

Space Reserved for Recording Information

PREPARED BY AND RETURN TO:

Lynn Solomon, Esquire  
City of Fort Lauderdale  
1 East Broward Blvd., Ste. 1605  
Fort Lauderdale, FL 33301

**SATISFACTION OF MORTGAGE**

KNOW ALL MEN BY THESE PRESENTS, that the CITY OF FORT LAUDERDALE, a Florida municipal corporation (hereinafter "Mortgagee"), the holder of a City of Fort Lauderdale Substantial Rehabilitation/Replacement Program Mortgage given by **Ezra Ferdinand (deceased)** and **Maureen Ferdinand**, a single woman (hereinafter "Mortgagor"), dated November 15, 2005, and recorded January 9, 2006, in the Official Records Book 41236 of Broward County, Pages 581 – 591, as modified by the Modification and Promissory dated December 1, 2006, and recorded May 11, 2007, at Official Records Book 44023, pages 1379-1380, of the Public Records of Broward County, Florida, given to secure the sum of **Eighty-Two Thousand Two Hundred Sixty-Four Dollars and 40/100 Cents (\$82,264.40)** on the following described properties, situated, lying and being in Broward County, Florida:

Lot 9, Block 10, of MELROSE PARK SECTION 7, according to the Plat thereof, as recorded in Plat Book 39, Page 35, of the Public Records of Broward County, Florida, said lands situate, lying and being in Broward County, Florida.

Property Address: 1040 Tennessee Avenue,  
Fort Lauderdale, FL 33312

Mortgagor has satisfied all conditions of the Agreement and Mortgagee does hereby acknowledge satisfaction and discharge of said Second Mortgage and hereby directs cancellation of same of record.

Pursuant to Resolution No. 17-282 adopted by the City Commission of the City of Fort Lauderdale, the City Manager is authorized to execute this Satisfaction of Mortgage on behalf of the City of Fort Lauderdale, Florida.

IN WITNESS WHEREOF, the CITY OF FORT LAUDERDALE has caused this instrument to be fully executed on this 22<sup>nd</sup> day of May, 2024.

WITNESSES:

Donna Varisco  
Witness #1 Name [Signature]

Donna Varisco  
Witness #1 Name [Printed]

101 NE 2nd Ave  
Fort Lauderdale, FL 33301  
Witness #1 Address

Susan Grant  
Susan Grant, Acting City Manager

Andrew Diaz  
Witness #2 Name [Signature]

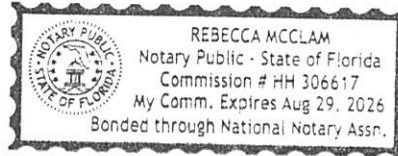
Andrew Diaz  
Witness #2 Name [Printed]

101 NE 3<sup>rd</sup> Ave., Suite 2100  
Fort Lauderdale, FL 33301  
Witness #2 Address

STATE OF FLORIDA  
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 25<sup>th</sup> day of May, 2024, by Susan Grant, as Acting City Manager of the City of Fort Lauderdale, a municipal corporation of the State of Florida.

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



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

Personally Known \_\_\_\_\_ OR Produced Identification \_\_\_\_\_

Type of Identification Produced \_\_\_\_\_

Approved as to form and correctness:  
Thomas J. Ansbro, City Attorney

  
\_\_\_\_\_  
Lynn Solomon, Assistant City Attorney

This instrument prepared by:  
Office of the City Attorney  
City of Fort Lauderdale  
P.O. Box 14250  
Fort Lauderdale, FL 33302

CITY OF FORT LAUDERDALE  
SUBSTANTIAL REHABILITATION / REPLACEMENT PROGRAM PROMISSORY NOTE  
(Deferred Payment)

DATE: NOVEMBER 15<sup>th</sup> 2005

CASE NO: RS 05-013

NAME: Ezra L. & Maureen Ferdinand  
Avenue

PROJECT: 1040 Tennessee  
Avenue

FOR VALUE RECEIVED, the undersigned (referred to as "Maker") jointly and severally promise to pay to the order of the CITY OF FORT LAUDERDALE, FLORIDA (referred to as the "City"), or its successors in interest, the principal amount of Seventy Thousand Nine Hundred Forty & 50/100 Dollars, (\$70,940.50). The term of this loan is ten (10) years.

Payment of the entire principal amount, or such part of the principal amount as has not been forgiven, is due immediately: (1) upon the sale, transfer or lease of the property identified and legally described in the Mortgage used to secure this Note, from the undersigned Maker signing this Note (being the fee simple titleholder to the below referenced property), other than as a result of the transfer to heirs of the estate of the Maker; or (2) should the property be used for non-residential purposes; or (3) should the property not be maintained in standard condition; or (4) in the event of a default in the Mortgage, or in the performance of any of the covenants, understandings and agreements obtained and entered into to secure financing used in connection with this Note or in said Mortgage; then the entire unpaid principal amount and accrued interest, if any, of this Note shall, become at once due and collectable without notice, time being of the essence, in accord with the Substantial Rehabilitation / Replacement Program Participation Agreement (referred to as "Agreement") and Mortgage executed simultaneously with this Note by reference. The unpaid principal amount and accrued interest, if any, shall both bear interest accruing thirty (30) calendar days after the time of such default until paid. Failure of the city to exercise its option shall not constitute a waiver of the right to exercise the same in the event of any subsequent default.

The deferred payment on the principal amount of this Note is to be made in lawful money of the United States paid at:

CITY OF FORT LAUDERDALE  
FINANCE DEPARTMENT  
P.O. BOX 14250  
FORT LAUDERDALE, FL 33302

The undersigned Maker reserves the right to prepay at any time all or any part of the principal amount of this Note without the payment of penalties, interest or premiums. During the deferred

payment term of ten (10) years, this Note will not accrue interest except in the event of default. Any payment of this Note prior to any event of default during the term of the deferment shall be applied solely to the principal amount due on this Note.

If suit is instituted by the City to recover on this Note, the undersigned Maker agrees to pay all costs of such collection, including reasonable attorney's fees and court costs at the trial and appellate levels.

This Note is secured by a Mortgage on real estate, of even date herewith, for a substantial rehabilitation / replacement loan, duly filed for record in Broward County, Florida.

The City agrees to look solely to the real estate located at 1040 Tennessee Avenue, Fort Lauderdale, Florida, as security for this Note in part or in full, at any time to satisfy the debt established by this Note.

The undersigned Maker hereby waives demand, protest and notice of demand and protest are hereby waived, and the undersigned Maker hereby waives, to the extent authorized by law, any and all homestead and other exemption rights which otherwise would apply to the debt evidenced by this Note.

Whenever used herein the terms "City", and "Maker" shall be construed in the singular or plural as the context may require or admit as of its date.

IN WITNESS WHEREOF, this Note has been duly executed by the Maker, as of its date.

MAKER:

  
\_\_\_\_\_  
Applicant Signature

Ezra L. Ferdinand  
Applicant Name – Printed or Typed

  
\_\_\_\_\_  
Co-Applicant Signature

Maureen Ferdinand  
Co-Applicant Name – Printed or Typed

Property Address: 1040 Tennessee Avenue  
Ft. Lauderdale, FL 33312

INSTR # 105678451  
OR BK 41238 Pages 581 - 591  
RECORDED 01/09/08 15:23:36  
BROWARD COUNTY COMMISSION  
DOC STMP-M: \$248.50  
DEPUTY CLERK 1012  
#1. 11 Pages

PREPARED BY AND RETURN TO:

City of Fort Lauderdale  
1409 NW 6 Street (Sistrunk Blvd.)  
Fort Lauderdale, Florida 33311

Space Reserved for Recording Information

**CITY OF FORT LAUDERDALE  
SUBSTANTIAL REHABILITATION / REPLACEMENT PROGRAM MORTGAGE**

THIS MORTGAGE entered into on this 15<sup>th</sup> day of November, 2005, between, Ezra L. & Maureen Ferdinand, husband and wife, hereinafter called, and if more than one party, individually, jointly and severally hereinafter called "Mortgagor", residing at 1040 Tennessee Avenue, in the City of Fort Lauderdale, Broward County, Florida, and the City of Fort Lauderdale, Florida, hereinafter called "Mortgagee".

