

PREPARED BY :  
Lynn Solomon, Assistant General Counsel  
Fort Lauderdale Community Redevelopment Agency  
914 N.W. 6<sup>th</sup> Street, Suite 200  
Fort Lauderdale, Florida 33311

RETURN TO:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

TAX ID NOs. 5042-04-16-0350  
5042-04-16-0360  
5042-04-16-0320  
5042-04-17-0440  
5042-04-17-0410  
5042-04-12-0680

Space Reserved for Recording Information

### SPECIAL WARRANTY DEED

THIS INDENTURE, made this 14 day of March, 2022, by  
and between:

**THE FORT LAUDERDALE COMMUNITY  
REDEVELOPMENT AGENCY A/K/A FORT  
LAUDERDALE COMMUNITY REDVELOPMENT  
AGENCY**, a Community Redevelopment Agency created  
pursuant to Chapter 163, Part III, Florida Statutes, whose mailing  
address is 914 N.W. 6<sup>th</sup> Street, Suite 200, Fort Lauderdale, Florida  
33311, hereinafter "GRANTOR",

and

**GESMAC DEVELOPMENT INC.**, a Florida corporation, whose  
mailing address is 305 Alcazar Avenue, Coral Gables, FL 33134,  
hereinafter "GRANTEE".

BY THIS SPECIAL WARRANTY DEED, GRANTOR, for and in consideration  
of Ten Dollars (\$10.00) in hand paid by GRANTEE, the receipt of which is hereby  
acknowledged, has granted, bargained and sold to GRANTEE, its successors and assigns,  
the following described land situate, lying and being in Broward County, Florida:

**SEE EXHIBIT "A"**  
attached hereto

TO HAVE AND TO HOLD the same in fee simple, subject to those matters reflected on

**EXHIBIT "B"**  
attached hereto.

And GRANTOR covenants with GRANTEE that GRANTOR is lawfully seized of the Property in fee simple, subject to the matters appearing on Exhibit "B" hereto; that GRANTOR has good right and lawful authority to sell and convey the Property; that GRANTOR warrants the title to the Property for any acts of GRANTOR and will defend it against the lawful claims of all persons claiming by, through or under GRANTOR, but against none other.


SUBJECT TO the condition that Grantee shall use the above described tracts of land to develop and provide workforce housing for Eligible Homebuyers in accordance with the terms and conditions of that Development Agreement Scattered Site Infill Housing dated September 23, 2021 by and between Grantor and Grantee which is incorporated herein by reference and, if Grantee shall fail to construct and build such workforce housing and convey same to Eligible Homebuyers, *all right, title and interest herein conveyed shall automatically revert to the Grantor absolutely.*

**REMAINDER OF PAGE INTENTIONALLY LEFT BLANK**


IN WITNESS WHEREOF, GRANTOR has hereunto set its hand and seal the day and year first above written.

WITNESSES:

**FORT LAUDERDALE COMMUNITY  
REDEVELOPMENT AGENCY,** a  
Community Redevelopment Agency created  
pursuant to Chapter 163, Part III, Florida  
Statutes

  
Annee Udon  
[Witness-print or type name]


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

  
Donna Varisco  
[Witness-print or type name]

ATTEST:

  
David R. Soloman, CRA Secretary

Approved as to form:  
Alain E. Boileau, General Counsel

  
Lynn Solomon, Assistant General Counsel

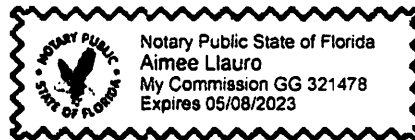


STATE OF FLORIDA:  
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this March 14, 2022, by CHRISTOPHER J. LAGERBLOOM, ICMA-CM as Executive Director of the Fort Lauderdale Community Redevelopment Agency, a community redevelopment agency created pursuant to Chapter 163, Part III, Florida Statutes.

