

**SOUTH BROWARD DRAINAGE DISTRICT  
GOVERNING BOARD MEETING MINUTES**

**FEBRUARY 23, 2017**

**Present:**

Scott Hodges, Chairperson  
James Ryan, Vice Chairperson  
Vicki Minnaugh, Treasurer  
Robert E. Goggin, IV, Secretary  
Alanna Mersinger, Commissioner  
Thomas Good, Commissioner  
Mercedes Santana-Woodall, Commissioner

Kevin M. Hart, District Director  
Reina Muniz, Recording Secretary  
Douglas R. Bell, Legal Counsel  
General Public: See Attached List

**Absent:**

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**01. CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE**

Chair Hodges called the SBDD Board Meeting to order at 8:01 a.m.; with Vice Chair Ryan, Commissioner Minnaugh, Commissioner Mersinger, Commissioner Goggin, and Commissioner Santana-Woodall present; followed by the Pledge of Allegiance.

**02. PUBLIC COMMENT**

None.

**03. APPROVAL OF MINUTES**

Commissioner Minnaugh moved for approval of the minutes of the January 26, 2017, South Broward Drainage District Board meeting. Motion was seconded by Commissioner Santana-Woodall and it was carried unanimously.

**04. DIRECTOR'S REPORT**

**A. PRESENTATION OF FINAL SBDD FINANCIAL STATEMENT FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2016 BY BARRY FINK, CPA**

District Director Hart stated that the final report of the SBDD Financial Statement for the Fiscal Year Ending September 30, 2016 was prepared by the District's accounting firm, Margolies, Fink and Wichrowski, Certified Public Accounts (MFW), and that Barry Fink, CPA was at the meeting to present the report.

Mr. Fink stated that other than some minor changes made to the report that were provided by Attorney Bell, that there was nothing more to add to his presentation; and he would be happy to answer any questions from the Board.

Commissioner Minnaugh moved for approval of the Final SBDD Financial Statement for the Fiscal Year ending September 30, 2016. Motion was seconded by Commissioner Santana-Woodall and it was carried unanimously.

**B. RELEASE AND VACATION REQUEST OF SURFACE WATER MANAGEMENT AREA (SWMA) DESIGNATION FOR CANADA RESIDENCE; SUBJECT TO THE DEDICATION OF A NEW SWMA**

District Director Hart said that the owner of the property located at 17800 S.W. 52<sup>nd</sup> Ct., Southwest Ranches, FL 33331 requested that SBDD vacate the Surface Water Management Area (SWMA) that was previously designated and recorded under OR Book 32550, Page 1577, B.C.R. All properties in the SW Ranches are required to set aside 20% of their property at elevation 5.0' (or an equivalent storage area) as a SWMA.

The property owners, John & Patricia Canada, will dedicate a new SWMA over the property to comply with the 20% SWMA requirement. District Director Hart said that SBDD staff has reviewed the request and has no objections. There are no financial impacts to this Agenda Item, other than SBDD administrative costs; all other costs will be incurred by the property owner.

Commissioner Goggin moved for approval for the Release and Vacation of the SWMA Designation for the Canada resident located at 17800 S.W. 52<sup>nd</sup> Ct., Southwest Ranches, FL; subject to the dedication of a new SWMA in accordance with SBDD Criteria. Motion was seconded by Commissioner Minnaugh.

Commissioner Goggin asked about the last sketch in the agenda package that shows two different properties: 17800 and 17810. District Director Hart explained that previously, the 17800 address was part of a larger property that got subdivided, and he wanted to show the original SWMA designation on both properties; but the agenda item is just for the 17800 property, which is owned by Mr. Canada. District Director Hart also clarified that the correct address for the SWMA Vacation was 17800 S.W. 52<sup>nd</sup> Ct.

The question was called and it was carried unanimously.

**C. PARTIAL VACATION REQUEST OF A WATERWAY MAINTENANCE EASEMENT ON PROPERTY OWNED BY MARNATHA IRENE TERNIER**

District Director Hart said that the owner of the property located at 9531 SW 6<sup>th</sup> Street, Pembroke Pines, FL 33025 requested that SBDD vacate the south ten feet (10') of a 20-foot Waterway Maintenance Easement (WME) that runs along the north property line. The subject property is located in the Skomill Section One residential community and borders an existing water body that was dedicated by the "Skomill Section One" plat (PB 105, PG 39, BCR) to the "perpetual use of the adjacent property owners". The 20-foot WME was also dedicated by the "Skomill Section One" plat.

Based on a survey of the property and a site investigation by SBDD staff, the full width of the 20' WME is not needed for SBDD to access the adjacent water body, if ever needed. There is approximately 32 feet from the edge of water to the back of the 20' WME. Based

on the limits of the proposed vacation, SBDD will maintain a minimum of 20 feet outside of the existing edge of water for access purposes.

SBDD staff has reviewed the request and has no objections.

This request is being made in association with an initiative by the property owner to obtain an after-the-fact permit from SBDD for an existing deck located within the 20' WME. The permit from SBDD would be subject to the following: the Board's approval of the partial vacation; a modification to the existing deck to remove an overhead trellis; removal of a second (older), existing deck; entering into an Agreement with SBDD; and payment of all permit fees and costs.

There are no financial impacts to this Agenda Item, other than SBDD administrative costs; all other costs will be incurred by the property owner.

The request is for SBDD to vacate and release its interest in the south 10 feet of the 20-foot Waterway Maintenance Easement on the property located at 9531 SW 6<sup>th</sup> Street, Pembroke Pines, FL 33025.

Commissioner Goggin moved for approval for the Partial Release and Vacation of a waterway maintenance easement on property owned by Marnatha Irene Ternier. Motion was seconded by Commissioner Minnaugh.

Commissioner Mersinger asked if, when the owners purchased the property, did all the items mentioned above already exist. District Director Hart replied that the older deck already existed, but the new deck was constructed afterwards. He said that the homeowner approached SBDD and asked what they needed to do to get a permit. SBDD reviewed the property with the homeowner, and gave the homeowner their recommendation. This is consistent with other action that the Board has taken along that same water body. Commissioner Mersinger asked whether the home owner agreed to all of the stipulations. District Director Hart replied yes.

Chair Hodges asked if there was a HOA or City permit required. District Director Hart replied yes, a City permit is required; however, the first step was for the homeowner to get an approval from the District, prior to obtaining the City permit.

The question was called and it was carried unanimously.

Commissioner Good joined the meeting at approximately 8:10 a.m

**D. SBDD RESOLUTION 2017-01 – ADOPTING POLICIES FOR THE SALE, LEASE, OR TRANSFER OF SURPLUS LAND (REAL PROPERTY)**

District Director Hart presented proposed SBDD Resolution No. 2017-01 which will adopt proposed Policies and Guidelines for the sale, lease, conveyance, or transfer of surplus land. The Policies and Guidelines have been revised to incorporate the changes requested by the Board at the November Board meeting.

The proposed Policies and Guidelines are intended to provide the District with a mechanism for disposing of surplus land in a manner that is in the best interest of the District, and the Board shall be required to approve the sale, lease, conveyance, or transfer of any surplus land.

The District Director requested approval of the Policies and Guidelines for the sale, lease, conveyance, or transfer of any surplus land, and said that the approval of Resolution No. 2017-01 will establish these policies and guidelines.

Commissioner Mersinger moved for approval of Resolution 2017-01, Adopting Policies for the Sale, Lease or Transfer of Surplus Land. Motion was seconded by Commissioner Goggin.

In discussion, Commissioner Good stated that Section 5A-2 references “the advertisement for two consecutive weeks in the newspaper”. He suggested that the District increase that time period to something more conducive for people to perform due diligence for buying land.

Commissioner Minnaugh commented that a due diligence period would be stated in the contract, and it usually gives them from 60-90 days.

District Director Hart said that the advertisement would list when the bids are due, so the District would have the ability to place as much time as necessary, or whatever the Board deems necessary.

Commissioner Good said that in order to receive the highest bid, we need to give people the appropriate amount of time to do their research, and to make the determination if they are going to bid or not. If you don’t give the appropriate amount of time to a bidder it may limit the amount of bidders you have.

District Director Hart recommended that the District add 60 days. It was agreed by the Board members that they would add 60 days for the bid period.

Commissioner Good said that there is probably relevance to make a specific reference to sealed bids, as opposed to just receiving bids; and there is probably more protection to staff, if bids come in sealed. District Director Hart agreed.

Commissioner Good said that he didn’t see the difference on items #3 and #4. District Director Hart explained that item #3 is saying that if the District does not receive an acceptable bid, the District can then sell the property to the highest offer the District receives (subsequently) without having to re-advertise. It removes the requirement to re-advertise the property for sale, in order to sell it. Item #4 allows the District to sell below the appraised value of the land, if in fact, the Board determines that it is in the best interest of the District. He then deferred to Attorney Bell.

Attorney Bell explained that #3 is where SBDD advertises for the sale of land and receives “no bids”, or “no acceptable bids”; and #4, is where SBDD just receives “no acceptable bids”.

Commissioner Good asked where in the policy, does it state that the District may re-advertise for bids, if desired. District Director Hart replied that it doesn’t specifically state that;



however, he thinks that it would be covered under the fact that if the District does not receive a bid, they can re-advertise, or waive the requirement to advertise a second time; and we would follow the same protocol that is in place for selling land if the District decides to re-advertise. He said that would be up to the discretion of the Board.

Commissioner Mersinger commented that in the same Section #3, if there is no acceptable bid, how come we reference the “highest acceptable bid”. It’s either acceptable or unacceptable.

Chair Hodges suggested that the word acceptable be removed. District Director Hart replied yes, he will remove that word.

Commissioner Good said that the reason he brought this up, is because item #3 starts out with the phrase “whenever possible”, and it seems that could go either way; it could favor someone who submits a bid that we don’t accept. He said that they could use that wording against us if we try to re-advertise.

District Director Hart said that maybe they could use better wording; but the intent is always to sell the property at, or above, the appraised value, but they didn’t want to eliminate the possibility for the District to sell land below the appraised value; if that was in the District’s best interest. He said that they wanted the policy to state that the number one goal is to sell at, or above, appraised value, and that is always going to be our intent; and he could see how there may be some instances where they can get 3 or 4 bids below the appraised value, and the Board may determine that those are the highest offers we are going to get; and if we have a hard line that says we have to sell land at the appraised value; he felt that put too big of a restriction on the District.

Chair Hodges suggested that it can say, “The District can sell land at, or above, the appraised value, however, we shall not be required to sell it at that value if we don’t get a high enough bid”.

Commissioner Minnaugh asked Attorney Bell if the District has to go through a bidding process, or can we just advertise that this property is for sale; and then receive an intent to purchase, or a contract, or an offer. Attorney Bell said that you need to go out for bids.

Commissioner Minnaugh noted that the policy says prior to the sale, the “following documents shall be prepared”; and she wanted to know who will prepare the documents. She asked if the District is going to provide all of this to the bidders as part of the package. Are we going to provide a survey dated within 12 months; a sketch; a title update to show that there is clear title; and are we providing the appraisal, because the policy states that the purchaser or guarantee of the property is paying for the appraisal. Attorney Bell said that the District would probably have an appraisal done before we go out for bids. He said that we’ve done that before when we’ve sold property.

Commissioner Minnaugh commented that if you want to do due diligence, this is all part of the contract. She said that no one in their right mind, unless they are going to be the bonafide buyer or have a contract on it, will spend the money for all these testings, or on an appraisal. She suggested that the District should probably have a list of 3-5 appraisers that do this type

of work, so that it is an agreed upon appraisal. The average purchaser puts an offer in, and it is reviewed; and you may get multiple offers; and you look to see which one you want to work with. She said she doesn't see how the District will ever sell anything if they have to go through all this process.

District Director Hart clarified that if the District has to request bids for the sale of property, they would have to decide on a case-by-case basis on what information to provide.

Commissioner Minnaugh asked what the difference would be if: you advertise that this parcel is for sale; the District can furnish a survey, and provide a sketch and legal description. The terminology may be different, but have prospective purchasers submit a bid/offer, or an intent with things spelled out that this is what they are offering to pay; these are the terms; this is when they would like to close; this is what their due diligence time is; and then at that point, you build from there to actually expand on a better contract.

District Director Hart said that he does not think that there is anything in the guidelines that would restrict the District from doing it in that manner. After they get the bids they can say, we need an appraisal, etc., and it will be at the cost of the buyer, etc. He said that from his interpretation they could proceed either way.

Vice Chair Ryan asked if there is anything in the language that prohibits assignability. Commissioner Minnaugh said that unless it says in the contract that the contract can be assigned, you cannot do it. Chair Hodges commented that could be included in the contract.

Chair Hodges asked would there be a situation where there is a two foot strip of land that may be located behind someone's house, and the District can just give it to them; does the District have to sell it. District Director Hart replied no, that it is in the policy.

Commissioner Mersinger had concerns that the District is above board in these matters. She wanted to know what the restrictions are on who can bid on the property in order to keep the District clean. She said that she does not want the Board to have any appearance of impropriety. She wants to make sure that there is no thread between any of the Board members and the person buying that piece of property. Commissioner Minnaugh said anyone can buy it. District Director Hart commented that unless you are benefitting, there should be no conflict.

Commissioner Minnaugh had concerns with how the property on Griffin and 172<sup>nd</sup> Avenue was sold about 10 or 15 years ago, where that property was literally, just about given away. That property was probably worth 4 times the amount of money that the District got for it. She said that just because it may be another governmental agency, they need to pay what that property is worth.

District Director Hart went through the following changes to be added to the policy:

1. To require sealed bids.
2. A minimum bid time of 60 days.

Further discussion ensued, and Vice Chair Ryan made a motion to table the approval for Resolution 2017-01, Adopting Policies for The Sale, Lease or Transfer of Surplus Land to the

next Board Meeting. Motion was seconded by Commissioner Goggin and it was carried unanimously.

#### **E. OTHER**

District Director Hart recognized and thanked Detective Brilliant and Officer Dimeglio from the Davie Police Department, for being present at the Board Meeting this morning. District Director Hart expressed concerns on a person from outside our District who expressed an interest in attending the meeting and speaking under public comments. Fortunately, that individual decided not to come. He said he just didn't want to run into any issues if the meeting got disrupted. He shared with the Board that he had met with the Andy Berns, Town of SWR Administrator, and they were very responsive to the concerns that he had raised in regards to the public meeting this morning.

- **Emerald Awards** - District Director Hart said that he had submitted a application for an Emerald Award through the Broward County Environmental Planning And Community Resilience Division, under the category of Climate Action Leader; this is a new category that the County added to their Emerald Awards and he was pleased to say that SBDD was selected under the sub-category of green-house gas reduction; and this was for the District's sluice gates and other initiatives that the District has taken in regard to climate change. That will be presented on Saturday, March 11<sup>th</sup>, 2017 at the Water Matters Day. It starts at 9:00 a.m. and awards start at 10:00 a.m.

Commissioner Good suggested that Chair Hodges should be accepting the award. He thinks it's appropriate. District Director Hart indicated that the Board Chair would be accepting the award on behalf of SBDD.

- **Garage Expansion Update** - District Director Hart stated that the plans are 90% complete and the District is tentatively scheduled to submit for the permit next week and go out to bid, middle of next month; and if all goes well, SBDD staff may have the recommendation back to the Board in April, but hopefully, no later than May.
- **SBDD As-built Liability Account.** - District Director Hart discussed the As-built Liability Account. He said that this account holds all of the as-built bonds, and cash bonds for construction projects. He said that before the District updated their criteria, those bonds were returned when the permittee requested the bonds to be returned; and now when the job is finished, the District automatically returns the checks; they do not wait for the request anymore. He said that he realized that those bonds could be considered as "unclaimed funds"; he and attorney Bell did some research and found that they are considered "unclaimed funds". In order to be in compliance with the state statute on "unclaimed funds", the District is required to return all of those funds; and if they are not able to locate the last known address of the permittee, or person who submitted the bond, the monies then go to the state.

#### **05. ATTORNEY'S REPORT:**

Attorney Bell said for Special Districts there is one outstanding ongoing bill in the house that has to do with lobbyist requirements they have a policy in place and requires 8 hours of continued education

and he was told that probably will not go very far.

**06. APPROVAL OF LEGAL FEES**

Commissioner Goggin moved for approval of the legal bills. Motion was seconded by Commissioner Santana-Woodall and it was carried unanimously.

**07. BOARD MEMBER'S QUESTIONS/COMMENTS**

Commissioner Mersinger expressed her thanks to Detective Brilliant and Officer Dimeglio, and to District Director Hart and Reina Muniz for being present at the Board meeting, for the consideration, and for not overreacting or underreacting to the situation.

**08. MEETING DATE(S)**

A. **Regular Board Meeting** will be held on **Thursday, March 30<sup>th</sup> at 8:00 a.m.**

Adjournment at 8:50 A.M.

Respectfully submitted,

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Robert E. Goggin IV, Secretary  
South Broward Drainage District

/rim



# PROCLAMATION

## *Water Conservation Month*

**WHEREAS**, Florida's natural beauty, crystal blue waters and white sand beaches attract residents and visitors from around the world; and

**WHEREAS**, clean and sustainable water resources are vital to Florida's environment, economy and quality of life; and

**WHEREAS**, more than 90 percent of Florida's drinking water is supplied by underlying aquifers, and our quality of life and the economy depend upon a clean and healthy environment; and

**WHEREAS**, Floridians utilize more than 6,400 million gallons per day of fresh water, and the future of Florida depends greatly upon the availability of water; and

**WHEREAS**, Broward County's residential consumption of water has decreased from 161 gallons per person, per day in 2000 to 127 gallons per person, per day in 2015, due in large part to water conservation measures; and

**WHEREAS**, the State of Florida, together with local partners, are investing billions of dollars to develop alternative water supplies, clean up stormwater pollution, restore rivers, lakes and springs, upgrade drinking water facilities and improve wastewater treatment; and

**WHEREAS**, water conservation can cost as little as 6 cents to 72 cents per 1,000 gallons of water saved, while the cost of constructing alternative water supply facilities may exceed \$7 per 1,000 gallons of water created; and

**WHEREAS**, all water users including commercial, industrial, agricultural, institutional, hospitality, private citizens and others can make positive contributions to reduce water use and protect Florida's water resources;

**WHEREAS**, the South Florida Water Management District, and Broward County have implemented Comprehensive Water Conservation Programs to instill a lasting culture of conservation in our communities; and

**WHEREAS**, the Governor and Cabinet of the State of Florida are designating April as Florida's Water Conservation Month to encourage Floridians to conserve the state's precious water resources;

**NOW, THEREFORE**, be it resolved that by virtue of the authority vested in me as Chairperson, the South Broward Drainage District Board of Commissioners:

Do hereby proclaim the month of April as "**WATER CONSERVATION MONTH**".



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Date

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Chair

\*\*\*\*MEMORANDUM\*\*\*\*

DATE: March 23, 2017  
TO: South Broward Drainage District Commissioners  
FROM: Kevin M. Hart, P.E.  
District Director  
Subject: Request to Vacate the Surface Water Management Area Previously Designated on the Property Owned by Juan and Marie Ampuero

Comments:

The owners of the property located at 17970 SW 52<sup>nd</sup> Court, Southwest Ranches, FL 33331 are requesting that SBDD vacate a portion of the Surface Water Management Area (SWMA) that was previously designated and recorded under OR Book 23404, Pages 0256, Broward County Records. All properties in the SW Ranches are required to set aside 20% of their property at elevation 5.0' (or an equivalent storage area) as a SWMA.

The property owners, Juan Patricio Ampuero III and Marie Paule Jacob Ampuero, will dedicate a new SWMA over the property to comply with the 20% SWMA requirement (see attached sketch).

SBDD staff has reviewed the request and has no objections.

Financial impacts to this Agenda Item: none, other than SBDD administrative costs; all other costs will be incurred by the property owner.

**The request is for SBDD to vacate and release its interest in the Surface Water Management Area on the property located at 17970 SW 52<sup>nd</sup> Court, Southwest Ranches, FL 33331, as described in the attached "Release and Vacation of Surface Water Management Area Designation". Said vacation is a Partial Vacation of the Surface Water Management Area recorded under OR Book 23404, Page 0256, B.C.R. This request is subject to the dedication of a new Surface Water Management Area in accordance with SBDD Criteria.**

**KH**  
**Attachments**

# AMPUERO RESIDENCE



LOCATION ADDRESS: 17970 S.W. 52<sup>ND</sup> CT., SWR

Prepared by: South Broward Drainage District  
6591 S. W. 160 Avenue  
Southwest Ranches, Florida 33331

Return to: South Broward Drainage District  
6591 S. W. 160 Avenue  
Southwest Ranches, Florida 33331  
(954) 680-3337

Folio No.: 504031010223

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**RELEASE AND VACATION OF  
SURFACE-WATER MANAGEMENT AREA DESIGNATION**

THIS RELEASE AND VACATION OF SURFACE-WATER MANAGEMENT AREA DESIGNATION executed this \_\_\_\_ day of \_\_\_\_\_, 2017, by SOUTH BROWARD DRAINAGE DISTRICT, a political subdivision of the State of Florida, having its principal place of business at 6591 Southwest 160 Avenue, Southwest Ranches, Florida, 33331, first party, to **JUAN PATRICIO AMPUERO, III** and **MARIE PAULE JACOB AMPUERO**, his wife, whose post office address is 17970 S.W. 52<sup>ND</sup> Court, Southwest Ranches, Florida 33331, their successors and assigns as their interest may appear of record, second party:

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

WITNESSETH, that the first said party, for and in consideration of the sum of \$10.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the SURFACE-WATER MANAGEMENT AREA DESIGNATION located on the following described lot, piece or parcel of land situate, lying and being in the County of Broward, State of Florida, to-wit:

THE SOUTH 120 FEET, THE EAST 10 FEET, AND THE WEST 10 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THE EAST ½ OF THE EAST ½ OF THE WEST ½, LESS RIGHT-OF-WAY, OF TRACT 22, AND THE EAST ½ OF THE EAST ½ OF THE WEST ½ OF TRACT 23, SECTION 31, TOWNSHIP 50 SOUTH, RANGE 40 EAST, 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 LYING AND BEING SITUATE IN BROWARD COUNTY, FLORIDA.

(This is intended to vacate the surface-water management area dedication recorded on May 3, 1995, in the Broward County Public Records OR Book 23404, Page(s) 256-259.)

The purpose of this Release and Vacation of SURFACE-WATER MANAGEMENT DESIGNATED AREA is to release and vacate the first parties interest in and to the SURFACE-WATER MANAGEMENT DESIGNATED AREA located on second parties property as described above. No other interest of the first party is being released or vacated by this document.

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

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



Signed, sealed and delivered  
in the presence of:

SOUTH BROWARD DRAINAGE DISTRICT

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
SCOTT HODGES, Chairperson

\_\_\_\_\_  
Witness Printed Name 1

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
ROBERT E. GOGGIN, IV, Secretary

\_\_\_\_\_  
Witness Printed Name 1

District Seal:

STATE OF FLORIDA     )  
                                  )§  
COUNTY OF BROWARD    )

The foregoing instrument was executed before me this \_\_\_ of \_\_\_\_\_, 2017 Scott Hodges and Robert E. Goggin, IV, as Chairperson and Secretary, respectively of the SOUTH BROWARD DRAINAGE DISTRICT, first party. They are personally known to me.

WITNESS my hand and official seal in the County and State lat aforesaid this \_\_\_ day of \_\_\_\_\_, 2017.

(NOTARY SEAL & STAMP)

\_\_\_\_\_  
NOTARY PUBLIC: STATE OF FLORIDA AT LARGE

SOUTH BROWARD DRAINAGE DISTRICT

Prepared by: South Broward Drainage District  
6591 S. W. 160 Avenue  
Southwest Ranches, Florida 33331

Return to: South Broward Drainage District  
6591 S. W. 160 Avenue  
Southwest Ranches, Florida 33331  
(954) 680-3337

Folio No.: 504031010223

(NEW SUMMA TO BE DEDICATED)

SURFACE-WATER MANAGEMENT AREA DESIGNATION

THIS SURFACE-WATER MANAGEMENT AREA DESIGNATION is granted this 15<sup>th</sup> day of March, 2017, by **JUAN PATRICIO AMPUERO, III** and **MARIE PAULE JACOB AMPUERO**, his wife, whose address is 17970 S.W. 52<sup>ND</sup> Court, Southwest Ranches, Florida 33331, hereinafter referred to as "Grantors", to SOUTH BROWARD DRAINAGE DISTRICT, a political subdivision of the State of Florida, located at 6591 Southwest 160 Avenue, Southwest Ranches, Florida 33331, hereinafter referred to as "District".

WITNESSETH

That the Grantors, for and in consideration of the sum of ten dollars (\$10.00) and other goods and valuable consideration in hand paid by District, the receipt whereof is hereby acknowledged, do hereby grant and convey to District, its successors and assigns, a perpetual and exclusive SURFACE-WATER MANAGEMENT AREA for the storage and flowage of surface water together with any necessary appurtenances incidental and necessary thereto, over, across and through the following described property of Grantors:

SEE EXHIBITS "A" AND "B" ATTACHED HERETO

of such character and sufficient size as to make a proper and adequate drainage system that District, its successors and assigns may establish.

Together with free ingress, egress and regress across said lands for the purpose of maintaining and repairing the drainage system and appurtenances therein.

The Grantors further acknowledge that the SURFACE-WATER MANAGEMENT AREA shall be used for storage and flowage of storm water, shall not be filled in and shall not be raised to an elevation above normal ground elevation and shall be maintained by the Grantors.

IN WITNESS WHEREOF, we have hereunto set our hands and seals the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Witness Signature

Alex Nemeec

Witness Printed Name †

Witness Signature

Jeff Franklin

Witness Printed Name †

"GRANTORS"

Grantor Signature

JUAN PATRICIO AMPUERO, III

Grantor Printed Name †

SOUTH BROWARD DRAINAGE DISTRICT

[Signature]  
Witness Signature  
Alex Nemeo  
Witness Printed Name  
[Signature]  
Witness Signature  
Jeff Franklin  
Witness Printed Name

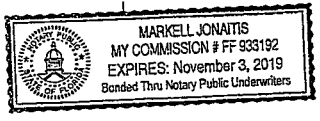
[Signature]  
Grantor Signature  
MARIE PAULE JACOB AMPUERO  
Grantor Printed Name

STATE OF FLORIDA )  
                          )  
COUNTY OF BROWARD )

THE FOREGOING SURFACE-WATER MANAGEMENT AREA DESIGNATION WAS ACKNOWLEDGED BEFORE ME THIS 15 DAY OF March, 2017, BY JUAN PATRICIO AMPUERO, III AS GRANTOR WHO IS PERSONALLY KNOWN TO ME (OR) HAS PRODUCED \_\_\_\_\_ (TYPE OF IDENTIFICATION).

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

NOTARY SEAL AND STAMP



[Signature]  
NOTARY PUBLIC

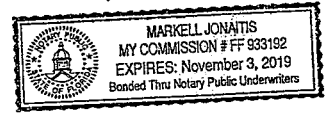
PRINTED OR STAMPED NAME OF NOTARY PUBLIC

STATE OF FLORIDA )  
                          )  
COUNTY OF BROWARD )

THE FOREGOING SURFACE-WATER MANAGEMENT AREA DESIGNATION WAS ACKNOWLEDGED BEFORE ME THIS 15 DAY OF March, 2017, BY MARIE PAULE JACOB AMPUERO AS GRANTOR WHO IS PERSONALLY KNOWN TO ME (OR) HAS PRODUCED \_\_\_\_\_ (TYPE OF IDENTIFICATION).

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

NOTARY SEAL AND STAMP



[Signature]  
NOTARY PUBLIC

PRINTED OR STAMPED NAME OF NOTARY PUBLIC

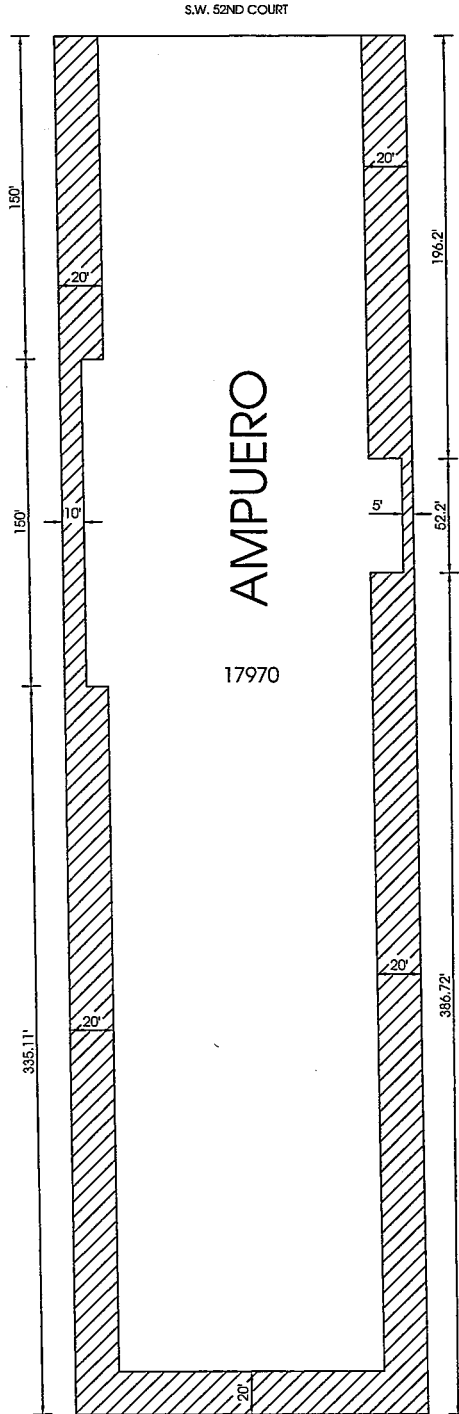
SOUTH BROWARD DRAINAGE DISTRICT

EXHIBIT "A" TO  
SURFACE-WATER MANAGEMENT AREA DESIGNATION

THE EAST 20 FEET OF THE NORTH 196.20 FEET; TOGETHER WITH THE EAST 5 FEET OF THE SOUTH 52.2 FEET OF THE NORTH 248.40 FEET; TOGETHER WITH THE EAST 20 FEET OF THE SOUTH 386.72 FEET; TOGETHER WITH THE WEST 20 FEET OF THE NORTH 150 FEET; TOGETHER WITH THE WEST 10 FEET OF THE SOUTH 150 FEET OF THE NORTH 300 FEET; TOGETHER WITH THE WEST 20 FEET OF THE SOUTH 335.11 FEET; TOGETHER WITH THE SOUTH 20 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THE EAST ½ OF THE EAST ½ OF THE WEST ½, LESS RIGHT-OF-WAY, OF TRACT 22, AND THE EAST ½ OF THE EAST ½ OF THE WEST ½ OF TRACT 23, SECTION 31, TOWNSHIP 50 SOUTH, RANGE 40 EAST, 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 LYING AND BEING SITUATE IN BROWARD COUNTY, FLORIDA.

TO BE DEDICATED



▨ SURFACE-WATER MANAGEMENT AREA TO BE MAINTAINED AT ELEVATION 5.50' N.G.V.D. (4.00' NAVD) OR LOWER (25,556 S.F. PROVIDED)

THIS DRAWING IS FOR INFORMATIONAL PURPOSES ONLY. THIS IS NEITHER A SURVEY NOR AN ENGINEERING PLAN.

SCALE = N.T.S.  
JUAN & MARIE AMPUERO  
17970 S.W. 52ND COURT  
PROP. ID # 5040 3101 0223

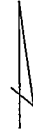


EXHIBIT B

DECCOV.SWM  
7/28/93

Prepared by: DOUGLAS R. BELL, ESQUIRE  
CUMBERLAND BUILDING, SUITE 601  
800 EAST BROWARD BOULEVARD  
FORT LAUDERDALE, FLORIDA 33301

95-182727 T#005  
05-03-95 11:03AM

Return to: DOUGLAS R. BELL, ESQUIRE  
CUMBERLAND BUILDING, SUITE 601  
800 EAST BROWARD BOULEVARD  
FORT LAUDERDALE, FLORIDA 33301

L0031-07

(ORIGINAL, Recorded SWMA  
TO BE VACATED)

SURFACE WATER MANAGEMENT DESIGNATION  
AND  
DECLARATION OF RESTRICTIVE COVENANTS

THIS Surface Water Management Designation and Declaration of Restrictive Covenants made this 24 day of MARCH, 1995 by CRAIG W. GRONDIN and CINDY I. GRONDIN whose address is 19970 SW 52 CT. FT. LAUD. FL., hereinafter referred to as "PROPERTY OWNERS".

WITNESSETH

WHEREAS, the Property Owners are the fee title owners of certain lands lying and being in Broward County, Florida, as described in Exhibit "A", attached hereto and made a part hereof, hereinafter referred to as the "Property"; and

WHEREAS, the Property Owners seek to place certain restrictions on the proposed development which will conform to the level of service for drainage as required by the Broward County Land Development Code, Chapter 5, Article IX, Broward County Code of Ordinances; and

WHEREAS, Broward County is relying upon this designation and covenant in issuing a development order for the property and the South Broward Drainage District ("District") is relying upon this designation and covenant in representing to Broward County that the proposed development meets Broward County's level of service for drainage; NOW, THEREFORE,

The Property Owners hereby declare that the Property shall hereafter be held, maintained, transferred, sold, conveyed, and owned subject to the following designation and restrictive covenants:

1. RESTRICTIONS.

A. A surface water management area for the storage and flow of surface water to meet Broward County's level of service standards is hereby established, over, across, and through the portion of the property described in Exhibit "B" ("Water Management Area").

B. Property Owner acknowledge that the Property Owner are responsible for maintenance of the entire surface water management area designated by this document and that this area shall be designed, developed, and maintained in accordance with the requirements of the District to ensure that the water management area provides for the retention of surface water to meet the applicable level of service standards.

2. COVENANT RUNNING WITH THE LAND. This Restriction and Declaration shall run with the land described in Exhibits "A" and "B" and shall be binding on all parties and all persons acquiring title to the Property.

3. ENFORCEMENT. Broward County, through its Board of County Commissioners, its successors and assigns, and the South Broward Drainage District are the beneficiaries of this Declaration and Restriction, and as such, either the District or the County, or both, may enforce the terms of this Declaration by an action at law or in equity against any person or persons, entity or entities, violating or attempting to violate said terms. Furthermore, violations of this Designation and Restriction shall be contrary to the development permit issued for the development of the Property, and as such, shall constitute a violation of Chapter 5, Article IX, the Broward County Land Development Code, Broward County Code of Ordinances, and may be enforced in any manner that a violation of a county ordinance may be enforced.

4. AMENDMENT. This Designation and Restriction shall be released in part or in whole by the Board of County Commissioners and the District upon a determination that the applicable level of service has been reduced or that the construction of additional drainage facilities reduces the need for on-site surface water management areas.