WITNESSETH: That to secure the payment of an indebtedness in the principal amount of Seventy Thousand Nine Hundred Forty & 50/100 Dollars (\$70,940.50), with soft costs and interest if any, thereon, which shall be payable in accordance with a certain Promissory Note, hereinafter called "Note", bearing even date herewith, a true and correct copy of which, exclusive of the signature of the Mortgagor, is attached hereto and made a part thereof, and all other indebtedness which the Mortgagor is obligated to pay to the Mortgagee pursuant to the provisions of the Note and this Mortgage, the Mortgagor hereby grants, conveys and mortgages to the Mortgagee:

ALL that certain lot, piece or parcel of land situate in Broward County, Florida, more particularly described as follows:

Lot 9 in Block 10, of MELROSE PARK SECTION 7, according to the Plat thereof, recorded in Plat Book 39, Page 35, of the Public Records of Broward County, Florida, said lands situate, lying and being in Broward County, Florida.

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Subject To:

TOGETHER with all appurtenances thereto and all the estate and rights of the Mortgagor in and to such property or in anywise appertaining thereto; all buildings and other structures now on hereafter thereon erected or installed, and all fixtures and articles of personal property now or hereafter attached to, or used in, or in the operation of, any such land, buildings or structures which are necessary to the complete use and occupancy of such buildings or structures for the purposes for which they were or are to the complete use and occupancy of such buildings or structures for the purposes for which they were or are to be erected or installed, including, but not limited to, all heating, plumbing, bathroom, lighting, cooking, laundry, ventilating, refrigerating, incinerating and air-conditioning equipment and fixtures, and all replacements thereof and additions thereto, whether or not the same are or shall be attached to such land, buildings or structures in any manner;

TOGETHER with any and all awards now or hereafter made for the taking of the property mortgaged hereby, or any part thereof (including any easement) by the exercise of the power of eminent domain, including any award for change of grade of any street or other roadway, which awards are hereby assigned to the Mortgagee and are deemed a part of the property mortgaged hereby, and the Mortgagee is hereby authorized to collect and receive the proceeds of such awards, to give proper receipts and acquitances therefore, and to apply the same toward the payment of the indebtedness secured by this Mortgage, notwithstanding the fact that the amount owing thereon may not then be due and payable; and the Mortgagor hereby agrees, upon request, to make, execute and deliver any and all assignments and other instruments sufficient for the purpose of assigning each such award to the Mortgagee, free, clear and discharged of any encumbrances of any kind or nature whatsoever; and

TOGETHER with all right, title and interest of the Mortgagor in and to the land lying in the streets and roads in front of and adjoining the above described land (all the above described land, buildings, other structures, fixtures, articles of personal property, awards and other rights and interests being hereinafter collectively called the "mortgaged property").

TO HAVE AND TO HOLD the mortgaged property and every part thereof unto the Mortgagee, its successors and assigns forever for the purposes and uses herein set forth.

AND the Mortgagor further covenants and agrees with the Mortgagee, during the term of this Mortgage as follows:

1. The Mortgagor shall promptly pay the principal of and interest, if any, on the indebtedness evidenced by the Note, and all other charges and indebtedness provided therein and in this Mortgage, at the times and in the manner provided in the Note and in this Mortgage.
2. The Mortgagor shall pay when due, as hereinafter provided, all ground rents, if any, and all taxes, assessments, water rates and other governmental charges, fines and impositions, of every kind and nature whatsoever, now or hereafter imposed on the mortgaged property, or any part thereof, and shall pay when due every amount of indebtedness secured by any lien to which the lien of this Mortgage is expressly subject.

3. This Mortgage and Note were executed and delivered to secure monies credited in full to the Mortgagor by the Mortgagee as or on account of a Substantial Rehabilitation / Replacement Loan evidenced by the Note, for the purpose of making the improvements described or referred to in the Loan Agreement (Substantial Rehabilitation / Replacement) made and entered into between the Mortgagor and Mortgagee, hereinafter referred to as "Agreement", the same being incorporated herein verbatim and made a specific part of this Mortgage by reference, to or on the mortgaged property, and for such other purpose, if any, described or referred therein, which improvements are hereinafter collectively referred to as the "Improvements". The Mortgagor shall make or cause to be made all Improvements. If the construction or installation of the Improvements shall not be carried out with reasonable diligence, in the sole opinion of the Mortgagee, or shall be discontinued at any time for any reason, other than strikes, lock-outs, acts of God, fires, floods, or other similar catastrophes, riots, war or insurrection, the Mortgagee, after due notice to the Mortgagor, is hereby authorized to: (a) enter upon the mortgaged property and employ any watchmen, protect the Improvements from depreciation or injury and to preserve and protect such property; (b) carry out any or all then existing contracts between the Mortgagor and other parties for the purpose of making any of the Improvements; (c) make and enter into additional contracts and incur obligations for the purposes of completing the Improvements pursuant to the obligations of the Mortgagor hereunder, either in the name of the Mortgagee or the Mortgagor; and, (d) pay and discharge all debts, obligations and liabilities incurred by reason of any action taken by the Mortgagee as provided in this Paragraph, all of which amounts so paid by the Mortgagee, with interest, if any, thereon from the date of each such payment, at the rate, if any, provided in the Note, shall be payable by the Mortgagor to the Mortgagee on demand and shall be additionally secured by this Mortgage.

4. The Improvements and all plans and specifications therefore shall comply with all applicable municipal ordinances, regulations and rules made or promulgated by lawful governmental authorities, and upon their completion, shall comply therewith and with such ordinances, rules and regulations having jurisdiction over the Mortgaged property.

5. No building or other structure or improvement, fixture or personal property mortgaged hereby shall be removed or demolished without the prior written consent of the Mortgagee. The Mortgagor shall not make, permit or suffer any alteration of or addition to any building or other structure or improvement now or which may hereafter be erected or installed upon the mortgaged property, or any part thereof, except the improvements required to be made pursuant to Paragraph 3 hereof, nor shall the Mortgagor use, or permit or suffer the use of, any of the mortgaged property for any purpose other than the purpose or purposes for which the same is now intended to be used, without the prior written consent of the Mortgagee. The Mortgagor shall maintain the mortgaged property in good condition and state of repair and shall not suffer or permit any waste to any part thereof, and shall promptly comply with all the requirements of Federal, State and Local governments, or of any departments, divisions or bureaus thereof, pertaining to such property or any part thereof.

6. The Mortgagor shall not voluntarily create, or permit or suffer to be created or to exist, on or against the mortgaged property, or any part thereof, any lien superior to the lien of this Mortgage, exclusive of the lien or liens, if any, to which this Mortgage is expressly subject,



as set forth in the granting clause above, and shall keep and maintain the same free from the claims of all parties supplying labor or materials which shall enter into the construction or installation of the Improvements.

7. (a) The Mortgagor shall keep all buildings, other structures and improvements, including equipment, now existing or which may hereafter be erected or installed on the land mortgaged hereby, insured against loss by fire and other hazards, casualties and contingencies, including flood insurance, in such amounts and manner, and for such periods all as may be required from time to time by the Mortgagee pursuant to this Mortgage and the Agreement. Unless otherwise required by the Mortgagee, in the Agreement, all such insurances shall be effected by Standard Fire and Extended Coverage Insurance Policies, in amounts not less than necessary to comply with the coinsurance clause percentage of the value applicable to the location and character of the property to be covered. All such insurance shall be carried in companies approved by the Mortgagee and all policies therefore shall be in such form and shall have attached thereto loss payable clauses in favor of the Mortgagee and any other parties as shall be satisfactory to the Mortgagee including the holder of a lien of a mortgage or similar instrument to which this Mortgage is expressly subject. Certificates satisfactory to the Mortgagee of all such policies, and attachments thereto, shall be delivered promptly to the Mortgagee. The Mortgagor shall pay promptly when due, as provided in the Agreement, any and all premiums on such insurance, and in every case in which payment thereof is not made from the deposits therefore required (if required) by this Mortgage, promptly submit to the Mortgagee for examination receipts or other evidence of such payment as shall be satisfactory to the Mortgagee. The Mortgagee at its option may obtain and pay the premium for every kind of insurance required in the Agreement upon the renewal date and in the amount of such premium required by the Agreement.