Aimee Liauro  
Notary Public, State of Florida

Aimee Liauro  
Name of Notary Typed, Printed or Stamped



Personally Known ☒ OR Produced Identification ☐

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

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**Parcel Grouping "B"**

**CRA Parcel #53**

Address: NW 16 Terrace

Legal Description: Lot 23, Block 5, of AMENDED PLAT LINCOLN PARK, FIFTH ADDITION, according to the plat thereof as recorded in Plat Book 7, page 3, of the Public Records of Broward County, Florida

**Valuation: \$20,000.00**

Address: NW 16 Terrace

Legal Description: Lot 24, Block 5, of AMENDED PLAT LINCOLN PARK, FIFTH ADDITION, according to the plat thereof as recorded in Plat Book 7, page 3, of the Public Records of Broward County, Florida

**Valuation: \$20,000.00**

**CRA Parcel #52**

Address: NW 16 Terrace

Legal Description: Lots 17 and 18, Block 5, of AMENDED PLAT LINCOLN PARK, FIFTH ADDITION, according to the plat thereof as recorded in Plat Book 7, page 3, of the Public Records of Broward County, Florida

**Valuation: \$40,000.00**

**CRA Parcel #49**

Address: 816 NW 16 Place

Legal Description: Lots 5 and 6, Block 3, of AMENDED PLAT LINCOLN PARK, SIXTH ADDITION, according to the plat thereof as recorded in Plat Book 7, page 2, of the Public Records of Broward County, Florida

**Valuation: \$49,000.00**

**CRA Parcel #6**

Address: NW 8 Street

Legal Description: Lots 45 - 48, Block 2, of AMENDED PLAT LINCOLN PARK, SIXTH ADDITION, according to the plat thereof as recorded in Plat Book 7, page 2, of the Public Records of Broward County, Florida

**Valuation: \$80,000.00**

**CRA Parcel #5**

Address: NW 7 Court

Legal Description: Lots 1 and 2, Block 18, of FIRST ADDITION, LINCOLN PARK, according to the plat thereof as recorded in Plat Book 5, page 1, of the Public Records of Broward County, Florida

**Valuation: \$32,500.00**

## **EXHIBIT "B"**

### **PERMITTED EXCEPTIONS**

1. Taxes and special assessments for the year 2022 and subsequent years.
2. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
3. Rights or claims of parties in possession not shown by the public records.
4. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Taxes or assessments which are not shown as existing liens in the public records.
6. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.
7. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.
8. Restrictions, covenants, conditions, easements, zoning and other matters of record which are not reimposed by this deed.
9. All matters contained on the Plat of AMENDED PLAT LINCOLN PARK, FIFTH ADDITION, as recorded in Plat Book 7, Page 3, Public Records of Broward County, Florida (as to Parcels 1 and 2).
10. Hotel/Motel Easement to Selkirk Communications, Inc. recorded in O.R. Book 12446, Page 217, Public Records of Broward County, Florida. (As to Parcel 2)
11. Resolution No. 87-309 recorded in O.R. Book 15026, Page 150, Public Records of Broward County, Florida. (As to Parcel 2)
12. All matters contained on the Plat of AMENDED PLAT LINCOLN PARK, SIXTH ADDITION, as recorded in Plat Book 7, Page 2, Public Records of Broward County, Florida. (As to Parcels 3 and 4)
13. Resolution No. 87-166 recorded in O.R. Book 14743, Page 754, Public Records of Broward County, Florida. (As to Parcel 4)
14. All matters contained on the Plat of FIRST ADDITION LINCOLN PARK, as recorded in Plat Book 5, Page 1, Public Records of Broward County, Florida. (As to Parcel 5)

THE RECITAL OF THE FOREGOING SHALL NOT SERVE TO REIMPOSE SAME





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

11 3/15/2022

DOCUMENT TITLE: Special Warranty Deed -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 27 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: 3-14-22

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: 3/15/2022

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