

PREPARED BY AND RETURN TO:

Lynn Solomon, Esq.,
City Attorney Office
City of Fort Lauderdale
1 East Broward Blvd., Suite 1320
Fort Lauderdale, FL 33301

Folio No: 5042 16 13 0013



(Space Reserved for Recording Information)

DRAINAGE EASEMENT

THIS INDENTURE, made this _____ day of _____, 2025, by and between:

SHM LMC, LLC a Delaware Limited Liability company, whose principal address is, 14785 Preston Rd., Ste. 975, Dallas TX 75254, hereinafter “Grantor”,

In Favor of

CITY OF FORT LAUDERDALE, a municipal corporation existing under the laws of the State of Florida, whose address is 101 NE 3rd Avenue, Suite 2100, Fort Lauderdale, FL 33301, hereinafter the “Grantee”, its successors and assigns.

WITNESSETH:

That said Grantor(s), for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations to said Grantor(s) in hand paid by said Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold unto the said Grantee, its successors and assigns an exclusive easement for stormwater drainage and drainage facilities, improvements or infrastructure in the Easement Area and the right to maintain, operate, construct, deepen the canal, place, repair and replace such facilities, improvements or infrastructure as needed for public use and have access to City facilities or infrastructure within the Easement Area more particularly described below, and all other public purposes related thereto, as Grantee may deem necessary over, along, through, in, above, within and under the "Easement Area", said Easement Area lying and being in Fort Lauderdale, Broward County, Florida, described as follows:

SEE SKETCH & LEGAL DESCRIPTION
ATTACHED HERETO AS EXHIBIT “A”
(hereinafter, the “Easement Area”)

Grantor(s) hereby covenants with said Grantee that said Grantor(s) is lawfully seized of fee simple title to the Easement Area and that Grantor(s) hereby fully warrants and defends the title to this Easement Area hereby granted and conveyed against the lawful claims of all persons whomsoever. The individual signing this Easement on behalf of the Grantor is authorized to execute this Easement and enter into a binding agreement on behalf of the Grantor and all members of the Grantor have approved the grant of this Easement.

Grantor(s) shall not make or construct any improvements within the Easement Area, conduct any activities which will conflict or interfere with the Easement granted herein. Further, Grantor will not construct any walls or other permanent structures within the Easement Area. Grantor shall not grant any other easements to any other party within the Easement Area. In addition, Grantee shall have the right, at its expense and in its sole discretion, to maintain the Easement Area, including without limitation, the right to clear, remove or trim any vegetation,

including mangroves, debris or hedges within the Easement Area.

*("Grantor" and "Grantee" are used for singular or plural, as context requires.)

TO HAVE AND TO HOLD the same unto the Grantee, its successors and assigns forever.

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

WITNESSES:

[Witness print/type name]

Address : _____

[Witness print/type name]

Address : _____

GRANTOR:

SHM LMC, LLC, a Delaware Limited Liability Company

By: _____

Name: _____

Title: _____

STATE OF FLORIDA

COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online, this _____ day of _____, 2025, by (Name of Authorized Signatory) _____ as (Print Title) _____ of SHM LMC, LLC, a Delaware Limited Liability company and is authorized to sign this instrument on behalf of SHM LMC, LLC. He /She is ☐ personally known to me or ☐ has produced _____ as identification and ☐ did or ☐ did not take an oath.

(SEAL)

**APPROVED AS TO FORM AND
CORRECTNESS:**
D'Wayne M. Spence, Interim City Attorney

Lynn Solomon, Esq.
Assistant City Attorney

Notary Public, State of Florida

Signature of Notary taking Acknowledgement.

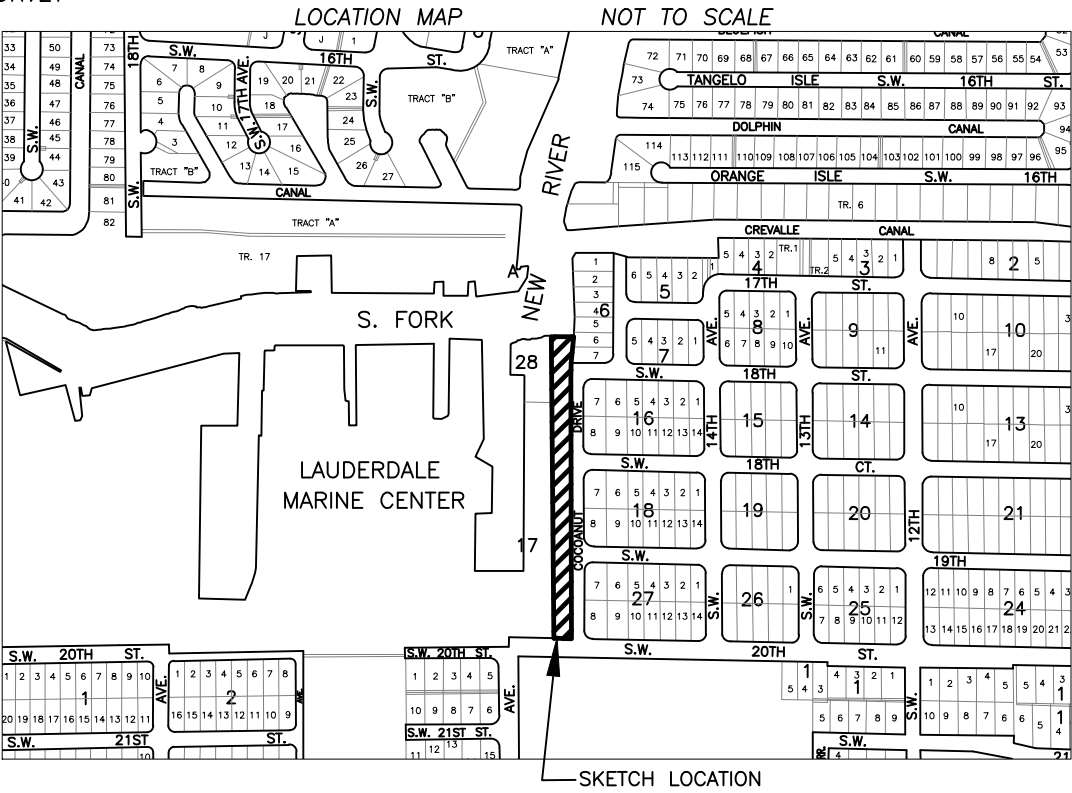
Name of Notary Typed, Printed or Stamped.

