

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

PROPERTY INFORMATION REPORT

ORDER DATE: 11/30/2021

REPORT EFFECTIVE DATE: 20 YEARS UP TO 11/18/2021

CERTIFICATE # 2018-16037

ACCOUNT # 514120270021

ALTERNATE KEY # 642720

TAX DEED APPLICATION # 48222

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:

THE WALDMAN PLAT 153-35 B POR PAR B DESC AS:COMM MOST SW COR PAR B,N 242.17 TO POB,N 62.7 W 12,N 157,NE 180.40,N 505.03, NE 42.36,E 170.67,S 225.82, W 26.91,S 104.76,W 6.14,S 165.10 E 7.96,S 87.75,S 28.87,E 17.76 SE 160.03,NE 11.09,S 161.40 W 216.30 TO POB,LESS OR 47003/1153 & LESS OR 42609/1798 AKA:PAR 1 OF PAR B,LESS OR 42609/1798, LESS MIRABELLA PLAZA COMM CONDO K/A ENTRANCE PARCEL

**Report includes the abbreviated legal description from the Property Appraiser due to no documents found in the Official Records of Broward County containing a full legal description for this property.

PROPERTY ADDRESS: 2351 PALM AVENUE, MIRAMAR FL 33025

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

Instrument: 114390982

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.)

MORTGAGE HOLDER OF RECORD:

None found.

LIENHOLDERS AND OTHER INTERESTED PARTIES OF RECORD:

TLOA OF FLORIDA LLC

CAPITOL ONE BANK, C/O TLOA HOLDINGS, LLC

PO BOX 54077

NEW ORLEANS, LA 70154-4077 (Tax Deed Applicant)

PROPERTY INFORMATION REPORT – CONTINUED

PARCEL IDENTIFICATION NUMBER: 5141 20 27 0021

CURRENT ASSESSED VALUE: \$121,000

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:

Merger	OR: 30529, Page: 1117
Warranty Deed (Deed out of Developer)	OR: 34708, Page: 1692
Warranty Deed (This document references a Mortgage at 34708-1840, however release for mortgage was found at 43996-1288 in the Official Records for Broward.)	OR: 36114, Page: 1066
Satisfaction	OR: 43996, Page: 1288
Certificate of Title	OR: 47872, Page: 1090
Certificate of Title	OR: 50104, Page: 678
Warranty Deed	Instrument: 113037178

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.

Scott Heichel

Title Examiner



Site Address	2351 PALM AVENUE, MIRAMAR FL 33025	ID #	5141 20 27 0021
Property Owner	MIRABELLA PROPERTY OWNERS ASSN INC	Millage	2713
Mailing Address	1145 SAWGRASS CORPORATE PKWY SUNRISE FL 33323	Use	10
Abbr Legal Description	THE WALDMAN PLAT 153-35 B POR PAR B DESC AS:COMM MOST SW COR PAR B,N 242.17 TO POB,N 62.7 W 12,N 157,NE 180.40,N 505.03, NE 42.36,E 170.67,S 225.82, W 26.91,S 104.76,W 6.14,S 165.10 E 7.96,S 87.75,S 28.87,E 17.76 SE 160.03,NE 11.09,S 161.40 W 216.30 TO POB,LESS OR 47003/1153 & LESS OR 42609/1798 AKA:PAR 1 OF PAR B,LESS OR 42609/1798, LESS MIRABELLA PLAZA COMM CONDO K/A ENTRANCE PARCEL		

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
2021	\$5,000	\$116,000	\$121,000	\$121,000	
2020	\$5,000	\$116,000	\$121,000	\$121,000	\$4,625.75
2019	\$5,000	\$116,000	\$121,000	\$121,000	\$4,656.26

2021 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$121,000	\$121,000	\$121,000	\$121,000
Portability	0	0	0	0
Assessed/SOH	\$121,000	\$121,000	\$121,000	\$121,000
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	\$121,000	\$121,000	\$121,000	\$121,000

Sales History			
Date	Type	Price	Book/Page or CIN
5/17/2017	QC*-T	\$100	114390982
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

Land Calculations		
Price	Factor	Type
\$0.51	9,802	SF
Adj. Bldg. S.F. (Card, Sketch)		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
27			2K			MM		
V			2K					
1			.23			20.68		

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

CERTIFICATE OF MAILING NOTICES

Tax Deed #48222

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 March 2022, 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:

MIRABELLA PROPERTY
OWNERS ASSOCIATION, INC.
1145 SAWGRASS CORPORATE
PARKWAY
SUNRISE, FL 33323

MIRABELLA PROPERTY
OWNERS ASSOCIATION, INC.
(MASTER ASSOCIATION)
1145 SAWGRASS CORP PKWY
SUNRISE, FL 33323

BAKALAR & EICHNER, P.A., REG
AGENT O/B/O MIRABELLA
PROPERTY OWNERS ASSOC,
INC. ("MASTER ASSOCIATION")
150 S PINE ISLAND RD STE 540
PLANTATION, FL 33324

*2351 PALM AVE LLC
%UPCHURCH MANAGEMENT
1439 S POMPANO PKWY #300
POMPANO BCH, FL 33069-4331

*LINDENWOLD INVESTMENT
LLC
9200 S DADELAND BLVD STE
508
MIAMI, FL 33156-2713

*MIRABELLA TOWNHOME ASSN
INC
% MIAMI MGMT INC
1145 SAWGRASS CORPORATE
PKWY
SUNRISE, FL 33323-2847

BAKALAR, SUSAN P
12472 W ATLANTIC BLVD
CORAL SPRINGS, FL 33071-
4086

CITY OF MIRAMAR
DOUGLAS R GONZALES
200 E BROWARD BLVD STE
1900
FT LAUDERDALE, FL 33301-
1949

CITY OF MIRAMAR
UTILITY BILLING SECTION
2300 CIVIC CENTER PL
MIRAMAR, FL 33025-6577

MIRABELLA PROPERTY
OWNERS ASSN INC
2351 PALM AVE
MIRAMAR, FL 33025

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 March 2022 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 # 117868332
Recorded 01/14/22 at 12:02 PM
Broward County Commission
1 Page(s)
#1

