

CLOSING AFFIDAVIT

STATE OF FLORIDA)
COUNTY OF BROWARD)

BEFORE ME, the undersigned authority personally appeared the undersigned, Christopher J. Lagerbloom, as Executive Director (“Affiant”) of the **FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY**, a public body corporate and politic of the State of Florida created pursuant to Part III, Chapter 163, Florida Statutes (the “Seller”), who being by me first duly sworn, on oath, depose(s) and say(s) that:

1. Affiant is authorized to execute this affidavit pursuant to Resolution No. **20-11(CRA)** on behalf of the Seller. The Seller is conveying title to the below-described real property(s) to **Gesmac Development Inc.**, a Florida for profit Corporation (“Buyer”), such real property(s) being described as follows:

BCPA Property ID #'s

- 1) 5042-04-16-0350
- 2) 5042-04-16-0360
- 3) 5042-04-16-0320
- 4) 5042-04-17-0440
- 5) 5042-04-17-0410
- 6) 5042-04-12-0680

Approximate Street Address:

NW 16th Terrace, FORT LAUDERDALE, FL 33311
NW 16th Terrace, FORT LAUDERDALE, FL 33311
NW 16th Terrace, FORT LAUDERDALE, FL 33311
816 NW 16th Place, FORT LAUDERDALE, FL 33311
NW 8th Street, FORT LAUDERDALE, FL 33311
NW 7th Court, FORT LAUDERDALE, FL 33311

Legal Description
See Exhibit “A” Attached hereto
(the “Property”)

2. To the best of Affiant’s knowledge without independent inquiry or investigation, Affiant has received no notice of any public hearing regarding assessment for improvements or changes in applicable zoning laws concerning the Property within the past ninety (90) days. Buyer

is purchasing the Property subject to all outstanding liens, code violations, unpaid taxes and assessments and Seller makes no representations or warranties regarding same.

3. There are no actions or proceedings now pending in any State or Federal Court to which the Seller is a party, including but not limited to, proceedings in bankruptcy, receivership or insolvency, nor are there any judgments, bankruptcies, liens or executions of any nature which constitute or could constitute a charge or lien upon the Property.

4. Affiant is not aware of any improvements, alterations, or repairs to the above described Property for which the costs thereof remain unpaid.

5. There are no matters pending against the Seller that could give rise to a lien that would attach to the Property between the effective date of the title commitment and the recording of the interest to be insured. Seller has not and will not execute any instruments that would adversely affect the interest to be insured.

6. Seller has not entered into any contracts for the sale, disposition or leasing of the Property since said date(s) with Buyer and Seller has no knowledge of any other matter affecting title to the Property. Seller has not granted any other party a right of first refusal or option to purchase the Property.

7. Seller understands that Section 1445 of the Internal Revenue Code provides that a Buyer of a United States real property(s) interest must withhold tax if the Seller is a foreign person. To inform the Buyer that withholding of tax is not required upon purchase of the above described property(s), Seller certifies the following:

- I. Seller is not a nonresident alien individual, foreign corporation, foreign partnership, foreign trust or foreign estate for purposes of United States federal income taxation.
- II. Seller's U.S. Taxpayer Identification Number is **59-6000319**.
- III. Seller's address is: 914 Sistrunk Boulevard, Suite 200, Fort Lauderdale, FL 33311.
- IV. Seller understands the Buyer of the Property intends to rely on the foregoing representations in connection with the United States Foreign Investment in Real Property Tax Act. (FIRPTA). Seller understands this certification may be disclosed to the Internal Revenue Service by the Buyer and that any false statements contained in this certification may be punished by fine, imprisonment or both. Seller has the authority to sign this affidavit as either

individual Seller or on behalf of an entity Seller. Under penalties of perjury, Seller states that this declaration was carefully read and is true and correct.