My Commission Expires: _____

Commission Number: _____

SKETCH AND DESCRIPTION

THIS IS NOT A SURVEY



DESCRIPTION:

A PORTION OF THE 60.00 FOOT WIDE CANAL RESERVATION ADJACENT TO THE EAST LINE OF BLOCKS 17 AND 28, "RE-AMENDED PLAT OF YELLOWSTONE PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 40, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID PORTION BEING THE EAST 30.00 OF SAID CANAL RESERVATION; BOUNDED ON THE NORTH BY THE SOUTH FORK NEW RIVER; BOUNDED ON THE EAST BY THE WEST RIGHT OF WAY LINE OF COCONUT DRIVE AND THE WEST LINE OF BLOCK 6, "REVISED PLAT OF YELLOWSTONE PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; BOUNDED ON THE WEST BY A LINE 30.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID CANAL RESERVATION; BOUNDED ON THE SOUTH BY THE NORTH RIGHT OF WAY LINE OF SOUTHWEST 20 STREET.

SAID LANDS SITUATE LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA. CONTAINING 30,356 SQUARE FEET OR 0.6969 ACRES MORE OR LESS

NOTES:

- 1) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 2) SUBJECT TO EXISTING EASEMENTS, RIGHT-OF WAYS, COVENANTS, RESERVATIONS AND RESTRICTIONS OF RECORD, IF ANY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

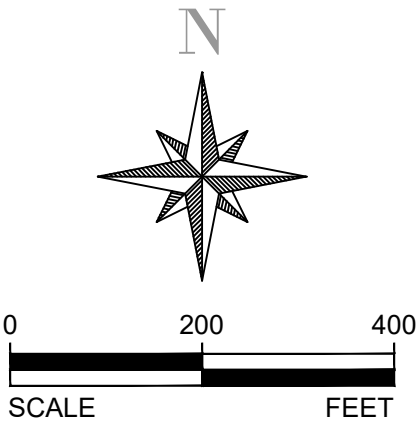
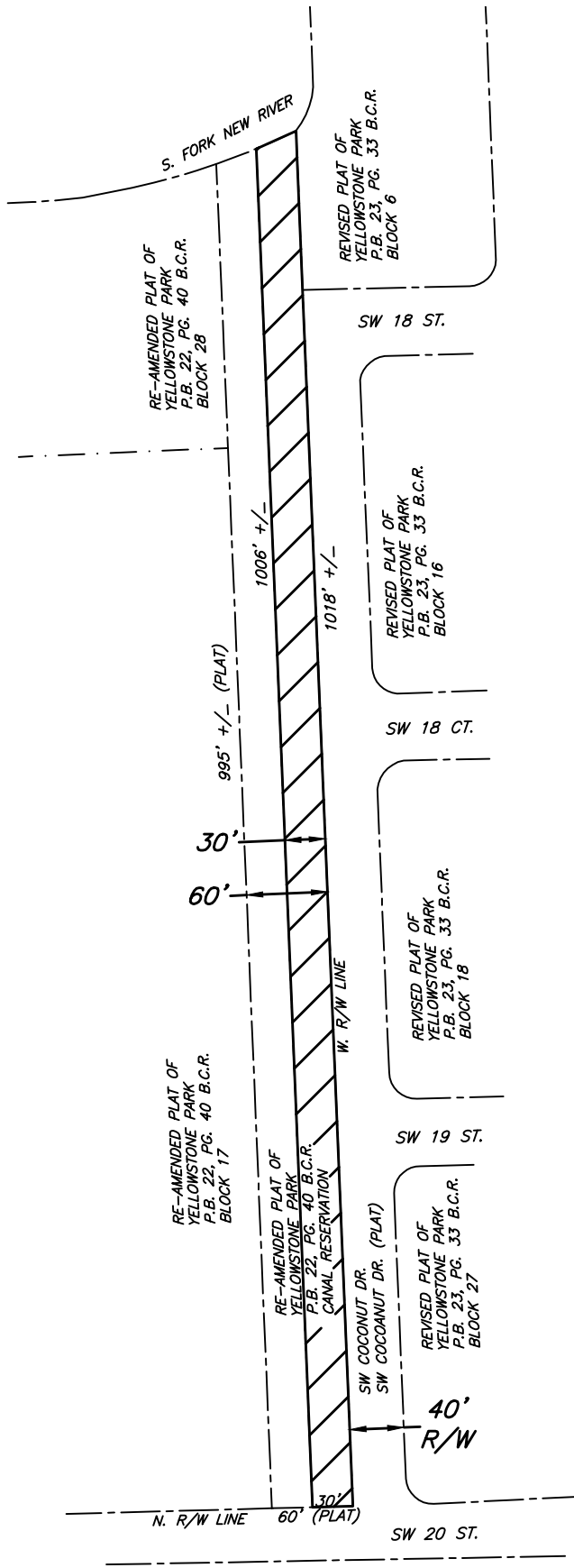
I HEREBY CERTIFY THAT THE HEREIN SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, PREPARED UNDER MY RESPONSIBLE CHARGE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027.