IN WITNESS WHEREOF, we have hereunto set our hands and seals the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Walter I. Greenlee  
Witness's Signature:  
WALTER I. GREENLEE  
Print Witness's Name:  
Warren W. Kicklichter  
Witness's Signature:  
WARREN W. KICKLICHTER  
Print Witness's Name:

"PROPERTY OWNERS"

Craig W. Grondin  
CRAIG W. GRONDIN

BK23404P60256

10  
2

Walter G Greenlee  
Witness's Signature:

Cynthia I Grondin  
CYNTHIA I. GRONDIN

Walter G GREENLEE  
Print Witness's Name

Warren W. Kisklichter  
Witness's Signature:

WARREN W. KICKLICHTER  
Print Witness's Name:

STATE OF )  
COUNTY OF )S  
)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the state and county last aforesaid to administer oaths and take acknowledgments, personally appeared ARAG W. GRONDIN and CINDY I GRONDIN to me known to be the persons described herein and who executed the foregoing instrument as Property Owner and swore to and before me that the facts alleged in the above instrument are true. They  are personally known to me]  have produced \_\_\_\_\_ as identification].

WITNESS my hand and official seal in the county and state last aforesaid this 27 day of March, 1995.

[NOTARY SEAL OR STAMP AFFIXED HERE]

Maria E Epelbaum  
Notary Public:  
State of Florida at Large  
MARIA E EPELBAUM  
Typed, printed or stamped name of Notary Public



MARIA E EPELBAUM  
My Commission CC325728  
Expires Oct. 24, 1997  
Bonded by HAI  
800-422-1555

## EXHIBIT "A"

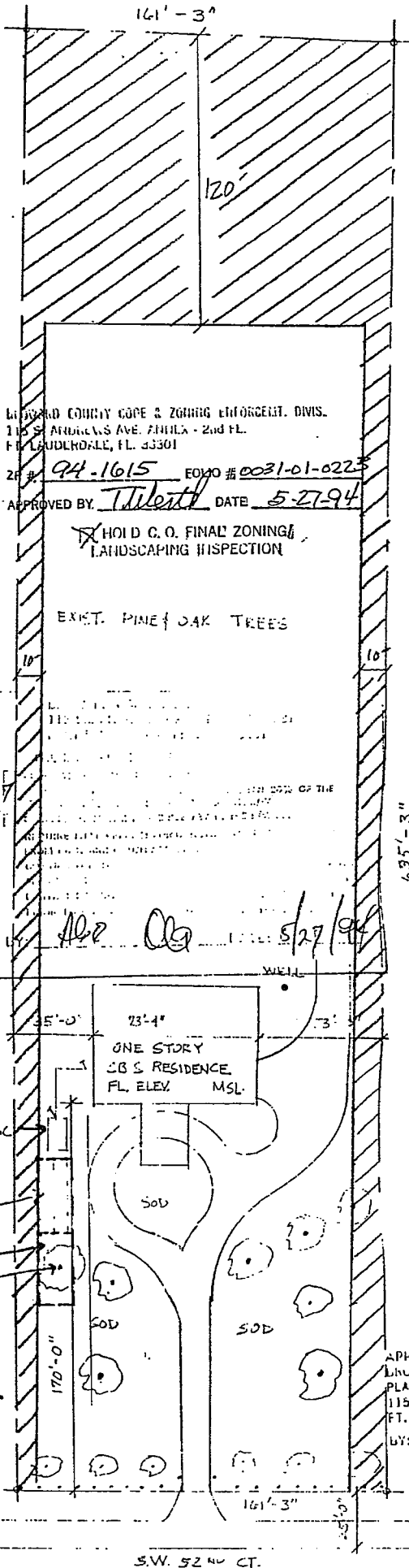
LEGAL DESCRIPTION: The east one-half of the east one-half of the west one-half<sup>of F</sup> Tract 22, less the north 25 feet thereof for right of way, together with the east one-half of the east one-half of the west one-half of Tract 23, Section 31, Township 50 south, Range 40 east, according to the plat of "FLORIDA FRUIT LANDS COMPANY SUBDIVISION NO. 1", as recorded in Plat Book 2, Page 17 of the public records of Dade county, Florida. Said lying situate and being in Broward county, Florida

EXHIBIT "B"

AS SHOWN ON ATTACHED SKETCH, THE SOUTH 120 FEET, THE EAST 10 FEET AND THE WEST 10 FEET OF THE ABOVE DESCRIBED PROPERTY.



MEMO: Legibility of writing, typing or printing unsatisfactory in this document when microfilmed.



BROWARD COUNTY CODE & ZONING ENFORCEMENT DIVIS.  
115 S. ANDREWS AVE. 2ND FL.  
FT. LAUDERDALE, FL. 33301

284-94-1615 EOD# 0031-01-0223  
APPROVED BY: *T. West* DATE 5-27-94

HOLD C. O. FINAL ZONING  
LANDSCAPING INSPECTION

EXIST. PINE & OAK TREES

Denotes water Mgt. Area

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

BK23404PG0259

0 GAL SEPTIC  
EL. MSL

ADJ. FIELD  
0 SQ. FT.  
10 B  
SERVUS

*Remove From  
Removal of  
Adjacent*

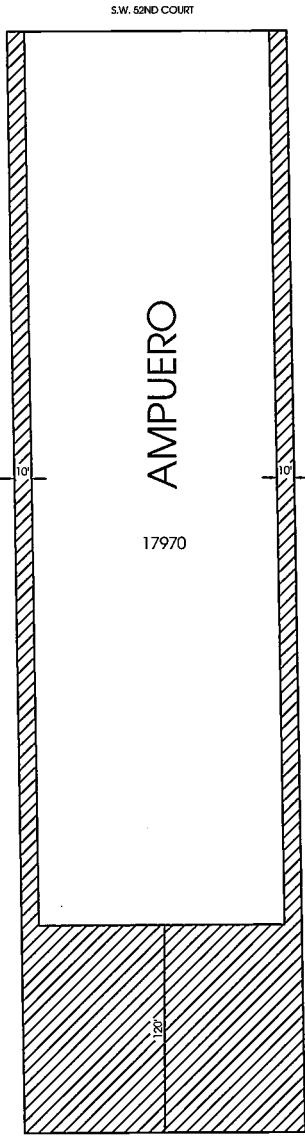
APPROVED SITE PLAN  
BROWARD COUNTY ENGINEERING DIV  
PLAN SECTION, ROOM 305  
115 S. ANDREWS AVENUE  
FT. LAUDERDALE, FLORIDA 33301  
BY: *PO* DATE 5-27


S.W. 52ND CT.

EXHIBIT "B"

LAND MANAGEMENT AREA

TO BE VACATED



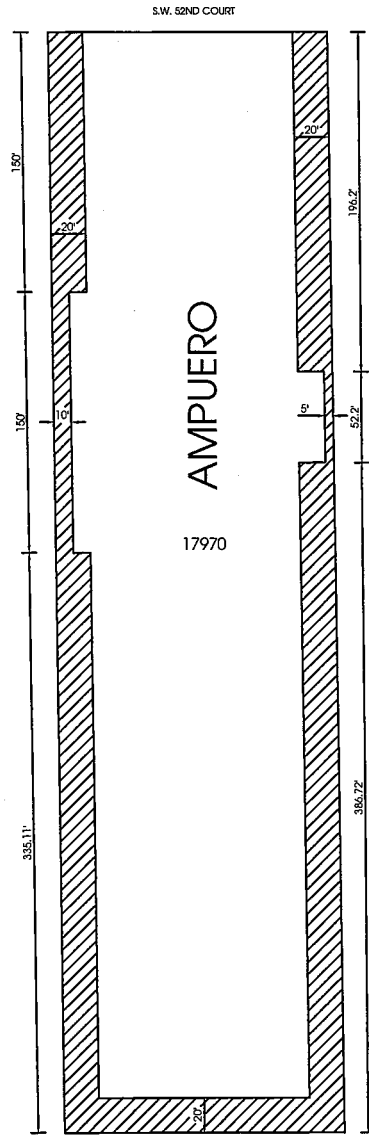
 SURFACE-WATER MANAGEMENT AREA  
TO BE VACATED


THIS DRAWING IS FOR INFORMATIONAL  
PURPOSES ONLY. THIS IS NEITHER A  
SURVEY NOR AN ENGINEERING PLAN.

SCALE = N.T.S.  
JUAN & MARIE AMPUERO  
17970 S.W. 52ND COURT  
PROP. ID # 5040 3101 0223



TO BE DEDICATED



 SURFACE-WATER MANAGEMENT AREA TO BE  
MAINTAINED AT ELEVATION 5.50' N.G.V.D. (4.00' NAVD) OR LOWER  
(25,556 S.F. PROVIDED)

THIS DRAWING IS FOR INFORMATIONAL  
PURPOSES ONLY. THIS IS NEITHER A  
SURVEY NOR AN ENGINEERING PLAN.

SCALE = N.T.S.  
JUAN & MARIE AMPUERO  
17970 S.W. 52ND COURT  
PROP. ID # 5040 3101 0223



\*\*\*\*MEMORANDUM\*\*\*\*

DATE: March 23, 2017

TO: South Broward Drainage District Commissioners

FROM: Kevin M. Hart, P.E.  
District Director

Subject: Request to Vacate the Surface Water Management Area Previously Designated on the Property Owned by Gino Reyes and Myriam Masihy

Comments:

The owners of the property located at 4901 SW 195<sup>th</sup> Terrace, Southwest Ranches, FL 33332 are requesting that SBDD vacate a portion of the Surface Water Management Area (SWMA) that was previously designated and recorded under Instrument No. 113877095, Broward County Records. All properties in the SW Ranches are required to set aside 20% of their property at elevation 5.0' (or an equivalent storage area) as a SWMA.

The property owners, Gino Reyes and Myriam Masihy, will dedicate a new SWMA over the property to comply with the 20% SWMA requirement (see attached sketch).

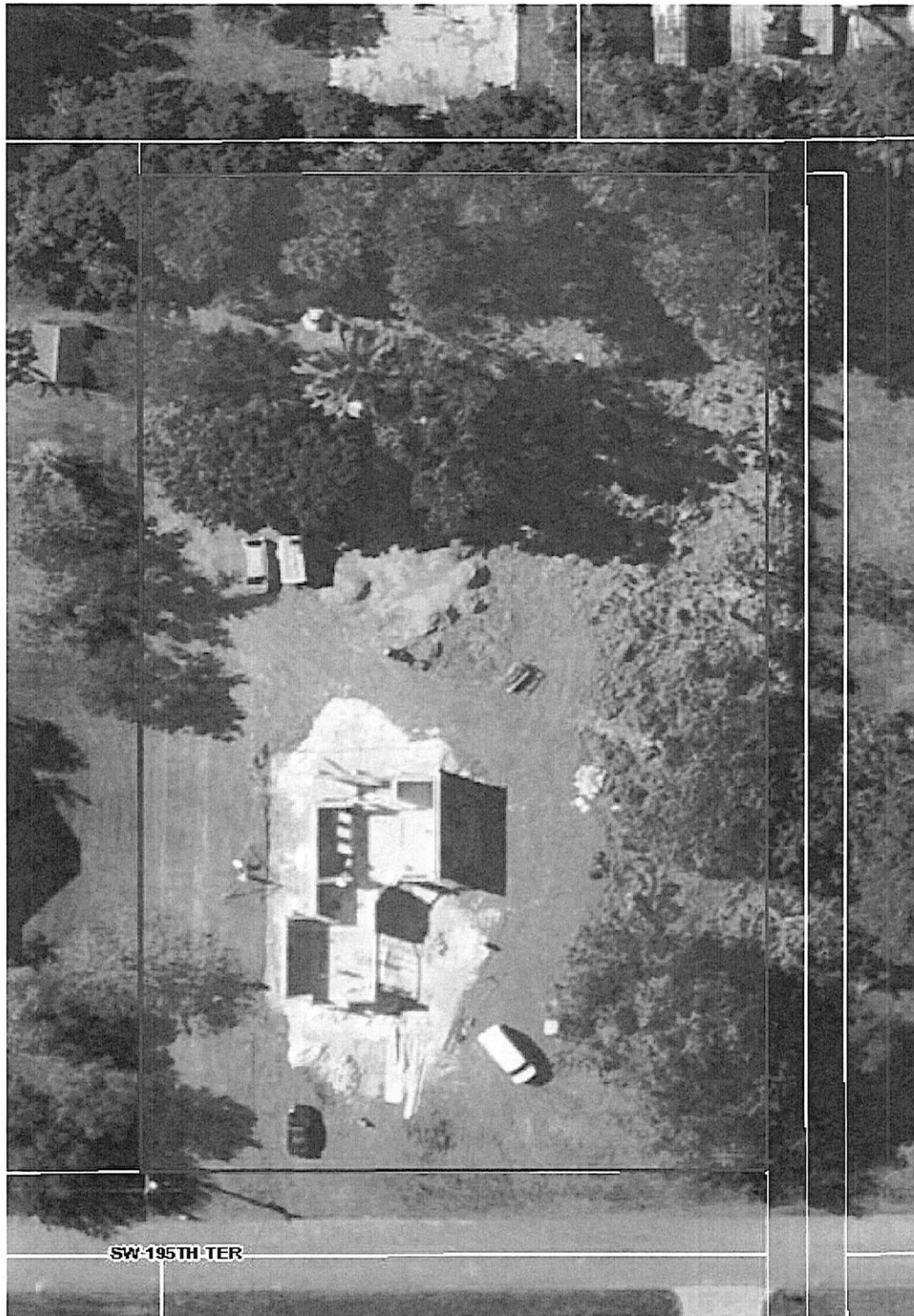
SBDD staff has reviewed the request and has no objections.

Financial impacts to this Agenda Item: none, other than SBDD administrative costs; all other costs will be incurred by the property owner.

**The request is for SBDD to vacate and release its interest in the Surface Water Management Area on the property located at 4901 SW 195<sup>th</sup> Terrace, Southwest Ranches, FL 33332, as described in the attached "Release and Vacation of Surface Water Management Area Designation". Said vacation is a Partial Vacation of the Surface Water Management Area recorded under Instrument No. 113877095, B.C.R. This request is subject to the dedication of a new Surface Water Management Area in accordance with SBDD Criteria.**

**KH**  
**Attachments**

**REYES/MASIHY RESIDENCE**



**LOCATION ADDRESS: 4901 S.W. 195<sup>TH</sup> TERRACE, SWR**

Prepared by: South Broward Drainage District  
6591 S. W. 160 Avenue  
Southwest Ranches, Florida 33331

Return to: South Broward Drainage District  
6591 S. W. 160 Avenue  
Southwest Ranches, Florida 33331  
(954) 680-3337

Folio No.: 503936130010

---

**RELEASE AND VACATION OF  
SURFACE-WATER MANAGEMENT AREA DESIGNATION**

THIS RELEASE AND VACATION OF SURFACE-WATER MANAGEMENT AREA DESIGNATION executed this \_\_\_\_ day of \_\_\_\_\_, 2017, by SOUTH BROWARD DRAINAGE DISTRICT, a political subdivision of the State of Florida, having its principal place of business at 6591 Southwest 160 Avenue, Southwest Ranches, Florida, 33331, first party, to **GINO REYES** and **MYRIAM MASIHY**, his wife, whose post office address is 4901 S.W. 195<sup>th</sup> Terrace, Southwest Ranches, Florida 33332, their successors and assigns as their interest may appear of record, second party:

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

WITNESSETH, that the first said party, for and in consideration of the sum of \$10.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the SURFACE-WATER MANAGEMENT AREA DESIGNATION located on the following described lot, piece or parcel of land situate, lying and being in the County of Broward, State of Florida, to-wit:

THE SOUTH 20 FEET; TOGETHER WITH THE WEST 20; TOGETHER WITH NORTH 10 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

TRACT "A" OF MACMURDO ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 160, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

(This is intended to vacate the surface-water management area dedication recorded on August 17, 2016, in the Broward County Public Records Instrument # 113877095.)

The purpose of this Release and Vacation of SURFACE-WATER MANAGEMENT DESIGNATED AREA is to release and vacate the first parties interest in and to the SURFACE-WATER MANAGEMENT DESIGNATED AREA located on second parties property as described above. No other interest of the first party is being released or vacated by this document.

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

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

Signed, sealed and delivered  
in the presence of:

SOUTH BROWARD DRAINAGE DISTRICT

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
SCOTT HODGES, Chairperson

\_\_\_\_\_  
Witness Printed Name †

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
ROBERT E. GOGGIN, IV, Secretary

\_\_\_\_\_  
Witness Printed Name †

District Seal:

STATE OF FLORIDA     )  
                                  )§  
COUNTY OF BROWARD    )

The foregoing instrument was executed before me this \_\_\_\_ of \_\_\_\_\_, 2017 Scott Hodges and Robert E. Goggin, IV, as Chairperson and Secretary, respectively of the SOUTH BROWARD DRAINAGE DISTRICT, first party. They are personally known to me.

WITNESS my hand and official seal in the County and State lat aforesaid this \_\_\_\_ day of \_\_\_\_\_, 2017.

(NOTARY SEAL & STAMP)

\_\_\_\_\_  
NOTARY PUBLIC: STATE OF FLORIDA AT LARGE

SOUTH BROWARD DRAINAGE DISTRICT

Prepared by: South Broward Drainage District  
6591 S. W. 160 Avenue  
Southwest Ranches, Florida 33331

Return to: South Broward Drainage District  
6591 S. W. 160 Avenue  
Southwest Ranches, Florida 33331  
(954) 680-3337

Folio No.: 503936130010

(SWMA TO BE DEDICATED)

SURFACE-WATER MANAGEMENT AREA DESIGNATION

THIS SURFACE-WATER MANAGEMENT AREA DESIGNATION is granted this 14<sup>th</sup> day of March 2017, by **GINO REYES** and **MYRIAM MASHY**, his wife, whose address is 4901 S.W. 195<sup>th</sup> Terrace, Southwest Ranches, Florida 33332, hereinafter referred to as "Grantors", to SOUTH BROWARD DRAINAGE DISTRICT, a political subdivision of the State of Florida, located at 6591 Southwest 160 Avenue, Southwest Ranches, Florida 33331, hereinafter referred to as "District".

WITNESSETH

That the Grantors, for and in consideration of the sum of ten dollars (\$10.00) and other goods and valuable consideration in hand paid by District, the receipt whereof is hereby acknowledged, do hereby grant and convey to District, its successors and assigns, a perpetual and exclusive SURFACE-WATER MANAGEMENT AREA for the storage and flowage of surface water together with any necessary appurtenances incidental and necessary thereto, over, across and through the following described property of Grantors:

SEE EXHIBITS "A" AND "B" ATTACHED HERETO

of such character and sufficient size as to make a proper and adequate drainage system that District, its successors and assigns may establish.

Together with free ingress, egress and regress across said lands for the purpose of maintaining and repairing the drainage system and appurtenances therein.

The Grantors further acknowledge that the SURFACE-WATER MANAGEMENT AREA shall be used for storage and flowage of storm water, shall not be filled in and shall not be raised to an elevation above normal ground elevation and shall be maintained by the Grantors.

IN WITNESS WHEREOF, we have hereunto set our hands and seals the day and year first above written.

Signed, sealed and delivered  
in the presence of:

"GRANTORS"

Susan Tratzogui  
Witness Signature

[Signature]  
Grantor Signature

Susan Tratzogui  
Witness Printed Name 1

GINO REYES  
Grantor Printed Name 1

Reina I. Muniz  
Witness Signature

Reina I. Muniz  
Witness Printed Name 1

Susan Tratzogui  
Witness Signature

Susan Tratzogui  
Witness Printed Name

Reina I. Muniz  
Witness Signature

Reina I. Muniz  
Witness Printed Name

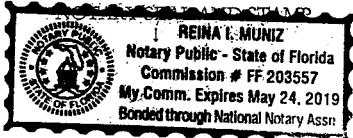
Myriam Masihy  
Grantor Signature

MYRIAM MASIHY  
Grantor Printed Name

STATE OF FLORIDA )  
                          )  
COUNTY OF BROWARD )

THE FOREGOING SURFACE-WATER MANAGEMENT AREA DESIGNATION WAS ACKNOWLEDGED BEFORE ME THIS 14<sup>th</sup> DAY OF March, 2017, BY GINO REYES AS GRANTOR WHO IS PERSONALLY KNOWN TO ME (OR) HAS PRODUCED Driver's License (TYPE OF IDENTIFICATION).

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS 14<sup>th</sup> DAY OF March, 2017.



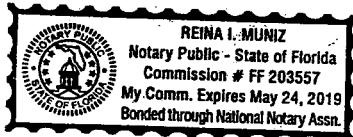
Reina I. Muniz  
NOTARY PUBLIC  
Reina I. Muniz  
PRINTED OR STAMPED NAME OF NOTARY PUBLIC

STATE OF FLORIDA )  
                          )  
COUNTY OF BROWARD )

THE FOREGOING SURFACE-WATER MANAGEMENT AREA DESIGNATION WAS ACKNOWLEDGED BEFORE ME THIS 14<sup>th</sup> DAY OF March, 2017, BY MYRIAM MASIHY AS GRANTOR WHO IS PERSONALLY KNOWN TO ME (OR) HAS PRODUCED Driver's License (TYPE OF IDENTIFICATION).

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS 14<sup>th</sup> DAY OF March, 2017.

NOTARY SEAL AND STAMP



Reina I. Muniz  
NOTARY PUBLIC  
Reina I. Muniz  
PRINTED OR STAMPED NAME OF NOTARY PUBLIC

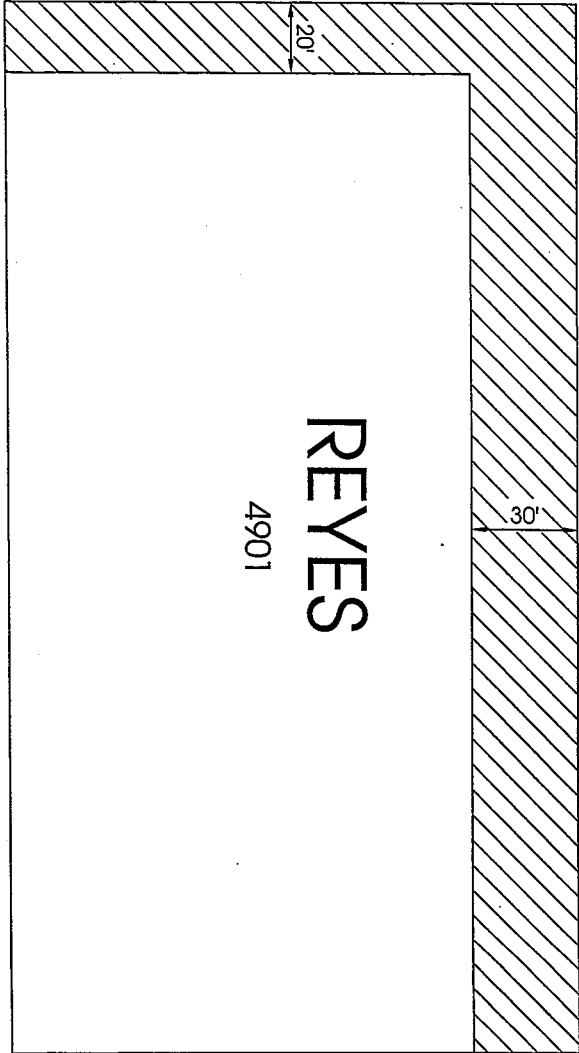


EXHIBIT "A" TO  
SURFACE-WATER MANAGEMENT AREA DESIGNATION

THE NORTH 30 FEET, TOGETHER WITH THE WEST 20 FEET OF THE  
FOLLOWING DESCRIBED PROPERTY:

TRACT "A" OF MACMURDO ESTATES, ACCORDING TO THE PLAT THEREOF, AS  
RECORDED IN PLAT BOOK 160, PAGE 31, OF THE PUBLIC RECORDS OF  
BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA

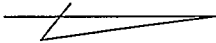


S.W. 195TH TERRACE

 SURFACE-WATER MANAGEMENT AREA TO BE  
 MAINTAINED AT ELEVATION 5.50' N.G.V.D. OR LOWER  
 (11,465 S.F. PROVIDED)

THIS DRAWING IS FOR INFORMATIONAL  
 PURPOSES ONLY. THIS IS NEITHER A  
 SURVEY NOR AN ENGINEERING PLAN.

SCALE = N.T.S.  
**GINO REYES & MYRIAM MASHIH**  
 4901 S.W. 195TH TERRACE  
 PROP. ID # 5039 3613 0010



Prepared by: South Broward Drainage District  
 6591 S. W. 160 Avenue  
 Southwest Ranches, Florida 33331

Return to: South Broward Drainage District  
 6591 S. W. 160 Avenue  
 Southwest Ranches, Florida 33331  
 (954) 680-3337

Folio No.: 503936130010

INSTR # 113877095  
 Recorded 08/17/16 11:59:35 AM  
 Broward County Commission  
 Deputy Clerk 6020  
 #14, 4 Pages

*(Original, Recorded SWMA to be vacated)*

SURFACE-WATER MANAGEMENT AREA DESIGNATION

THIS SURFACE-WATER MANAGEMENT AREA DESIGNATION is granted this 29<sup>th</sup> day of June 2016, by **GINO REYES** and **MYRIAM MASIHY**, his wife, whose address is 4901 S.W. 195<sup>th</sup> Terrace, Southwest Ranches, Florida 33332, hereinafter referred to as "Grantors", to SOUTH BROWARD DRAINAGE DISTRICT, a political subdivision of the State of Florida, located at 6591 Southwest 160 Avenue, Southwest Ranches, Florida 33331, hereinafter referred to as "District".

WITNESSETH

That the Grantors, for and in consideration of the sum of ten dollars (\$10.00) and other goods and valuable consideration in hand paid by District, the receipt whereof is hereby acknowledged, do hereby grant and convey to District, its successors and assigns, a perpetual and exclusive SURFACE-WATER MANAGEMENT AREA for the storage and flowage of surface water together with any necessary appurtenances incidental and necessary thereto, over, across and through the following described property of Grantors:

SEE EXHIBITS "A" AND "B" ATTACHED HERETO

of such character and sufficient size as to make a proper and adequate drainage system that District, its successors and assigns may establish.

Together with free ingress, egress and regress across said lands for the purpose of maintaining and repairing the drainage system and appurtenances therein.

The Grantors further acknowledge that the SURFACE-WATER MANAGEMENT AREA shall be used for storage and flowage of storm water, shall not be filled in and shall not be raised to an elevation above normal ground elevation and shall be maintained by the Grantors.

IN WITNESS WHEREOF, we have hereunto set our hands and seals the day and year first above written.

Signed, sealed and delivered  
 in the presence of:

"GRANTORS"

*[Signature]*  
 Witness Signature

*[Signature]*  
 Grantor Signature

LOUIS OCHOA  
 Witness Printed Name

GINO REYES  
 Grantor Printed Name

*Reine I. Muniz*  
 Witness Signature

Reine I. Muniz  
 Witness Printed Name

[Signature]  
Witness Signature

LUIS OCHOA  
Witness Printed Name

[Signature]  
Witness Signature

Reina I. Muniz  
Witness Printed Name

[Signature]  
Grantor Signature

MYRIAM MASHY  
Grantor Printed Name

STATE OF FLORIDA )  
                          )  
COUNTY OF BROWARD )

THE FOREGOING SURFACE-WATER-MANAGEMENT AREA DESIGNATION WAS ACKNOWLEDGED BEFORE ME THIS 29<sup>th</sup> DAY OF June, 2016, BY GINO REYES AS GRANTOR WHO IS PERSONALLY KNOWN TO ME (OR) HAS PRODUCED Driver's License (TYPE OF IDENTIFICATION).

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS 29<sup>th</sup> DAY OF June, 2016.

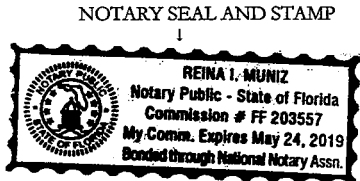


[Signature]  
NOTARY PUBLIC  
Reina I. Muniz  
PRINTED OR STAMPED NAME OF NOTARY PUBLIC

STATE OF FLORIDA )  
                          )  
COUNTY OF BROWARD )

THE FOREGOING SURFACE-WATER-MANAGEMENT AREA DESIGNATION WAS ACKNOWLEDGED BEFORE ME THIS 29<sup>th</sup> DAY OF June, 2016, BY MYRIAM MASHY AS GRANTOR WHO IS PERSONALLY KNOWN TO ME (OR) HAS PRODUCED Driver's License (TYPE OF IDENTIFICATION).

WITNESS MY HAND AND OFFICIAL SEAL IN THE COUNTY AND STATE LAST AFORESAID THIS 29<sup>th</sup> DAY OF June, 2016.



[Signature]  
NOTARY PUBLIC  
Reina I. Muniz  
PRINTED OR STAMPED NAME OF NOTARY PUBLIC

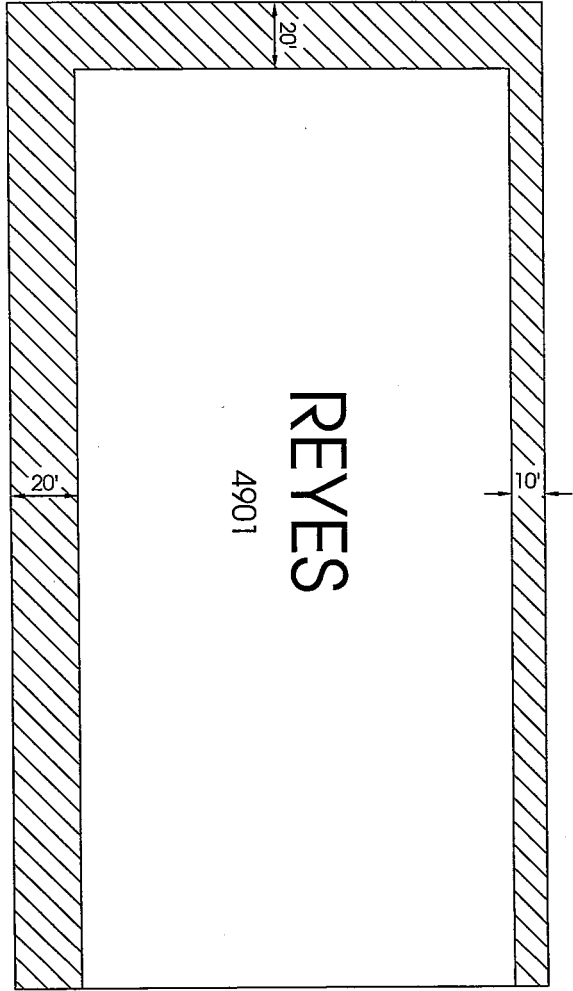
SOUTH BROWARD DRAINAGE DISTRICT

EXHIBIT "A" TO  
SURFACE WATER MANAGEMENT AREA DESIGNATION

THE SOUTH 20 FEET, TOGETHER WITH THE WEST 20 FEET, TOGETHER  
WITH THE NORTH 10 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

TRACT "A" OF MACMURDO ESTATES, ACCORDING TO THE PLAT THEREOF, AS  
RECORDED IN PLAT BOOK 160, PAGE 31, OF THE PUBLIC RECORDS OF  
BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA

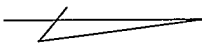


S.W. 195TH TERRACE

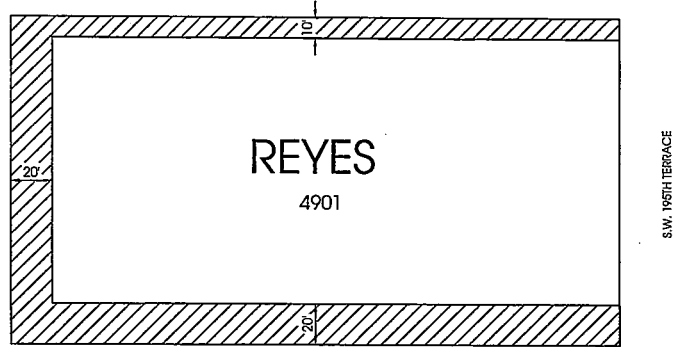
 SURFACE-WATER MANAGEMENT AREA TO BE  
 MAINTAINED AT ELEVATION 5.50' N.G.V.D. OR LOWER  
 (11,465 S.F. PROVIDED)

THIS DRAWING IS FOR INFORMATIONAL  
 PURPOSES ONLY. THIS IS NEITHER A  
 SURVEY NOR AN ENGINEERING PLAN.

SCALE = N.T.S.  
**GINO REYES & MYRIAM MASHIH**  
 4901 S.W. 195TH TERRACE  
 PROP. ID # 5039 3613 0010



TO BE VACATED



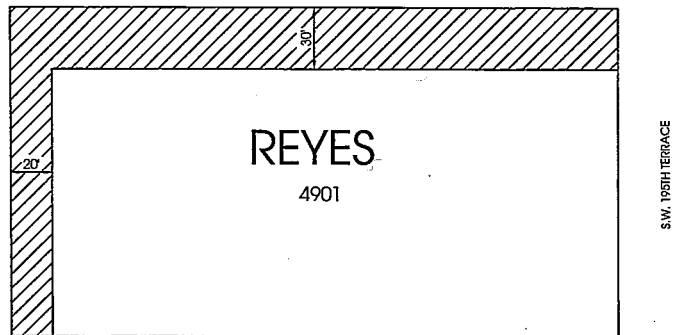
☒ SURFACE-WATER MANAGEMENT AREA TO BE MAINTAINED AT ELEVATION 5.50' N.G.V.D. OR LOWER (11,465 S.F. PROVIDED)

THIS DRAWING IS FOR INFORMATIONAL PURPOSES ONLY. THIS IS NEITHER A SURVEY NOR AN ENGINEERING PLAN.

SCALE = N.T.S.  
GINO REYES & MYRIAM MASHIY  
4901 S.W. 195TH TERRACE  
PROP. ID # 5039 3613 0010



TO BE DEDICATED



☒ SURFACE-WATER MANAGEMENT AREA TO BE MAINTAINED AT ELEVATION 5.50' N.G.V.D. OR LOWER (11,465 S.F. PROVIDED)

THIS DRAWING IS FOR INFORMATIONAL PURPOSES ONLY. THIS IS NEITHER A SURVEY NOR AN ENGINEERING PLAN.

SCALE = N.T.S.  
GINO REYES & MYRIAM MASHIY  
4901 S.W. 195TH TERRACE  
PROP. ID # 5039 3613 0010



(INFORMATIONAL Exhibit Only)

## \*\*\*MEMORANDUM\*\*\*

DATE: March 23, 2107

TO: South Broward Drainage District Commissioners

FROM: Kevin M. Hart, P.E.  
District Director

Subject: Variance Request for Property Owned by Christina M. Miranda at 5366 SW 134<sup>th</sup> Avenue, Miramar, FL 33027

## Comments:

The owner of the property located at 5366 SW 134<sup>th</sup> Avenue, Miramar, FL 33027 is requesting a variance from SBDD for an existing wood deck within a 20-foot Lake Maintenance Easement (LME) that exceeds the square footage allowance under SBDD's Criteria. The property is owned by Christina M. Miranda and is located in the Miramar Patio Homes development in Miramar.

Ms. Miranda purchased the property in April, 2016.

The variance request is to allow a 457.5 square foot (sf) deck to remain within the 20-foot LME. SBDD criteria allows decks that cover no more than 25% of the LME area, which would allow a 332 sf deck on the Miranda property. The 457.5 sf deck equates to 34.5% of the LME area, or a 37.8% increase above criteria.

Currently, there is a total coverage of 94% of deck area within the LME area on the Miranda property, which includes the 457.5 sf wood deck; a 246.5 sf wood deck, gazebo (chikee hut) and dog house structure; and a 544 sf concrete patio area.