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

NOTICE OF APPLICATION FOR TAX DEED NUMBER 48222

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: 514120-27-0021
Certificate Number: 16037
Date of Issuance: 05/23/2019
Certificate Holder: TLOA OF FLORIDA LLC
Description of Property: THE WALDMAN PLAT 153-35 B
POR PAR B DESC AS:COMM MOST SW
COR PAR B,N 242.17 TO POB,N 62.7
See Additional Legal on Tax Roll
Name in which assessed: MIRABELLA PROPERTY OWNERS ASSN INC
Legal Titleholders: MIRABELLA PROPERTY OWNERS
ASSN INC
1145 SAWGRASS CORPORATE PKWY
SUNRISE, FL 33323

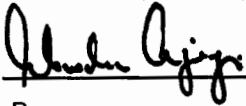
All of said property being in the County of Broward, State of Florida.

Unless such certificate shall be redeemed according to law the property described in such certificate will be sold to the highest bidder on the 20th day of April, 2022. 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 3rd day of January, 2022.

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: 03/17/2022, 03/24/2022, 03/31/2022 & 04/07/2022
Minimum Bid: 28745.88

Broward County, Florida

RECORDS, TAXES & TREASURY DIVISION/TAX DEED SECTION

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COR PAR B,N 242.17 TO POB,N 62.7
See Additional Legal on Tax Roll

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

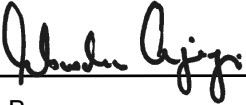
All of said property being in the County of Broward, State of Florida.

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

Dated this 10th day of January, 2022.

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: 03/17/2022, 03/24/2022, 03/31/2022 & 04/07/2022
Minimum Bid: 29130.88

BROWARD

STATE OF FLORIDA
COUNTY OF BROWARD:

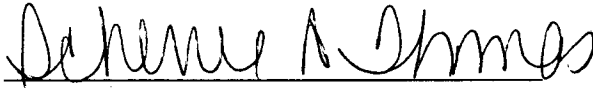
Before the undersigned authority personally appeared SCHERRIE A. THOMAS, who on oath says that he or she is the LEGAL CLERK, of the Broward Daily Business Review f/ k/a Broward Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Fort Lauderdale, in Broward County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

48222
NOTICE OF APPLICATION FOR TAX DEED
CERTIFICATE NUMBER: 16037

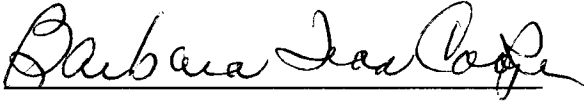
in the XXXX Court,
was published in said newspaper by print in the issues of
and/or by publication on the newspaper's website, if
authorized, on

03/17/2022 03/24/2022 03/31/2022 04/07/2022

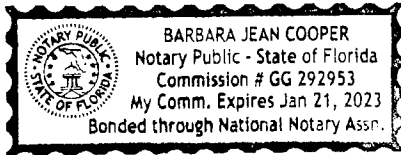
Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.



Sworn to and subscribed before me this
7 day of APRIL, A.D. 2022



(SEAL)
SCHERRIE A. THOMAS personally known to me



**Broward County, Florida
RECORDS, TAXES & TREASURY
DIVISION/TAX DEED SECTION
NOTICE OF APPLICATION FOR
TAX DEED NUMBER 48222**

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POR PAR B DESC AS: COMM
MOST SW
COR PAR B, N 242.17 TO POB,
N 62.7

See Additional Legal on Tax Roll
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.

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broward.deedauction.net
*Pre-registration is required to bid.
Dated this 10th day of January, 2022.

Bertha Henry
County Administrator
RECORDS, TAXES, AND
TREASURY DIVISION

(Seal)
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.

Minimum Bid: 29130.88
401-314
3/17-24-31 4/7 22-02/0000583255B

BROWARD COUNTY SHERIFF'S OFFICE
2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 22010407

Broward County, FL VS Mirabella Property Owners Assn Inc

RETURN OF SERVICE



Court Case # TD 48222

Hearing Date:04/20/2022

Received by CCN

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Mirabella Property Owners Assn Inc 2351 Palm Avenue Miramar FL 33025**

Served:

Not Served:

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

Date: 03/04/2022 Time: 2:28 PM

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: Served Assistant Manager of McDonalds Dario Alvarado 49 YO LM 5'8 250 LBS

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 #			Judgment Date	n/a
Check #			Judgment Amount	\$0.00
Service Fee	\$0.00		Current Interest Rate	0.00%
On Account	\$0.00		Interest Amount	\$0.00
Quantity			Liquidation Fee	\$0.00
Original	2		Sheriff's Fees	\$0.00
Services	2		Sheriff's Cost	\$0.00
			Total Amount	\$0.00

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 514120-27-0021 (TD #48222)

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 March 31, 2022\$24,044.43

Or

* Amount due if paid by April 19, 2022\$24,348.98

*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 April 20, 2022, 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
2351 PALM AVE
MIRAMAR, FL 33025

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

BROWARD COUNTY SHERIFF'S OFFICE

2601 West Broward Blvd Fort Lauderdale, Florida 33312

Sheriff # 22010407

Broward County, FL VS Mirabella Property Owners Assn Inc

RETURN OF SERVICE



Court Case # TD 48222

Hearing Date:04/20/2022

Received by CCN 17233

03/04/2022 11:54 AM

Type of Writ: Tax Sale - Broward

Court: County / Broward FL

Serve: **Mirabella Property Owners Assn Inc 1145 Sawgrass Corporate Parkway Sunrise FL 33323**

Served:



Not Served:



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

Date: 03/07/2022 Time: 11:10 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:

SUBSTITUTE SERVICE

To / :

At the defendant's usual place of abode on "any person residing therein 15 years of age or older", in accordance with F.S. 48.031(1)(a); or to the defendant's spouse at a location in accordance with F.S.48.031(2)(a); or to the person in charge of the defendant's business in accordance with F.S 48.031(2)(b), after two or more attempts to serve the defendant have been made at the place of business.