(b) In the event of loss or damage to the mortgaged property, the Mortgagor shall give to the Mortgagee immediate notice thereof by mail, and the Mortgagee may make and file proof of loss if not made otherwise promptly by or on behalf of the Mortgagor. Each insurance company issuing any such policy is hereby authorized and directed to make payment there under for such loss to the Mortgagor and the Mortgagee jointly, unless the amount of loss is payable first to the holder of a lien under a mortgage or similar instrument to which this Mortgage is expressly subject; and the insurance proceeds, or any part thereof, if received by the Mortgagee, may be applied by the Mortgagee, at its option, either in reduction of the indebtedness hereby secured, or to the restoration or repair of the mortgaged property damaged. In the event of foreclosure of this Mortgage, or of any transfer of title to the mortgaged property in extinguishment of such indebtedness, all right, title and interest of the Mortgagor in and to every such insurance policy then in force, subject to the rights and interest of the holder of any such prior lien, shall pass to the grantee acquiring title to the mortgaged property together with such policy and appropriate assignment of such right, title and interest which shall be made by the Mortgagor.

8. The Mortgagor reserves the right to prepay at any time all or any part of the principal and interest, if any, provided in the Note, without the payment of penalties or premiums.

9. Upon any failure by the Mortgagor to comply with or perform any of the terms, covenants or conditions of the Agreement and this Mortgage requiring the payment of any amount of money by the Mortgagor, other than the principal amount of the loan evidenced by the Note, interest, if any, and other charges, as provided in the Note, the Mortgagee may, at its option, make such payment. Every payment so made by the Mortgagee (including reasonable attorney's fees incurred thereby), with interest, if any, thereon from the date of such payment, at the rate provided in the Note, except any payment for which a different rate of interest is specified in the Agreement, shall be payable by the Mortgagor to the Mortgagee on demand and shall be secured by this Mortgage. This Mortgage with respect to any such amount and the interest, if any, thereon shall constitute a lien on the mortgaged property prior to any other lien attaching or accruing subsequent to the lien of this Mortgage.

10. The Mortgagee, by any of its agents or representatives, shall have the right to inspect the mortgaged property from time to time at any reasonable hour of the day. Should the mortgaged property, or any part thereof, at any time require inspection, repair, care or attention of any kind or nature not provided by this Mortgage as determined by the Mortgagee in its sole discretion, the Mortgagee may, after notice to the Mortgagor, enter or cause entry to be made upon the mortgaged property and inspect, repair, protect, care for or maintain such property, as the Mortgagee may in its sole discretion deem necessary, and may pay all amounts of money therefore, as the Mortgagee may in its sole discretion deem necessary.

11. The principal amount owing on the Note together with interest, if any, thereon and all other charges, as therein provided, and all other amounts of money owing by the Mortgagor to the Mortgagee pursuant to and secured by this Mortgage or provided in the Agreement, shall immediately become due and payable without notice or demand upon the appointment of a receiver or liquidator, whether voluntary or involuntary, for the Mortgagor or any of the property of the Mortgagor, or upon the filing of a petition by or against the Mortgagor under the provisions of any State insolvency law, or under the provisions of the Federal Bankruptcy Act, as the same now exists or as it may later be amended, or upon the making by the Mortgagor of an assignment for the benefit of the Mortgagor's creditors. The Mortgagee is authorized to declare, at its option, all or any part of such indebtedness immediately due and payable upon the happening of any of the following events:

- (a) Failure to pay the remaining balance or deferred principal and interest, if any, or other charges payable on the Note, which have become due under the terms of the Agreement, this Mortgage, and the Note.
- (b) Nonperformance by the Mortgagor of any covenant, understanding, term or condition of the Agreement, this Mortgage, or of the Note (except as otherwise provided in subdivision (a) hereof) or of any other agreement heretofore, herewith or hereafter made by the Mortgagor with the Mortgagee in connection with such indebtedness, after the Mortgagor has been given due notice by the Mortgagee of such nonperformance.
- (c) Failure of the Mortgagor to perform any covenant, agreement, term or condition in any instrument creating a lien upon the mortgaged property, or any part thereof, which shall have priority over the lien of this mortgage.

(d) The Mortgagee's discovery of the Mortgagor's failure in any application of the Mortgagor to the Mortgagee to disclose any fact deemed by the Mortgagee to be material, or for the making therein, or in the Agreement entered into by the Mortgagor with the Mortgagee (including, but not limited to, the Note and this Mortgage) of any misrepresentation by or on behalf of, or for the benefit of the Mortgagor.

(e) The sale, lease, transfer, or disposition of the mortgaged property, or any part thereof, without the prior written consent of the Mortgagee, in the manner provided in the Agreement. The Mortgagee's failure to exercise any of its rights hereunder shall not constitute a waiver thereof. all the events in this Paragraph enumerated upon the happening of any of which the Note shall become, or may be declared to be, immediately due and payable are in the Agreement and this Mortgage called "events of default".

12. The Mortgagee may from time to time cure each default under any covenant or agreement in any instrument creating a lien upon the mortgaged property, or any part thereof, which shall have priority over the lien of this Mortgage, to such extent as the Mortgagee may exclusively determine, and each amount paid, if any, by the Mortgagee to cure any such default shall be paid by the Mortgagor to the Mortgagee, and the Mortgagee shall also become subrogated to whatever rights the holder of the prior lien might have under such instrument.

13. (a) After the happening of any default hereunder, the Mortgagor shall, upon demand of the Mortgagee, surrender possession of the mortgaged property to the Mortgagee, and the Mortgagee may enter such property, and let the same and collect all rents therefrom which are due or to become due, and apply the same, after payment of all charges and expenses, on account of the indebtedness hereby secured, and all such rents and all leases existing at the time of such default are hereby assigned to the Mortgagee as further security for the payment of the indebtedness secured hereby; and the Mortgagee may also dispossess, by the usual summary proceedings, any tenant defaulting in the payment of any rent to the Mortgagee.

(b) In the event that the Mortgagor occupies the mortgaged property or any part thereof, the Mortgagor agrees to surrender possession of such property to the Mortgagee immediately after any such default hereunder, and if the Mortgagor remains in possession after such default, such possession shall be as a tenant of the Mortgagee, and the Mortgagor shall pay in advance, upon demand by the Mortgagee, as a reasonable monthly rental for the premises occupied by the Mortgagor, the greater of: an amount at least equivalent to one-twelfth of the aggregate or the twelve monthly installments payable in the current calendar year, if any, plus the actual amount of the annual ground rent, if any, taxes, assessments, water rates, other governmental charges, and insurance premiums payable in connection with the mortgaged property during such year, or an amount to be determined by the Mortgagee based on rents of comparable properties; and upon the failure of the Mortgagor to pay such monthly rental, the Mortgagor may also be dispossessed by the usual summary proceedings applicable to tenants. This covenant shall become effective immediately upon the happening of any such default, as determined in the sole discretion of the Mortgagee, who shall give notice of such determination to the Mortgagor, and in the case of foreclosure and the appointment of a receiver of the rents, the within covenant shall inure to the benefit of such receiver.