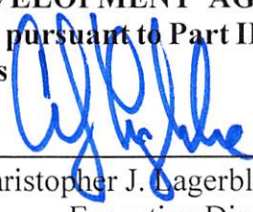
8. To the best of Affiant's knowledge without independent inquiry or investigation, Seller's title to, and possession and enjoyment of, the Property has been open, notorious, peaceable and undisturbed, and has been never been disputed nor questioned.

9. In its proprietary capacity as owner of the Property, Seller has not created any easements or right of way affecting all or any portion of the Property except for easements reflected on the title commitment.

10. This affidavit is given for the purpose of inducing **Gesmac Development Inc.**, a Florida for profit corporation, to acquire the Property, with the knowledge that said purchaser is relying upon the statements set forth herein and to induce **Old Republic National Title Insurance Comany** to issue title insurance on the Property. Affiant states that he/she is familiar with the nature of an oath and with the penalties as provided by the laws of the United States and the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies that he/she has read, or heard read, the full facts of this Affidavit and understands its context.

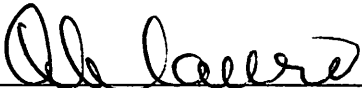
Under penalties of perjury, I declare that I have read the foregoing Affidavit and that the facts stated in it are true to the best of my knowledge.

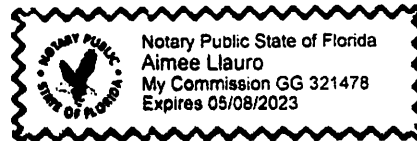
**FORT LAUDERDALE COMMUNITY
REDEVELOPMENT AGENCY, a public body
created pursuant to Part III, Chapter 163, Florida
Statutes**

By: 
Christopher J. Lagerbloom, ICMA-CM
Executive Director

State of Florida)
County of Broward)

Sworn to (of affirmed) before me by means by means of ☒ physical presence or ☐ online,
this 14th day of March, 2022, by **Christopher J. Lagerbloom, ICMA-CM**
as Executive Director of **Fort Lauderdale Community Redevelopment Agency** on behalf of the
agency.


Notary Public, State of Florida



Aimee Llauro
Name of Notary Typed, Printed or Stamped

Personally Known ☒ OR Produced Identification _____

Type of Identification Produced _____



COMMISSION AGENDA ITEM
DOCUMENT ROUTING FORM
Today's Date: 3/10/2022

11 3/14/2022

DOCUMENT TITLE: Closing Affidavit-GESMAC (Scattered Site Infill Housing Development)

COMM. MTG. DATE: 06/15/2021 CAM #: 21-0531 ITEM #: PH-1 CAM attached: ☒ YES ☐ NO

Routing Origin: CAO Router Name/Ext: Erica K./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: _____ Router Name/Ext: _____ # of originals routed: 1 Date to CAO: _____

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: 3/10/22 Lynn Solomon LS
Attorney's Name Initials

3) City Clerk's Office: # of originals: 1 Routed to: Donna V./Aimee L./CMO Date: 3/10/2022

4) City Manager's Office: CMO LOG #: Mar 24 Document received from: 3-10-22

Assigned to: CHRIS LAGERBLOOM ☐ TARLESHA SMITH ☐ GREG CHAVARRIA ☐
CHRIS LAGERBLOOM as CRA Executive Director ☐

☐ APPROVED FOR C. LAGERBLOOM'S SIGNATURE ☐ N/A FOR C. LAGERBLOOM TO SIGN

PER ACM: T. Smith (Initial/Date) PER ACM: G. Chavarria (Initial/Date)

☐ PENDING APPROVAL (See comments below)

Comments/Questions: _____

Forward 1 originals to ☐ Mayor ☒ CCO Date: _____

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: 3/14/2022

7) CAO forwards _____ originals to CCO Date: _____

8) City Clerk: Scan original and forwards 1 original to: Erica Keiper/ xt. 6088

Attach _____ certified Reso# _____ ☐ YES ☐ NO Original Route form to: Erica K./6088