COMMENTS: Served receptionist Jackie and Miami Management Inc., B/F, brown hair, brown eyes, approx. 45-50 years old, medium build.

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: *Vernika Rodriguez* 17233

D.S.

V. Rodriguez, #17233

RECEIPT INFORMATION		EXECUTION COSTS	DEMAND/LEVY INFORMATION	
Receipt #			Judgment Date	n/a
Check #			Judgment Amount	\$0.00
Service Fee	\$0.00		Current Interest Rate	0.00%
On Account	\$0.00		Interest Amount	\$0.00
Quantity			Liquidation Fee	\$0.00
Original	2		Sheriff's Fees	\$0.00
Services	2		Sheriff's Cost	\$0.00
			Total Amount	\$0.00

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION
PROPERTY ID # 514120-27-0021 (TD # 48222)

WARNING

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

ORIGINAL DOCUMENT

NOTE

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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!**

SEARCHED
SERIALIZED
INDEXED
MAY 1 2022
CLERK OF COUNTY COURT
FORT LAUDERDALE, FLORIDA



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

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

Hernandez, Laura

1145 SAWGRASS CORPORATE PARKWAY
SUNRISE, FL 33323

Title Secretary, Treasurer

Robles, Laura
1145 SAWGRASS CORPORATE PARKWAY
SUNRISE, FL 33323

Title VP

Mester, William
1145 SAWGRASS CORPORATE PARKWAY
SUNRISE, FL 33323

Annual Reports

Report Year	Filed Date
2019	04/26/2019
2020	04/23/2020
2021	03/30/2021

Document Images

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12/13/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
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05/31/2006 -- Amended/Restated Article/NC	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](#)

**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

Brittanie Moore
Print Name: Brittanie 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.

This instrument prepared by:
Robert Lee Shapiro, Esquire
ROBERT LEE SHAPIRO, P.A.
2401 PGA Boulevard, Suite 272
Palm Beach Gardens, FL 33410

PARCEL IDENTIFICATION #: 1120-27-0010 and 1120-27-0020

WARRANTY DEED

THIS INDENTURE, made this 5th day of March, 2003, between W.X. REALTY, L.P., a Delaware limited partnership, successor by merger to W.X. REALTY CORP., a Delaware corporation, successor by merger to W.X. Properties, Inc., a Florida corporation, 580 West Germantown Pike, Suite 200, Plymouth Meeting, Pennsylvania 19462 ("Grantor"), and MIRAMAR NO. 1, L.L.C., a Florida limited liability company, whose post office address is 6400 Congress Avenue, Suite 2000, Boca Raton, Florida 33487 ("Grantee").

W I T N E S S E T H:

That said Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, all of Grantor's interest in the following described land (the "Property"), situate lying and being in Broward County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

SUBJECT TO:

1. Zoning, restrictions, prohibitions and other requirements imposed by governmental authorities.
2. Matters appearing on the plat or otherwise common to the subdivision.
3. Utility and other easements of record.
4. The matters described on Exhibit "B" attached hereto and made a part hereof.

And the Grantor hereby covenants with said Grantee that it is lawfully seized of the Property in fee simple, that it has good right and lawful authority

⑦

to sell and convey the Property; and that Grantor does hereby fully warrant the title to the Property, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

SIGNED AND SEALED
IN THE PRESENCE OF:

Witnesses:

W. X. REALTY, L.P., a Delaware limited partnership
By: W. X. Realty, LLC, its general partner
By: Montgomery CV Realty L.P., its sole member
By: CV GP L.P., its general partner
By: CV GP LLC, its general partner
By: Kramont Operating Partnership, L.P., its sole member
By: Kramont Realty Trust, its general partner

Basil S. Donnelly
Print Name: Basil S. Donnelly
Macy Gannon
Print Name: MACY GANNON

By: *Louis P. Meshon, Sr.*
Louis P. Meshon, Sr., President

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF MONTGOMERY

4th The foregoing instrument was sworn to and acknowledged before me this day of March, 2003, by Louis P. Meshon, Sr., President of Kramont Realty Trust, general partner of Kramont Operating Partnership, L.P., sole member of CV GP LLC, general partner of CV GP L.P., general partner of Montgomery CV Realty L.P., sole member of W.X. REALTY, LLC, general partner of W.X. REALTY, L.P., a Delaware limited partnership, on behalf of the partnership. He is personally known to me or who has produced NA as identification.

Virginia D. Fischer
Notary Public
Virginia D. Fischer
(Name - Please print, type or stamp)

Comm. Exp. Date

Notarial Seal
Virginia D. Fischer, Notary Public
Plymouth Twp., Montgomery County
My Commission Expires July 5, 2004
Member, Pennsylvania Association of Notaries

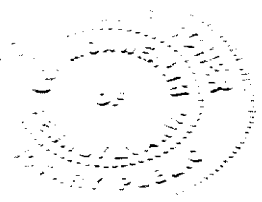


EXHIBIT "A"**COMMERCIAL & COMMON LEGAL DESCRIPTION****LAND DESCRIPTION: PARCEL "A"**

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°49'54" 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 334.53 feet; Thence South 87°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°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°49'54" 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 59.98 feet to the POINT OF BEGINNING; Thence continue South 85°22'14" East, a distance of 40.74 feet; Thence North 87°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°07'28" East, a distance of 293.70 feet; Thence South 87°52'32" West, a distance of 228.97 feet; Thence North 02°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°46'54" East, along the South Boundary line of said Parcel "A", a distance of 533.53 feet; Thence North 00°41'49" East, a distance of 139.93 feet; Thence South 87°52'32" West, a distance of 192.07 feet; Thence North 47°07'28" West, a distance of 35.87 feet; Thence North 02°07'28" West, a distance of 212.64 feet; Thence South 87°52'32" West, a distance of 110.69 feet; Thence South 02°07'28" East, a distance of 29.50 feet; Thence South 87°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°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 AND CONTAINING 284,035 SQUARE FEET (6.520 ACRES) MORE OR LESS.