14. The Mortgagee in any action to foreclose this Mortgage shall be entitled to the appointment of a receiver without notice, as a matter of right and without regard to the value of the mortgaged property, or the solvency or insolvency of the Mortgagor or other party liable for the payment of the Note and other indebtedness secured by this Mortgage.

15. The Mortgagor, within ten (10) days upon request in person or within twenty (20) days upon request by mail, shall furnish promptly a written statement in form satisfactory to the Mortgagee, signed by the Mortgagor and duly acknowledged, a statement of the amount then owing on the Note and other indebtedness secured by this Mortgage, and whether any offsets or defenses exist against such indebtedness or any part thereof.

16. The Mortgagor shall give immediate notice by registered or certified mail to the Mortgagee of any fire, damage or other casualty affecting the mortgaged property, or of any conveyance, transfer or change in ownership of such property, or any part thereof, occurs.

17. Notice and demand or request may be made in writing and may be served in person or by mail.

18. In case of a foreclosure sale of the mortgaged property, it may be sold in one parcel.

19. The Mortgagor shall not assign the rents, if any, in whole or in part, from the mortgaged property, or any part thereof, without the prior written consent of the Mortgagee.

20. The Mortgagor is lawfully seized, in fee simple title, of the mortgaged property and has good right, full power and lawful authority to sell and convey the same in the manner above provided, and shall warrant and defend the same to the Mortgagee forever against the lawful claims and demands of any and all parties whatsoever.

21. The Mortgagor hereby waives the benefit of all homestead exemptions as to the debt secured by this Mortgage and as to any expenditure for insurances, taxes, levies, assessments, dues or charges incurred by the Mortgagee pursuant to any provision of this Mortgage

22. It is further covenanted and agreed by the parties hereto that this Mortgage also secures the payment of and includes all future, or further advances as shall be made by the Mortgagee herein or its successors or assigns, to or for the benefit of the Mortgagors, or their heirs, personal representatives, or assigns, for the term of indebtedness under the Agreement, Promissory Note and Mortgage, to the same extent as if such future advances were made on the date of the execution of this Mortgage.

The total amount of indebtedness that may be secured by this Mortgage may decrease or increase from time to time, but the total unpaid balance so secured at any one time shall not exceed the maximum allowable amount under the existing City of Fort Lauderdale Substantial Rehabilitation / Replacement Program, together with interest thereon, if any, and any and all

disbursements made by the Mortgagee for the payment of taxes, levies or insurance on the property covered by the lien of this Mortgage with interest on such disbursements at the rate specified in the Note referred to in this Mortgage, and for reasonable attorneys' fees and court costs incurred in the collection of any and all of such sums of money.

Such further or future advances shall be wholly optional with the Mortgagee, and the same shall bear interest at the rate as specified in the Note referred to herein, unless said interest rate shall be modified by subsequent agreement.

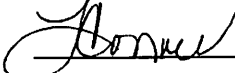
23. This Mortgage and all the covenants, agreements, terms and conditions herein contained shall be binding upon and inure to the benefit of the Mortgagor and the heirs, legal representatives and assigns of the Mortgagor, and, to the extent permitted by law, every subsequent owner of the mortgaged property, and shall be binding upon and inure to the benefit to the Mortgagee and its assigns. If the Mortgagor, as defined herein, consists of two or more parties, this Mortgage shall constitute a grant and mortgage by all of them jointly and severally, and they shall be obligated jointly and severally under all the provisions hereof and under the Note. The work "Mortgagee" shall include any person, corporation or other party who may from time to time be the holder of this Mortgage. wherever uses herein, the singular number shall include the plural, the plural number shall include the singular, and the use of any gender shall be applicable to all genders wherever the sense requires.

IN WITNESS WHEREOF, this Mortgage has been duly signed and sealed by the Mortgagor on or as of the day and year first above written.

WITNESSES:

  
\_\_\_\_\_

SHEILA SOLAR  
Print Name

  
\_\_\_\_\_

BONNIE L. CONNER  
Print Name

MORTGAGOR:

  
\_\_\_\_\_

Name: Ezra L. Ferdinand  
Address: 1040 Tennessee Avenue  
Fort Lauderdale, FL 33312

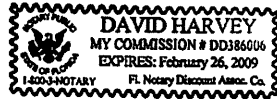
  
\_\_\_\_\_

Name: Maureen Ferdinand  
Address: 1040 Tennessee Avenue  
Fort Lauderdale, FL 33312

STATE OF: FLORIDA  
COUNTY OF: BROWARD

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of NOVEMBER, 2005 by Ezra L. & Maureen Ferdinand, who has/have produced FLORIDA as identification.

(SEAL)



[Signature]  
Signature - Notary Public  
Notary Public, State of Florida

David Harvey  
Name of Notary Typed, Printed  
or Stamped

PREPARED BY AND RETURN TO:  
CITY ATTORNEY'S OFFICE  
City of Fort Lauderdale  
P.O. Box 14250  
Fort Lauderdale, FL 33302

INSTR # 107056607  
OR BK 44023 Pages 13 9 - 1380  
RECORDED 05 11 07 16:52:26  
BROWARD COUNTY CLERK'S OFFICE  
DOC STAMP \$39.90  
DEPUTY CLERK 1067  
# 1 2 Pages

Space Reserved For Recording Information

**CITY OF FORT LAUDERDALE  
HOUSING REHABILITATION PROGRAM**

**MODIFICATION OF MORTGAGE AND PROMISSORY NOTE**

ORIGINAL MORTGAGE:	\$ 70,940.50
ADDITIONAL AMOUNT:	\$ 11,265.50
RECORDING FEES:	\$ 18.50
<u>DOC STAMPS (on \$11,265.50)</u>	<u>\$ 39.90</u>
MODIFICATION:	\$ 11,323.90
MODIFIED MORTGAGE AMT:	\$ 82,264.40

THIS MODIFICATION OF Residential Rehabilitation Mortgage and Promissory Note made this 1 day of ~~November~~<sup>December</sup>, 2006, by and between Ezra Ferdinand and Maureen Ferdinand, husband and wife, hereinafter "Mortgagor", and the City of Fort Lauderdale, a municipal corporation of the State of Florida, hereinafter "Mortgagee".

WITNESSETH

WHEREAS, on January 9<sup>th</sup>, 2006, Mortgagor executed and delivered unto Mortgagee a Housing Rehabilitation Program Promissory Note, hereinafter "Note", in the amount of \$70,940.50, together with a Residential Rehabilitation Mortgage, hereinafter "Mortgage", of even date and recorded in Official Records Book 41236 at Pages 581 - 591, of the Public Records of Broward County, Florida, securing payment of the indebtedness evidenced by said Note and encumbering real property legally described as follows:

Lot 9, Block 10, of MELROSE PARK SECTION 7, according to the Plat thereof, as recorded in Plat Book 39, Page 35, of the Public Records of Broward County, Florida, said lands situate, lying and being in Broward County, Florida.

WHEREAS, the Mortgagor has further utilized \$11,323.90, and the parties desire to modify the Note and Mortgage accordingly; and

NOW, THEREFORE, for the reasons set forth above and in consideration of the mutual covenants and promises of the parties, hereto, Mortgagor and Mortgagee covenant and agree as follows:

1. That the aforementioned Mortgage and Note are both modified as follows:

A. The indebtedness secured by the Mortgage is hereby modified to be in the principal amount of \$82,264.40.

(1)

B. The Note is hereby modified to be in the principal amount of \$82,264.40.

2. When the terms and provisions contained in the aforementioned Mortgage and Note, in any way conflict with the terms and provisions contained in this Modification of Residential Rehabilitation Mortgage and Note, the terms and provisions herein contained shall prevail, and as modified herein. The aforementioned Mortgage and Note are hereby ratified and confirmed.

3. This Modification of Mortgage and Note shall be binding on the heirs, executors, administrators, successors and assigns of the Mortgagor and Mortgagee.

IN WITNESS WHEREOF, this Modification of Mortgage and Note has been duly signed and sealed by the parties.

