty Deed Recorded in Official Record Book 34708, Page 1692 of the Public Records of Broward County, Florida;

Thence South 02°07'15" East along said East Line, a distance of 4.16 feet;

Thence North 87°52'44" East along Said East Line, a distance of 39.37 feet;

Thence South 02°07'28" East along Said East Line, a distance of 47.14 feet;

Thence South 30°51'15" East along said East Line, a distance of 15.81 feet;

Thence North 87°52'32" East along Said East Line, a distance of 8.52 feet;

Thence south 02°07'28" East along said East line, a distance of 205.61 feet to the North line of the additional right of way for Miramar Boulevard described in that right of way deed to the City of Miramar Recorded in Official Record Book 36727, Page 1274 of the Public Records of Broward County, Florida;

Thence South 87°47'12" West along said right of way line, a distance of 50.31 feet;

Thence South 02°12'46" West along said right of way line, a distance of 0.33 feet to the South line of the Parcel "B", Parcel "1" As described in that Warranty Deed Recorded in Official Record Book 34708, Page 1692 of the Public Records of Broward County, Florida;

Thence North 84°47'49" West along said south line, a distance of 2.58 feet;

Thence South 87°47'12" West along said South line, a distance of 206.35 feet to the Point of Beginning.

Lying in the City of Miramar Broward County, Florida.

And less that certain parcel conveyed to Mirabella at Miramar, LLC -- by deeds recorded in Official Records Book 44211, Page 953 and 44211, Page 982 (Walgreens -corrective):

A portion of Parcel "B", "Waldman Plat", according to the Plat thereof as recorded in Plat Book 153, Page 35, of the Public records of Broward County, Florida, being more particularly described as follows:

Commence at the Southwest corner of Section 20, Township 51 South, Range 41 East of said Plat;

Thence South 87°47'12" West, along the South line of said Section 20, Township 51 South, Range 41 East a distance of 137.00 feet;

Thence North 02°01'46" West, a distance of 91.89 feet to the Point of Beginning;

Thence continue North 02°01'48" West, a distance of 242.17 feet;

Thence North 87°53'05" East, a distance of 233.38 feet;

Thence South 02°07'27" East, a distance of 5.01 feet;

Thence North 87°52'37" East, a distance of 39.37 feet;

Thence South 02°07'27" East, a distance of 47.14 feet;

Thence South 30°51'14" East, a distance of 15.81 feet;

Thence North 87°52'33" East, a distance of 8.52 feet;

Thence South 02°07'27" East, a distance of 212.84 feet;

Thence North 85°22'14" West, a distance of 59.66 feet;

Thence South 87°47'13" West, a distance of 199.98 feet;
Thence North 47°07'17" West, a distance of 42.49 feet to the Point of Beginning.
Said lands situate, lying and being in Broward County, Florida.
TOGETHER WITH Non-exclusive easement rights for access, ingress, egress, utilities,
construction of improvements and maintenance of common areas, all as more specifically
set forth in that certain Declaration of Easements, Covenants and Restrictions, recorded in
Official Records Book 42098, Page 1325, of the Public Records of Broward County, Florida.

LAND DESCRIPTION Parcel III:

Tract 15, in Section 23, Township 51 South, Range 39 East, of FLORIDA FRUIT LANDS
COMPANY'S SUBDIVISION NO. 1, according to the Plat thereof, recorded in Plat Book 2,
Page 17, of the Public Records of Miami-Dade County, Florida; said lands situate lying and
being in Broward County, Florida, of the Public Records of Broward County, Florida.

TOGETHER with that non-exclusive easement over the East 25 feet of Tract 14 in Section 23,
Township 51 South, Range 39 East, of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION
NO. 1, according to the Plat thereof, recorded in Plat Book 2, Page 17, of the Public Records
of Miami-Dade County, Florida, as described in Official Records Book 31049, Page 635, as
granted in Warranty Deed recorded in Official Records Book 34708, Page 1723, of the Public
Records of Broward County, Florida.



INSTR # 100677618
OR BK 31049 PG 0635
RECORDED 11/28/2000 12:40 PM
COMMISSION
BROWARD COUNTY
DEPUTY CLERK 2030

Prepared by and return to:
Luis A. Espino, Esq.
Steele & Hanson, P.A.
150 West Flagler Street
Suite 2850
Miami, Florida 33130

Parcel ID Number:
Grantee:

NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT

CAPELETTI BROS., INC., a Florida Corporation ("Grantor") the owner of the property herein described ("Property"), whose address is P.O. Box 4944, Miami Lakes 33014, for and in consideration of ten dollars (\$10.00) and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, hereby grants, sells, and conveys to ESTATES OF SWAN LAKE CORP., a Florida corporation, whose post office address is 6917 Collins Avenue, Miami Beach, Florida 33141, its successors, assigns ("Grantee") a non-exclusive easement for ingress and egress over the following described real property located in Broward County, Florida:

The East 25 feet of Tract 14, as measured at right angles to the East lines of said Tracts in Section 23, Township 51, South Range 39 East, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, according to the Plat thereof, as recorded in Plat Book 2, at Page 17, of the Public Records of Miami-Dade County, Florida, said lands situate, lying and being in the City of Pembroke Pines, Broward County, Florida.