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°01'46" West, a distance of 304.87 feet; Thence South 87°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°01'46" West, a distance of 157.00 feet; Thence North 01°47'05" East, a distance of 180.40 feet; Thence North 02°01'46" West, a distance of 505.53 feet; Thence North 42°52'57" East, a distance of 42.36 feet; Thence South 87°47'05" West, a distance of 170.67 feet; Thence South 02°07'28" East, a distance of 225.82 feet; Thence South 87°52'32" West, a distance of 26.91 feet; Thence South 06°18'39" East, a distance of 104.76 feet; Thence South 78°39'39" West, a distance of 6.14 feet; Thence South 02°07'28" East, a distance of 165.10 feet; Thence South 86°57'42" East, a distance of 7.96 feet; Thence South 02°27'14" West, a distance of 87.75 feet; Thence South 02°07'28" East, a distance of 28.87 feet; Thence North 87°52'32" East, a distance of 17.76 feet; Thence South 02°07'28" East, a distance of 160.03 feet; Thence North 88°11'29" East, a distance of 11.09 feet; Thence South 05°34'35" East, a distance of 161.40 feet; Thence North 87°53'51" East, a distance of 17.08 feet; Thence South 02°07'15" East, a distance of 5.00 feet; Thence North 87°52'44" East, a distance of 39.37 feet; Thence South 02°07'28" East, a distance of 47.14 feet; Thence South 30°51'15" East, a distance of 15.81 feet; Thence North 87°52'32" East, a distance of 8.52 feet; Thence South 02°07'28" East, a distance of 213.48 feet; Thence North 84°47'49" West, a distance of 53.31 feet; Thence South 87°47'12" West, a distance of 206.35 feet; Thence North 47°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°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°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 194.43 feet; Thence North 02°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°47'46" and an arc distance of 51.80 feet to a point of tangency; Thence North 86°55'14" West, a distance of 113.18 feet; Thence North 02°07'28" West, a distance of 113.63 feet; Thence North 78°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°42'44" and an arc distance of 57.59 feet to a point of tangency; Thence North 07°03'03" West, a distance of 77.36 feet; Thence North 87°52'32" East, a distance of 195.12 feet; Thence South 06°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°00'00" and an arc distance of 17.28 feet to a point of tangency; Thence South 86°13'10" East, a distance of 137.79 feet; to a point on the East Boundary of said Parcel "B"; Thence South 02°01'46" East, along said East Boundary line, a distance of 136.57 feet; Thence South 34°13'27" West, a distance of 144.93 feet; Thence South 09°00'00" East, a distance of 253.00 feet; Thence North 87°58'14" East, a distance of 55.00 feet; Thence South 02°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°47'12" West, a distance of 149.97 feet to the POINT OF BEGINNING; Thence continue South 87°47'12" West, a distance of 161.02 feet; Thence North 86°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°07'28" West, a distance of 28.71 feet; Thence North 87°52'32" East, a distance

of 208.64 feet; Thence South 02°12'48" East, a distance of 33.50 feet to the POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA AND CONTAINING 459,549 SQUARE FEET (10.029 ACRES) MORE OR LESS.

**EXHIBIT "B"
EXCEPTIONS**

Taxes and assessments for the year 2003 and subsequent years.

Restrictions, Dedications and Easements as shown on the Plat of THE WALDMAN PLAT, recorded in Plat Book 153, Page 35.

Ordinance No. 88-49 recorded in Official Records Book 15795, Page 62.

Ordinance No. 91-6 recorded in Official Records Book 17946, Page 262.

Resolution No. 92-16 recorded in Official Records Book 18931, Page 978.

Bill of Sale for water lines from Vesta Vestra, Inc., to City of Miramar, recorded in Official Records Book 18690, Page 243.

Drainage Easement in favor of City of Miramar recorded in Official Records Book 17391, Page 299.

Utility and Access Easement in favor of City of Miramar recorded in Official Records Book 17391, Page 302.

Grant of Bicycle Path in favor of City of Miramar recorded in Official Records Book 17391, Page 305.

Grant of Utility and Access Easement in favor of City of Miramar recorded in Official Records Book 17391, Page 308.

Assignment of Developer Rights by The Waldman Corporation to W.X. Properties, Inc., a Florida corporation, recorded in Official Records Book 19292, Page 634.

Road Impact Agreement recorded in Official Records Book 19100, Page 667.

Traffic Signalization Agreement recorded in Official Records Book 20465, Page 879.

Installation of Required Improvements Agreement Relating to Waldman Plat recorded in Official Records Book 20465, Page 889.

Ordinance No. 03-06 recorded in Official Records Book 34260, Page 1494.

Park Agreement - Fee In Lieu Of Land Mirabella recorded in Official Records Book 34392, Page 1722.

Easement in favor of Southern Bell Telephone and Telegraph Company recorded in Official Records Book 17051, Page 917

Utility and Access Easement in favor of the City of Miramar recorded in Official Records Book 18516, Page 452.

Easement in favor of Hollywood Reclamation District recorded in Official Records Book 10110, Page 996.

The following matters as disclosed by Survey 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

Utility and Access Easement in favor of the City of Miami recorded in Official Records Book 18516, Page 447.

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 $87^{\circ}46'54''$ 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.

**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
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514120270022
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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.

[Remainder of Page Intentionally Blank]

[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

[Signature]
Witness Print Name: FREDDY BOULTON

By: [Signature]
Name: HARRY DORNBUSCH
Title: MANAGER

[Signature]
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

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

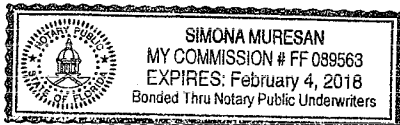


EXHIBIT "A"

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°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.