DATED: NOVEMBER 8th, 2024

MICHAEL W. DONALDSON
PROFESSIONAL SURVEYOR AND MAPPER NO. 6490
STATE OF FLORIDA

SHEET 1 OF 2		
CITY OF FORT LAUDERDALE		
EXHIBIT 1		
30' DRAINAGE EASEMENT		
CANAL RESERVATION P.B. 22, PG. 40		
BY: M.D.	ENGINEERING	DATE: 11/8/24
CHK'D E.R.	DIVISION	SCALE: N.T.S.

SKETCH AND DESCRIPTION



970' +/- (PLAT)

- LEGEND:
- P.B. = PLAT BOOK
 - P.G. = PAGE
 - R/W = RIGHT OF WAY
 - B.C.R. = BROWARD COUNTY RECORDS
 - N.T.S. = NOT TO SCALE

THIS IS NOT A SURVEY

SHEET 2 OF 2		
CITY OF FORT LAUDERDALE		
EXHIBIT 1		
30' DRAINAGE EASEMENT		
CANAL RESERVATION P.B. 22, PG. 40		
BY: M.D.	ENGINEERING	DATE: 11/8/24
CHK'D E.R.	DIVISION	SCALE: 1"=200'

**JOINDER AND CONSENT AND SUBORDINATION BY MORTGAGEE
(EASEMENTS)**

THIS INDENTURE, made this 8 day of September, 2025, by and between:
JPMorgan Chase Bank, National Association, a national banking association, hereinafter
"MORTGAGEE",

in favor

CITY OF FORT LAUDERDALE, of the County of Broward, State of Florida, hereinafter "CITY".

WITNESSETH:

That MORTGAGEE, the holder of that certain mortgage executed by SHM South Fork, LLC, SHM South Fork, LLC and SHM LMC TRS, LLC dated April 30, 2025, recorded May 15, 2025, under Instrument No. 120219184 of the Public Records of Broward County, Florida, security for that indebtedness in the original principal sum of Three Million, Nine Hundred and Seventy-Five Thousand Dollars (\$3,975,000.00), in consideration of Ten Dollars (\$10.00) and other good and valuable considerations received from CITY, does hereby join and consent to execution and delivery of the foregoing Easement and does furthermore subordinate the lien of its mortgage to the interest of the City in the Easement.

IN WITNESS OF THE FOREGOING, the Mortgagee has set Mortgagee's hand and seal the day and year first written above.

WITNESSES:

JP Morgan Chase Bank, National Association, a
national banking association

[Signature]
Print Name: James Considine
Address: 383 Madison Ave
New York, NY 10179

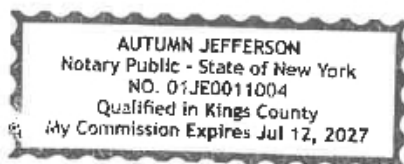
By: [Signature]
Print Name: _____
Print Title: Jessica Wong
Authorized Signatory

[Signature]
Print Name: Roni Kotel
Address: 383 Madison Ave
New York, NY 10179

STATE OF New York
COUNTY OF New York

The foregoing instrument was acknowledged before me, me by means of ☒ physical presence or ☐ online, this
8 day of September 2025, by Jessica Wong (Name of Officer), as Authorized
Signatory (Title of Officer), for JP Morgan Chase Bank, National Association, a national banking
association, who is ☒ personally known to me or ☐ has produced _____ as
identification and who ☐ did not or ☒ did take an oath.

(SEAL)



[Signature]
Notary Public, State of Florida
Autumn Jefferson
Name of Notary (Typed/Printed/Stamped)
My commission expires: July 12, 2027