The grant of this Easement shall in no way restrict the right and interest of the Grantor and its successors and assigns in the use, maintenance and quiet enjoyment of the Property.

This Easement shall run with the land.

Grantor covenants that it is the fee simple owner of the Property, has full right, title and capacity to grant this Easement, that the Property is free and clear of any encumbrances or liens of whatever character, and that it will defend the same against the claims of all parties.

Grantor shall not have any obligation to maintain the easement. Grantee shall be obligated to curc any damage to the property resulting from Grantee's use thereof. Additionally, Grantee shall add Grantor as an additional insured on its general liability insurance policy in connection with Grantee's use of this Easement.

2

IN WITNESS WHEREOF, the undersigned Grantor has executed this Easement this 13th day of November, 2000.

Signed, sealed and delivered
in our presence:

CAPELETTI BROS., INC., a Florida
corporation

A. J. Pereno
A. J. PERENO
Alicia G. Olivera
ALICIA G. OLIVERA

By: *Joe Capeletti*
Joe Capeletti, President

STATE OF FLORIDA)
) ss.
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 13th day of November, 2000 by Joe Capeletti, as President of CAPELETTI BROS., INC., a Florida Corporation, on behalf of the corporation, who is personally known to me and who did not take an oath, and executed this instrument on behalf of the corporation.

Alicia G. Olivera
Notary Public, State of Florida



DATE: October 1st, 2020
PROPERTY ID # 513923-01-0035 (TD # 45089)

WARNING

PROPERTY IN WHICH YOU ARE INTERESTED IS LISTED IN THE ENCLOSED NOTICE

MIRABELLA PROPERTY OWNERS
ASSN INC
1145 SAWGRASS CORPORATE PKWY
SUNRISE, FL 33323

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT **SW 12 STREET, PEMBROKE PINES, FL 33029** IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

FLA. STATUTES MAY REQUIRE US TO NOTIFY OTHER PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY SCHEDULED FOR SALE. IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN THIS PROPERTY, PLEASE DISREGARD THIS NOTICE.

PAYMENT MUST BE MADE IN CASH, MONEY ORDER OR CASHIER'S CHECK; PERSONAL OR BUSINESS CHECKS ARE NOT ACCEPTED.

AMOUNTS SHOWN BELOW ARE ESTIMATED AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.

MAKE CASHIER'S CHECK OR MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

- * Estimated Amount due if paid by October 30, 2020\$14,803.44
- Or
- * Estimated Amount due if paid by November 17, 2020\$14,987.13

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON November 18, 2020 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORDS, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT
www.broward.org/recordstaxestreasury

DATE: October 1st, 2020
PROPERTY ID # 513923-01-0035 (TD # 45089)

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MIRABELLA PROPERTY OWNERS ASSOCIATION, INC. ("MASTER ASSOCIATION")
1145 SAWGRASS CORPORATE PARKWAY
SUNRISE, FL 33323

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT **SW 12 STREET, PEMBROKE PINES, FL 33029** IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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DATE: October 1st, 2020
PROPERTY ID # 513923-01-0035 (TD # 45089)

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BAKALAR & EICHNER, P.A., REGISTERED AGENT O/B/O MIRABELLA PROPERTY OWNERS ASSOCIATION, INC. ("MASTER ASSOCIATION")
150 SOUTH PINE ISLAND ROAD SUITE 540
PLANTATION, FL 33324

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT **SW 12 STREET, PEMBROKE PINES, FL 33029** IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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DATE: October 1st, 2020
PROPERTY ID # 513923-01-0035 (TD # 45089)

WARNING

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ESTATES OF SWAN LAKE CORP.
6917 COLLINS AVENUE
MIAMI BACH, FL 33141

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT **SW 12 STREET, PEMBROKE PINES, FL 33029** IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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DATE: October 1st, 2020
PROPERTY ID # 513923-01-0035 (TD # 45089)

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MIRABELLA 26 LLC
20500 WEST DIXIE HIGHWAY
AVENTURA, FL 33180

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DATE: October 1st, 2020
PROPERTY ID # 513923-01-0035 (TD # 45089)

