

**Morgan, Olsen & Olsen, LLP**  
ATTORNEYS AT LAW

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Please respond to: Walter L. Morgan  
E-Mail: [wmorgan@morganolsen.com](mailto:wmorgan@morganolsen.com)

March 5, 2018

VIA HAND-DELIVERY

Lynn Solomon, Esq.  
City Attorney's Office  
100 North Andrews Avenue  
Fort Lauderdale, FL 33301

Re: Termination of Off-Street Parking Agreement (the "Agreement")  
Riverwalk Plaza Association/Winston Knauss

Dear Ms. Solomon:

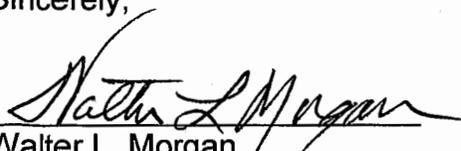
Enclosed please find the original Agreement executed by Riverwalk Plaza Associates, LLP f/k/a Riverwalk Plaza Associates, and also by Winston Knauss d/b/a The Sir Winston Luxury Yachts.

Kindly sign on behalf of the City Attorney, and obtain signatures by the City Manager, and City Clerk.

Please return the fully executed original to this office for recording in the Public Records of Broward County, Florida.

Thank you for your assistance throughout this process.

Sincerely,

  
Walter L. Morgan  
For the Firm

Enclosure

Prepared by & Return to:  
Walter L. Morgan, Esq.  
Morgan, Olsen & Olsen, LLP  
633 S. Federal Highway, #400A  
Fort Lauderdale, FL 33301

## TERMINATION OF OFF-STREET PARKING AGREEMENT

THIS TERMINATION OF OFF-STREET PARKING AGREEMENT ("Termination") is entered into by and between RIVERWALK PLAZA ASSOCIATES, LLP f/k/a RIVERWALK PLAZA ASSOCIATES, a Florida partnership, whose address is 333 North New River Drive East, Fort Lauderdale, FL 33301, hereinafter referred to as "Owner", and WINSTON KNAUSS d/b/a THE SIR WINSTON LUXURY YACHTS, whose address is 8524 Jib Court, Indianapolis, IN 46236, hereinafter referred to as "Applicant", and THE CITY OF FORT LAUDERDALE, a municipal corporation of the State of Florida, whose address is P. O. Drawer 14250, Fort Lauderdale, FL 33302, hereinafter referred to as "City" (collectively the Owner, Applicant and City, as sometimes referred to as the "Parties").

### RECITALS:

WHEREAS, the Parties entered into that Off-Street Parking Agreement dated February 7, 1997, and recorded in O.R. Book 26614, Page 378, of the Public Records of Broward County, Florida (the "Agreement"); and

WHEREAS, the Applicant has had no use for, or of, the off-street parking provided for in said Agreement since he ceased using the municipal docks slips numbers 424 and 426 for dockage of the charter vessel known as The Sir Winston on or before December 31, 2002; and both the Applicant and the Owner desire to have executed and recorded in the Public Records of Broward County, Florida, this Termination.

NOW, THEREFORE, in consideration of the mutual covenants and agreements set forth below, the receipt and adequacy of which are hereby acknowledged, the Parties hereby agree as follows:

1. The foregoing recitals are correct and are incorporated into this Termination.
2. All rights granted under the Agreement for the Applicant to have any use of the twenty-two parking spaces located within the parcel of real property owned by the Owner and located at 333 North New River Drive, Fort Lauderdale, Florida, 33301 (hereafter described as the "Parcel") are hereby terminated; said Parcel being more legally described as:  
  
Lot 25 less the W 15' thereof, and all of Lots 26, 27 and 28, WHEELER'S SUBDIVISION OF LOTS 2, 3, 4, 5, 6, 7, 8, 9 AND 10, BLOCK "B" OF THE TOWN OF FORT LAUDERDALE, according to the Plat thereof, Plat Book 3, Page 59, of the Public Records of Dade County, Florida; said lands situate in Fort Lauderdale, Florida.
3. All obligations of the Owner to provide any access or use of the parking spaces within said Parcel are hereby terminated.

4. The City hereby acknowledges that the (i) Applicant and the Owner have requested the City to acknowledge they have agreed to this transaction; and (ii) the Applicant has no further rights or use of any of the off-street parking as previously provided under the Agreement; and (iii) the Owner has no further obligations to provide any use of parking spaces within the Parcel for the benefit of the Applicant; and (iv) the Agreement is terminated.

IN WITNESS OF THE FOREGOING, the Parties have set their hands and seals the day and year first written above.

Witnesses:

  
WALTER L. MORGAN

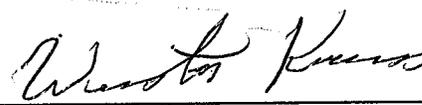
Print Witness Name



Diane Knauss  
Print Witness Name

**RIVERWALK PLAZA ASSOCIATES, LLP,  
f/k/a RIVERWALK PLAZA ASSOCIATES**

By:   
John Ropes, Managing Partner



Winston Knauss d/b/a The Sir Winston  
Luxury Yachts

[Notary Acknowledgments on following pages]

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of February, 2018, by John Ropes, as Managing Partner of RIVERWALK PLAZA ASSOCIATES, LLP f/k/a RIVERWALK PLAZA ASSOCIATES, a Florida limited liability partnership, on behalf of the partnership, who is [  ] personally known to me; or who [  ] produced \_\_\_\_\_ as identification.

Paula Haiko

Notary Public  
My Commission Expires (SEAL):



STATE OF INDIANA  
COUNTY OF MARION

The foregoing instrument was acknowledged before me this 1st day of March, 2018, by Winston Knauss d/b/a THE SIR WINSTON LUXURY YACHTS, individually and on behalf of the entity, who is [  ] personally known to me; or who [  ] produced D.L. as identification.

Paula Haiko

Notary Public  
My Commission Expires (SEAL):



WITNESSES:

**CITY OF FORT LAUDERDALE**, a municipal corporation of the State of Florida.

\_\_\_\_\_

By \_\_\_\_\_  
DEAN J. TRANTALIS, Mayor

Print Name

\_\_\_\_\_

By \_\_\_\_\_  
LEE R. FELDMAN, City Manager

Print Name  
(SEAL)

Approved as to form:  
ALAIN E. BOILEAU, Interim City Attorney

ATTEST:

\_\_\_\_\_  
LYNN SOLOMON, Assistant City Attorney

\_\_\_\_\_  
JEFFREY A. MODARELLI, City Clerk

STATE OF FLORIDA:  
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by DEAN J. TRANTALIS, Mayor of the CITY OF FORT LAUDERDALE, a municipal corporation of Florida.  
(SEAL)

\_\_\_\_\_  
Signature: Notary Public, State of Florida

\_\_\_\_\_  
Name of Notary Typed, Printed or Stamped

Personally Known

STATE OF FLORIDA:  
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by LEE R. FELDMAN, City Manager of the CITY OF FORT LAUDERDALE, a municipal corporation of Florida.  
(SEAL)

\_\_\_\_\_  
Signature: Notary Public, State of Florida

\_\_\_\_\_  
Name of Notary Typed, Printed or Stamped

Personally Known