The wood deck was constructed in 2004 (approximate) by the previous property owner, along with the other improvements located within the 20-foot LME. As part of this request, the property owner has agreed to remove all other improvements within the 20-foot LME as follows:

- Concrete patio
- Gazebo (chikee hut) and surrounding wood deck; and dog house structure
- All electrical facilities
- All coconut palm trees

Ms. Miranda met with the Variance Review Committee (VRC) on March 16, 2017 and as a follow-up to that meeting the variance request is being presented to the SBDD Board for consideration.

The details of the variance as discussed at the VRC are as follows:

1. All improvements currently existing within the 20-foot LME were constructed by the previous property owner.
2. No permits were obtained from SBDD.
3. It does not appear that a Building Permit was obtained from the City of Miramar.
4. Approval was granted by the Somerset Homeowners Association for the deck and chikee hut in 2004.
5. Per SBDD Criteria, a 332 sf deck is permitted within the 20-foot LME.
6. A total of approximately 1,248 sf of deck and patio area currently exist within the 20-foot LME.



7. The existing deck and patio areas exceed SBDD criteria by 916 sf or 276%.
8. The property owner is requesting that a 457.5 sf deck be allowed to remain within the LME.
9. The property owner has agreed to remove all other improvements within the 20-foot LME.
10. The 457.5 sf deck exceeds SBDD criteria by 125.5 sf or 37.8%
11. Ms. Miranda is agreeable to entering into an Indemnification and Hold Harmless Agreement with SBDD.

SBDD staff has no objections to this variance request.

Financial impacts to this Agenda Item: there will be no financial impacts to this agenda item, as the property owner will be required to pay all associated legal costs, if any, and recording fees.

**The requested variance is to allow an existing 457.5 square foot (sf) deck to remain within the 20-foot LME on the property located at 5366 SW 134<sup>th</sup> Avenue, Miramar, FL 33027; which exceeds SBDD criteria by 125.5 sf or 37.8%. If the variance is approved, the homeowner will be required to enter into an Indemnification and Hold Harmless Agreement with SBDD and pay for all associated legal fees and recording fees.**

**KH**  
**Attachments**

March 20, 2017

Christina Miranda  
5366 SW 134th Ave  
Miramar, FL 33027

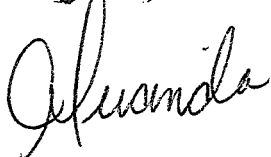
This letter is to request a variance approval for the wood deck on my property located at 5366 SW 134th Ave Miramar, FL 33027 in the community of Vizcaya. I purchased this home in April of 2016 and the wood deck with the Tiki hut was what sold me on this property. It was love at first sight, so beautiful and relaxing. My sons and my husband love to fish from the deck. The previous owners informed me that the deck had the necessary approvals and also I trusted them and my real estate agent on the matter. I even saw an approval letter from the home owners association.

This variance is being sought due to for the reason that the deck encroaches on the lake maintenance easement and I am willing to make this wrong into a right. We will remove the Tiki hut, concrete deck, electrical lighting and any thing that is also encroaching on the easement.

These modifications are creating a considerable financial impact to our family, and not to mention the emotional disillusion of tearing apart which initially made us fall in love with the property. Hence we are willing to overcome this situation in order to be in full compliance with the district rules and we are asking for this variance to leave a portion of the deck.

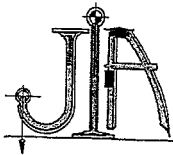
As per the SBDD application prerequisites we believe that this deck does not in anyway affect public interest of the community and also we believe this deck will not affect any type of drainage of the lake. Furthermore we believe there will be no impacts on the duties for the workers of the district. Neither will there be nothing to hinder the ability of the SBDD to maintain its facilities.

Regards,



Christina Miranda

## **Current Survey**



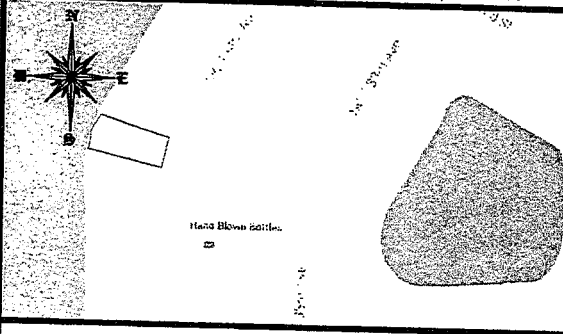
# JOHN IBARRA & ASSOCIATES, INC.

## Professional Land Surveyors & Mappers

777 N.W. 72nd AVENUE  
SUITE 3025  
MIAMI, FLORIDA 33126  
PH: (305) 262-0400  
FAX: (305) 262-0401

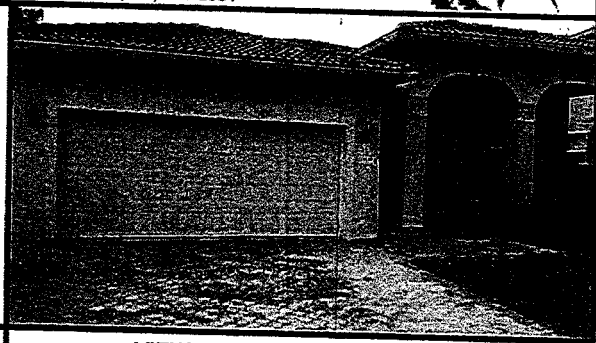
WWW.IBARRALANDSURVEYORS.COM

2804 DEL PRADO BLVD SOUTH  
SUITE NO. 202 UNIT 1  
CAPE CORAL, FL 33904  
PH: (239) 540-2660  
FAX: (239) 540-2664



**LOCATION SKETCH**

SCALE = N.T.S.



**VIEW OF SUBJECT PROPERTY**

5366 SW 134th AVE, MIRAMAR, FL 33027

- A = ARC
- A.C. = AIR CONDITIONER PAD
- A.E. = ANCHOR EASEMENT
- A.R. = ALUMINUM ROOF
- A.S. = ALUMINUM SHED
- ASPH. = ASPHALT
- B.C. = BLOCK CORNER
- BLOG. = BUILDING
- B.M. = BENCH MARK
- B.C.R. = BROWARD COUNTY RECORDS
- B.D.B. = BASIS OF BEARING
- B.S.L. = BUILDING SETBACK LINE
- (C) = CALCULATED
- C.B. = CATCH BASIN
- C.B.S. = CONCRETE BLOCK STRUCTURE
- C.B.W. = CONCRETE BLOCK WALL
- CH. = CHORD
- CH.B. = CHORD BEARING
- CH.L. = CHORD LENGTH
- CL. = CLEAR
- C.O. = CLEAN OUT
- CL.F. = CHAIN LINK FENCE
- C.M.E. = CANAL MAINTENANCE EASEMENT
- CONC. = CONCRETE
- C.U.P. = CONCRETE UTILITY POLE
- C.P. = CONCRETE PORCH
- C.S. = CONCRETE SLAB
- C.W. = CONCRETE WALK
- D.E. = DRAINAGE EASEMENT
- D.M.E. = DRAINAGE MAINTENANCE EASEMENT
- DRIVE = DRIVEWAY
- \* = DEPRESS
- EB = ELECTRIC BOX

- ABBREVIATIONS**
- E.T.P. = ELECTRIC TRANSFORMER PAD
  - ELEV. = ELEVATION
  - ENCR. = ENCROACHMENT
  - F.H. = FIRE HYDRANT
  - F.I.P. = FOUND IRON PIPE
  - F.I.R. = FOUND IRON ROD
  - F.F.E. = FINISHED FLOOR ELEVATION
  - F.N.D. = FOUND NAIL & DISK
  - FT. = FEET
  - F.N.P. = FEDERAL NATIONAL INSURANCE PROGRAM
  - F.N. = FOUND NAIL
  - H. = HIGH OR (HEIGHT)
  - I.N.E.G. = INGRESS AND EGRESS EASEMENT
  - I.C.V. = IRRIGATION CONTROL VALVE
  - I.F. = IRON FENCE
  - L.B. = LICENSED BUSINESS
  - L.P. = LIGHT POLE
  - L.F.E. = LOWEST FLOOR ELEVATION
  - L.M.E. = LAKE MAINTENANCE EASEMENT
  - M. = MINUTES
  - (M) = MEASURED DISTANCE
  - M.B. = MAIL BOX
  - M.D.C.R. = MIAMI DADE COUNTY RECORDS
  - M.E. = MAINTENANCE EASEMENT
  - M.H. = MANHOLE
  - N.A.P. = NOT A PART OF
  - N.I.V.D. = NATIONAL GEODETIC VERTICAL DATUM
  - N.T.S. = NOT TO SCALE
  - # OR NO. = NUMBER
  - OS = OFFSET
  - O.H. = OVERHEAD
  - O.H.L. = OVERHEAD UTILITY LINES

- O.R.B. = OFFICIAL RECORDS BOOK
- O.V.H. = OVERHANG
- P.V.M.T. = PAVEMENT
- PL. = PLANTER
- P.L. = PROPERTY LINE
- P.C.C. = POINT OF COMPOUND CURVATURE
- P.C. = POINT OF CURVATURE
- P.O.T. = POINT OF TANGENCY
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- P.R.C. = POINT OF REVERSE CURVATURE
- P.W. = PARKWAY
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.L.S. = PROFESSIONAL LAND SURVEYOR
- P.P. = POWER POLE
- P.P.S. = POOL PUMP SLAB
- P.U.E. = PUBLIC UTILITY EASEMENT
- (R) = RECORD DISTANCE
- R.R. = RAIL ROAD
- RES. = RESIDENCE
- R.W. = RIGHT-OF-WAY
- RAD. = RADIUS OR RADIAL
- RGE. = RANGE
- R.O.E. = ROOF OVERHANG EASEMENT
- SEC. = SECTION
- STY. = STORY
- SWK. = SIDEWALK
- S.I.P. = SET IRON PIPE
- S. = SOUTH
- S. = DEEPENED PORCH
- S.P. = SEWER VALVE
- S.V. = SECONDS

- T = TANGENT
- TB = TELEPHONE BOOTH
- T.B.M. = TEMPORARY BENCHMARK
- T.U.E. = TECHNOLOGY UTILITY EASEMENT
- T.S.B. = TRAFFIC SIGNAL BOX
- T.S.P. = TRAFFIC SIGNAL POLE
- TWP. = TOWNSHIP
- UTL. = UTILITY
- U.E. = UTILITY EASEMENT
- U.P. = UTILITY POLE
- W.M. = WATER METER
- W.F. = WOOD FENCE
- W.P. = WOOD PORCH
- W.R. = WOOD ROOF
- W.V. = WATER VALVE
- M = MONUMENT LINE
- C = CENTER LINE
- Δ = DELTA

- LEGEND**
- = OVERHEAD UTILITY LINES
  - = CONCRETE BLOCK WALL
  - = CHAIN LINK FENCE
  - = IRON FENCE
  - = WOOD FENCE
  - = BUILDING SETBACK LINE
  - = UTILITY EASEMENT
  - = LIMITED ACCESS R/W
  - = NEW VEHICULAR ACCESS R/W
  - 0.00 = EXISTING ELEVATIONS

**LEGAL NOTES TO ACCOMPANY SKETCH OF SURVEY:**

- THERE MAY BE EASEMENTS RECORDED IN THE PUBLIC RECORDS NOT SHOWN ON THIS SURVEY.
- THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
- EXAMINATIONS OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY.
- THIS SURVEY IS SUBJECT TO DEDICATIONS, LIMITATIONS, RESTRICTIONS, RESERVATIONS OR EASEMENTS OF RECORD.
- LEGAL DESCRIPTIONS PROVIDED BY CLIENT OR ATTESTING TITLE COMPANY.
- BOUNDARY SURVEY MEANS A DRAWING AND/OR A GRAPHIC REPRESENTATION OF THE SURVEY WORK PERFORMED IN THE FIELD, COULD BE DRAWN AT A SHOWN SCALE AND/OR NOT TO SCALE; THE WALLS OR FENCES MAY BE EXAGGERATED FOR CLARITY PURPOSES.
- EASEMENTS AS SHOWN ARE PER PLAT BOOK, UNLESS DEPICTED OTHERWISE.
- THE TERM "ENCROACHMENT" MEANS VISIBLE AND ABOVE GROUND ENCROACHMENTS.
- ARCHITECTS SHALL VERIFY ZONING REGULATIONS, RESTRICTIONS, SETBACKS AND WILL BE RESPONSIBLE FOR SUBMITTING PLOT PLANS WITH CORRECT INFORMATION FOR APPROVAL FOR AUTHORIZATION TO THE PROPER AUTHORITIES IN NEW CONSTRUCTION.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTING AND/OR FOUNDATIONS.
- FENCE OWNERSHIP NOT DETERMINED.
- THIS PLAN OF SURVEY, HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON, THE CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PARTY.

**SURVEYOR'S NOTES:**

1. IF SHOWN, BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN, BY SAID PLAT IN THE DESCRIPTION OF THE PROPERTY, IF NOT, BEARINGS ARE THEN REFERRED TO COUNTY, TOWNSHIP MAPS.
2. THE CLOSURE IN THE BOUNDARY SURVEY IS ABOVE 1:7500 FT.
3. CERTIFICATE OF AUTHORIZATION LB #7866.

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY THIS "BOUNDARY SURVEY" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION AND COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 55-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY: **JOHN IBARRA** (DATE OF FIELD WORK) **02/19/2016**

PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA  
(NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER).

REVISED ON: \_\_\_\_\_  
REVISED ON: \_\_\_\_\_

**FLOOD ZONE INFORMATION:**

THE NFIP FLOOD MAPS HAVE DESIGNATED THE HEREIN DESCRIBED LAND TO BE SITUATED IN:  
FLOOD ZONE: X  
BASE FLOOD ELEVATION: N/A  
COMMUNITY: 12004B  
DATE OF FIRM: 09/11/2009  
THE SUBJECT PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA.

**TITLE COMPANY**



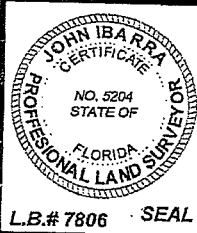
**LENDER**



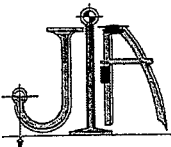
<b>DRAWN BY:</b>	TB
<b>FIELD DATE:</b>	02/19/2016
<b>SURVEY NO.:</b>	16-00660-1
<b>SHEET:</b>	1 OF 2

**UNDERWRITER**

**OLD REPUBLIC** NATIONAL TITLE INSURANCE COMPANY



L.B.# 7806 SEAL



# JOHN IBARRA & ASSOCIATES, INC.

Professional Land Surveyors & Mappers

WWW.IBARRALANDSURVEYORS.COM

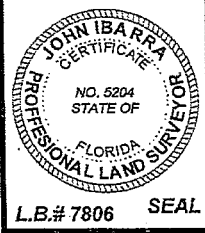
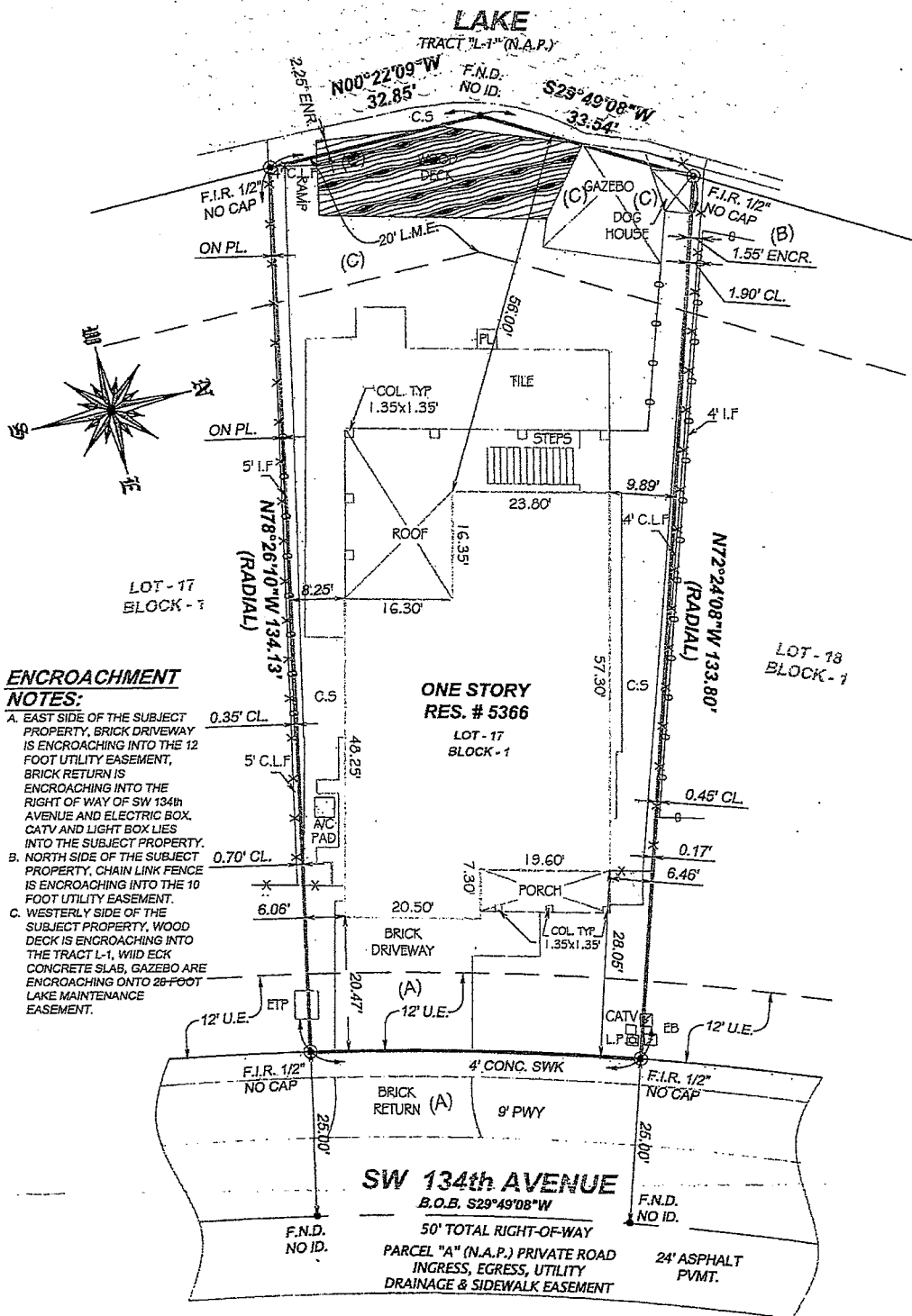
777 N.W. 72nd AVENUE  
SUITE 3025  
MIAMI, FLORIDA 33126  
PH: (305) 262-0400  
FAX: (305) 262-0401

2804 DEL PRADO BLVD SOUTH  
SUITE NO. 202 UNIT 1  
CAPE CORAL, FL 33904  
PH: (239) 540-2660  
FAX: (239) 540-2664



## MAP OF BOUNDARY SURVEY

5366 SW 134th AVE, MIRAMAR, FL 33027

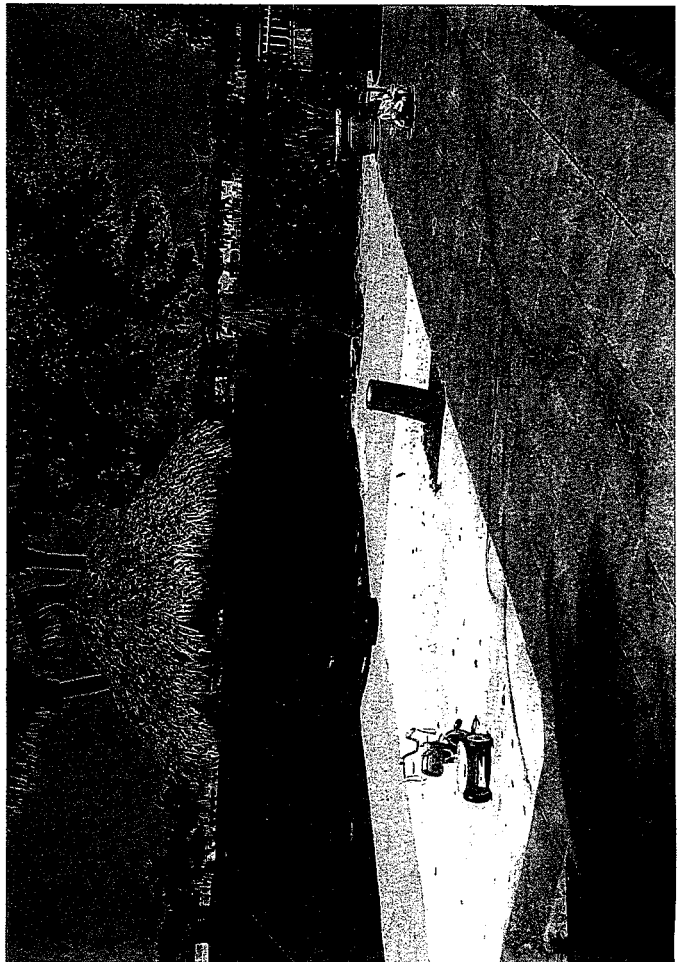
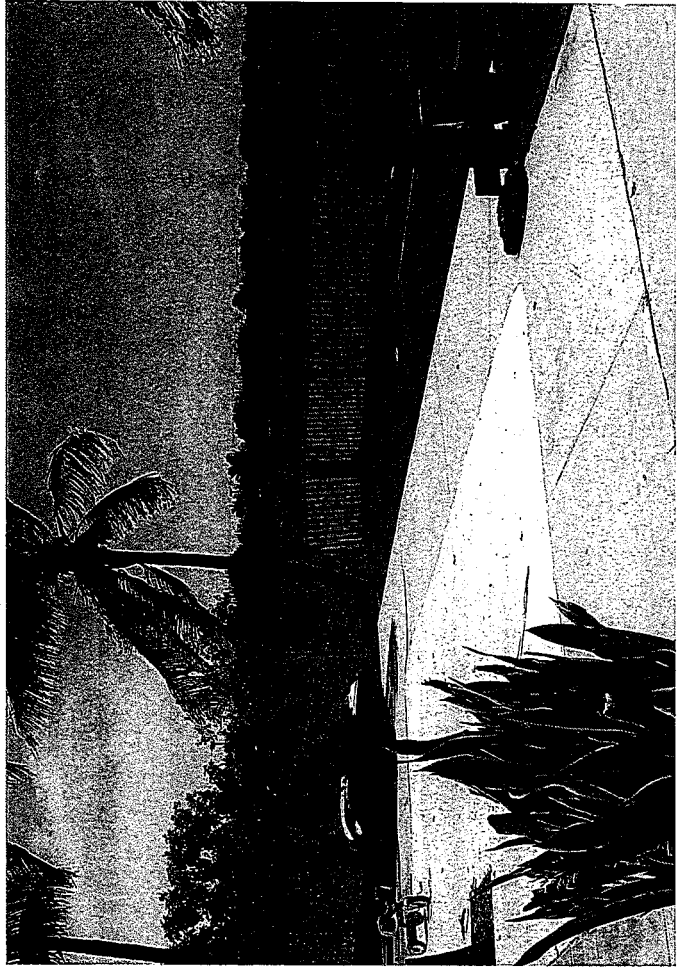


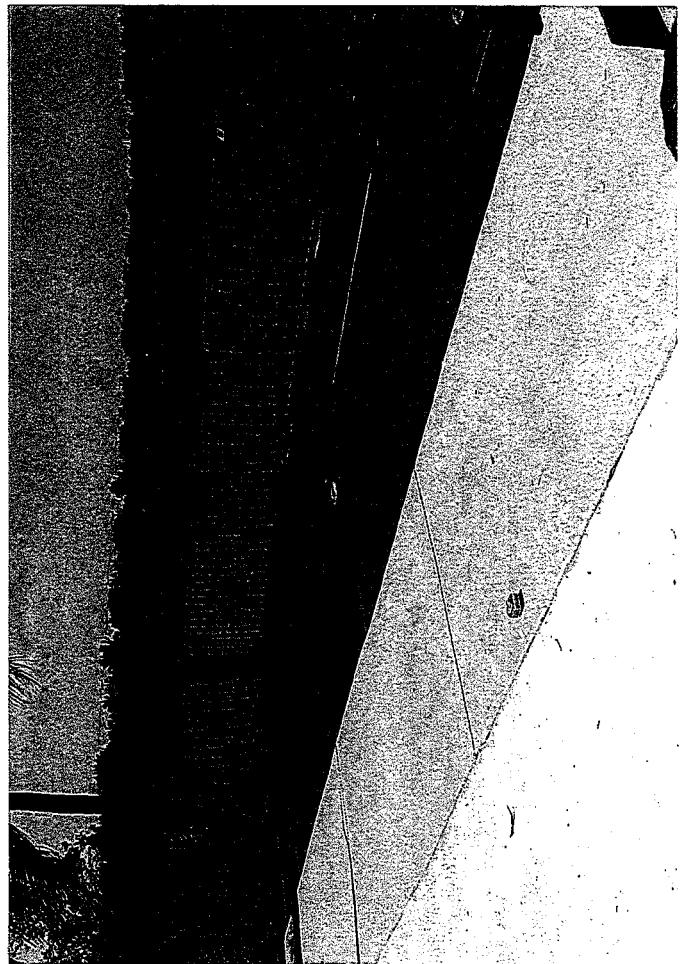
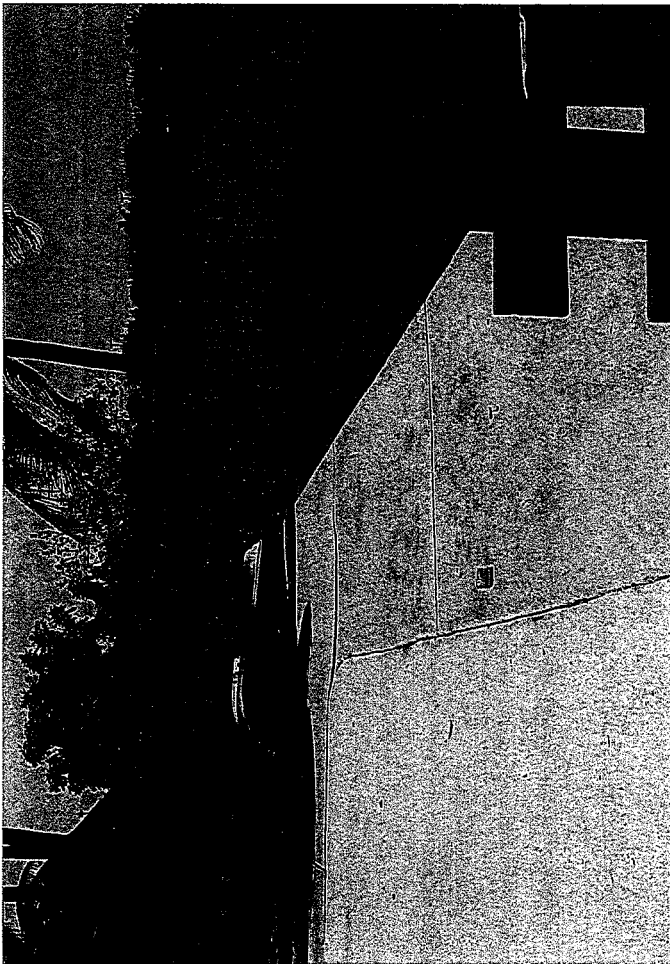
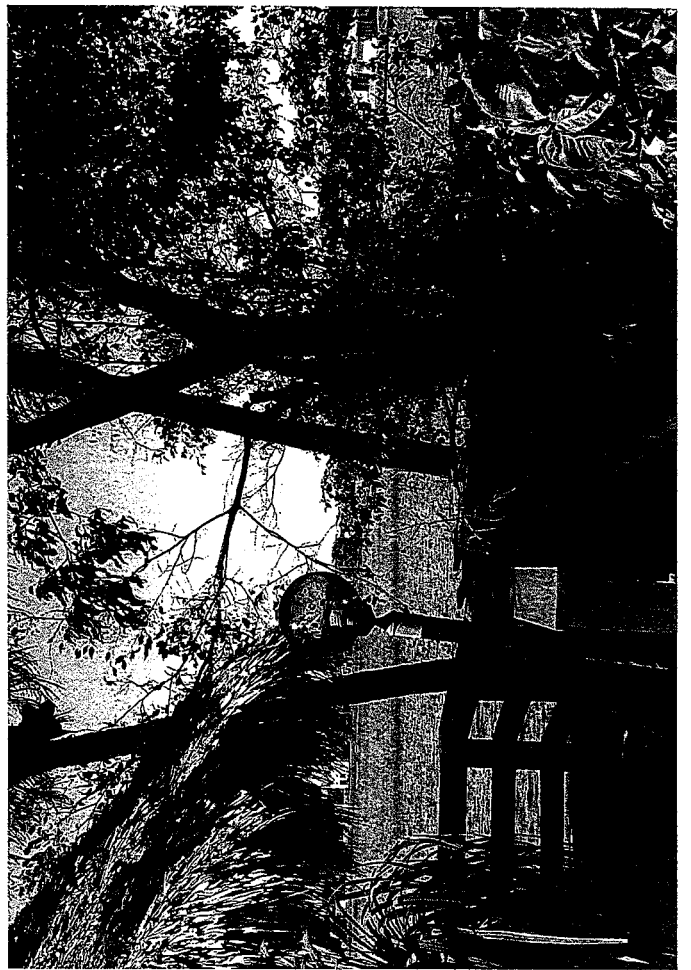
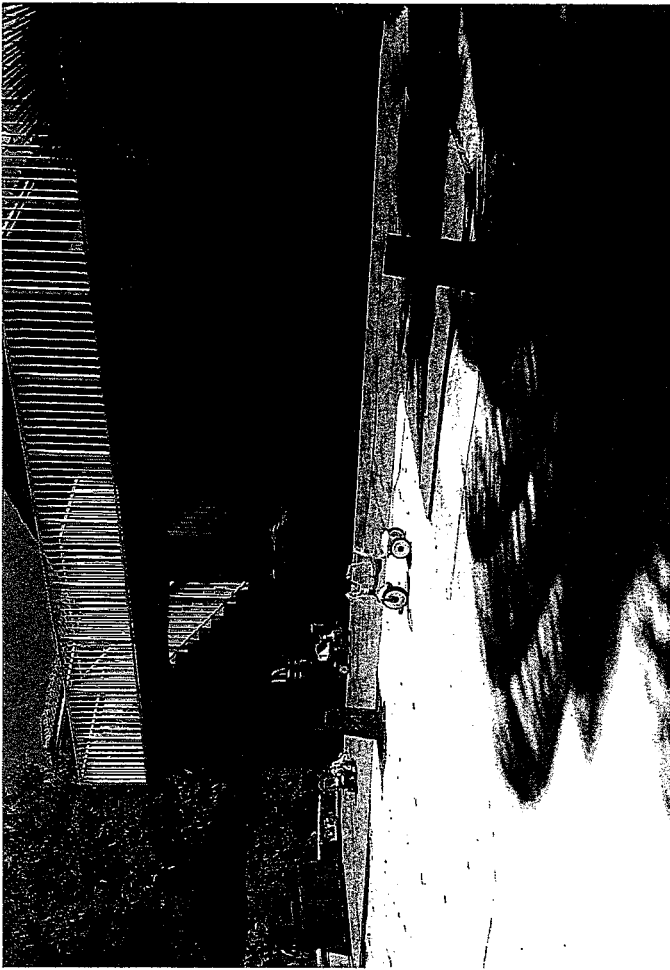
**LEGAL DESCRIPTION:**  
LOT 17, BLOCK 1, MIRAMAR PATIO HOMES PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 159, PAGE 35, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**CERTIFICATION:**  
CRISTINA MIRANDA  
ALINA F. NUNEZ, P.A. D/B/A NUNEZ LAW  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
COLUMBUS CAPITAL LENDING  
ITS SUCCESSORS AND OR ASSIGNS, AS THEIR INTEREST MAY APPEAR

<b>DRAWN BY:</b>	TB
<b>SCALE:</b>	1"=20'
<b>FIELD DATE:</b>	02/19/2016
<b>SURVEY NO:</b>	16-00660-1
<b>SHEET:</b>	2 OF 2

## **Current Pictures of the Property**







**Home Owner Association Approval**



3300 University Drive, #405, Coral Springs, FL 33065  
(954) 752-8119 • (561) 637-2991 • (305) 944-8447 • Fax (954) 752-3352

March 17, 2004

Milan Segedinski  
Rosa Amador  
5366 SW 134 Avenue  
Miramar, FL 33027

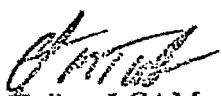
Re: Architectural Approval

Dear Mr. Milan and Ms. Amador:

The Somerset Board of Directors has approved your request to install a deck and chickee hut. We have enclosed your original signed form for your records. Please note that you must adhere to the conditions on your request form, as these are the ones that are approved. Additionally, you must adhere to the city requirements.

If you have any questions regarding to your approval please call Resident Services at the number listed above.

Sincerely,  
United Community Management Corp.  
As agent for: Somerset Homeowners Association

  
Chris Tuller, LCAM as Property Manager  
on behalf of the Board of Directors

CT/cc

Enclosures

RECEIVED

MAR 2 2004

PC

**Somerset Country Club  
Architectural Control Board  
Application Form**

Name: MILAN Segeedinski & Rosa M. Amador

Address: 5366 SW 134 Ave Muzumby FL 33027

Date: 2/27/04 Phone: 305-829-0476 - 305-975-4176

Approval is hereby requested to make the following modification, alteration or addition to my home or lot. In making this request, I hereby agree to repair any damages caused to common or limited common areas as a result of this work and will restore these areas to their original condition within two weeks of completion:

back yard. - Deck and Chickee Huts

COMPANY NAME/ADDRESS: Chickee Huts - (Dwight Cypress)

Ocala FL 32141 - 305-223-0379

COMPANY LICENSE NUMBER: 14661-W-7100

If repainting my home, I understand that I must color samples.

The following documents are required for reviewing your Architectural Modification form:

1. A copy of your lot survey with the location of the proposed modifications drawn to scale and indication all setbacks from the property lines.
2. A copy of a proposal, including specifications from the contractor scheduled to do the work.
3. PLEASE ATTACH A COPY OF THE CERTIFICATE OF LIABILITY INSURANCE WITH SOMERSET COUNTRY CLUB NAMED AS ADDITIONAL-INSURED.

OR

If you are doing the work yourself, include a sketch drawing of the modification.

HOMEOWNERS SIGNATURE: (application must be signed) MILAN Segeedinski

Date first received Application incomplete, contacted owner: \_\_\_\_\_

Approved X PM \_\_\_\_\_ Bd Mbr \_\_\_\_\_ ACB \_\_\_\_\_

Denied \_\_\_\_\_ PM \_\_\_\_\_ Bd Mbr \_\_\_\_\_ ACB \_\_\_\_\_

Comments: \_\_\_\_\_

Authorized ACB Signature: [Signature]

Deck I send Picture + Survey  
I some dimension  
wide 14<sup>feet</sup> x 50 feet long.

From water line 6 feet  
From lot 16 separation 8 feet  
From lot 18 " 7 feet.