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CITY OF PEMBROKE PINES
CITY ATTORNEY'S OFFICE
601 CITY CENTER WAY
PEMBROKE PINES, FL 33025

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT
www.broward.org/recordstaxestreasury

DATE: October 1st, 2020
PROPERTY ID # 513923-01-0035 (TD # 45089)

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EC-SHERIDAN LAKE LLC
400 GALLERIA PKWY #1450
ATLANTA, GA 30339

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT
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DATE: October 1st, 2020
PROPERTY ID # 513923-01-0035 (TD # 45089)

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RAJA INVESTMENTS INC
6188 MIRAMAR PKWY
MIRAMAR, FL 33023

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT **SW 12 STREET, PEMBROKE PINES, FL 33029** IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

FLA. STATUTES MAY REQUIRE US TO NOTIFY OTHER PROPERTY OWNERS WHO LIVE AROUND THE PROPERTY SCHEDULED FOR SALE. IF YOU DO NOT OWN OR HAVE LEGAL INTEREST IN THIS PROPERTY, PLEASE DISREGARD THIS NOTICE.

PAYMENT MUST BE MADE IN CASH, MONEY ORDER OR CASHIER'S CHECK; PERSONAL OR BUSINESS CHECKS ARE NOT ACCEPTED.

AMOUNTS SHOWN BELOW ARE *ESTIMATED* AMOUNTS DUE WHICH MAY BE SUBJECT TO ADDITIONAL FEES. PLEASE CALL (954) 357-5374 FOR THE CORRECT AMOUNT DUE PRIOR TO SUBMITTING ANY PAYMENT TO REDEEM UNPAID TAXES AND REMOVE THE PROPERTY FROM AUCTION.

MAKE CASHIER'S CHECK OR MONEY ORDER PAYABLE TO: BROWARD COUNTY TAX COLLECTOR

- * Estimated Amount due if paid by October 30, 2020\$14,803.44
Or
- * Estimated Amount due if paid by November 17, 2020\$14,987.13

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON November 18, 2020 UNLESS ALL BACK TAXES ARE PAID PRIOR TO AUCTION.

TO MAKE PAYMENT, OR TO RECEIVE FURTHER INFORMATION, CONTACT THE RECORDS, TAXES & TREASURY DIVISION, TAX DEED SECTION, 115 S. ANDREWS AVENUE ROOM #A-100, FORT LAUDERDALE, FLORIDA 33301-1895. PHONE: (954) 357-5374

FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT
www.broward.org/recordstaxestreasury

DATE: October 1st, 2020
PROPERTY ID # 513923-01-0035 (TD # 45089)

WARNING

PROPERTY IN WHICH YOU ARE INTERESTED IS LISTED IN THE ENCLOSED NOTICE

WINDMILL RESERVE HO ASSN INC
%NEXTGEN MANAGEMENT LLC
1079 SHOTGUN RD
SUNRISE, FL 33326-1911

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT **SW 12 STREET, PEMBROKE PINES, FL 33029** IS BEING SCHEDULED FOR TAX DEED AUCTION. ONCE THE PROPERTY IS SOLD, UNPAID TAXES CAN NO LONGER BE REDEEMED. OTHER TAX YEARS MAY BE OWED BUT NOT INCLUDED IN THE AMOUNT BELOW, PLEASE CALL FOR MORE INFORMATION.

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT
www.broward.org/recordstaxestreasury

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Extra Services & Fees (check box, add fee as appropriate)

- | | | |
|--|----|-------|
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ | _____ |
| <input type="checkbox"/> Return Receipt (electronic) | \$ | _____ |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ | _____ |
| <input type="checkbox"/> Adult Signature Required | \$ | _____ |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ | _____ |

Postmark
Here

Postage

\$

Total Postage and

TD 45089 NOVEMBER 2020 WARNING

\$

Sent To

CITY OF PEMBROKE PINES
CITY ATTORNEY'S OFFICE
601 CITY CENTER WAY
PEMBROKE PINES, FL 33025

Street and Apt. No.

City, State, ZIP+4

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7019 1640 0001 2317 6916

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 Return Receipt (hardcopy) \$ _____
 Return Receipt (electronic) \$ _____
 Certified Mail Restricted Delivery \$ _____
 Adult Signature Required \$ _____
 Adult Signature Restricted Delivery \$ _____

Postmark
Here

Postage
\$ _____

Total Postage and **TD 45089 NOVEMBER 2020 WARNING**

Sent To

MIRABELLA PROPERTY
OWNERS ASSN INC

Street and Apt. No.