WITNESSES:

Miriam Carrillo  
Signature

Miriam Carrillo  
Print or Type Name

Olando Nighentale  
Signature

Olando NIGHENTALE  
Print or Type Name

MORTGAGOR:

Ezra L. Ferdinand  
Signature

Ezra L. Ferdinand  
Print or Type Name  
Address: 1040 Tennessee Avenue  
Fort Lauderdale, Florida

Maureen Ferdinand  
Signature

Maureen Ferdinand  
Print or Type Name  
Address: 1040 Tennessee Avenue  
Fort Lauderdale, Florida

STATE OF: Florida  
COUNTY OF: Broward

The foregoing instrument was acknowledged before me this 1 day of DECEMBER, 2006, by Ezra L. Ferdinand and Maureen Ferdinand, who has / have produced FL DL Lic & FL ID as identification and did not take an oath.

(SEAL)



David Harvey  
Notary Public, State of Florida

David Harvey  
Name of Notary - Typed / Printed



**CITY OF FORT LAUDERDALE  
SUBSTANTIAL REHABILITATION / REPLACEMENT PROGRAM  
PARTICIPATION AGREEMENT**

THIS AGREEMENT, entered into this 21<sup>ST</sup> day of December, 2005  
by and between:

CITY OF FORT LAUDERDALE, a municipal  
corporation of the State of Florida, hereinafter  
referred to as "City"

and

Ezra L. Ferdinand and Maureen Ferdinand, husband and wife,  
hereinafter referred to as "Property Owner"

The City Commission of City, at its meeting of May 1, 1990, by Motion number M-3 institutionalized the policies and guidelines for the City of Fort Lauderdale Substantial Rehabilitation / Replacement Program

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, and other good and valuable consideration, the receipt and adequacy of which are acknowledged, the parties agree as follows:

1. PURPOSE. The purpose of this Agreement is to establish the guidelines under which the City may loan money to Property Owner for the purpose of owner-occupied substantial rehabilitation / replacement construction. The construction loan financing and this Agreement are subject to compliance with the existing City of Fort Lauderdale Housing Program Policy and Guidelines.
2. SCOPE. The loan proceeds obtained in conjunction with this Agreement shall be used solely in connection with the rehabilitation / replacement construction and related soft costs for the Property having the address of:

1040 Tennessee Avenue  
Fort Lauderdale, Florida, and

legally described as:

Lot 9, Block 10, of MELROSE PARK SECTION 7, according to the Plat thereof, as recorded in Plat Book 39, Page 35, of the Public Records of Broward County, Florida; said lands situate, lying and being in Broward County, Florida.  
(hereinafter "Property")

All rehabilitation / replacement construction and soft costs related to this Project shall be paid in accordance with the items attached hereto.

3. FORM OF ASSISTANCE. The principal amount of the loan shall not exceed \$70,940.50, provided, however, that this Agreement may be modified by the parties during construction to increase the principal amount to reflect additional costs for contingencies to conform the construction work performed to building code requirements; and further, provided that the principal amount, including administrative and soft costs, shall not exceed the Program maximum.

(a) Interest Rate . The interest rate on the Principal amount of the loan shall be zero percent (0%) per annum, except in any event of default as described in Paragraph 7.

(b) Term of Repayment. Payment on the principal amount of the loan shall be deferred, so long as the property is occupied as the principal residence of the Property Owner, for a ten (10) year period. Repayment of the full loan amount will become due and payable upon sale, lease, or transfer of the Property during the ten (10) year period. If no sale, lease, transfer, or other event of default occurs during the ten (10) year period, the terms of this encumbrance shall be satisfied and the Property Owner shall be issued a Satisfaction of Mortgage.

4. OCCUPANCY. Property Owner must provide annual certification to the City which confirms that the Property is the principal residence of Property Owner.

5. INSPECTION. Property Owner shall permit reasonable inspection of the subject Property by inspectors of the City or its agents, for determining compliance with all applicable governmental regulations.

6. SECURITY. City shall secure the loan for this Agreement with a Mortgage on the subject Property.

7. DEFAULT. The Property Owner acknowledges and understands that the provisions as specified below constitute events of default under this Agreement:

(a) Nonperformance by Property Owner of any covenant, agreement, term or condition of this Agreement or of any other agreement heretofore, herewith, or hereinafter made by the Property Owner with the City in connection with this Program, after the Property Owner has been given due notice by the City of such nonperformance.

(b) Failure of the Property Owner to perform any covenant, agreement, term or condition in any instrument creating a lien upon the Property.

(c) The City's discovery of Property Owner's failure in the Application to the City to disclose any fact, or the City's subsequent discovery of any fact, deemed by the City to be material, and one upon which the City relied in order to enter into this Agreement, or any other agreements entered into by the City with Property Owner (including, but not limited to, any other

agreements arising in connection with this Agreement and entered into by the Property Owner), or City's discovery of any misrepresentation by, on behalf of, or for the benefit of the Property Owner.

(d) Property Owner's non-residential use, or disposition of the Subject Property without the prior written consent of the City.

(e) Property Owner's failure to maintain the subject Property in a standard, habitable condition.

(f) Property Owner acquiring additional indebtedness upon the subject Property without the specific written consent by the City.

(g) The transfer of the subject Property to another, other than Property Owner's legal heirs.

In the event of default, interest may be charged at the maximum rate allowed by law.

8. CLOSING. The closing on this loan shall occur within thirty (30) days after the date of execution of this Agreement. The closing shall be conducted at the principal office of the City Attorney, City of Fort Lauderdale, City Hall, 100 North Andrews Avenue, Fort Lauderdale, Florida, or such other place as may be selected and designated by the City.

9. ADMINISTRATION. As an administrative function, the City shall serve in the capacity of an escrow agent for Property Owner in the event that the Property Owner selects a contractor whose costs otherwise exceed the policies and guidelines on determining the maximum reasonable costs for this Program, or for contract items or additional work which are at the sole cost of the Property Owner. In such case, the deposit from the Property Owner shall be provided to the City at the closing on the loan for the additional funds or the cost differential plus contingency reserve necessary to fully fund the work being undertaken in connection with this Agreement. Any escrowed funds shall be promptly deposited by the City and the Property Owner shall not be entitled to receipt of any interest on any such required sum deposited and held in escrow. The City shall return to the Property Owner any unused portion of the contingency reserve within ten (10) working days from the date of completion and acceptance of the work which shall be the date of the Certificate of Completion for the Project.

10. ASSUMPTION. This Agreement may be assumed only by the legal heirs of Property Owner, under the same terms and conditions of the original agreement. Assumption is only valid after written notice is given to the City and only after execution of such assumption documents as deemed necessary by the City.

11. DISBURSEMENTS. Charges incurred in connection with closing the loan made pursuant to this Agreement shall be paid directly to the charging party, and the Property Owner shall receive a written record of these charges on the disclosure statement provided at the closing.

Disbursements for hard costs to the General Contractor shall be made payable both to the Property Owner and the General Contractor, requiring the Property Owner's signature in countersigning and releasing the check for payment(s) to the General Contractor. The Property Owner shall not unreasonably withhold approval of any partial or final payments to General Contractor, subject to the requirements set forth or referred to in the City's Program Guidelines.

12. CONDITIONS PRECEDENT. The City's administrative obligations under this Agreement to disburse funds shall be conditioned upon, and no portion of any of the loan proceeds shall be disbursed until, the Property Owner delivering the following documents to the City:

Copies of insurance policies or certificates or insurance evidencing Standard Fire and Extended Coverage Insurance and Flood Insurance with coverage in the Maximum loan amount specified in Paragraph 3 for the Subject Property plus the remaining principal balance of any existing mortgages, unless a lesser amount is otherwise determined acceptable at the sole discretion of the City. Such policies shall be issued by a company, or companies of such financial responsibility acceptable to the City, and the policies shall be endorsed to reflect the City's legal interest in the subject Property. In the event any sum of money becomes payable under such policy or policies, City shall have the option to receive and apply the same on account of the indebtedness hereby secured, after satisfaction of the Property Owner's similar obligation to superior mortgages, if any, or else the City may permit the Property Owner to receive and use the same or any part thereof for other purposes, without thereby waiving or impairing any equity, lien or right under or by virtue of this Agreement and the Mortgage.