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°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°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°52'40" East along said West line, a distance of 42.36 feet; thence North 87°47'05" East along the North line of said Parcel "B", a distance of 170.67; thence South 02°07'28" East, a distance of 225.82 feet; thence South 87°52'32" West, a distance of 26.91 feet; thence South 06°18'39" East, a distance of 104.76 feet; thence South 78°39'39" West, a distance of 6.14 feet; thence South 02°07'28" East, a distance of 165.10 feet; thence South 86°57'42" East, a distance of 7.96 feet; thence South 02°27'14" West, a distance of 87.75 feet; thence South 02°07'28" East, a distance of 28.87 feet; thence North 87°52'32" East, a distance of 17.76 feet; thence South 02°07'28" East, a distance of 124.49 feet; thence South 88°15'20" West, a distance of 36.50 feet; thence South 00°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.

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

INBERIABANK
Plaintiff

CACE-12-029466

VS.

Division: 03

MIRABELLA COMMERCIAL LLC ; MIRABELLA PROPERTY OWNERS
ASSN INC
Defendant

Certificate of Title

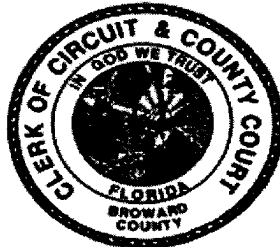
The undersigned, Howard C. Forman, Clerk of the Court, certifies that he executed and filed a certificate of sale in this action on July 09, 2013, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

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.

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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

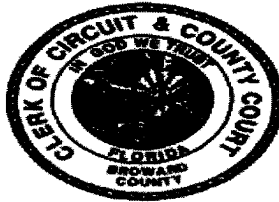
The undersigned, Howard C. Forman, Clerk of the Court, certifies that he executed and filed a certificate of sale in this action on April 07, 2011, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

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 47 degrees 07' 28" 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, 214.82 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 a 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 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.

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 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.

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 WESTERMOST 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 38.50 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 35.64 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 30,380 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 8.52 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.

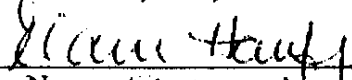
LYING IN THE CITY OF MIRAMAR, BROWARD COUNTY, FLORIDA,
CONTAINING 77,023 SQUARE FEET, 1.768 ACRES, MORE OR LESS.

SIXTH: A copy of the Agreement and Plan of Merger will be furnished by the surviving limited partnership, on request and without cost, to any partner of GRX REALTY, L.P. and to any person holding an interest in GRX REALTY CORP.

GRX REALTY, L.P.,
a Delaware Limited Partnership

By: GRX REALTY, LLC
General Partner

By: CV REIT, INC., its Sole Member

By: 
Name: Elaine Hault
Title: Vlt President

State of Florida



Department of State

I certify the attached is a true and correct copy of the Articles of Incorporation of W.X. PROPERTIES, INC., a corporation organized under the laws of the State of Florida, filed on January 10, 1992, as shown by the records of this office.

The document number of this corporation is V06028.

I further certify that said corporation merged on May 19, 2000, into W.X. REALTY CORP. a non-qualified Delaware corporation.

Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capitol, this the
Twenty-fourth day of May, 2000



CR2EO22 (1-99)



Katherine Harris

Katherine Harris
Secretary of State

ARTICLES OF INCORPORATION
OF
W.X. PROPERTIES, INC.

FILED
20 JUL 10 PM 12:15
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned hereby make, subscribe, acknowledge and file these Articles of Incorporation for the purpose of forming a corporation under the laws of the State of Florida:

ARTICLE I -- NAME

The name of the corporation shall be W.X. PROPERTIES, INC.

ARTICLE II -- DURATION

The corporation shall have perpetual existence.

ARTICLE III -- PURPOSE

The purpose of this corporation is engaging in any activity or business permitted under the laws of the United States or of this State.

ARTICLE IV -- CAPITAL STOCK

This corporation is authorized to issue one hundred (100) shares of capital stock with a par value of \$10.00 per share.

ARTICLE V -- INITIAL REGISTERED OFFICE AND MAILING ADDRESS

The street address in this state of the initial registered office and the mailing address of the corporation is c/o LEVY, KNEEN, BOYES, WIENER, GOLDSTEIN & KORNFIELD, P.A., 1400 Centrepark Blvd., Suite 1000, West Palm Beach, Florida, 33401.

ARTICLE VI -- REGISTERED AGENT

The name and address of the Corporation's Registered Agent is:

DAVID J. WIENER
LEVY, KNEEN, BOYES, WIENER,
GOLDSTEIN & KORNFIELD, P.A.
1400 Centrepark Blvd., Suite 1000
West Palm Beach, Florida 33401

ARTICLE VII -- INITIAL BOARD OF DIRECTORS

The initial Board of Directors shall consist of one (1) member. The number of directors may be increased or decreased from time to time by the By-Laws, but shall never be less than one (1). The name and address of the initial director is:

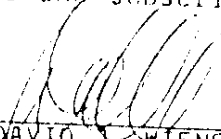
David J. Wiener

LEVY, KNEEN, BOYES, WIENER,
GOLDSTEIN & KORNFELD, P.A.
1400 Centrepark Blvd., #1000
West Palm Beach, Florida 33401

ARTICLE VIII -- INCORPORATORS

The name and address of the person signing these Articles
is: David J. Wiener, LEVY, KNEEN, BOYES, WIENER, GOLDSTEIN &
KORNFELD, P.A., 1400 Centrepark Blvd., Suite 1000, West Palm Beach,
Florida, 33401.

IN WITNESS WHEREOF, I have made and subscribed these Articles
this 8th day of January, 1992.