Chickee Hot Umbrella  
14 feet from Water line  
14 feet from lot 18  
Umbrella 7 feet

Prepared by and return to:

Alina F. Nuñez, Esq.  
Attorney at Law  
Alina F. Nunez, P.A. DBA Nunez Law  
9700 S. Dixie Highway Suite 680  
Miami, FL 33156  
305-962-5929  
File Number: 16-500.030

[Space Above This Line For Recording Data]

## Warranty Deed

**This Warranty Deed** made this 1st day of April, 2016 between Milan Segedinski and Rosa M. Amador, husband and wife whose post office address is 6335 NW 201 Lane, Miami, FL 33015, grantor, and Christina M. Miranda, a married woman whose post office address is 8751 NW 170 Terrace, Hialeah, FL 33018, grantee:

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

**Witnesseth**, 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, the following described land, situate, lying and being in Broward County, Florida to-wit:

Lot 17, in Block 1, of MIRAMAR PATIO HOMES PLAT, according to the map or Plat thereof as recorded in Plat Book 159, at Page 35, Public Records of Broward County, Florida.

Parcel Identification Number: 514035-04-0170

Subject to taxes for 2016 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2015.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

*[Handwritten signature]*

Witness Name: ALINA F. NUNEZ

Witness Name: SILVIA CASTRO

*[Handwritten signature]*

Witness Name: ALINA F. NUNEZ

Witness Name: SILVIA CASTRO

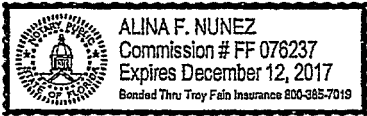
*[Handwritten signature]* (Seal)  
Milan Segedinski

*[Handwritten signature]* (Seal)  
Rosa M. Amador Segedinski

State of Florida  
County of Miami-Dade

The foregoing instrument was acknowledged before me this 1st day of April, 2016 by Milan Segedinski and Rosa M. Amador Segedinski, who  are personally known or  have produced a driver's license as identification.

[Notary Seal]



*[Handwritten signature]*

Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

CERTIFICATE OF APPROVAL  
FOR  
BLUEGRASS LAKES COMMUNITY MASTER ASSOCIATION, INC.

THIS IS TO CERTIFY THAT Cristina Miranda Ridel Miranda Magely  
has/have been approved by BLUEGRASS LAKES as the OWNER and/or Resident(s) ACOSTA  
of the following described real property in Broward County, Florida:  
5366 SW 134 Ave of BLUEGRASS LAKES (Sub Association: SOMERSET CO.)  
according to the Declaration of Covenants and Restrictions of Bluegrass Lakes thereof, as  
recorded at Official Records Book of the Public Records of Broward County, Florida.

In the event a previously unapproved party is assuming possession of the premises, then this  
Certificate shall be recorded without instrument of conveyance and shall be deemed, pursuant to  
said party's application for approval, binding as if it had been recorded with an instrument of  
conveyance.

Dated this 14 day of March 2016

BLUEGRASS LAKES COMMUNITY MASTER ASSOCIATION, INC.  
Managed by: United Community Management Corp.

By: Cristina Miranda  
Title: Resident Mgr.

STATE OF FLORIDA  
COUNTY OF BROWARD

Before me personally appeared Cassandra Lemerle known to me  
to be the persons respectively of the BLUEGRASS LAKES COMMUNITY MASTER  
ASSOCIATION, INC., a corporation not for profit under the laws of the State of Florida, and that  
the statements contained in said certificate are true; and Sworn And Subscribed before me this  
14 day of March 2016

[Signature]  
NOTARY PUBLIC  
STATE OF FLORIDA at large

My Commission Expires:



RENEE H. SCHWARTZMAN  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# EE190636  
Expires 7/23/2016

## \*\*\*MEMORANDUM\*\*\*

DATE: March 23, 2017

TO: South Broward Drainage District Commissioners

FROM: Kevin M. Hart, P.E.  
District Director

Subject: Contract Award for SBDD Culvert Slip-Lining Project in SW Ranches

## Comments:

South Broward Drainage District (SBDD) advertised for bids for the SBDD Culvert Slip-Lining project in SW Ranches. SBDD received two (2) bids ranging in price from \$29,840.00 to \$54,994.00. Each bidder was required to visit the sites with a SBDD representative as a prerequisite to submitting a bid. A copy of the Bid Summary is attached.

The bid included a base bid price for two separate locations; and the bid documents allow the District the option of awarding the contract on a split basis.

The lowest bid for both locations was submitted by Shenandoah Construction Company (Shenandoah) in the total amount of \$29,840.00. SBDD has reviewed the bid submitted by Shenandoah and has determined that the bid is complete and meets all requirements, and that the Contractor is qualified to perform the work. In addition, SBDD has been satisfied with previous work performed by Shenandoah. I am recommending that the District award the contract for the SBDD Culvert Slip-Lining Project in SW Ranches to Shenandoah Construction Company in the total amount of \$29,840.00 as the lowest responsive, responsible bidder.

Financial Impacts to this Agenda item: The work covered under this project is included as part of the District's 2016-2017 budget; and funding for the project will come from the SBDD General Operating account.

**This is to request approval for the award of the contract for the SBDD Culvert Slip-Lining Project in SW Ranches to Shenandoah Construction Company in the total amount of \$29,840.00. Funding for this project will come from the SBDD General Operating Account.**

**KH**  
**Attachments**



**BID TABULATION**  
**SOUTH BROWARD DRAINAGE DISTRICT**  
**CULVERT SLIP-LINING PROJECT IN SWR**

**Thursday, March 16, 2017**

**(BID RESULTS HAVE NOT BEEN FULLY EVALUATED )**

<u>COMPANY NAME</u>	BID AMOUNTS			COMMENTS
	BASE BID SITE #1	BASE BID SITE #2	LUMP SUM FOR BOTH LOCATIONS	
SHENANDOAH GENERAL CONSTRUCTION COMPANY	\$14,920.00	\$14,920.00	\$29,840.00	
FERREIRA CONSTRUCTION SOUTHERN DIVISION CO., INC.	\$27,497.00	\$27,497.00	\$54,994.00	

\*\*\*MEMORANDUM\*\*\*

DATE: March 23, 2017  
TO: South Broward Drainage District Commissioners  
FROM: Kevin M. Hart, P.E.  
District Director  
Subject: SBDD Resolution No. 2017-01 – Approval and Adoption of SBDD Policies and Guidelines for the Sale, Lease, Conveyance, or Transfer of Surplus Land

Comments:

Attached for the Board's review and approval is SBDD Resolution No. 2017-01 which will adopt proposed Policies and Guidelines for the sale, lease, conveyance, or transfer of surplus land. The Policies and Guidelines have been revised to incorporate the changes requested by the Board at the last Board meeting.

The proposed Policies and Guidelines are intended to provide the District with a mechanism for disposing of surplus land in a manner that is in the best interest of the District, and the Board shall be required to approve the sale, lease, conveyance, or transfer of any surplus land.

The District Director is requesting approval of the attached Policies and Guidelines for the sale, lease, conveyance, or transfer of any surplus land.

Financial impacts to this Agenda Item: there are no immediate financial impacts to this agenda item. Approval of Resolution No. 2017-01 will establish policies and guidelines for the District to sell, lease, convey, or transfer surplus land within the District; and the Board of Commissioners shall be required to approve of the sale, lease, conveyance, or transfer of any surplus land.

This is to request approval of SBDD Resolution 2017-01 – SBDD Policies and Guidelines for the Sale, Lease, Conveyance, or Transfer of Surplus Land.

**KH**  
**Attachments**

## SOUTH BROWARD DRAINAGE DISTRICT RESOLUTION No. 2017-01

RESOLUTION OF THE SOUTH BROWARD DRAINAGE DISTRICT APPROVING AND ADOPTING THE SOUTH BROWARD DRAINAGE DISTRICT POLICIES AND GUIDELINES FOR THE SALE, LEASE, CONVEYANCE, OR TRANSFER OF SURPLUS LAND; PROVIDING FOR THE DISPOSITION OF MONIES OR FUNDS RECEIVED FROM THE SALE, LEASE, CONVEYANCE, OR TRANSFER OF LAND; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the South Broward Drainage District, a political subdivision of the State of Florida, and an independent water management district hereinafter referred to as "District", is charged with the responsibility of effecting drainage and water management within its geographical boundaries; and

WHEREAS, over the years, the District has acquired numerous parcels of land for the purpose of drainage, water management, maintenance, or other purposes; and

WHEREAS, pursuant to Section 298.22(3), Florida Statutes, the District is authorized to sell, lease, convey, or transfer real property; and

WHEREAS, from time to time, the District may determine that real property owned by the District is no longer required for drainage, water management or other purposes, and that said land should be designated as "surplus land"; and

WHEREAS, the District Board of Commissioners has determined that the District should approve and adopt a set of Policies and Guidelines for the sale, lease, conveyance, or transfer of surplus land owned by the District; and

WHEREAS, the intent of these Policies and Guidelines is to provide the District with a mechanism for disposing of surplus land in a manner that is most advantageous to and is in the best interest of the District; and

WHEREAS, the District's Director has submitted to the District Board of Commissioners proposed Policies and Guidelines for the Sale, Lease, Conveyance, or Transfer of Surplus Land ("Policies and Guidelines"); and

WHEREAS, the proposed Policies and Guidelines are stated in the attached Exhibit "A"; and

WHEREAS, the District Director has recommended that the Policies and Guidelines be approved and adopted by the Board of Commissioners; and

WHEREAS, the Policies and Guidelines shall be followed by the District in the sale, lease, conveyance, or transfer of any surplus land; and

WHEREAS, a public hearing was held at the offices of the South Broward Drainage

District located at 6591 S.W. 160th Avenue, Southwest Ranches, Florida 33331 at 8:00 A.M. on Thursday, the 30<sup>th</sup> day of March, 2017 for the purpose of approving and adopting the Policies and Guidelines;

NOW, THEREFORE, be it resolved by the Board of Commissioners of the South Broward Drainage District in meeting assembled that:

1. The foregoing statements are true and correct and are incorporated herein by reference as if fully stated herein.

2. The South Broward Drainage District Policies and Guidelines for the Sale, Lease, Conveyance, or Transfer of Surplus Land as stated in the attached Exhibit "A" are approved and adopted.

3. All monies or funds received from the sale, lease, conveyance, or transfer of land shall be deposited in the District's General Operating Account to be used for proper District purposes.

3. If any one or more of the covenants, agreements or provisions of this Resolution or the attached Exhibit "A" shall be held contrary to any express provision of law or contrary to the policy of express law, though not expressly prohibited, or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be separate from the remaining covenants, agreements or provisions and shall in no way affect the validity of all other provisions of this Resolution or the attached Exhibit "A".

4. The South Broward Drainage District Policies and Guidelines for the Sale, Lease, Conveyance, or Transfer of Surplus Land shall take effect as of the 30<sup>th</sup> day of March, 2017 and shall be effective until revised or changed by the District Board of Commissioners by subsequent resolution.

5. This Resolution shall take effect immediately upon its adoption.

IN WITNESS WHEREOF, the Chairperson of the Board of Commissioners of the SOUTH BROWARD DRAINAGE DISTRICT has hereunto set his hand and the Secretary of the Board of Commissioners of the SOUTH BROWARD DRAINAGE DISTRICT has caused to be set its seal.

ADOPTED AND DATED the \_\_\_\_\_ day of \_\_\_\_\_, 2017.  
SOUTH BROWARD DRAINAGE DISTRICT

(SEAL)

By: \_\_\_\_\_  
Scott Hodges, Chairperson

Attest:

\_\_\_\_\_  
Robert E. Goggin, IV, Secretary

STATE OF FLORIDA        )  
                                  )§  
COUNTY OF BROWARD    )

The foregoing Resolution No. 2017-01 was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2017 by SCOTT HODGES and ROBERT E. GOGGIN, IV, as Chairperson and Secretary, respectively of the SOUTH BROWARD DRAINAGE DISTRICT, a political subdivision of the State of Florida, on behalf of SOUTH BROWARD DRAINAGE DISTRICT. They are personally known to me.

WITNESS my hand and official seal in the county and state last aforesaid this \_\_\_\_\_ day of March, 2017.

(NOTARY SEAL OR STAMP)



\_\_\_\_\_  
Notary Public - State of Florida at Large

**EXHIBIT "A"**

**SOUTH BROWARD DRAINAGE DISTRICT**  
**POLICIES AND GUIDELINES FOR THE SALE, LEASE, CONVEYANCE, OR**  
**TRANSFER OF SURPLUS LAND**

**MARCH 2017**

**I. *General***

- A. The South Broward Drainage District (SBDD) Board of Commissioners (Board) has established the following policies and guidelines for the District to follow in the sale, lease, conveyance, or transfer of surplus land.

**II. *Definitions***

- A. For purposes of these policies and guidelines, "land" or "lands" shall refer to any land or water body located within the jurisdictional boundaries of the SBDD. Lands shall not include any habitable structures or buildings, unless otherwise designated and approved by the Board.
- B. "Surplus land" shall mean land or lands that are no longer needed by SBDD for drainage, water management, maintenance, or other purposes as determined by the Board.
- C. "Transfer of land" shall mean the transfer of property by SBDD to a second party at no cost or of such cost as provided by these Policies and Guidelines. In this case, the District would transfer its ownership of the land through a quit claim deed, with no monetary compensation or payment in return or at such compensation or payment as stated herein.

**III. *Background***

- A. Over the years SBDD has acquired numerous parcels of land for the purpose of drainage, water management, maintenance, or other purposes. These lands have been acquired through dedications by plat, by separate instruments, transfers, and other means.
- B. From time to time, SBDD may determine that lands owned by the District are no longer required for drainage, water management, maintenance, or other purposes, and are therefore considered to be surplus land.
- C. It is the intent of these policies and guidelines to provide SBDD with a mechanism for disposing of surplus land in a manner that is most advantageous to and in the best interest of the District.

## EXHIBIT "A"

### IV. *Guidelines for Disposing of Surplus Land*

- A. Prior to the sale, conveyance, or transfer of any surplus land, the Board shall make a determination that the property in question is surplus land. District land shall be considered surplus when:
  1. It is not required for present or future works of the District.
  2. It is not required for drainage or water management purposes.
  3. It is not required for maintenance or operational purposes.
  4. It has no apparent present or future purpose under the District's Water Control Plan or the District Charter to wit: Chapter 98-524, Laws of Florida.
  5. It has no apparent present or future purpose as identified in the District's Facilities Report.
  6. The disposition of the land shall not create any adverse impacts upon the operations of the District or the level of service currently being provided by the District.
  7. The disposition of the land will not cause any financial hardship on the District.
- B. In determining if a property is considered to be surplus land, the District may consider the following factors:
  1. The future owner of the property is willing to dedicate an easement over the property that will grant the District with the same rights and authorities as currently provided by the District owning the land. Under this proviso, any sale, conveyance, or transfer of land would be subject to the dedication of the required easement(s).
  2. As part of the transfer of the surplus land, the District may retain an easement or easements that provide the District with the same rights and authorities as currently provided by the District owning the surplus land. The District may also require such restrictive covenants as the District determines are necessary to protect the rights of the District.
- C. The District may sell, convey, or transfer surplus land in the following manners, as determined by the Board to be in the best interest of the District:
  1. By selling the property to the highest bidder at, or above, the appraised value of the land, unless otherwise authorized by the Board.
  2. By selling the property to the adjacent property owner for a price at, or above, the appraised value of the land, unless otherwise authorized by the Board.
  3. By transferring the property to the adjacent property owner.
  4. By transferring the property back to the property owner who originally deeded the property to the District, or successor property owner(s).
  5. By transferring the property to another governmental agency or other interested party.

## EXHIBIT "A"

### V. *Sale of Surplus Land*

- A. The following procedures shall be followed for the sale of surplus lands by the District:
1. Prior to the sale of the property, the following documents shall be prepared:
    - i. A survey of the land, dated within 12 months of the date of the sale, or as otherwise accepted by the Board.
    - ii. A sketch, and an accurate legal description of the property, including the acreage of the land.
    - iii. Title information to include: (1) a copy of the instrument by which the District acquired its interest in the land; and (2) a review by a title company to identify any additional owners and any title exceptions, including any existing easements.
    - iv. A certified appraisal of the land, dated within 120 days prior to the date of the sale, or as otherwise accepted by the Board. The cost of the appraisal shall be paid for by purchaser/grantee of the property.
    - v. Documentation showing that the proposed sale would not violate any applicable subdivision or platting laws.
    - vi. Verification by the District that the proposed sale is not contrary to the public interest.
    - vii. Other survey, informational, or engineering data deemed necessary to evaluate the sale of the property.
    - viii. The cost of obtaining the above referenced documents shall be paid for by the purchaser/grantee of the property.
  2. SBDD shall advertise the sale and obtain bids for the surplus land by advertising the notice of sale once a week for 2 consecutive weeks in a newspaper in general circulation in Broward County, Florida; the second of which will be placed at least seven (7) days prior to the bid date. The minimum bid period shall be 60 days. Upon receipt of the bids, the District shall evaluate the bids, and the bid of the highest bidder complying with the terms of the notice shall be accepted unless the District Director recommends that all bids be rejected because they are too low, or the Board decides to reject all bids. The Board may require that a deposit or surety bond be given in the form or amount as the Board determines, with each bid submitted.
  3. In those cases where the District advertises for the sale of surplus land and receives no bids, or no acceptable bid is received by the District, then the District may sell the surplus land to the person or entity who submits the highest acceptable offer to the District after the bid opening date or the date the Board rejects all bids, without having to advertise the sale for a second time.
  4. In those cases where the District advertises for the sale of surplus land and receives no bids at or above the appraised value of the land, then the District may sell the surplus land at a price lower than the appraised value to the



## EXHIBIT "A"

person or entity who submitted the highest acceptable offer; without having to advertise the sale for a second time.

- B. When the Board finds that a parcel of surplus land is of insufficient size and shape to be used for any type of useful development by the District on the land or when the Board finds that the value of the land is \$25,000 or less, as determined by an appraiser designated by the Board or as determined by the Broward County Property Appraiser, and when due to the size, shape, location, or value of the land, it is determined by the Board that the parcel is of use to only one or more adjacent property owners, the Board may effect a private sale of the land. The Board may, after sending notice of its intended action to owners of adjacent property by certified mail, effect a sale and conveyance of the parcel at private sale without receiving bids or publishing notice; however, if within 10 working days after receiving such mailed notice, 2 or more owners of adjacent property notify the Board of their desire to purchase the land, the Board shall accept sealed bids for the land from such property owners and may convey such land to the highest bidder or may reject all offers.
- C. The Board shall be required to approve the sale of any surplus land, and the conveyance of the property shall be made by quit claim deed. The surplus land will be conveyed/sold "as-is" with no representations as to marketability, zoning, authorized use, land use requirements, availability or cost of municipal or county services or impact fees, requirements of platting, restrictions or other encumbrances.

### VI. *Transfer of Surplus Land*

- A. The District may transfer surplus land to a second party under the following terms and conditions:
  - 1. The subject property has been determined by the Board to be surplus land as defined under these Policies and Guidelines.
  - 2. The sale of the subject property provides no substantial benefit to the District from a financial or other perspective.
  - 3. The original purpose and benefit of the dedication of the surplus land to the District is no longer applicable; or the District is able to obtain easement rights over the subject property, which will grant the District with the rights and authorities required by the District.
  - 4. The second party to whom the subject property will be transferred is the rightful party to whom the property should be transferred, and there are no other parties that would have a reasonable interest in obtaining the subject property.
  - 5. The transfer of the property will not create any undue hardship or harm to any other property or party.

## EXHIBIT "A"

B. The following procedures shall be followed for the transfer of surplus land by the District:

1. Prior to the transfer of the property, the following documents shall be prepared:

- i. A survey of the land, dated within 12 months of the date of the transfer, or otherwise accepted by the Board.
- ii. A sketch, and an accurate legal description of the property, including the acreage of the land.
- iii. Title information to include: (1) a copy of the instrument by which the District acquired its interest in the land; and (2) a review by a title company to identify any additional owners and any title exceptions, including any existing easements.
- iv. A certified appraisal of the land, dated within 120 days prior to the date of the sale or transfer shall be obtained by SBDD, or as otherwise accepted by the Board. The cost of the appraisal shall be paid for by purchaser/grantee of the property.
- v. Documentation showing that the proposed transfer would not violate any applicable subdivision or platting laws.
- vi. Verification by the District that the proposed transfer is not contrary to the public interest.
- vii. Other survey, informational, or engineering data deemed necessary to evaluate the transfer of the property.
- viii. The cost of obtaining the above referenced documents shall be paid for by the purchaser/grantee of the property.

C. The Board may waive the requirement for a survey, title information, or appraisal if it is determined that one or more of these documents are not necessary for the transfer of the surplus land in question.

D. The Board shall be required to approve all transfers of surplus land, and the conveyance shall be made by quit claim deed. The surplus land will be conveyed/transferred "as-is" with no representations as to marketability, zoning, authorized use, land use requirements, availability or cost of municipal or county services or impact fees, requirements of platting, restrictions or other encumbrances.

### VII. *Lease of Surplus Land*

A. For purposes of these Policies and Guidelines, the District may lease surplus land or other land as so determined by the Board in accordance with these Policies and Guidelines.

B. The following procedures shall be followed for the lease of surplus land or other land by the District;

1. District-owned land may be leased to the highest and best bidder for the particular use the Board deems to be highest and best, for such length of term and such conditions as the Board may in its discretion determine.

## EXHIBIT "A"

2. The Board is authorized to modify or extend all existing leases with such terms and conditions as the Board may in its discretion determine.
3. All leases shall contain a provision that the District may terminate the lease upon six (6) months written notice sent to the Lessee by certified mail.
4. All leases shall contain a provision that the Lessee shall pay all property taxes and assessments that are assessed against the property.
5. The Lessee shall enter into an Agreement with the District which shall contain all terms and conditions of the lease.

### VIII. *Reimbursement of Costs*

- A. Notwithstanding anything stated herein, the purchaser, transferee or lessee of any land subject to these policies and guidelines shall be responsible to pay for all costs and expenses incurred by the District that are associated with said sale, conveyance, transfer or lease of land, or as may be negotiated or required by the Board.

**THE POLICIES AND GUIDELINES WERE APPROVED AND ADOPTED BY THE SBDD BOARD OF COMMISSIONERS ON MARCH 30, 2017 BY RESOLUTION 2017-01**

## RED-LINE MARK-UP OF POLICY & GUIDELINES REVISIONS

**EXHIBIT "A"**

**SOUTH BROWARD DRAINAGE DISTRICT**  
**POLICIES AND GUIDELINES FOR THE SALE, LEASE, CONVEYANCE, OR**  
**TRANSFER OF SURPLUS LAND**

**MARCH 2017**

*I. General*

- A. The South Broward Drainage District (SBDD) Board of Commissioners (Board) has established the following policies and guidelines for the District to follow in the sale, lease, conveyance, or transfer of surplus land.

*II. Definitions*

- A. For purposes of these policies and guidelines, "land" or "lands" shall refer to any land or water body located within the jurisdictional boundaries of the SBDD. Lands shall not include any habitable structures or buildings, unless otherwise designated and approved by the Board.
- B. "Surplus land" shall mean land or lands that are no longer needed by SBDD for drainage, water management, maintenance, or other purposes as determined by the Board.
- C. "Transfer of land" shall mean the transfer of property by SBDD to a second party at no cost or of such cost as provided by these Policies and Guidelines. In this case, the District would transfer its ownership of the land through a quit claim deed, with no monetary compensation or payment in return or at such compensation or payment as stated herein.

*III. Background*

- A. Over the years SBDD has acquired numerous parcels of land for the purpose of drainage, water management, maintenance, or other purposes. These lands have been acquired through dedications by plat, by separate instruments, transfers, and other means.
- B. From time to time, SBDD may determine that lands owned by the District are no longer required for drainage, water management, maintenance, or other purposes, and are therefore considered to be surplus land.
- C. It is the intent of these policies and guidelines to provide SBDD with a mechanism for disposing of surplus land in a manner that is most advantageous to and in the best interest of the District.

## EXHIBIT "A"

### IV. *Guidelines for Disposing of Surplus Land*

- A. Prior to the sale, conveyance, or transfer of any surplus land, the Board shall make a determination that the property in question is surplus land. District land shall be considered surplus when:
1. It is not required for present or future works of the District.
  2. It is not required for drainage or water management purposes.
  3. It is not required for maintenance or operational purposes.
  4. It has no apparent present or future purpose under the District's Water Control Plan or the District Charter to wit: Chapter 98-524, Laws of Florida.
  5. It has no apparent present or future purpose as identified in the District's Facilities Report.
  6. The disposition of the land shall not create any adverse impacts upon the operations of the District or the level of service currently being provided by the District.
  7. The disposition of the land will not cause any financial hardship on the District.
- B. In determining if a property is considered to be surplus land, the District may consider the following factors:
1. The future owner of the property is willing to dedicate an easement over the property that will grant the District with the same rights and authorities as currently provided by the District owning the land. Under this proviso, any sale, conveyance, or transfer of land would be subject to the dedication of the required easement(s).
  2. As part of the transfer of the surplus land, the District may retain an easement or easements that provide the District with the same rights and authorities as currently provided by the District owning the surplus land. The District may also require such restrictive covenants as the District determines are necessary to protect the rights of the District.
- C. The District may sell, convey, or transfer surplus land in the following manners, as determined by the Board to be in the best interest of the District:
1. By selling the property to the highest bidder for a price at, or above, the appraised value of the land, unless otherwise authorized by the Board.
  2. By selling the property to the adjacent property owner for a price at, or above, the appraised value of the land, unless otherwise authorized by the Board.
  3. By transferring the property to the adjacent property owner.
  4. By transferring the property back to the property owner who originally deeded the property to the District, or successor property owner(s).
  5. By transferring the property to another governmental agency or other interested party.



## EXHIBIT "A"

### V. *Sale of Surplus Land*

- A. The following procedures shall be followed for the sale of surplus lands by the District:
1. Prior to the sale of the property, the following documents shall be prepared:
    - i. A survey of the land, dated within 12 months of the date of the sale, or as otherwise accepted by the Board.
    - ii. A sketch, and an accurate legal description of the property, including the acreage of the land.
    - iii. Title information to include: (1) a copy of the instrument by which the District acquired its interest in the land; and (2) a review by a title company to identify any additional owners and any title exceptions, including any existing easements.
    - iv. A certified appraisal of the land, dated within 120 days prior to the date of the sale, or as otherwise accepted by the Board. The cost of the appraisal shall be paid for by purchaser/grantee of the property.
    - v. Documentation showing that the proposed sale would not violate any applicable subdivision or platting laws.
    - vi. Verification by the District that the proposed sale is not contrary to the public interest.
    - vii. Other survey, informational, or engineering data deemed necessary to evaluate the sale of the property.
    - viii. The cost of obtaining the above referenced documents shall be paid for by the purchaser/grantee of the property.
  2. SBDD shall advertise the sale and obtain bids for the surplus land by advertising the notice of sale once a week for 2 consecutive weeks in a newspaper in general circulation in Broward County, Florida; the second of which will be placed at least seven (7) days prior to the bid date. The minimum bid period shall be 60 days. Upon receipt of the bids, the District shall evaluate the bids, and the bid of the highest bidder complying with the terms of the notice shall be accepted unless the District Director recommends that all bids be rejected because they are too low, or the Board decides to reject all bids. The Board may require that a deposit or surety bond be given in the form or amount as the Board determines, with each bid submitted.
  3. ~~Whenever possible, the District shall sell surplus land at a price at or above the appraised value of the land.~~ In those cases where the District advertises for the sale of surplus land and receives no bids, or no acceptable bid is received by the District, then the District may sell the surplus land to the person or entity who submits the highest acceptable offer to the District after the bid opening date or the date the Board rejects all bids, without having to advertise the sale for a second time.
  4. In those cases where the District advertises for the sale of surplus land and receives no acceptable bids at or above the appraised value of the land, then

## EXHIBIT "A"

the District may sell the surplus land at a price lower than the appraised value to the person or entity who submitted the highest acceptable offer; without having to advertise the sale for a second time.

- B. When the Board finds that a parcel of surplus land is of insufficient size and shape to be used for any type of useful development by the District on the land or when the Board finds that the value of the land is \$25,000 or less, as determined by an appraiser designated by the Board or as determined by the Broward County Property Appraiser, and when due to the size, shape, location, or value of the land, it is determined by the Board that the parcel is of use to only one or more adjacent property owners, the Board may effect a private sale of the land. The Board may, after sending notice of its intended action to owners of adjacent property by certified mail, effect a sale and conveyance of the parcel at private sale without receiving bids or publishing notice; however, if within 10 working days after receiving such mailed notice, 2 or more owners of adjacent property notify the Board of their desire to purchase the land, the Board shall accept sealed bids for the land from such property owners and may convey such land to the highest bidder or may reject all offers.
- C. The Board shall be required to approve the sale of any surplus land, and the conveyance of the property shall be made by quit claim deed. The surplus land will be conveyed/sold "as-is" with no representations as to marketability, zoning, authorized use, land use requirements, availability or cost of municipal or county services or impact fees, requirements of platting, restrictions or other encumbrances.

### VI. *Transfer of Surplus Land*

- A. The District may transfer surplus land to a second party under the following terms and conditions:
  - 1. The subject property has been determined by the Board to be surplus land as defined under these Policies and Guidelines.
  - 2. The sale of the subject property provides no substantial benefit to the District from a financial or other perspective.
  - 3. The original purpose and benefit of the dedication of the surplus land to the District is no longer applicable; or the District is able to obtain easement rights over the subject property, which will grant the District with the rights and authorities required by the District.
  - 4. The second party to whom the subject property will be transferred is the rightful party to whom the property should be transferred, and there are no other parties that would have a reasonable interest in obtaining the subject property.
  - 5. The transfer of the property will not create any undue hardship or harm to any other property or party.



## EXHIBIT "A"

B. The following procedures shall be followed for the transfer of surplus land by the District:

1. Prior to the transfer of the property, the following documents shall be prepared:

- i. A survey of the land, dated within 12 months of the date of the transfer, or otherwise accepted by the Board.
- ii. A sketch, and an accurate legal description of the property, including the acreage of the land.
- iii. Title information to include: (1) a copy of the instrument by which the District acquired its interest in the land; and (2) a review by a title company to identify any additional owners and any title exceptions, including any existing easements.
- iv. A certified appraisal of the land, dated within 120 days prior to the date of the sale or transfer shall be obtained by SBDD, or as otherwise accepted by the Board. The cost of the appraisal shall be paid for by purchaser/grantee of the property.
- v. Documentation showing that the proposed transfer would not violate any applicable subdivision or platting laws.
- vi. Verification by the District that the proposed transfer is not contrary to the public interest.
- vii. Other survey, informational, or engineering data deemed necessary to evaluate the transfer of the property.
- viii. The cost of obtaining the above referenced documents shall be paid for by the purchaser/grantee of the property.

C. The Board may waive the requirement for a survey, title information, or appraisal if it is determined that one or more of these documents are not necessary for the transfer of the surplus land in question.

D. The Board shall be required to approve all transfers of surplus land, and the conveyance shall be made by quit claim deed. The surplus land will be conveyed/transferred "as-is" with no representations as to marketability, zoning, authorized use, land use requirements, availability or cost of municipal or county services or impact fees, requirements of platting, restrictions or other encumbrances.

### VII. *Lease of Surplus Land*

A. For purposes of these Policies and Guidelines, the District may lease surplus land or other land as so determined by the Board in accordance with these Policies and Guidelines.

B. The following procedures shall be followed for the lease of surplus land or other land by the District;

1. District-owned land may be leased to the highest and best bidder for the particular use the Board deems to be highest and best, for such length of term and such conditions as the Board may in its discretion determine.

**EXHIBIT "A"**

2. The Board is authorized to modify or extend all existing leases with such terms and conditions as the Board may in its discretion determine.
3. All leases shall contain a provision that the District may terminate the lease upon six (6) months written notice sent to the Lessee by certified mail.
4. All leases shall contain a provision that the Lessee shall pay all property taxes and assessments that are assessed against the property.
5. The Lessee shall enter into an Agreement with the District which shall contain all terms and conditions of the lease.

*VIII. Reimbursement of Costs*

- A. Notwithstanding anything stated herein, the purchaser, transferee or lessee of any land subject to these policies and guidelines shall be responsible to pay for all costs and expenses incurred by the District that are associated with said sale, conveyance, transfer or lease of land, or as may be negotiated or required by the Board.

**THE POLICIES AND GUIDELINES WERE APPROVED AND ADOPTED BY THE SBDD BOARD OF COMMISSIONERS ON MARCH 30, 2017 BY RESOLUTION 2017-01**

**\*\*\*MEMORANDUM\*\*\***

DATE: March 23, 2017

TO: South Broward Drainage District Commissioners

FROM: Kevin M. Hart, P.E.  
District Director

Subject: SBDD Resolution No. 2017-02 – Agreement of Notation on Plat for the “Miramar Park of Commerce - Phase V” Plat

## Comments:

SBDD Resolution No. 2017-02 authorizes SBDD to enter into an Agreement with Broward County for an Amendment of Notation on the Plat affecting the “Miramar Park of Commerce - Phase V” Plat in Miramar, Florida. The “Miramar Park of Commerce - Phase V” Plat was approved by the Broward County Board of County Commissioners on July 10, 2001 and was recorded in Plat Book 170, Page 161 of the public records of Broward County.

Sunbeam Development Corporation, an owner of a portion of the platted area, has petitioned Broward County to amend the notation on the face of the plat to revise the allowable number of hotel rooms within the plat. As part of the approval process, Broward County requires all owners and mortgage holders of the platted property to enter into an “Agreement for Amendment of Notation of Plat” (Agreement). Because SBDD is the owner of a lake parcel within the platted property, Broward County is requesting that the District enter into the Agreement.