Policies issued pursuant to this Paragraph of the Agreement shall initially be for at least a one (1) year term for Standard Fire and Extended Coverage Insurance and for Flood Insurance, which shall be prepaid in full upon the Closing of this loan as a condition precedent to the disbursement of any loan proceeds; said insurance coverage shall be maintained by the Property Owner in full force and effect during the term of this Agreement.

13. INSURANCE. The City shall obtain a title insurance policy in an American Land Title Association (ALTA) form in the amount of the loan as it appears in Paragraph 3 of this Agreement and as it appears on the Note and the Mortgage used to secure the loan that secures this Agreement, unless the City determines that a lesser amount is acceptable. Such policy shall insure that the Mortgage will be a valid lien on the premises, free and clear of all code defects and encumbrances not approved by the City, and shall contain no survey exceptions unless waived at the discretion of the City.

14. TERMINATION. This Agreement may be terminated by the Property Owner by providing written notice to the City within three (3) business days from the date of closing.

15. COMMUNICATIONS. Any and all communications arising under this Agreement shall be transmitted as follows:

(a) All notices, demands, requests, instructions, approvals, proposals, and claims shall be in writing.

(b) Notice by either party under this Agreement should be deemed sufficient if given in writing and hand delivered and return receipt requested or sent by registered or certified mail, postage prepaid and return receipt requested, to the appropriate parties indicated below:

AS TO THE CITY:  
Housing and Community Development Manager  
Community Development Division  
Planning and Zoning Department  
P.O. Box 14250  
Fort Lauderdale, Florida 33302

AS TO THE PROPERTY OWNER:

Ezra L. Ferdinand & Maureen Ferdinand  
1040 Tennessee Avenue  
Fort Lauderdale, FL 33312

(c) Any such notices shall be deemed to have been given as of the time of actual delivery or, in the case of mailing, when the same has been deposited in the mail.

16. SEVERABILITY. If any section, subsection, clause, sentence, or provision of this Agreement shall be held invalid for any reason, the remainder of the Agreement shall not be effected thereby.

17. INTEGRATION. This Agreement and all exhibits attached hereto, specifically referenced within, shall constitute the entire agreement between City and Participant; no prior written, prior, or contemporaneous oral promises or representations shall be binding. This Agreement shall not be amended except by written instrument signed by both parties.

18. GOVERNING LAWS. This Agreement shall be governed by the laws of the State of Florida with venue lying in Broward County for the purpose of any litigation that may arise out of this Agreement.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals the day and year first above written.

WITNESSES:

Safeya B. Ali  
Signature

Safeya B. Ali  
[Witness print or type name]

H. Skourndude  
Signature

Haterina Skourndidakis  
[Witness print or type name]

CITY OF FORT LAUDERDALE

[Signature]  
Mayor

[Signature]  
City Manager

(CORPORATE SEAL)

ATTEST:

Jonda K. Joseph  
City Clerk

APPROVED AS TO FORM:

[Signature]  
City Attorney

WITNESSES:

PROPERTY OWNER:

Sheila Solar  
Signature

SHEILA SOLAR  
[Witness-Print or Type Name]

By Ezra L. Ferdinand

Ezra L. Ferdinand  
[Print or Type Name]

Laurie A. Conner  
Signature

LAURIE A CONNER  
[Witness-Print or Type Name]

STATE OF: FLORIDA  
COUNTY OF: BROWARD

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of NOVEMBER, 2005, by Ezra L. Ferdinand, who has produced Photo ID / Florida Drivers License (I.D. number on file in Community Development Division Office) as identification.

(SEAL)



David Harvey  
Notary Public, State of Florida  
(Signature of Notary taking Acknowledgment)

David Harvey  
Name of Notary  
Typed, Printed or Stamped

My Commission Expires: 2/26/09

Commission Number: DD 386006

WITNESSES:

Sheila Solar  
Signature

SHEILA SOLAR  
[Witness-Print or Type Name]

Laurie A. Conner  
Signature

LAURIE A CONNER  
[Witness-Print or Type Name]

PROPERTY OWNER:

Maureen Ferdinand  
By M Ferdinand

Maureen Ferdinand  
[Print or Type Name]

STATE OF: FLORIDA  
COUNTY OF: BROWARD

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of NOVEMBER, 2005, by Maureen Ferdinand, who has produced Photo ID / Florida Drivers License (I.D. number on file in Community Development Division Office) as identification.

(SEAL)



David Harvey  
Notary Public, State of Florida  
(Signature of Notary taking Acknowledgment)

David Harvey  
Name of Notary  
Typed, Printed or Stamped

My Commission Expires: 2/26/09

Commission Number: DD386006



**Aye:** 5 - Vice Mayor Roberts, Commissioner Trantalis, Commissioner McKinzie, Commissioner Rogers and Mayor Seiler

**CR-2**    17-1463        Resolution Authorizing the City Manager to Sign Federal and State Agreements and Documents Relating to Entitlement Programs

**ADOPTED**

**Aye:** 5 - Vice Mayor Roberts, Commissioner Trantalis, Commissioner McKinzie, Commissioner Rogers and Mayor Seiler

**CR-3**    17-1448        Resolution to Authorize the City Manager to Execute an Easement with Florida Power & Light Company

**ADOPTED**

**Aye:** 5 - Vice Mayor Roberts, Commissioner Trantalis, Commissioner McKinzie, Commissioner Rogers and Mayor Seiler

**CR-4**    17-1005        Resolution of the City Commission of the City of Fort Lauderdale, Florida, Amending Resolution Nos. 16-192, 16-206, and 17-136 to Extend the Term of the Innovative Development (ID) District Advisory Committee and the Terms of the ID District Advisory Committee Members, and Providing for an Effective Date

**ADOPTED**

**Aye:** 5 - Vice Mayor Roberts, Commissioner Trantalis, Commissioner McKinzie, Commissioner Rogers and Mayor Seiler

**CR-5**    17-1238        Resolution Adopting the Third Amended and Restated Interlocal Agreement for Public School Facility Planning

**ADOPTED**

**Aye:** 5 - Vice Mayor Roberts, Commissioner Trantalis, Commissioner McKinzie, Commissioner Rogers and Mayor Seiler

**CR-6**    17-1440        Resolution Authorizing Affordable Housing Funding Request and Authority to Sign the Local Government Contribution Loan Form and Execute Loan Documents for Sailboat Bend Apartments II - \$783,250

**ADOPTED**

**Aye:** 5 - Vice Mayor Roberts, Commissioner Trantalis, Commissioner McKinzie, Commissioner Rogers and Mayor Seiler

**CR-7**    17-1449        Resolution to Amend the Adopted Fiscal Year 2018 Nuisance Abatement Roll

**ADOPTED**



**CITY OF FORT LAUDERDALE**  
**City Commission Agenda Memo**  
**REGULAR MEETING**

**#17-1463**

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**TO:** Honorable Mayor & Members of the  
Fort Lauderdale City Commission

**FROM:** Lee R. Feldman, ICMA-CM, City Manager

**DATE:** December 19, 2017

**TITLE:** Resolution Authorizing the City Manager to Sign Federal and State Agreements  
and Documents Relating to Entitlement Programs

---

**Recommendation**

It is recommended that the City Commission adopt a resolution authorizing the City Manager to sign certain agreements and documents in connection with federal and state grant programs including: participation agreements; mortgage and satisfaction of mortgages and subordination agreements related to the HOME Investment Partnerships, Community Development Block Grant, Housing Opportunities for Persons with AIDS (HOPWA), Neighborhood Stabilization Program and State Housing Initiatives Partnership Programs.