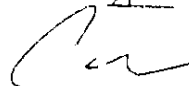


DAVID J. WIENER

STATE OF FLORIDA)
COUNTY OF PALM BEACH)SS.:

Before me personally appeared DAVID J. WIENER, to me well
known and known to me to be the person described in and who executed
the foregoing instrument, and acknowledged to and before me that he
executed said instrument for the purposes therein expressed.

1992 WITNESS my hand and official seal this 8th day of January,




NOTARY PUBLIC

My Commission Expires:
NOTARY PUBLIC, STATE OF FLORIDA,
MY COMMISSION EXPIRES, DEC. 18, 1992.
BONDED THIRD NOTARY PUBLIC UNDERWRITERS.

(NOTARIAL IMPRESSION SEAL)

I HEREBY ACCEPT THE DESIGNATION AS REGISTERED AGENT AS SET
FORTH IN THESE ARTICLES OF INCORPORATION.



DAVID J. WIENER

FILED

00 MAY 19 PM 3:24

DEPARTMENT OF STATE
TALLAHASSEE, FLORIDA

STATE OF FLORIDA

**ARTICLES OF MERGER
OF
W.X. PROPERTIES, INC.,
A FLORIDA CORPORATION
INTO
W.X. REALTY CORP.,
A DELAWARE CORPORATION**

Pursuant to Section 607.1107 of the Florida Business Corporation Act, the undersigned corporations adopt the following Articles of Merger:

FIRST: The plan of merger is as follows:

(1) W.X. Properties, Inc., a Florida corporation ("Florida Corporation") shall be merged, in accordance with Section 607.1107 of the Florida Business Corporation Act and Section 252 of the General Corporation Law of the State of Delaware, with and into W.X. Realty Corp., a Delaware corporation ("the "Company"), which shall be the surviving corporation (the "Merger"). The Company, as such surviving corporation, is referred to herein as the "Surviving Corporation".

(2) At the Effective Time (which shall be such time as these Articles of Merger are filed with the Department of State of Florida), by virtue of the Merger and without any action on the part of the sole stockholder of the Florida Corporation, each issued and outstanding share of common stock, par value \$0.01 per share, of the Florida Corporation ("Florida Corporation Common Stock") shall be converted into one share of common stock, par value \$0.01 per share, of the Surviving Corporation.

(3) The articles of incorporation of the Company, as in effect immediately prior to the Effective Date of the Merger, shall be the articles of incorporation of the Surviving Corporation unless and until the same shall be amended in accordance with the General Corporation Law of the State of Delaware and such articles of incorporation.

SECOND: The Merger shall be effective upon the filing of these Articles of Merger with the Department of State of the State of Florida and the filing of the Certificate of Merger with the Secretary of State of the State of Delaware.

THIRD: The plan of merger was adopted by the Board of Directors of the Delaware Corporation on May 15, 2000 and was adopted by the Board of Directors and

the sole Shareholder of the Florida Corporation on May 15, 2000, Approval of the Merger of the shareholders of the Delaware Corporation was not required.

Signed this 17th day of May, 2000.

W.X. PROPERTIES, INC., a Florida corporation

By: Elaine Haupt
print name Elaine Haupt
its Vice President

W.X. REALTY CORP., a Delaware corporation

By: Elaine Haupt
print name Elaine Haupt
its Vice President

State of Delaware

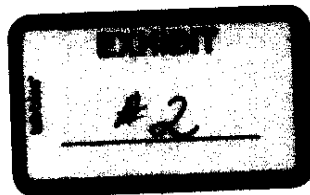
Office of the Secretary of State

I, EDWARD J. FREEL, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF MERGER, WHICH MERGES:

"W.X. REALTY CORP.", A DELAWARE CORPORATION,

WITH AND INTO "W.X. REALTY, L.P." UNDER THE NAME OF "W.X. REALTY, L.P.", A LIMITED PARTNERSHIP ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF DELAWARE, AS RECEIVED AND FILED IN THIS OFFICE THE TWENTY-SECOND DAY OF MAY, A.D. 2000, AT 9 O'CLOCK A.M.

A FILED COPY OF THIS CERTIFICATE HAS BEEN FORWARDED TO THE NEW CASTLE COUNTY RECORDER OF DEEDS.



Edward J. Freel

Edward J. Freel, Secretary of State

3231775 8100M

0451062

001257704

AUTHENTICATION:

05-22-00

DATE:

**CERTIFICATE OF MERGER
OF W.X. REALTY, CORP. INTO
W.X. REALTY, L.P.
Dated: May 19, 2000**

The undersigned limited partnership formed and existing under and by virtue of the Delaware Revised Uniform Limited Partnership Act, 6 *Del. C. § 17-101, et seq.* (the "Act"),

DOES HEREBY CERTIFY:

FIRST: The Name and jurisdiction of formation or organization of each of the constituent entities which is to merge are as follows:

<u>Name</u>	<u>Jurisdiction of Formation or Organization</u>
W.X. REALTY CORP.	Delaware
W.X. REALTY, L.P.	Delaware

SECOND: An Agreement and Plan of Merger has been approved, adopted, certified, executed and acknowledged in accordance with Section 263(c) and Section 228 of the General Corporation Law of the State of Delaware, 8 *Del. C. § 101, et seq.* and in accordance with Section 17-211 of the Act by (i) W.X. REALTY CORP. and (ii) W.X. REALTY, L.P.

THIRD: The name of the surviving Delaware limited partnership is W.X. REALTY, L.P.

FOURTH: The merger of W.X. REALTY CORP. into W.X. REALTY, L.P. shall be effective upon the filing of this Certificate of Merger with the Secretary of State of the State of Delaware.

FIFTH: The executed Agreement and Plan of Merger is on file at the principal place of business of the surviving limited partnership. The address of the principal place of business of the surviving limited partnership is: 100 Century Boulevard, West Palm Beach, Florida 33417.

SIXTH: A copy of the Agreement and Plan of Merger will be furnished by the surviving limited partnership, on request and without cost, to any partner of W.X. REALTY, L.P. and to any person holding an interest in W.X. REALTY CORP.