1145 SAWGRASS CORPORATE PKWY
SUNRISE, FL 33323

City, State, ZIP+4

7019 1640 0001 2317 6923

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|--|----------|
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ _____ |
| <input type="checkbox"/> Return Receipt (electronic) | \$ _____ |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ _____ |
| <input type="checkbox"/> Adult Signature Required | \$ _____ |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ _____ |

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Postage

\$ _____

Total Postage and

\$ _____

Sent To

Street and Apt. No.

City, State, ZIP+4®

TD 45089 NOVEMBER 2020 WARNING
MIRABELLA PROPERTY OWNERS
ASSOCIATION, INC. ("MASTER ASSOCIATION")
1145 SAWGRASS CORPORATE PARKWAY
SUNRISE, FL 33323

0869 2722 7000 049T 6702

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Extra Services & Fees (check box, add fee as appropriate)

- | | | |
|--|----|-------|
| <input type="checkbox"/> Return Receipt (hardcopy) | \$ | _____ |
| <input type="checkbox"/> Return Receipt (electronic) | \$ | _____ |
| <input type="checkbox"/> Certified Mail Restricted Delivery | \$ | _____ |
| <input type="checkbox"/> Adult Signature Required | \$ | _____ |
| <input type="checkbox"/> Adult Signature Restricted Delivery | \$ | _____ |

Postmark
Here

Postage

\$

Total Postage and

TD 45089 NOVEMBER 2020 WARNING

Sent To

BAKALAR & EICHNER, P.A., REGISTERED AGENT

Street and Apt. N

O/B/O MIRABELLA PROPERTY OWNERS

City, State, ZIP+4

ASSOCIATION, INC. ("MASTER ASSOCIATION")

150 SOUTH PINE ISLAND ROAD SUITE 540

PLANTATION, FL 33324

2469 27E2 T000 049T 6TD2

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Certified Mail Fee	
\$	
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$ _____
<input type="checkbox"/> Return Receipt (electronic)	\$ _____
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ _____
<input type="checkbox"/> Adult Signature Required	\$ _____
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ _____

Postmark
Here

Postage	
\$	
Total Postage and Fees	
\$	

Sent To _____
Street and Apt. N _____
City, State, ZIP+4 _____

TD 45089 NOVEMBER 2020 WARNING
MIRABELLA 26 LLC
20500 WEST DIXIE HIGHWAY
AVENTURA, FL 33180

7019 1640 0001 2317 6954

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Certified Mail Fee

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Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$ _____
- Return Receipt (electronic) \$ _____
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

Postmark
Here

Postage

\$

Total Postage and

\$

Sent To

Street and Apt. N

City, State, ZIP+4

TD 45089 NOVEMBER 2020 WARNING
ESTATES OF SWAN LAKE CORP.
6917 COLLINS AVENUE
MIAMI BACH, FL 33141

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

7019 1640 0001 2317 6961

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Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$ _____
- Return Receipt (electronic) \$ _____
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

Postmark
Here

Postage

\$

Total Postage a

\$

Sent To

Street and Apt. #

City, State, ZIP+

TD 45089 NOVEMBER 2020 WARNING
RAJA INVESTMENTS INC
6188 MIRAMAR PKWY
MIRAMAR, FL 33023

7019 1640 0001 2317 6978

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Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$ _____
- Return Receipt (electronic) \$ _____
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

Postmark
Here

Postage

\$

Total Postage and

TD 45089 NOVEMBER 2020 WARNING

\$

Sent To

WINDMILL RESERVE HO ASSN INC
%NEXTGEN MANAGEMENT LLC
1079 SHOTGUN RD
SUNRISE, FL 33326-1911

Street and Apt. No.

City, State, ZIP+4

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

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Certified Mail Fee

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Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$ _____
- Return Receipt (electronic) \$ _____
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

Postmark
Here

Postage

\$

Total Postage :

\$

Sent To

Street and Apt.

City, State, ZIP

TD 45089 NOVEMBER 2020 WARNING

EC-SHERIDAN LAKE LLC
400 GALLERIA PKWY #1450
ATLANTA, GA 30339

7019 1640 0001 2317 6992

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TD 45089 NOVEMBER 2020 WARNING
 CITY OF PEMBROKE PINES
 CITY ATTORNEY'S OFFICE
 601 CITY CENTER WAY
 PEMBROKE PINES, FL 33025



9590 9402 4397 8248 8378 69

7019 1640 0001 2317 6916

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *2541 019* Agent
 Addressee

B. Received by (Printed Name)

HEMU

C. Date of Delivery

10/5/20

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail™ | |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) | |

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

TD 45089 NOVEMBER 2020 WARNING
 RAJA INVESTMENTS INC
 6188 MIRAMAR PKWY
 MIRAMAR, FL 33023



9590 9402 4397 8248 8379 06

2. 7019 1640 0001 2317 6978

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from Item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery

- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Restricted Delivery (over \$500)