**Background**

To expedite the administration of the federal and state grant funds, the Housing and Community Development Division is requesting that the City Manager be given the authority to sign the aforementioned Federal or State grant program agreements and documents to facilitate the requirements of these programs.

**Resource Impact**

The federal and state grants will reimburse the City for the funds expended on eligible activities.

**Strategic Connections**

This item is a *Press Play Fort Lauderdale Strategic Plan 2018* initiative included within the Neighborhood Enhancement Cylinder of Excellence, specifically advancing:

- Goal 5: Be a community of strong, beautiful, and healthy neighborhoods.
- Option 2: Ensure a range of housing options for current and future neighbors.

This item advances the *Fast Forward Fort Lauderdale Vision Plan 2035: We Are Community*.

**Attachment**

**Exhibit 1- Resolution**

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Prepared by: Avis A. Wilkinson, Housing Programs Administrator/SHIP  
Administrator

Department Director: Mario DeSantis, Acting Housing and Community Development  
Manager

RESOLUTION NO. 17-282

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA, AUTHORIZING THE CITY MANAGER TO EXECUTE CERTAIN AGREEMENTS AND DOCUMENTS RELATED TO FEDERAL AND STATE GRANT PROGRAMS ADMINISTERED BY THE HOUSING AND COMMUNITY DEVELOPMENT DIVISION OF THE CITY OF FORT LAUDERDALE.

WHEREAS, Section 4.01(b) of the Charter of the City of Fort Lauderdale, Florida provides that pursuant to resolution, the execution of certain instruments may be delegated to another person; and

WHEREAS, to facilitate the efficient and timely administration of federal and state grant funds by the Housing and Community Development Division ("HCD") of the City Manager's Office, the City Commission finds that it is in the best interest of the City to delegate authority and designate the City Manager as the proper person to execute certain agreements and documents on behalf of the City of Fort Lauderdale;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. That the City Manager is hereby delegated authority to execute and deliver certain agreements and documents in connection with federal and state grant programs such as the Community Development Block Grant (CDBG) Program, HOME Investment Partnerships Program, Housing Opportunities for Persons with HIV/AIDS (HOWPA) and the State Housing Initiatives Partnership Program (SHIP), all as administered by the Housing and Community Development Division, which authority shall include, but not limited to, authorization to execute HUD certifications, funding agreements, participation agreements, any amendments thereto, and satisfaction of mortgages.

SECTION 2. The City Manager's authority is limited to execution of documents and agreements related to programs and awards approved under the Annual Action Plan, and any amendments thereto, by the City Commission.

SECTION 3. That this Resolution shall become effective immediately upon its adoption.

ADOPTED this the 19th day of December, 2017.

  
\_\_\_\_\_  
Mayor  
JOHN P. "JACK" SEILER

ATTEST:



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

## HOUSING & COMMUNITY DEVELOPMENT DIVISION

# Memo

**To:** Erica Keiper, Senior Legal Assistant  
**From:** Angella Walsh, Housing & Community Development  
**Date:** May 7, 2024  
**Subject:** Satisfaction of Mortgage –1040 Tennessee Avenue, Fort Lauderdale, FL 33312

Attached please find copy of:

---

- Copy of Modification of Mortgage
- Copy of Recorded Mortgage
- Copy of Participation Agreement
- Copy of Promissory Note
- Copy of Continuous Residency Affidavit
- Copy of Driver License
- Copy of BCPA
- Copy of Death Certificate- Ezra Ferdinand
- Copy of Resolution 17-282-, CAM 17-1463 with Action Summary

The client satisfied the terms of the agreement, and this loan has been forgiven.

Please prepare a Satisfaction of Mortgage and return it to our office for recording.

Thank you.

/

Attachments



**MARTY KIAR**  
**BR**  **WARD**  
 COUNTY  
 PROPERTY APPRAISER

Site Address	1040 TENNESSEE AVENUE, FORT LAUDERDALE FL 33312-2655	ID #	5042 07 07 1580
Property Owner	FERDINAND, MAUREEN	Millage	0312
Mailing Address	1040 TENNESSEE AVE FORT LAUDERDALE FL 33312-2655	Use	01-01
Abbr Legal Description	MELROSE PARK SEC 7 39-35 B LOT 9 BLK 10		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

\* 2024 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2024*	\$22,500	\$388,860	\$411,360	\$113,900	
2023	\$22,500	\$341,240	\$363,740	\$110,590	\$1,833.54
2022	\$22,500	\$294,100	\$316,600	\$107,370	\$1,786.22

2024* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$411,360	\$411,360	\$411,360	\$411,360
Portability	0	0	0	0
Assessed/SOH 95	\$113,900	\$113,900	\$113,900	\$113,900
Homestead 100%	\$25,000	\$25,000	\$25,000	\$25,000
Add. Homestead	\$25,000	0	\$25,000	\$25,000
Wid/Vet/Dis 1	\$5,000	\$5,000	\$5,000	\$5,000
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$58,900	\$83,900	\$58,900	\$58,900

Sales History			
Date	Type	Price	Book/Page or CIN
3/30/2004	WD	\$41,200	37330 / 1341
4/1/1994	WD	\$80,000	22004 / 643
6/1/1986	QCD		

Land Calculations		
Price	Factor	Type
\$3.00	7,499	SF
Adj. Bldg. S.F. (Card, Sketch)		2138
Units/Beds/Baths		1/3/2
Eff./Act. Year Built: 1958/1957		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03						F1		
R								
1						1		

CONTINUOUS RESIDENCY AFFIDAVIT

COMES NOW, the undersigned, Ezra L. Ferdinand and Maureen Ferdinand, husband and wife who under oath states as follows:

1. We have been and are still the owner and occupants of the following described property ("Property") which has been and remain our principal residence since entering into Rehabilitation Assistance Program with the City of Fort Lauderdale.

Legal Description: Lot 9 in Block 10, OF MELROSE PARK SECTION 7, according to the Plat thereof, as recorded in Plat Book 39, Page 35, of the Public Records of Broward County, Florida.

Property Address: 1040 Tennessee Avenue, Fort Lauderdale, FL 33312

2. We have not leased or sold the Property, nor have we transferred ownership of the Property, since entering into the (Rehabilitation Assistance Program) with the City of Fort Lauderdale.

3. We understand that failure to live up to any of the requirements of the program as described in but not limited to, the City of Fort Lauderdale Rehabilitation Assistance Program. We signed for the Rehabilitation Assistance Program with the City of Fort Lauderdale, will be considered an event of default and as such will subject us to all remedies available by law and to the City of Fort Lauderdale.

**ACKNOWLEDGEMENT:** We acknowledge that the information we have deposed to and stated herein is true and accurate and that we are liable to the terms and agreements of the Program we participated in through the City of Fort Lauderdale and to penalties prescribed thereof.

**WARNING:** The undersigned further understand(s) that providing false representations herein constitutes an act of fraud. False, misleading, or incomplete information may result in penalties as provided for by Federal, State and/or Local laws, which may result in imprisonment.

FURTHER AFFIANT SAYETH NAUGHT. Done this 20<sup>th</sup> of April, 2024.