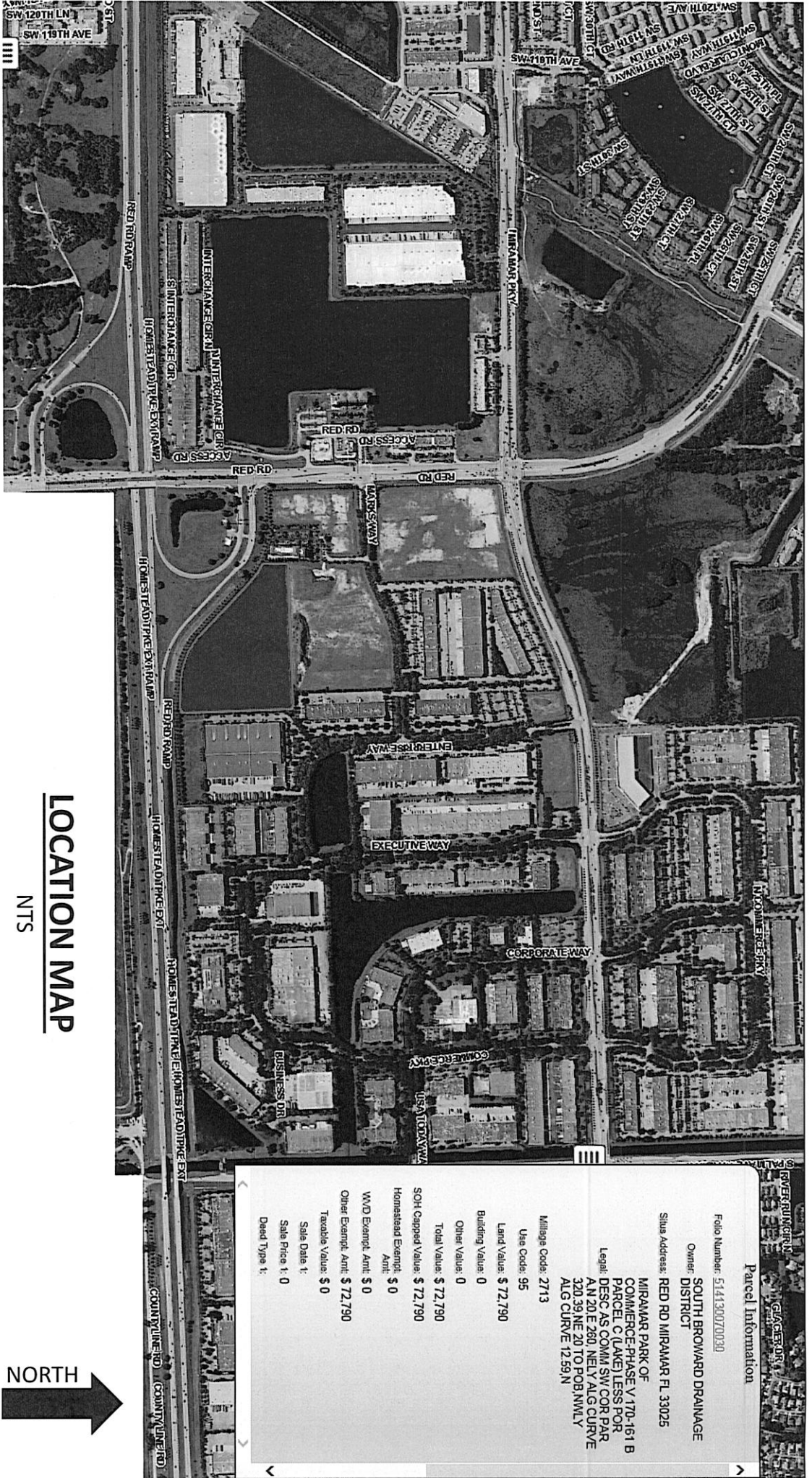
Sunbeam Development Corporation has acknowledged that it will enter into a Maintenance and Indemnification Agreement with SBDD, and will obtain a Paving & Drainage Permit from the District for any future construction activities on its property located within the limits of the plat, and will dedicate to the District any required drainage-related easements in accordance with the District’s Criteria Manual.

SBDD staff has no objections to the proposed amendment to the notation on the face of the plat as there will be no impacts related to the drainage and surface water management systems on the property.

Financial impacts to this Agenda Item: none, other than SBDD administrative costs; all other costs will be incurred by Sunbeam Development Corporation.

**The request is for approval by SBDD Resolution No. 2017-02 – Agreement of Notation on Plat for the “Miramar Park of Commerce – Phase V” Plat (Plat Book 170, Page 161, B.C.R.), located in Miramar, Florida.**

**KH**  
**Attachments**



# LOCATION MAP

NTS



**Parcel Information**

Folio Number: 144130070030

Owner: SOUTH BROWARD DRAINAGE DISTRICT

Site Address: RED RD MIRAMAR FL 33025

MIRAMAR PARK OF COMMERCE-PHASE V 170-161 B PARCEL C (LAKE) LESS POR

Legal: DE5C AS COMM SW COR PAR AN 20 E 280 NELY ALG CURVE 320 39 NE 20 TO POB NW1/4 ALG CURVE 1259 N

Millage Code: 2713

Use Code: 95

Land Value: \$ 72,790

Building Value: 0

Other Value: 0

Total Value: \$ 72,790

SOH Capged Value: \$ 72,790

Homestead Exempt: \$ 0

Antl: \$ 0

W/D Exempt: Antl: \$ 0

Other Exempt: Antl: \$ 72,790

Taxable Value: \$ 0

Sale Date 1:

Sale Price 1: 0

Deed Type 1:



SOUTH BROWARD DRAINAGE DISTRICT  
RESOLUTION Nº 2017-02

RESOLUTION OF THE SOUTH BROWARD DRAINAGE DISTRICT AUTHORIZING THE SOUTH BROWARD DRAINAGE DISTRICT TO ENTER INTO AN AGREEMENT WITH BROWARD COUNTY FOR AMENDMENT OF NOTATION ON THE PLAT AFFECTING THE "MIRAMAR PARK OF COMMERCE PARK – PHASE V" PLAT IN MIRAMAR, FLORIDA, AS RECORDED IN PLAT BOOK 170, PAGE 161, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; PROVIDING FOR SEVERABILITY AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the South Broward Drainage District, hereinafter referred to as "District", is a political subdivision of the State of Florida charged with the responsibility of effecting drainage and water management within its geographical boundaries and approving all subdivision plats and development plans affecting lands within its geographical boundaries; and

WHEREAS, Sunbeam Development Corporation is the owner of a portion of the "Miramar Park of Commerce – Phase V" plat located in the City of Miramar, Florida; and

WHEREAS, the "Miramar Park of Commerce – Phase V" plat, hereinafter referred to as "Plat", was approved by the Broward County Board of County Commissioners on July 10, 2001 and was recorded in Plat Book 170, Page 161 of the public records of Broward County, Florida; and

WHEREAS, Sunbeam Development Corporation petitioned Broward County to amend the notation on the face of the Plat to revise the allowable number hotel rooms within the Plat; and

WHEREAS, the Broward County Board of County Commissioners approved the said amendment at its meeting of June 14, 2016; and

WHEREAS, Broward County requires that all owners and mortgage holders within the limits of the Plat enter into an Agreement for Amendment of Notation on Plat,

hereinafter referred to as "Agreement"; and

WHEREAS, the District is the owner of lake parcels (Parcel B and a portion of Parcel C) within the limits of the Plat; and

WHEREAS, a copy of said Agreement is attached as Exhibit "1" to this Resolution, and made part hereof; and

WHEREAS, the platted area is described in Exhibit "A" of the Agreement, attached hereto and made part hereof; and

WHEREAS, the proposed amendment to the Plat is set forth in Exhibit "B" of the Agreement, attached hereto and made part hereof; and

WHEREAS, the District has determined that the proposed amendment to the Plat will not impact any of the District's rights or authority, and is acceptable to the District; and

WHEREAS, Sunbeam Development Corporation, an Indiana corporation, has acknowledged that it and its successors and assigns will obtain a Paving & Drainage Permit from the District for any future construction activities on its property located within the Plat, and will dedicate to the District any required drainage-related easements in accordance with the District's Criteria Manual; and will enter into a Maintenance and Indemnification Agreement with the District;; and

WHEREAS, a public hearing was held on the 30<sup>th</sup> day of March, 2017 at 8:00 A.M. at the offices of the South Broward Drainage District located at 6591 S.W. 160th Avenue, Southwest Ranches, Florida 33331 for the purpose of approving the Agreement for Amendment of Notation on Plat and authorizing the District to enter into said Agreement;

NOW, THEREFORE, be it resolved by the Board of Commissioners of the South Broward Drainage District in meeting assembled that:

1. The foregoing statements are incorporated herein as if fully stated herein.
2. The Agreement for Amendment of Notation on Plat between Broward County and Owners is approved.
3. The Agreement shall be executed in the name of the District by the Chairperson or Vice Chairperson of the District and countersigned and attested by the Secretary of the District and its corporate seal or facsimile thereof shall be affixed thereto or reproduced thereof.
4. The District's attorney and District Director are authorized and directed to submit the executed Agreement to Broward County for final execution and recordation.
5. The District Director is authorized to approve minor, non-substantive revisions to the Agreement without further District Board of Commissioners approval.
6. If any one or more of the covenants, agreements or provisions of this Resolution or the Agreement for Amendment of Notation on Plat shall be held contrary to any express provision of law or contrary to the policy of express law, though not expressly prohibited, or against public policy, or shall for any reason whatsoever be held invalid, then such covenants, agreements or provisions shall be null and void and shall be separate from the remaining covenants, agreements or provisions and shall in no way affect the validity of all other provisions of this Resolution or the Agreement for Amendment of Notation on Plat.
7. This Resolution shall take effect immediately upon its adoption.

IN WITNESS WHEREOF, the Chairperson of the Board of Commissioners of the SOUTH BROWARD DRAINAGE DISTRICT has hereunto set his hand and the Secretary of the Board of Commissioners of the SOUTH BROWARD DRAINAGE DISTRICT has caused to be set its seal.

ADOPTED AND DATED the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

SOUTH BROWARD DRAINAGE DISTRICT

(SEAL)

By: \_\_\_\_\_

Attest:

Scott Hodges, Chairperson

\_\_\_\_\_  
Robert E. Goggin, IV, Secretary

STATE OF FLORIDA            )  
  )§  
COUNTY OF BROWARD        )

The foregoing Resolution N° 2017-02 was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2017 by SCOTT HODGES and ROBERT E. GOGGIN, IV as Chairperson and Secretary, respectively of the SOUTH BROWARD DRAINAGE DISTRICT, a political subdivision of the State of Florida, on behalf of SOUTH BROWARD DRAINAGE DISTRICT. They are personally known to me.

WITNESS my hand and official seal in the county and state last aforesaid this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

(NOTARY SEAL OR STAMP)

↓

\_\_\_\_\_  
Notary Public - State of Florida at Large



EXHIBIT "1"

Return recorded copy to:

PLAT REL

Plat Book 170, Page 161

Planning and Redevelopment Regulation Division  
Governmental Center West  
1 North University Drive  
Building A, Suite 102  
Plantation, FL 33324

Document prepared by:  
Scott Hodges  
Sunbeam Development Corporation  
1401 79th Street Causeway  
Miami, Florida 33141

**NOTICE: PURCHASERS, GRANTEEES, HEIRS, SUCCESSORS AND ASSIGNS OF ANY INTEREST IN THE PROPERTY SET FORTH ON EXHIBIT "A" ARE HEREBY PUT ON NOTICE OF THE OBLIGATIONS SET FORTH WITHIN THIS AGREEMENT WHICH SHALL RUN WITH THE PROPERTY.**

**AGREEMENT FOR AMENDMENT OF NOTATION ON PLAT**

This is an Agreement, made and entered into by and between: BROWARD COUNTY, a political subdivision of the state of Florida, hereinafter referred to as "COUNTY,"

AND

Sunbeam Development Corporation, its successors and assigns, hereinafter referred to as "DEVELOPER."

WHEREAS, DEVELOPER is the owner of property shown on the Miramar Park of Commerce Phase Plat, Plat No./Clerk's File No. 050-MP-99, hereinafter referred to as "PLAT," which PLAT was approved by the Board of County Commissioners of Broward County on July 10, 2001; and

WHEREAS, a description of the platted area is attached hereto as Exhibit "A" and made a part hereof, and

WHEREAS, DEVELOPER has determined there exists a need for an amendment to the Notation on the face of said PLAT; and

WHEREAS, the COUNTY has no objection to amending the notation and the Board of County Commissioners approved such an amendment at its meeting of June 14, 2016;

NOW, THEREFORE, in consideration of the mutual terms, conditions and promises hereinafter set forth, the COUNTY and DEVELOPER agree as follows:

1. The above recitals and representations are true and correct and are incorporated herein.
2. COUNTY and DEVELOPER hereby agree that the notation shown on the face of the PLAT is hereby amended as set forth within Exhibit "B."
3. In the event that all the owners and/or mortgagees of property within the PLAT being amended are not parties to this Agreement, DEVELOPER hereby agrees to indemnify, defend, and hold BROWARD COUNTY harmless from any claims or causes of action brought by owners and/or mortgagees of property within the PLAT as a result of this Agreement for Amendment of Notation on the Plat. This indemnification obligation shall run with the land and bind DEVELOPER's successors and assigns.
4. NOTICE. Whenever any of the parties desire to give notice to the other, such notice must be in writing, sent by U.S. Mail, postage prepaid, addressed to the party for whom it is intended at the place last specified; the place for giving of notice shall remain such until it is changed by written notice in compliance with the provisions of this paragraph. For the present, the parties designate the following as the respective places for giving notice:

For the COUNTY:

Director  
Environmental Protection and Growth Management Department  
Governmental Center West  
1 North University Drive  
Building A, Suite 102  
Plantation, FL 33324

For the DEVELOPER:

Scott Hodges, Sunbeam Development Corporation

---

1401 79th Street Causeway

---

Miami, Florida 33141

---

5. RECORDATION. This Agreement shall be recorded in the Public Records of Broward County, Florida, at the DEVELOPER's expense. The benefits and obligations contained in this Agreement shall inure to grantees, successors, heirs, and assigns who have an interest in the PLAT.

6. VENUE; CHOICE OF LAW. Any controversies or legal issues arising out of this Agreement and any action involving the enforcement or interpretation of any rights hereunder shall be submitted to the jurisdiction of the State Courts of the Seventeenth Judicial Circuit of Broward County, Florida, the venue situs, and shall be governed by the laws of the state of Florida.
7. NOTATIONS. All other notations on the face of the above referenced PLAT not amended by this Agreement shall remain in full force and effect.
8. CHANGES TO FORM AGREEMENT. DEVELOPER represents and warrants that there have been no amendments or revisions whatsoever to the form Agreement without the prior written consent of the County Attorney's Office. Any unapproved changes shall be deemed a default of this Agreement and of no legal effect.
9. CAPTIONS AND PARAGRAPH HEADINGS. Captions and paragraph headings contained in this Agreement are for convenience and reference only and in no way define, describe, extend or limit the scope or intent of this Agreement, nor the intent of any provisions hereof.
10. NO WAIVER. No waiver of any provision of this Agreement shall be effective unless it is in writing, signed by the party against whom it is asserted, and any such written waiver shall only be applicable to the specific instance to which it relates and shall not be deemed to be a continuing or future waiver.
11. EXHIBITS. All Exhibits attached hereto contain additional terms of this Agreement and are incorporated herein by reference. Typewritten or handwritten provisions inserted in this Agreement or attached hereto shall control all printed provisions in conflict therewith.
12. FURTHER ASSURANCES. The parties hereby agree to execute, acknowledge and deliver and cause to be done, executed, acknowledged and delivered all further assurances and to perform such acts as shall reasonably be requested of them in order to carry out this Agreement.
13. ASSIGNMENT AND ASSUMPTION. DEVELOPER may assign all or any portion of its obligations pursuant to this Agreement to a grantee of the fee title to all or any portion of the property described in Exhibit "A." DEVELOPER agrees that any assignment shall contain a provision which clearly states that such assignment is subject to the obligations of this Agreement and recorded in the public records of Broward County, Florida.
14. AMENDMENTS. No modification, amendment, or alteration in the terms or conditions contained herein shall be effective unless contained in a written document prepared with the same or similar formality as this Agreement and executed by the COUNTY and DEVELOPER.

IN WITNESS WHEREOF, the parties have made and executed this Agreement on the respective dates under each signature: BROWARD COUNTY through its BOARD OF COUNTY COMMISSIONERS, signing by and through its Mayor or Vice-Mayor, authorized to execute same by Board action on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, and DEVELOPER, signing by and through its \_\_\_\_\_, duly authorized to execute same.

**COUNTY**

ATTEST:

BROWARD COUNTY, through its  
BOARD OF COUNTY COMMISSIONERS

\_\_\_\_\_  
County Administrator, as Ex-  
Officio Clerk of the Board of  
County Commissioners of  
Broward County, Florida

By \_\_\_\_\_  
Mayor  
\_\_\_\_ day of \_\_\_\_\_, 20\_\_

Approved as to form by  
Office of County Attorney  
Broward County, Florida  
Government Center, Suite 423  
115 South Andrews Avenue  
Fort Lauderdale, Florida 33301  
Telephone: (954) 357-7600  
Telecopier: (954) 357-6968

By \_\_\_\_\_  
Assistant County Attorney  
\_\_\_\_ day of \_\_\_\_\_, 20\_\_

**DEVELOPER-CORPORATION/PARTNERSHIP**

Witnesses (if partnership):

SUNBEAM DEVELOPMENT CORPORATION  
Name of Developer (corporation/partnership)

[Signature]  
(Signature)

Print name: ERIC M. JONES

By [Signature]  
(Signature)

Print name: SCOTT HODGES

Title: VICE PRESIDENT

Address: 1401 79th St. Causeway  
Miami, Florida 33141

[Signature]  
(Signature)

Print name: THOMAS G. GEGGINS

22 day of JULY, 2016

ATTEST (if corporation):

(CORPORATE SEAL)

\_\_\_\_\_  
(Secretary Signature)

Print Name of Secretary: \_\_\_\_\_

**ACKNOWLEDGMENT - CORPORATION/PARTNERSHIP**

STATE OF Florida )  
                                  ) SS.  
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of July, 2016 by SCOTT HODGES, as VP of SUNBEAM DEVELOPMENT CORP, a FLORIDA corporation/partnership, on behalf of the corporation/ partnership. He or she is:

- personally known to me, or
- produced identification. Type of identification produced \_\_\_\_\_

(Seal)

My commission expires:

NOTARY PUBLIC:

[Signature]

Print name:

Gina Jaramillo



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**DEVELOPER-CORPORATION/PARTNERSHIP**

Witnesses (if partnership):

MPC HOTELS, INC  
Name of Developer (corporation/partnership)

\_\_\_\_\_  
(Signature)  
Print name: \_\_\_\_\_

By [Signature]  
(Signature)  
Print name: SANJAYKUMAR PATEL  
Title: PRESIDENT

\_\_\_\_\_  
(Signature)  
Print name: \_\_\_\_\_

Address: 2860 MARINA MILE SW #119  
FT. LAUD FL 33312

28<sup>th</sup> day of OCTOBER, 2016

ATTEST (if corporation):

[Signature]  
(Secretary Signature)  
Print Name of Secretary: SADHANA PATEL

(CORPORATE SEAL)



**ACKNOWLEDGMENT - CORPORATION/PARTNERSHIP**

STATE OF Florida )  
COUNTY OF Broward ) SS.

The foregoing instrument was acknowledged before me this 28 day of October, 2016, by SANJAYKUMAR PATEL PRESIDENT of MPC HOTELS, INC, a FLORIDA corporation/partnership, on behalf of the corporation/ partnership. He or she is:

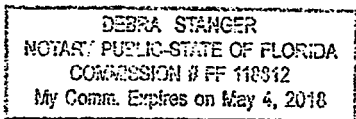
personally known to me, or  
 produced identification. Type of identification produced FL DL license

(Seal)

NOTARY PUBLIC: [Signature]

My commission expires: 5/1/18

Print name: Debra Stanger





DEVELOPER-CORPORATION/PARTNERSHIP

Witnesses (if partnership):

Koumaria  
(Signature)

Print name: KARISHMA DUMASIA

[Signature]  
(Signature)

Print name: GEORGE WHITE

MIRAMAL HOTELS LLC  
Name of Developer (corporation/partnership)

By [Signature]  
(Signature)

Print name: SANJAYKUMAR PATEL

Title: MGR  
Address: 2860 MARINA MILE BLVD, #119  
FORT LAUDERDALE FL 33312

16 day of NOVEMBER, 2016

ATTEST (if corporation):

[Signature]  
(Secretary Signature)

(CORPORATE SEAL)

Print Name of Secretary: SADHANA PATEL

ACKNOWLEDGMENT - CORPORATION/PARTNERSHIP

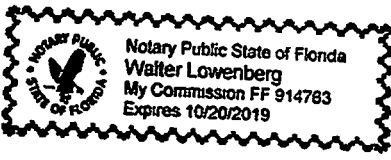
STATE OF FLORIDA )  
  ) SS.  
COUNTY OF BROWARD )

The foregoing instrument was acknowledged before me this 16th day of November, 2016 by SANJAYKUMAR PATEL, as MGR of MIRAMAL HOTELS LLC, a FLORIDA corporation/partnership, on

personally known to me, or  
 produced identification. Type of identification produced \_\_\_\_\_

(Seal)

My commission expires:



NOTARY PUBLIC:

Walter Lowenberg  
Print name: Walter Lowenberg

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**SOUTH BROWARD DRAINAGE DISTRICT**

Witnesses (if partnership):

SOUTH BROWARD DRAINAGE DISTRICT  
Name of OWNER (corporation/partnership)

\_\_\_\_\_  
(Signature)  
Print name: \_\_\_\_\_

By: \_\_\_\_\_  
(Signature)  
Print name: \_\_\_\_\_

\_\_\_\_\_  
(Signature)  
Print name: \_\_\_\_\_

Title: \_\_\_\_\_  
Address: 6591 SW 160 Avenue  
Southwest Ranches, Florida 33331

\_\_\_\_ day of \_\_\_\_\_, 2017

ATTEST (if corporation):

(CORPORATE SEAL)

\_\_\_\_\_  
(Secretary Signature)  
Print Name of Secretary: \_\_\_\_\_

**ACKNOWLEDGMENT - CORPORATION/PARTNERSHIP**

STATE OF FLORIDA     )  
  ) SS.  
COUNTY OF BROWARD )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2017, by \_\_\_\_\_, as President and \_\_\_\_\_ as Secretary, respectively, of SOUTH BROWARD DRAINAGE DISTRICT, a political subdivision of the State of Florida, on behalf of SOUTH BROWARD DRAINAGE DISTRICT. They are:

- personally known to me, or
- produced identification. Type of identification produced \_\_\_\_\_.

NOTARY PUBLIC:

(Seal)

My commission expires:

\_\_\_\_\_  
Print name:

**MORTGAGEE—REMIC TRUST**

Mortgagee, being the holder of a mortgage relating to a portion of the land described in Exhibit "A" consents and joins in for the purpose of agreeing that its mortgage shall be subordinated to the foregoing Agreement.

Witnesses:

Carolyn S. Randall  
(Signature)  
Print: Carolyn S. Randall

[Signature]  
(Signature)  
Print: [Signature]

**U.S. BANK, NATIONAL ASSOCIATION, IN TRUST  
FOR THE HOLDERS OF UBS-BARCLAYS  
COMMERCIAL MORTGAGE TRUST 2013-C6,  
COMMERCIAL MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES 2013-C6**

By: Midland Loan Services, a division of  
PNC Bank, National Association,  
Its Attorney-in-Fact

By: [Signature]  
Print Name: Gregory L. McFarland  
Title: Senior Vice President  
Servicing Officer

Address: 10851 Mastin, 7th Floor  
Overland Park, KS 66210

19th day of October, 2016

STATE OF KANSAS )  
 ) ss.  
COUNTY OF JOHNSON )

This instrument was acknowledged before me on October 19<sup>th</sup>, 2016, by Gregory L. McFarland as SVP of Midland Loan Services, a division of PNC Bank, National Association, the Master Servicer and Attorney-in-Fact for U.S. BANK, NATIONAL ASSOCIATION, IN TRUST FOR THE HOLDERS OF UBS-BARCLAYS COMMERCIAL MORTGAGE TRUST 2013-C6 COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2013-C6.

[Signature]  
Print Name: Nancy C. Hilton  
Notary Public in and for said County and State  
JOHNSON, KANSAS

My Appointment Expires:

12-4-2017

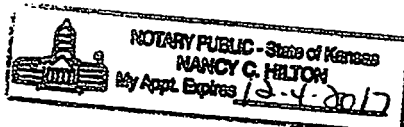


EXHIBIT "A"

LEGAL DESCRIPTION

All of Miramar Park of Commerce Phase V as recorded in Plat Book 170, Page 162

CAF#358  
2/5/2015

104



**EXHIBIT "B"**

**AMENDMENT TO NOTATION ON PLAT**

The existing notation shown on the face of the PLAT clarifying and limiting the use of the platted property is amended from:

"This plat which is located within Increment II of the East Miramar Areawide Development of Regional Impact and within a Regional Activity Center (RAC) is restricted to 1,500,000 square feet of business park use which includes industrial, warehouse, office, and vocational school uses; a 122 room hotel; 70,000 square feet of commercial/retail/wholesale/showroom use; and 7,000 square feet of bank use. Commercial/retail/wholesale/showroom uses and bank use are permitted within business park use buildings so long as such uses do not exceed the 70,000 square feet limitation and 7,000 square feet limitation respectively."

The notation shown on the face of the PLAT clarifying and limiting the use of the platted property is amended to:

"This plat which is located within Increment II of the East Miramar Areawide Development of Regional Impact and within a Regional Activity Center (RAC). Parcels A-1 and C-1 (see attached legal descriptions), and the remainder of the plat are restricted to 1,500,000 square feet of business park use which includes industrial, warehouse, office, and vocational school uses; 70,000 square feet of commercial/retail/wholesale/showroom use; and 7,000 square feet of bank use. Parcels A-2, A-4, and C-2 (see attached legal descriptions) are restricted to 122 existing hotel rooms; and Parcel A-3 (see attached legal description) is restricted to 124 hotel rooms. Commercial/retail/wholesale/showroom uses and bank use are permitted within business park use buildings so long as such uses do not exceed the 70,000 square feet limitation and 7,000 square feet limitation respectively."

**EXHIBIT "B" - CONTINUED**

**PLEASE CHECK THE APPROPRIATE BOX OR BOXES.**

**Expiration of Finding of Adequacy for Plat or Parcel without an Expiration of a Finding of Adequacy notation or the Finding of Adequacy has expired.**

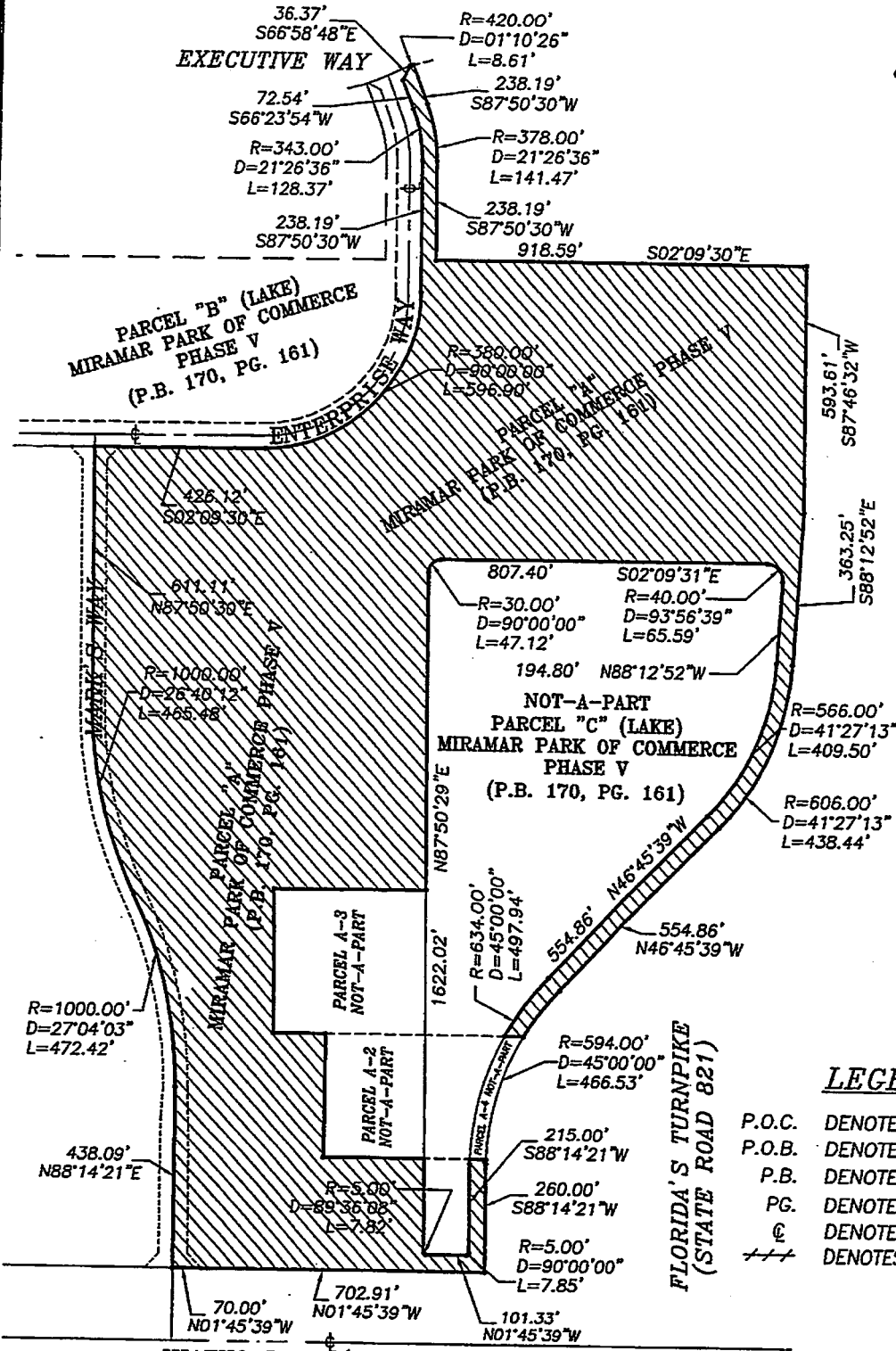
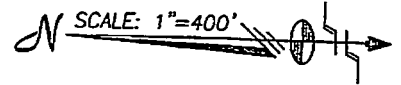
If a building permit for a principal building (excluding dry models, sales, and construction offices) and first inspection approval are not issued by \_\_\_\_\_, 20\_\_\_\_, then the County's finding of adequacy shall expire and no additional building permits shall be issued for the amended uses until such time as Broward County makes a subsequent finding that the applicant satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame; **and/or**

If construction of project water lines, sewer lines, drainage, and the rock base for internal roads have not been substantially completed by \_\_\_\_\_, 20\_\_\_\_, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the applicant satisfies the adequacy requirements set forth within the Broward County Land Development Code. This requirement may be satisfied for a phase of the project, provided a phasing plan has been approved by Broward County. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame.

**Air Navigation Hazards.**

Any structure within this Plat shall comply with Section IV D 1. f., Development Review Requirements of the Broward County Comprehensive Plan regarding hazards to air navigation.

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION**  
**MIRAMAR PARK OF COMMERCE PHASE V - PARCEL "A-1"**

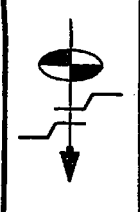


**LEGEND:**

- P.O.C. DENOTES POINT OF COMMENCEMENT
- P.O.B. DENOTES POINT OF BEGINNING
- P.B. DENOTES PLAT BOOK
- PG. DENOTES PAGE
- ⊙ DENOTES CENTER LINE
- DENOTES LIMITED ACCESS RIGHT-OF-WAY

HIATUS ROAD (S.W. 112th AVENUE)  
 RED ROAD (STATE ROAD 823)

SHEET 1 OF 6 SHEETS

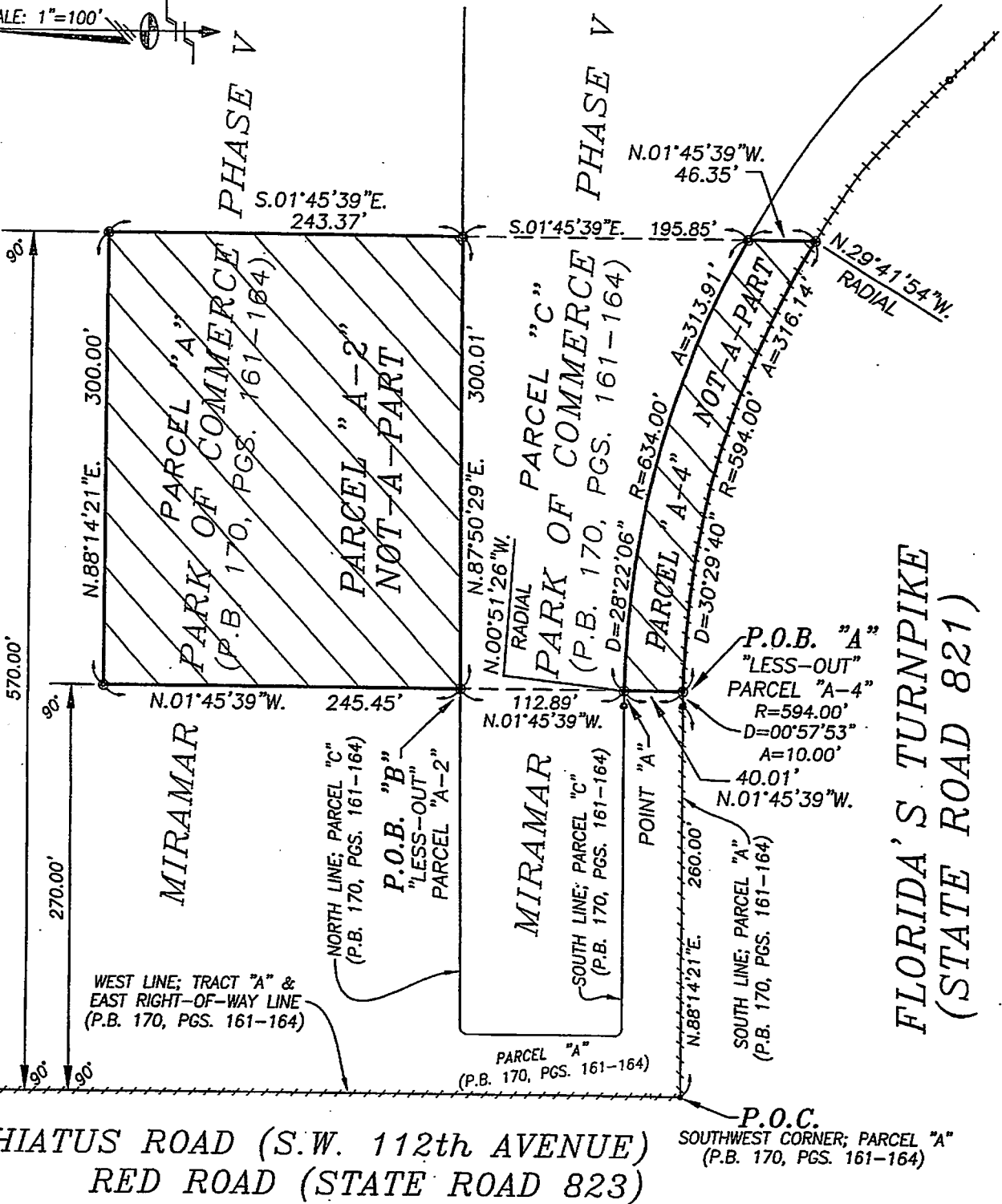
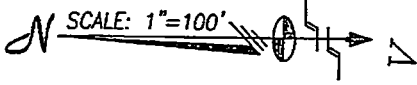


**SCHWEBKE-SHISKIN & ASSOCIATES, INC.**  
 LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025  
 PHONE No. (954)435-7010 FAX No. (954)438-3288  
 ORDER NO. 205439  
 DATE: APRIL 7, 2016  
 THIS IS NOT A "BOUNDARY SURVEY"  
 CERTIFICATE OF AUTHORIZATION No. LB-87

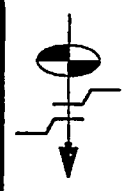
PREPARED UNDER MY SUPERVISION:  
*Ronald A. Fritz*  
 RONALD A. FRITZ, ASSISTANT VICE-PRESIDENT  
 FLA. PROF. LAND SURVEYOR N° 2767

REVISIONS
PARCEL IDENTIFICATION 05/26/16 #205642

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION**  
**MIRAMAR PARK OF COMMERCE PHASE V - PARCEL "A-1"**



SHEET 2 OF 6 SHEETS



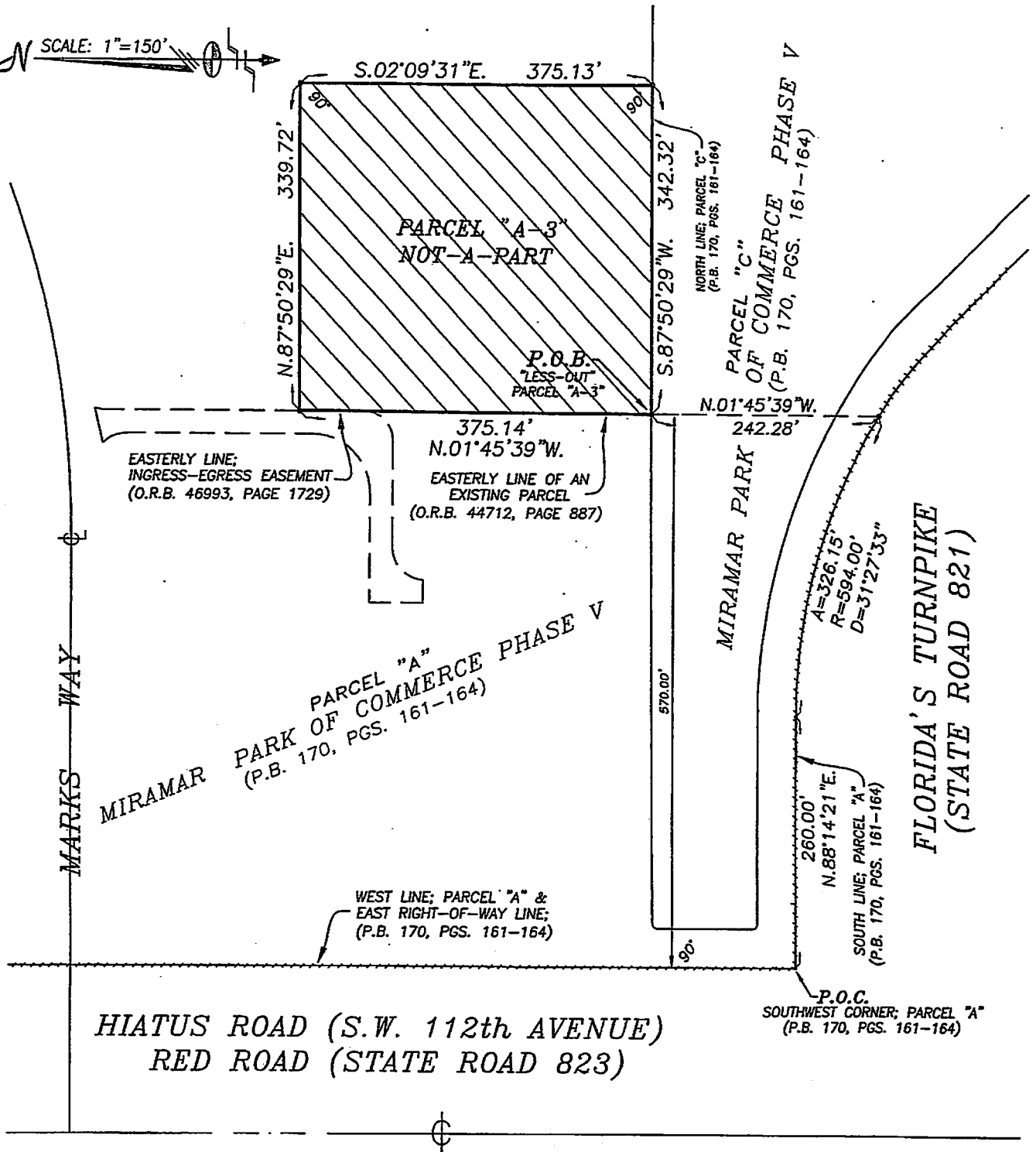
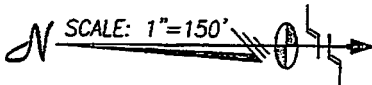
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*Ronald A. Fritz*  
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 FLA. PROF. LAND SURVEYOR N° 2767

REVISIONS	
<b>PARCEL IDENTIFICATION</b>	
05/26/16 #205642	

13

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION**  
**MIRAMAR PARK OF COMMERCE PHASE V - PARCEL "A-1"**



SHEET 3 OF 6 SHEETS

	<b>SCHWEBKE-SHISKIN &amp; ASSOCIATES, INC.</b> LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025 PHONE No.(954)435-7010 FAX No. (954)438-3288		<b>REVISIONS</b>
	ORDER NO. <u>205439</u>	PREPARED UNDER MY SUPERVISION:	PARCEL IDENTIFICATION 05/26/16 #205642
	DATE: <u>APRIL 7, 2016</u>		
	THIS IS NOT A "BOUNDARY SURVEY" CERTIFICATE OF AUTHORIZATION No. LB-87	14 RONALD A. FRITZ, ASSISTANT VICE-PRESIDENT FLA. PROF. LAND SURVEYOR N° 2767	



**LEGAL DESCRIPTION TO ACCOMPANY SKETCH**  
**MIRAMAR PARK OF COMMERCE PHASE V - PARCEL "A-1"**

**LEGAL DESCRIPTION:**

PARCEL "A", "MIRAMAR PARK OF COMMERCE PHASE V", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 170 AT PAGES 161 THROUGH 164, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALL LYING AND BEING IN SECTION 30, TOWNSHIP 51 SOUTH, RANGE 41 EAST, CITY OF MIRAMAR, BROWARD COUNTY, FLORIDA.