W.X. REALTY, L.P.,
a Delaware Limited Partnership

By: W.X. REALTY, LLC
General Partner

By: CV REIT, INC., its Sole Member

By: *E. Louis Hertz*
Name: E. Louis Hertz
Title: Vice President

This instrument was prepared by:
Malika Khan
BankAtlantic
2100 W. Cypress Creek Road
FT. Lauderdale, Florida 33309
Loan No: 00010071017-00001

SATISFACTION OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS:

That BankAtlantic, a corporation existing under the laws of the State of Florida, the owner and holder of a certain mortgage executed by MIRAMAR NO. 1, L.L.C., a Florida limited liability company bearing date the 5th day of March, 2003 and recorded March 07, 2003, in Official Records Book 34708, Pages 1840-1876, in the Office of the Clerk of the Circuit Court of Broward County, State of Florida, securing that certain note in the principal sum of Five Million Ninety- Four Thousand Fifty and 00/100 Dollars (\$5,094,050.00) and certain promises and obligations set forth in said mortgage deed, upon the property situate in said State and County described as follows, to wit:

PROPERTIES AS DESCRIBED IN SAID MORTGAGE

THIS RELEASE SHALL ALSO SERVE TO RELEASE THE FOLLOWING LOAN DOCUMENTS.

1. ASSIGNMENT OF RENTS, LEASES AND DEPOSITS recorded March 07, 2003 in Official Records Book 34708 Pages 1877-1889 of the Public Records of Broward County, Florida.
2. UCC-1 FINANCING STATEMENT recorded March 07, 2003 in Official Records Book 34708, Pages 1890-1897 of the Public Records of Broward County, Florida.
3. RECEIPT FOR FUTURE ADVANCE AND MORTGAGE MODIFICATION AGREEMENT recorded November 08, 2005 in Official Records Book 40859 Pages 1576-1588 of the Public Records of Broward County, Florida.

BankAtlantic, hereby acknowledges full payment and satisfaction of said note and documents, and surrenders the same as cancelled, and hereby directs the Clerk of the said Circuit Court to cancel the same of record.

IN WITNESS WHEREOF the said corporation has caused these presents to be executed in its name, and its corporate seal to be affixed, by its proper officer hereunto duly authorized, the 20th day of April, 2007.

WITNESSES:
Hemant Sukhoo
Hemant Sukhoo
Malika Khan
Malika Khan

BankAtlantic
Linda Kilgo
Linda Kilgo, Senior Vice President

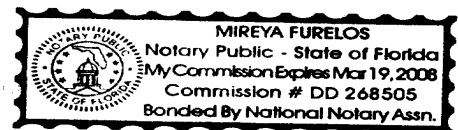
**STATE OF FLORIDA)
COUNTY OF BROWARD)**

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Linda Kilgo well known to me to be the Senior Vice President of BankAtlantic, a corporation, and that she severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 20th day of April, 2007.

My Commission Expires:

Merya Furelos
Notary Public at Large, Merya Furelos



DATE: March 1st, 2022
PROPERTY ID # 514120-27-0021 (TD # 48222)

WARNING

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

MIRABELLA PROPERTY OWNERS ASSOCIATION, INC.
1145 SAWGRASS CORPORATE PARKWAY
SUNRISE, FL 33323

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2351 PALM AVE MIRAMAR, FL 33025 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 March 31, 2022\$24,044.43
- Or
- * Estimated Amount due if paid by April 19, 2022\$24,348.98

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 20, 2022, 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/recordstaxestresury

DATE: March 1st, 2022
PROPERTY ID # 514120-27-0021 (TD # 48222)

WARNING

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

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

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2351 PALM AVE MIRAMAR, FL 33025 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.

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- Or
- * Estimated Amount due if paid by April 19, 2022\$24,348.98

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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: March 1st, 2022
PROPERTY ID # 514120-27-0021 (TD # 48222)

WARNING

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

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 2351 PALM AVE MIRAMAR, FL 33025 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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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 March 31, 2022\$24,044.43
- Or
- * Estimated Amount due if paid by April 19, 2022\$24,348.98

THERE ARE UNPAID TAXES ON THIS PROPERTY AND THE PROPERTY WILL BE SOLD AT PUBLIC AUCTION ON April 20, 2022, 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/recordstaxestresury

DATE: March 1st, 2022
PROPERTY ID # 514120-27-0021 (TD # 48222)

WARNING

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

*2351 PALM AVE LLC
%UPCHURCH MANAGEMENT
1439 S POMPANO PKWY #300
POMPANO BEACH, FL 33069-4331

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2351 PALM AVE MIRAMAR, FL 33025 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

DATE: March 1st, 2022
PROPERTY ID # 514120-27-0021 (TD # 48222)

WARNING

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

*LINDENWOLD INVESTMENT LLC
9200 S DADELAND BLVD STE 508
MIAMI, FL 33156-2713

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

DATE: March 1st, 2022
PROPERTY ID # 514120-27-0021 (TD # 48222)

WARNING

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

*MIRABELLA TOWNHOME ASSN INC
% MIAMI MANAGEMENT INC
1145 SAWGRASS CORPORATE PKWY
SUNRISE, FL 33323-2847

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2351 PALM AVE MIRAMAR, FL 33025 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: March 1st, 2022
PROPERTY ID # 514120-27-0021 (TD # 48222)

WARNING

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

BAKALAR, SUSAN P
12472 W ATLANTIC BLVD
CORAL SPRINGS, FL 33071-4086

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2351 PALM AVE MIRAMAR, FL 33025 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

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: March 1st, 2022
PROPERTY ID # 514120-27-0021 (TD # 48222)

WARNING

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

CITY OF MIRAMAR
DOUGLAS R GONZALES
200 E BROWARD BLVD STE 1900
FT LAUDERDALE, FL 33301-1949

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2351 PALM AVE MIRAMAR, FL 33025 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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www.broward.org/recordstaxestreasury