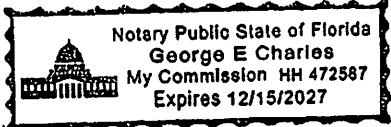
Ezra L. Ferdinand (Deceased) Maureen Ferdinand

Address: 1040 Tennessee Avenue, Fort Lauderdale, FL 33312

STATE OF: FLORIDA  
COUNTY OF: BROWARD

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 20<sup>th</sup> day of April, 2024, by Ezra L. Ferdinand and Maureen Ferdinand

Signature of Notary Public, State of Florida  
George E Charles  
Name of Notary Typed, Printed or Stamped



Personally Known  OR Produced Identification   
Type of Identification Produced \_\_\_\_\_



BUREAU of VITAL STATISTICS

CERTIFICATION OF DEATH

STATE FILE NUMBER: 2018067369

DATE ISSUED: MAY 3, 2018

DECEDENT INFORMATION

DATE FILED: APRIL 24, 2018

NAME: EZRA L FERDINAND

DATE OF DEATH: APRIL 8, 2018 SEX: MALE SSN: 589-13-6774 AGE: 079 YEARS
DATE OF BIRTH: MARCH 16, 1939 BIRTHPLACE: TRINIDAD AND TOBAGO
PLACE OF DEATH: EMERGENCY ROOM/OUTPATIENT
FACILITY NAME OR STREET ADDRESS: BROWARD HEALTH MEDICAL CENTER
LOCATION OF DEATH: FORT LAUDERDALE, BROWARD COUNTY, 33316
RESIDENCE: 1040 TENNESSEE AVENUE, FORT LAUDERDALE, FLORIDA 33312, UNITED STATES COUNTY: BROWARD
OCCUPATION, INDUSTRY: COUNSELOR, MENTAL HEALTH
EDUCATION: MASTERS DEGREE EVER IN U.S. ARMED FORCES? NO
HISPANIC OR HAITIAN ORIGIN? NO, NOT OF HISPANIC/HAITIAN ORIGIN
RACE: BLACK OR AFRICAN AMERICAN

SURVIVING SPOUSE / PARENT NAME INFORMATION

(NAME PRIOR TO FIRST MARRIAGE, IF APPLICABLE)

MARITAL STATUS: MARRIED
SURVIVING SPOUSE NAME: MAUREEN WILSON
FATHER'S/PARENT'S NAME: JOSEPH FERDINAND
MOTHER'S/PARENT'S NAME: DULCINA WILLIAMS

INFORMANT, FUNERAL FACILITY AND PLACE OF DISPOSITION INFORMATION

INFORMANT'S NAME: MAUREEN FERDINAND
RELATIONSHIP TO DECEDENT: WIFE
INFORMANT'S ADDRESS: 1040 TENNESSEE AVENUE, FORT LAUDERDALE, FLORIDA 33312, UNITED STATES
FUNERAL DIRECTOR/LICENSE NUMBER: CHAMELY TORO, F042333
FUNERAL FACILITY: FOREST LAWN FUNERAL HOME SOUTH F041726
6530 W STATE RD 84, DAVIE, FLORIDA 33317
METHOD OF DISPOSITION: BURIAL
PLACE OF DISPOSITION: FOREST LAWN MEMORIAL GARDENS SOUTH
DAVIE, FLORIDA

CERTIFIER INFORMATION

TYPE OF CERTIFIER: CERTIFYING PHYSICIAN MEDICAL EXAMINER CASE NUMBER: NOT APPLICABLE
TIME OF DEATH (24 HOUR): 2040 DATE CERTIFIED: APRIL 19, 2018
CERTIFIER'S NAME: YEVGENIYA DUBROVSKAYA
CERTIFIER'S LICENSE NUMBER: ME75379
NAME OF ATTENDING PHYSICIAN (IF OTHER THAN CERTIFIER): NOT APPLICABLE

CAUSE OF DEATH AND INJURY INFORMATION

MANNER OF DEATH: NATURAL
CAUSE OF DEATH - PART I - AND APPROXIMATE INTERVAL: ONSET TO DEATH
a. NATURAL CAUSES

- b. HTN
c. H/O CVA
d.

PART II - OTHER SIGNIFICANT CONDITIONS CONTRIBUTING TO DEATH BUT NOT RESULTING IN THE UNDERLYING CAUSE GIVEN IN PART I

AUTOPSY PERFORMED? NO AUTOPSY FINDINGS AVAILABLE TO COMPLETE CAUSE OF DEATH?
DATE OF SURGERY: DID TOBACCO USE CONTRIBUTE TO DEATH? NOT STATED
REASON FOR SURGERY:
PREGNANCY INFORMATION: NOT APPLICABLE
DATE OF INJURY: NOT APPLICABLE TIME OF INJURY (24 HOUR): INJURY AT WORK?
LOCATION OF INJURY:
DESCRIBE HOW INJURY OCCURRED:

PLACE OF INJURY:
IF TRANSPORTATION INJURY, STATUS OF DECEDENT: TYPE OF VEHICLE:

[Signature] STATE REGISTRAR

REQ: 2019257619

THE ABOVE SIGNATURE CERTIFIES THAT THIS IS A TRUE AND CORRECT COPY OF THE OFFICIAL RECORD ON FILE IN THIS OFFICE.
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DH FORM 1947 (03-13)

Florida

DRIVER LICENSE



<sup>4d</sup>DL# F635-540-53-952-0 <sup>9</sup>CLASS E

<sup>1</sup> FERDINAND  
<sup>2</sup> MAUREEN  
<sup>3</sup> 1040 TENNESSEE AVE  
FORT LAUDERDALE, FL 33312-2655

<sup>3</sup> DOB 12/12/1953 <sup>35</sup>SEX F  
<sup>4b</sup>EXP 12/12/2024 <sup>15</sup>HGT 5'-03"  
<sup>12</sup>REST NONE <sup>9a</sup>END NONE

SAFE DRIVER  
<sup>4a</sup>ISS 11/30/2016

<sup>5</sup>DD X632201173490

REPLACED 01/17/2022

Operation of a motor vehicle constitutes  
consent to any sobriety test required by law



*Maureen*



COMMISSION AGENDA ITEM  
DOCUMENT ROUTING FORM

14

Today's Date: May 20/24

DOCUMENT TITLE: SATISFACTION OF MORTGAGE for Maureen Ferdinand and Ezra Ferdinand (1040 Tennessee Ave., Fort Lauderdale, FL)

COMM. MTG. DATE: 12/19/2017 CAM #: 17-1463 ITEM #: CR-2 CAM attached:  YES  NO

Routing Origin: CAO Router Name/Ext: Erica K./xt. 6088 Action Summary attached:  YES  NO

CIP FUNDED:  YES  NO

Capital Investment / Community Improvement Projects defined as having a life of at least 10 years and a cost of at least \$50,000 and shall mean improvements to real property (land, buildings, or fixtures) that add value and/or extend useful life, including major repairs such as roof replacement, etc. Term "Real Property" include: land, real estate, realty, or real.

1) Dept: HCD Router Name/Ext: ANGELLA/EXT4523 # of originals routed: 1 Date to CAO: 2/28/24

2) City Attorney's Office: Documents to be signed/routed?  YES  NO # of originals attached: 1

Is attached Granicus document Final?  YES  NO Approved as to Form:  YES  NO

Date to CCO: 5/20/24 LYNN SOLOMON  
Attorney's Name

[Signature]  
Initials

3) City Clerk's Office: # of originals: 1 Routed to: Donna V. /CMO Date: 05/20/24

4) City Manager's Office: CMO LOG #: MAY 60 Document received from: 5/21/24

Assigned to: SUSAN GRANT  ANTHONY FAJARDO  LAURA REECE

APPROVED FOR SUSAN GRANT SIGNATURE

PER ACM: S. Grant (Initial/Date) PER ACM: A. Fajardo (Initial/Date)  
S. Grant (Initial/Date)

PENDING APPROVAL (See comments below)

Comments/Questions: \_\_\_\_\_

Forward  1 originals to  Mayor  CCO Date: 5/23/24

5) Mayor/CRA Chairman: Please sign as indicated. Forward \_\_\_ originals to CCO for attestation/City seal (as applicable) Date: \_\_\_\_\_

6) City Clerk: Forward 1 originals to CAO for FINAL APPROVAL Date: \_\_\_\_\_

7) CAO forwards \_\_\_ originals to CCO Date: \_\_\_\_\_

8) City Clerk: Scan original and forwards 1 originals to: Angella W./EXT4523

Attach \_\_\_ certified Reso # \_\_\_\_\_  YES  NO

Original Route form to Erica K./ 6088