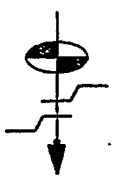

LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:  
(PARCEL "A-4" - SEE SHEET 2 OF 6 SHEETS))

A PORTION OF PARCEL "A", "MIRAMAR PARK OF COMMERCE PHASE V", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 170 AT PAGES 161 THROUGH 164, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF TRACT "A", SAID POINT OF COMMENCEMENT BEING ON THE EAST RIGHT-OF-WAY LINE OF HIATUS ROAD (S.W. 112TH AVENUE) - RED ROAD (STATE ROAD 823) AS SHOWN ON THE SAID PLAT OF "MIRAMAR PARK OF COMMERCE PHASE V"; THENCE NORTH 88 DEGREES 14 MINUTES 21 SECONDS EAST FOR 260.00 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 594.00 FEET AND A CENTRAL ANGLE OF 00 DEGREES 57 MINUTES 53 SECONDS FOR AN ARC DISTANCE OF 10.00 FEET TO A POINT ON SAID CIRCULAR CURVE, SAID POINT BEING THE POINT OF BEGINNING (P.O.B. "A") OF THE FOLLOWING DESCRIBED PARCEL; SAID LAST DESCRIBED TWO COURSES BEING ALONG THE SOUTH LINE OF SAID TRACT "A"; THENCE NORTH 01 DEGREES 45 MINUTES 39 SECONDS WEST, ALONG A LINE THAT IS PARALLEL WITH AND 270.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE SAID EAST RIGHT-OF-WAY LINE OF HIATUS ROAD (S.W. 112TH AVENUE - RED ROAD (STATE ROAD 823) FOR 40.01 FEET TO A POINT ON THE NEXT DESCRIBED CIRCULAR CURVE; SAID POINT TO BE HEREINAFTER REFERRED TO AS POINT "A" AND HAVING A RADIAL BEARING OF NORTH 00 DEGREES 51 MINUTES 26 SECONDS WEST FROM THE RADIUS POINT OF THE FOLLOWING DESCRIBED CIRCULAR CURVE; THENCE SOUTHWESTERLY, ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 634.00 FEET AND A CENTRAL ANGLE OF 28 DEGREES 22 MINUTES 06 SECONDS FOR AN ARC DISTANCE OF 313.91 FEET TO A POINT ON SAID CIRCULAR CURVE; THENCE SOUTH 01 DEGREES 45 MINUTES 39 SECONDS EAST, ALONG A LINE THAT IS PARALLEL WITH AND 570.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE SAID EAST RIGHT-OF-WAY LINE OF HIATUS ROAD (S.W. 112TH AVENUE) - RED ROAD (STATE ROAD 823), FOR 46.35 FEET TO A POINT ON THE NEXT DESCRIBED CIRCULAR CURVE; SAID POINT HAVING A RADIAL BEARING OF NORTH 29 DEGREES 41 MINUTES 54 SECONDS EAST FROM THE RADIUS POINT OF THE NEXT DESCRIBED CIRCULAR CURVE; THENCE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY, ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 594.00 FEET AND A CENTRAL ANGLE OF 30 DEGREES 29 MINUTES 40 SECONDS FOR AN ARC DISTANCE OF 316.14 FEET TO A POINT ON SAID CIRCULAR CURVE; SAID POINT BEING THE POINT OF BEGINNING. ALL LYING AND BEING IN SECTION 30, TOWNSHIP 51 SOUTH, RANGE 41 EAST, CITY OF MIRAMAR, BROWARD COUNTY, FLORIDA.

(CONTINUED ON SHEET 5 OF 6 SHEETS)

SHEET 4 OF 6 SHEETS

	<b>SCHWEBKE-SHISKIN &amp; ASSOCIATES, INC.</b> LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025 PHONE No.(954)435-7010      FAX No. (954)438-3288		<b>REVISIONS</b>				
	ORDER NO. <u>205439</u> DATE: <u>APRIL 7, 2016</u> THIS IS NOT A "BOUNDARY SURVEY" CERTIFICATE OF AUTHORIZATION No. LB-87	PREPARED UNDER MY SUPERVISION:  RONALD A. FRITZ, ASSISTANT VICE-PRESIDENT FLA. PROF. LAND SURVEYOR N° 2767	<table border="1"> <tr> <td><b>PARCEL IDENTIFICATION</b></td> </tr> <tr> <td>05/26/16 #205642</td> </tr> <tr> <td> </td> </tr> <tr> <td> </td> </tr> <tr> <td> </td> </tr> </table>	<b>PARCEL IDENTIFICATION</b>	05/26/16 #205642		
<b>PARCEL IDENTIFICATION</b>							
05/26/16 #205642							

**LEGAL DESCRIPTION TO ACCOMPANY SKETCH**  
**MIRAMAR PARK OF COMMERCE PHASE V - PARCEL "A-1"**

LEGAL DESCRIPTION:  
 (CONTINUED FROM SHEET 4 OF 6 SHEETS)

ALSO LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:  
 (PARCEL "A-2" - SEE SHEET 2 OF 6 SHEETS)

A PORTION OF PARCEL "A", "MIRAMAR PARK OF COMMERCE PHASE V", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 170, AT PAGES 161 THROUGH 164, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE AFORE-DESCRIBED POINT "A"; THENCE NORTH 01 DEGREES 45 MINUTES 39 SECONDS WEST, ALONG A LINE THAT IS PARALLEL WITH AND 270.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST RIGHT-OF-WAY LINE OF HIATUS ROAD (S.W. 112TH AVENUE - RED ROAD (STATE ROAD 823) AS SHOWN ON THE SAID PLAT OF "MIRAMAR PARK OF COMMERCE PHASE V", FOR 112.89 FEET TO THE POINT OF BEGINNING (P.O.B. "B") OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUE NORTH 01 DEGREES 45 MINUTES 39 SECONDS WEST, ALONG THE LAST DESCRIBED COURSE, FOR 243.37 FEET; THENCE NORTH 88 DEGREES 14 MINUTES 21 SECONDS EAST, AT RIGHT ANGLES TO THE LAST AND NEXT DESCRIBED COURSES, FOR 300.00 FEET; THENCE SOUTH 01 DEGREES 45 MINUTES 39 SECONDS EAST, ALONG A LINE THAT IS PARALLEL WITH AND 570.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE SAID EAST RIGHT-OF-WAY LINE OF HIATUS ROAD (S.W. 112TH AVENUE - RED ROAD (STATE ROAD 823), FOR 245.45 FEET; THENCE SOUTH 87 DEGREES 50 MINUTES 29 SECONDS WEST, ALONG THE NORTH LINE OF PARCEL "C", AS SHOWN ON THE SAID PLAT OF "MIRAMAR PARK OF COMMERCE PHASE V", FOR 300.01 FEET TO THE POINT OF BEGINNING. ALL LYING AND BEING IN SECTION 30, TOWNSHIP 51 SOUTH, RANGE 41 EAST, CITY OF MIRAMAR, BROWARD COUNTY, FLORIDA.



ALSO LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:  
 (PARCEL "A-3" - SEE SHEET 3 OF 6 SHEETS)

A PORTION OF PARCEL "A" "MIRAMAR PARK OF COMMERCE PHASE V", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 170, AT PAGES 161 THROUGH 164, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID PARCEL "A"; SAID POINT OF COMMENCEMENT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF HIATUS ROAD (S.W. 112th AVENUE) - RED ROAD (S.R. 823); THENCE NORTH 88 DEGREES 14 MINUTES 21 SECONDS EAST FOR 260.00 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHWESTERLY; THENCE NORTHEASTERLY, EASTERLY, AND SOUTHEASTERLY ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 594.00 FEET AND A CENTRAL ANGLE OF 31 DEGREES 27 MINUTES 33 SECONDS, FOR AN ARC DISTANCE OF 326.15 FEET TO A POINT ON SAID CIRCULAR CURVE; LAST MENTIONED TWO COURSES BEING COINCIDENT WITH THE MOST SOUTHERLY BOUNDARY LINES OF SAID PARCEL "A"; THENCE NORTH 01 DEGREES 45 MINUTES 39 SECONDS WEST, ALONG A LINE THAT IS PARALLEL WITH AND 570.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE SAID EASTERLY RIGHT-OF-WAY LINE OF HIATUS ROAD

(CONTINUED ON SHEET 6 OF 6 SHEETS)

SHEET 5 OF 6 SHEETS

	<b>SCHWEBKE-SHISKIN &amp; ASSOCIATES, INC.</b> LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025 PHONE No.(954)435-7010 FAX No. (954)438-3288		<b>REVISIONS</b>
	ORDER NO. <u>205439</u> DATE: <u>APRIL 7, 2016</u> THIS IS NOT A "BOUNDARY SURVEY" CERTIFICATE OF AUTHORIZATION No. LB-87	PREPARED UNDER MY SUPERVISION:  RONALD A. FRITZ, ASSISTANT VICE-PRESIDENT FLA. PROF. LAND SURVEYOR N° 2767	PARCEL IDENTIFICATION <u>05/26/16 #205642</u>

**LEGAL DESCRIPTION TO ACCOMPANY SKETCH**  
**MIRAMAR PARK OF COMMERCE PHASE V - PARCEL "A-1"**

LEGAL DESCRIPTION:  
 (CONTINUED FROM SHEET 5 OF 6 SHEETS)

(S.W. 112th AVENUE) - RED ROAD (S.R. 823), FOR 242.28 FEET TO THE POINT OF BEGINNING; SAID POINT OF BEGINNING LYING ON THE NORTH LINE OF PARCEL "C", OF SAID PLAT OF "MIRAMAR PARK OF COMMERCE PHASE V"; THENCE CONTINUE NORTH 01 DEGREES 45 MINUTES 39 SECONDS WEST FOR 375.14 FEET; LAST DESCRIBED COURSE BEING COINCIDENT WITH A PORTION OF THE EASTERLY LINE OF AN EXISTING PARCEL AS RECORDED IN OFFICIAL RECORD BOOK 44712 AT PAGE 887, AND ALSO BEING COINCIDENT WITH A PORTION OF THE EASTERLY LINE OF AN INGRESS/EGRESS EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 46993 AT PAGE 1729; THENCE NORTH 87 DEGREES 50 MINUTES 29 SECONDS EAST FOR 339.72 FEET; THENCE SOUTH 02 DEGREES 09 MINUTES 31 SECONDS EAST, PERPENDICULAR TO THE LAST COURSE, FOR 375.13 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL "C"; SAID PARCEL LINE ALSO BEING A SOUTHERLY LINE OF SAID PARCEL "A"; THENCE SOUTH 87 DEGREES 50 MINUTES 29 SECONDS WEST ALONG SAID NORTH LINE OF PARCEL "C" FOR 342.32 FEET TO THE POINT OF BEGINNING. ALL LYING AND BEING IN SECTION 30, TOWNSHIP 51 SOUTH, RANGE 41 EAST, CITY OF MIRAMAR, BROWARD COUNTY, FLORIDA.

**SURVEYOR'S NOTES:**

THE BEARINGS AS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 01 DEGREES 45 MINUTES 39 SECONDS WEST ALONG THE WEST LINE OF SECTION 30, TOWNSHIP 51 SOUTH, RANGE 41 EAST, AS SHOWN ON THE HEREIN REFERENCED PLAT OF "MIRAMAR PARK OF COMMERCE PHASE V".

ORDERED BY: SUNBEAM

THE PROPERTY, AS SHOWN HEREON, CONTAINS 45.618 ACRES, MORE OR LESS (1,987,101 SQUARE FEET, MORE OR LESS).

AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION MUST BEAR THE SIGNATURE AND ORIGINAL SEAL OF THE ATTESTING FLORIDA LICENSED SURVEYOR AND MAPPER.

SHEET 6 OF 6 SHEETS

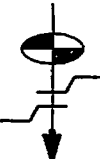
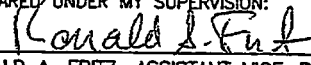
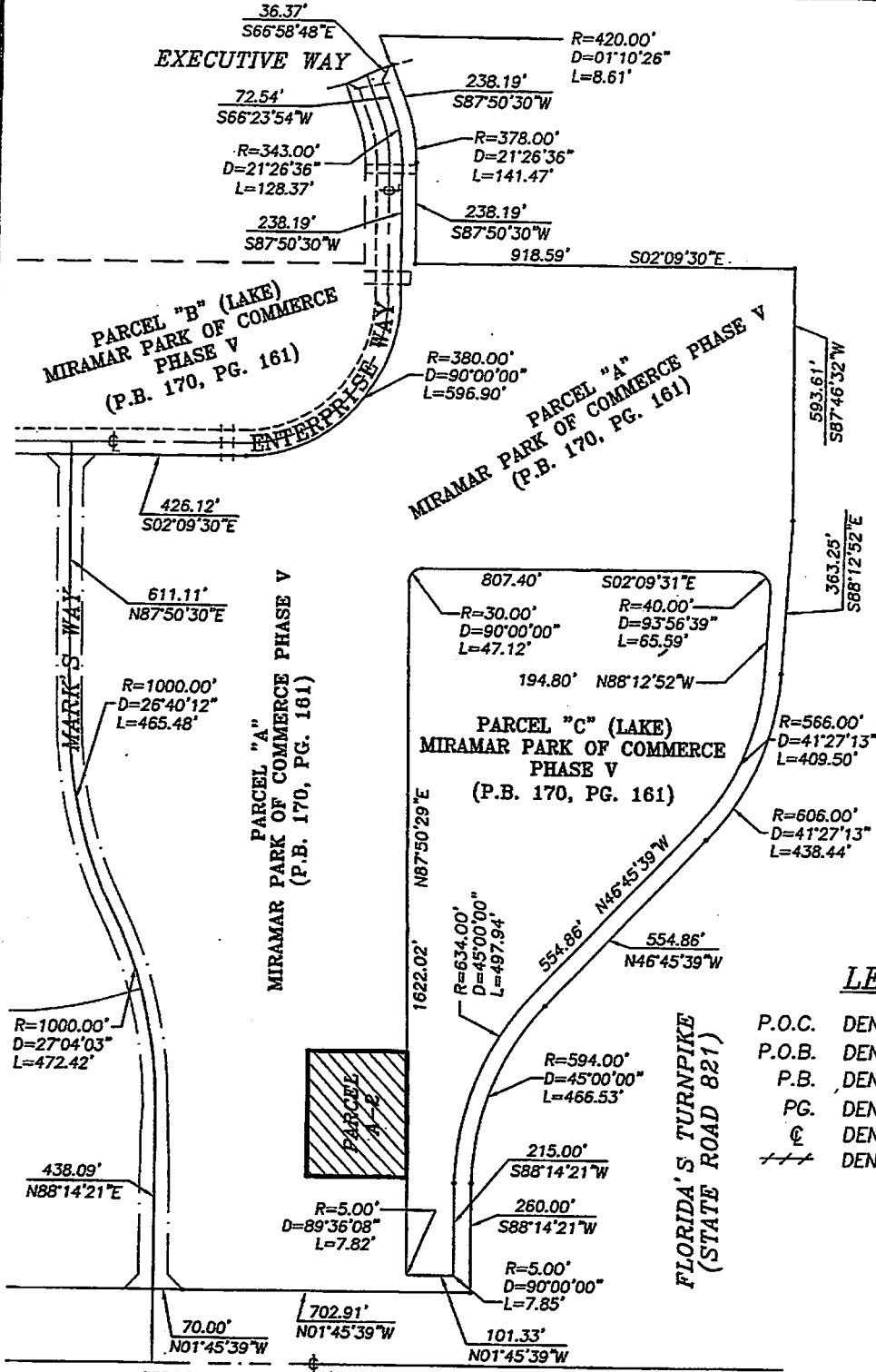
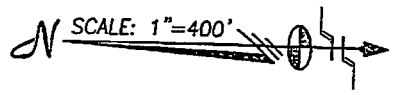
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EXHIBIT "A-2"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION  
 MIRAMAR PARK OF COMMERCE PHASE V - PARCEL "A-2"

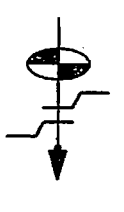


**LEGEND:**

- P.O.C. DENOTES POINT OF COMMENCEMENT
- P.O.B. DENOTES POINT OF BEGINNING
- P.B. DENOTES PLAT BOOK
- PG. DENOTES PAGE
- ⊙ DENOTES CENTER LINE
- DENOTES LIMITED ACCESS RIGHT-OF-WAY

HIATUS ROAD (S.W. 112th AVENUE)  
 RED ROAD (STATE ROAD 823)

SHEET 1 OF 3 SHEETS

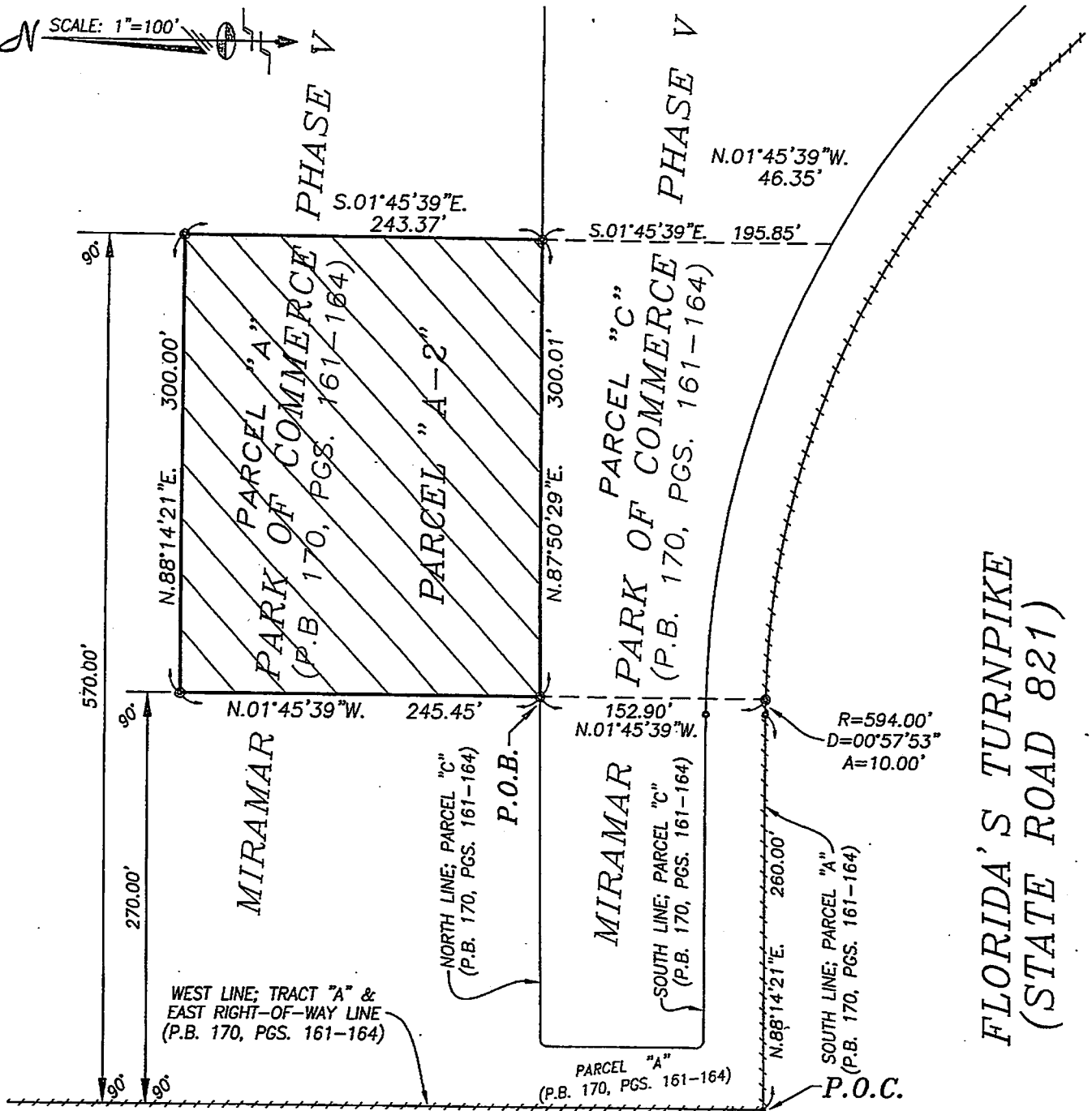
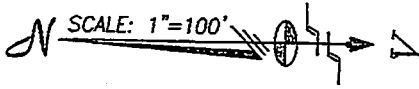


**SCHWEBKE-SHISKIN & ASSOCIATES, INC.**  
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PREPARED UNDER MY SUPERVISION:  
*Ronald A. Fritz*  
 RONALD A. FRITZ, ASSISTANT VICE-PRESIDENT  
 FLA. PROF. LAND SURVEYOR N° 2767

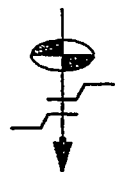
REVISIONS
PARCEL IDENTIFICATION
05/26/16 #205642

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION**  
**MIRAMAR PARK OF COMMERCE PHASE V - PARCEL "A-2"**



HIATUS ROAD (S.W. 112th AVENUE)  
 RED ROAD (STATE ROAD 823)

SHEET 2 OF 3 SHEETS



**SCHWEBKE-SHISKIN & ASSOCIATES, INC.**  
 LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025  
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 CERTIFICATE OF AUTHORIZATION No. LB-87

19

PREPARED UNDER MY SUPERVISION:

*Ronald A. Fritz*  
 RONALD A. FRITZ, ASSISTANT VICE-PRESIDENT  
 FLA. PROF. LAND SURVEYOR N° 2767

**REVISIONS**

PARCEL IDENTIFICATION  
 05/26/16 #205642

**LEGAL DESCRIPTION TO ACCOMPANY SKETCH**  
**MIRAMAR PARK OF COMMERCE PHASE V - PARCEL "A-2"**

**LEGAL DESCRIPTION:**

A PORTION OF PARCEL "A", "MIRAMAR PARK OF COMMERCE PHASE V", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 170 AT PAGES 161 THROUGH 164, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF TRACT "A", SAID POINT OF COMMENCEMENT BEING ON THE EAST RIGHT-OF-WAY LINE OF HIATUS ROAD (S.W. 112TH AVENUE) - RED ROAD (STATE ROAD 823) AS SHOWN ON THE SAID PLAT OF "MIRAMAR PARK OF COMMERCE PHASE V"; THENCE NORTH 88 DEGREES 14 MINUTES 21 SECONDS EAST FOR 260.00 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 594.00 FEET AND A CENTRAL ANGLE OF 00 DEGREES 57 MINUTES 53 SECONDS FOR AN ARC DISTANCE OF 10.00 FEET TO A POINT ON SAID CIRCULAR CURVE; SAID LAST DESCRIBED TWO COURSES BEING ALONG THE SOUTH LINE OF SAID TRACT "A"; THENCE NORTH 01 DEGREES 45 MINUTES 39 SECONDS WEST, ALONG A LINE THAT IS PARALLEL WITH AND 270.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE SAID EAST RIGHT-OF-WAY LINE OF HIATUS ROAD (S.W. 112TH AVENUE - RED ROAD (STATE ROAD 823) FOR 152.90 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL: THENCE CONTINUE NORTH 01 DEGREES 45 MINUTES 39 SECONDS WEST, ALONG THE LAST DESCRIBED COURSE, FOR 243.45 FEET; THENCE NORTH 88 DEGREES 14 MINUTES 21 SECONDS EAST, AT RIGHT ANGLES TO THE LAST AND NEXT DESCRIBED COURSES, FOR 300.00 FEET; THENCE SOUTH 01 DEGREES 45 MINUTES 39 SECONDS EAST, ALONG A LINE THAT IS PARALLEL WITH AND 570.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE SAID EAST RIGHT-OF-WAY LINE OF HIATUS ROAD (S.W. 112TH AVENUE - RED ROAD (STATE ROAD 823), FOR 245.37 FEET; THENCE SOUTH 87 DEGREES 50 MINUTES 29 SECONDS WEST, ALONG THE NORTH LINE OF PARCEL "C", AS SHOWN ON THE SAID PLAT OF "MIRAMAR PARK OF COMMERCE PHASE V", FOR 300.01 FEET TO THE POINT OF BEGINNING. ALL LYING AND BEING IN SECTION 30, TOWNSHIP 51 SOUTH, RANGE 41 EAST, CITY OF MIRAMAR, BROWARD COUNTY, FLORIDA.

**SURVEYOR'S NOTES:**

THE BEARINGS AS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 01 DEGREES 45 MINUTES 39 SECONDS WEST ALONG THE WEST LINE OF SECTION 30, TOWNSHIP 51 SOUTH, RANGE 41 EAST, AS SHOWN ON THE HEREIN REFERENCED PLAT OF "MIRAMAR PARK OF COMMERCE PHASE V".

ORDERED BY: SUNBEAM

THE PROPERTY, AS SHOWN HEREON, CONTAINS 1.683 ACRES, MORE OR LESS (73,322 SQUARE FEET, MORE OR LESS).

AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION MUST BEAR THE SIGNATURE AND ORIGINAL SEAL OF THE ATTESTING FLORIDA LICENSED SURVEYOR AND MAPPER.