BROWARD COUNTY, FORT LAUDERDALE, FLORIDA
RECORDS, TAXES AND TREASURY DIVISION/TAX DEED SECTION

DATE: March 1st, 2022
PROPERTY ID # 514120-27-0021 (TD # 48222)

WARNING

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

CITY OF MIRAMAR
UTILITY BILLING SECTION
2300 CIVIC CENTER PL
MIRAMAR, FL 33025-6577

AS PER FLORIDA STATUTES 197.542, THE PROPERTY AT 2351 PALM AVE MIRAMAR, FL 33025 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: March 1st, 2022
PROPERTY ID # 514120-27-0021 (TD # 48222)

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MIRABELLA PROPERTY OWNERS ASSN INC
2351 PALM AVE
MIRAMAR, FL 33025

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FOR TAX DEEDS PROCESS AND AUCTION RULES, PLEASE VISIT
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TD 48222 APRIL 2022 WARNING
MIRABELLA PROPERTY OWNERS
ASSOCIATION, INC.
1145 SAWGRASS CORPORATE PARKWAY
SUNRISE, FL 33323

7021 2720 0001 0459 1599

7020 1810 0000 1308 2511

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TD 48222 APRIL 2022 WARNING
 MIRABELLA PROPERTY OWNERS ASSOCIATION, INC.
 (MASTER ASSOCIATION)
 1145 SAWGRASS CORP PKWY
 SUNRISE, FL 33323

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City

TD 48222 APRIL 2022 WARNING
BAKALAR & EICHNER, P.A., REG AGENT O/B/O
MIRABELLA PROPERTY OWNERS ASSOC, INC.
("MASTER ASSOCIATION")
150 S PINE ISLAND RD STE 540
PLANTATION, FL 33324

7021 2720 0001 0459 1575

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TD 48222 APRIL 2022 WARNING

*2351 PALM AVE LLC

%UPCHURCH MANAGEMENT

1439 S POMPANO PKWY #300

POMPANO BCH, FL 33069-4331

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

See Reverse for Instructions

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Street

City, State, ZIP+4

TD 48222 APRIL 2022 WARNING
***LINDENWOLD INVESTMENT LLC**
9200 S DADELAND BLVD STE 508
MIAMI, FL 33156-2713

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

See Reverse for Instructions

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- Adult Signature Required \$ _____
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City, State

TD 48222 APRIL 2022 WARNING
***MIRABELLA TOWNHOME ASSN INC**
% MIAMI MGMT INC
1145 SAWGRASS CORPORATE PKWY
SUNRISE, FL 33323-2847

7021 2720 0001 0459 1612

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TD 48222 APRIL 2022 WARNING
BAKALAR, SUSAN P
12472 W ATLANTIC BLVD
CORAL SPRINGS, FL 33071-4086

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

See Reverse for Instructions

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TD 48222 APRIL 2022 WARNING
CITY OF MIRAMAR
DOUGLAS R GONZALES
200 E BROWARD BLVD STE 1900
FT LAUDERDALE, FL 33301-1949

7021 2720 0001 0459 1636

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TD 48222 APRIL 2022 WARNING
CITY OF MIRAMAR
UTILITY BILLING SECTION
2300 CIVIC CENTER PL
MIRAMAR, FL 33025-6577

7021 2720 0001 0459 1643

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TD 48222 APRIL 2022 WARNING
MIRABELLA PROPERTY OWNERS ASSN
INC
2351 PALM AVE
MIRAMAR, FL 33025

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

See Reverse for Instructions

7021 2720 0001 0459 1650

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY													
<ul style="list-style-type: none"> ■ 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. 	A. Signature X <input type="checkbox"/> Agent <input type="checkbox"/> Addressee													
<p>1. Article Addressed to:</p> <p style="text-align: center;">TD 48222 APRIL 2022 WARNING BAKALAR, SUSAN P 12472 W ATLANTIC BLVD CORAL SPRINGS, FL 33071-4086</p>  <p style="text-align: center;">9590 9402 6392 0303 1840 54</p>	B. Received by (Printed Name)	C. Date of Delivery												
<p>2. Article Number (Transfer from service label)</p> <p style="text-align: center;">7021 2720 0001 0459 1629</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p> <p>3. Service Type</p> <table border="0" style="width: 100%;"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td></td> </tr> </table> <p style="text-align: center;"> Restricted Delivery</p>		<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"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Collect on Delivery Restricted Delivery	
<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"/> Signature Confirmation™													
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery													
<input type="checkbox"/> Collect on Delivery Restricted Delivery														
<p>PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt</p>														

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 48222 APRIL 2022 WARNING
MIRABELLA PROPERTY OWNERS ASSN
INC
2351 PALM AVE
MIRAMAR, FL 33025



9590 9402 6392 0303 1841 46

2. Article Number (Transfer from service label)

7021 2720 0001 0459 1650

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *John V. [Signature]*

Agent

Addressee

B. Received by (Printed Name)

C. Date of Delivery

03/05/22

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
- Signature Confirmation™
- Signature Confirmation Restricted Delivery


Mail Restricted Delivery

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 48222 APRIL 2022 WARNING
 CITY OF MIRAMAR
 UTILITY BILLING SECTION
 2300 CIVIC CENTER PL
 MIRAMAR, FL 33025-6577




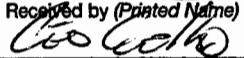
9590 9402 6392 0303 1841 53

2. Article Number (Transfer from service label)

7021 2720 0001 0459 1643

COMPLETE THIS SECTION ON DELIVERY

A. Signature
 X  Agent
 Addressee

B. Received by (Printed Name) C. Date of Delivery
 2/07/22

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"/> Signature Confirmation™
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery
<input type="checkbox"/> Collect on Delivery Restricted Delivery	
<input type="checkbox"/> Insured Mail	
<input type="checkbox"/> Insured Mail Restricted Delivery (0)	