SHEET 3 OF 3 SHEETS


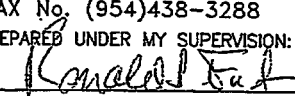
	<b>SCHWEBKE-SHISKIN &amp; ASSOCIATES, INC.</b> LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025 PHONE No. (954)435-7010      FAX No. (954)438-3288		<b>REVISIONS</b>
	ORDER NO. <u>205439</u>	PREPARED UNDER MY SUPERVISION:	PARCEL IDENTIFICATION 05/26/16 #205642
	DATE: <u>APRIL 7, 2016</u>		
	THIS IS NOT A "BOUNDARY SURVEY" CERTIFICATE OF AUTHORIZATION No. LB-87	20 RONALD A. FRITZ, ASSISTANT VICE-PRESIDENT FLA. PROF. LAND SURVEYOR N° 2767	

EXHIBIT "A-3"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION  
MIRAMAR PARK OF COMMERCE PHASE V - PARCEL "A-3"

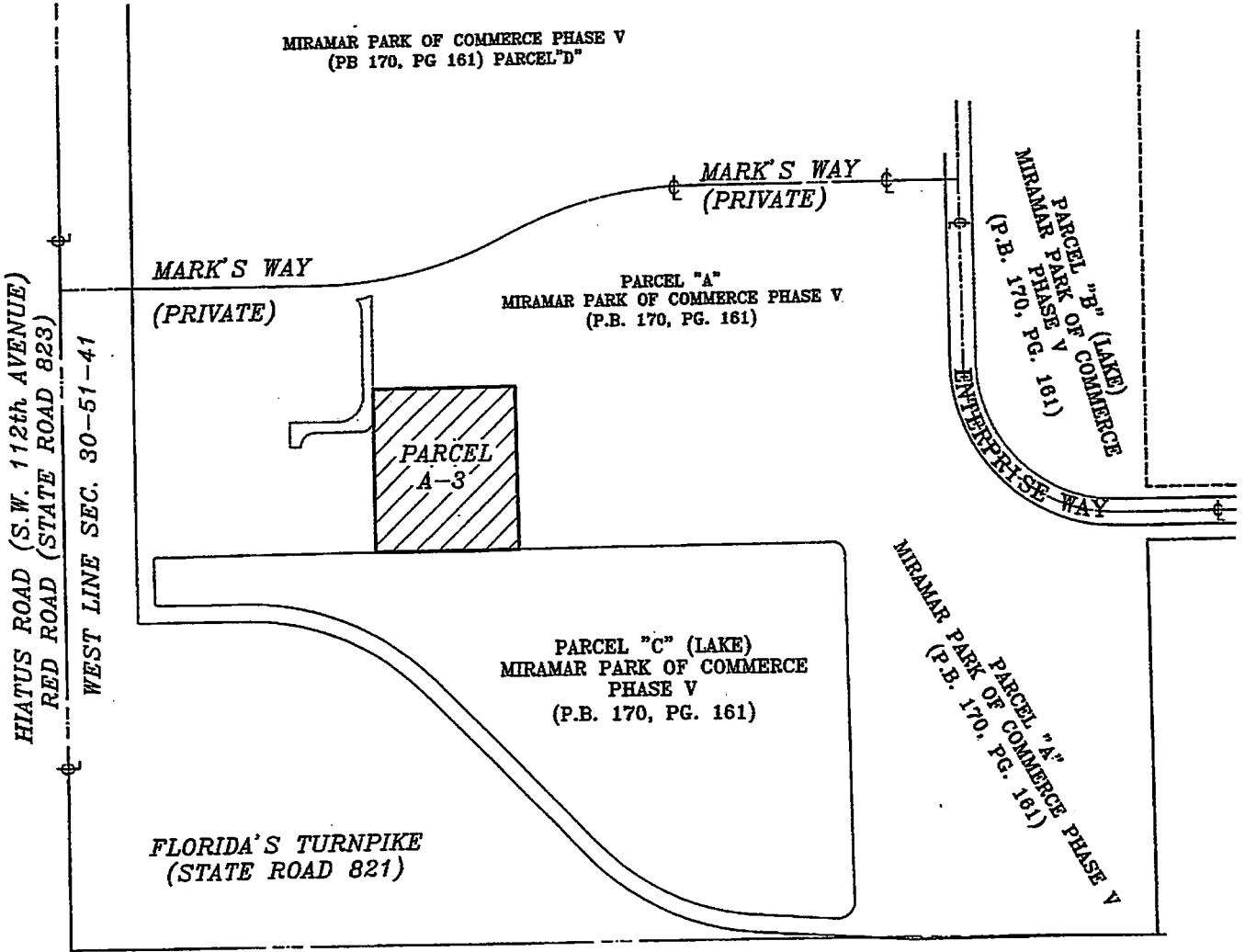


MIRAMAR PARKWAY

LEGEND:

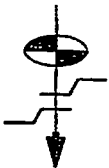
- P.O.C. DENOTES POINT OF COMMENCEMENT
- P.O.B. DENOTES POINT OF BEGINNING
- P.B. DENOTES PLAT BOOK
- PG. DENOTES PAGE
- ⊙ DENOTES CENTER LINE
- +++ DENOTES LIMITED ACCESS RIGHT-OF-WAY

SCALE: 1"=400'



SW Corner  
Section 30

SHEET 1 OF 3 SHEETS



**SCHWEBKE-SHISKIN & ASSOCIATES, INC.**

LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025  
PHONE No. (954)435-7010 FAX No. (954)438-3288

ORDER NO. 205323  
DATE: MARCH 16, 2016

PREPARED UNDER MY SUPERVISION:

*Ronald A. Fritz*  
RONALD A. FRITZ, ASSISTANT VICE-PRESIDENT  
FLA. PROF. LAND SURVEYOR N° 2767

THIS IS NOT A "BOUNDARY SURVEY"  
CERTIFICATE OF AUTHORIZATION No. LB-87

REVISIONS


**SKETCH TO ACCOMPANY LEGAL DESCRIPTION**  
**MIRAMAR PARK OF COMMERCE PHASE V - PARCEL "A-3"**



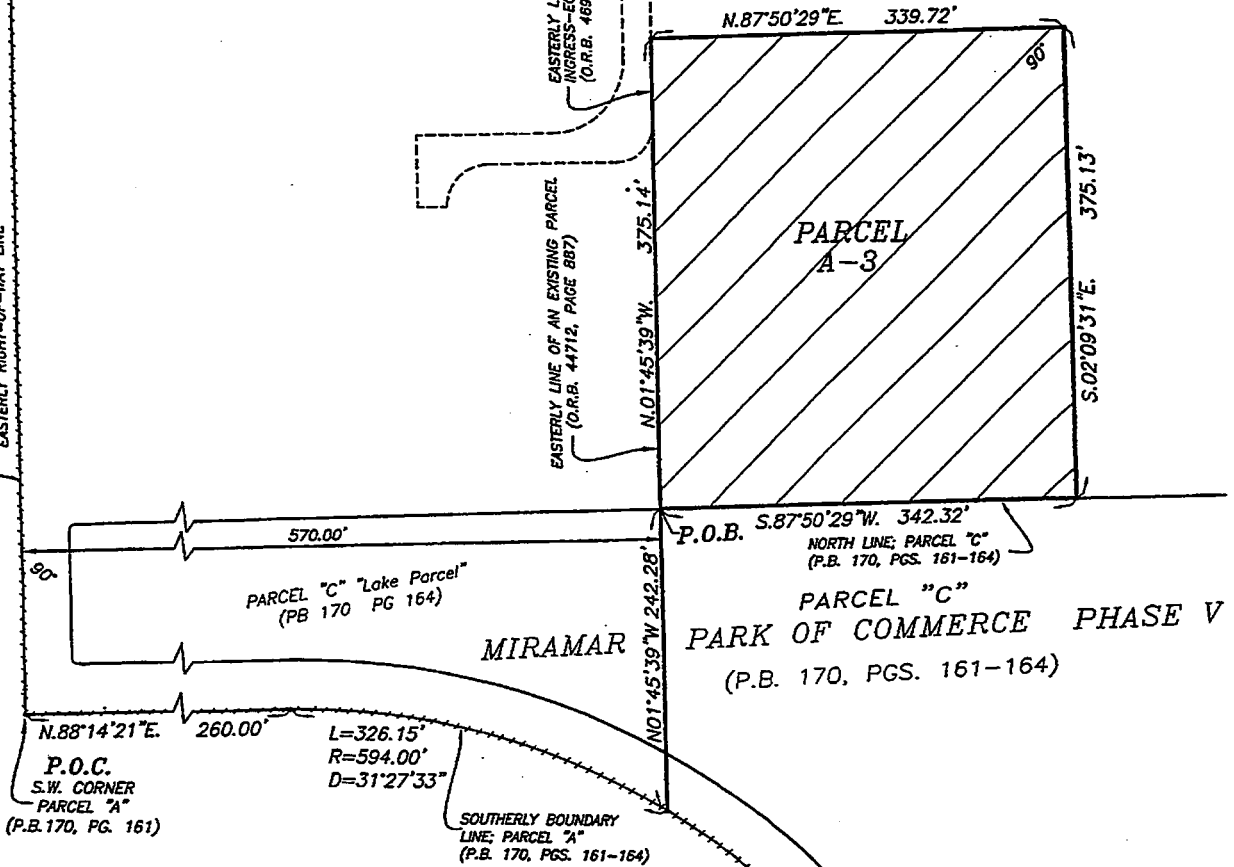
SCALE: 1"=150'

HIATUS ROAD (S.W. 112th AVENUE)  
 RED ROAD (STATE ROAD 823)

(P.B. 170, PGS. 161-164)  
 EASTERLY RIGHT-OF-WAY LINE

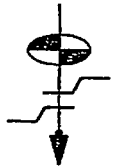
MARKS WAY

MIRAMAR  
 PARCEL "A"  
 PARK OF COMMERCE PHASE V  
 (P.B. 170, PGS. 161-164)



FLORIDA'S TURNPIKE  
 (STATE ROAD 821)

SHEET 2 OF 3 SHEETS



**SCHWEBKE-SHISKIN & ASSOCIATES, INC.**

LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025  
 PHONE No. (954) 435-7010 FAX No. (954) 438-3288

ORDER NO. 205323

DATE: MARCH 16, 2016

THIS IS NOT A "BOUNDARY SURVEY"  
 CERTIFICATE OF AUTHORIZATION No. LB-87

PREPARED UNDER MY SUPERVISION:

*Ronald A. Fritz*  
 RONALD A. FRITZ, ASSISTANT VICE-PRESIDENT  
 FLA. PROF. LAND SURVEYOR N° 2767

REVISIONS




**LEGAL DESCRIPTION TO ACCOMPANY SKETCH**  
**MIRAMAR PARK OF COMMERCE PHASE V - PARCEL "A-3"**

**LEGAL DESCRIPTION:**

A PORTION OF PARCEL "A" "MIRAMAR PARK OF COMMERCE PHASE V", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 170, AT PAGES 161 THROUGH 164, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID PARCEL "A"; SAID POINT OF COMMENCEMENT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF HIATUS ROAD (S.W. 112th AVENUE) - RED ROAD (S.R. 823); THENCE NORTH 88 DEGREES 14 MINUTES 21 SECONDS EAST FOR 260.00 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHWESTERLY; THENCE NORTHEASTERLY, EASTERLY, AND SOUTHEASTERLY ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 594.00 FEET AND A CENTRAL ANGLE OF 31 DEGREES 27 MINUTES 33 SECONDS, FOR AN ARC DISTANCE OF 326.15 FEET TO A POINT ON SAID CIRCULAR CURVE; LAST MENTIONED TWO COURSES BEING COINCIDENT WITH THE MOST SOUTHERLY BOUNDARY LINES OF SAID PARCEL "A"; THENCE NORTH 01 DEGREES 45 MINUTES 39 SECONDS WEST, ALONG A LINE THAT IS PARALLEL WITH AND 570.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE SAID EASTERLY RIGHT-OF-WAY LINE OF HIATUS ROAD (S.W. 112th AVENUE) - RED ROAD (S.R. 823), FOR 242.28 FEET TO THE POINT OF BEGINNING; SAID POINT OF BEGINNING LYING ON THE NORTH LINE OF PARCEL "C", OF SAID PLAT OF "MIRAMAR PARK OF COMMERCE PHASE V"; THENCE CONTINUE NORTH 01 DEGREES 45 MINUTES 39 SECONDS WEST FOR 375.14 FEET; LAST DESCRIBED COURSE BEING COINCIDENT WITH A PORTION OF THE EASTERLY LINE OF AN EXISTING PARCEL AS RECORDED IN OFFICIAL RECORD BOOK 44712 AT PAGE 887, AND ALSO BEING COINCIDENT WITH A PORTION OF THE EASTERLY LINE OF AN INGRESS/EGRESS EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 46993 AT PAGE 1729; THENCE NORTH 87 DEGREES 50 MINUTES 29 SECONDS EAST FOR 339.72 FEET; THENCE SOUTH 02 DEGREES 09 MINUTES 31 SECONDS EAST, PERPENDICULAR TO THE LAST COURSE, FOR 375.13 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL "C"; SAID PARCEL LINE ALSO BEING A SOUTHERLY LINE OF SAID PARCEL "A"; THENCE SOUTH 87 DEGREES 50 MINUTES 29 SECONDS WEST ALONG SAID NORTH LINE OF PARCEL "C" FOR 342.32 FEET TO THE POINT OF BEGINNING. ALL LYING AND BEING IN SECTION 30, TOWNSHIP 51 SOUTH, RANGE 41 EAST, CITY OF MIRAMAR, BROWARD COUNTY, FLORIDA.

**SURVEYOR'S NOTES:**

THE BEARINGS, AS SHOWN HEREON, REFER TO AN ASSUMED NORTH 01 DEGREES 45 MINUTES 39 SECONDS WEST ALONG THE WEST LINE OF SECTION 30, TOWNSHIP 51 SOUTH, RANGE 41 EAST, AS SHOWN ON THE HEREIN REFERENCED PLAT OF "MIRAMAR PARK OF COMMERCE PHASE V".

ORDERED BY: SUNBEAM

THE PROPERTY, AS SHOWN HEREON, CONTAINS 2.937 ACRES, MORE OR LESS (127,928 SQUARE FEET, MORE OR LESS).

AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION MUST BEAR THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE ATTESTING FLORIDA LICENSED SURVEYOR AND MAPPER.

SHEET 3 OF 3 SHEETS


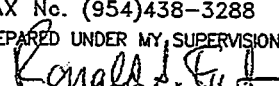
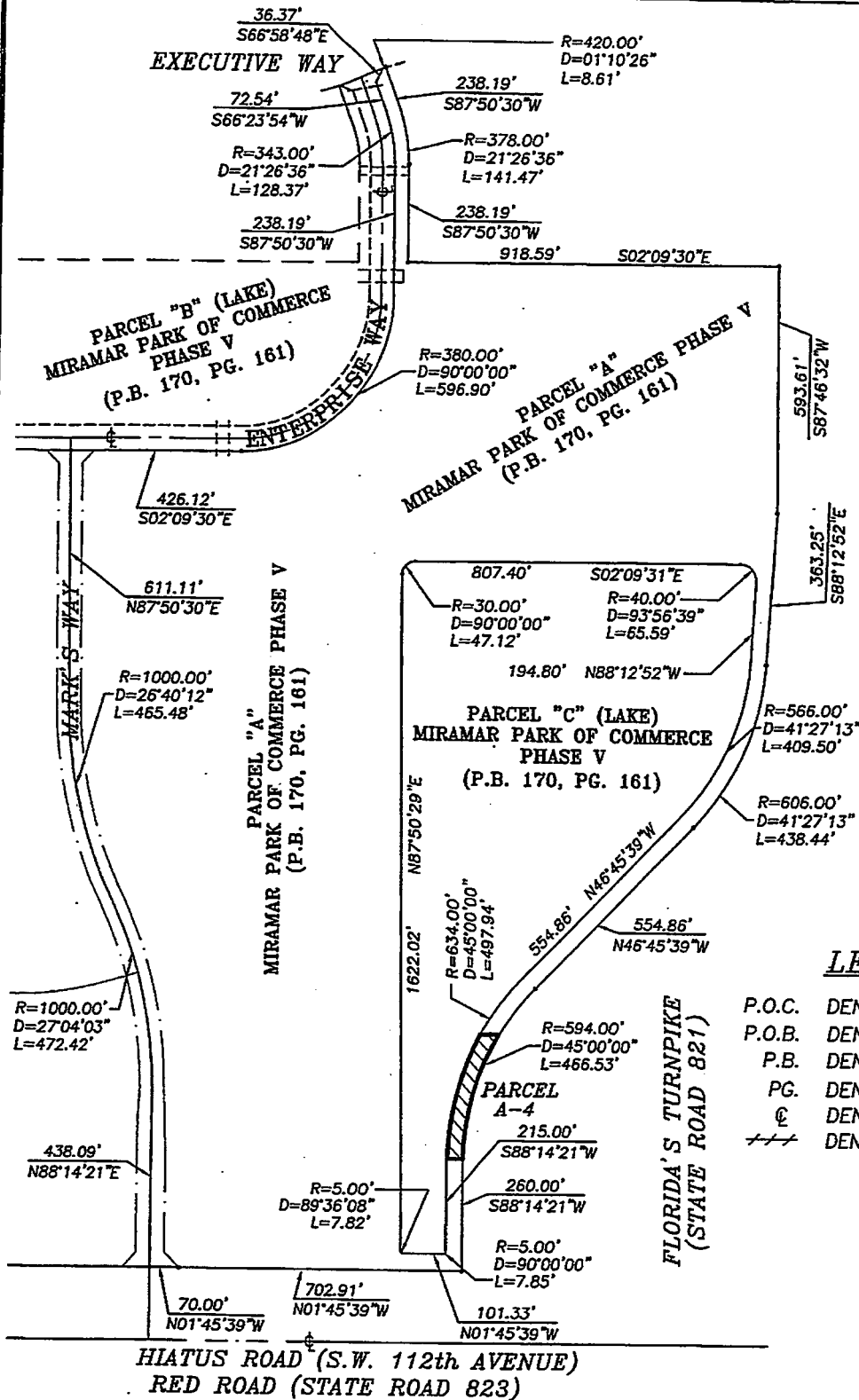
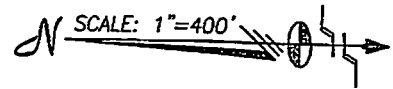
	<b>SCHWEBKE-SHISKIN &amp; ASSOCIATES, INC.</b> LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025 PHONE No.(954)435-7010 FAX No. (954)438-3288	<b>REVISIONS</b> <hr/> <hr/> <hr/> <hr/> <hr/>
	ORDER NO. <u>205323</u> DATE: <u>MARCH 16, 2016</u> THIS IS NOT A "BOUNDARY SURVEY" CERTIFICATE OF AUTHORIZATION No. LB-87	PREPARED UNDER MY SUPERVISION:  RONALD A. FRITZ, ASSISTANT VICE-PRESIDENT FLA. PROF. LAND SURVEYOR N° 2767

EXHIBIT "A-4"

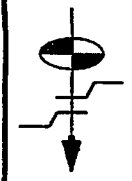
# SKETCH TO ACCOMPANY LEGAL DESCRIPTION MIRAMAR PARK OF COMMERCE PHASE V - PARCEL "A-4"



**LEGEND:**

- P.O.C. DENOTES POINT OF COMMENCEMENT
- P.O.B. DENOTES POINT OF BEGINNING
- P.B. DENOTES PLAT BOOK
- PG. DENOTES PAGE
- ⊕ DENOTES CENTER LINE
- +++ DENOTES LIMITED ACCESS RIGHT-OF-WAY

SHEET 1 OF 4 SHEETS

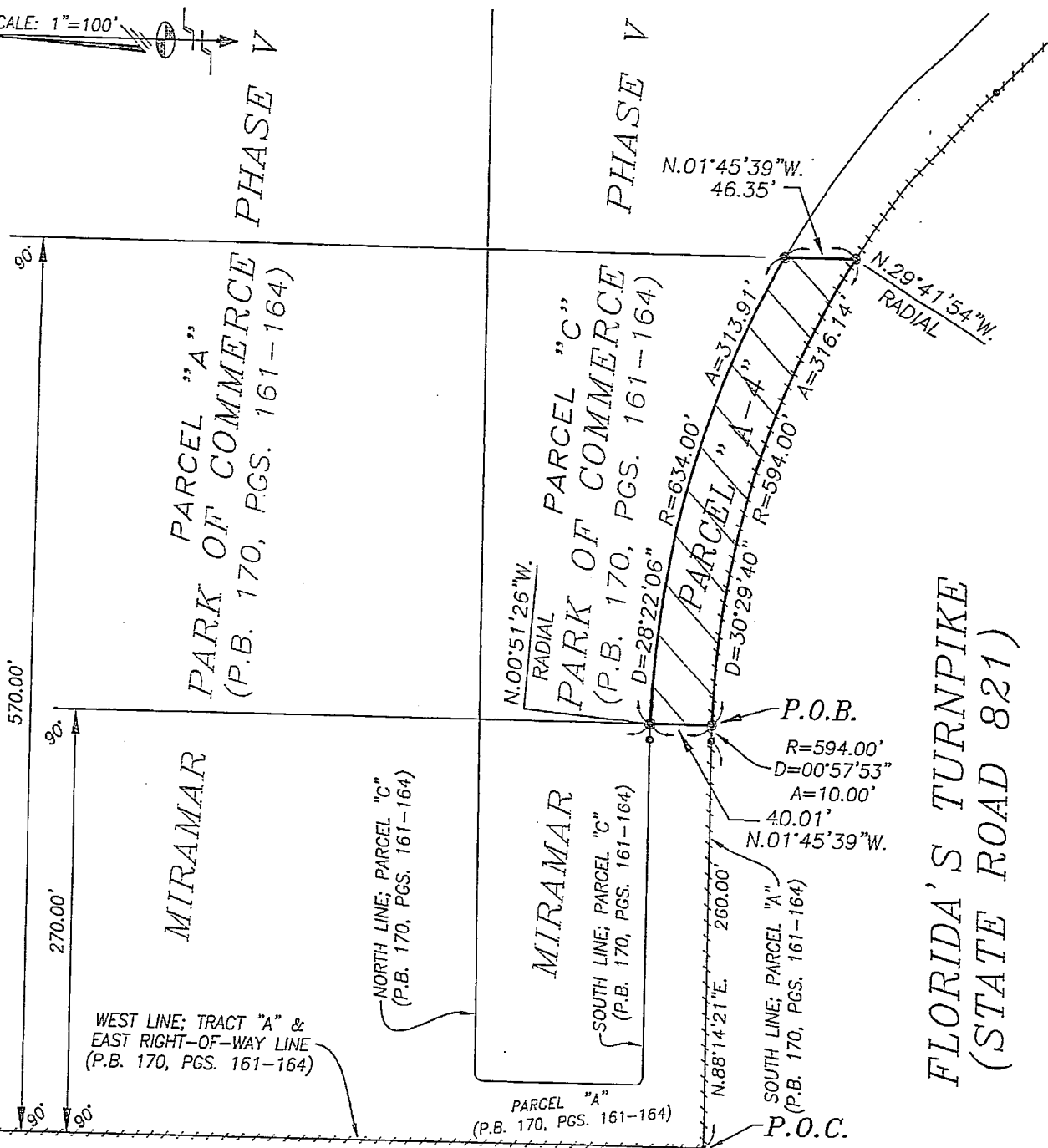
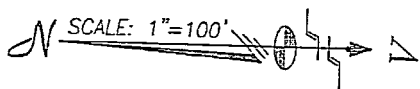


**SCHWEBKE-SHISKIN & ASSOCIATES, INC.**  
 LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025  
 PHONE No. (954)435-7010 FAX No. (954)438-3288  
 ORDER No. 205439  
 DATE: APRIL 7, 2016  
 THIS IS NOT A "BOUNDARY SURVEY"  
 CERTIFICATE OF AUTHORIZATION No. LB-87

PREPARED UNDER MY SUPERVISION:  
*Ronald A. Fritz*  
 RONALD A. FRITZ, ASSISTANT VICE-PRESIDENT  
 FLA. PROF. LAND SURVEYOR N° 2767

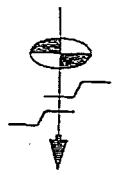
REVISIONS
PARCEL IDENTIFICATION
05/26/16 #205642

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION**  
**MIRAMAR PARK OF COMMERCE PHASE V - PARCEL "A-4"**



HIATUS ROAD (S.W. 112th AVENUE)  
 RED ROAD (STATE ROAD 823)

SHEET 2 OF 4 SHEETS



**SCHWEBKE-SHISKIN & ASSOCIATES, INC.**  
 LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025  
 PHONE No. (954)435-7010 FAX No. (954)438-3288  
 ORDER NO. 205439  
 DATE: APRIL 7, 2016  
 THIS IS NOT A "BOUNDARY SURVEY"  
 CERTIFICATE OF AUTHORIZATION No. LB-87

PREPARED UNDER MY SUPERVISION:  
*Ronald A. Fritz*  
 RONALD A. FRITZ, ASSISTANT VICE-PRESIDENT  
 FLA. PROF. LAND SURVEYOR N° 2767

REVISIONS	
PARCEL IDENTIFICATION	05/26/16 #205642

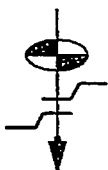
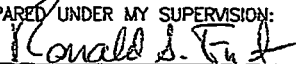
**LEGAL DESCRIPTION TO ACCOMPANY SKETCH**  
**MIRAMAR PARK OF COMMERCE PHASE V - PARCEL "A-4"**

**LEGAL DESCRIPTION:**

A PORTION OF PARCEL "A", "MIRAMAR PARK OF COMMERCE PHASE V", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 170 AT PAGES 161 THROUGH 164, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF TRACT "A", SAID POINT OF COMMENCEMENT BEING ON THE EAST RIGHT-OF-WAY LINE OF HIATUS ROAD (S.W. 112TH AVENUE) - RED ROAD (STATE ROAD 823) AS SHOWN ON THE SAID PLAT OF "MIRAMAR PARK OF COMMERCE PHASE V"; THENCE NORTH 88 DEGREES 14 MINUTES 21 SECONDS EAST FOR 260.00 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 594.00 FEET AND A CENTRAL ANGLE OF 00 DEGREES 57 MINUTES 53 SECONDS FOR AN ARC DISTANCE OF 10.00 FEET TO A POINT ON SAID CIRCULAR CURVE, SAID POINT BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; SAID LAST DESCRIBED TWO COURSES BEING ALONG THE SOUTH LINE OF SAID TRACT "A"; THENCE NORTH 01 DEGREES 45 MINUTES 39 SECONDS WEST, ALONG A LINE THAT IS PARALLEL WITH AND 270.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE SAID EAST RIGHT-OF-WAY LINE OF HIATUS ROAD (S.W. 112TH AVENUE - RED ROAD (STATE ROAD 823) FOR 40.01 FEET TO A POINT ON THE NEXT DESCRIBED CIRCULAR CURVE, HAVING A RADIAL BEARING OF NORTH 00 DEGREES 51 MINUTES 26 SECONDS WEST FROM THE RADIUS POINT OF THE FOLLOWING DESCRIBED CIRCULAR CURVE; THENCE SOUTHWESTERLY, ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 634.00 FEET AND A CENTRAL ANGLE OF 28 DEGREES 22 MINUTES 06 SECONDS FOR AN ARC DISTANCE OF 313.91 FEET TO A POINT ON SAID CIRCULAR CURVE; THENCE SOUTH 01 DEGREES 45 MINUTES 39 SECONDS EAST, ALONG A LINE THAT IS PARALLEL WITH AND 570.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE SAID EAST RIGHT-OF-WAY LINE OF HIATUS ROAD (S.W. 112TH AVENUE) - RED ROAD (STATE ROAD 823), FOR 46.35 FEET TO A POINT ON THE NEXT DESCRIBED CIRCULAR CURVE; SAID POINT HAVING A RADIAL BEARING OF NORTH 29 DEGREES 41 MINUTES 54 SECONDS EAST FROM THE RADIUS POINT OF THE NEXT DESCRIBED CIRCULAR CURVE; THENCE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY, ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 594.00 FEET AND A CENTRAL ANGLE OF 30 DEGREES 29 MINUTES 40 SECONDS FOR AN ARC DISTANCE OF 316.14 FEET TO A POINT ON SAID CIRCULAR CURVE; SAID POINT BEING THE POINT OF BEGINNING. ALL LYING AND BEING IN SECTION 30, TOWNSHIP 51 SOUTH, RANGE 41 EAST, CITY OF MIRAMAR, BROWARD COUNTY, FLORIDA.

SHEET 3 OF 4 SHEETS

	<b>SCHWEBKE-SHISKIN &amp; ASSOCIATES, INC.</b> LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025 PHONE No.(954)435-7010 FAX No. (954)438-3288		<b>REVISIONS</b>	
	ORDER NO. <u>205439</u> DATE: <u>APRIL 7, 2016</u> THIS IS NOT A "BOUNDARY SURVEY" CERTIFICATE OF AUTHORIZATION No. LB-87	PREPARED UNDER MY SUPERVISION:  RONALD A. FRITZ, ASSISTANT VICE-PRESIDENT FLA. PROF. LAND SURVEYOR N° 2767		PARCEL IDENTIFICATION <u>05/26/16 #205642</u>

**LEGAL DESCRIPTION TO ACCOMPANY SKETCH**  
**MIRAMAR PARK OF COMMERCE PHASE V - PARCEL "A-4"**

**SURVEYOR'S NOTES:**

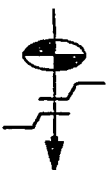
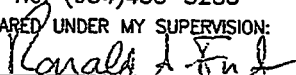
THE BEARINGS AS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 01 DEGREES 45 MINUTES 39 SECONDS WEST ALONG THE WEST LINE OF SECTION 30, TOWNSHIP 51 SOUTH, RANGE 41 EAST, AS SHOWN ON THE HEREIN REFERENCED PLAT OF "MIRAMAR PARK OF COMMERCE PHASE V".

ORDERED BY: SUNBEAM

THE PROPERTY, AS SHOWN HEREON, CONTAINS 0.289 ACRES, MORE OR LESS (12,599 SQUARE FEET, MORE OR LESS).

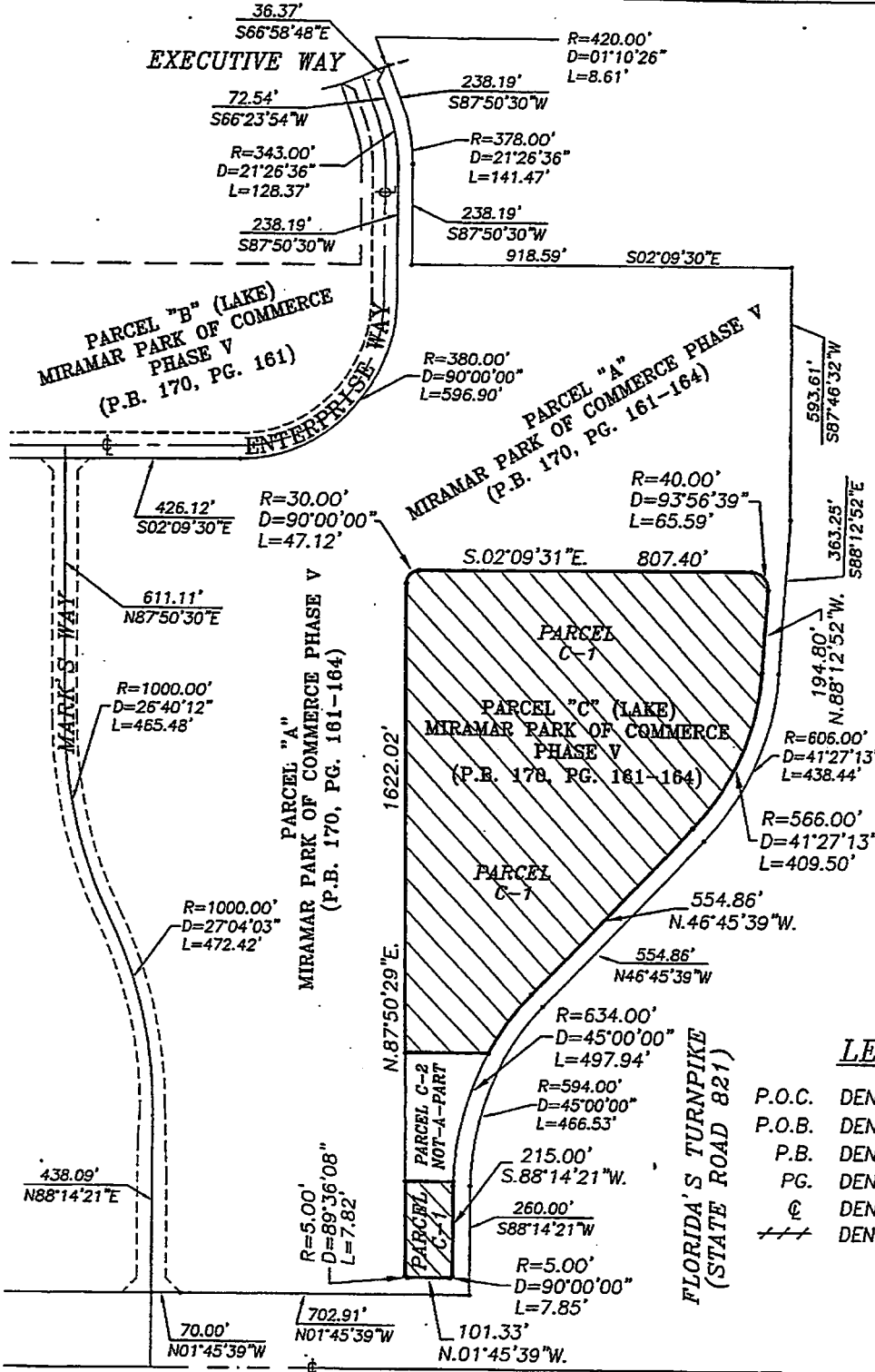
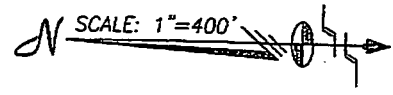
AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION MUST BEAR THE SIGNATURE AND ORIGINAL SEAL OF THE ATTESTING FLORIDA LICENSED SURVEYOR AND MAPPER.

SHEET 4 OF 4 SHEETS

	<b>SCHWEBKE-SHISKIN &amp; ASSOCIATES, INC.</b> LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025 PHONE No.(954)435-7010      FAX No. (954)438-3288	<b>REVISIONS</b>					
	ORDER NO. <u>205439</u> DATE: <u>APRIL 7, 2016</u> THIS IS NOT A "BOUNDARY SURVEY" CERTIFICATE OF AUTHORIZATION No. LB-87	PREPARED UNDER MY SUPERVISION:  RONALD A. FRITZ, ASSISTANT VICE-PRESIDENT FLA. PROF. LAND SURVEYOR N° 2767	<table border="1" style="width: 100%;"> <tr> <td style="text-align: center;"><b>PARCEL IDENTIFICATION</b></td> </tr> <tr> <td style="text-align: center;">05/26/16 #205642</td> </tr> <tr> <td> </td> </tr> <tr> <td> </td> </tr> <tr> <td> </td> </tr> </table>	<b>PARCEL IDENTIFICATION</b>	05/26/16 #205642		
<b>PARCEL IDENTIFICATION</b>							
05/26/16 #205642							

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

## MIRAMAR PARK OF COMMERCE PHASE V - PARCEL C-1

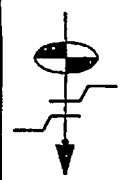


### LEGEND:

- P.O.C. DENOTES POINT OF COMMENCEMENT
- P.O.B. DENOTES POINT OF BEGINNING
- P.B. DENOTES PLAT BOOK
- PG. DENOTES PAGE
- ⊕ DENOTES CENTER LINE
- DENOTES LIMITED ACCESS RIGHT-OF-WAY

HIATUS ROAD (S.W. 112th AVENUE)  
RED ROAD (STATE ROAD 823)

SHEET 1 OF 4 SHEETS



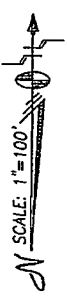
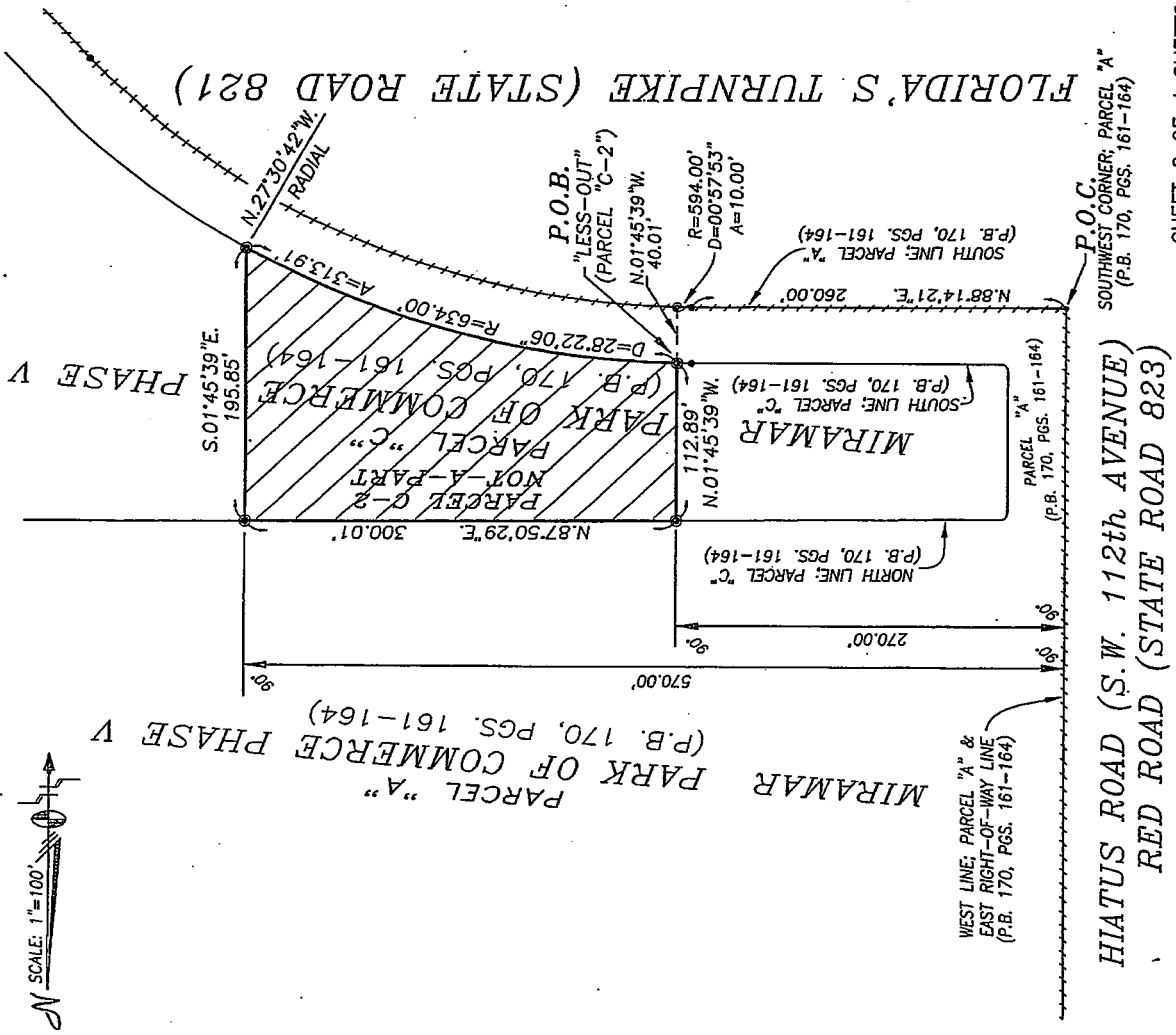
**SCHWEBKE-SHISKIN & ASSOCIATES, INC.**  
 LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025  
 PHONE No. (954)435-7010 FAX No. (954)438-3288  
 ORDER NO. 205439  
 DATE: APRIL 7, 2016  
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 CERTIFICATE OF AUTHORIZATION No. LB-87

PREPARED UNDER MY SUPERVISION:  
*Ronald A. Fritz*  
 RONALD A. FRITZ, ASSISTANT VICE-PRESIDENT  
 FLA. PROF. LAND SURVEYOR N° 2767

REVISIONS

29

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION**  
**MIRAMAR PARK OF COMMERCE PHASE V - PARCEL C-1**



SHEET 2 OF 4 SHEETS

<p><b>SCHWEBKE-SHISKIN &amp; ASSOCIATES, INC.</b>          LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025          PHONE No. (954)435-7010 FAX No. (954)438-3288          ORDER NO. 205439 PREPARED UNDER MY SUPERVISION: <i>[Signature]</i></p>	
<p>DATE: APRIL 7, 2016          THIS IS NOT A "BOUNDARY SURVEY"          CERTIFICATE OF AUTHORIZATION No. LB-87</p>	
<p>RONALD A. FRITZ, ASSISTANT VICE-PRESIDENT          FLA. PROF. LAND SURVEYOR N° 2767</p>	
<p>K:\305141\Miramar Park of Commerce Phase V\PLAT NOTE APRIL 2016\LEGALS\DWG\PARCEL C-1.dwg</p>	

REVISIONS

LEGAL DESCRIPTION TO ACCOMPANY SKETCH  
MIRAMAR PARK OF COMMERCE PHASE V - PARCEL C-1

**LEGAL DESCRIPTION:**

PARCEL "C", "MIRAMAR PARK OF COMMERCE PHASE V", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 170, AT PAGES 161 THROUGH 164, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LYING AND BEING IN SECTION 30, TOWNSHIP 51 SOUTH, RANGE 41 EAST, CITY OF MIRAMAR, BROWARD COUNTY, FLORIDA.

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL:  
(PARCEL "C-2" - SEE SHEET 2 OF 4 SHEETS)

A PORTION OF PARCEL "C", "MIRAMAR PARK OF COMMERCE PHASE V", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 170, AT PAGES 161 THROUGH 164, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF TRACT "A", SAID POINT OF COMMENCEMENT BEING ON THE EAST RIGHT-OF-WAY LINE OF HIATUS ROAD (S.W. 112TH AVENUE) - RED ROAD (STATE ROAD 823) AS SHOWN ON THE SAID PLAT OF "MIRAMAR PARK OF COMMERCE PHASE V"; THENCE NORTH 88 DEGREES 14 MINUTES 21 SECONDS EAST FOR 260.00 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 594.00 FEET AND A CENTRAL ANGLE OF 00 DEGREES 57 MINUTES 53 SECONDS FOR AN ARC DISTANCE OF 10.00 FEET TO A POINT ON SAID CIRCULAR CURVE; SAID LAST DESCRIBED TWO COURSES BEING ALONG THE SOUTH LINE OF SAID TRACT "A"; THENCE NORTH 01 DEGREES 45 MINUTES 39 SECONDS WEST, ALONG A LINE THAT IS PARALLEL WITH AND 270.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE SAID EAST RIGHT-OF-WAY LINE OF HIATUS ROAD (S.W. 112TH AVENUE) - RED ROAD (STATE ROAD 823) FOR 40.01 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUE NORTH 01 DEGREES 45 MINUTES 39 SECONDS WEST, ALONG THE LAST DESCRIBED COURSE, FOR 112.89 FEET; THENCE NORTH 87 DEGREES 50 MINUTES 29 SECONDS EAST, ALONG THE NORTH LINE OF SAID PARCEL "C", AS SHOWN ON THE SAID PLAT OF "MIRAMAR PARK OF COMMERCE PHASE V", FOR 300.01 FEET; THENCE SOUTH 01 DEGREES 45 MINUTES 39 SECONDS WEST, ALONG A LINE THAT IS PARALLEL WITH AND 570.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE SAID EAST RIGHT-OF-WAY LINE OF HIATUS ROAD (S. W. 112TH AVENUE) - RED ROAD (STATE ROAD 823), FOR 195.85 FEET TO A POINT ON THE NEXT DESCRIBED CIRCULAR CURVE; SAID POINT BEARS NORTH 27 DEGREES 30 MINUTES 42 SECONDS EAST FROM THE RADIUS POINT OF THE FOLLOWING DESCRIBED CIRCULAR CURVE; THENCE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY, ALONG THE ARC OF SAID CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 634.00 FEET AND A CENTRAL ANGLE OF 28 DEGREES 22 MINUTES 06 SECONDS FOR AN ARC DISTANCE OF 313.91 FEET TO A POINT ON SAID CIRCULAR CURVE; SAID POINT BEING THE POINT OF BEGINNING. ALL LYING AND BEING IN SECTION 30, TOWNSHIP 51 SOUTH, RANGE 41 EAST, CITY OF MIRAMAR, BROWARD COUNTY, FLORIDA.

SHEET 3 OF 4 SHEETS

	<b>SCHWEBKE-SHISKIN &amp; ASSOCIATES, INC.</b> LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025 PHONE No.(954)435-7010      FAX No. (954)438-3288		<b>REVISIONS</b> <hr/> <hr/> <hr/> <hr/> <hr/>		
	ORDER NO. <u>205439</u>	PREPARED UNDER MY SUPERVISION:			
	DATE: <u>APRIL 7, 2016</u>				
	THIS IS NOT A "BOUNDARY SURVEY" CERTIFICATE OF AUTHORIZATION No. LB-87	RONALD A. FRITZ, ASSISTANT VICE-PRESIDENT FLA. PROF. LAND SURVEYOR N° 2767			



**LEGAL DESCRIPTION TO ACCOMPANY SKETCH**  
**MIRAMAR PARK OF COMMERCE PHASE V - PARCEL C-1**

**SURVEYOR'S NOTES:**


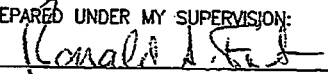
THE BEARINGS AS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 01 DEGREES 45 MINUTES 39 SECONDS WEST ALONG THE WEST LINE OF SECTION 30, TOWNSHIP 51 SOUTH, RANGE 41 EAST, AS SHOWN ON THE HEREIN REFERENCED PLAT OF "MIRAMAR PARK OF COMMERCE PHASE V".

ORDERED BY: SUNBEAM

THE PROPERTY, AS SHOWN HEREON, CONTAINS 17.304 ACRES, MORE OR LESS (753,751 SQUARE FEET, MORE OR LESS).

AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION MUST BEAR THE SIGNATURE AND ORIGINAL SEAL OF THE ATTESTING FLORIDA LICENSED SURVEYOR AND MAPPER.

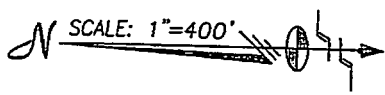
SHEET 4 OF 4 SHEETS

	<b>SCHWEBKE-SHISKIN &amp; ASSOCIATES, INC.</b> LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025 PHONE No.(954)435-7010      FAX No. (954)438-3288		<b>REVISIONS</b> <hr/> <hr/> <hr/> <hr/> <hr/>	
	ORDER NO. <u>205439</u>	PREPARED UNDER MY SUPERVISION:		
	DATE: <u>APRIL 7, 2016</u>			
	THIS IS NOT A "BOUNDARY SURVEY" CERTIFICATE OF AUTHORIZATION No. LB-87	<u>31</u> RONALD A. FRITZ, ASSISTANT VICE-PRESIDENT FLA. PROF. LAND SURVEYOR N° 2767		

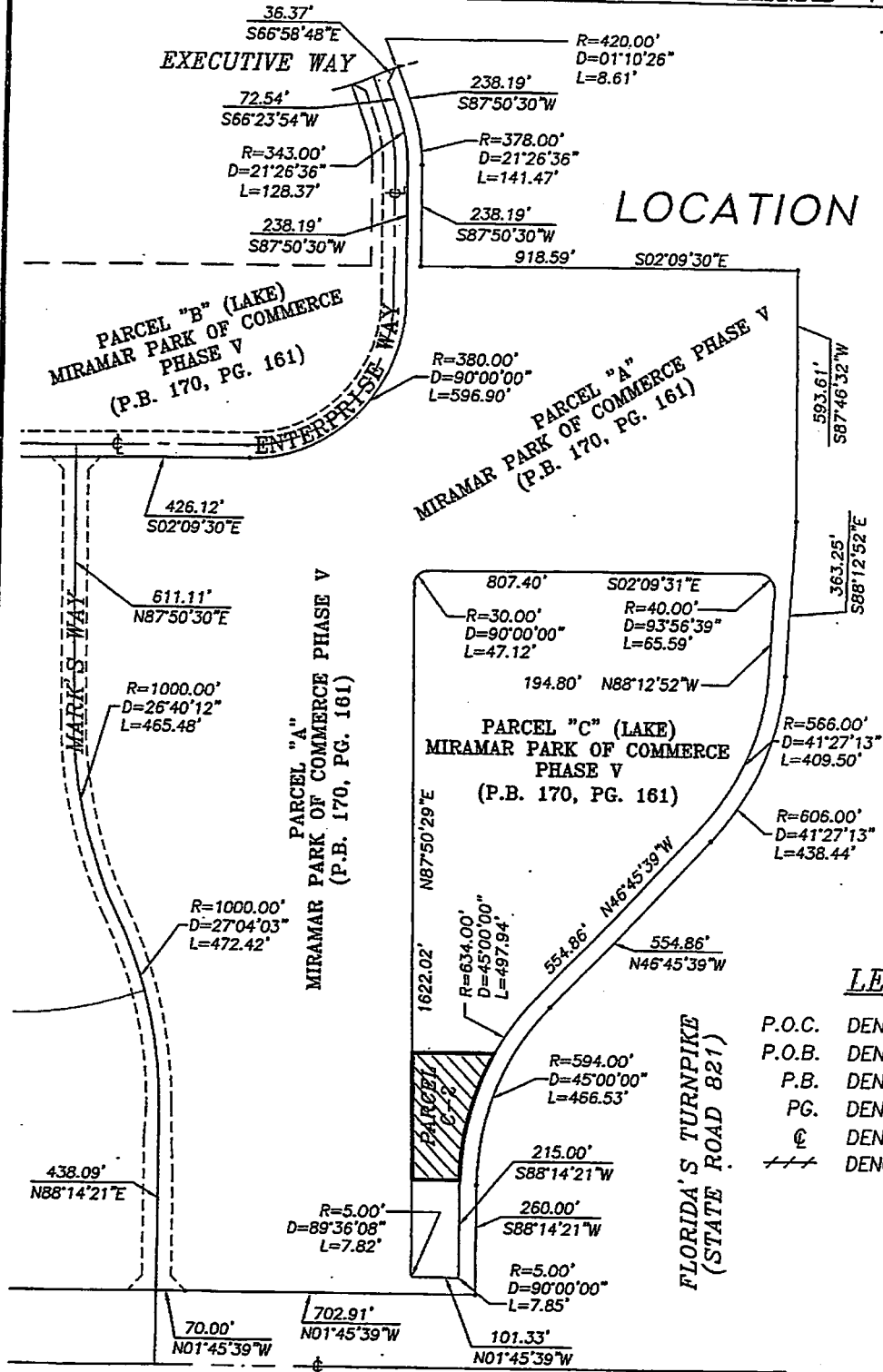
VIVIAN T-10"

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION

## MIRAMAR PARK OF COMMERCE PHASE V - PARCEL C-2



### LOCATION SKETCH



#### LEGEND:

- P.O.C. DENOTES POINT OF COMMENCEMENT
- P.O.B. DENOTES POINT OF BEGINNING
- P.B. DENOTES PLAT BOOK
- PG. DENOTES PAGE
- ⊙ DENOTES CENTER LINE
- DENOTES LIMITED ACCESS RIGHT-OF-WAY

SHEET 1 OF 3 SHEETS

**SCHWEBKE-SHISKIN & ASSOCIATES, INC.**  
 LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025  
 PHONE No. (954) 435-7010 FAX No. (954) 438-3288

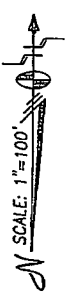
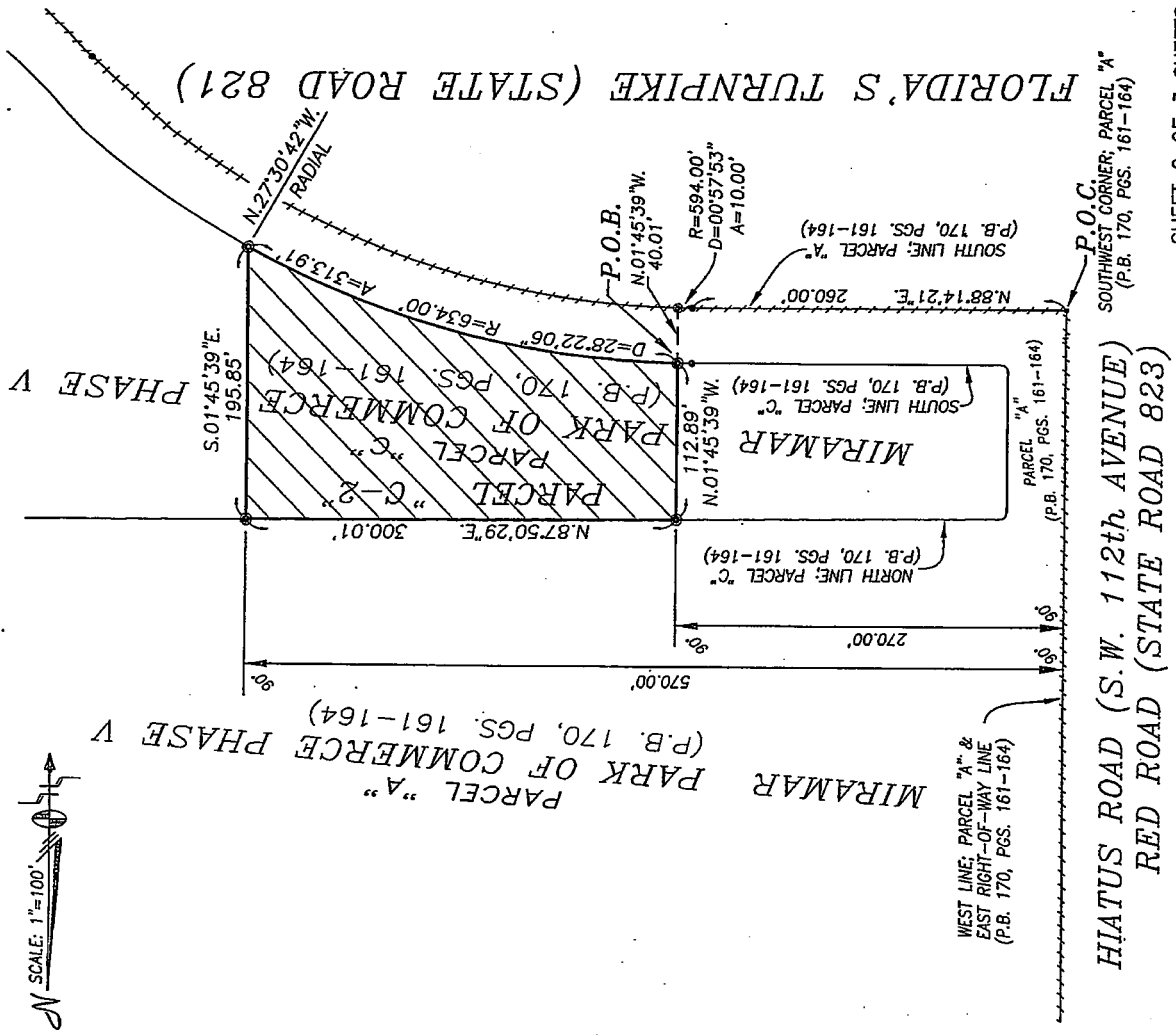
ORDER NO. 205439  
 DATE: APRIL 7, 2016

THIS IS NOT A "BOUNDARY SURVEY"  
 CERTIFICATE OF AUTHORIZATION No. LB-87

PREPARED UNDER MY SUPERVISION:  
*Ronald A. Fritz*  
 RONALD A. FRITZ, ASSISTANT VICE-PRESIDENT  
 FLA. PROF. LAND SURVEYOR N° 2767

REVISIONS

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION**  
**MIRAMAR PARK OF COMMERCE PHASE V - PARCEL C-2**



SHEET 2 OF 3 SHEETS

	<b>SCHWEBKE-SHISKIN &amp; ASSOCIATES, INC.</b> LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025 PHONE No. (954)435-7010 FAX No. (954)438-3288 ORDER NO. 205439 PREPARED UNDER MY SUPERVISION: DATE: APRIL 7, 2016 THIS IS NOT A "BOUNDARY SURVEY" CERTIFICATE OF AUTHORIZATION No. LB-87	REVISIONS _____ _____ _____ _____ _____
	RONALD A. FRITZ, ASSISTANT VICE-PRESIDENT FLA. PROF. LAND SURVEYOR N° 2767 Signature: <i>Ronald A. Fritz</i>	

LEGAL DESCRIPTION TO ACCOMPANY SKETCH

MIRAMAR PARK OF COMMERCE PHASE V - PARCEL C-2

LEGAL DESCRIPTION:

A PORTION OF PARCEL "C", "MIRAMAR PARK OF COMMERCE PHASE V", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 170, AT PAGES 161 THROUGH 164, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF TRACT "A", SAID POINT OF COMMENCEMENT BEING ON THE EAST RIGHT-OF-WAY LINE OF HIATUS ROAD (S.W. 112TH AVENUE) - RED ROAD (STATE ROAD 823) AS SHOWN ON THE SAID PLAT OF "MIRAMAR PARK OF COMMERCE PHASE V"; THENCE NORTH 88 DEGREES 14 MINUTES 21 SECONDS EAST FOR 260.00 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 594.00 FEET AND A CENTRAL ANGLE OF 00 DEGREES 57 MINUTES 53 SECONDS FOR AN ARC DISTANCE OF 10.00 FEET TO A POINT ON SAID CIRCULAR CURVE; SAID LAST DESCRIBED TWO COURSES BEING ALONG THE SOUTH LINE OF SAID TRACT "A"; THENCE NORTH 01 DEGREES 45 MINUTES 39 SECONDS WEST, ALONG A LINE THAT IS PARALLEL WITH AND 270.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE SAID EAST RIGHT-OF-WAY LINE OF HIATUS ROAD (S.W. 112TH AVENUE) - RED ROAD (STATE ROAD 823) FOR 40.01 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUE NORTH 01 DEGREES 45 MINUTES 39 SECONDS WEST, ALONG THE LAST DESCRIBED COURSE, FOR 112.89 FEET; THENCE NORTH 87 DEGREES 50 MINUTES 29 SECONDS EAST, ALONG THE NORTH LINE OF SAID PARCEL "C", AS SHOWN ON THE SAID PLAT OF "MIRAMAR PARK OF COMMERCE PHASE V", FOR 300.01 FEET; THENCE SOUTH 01 DEGREES 45 MINUTES 39 SECONDS WEST, ALONG A LINE THAT IS PARALLEL WITH AND 570.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE SAID EAST RIGHT-OF-WAY LINE OF HIATUS ROAD (S. W. 112TH AVENUE) - RED ROAD (STATE ROAD 823), FOR 195.85 FEET TO A POINT ON THE NEXT DESCRIBED CIRCULAR CURVE; SAID POINT BEARS NORTH 27 DEGREES 30 MINUTES 42 SECONDS EAST FROM THE RADIUS POINT OF THE FOLLOWING DESCRIBED CIRCULAR CURVE; THENCE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY, ALONG THE ARC OF SAID CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 634.00 FEET AND A CENTRAL ANGLE OF 28 DEGREES 22 MINUTES 06 SECONDS FOR AN ARC DISTANCE OF 313.91 FEET TO A POINT ON SAID CIRCULAR CURVE; SAID POINT BEING THE POINT OF BEGINNING. ALL LYING AND BEING IN SECTION 30, TOWNSHIP 51 SOUTH, RANGE 41 EAST, CITY OF MIRAMAR, BROWARD COUNTY, FLORIDA.

SURVEYOR'S NOTES:


THE BEARINGS AS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 01 DEGREES 45 MINUTES 39 SECONDS WEST ALONG THE WEST LINE OF SECTION 30, TOWNSHIP 51 SOUTH, RANGE 41 EAST, AS SHOWN ON THE HEREIN REFERENCED PLAT OF "MIRAMAR PARK OF COMMERCE PHASE V".

ORDERED BY: SUNBEAM

THE PROPERTY, AS SHOWN HEREON, CONTAINS 0.971 ACRES, MORE OR LESS (42,295 SQUARE FEET, MORE OR LESS).

AUTHENTIC COPIES OF THIS SKETCH AND LEGAL DESCRIPTION MUST BEAR THE SIGNATURE AND ORIGINAL SEAL OF THE ATTESTING FLORIDA LICENSED SURVEYOR AND MAPPER.

SHEET 3 OF 3 SHEETS

	<b>SCHWEBKE-SHISKIN &amp; ASSOCIATES, INC.</b>		<b>REVISIONS</b>
	LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025		
	PHONE No.(954)435-7010	FAX No. (954)438-3288	
	ORDER NO. <u>205439</u>	PREPARED UNDER MY SUPERVISION:	
	DATE: <u>APRIL 7, 2016</u>	<i>Ronald A. Fritz</i>	
THIS IS NOT A "BOUNDARY SURVEY" CERTIFICATE OF AUTHORIZATION No. LB-87		RONALD A. FRITZ, ASSISTANT VICE-PRESIDENT FLA. PROF. LAND SURVEYOR N° 2767	

## \*\*\*MEMORANDUM\*\*\*

DATE: March 23, 2017  
TO: South Broward Drainage District Commissioners  
FROM: Kevin M. Hart, P.E.  
District Director  
Subject: Request to Transfer Unassigned Funds into the SBDD Liability Account

## Comments:

This is a request to transfer \$244,900 in unassigned funds from the SBDD General Operating Account into the SBDD As-Built Liability Account.

Based on the Annual Financial Statements for the fiscal year ending September 30, 2016, SBDD has a total of \$917,029 in unassigned or undesignated funds. These funds are available to the District as revenues for future year budgets as an Appropriation of Fund Balance, or for designated purposes as approved and directed by the Board.

After re-evaluating the District's current liabilities (as-built cash bonds), it was determined that the District's total liability equals \$682,680. Of this amount, \$516,600 represents the total of unclaimed funds that the District is working to return in accordance with the State's Unclaimed Funds Act. Any unclaimed funds that the District is unable to return to the original depositor (or permittee) will be returned to the State.

The current balance in the SBDD Liability Account is \$437,780. Therefore, it is necessary to transfer \$244,900 from the General Operating Account (unassigned funds) into the SBDD Liability Account, which will bring the total account balance to \$682,680.

SBDD staff has performed a 12-Month Cash Flow Analysis to verify that with this transfer, SBDD will retain a sufficient cash-on-hand balance to cover all anticipated operating, CIP, and liability expenses over the next 12 months. The Cash Flow Analysis takes into account monthly operating expenses; projected revenues; CIP expenses; liability expenses, and anticipated transfers of cash between SBDD accounts.

The Cash Flow Analysis indicates that SBDD will have a cash-on-hand total of \$882,436 in its General Operating Account as of 8/31/2017, and shows that the District will need to cash out three (3) CD investment funds between now and 8/31/2017.

**This is to request approval to transfer a total of \$244,900 in unassigned funds from the SBDD General Operating Account into the SBDD Liability Account as noted above.**

**KH**  
**Attachment**

**SOUTH BROWARD DRAINAGE DISTRICT  
CASH FLOW ANALYSIS  
March 2017 - February 2018**

AT END OF MONTH	GENERAL OPERATING ACCOUNT (CASH)	CIP CASH ACCOUNT	AS-BUILT LIABILITY ACCOUNT (CASH)	CIP Projects	Projected Cost	Projected Payment of As-built Bonds	Notes
Feb-17	\$1,930,880	\$838,595	\$190,280	Garage Bldg Expansion			\$516,600 in Unclaimed Funds (As-builts Cash Bonds)
MARCH	\$1,734,280	\$838,595	\$90,280	Garage Bldg Expansion	\$7,600	\$100,000	
APRIL	\$1,282,880	\$838,595	\$235,180	Rebuild Motors; Garage Bldg Expansion	\$71,500	\$100,000	Transfer \$244,900 from Gen Oper Acct to Liability Acct (Cash)
MAY	\$1,275,336	\$606,139	\$135,180	SW 55th St Drainage Improvements; Garage Bldg Expansion	\$25,000	\$100,000	Transfer \$232,456 from CIP Acct to Gen Oper Acct
JUNE	\$751,836	\$606,139	\$166,080	Replace Generators	\$50,000	\$216,600	Move \$247,500 (cash) from Gen Operating Acct to Liability Acct; Constr begins on Maint Bldg Exp.
JULY	\$727,336	\$606,139	\$161,080	Garage Bldg Expansion	\$75,000	\$5,000	Cash Out \$247,500 CD General Operating Acct
AUGUST	\$882,436	\$606,139	\$156,080	County-wide Flood Mapping; Garage Bldg Expansion	\$90,000	\$5,000	Cash Out two (2) \$247,500 CD Gen Operating Acct (Total of \$495,000) ; Constr on Basin 8 Sluice Gates Begin
SEPTEMBER	\$532,586	\$606,139	\$151,080	Basin 8 Sluice Gate; Garage Bldg Expansion	\$100,000	\$5,000	
OCTOBER	\$182,606	\$606,139	\$146,080	Basin 8 Sluice Gate; Garage Bldg Expansion	\$100,000	\$5,000	
NOVEMBER	\$72,606	\$606,139	\$141,080	Basin 8 Sluice Gate; Garage Bldg Expansion	\$100,000	\$5,000	
DECEMBER	\$1,822,606	\$606,139	\$136,080	Basin 8 Sluice Gate; Garage Bldg Expansion	\$100,000	\$5,000	
JANUARY	\$2,132,606	\$56,139	\$131,080		\$50,000	\$5,000	Transfer \$550,000 from CIP to Gen Operating Acct.
Feb-18	\$1,907,606	\$56,139	\$126,080		\$50,000	\$5,000	

NOTE: Monthly expenses estimated @ \$250,000

**South Broward Drainage District**  
**Comparative Statement of Revenues and Expenses**  
**General Fund (Budgetary Basis)**

Ordinary Income/Expense	<u>Oct '16 - Feb 17</u>	<u>Annual Budget</u>
<b>Income</b>		
1402 · Maintenance	2,838,795.50	3,110,681.00
1404 · Permit Fees	31,485.01	35,000.00
1405 · 5 Year Recertification Program	14,761.00	35,000.00
1406 · Residential and Lot Permit Fees	11,643.00	25,000.00
1407 · Telecommunications Annual Fee	3,500.00	3,500.00
1408 · Appropriation of Fund Balance	0.00	188,560.90
1410 · Interest Income	3,887.00	6,000.00
1416 · Miscellaneous Income	101,397.55	1,000.00
<b>Total Income</b>	<b>3,005,469.06</b>	<b>3,404,741.90</b>
<b>Expense</b>		
1412 · South Broward Collection Fee	54,350.22	62,213.62
1414 · Discounts (Early Tax Payments)	110,976.27	111,984.52
1501 · Administrative - Office	144,973.60	345,246.72
1503 · Board of Supervisors	15,750.00	37,800.00
1505 · Field Operations	218,069.45	518,706.24
1506 · Inspectors/Project Coord.	106,956.05	255,211.84
1507 · Payroll Taxes - FICA	37,515.30	93,480.31
1509 · Pension	47,687.36	107,467.12
1513 · Payroll Other	48,259.45	64,681.53
1520 · Accounting Fees	25,000.00	25,000.00
1535 · Engineer/Consult Fees/Spec Proj	4,940.00	65,000.00
1540 · Legal Fees	14,525.01	60,000.00
1543 · Legal Fees Special Proj.	0.00	25,000.00
1544 · Other Expense	0.00	1,000.00
1550 · Commercial Property Package	32,872.00	36,000.00
1555 · General/Hazard Liability	37,680.00	38,000.00
1560 · Group Health, Life & Dental	152,343.78	395,000.00
1570 · Workers Compensation	20,817.00	38,500.00
1575 · Advertising	554.60	6,500.00
1585 · Computer Supplies - Upgrades	831.13	10,000.00
1590 · Dues & Subscriptions	4,390.00	5,800.00
1600 · FPL - Electric	4,527.33	13,000.00
1603 · Gas (LP) Auxiliary Power	0.00	5,000.00
1605 · Janitorial Service	707.75	2,000.00
1610 · Licenses & Fees	175.00	1,000.00
1615 · Maintenance Contracts	4,531.95	10,200.00
1620 · Uniforms	773.84	2,500.00
1625 · Office Supplies - Postage	1,780.68	5,000.00
1630 · Payroll Service	1,679.04	3,800.00
1635 · Printing - Stationary	400.18	1,800.00
1640 · Public Records Storage/Filing	1,431.00	35,000.00
1645 · Telephone - Misc. Communication	5,959.35	15,000.00

**South Broward Drainage District**  
**Comparative Statement of Revenues and Expenses**  
**General Fund (Budgetary Basis)**

	<u>Oct '16 - Feb 17</u>	<u>Annual Budget</u>
1650 · Water & Sewer	857.04	2,100.00
1655 · Buildings & Grounds	18,194.70	35,000.00
1660 · Equipment Rental/Outside Svcs.	5,809.08	5,000.00
1665 · Equip/Vehic/Boats/Hvy Equip	12,234.62	30,000.00
1670 · Fuel/Oil/Lubric. (Pump Stat)	3,758.66	60,000.00
1675 · Fuel/Oil/Lubric. (Vehic/Equip)	12,836.14	40,000.00
1677 · Hazardous Mat./Spill Cont.	0.00	5,000.00
1680 · Janitorial Supplies - Carp. Clg	0.00	1,000.00
1683 · Hurricane Preparedness Supp.	0.00	1,500.00
1685 · Landscaping & Mowing	15,111.56	35,000.00
1690 · Photography - VCR Equip. & Phot	0.00	250.00
1695 · Pump Stations - Flood Gates	105,306.63	70,000.00
1700 · Safety/SCUBA - Inspect Equip.	1,219.84	2,500.00
1705 · Sanitat. - Exterminating Serv.	5,825.58	10,000.00
1710 · Small Tools - Shop Supplies	2,862.01	9,000.00
1715 · Water Recorder/Elev Gge/Telemetry	180.84	8,000.00
1720 · CanaL/Swale Cleaning/Renovation	8,034.19	30,000.00
1725 · Culvert Cleaning/Inspection	15,556.25	50,000.00
1730 · Culvert Repair - Flapper Gates	0.00	40,000.00
1735 · Endwall Repair - Replace./Upgrd	0.00	5,000.00
1740 · Erosion Control	0.00	45,000.00
1745 · Gates/Barrier/Fence/Ramp/Sign	33.20	5,000.00
1747 · Outfall Structures	0.00	2,000.00
1750 · Trash Rack/Piling/Tank Upgr.	0.00	10,000.00
1755 · Tree Removal	14,729.59	30,000.00
1765 · Herbicides	89,204.83	370,000.00
1770 · Triploid Carp/Fsh Guards/Maint	8,196.00	30,000.00
1775 · Water Testing	0.00	8,000.00
1780 · Seminars/Meetings/Conferences	3,272.81	8,500.00
1781 · Basin S-3 Drainage Improvements	0.00	0.00
1785 · Equip./Vehicle Replace./Upgrd	37,366.06	50,000.00
1797 · Contingency/Misc Expense	0.00	10,000.00
<b>Total Expense</b>	<u>1,461,046.97</u>	<u>3,404,741.90</u>



SOUTH BROWARD DRAINAGE DISTRICT  
SUMMARY OF DISTRICT FUNDS  
March 22, 2017

**SBDD ASSET ACCOUNTS**

Fund	Cash on Hand	Subtotals	Institution	Investment Accounts	Fund Totals
<b>UNASSIGNED</b>					
General	\$1,811,586	\$1,811,586	Suntrust AdvantageNow	\$247,500 CD-Stonegate	\$2,421,469
				\$247,500 CD- Centennial	
				\$114,883 CD-Bank United	
Payroll	\$4,659	\$4,659	Suntrust		\$4,659
<b>COMMITTED</b>					
Capital Improvements	\$838,595	\$838,595	Suntrust Reserve	\$81,569 CD-Bank United	\$1,599,664
				\$247,500 CD-Landmark	
				\$184,500 CD-PNC Bank	
				\$247,500 CD-FL Community	
Emergency	\$3,246,697	\$3,246,697	Suntrust Reserve		\$3,246,697
Separation	\$160,668	\$160,668	Suntrust Reserve	\$51,048 CD-Bank United	\$274,716
				\$63,000 CD-PNC Bank	
<b>Totals</b>	<b>\$6,062,205</b>	<b>\$6,062,205</b>		<b>\$1,485,000</b>	<b>\$7,547,205</b>

**SBDD LIABILITY ACCOUNT**

Fund	Cash on Hand	Subtotals	Institution	Investment Accounts	Fund Totals
As-Built	\$176,680	\$176,680	Suntrust Paying	\$247,500 CD-TD Bank	\$424,180
<b>Total</b>	<b>\$176,680</b>	<b>\$176,680</b>		<b>\$247,500</b>	<b>\$424,180</b>
<b>FUND TOTALS</b>				<b>\$1,732,500</b>	<b>\$7,971,385</b>

**SBDD INVESTMENT SUMMARY**

Investment	Recommendation	Investment Amount	Interest Rate	Issue Date	Maturity Date
Centennial Bank CD		\$247,500	0.20%	7/19/2016	7/19/2017
TD Bank CD		\$247,500	0.37%	8/8/2016	8/8/2017
Stonegate Bank CD		\$247,500	0.40%	8/8/2016	8/8/2017
Landmark Bank CD		\$247,500	1.01%	8/15/2016	11/15/2017
Bank United CD		\$247,500	1.10%	9/30/2016	11/30/2017
PNC Bank CD		\$247,500	0.40%	1/24/2017	2/24/2018
FL Community Bank CD		\$247,500	1.00%	2/25/2017	2/25/2018
<b>TOTAL OF INVESTMENTS</b>		<b>\$1,732,500</b>			

Jul-17	Aug-17	Nov-17	Nov-17	Feb-18
\$247,500	\$495,000	\$495,000	\$495,000	\$495,000

**DOUGLAS R. BELL**  
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(954) 524-8526

March 22, 2017

South Broward Drainage District  
6591 Southwest 160th Avenue  
Southwest Ranches, Florida 33331

**\*I N V O I C E\***

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Legal services rendered on behalf of South Broward Drainage District from February 14, 2017 through March 21, 2017:

1. Coordination regarding Miramar Park of Commerce Phase V Plat Note Amendment:  
Attorney's Fees:        45 minutes        @ \$250.00/hr.        = \$ 187.50
  
2. Coordination regarding Surplus Property (Land) Policy:  
Attorney's Fees:        3 hrs. 30 min.        @ \$250.00/hr.        =\$ 875.00
  
3. Coordination regarding Unclaimed Property (cash bonds):  
Attorney's Fees:        4 hrs. 30 min.        @ \$250.00/hr.        =\$ 1,125.00
  
4. Coordination regarding District Financial Statement for Fiscal Year 2015/16:  
Attorney's Fees:        20 minutes        @ \$250.00/hr.        = \$ 83.33
  
5. Coordination regarding District's Maintenance Building Improvements:  
Attorney's Fees:        15 minutes        @ \$250.00/hr.        = \$ 62.50

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**TOTAL DUE THIS INVOICE: \$ 2,333.33**