

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. 5042-04-25-0430  
5042-04-25-0310  
5042-04-25-0810  
5042-04-25-0761  
5042-04-24-1060

Space Reserved for Recording Information

### SPECIAL WARRANTY DEED

THIS INDENTURE, made this 2nd day of May, 2022, by  
and between:

**THE FORT LAUDERDALE COMMUNITY  
REDEVELOPMENT AGENCY A/K/A FORT  
LAUDERDALE COMMUNITY REDEVELOPMENT  
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

**FORT LAUDERDALE COMMUNITY DEVELOPMENT  
CORPORATION**, a Florida Not for Profit Corporation, whose  
mailing address is 1033 NW 6<sup>th</sup> Street, Suite 204, Fort Lauderdale,  
FL 33311, 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 22, 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 at the approved purchase price, *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:

Aimee Liaro  
Aimee Liaro

[Witness-print or type name]

Rebecca Mcclam  
Rebecca Mcclam

[Witness-print or type name]

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

By:

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

Approved as to form:

Alain E. Boileau, General Counsel

ATTEST:

David R. Soloman  
David R. Soloman, CRA Secretary

Lynn Solomon, Assistant General Counsel

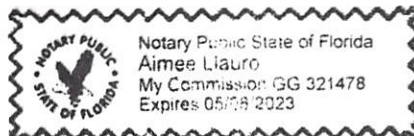
STATE OF FLORIDA:  
COUNTY OF BROWARD:



The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this May 2, 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 Liaro  
Notary Public, State of Florida

Aimee Liaro  
Name of Notary Typed, Printed or Stamped



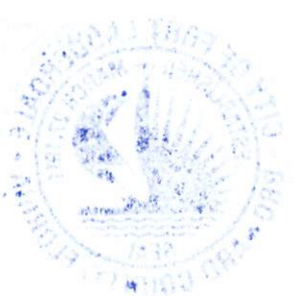
Personally Known ☒ OR Produced Identification ☐

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

Handwritten text at the top of the page, mostly illegible.

Handwritten text in the upper middle section, including a date that appears to be "1901".

Handwritten text in the middle section, continuing the narrative or list.



Handwritten text in the lower middle section, below the official seal.



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

**Parcel Grouping "E"**

**CRA Parcel #35 (Nonconforming Lot)**

Address: 525 NW 17<sup>th</sup> Avenue

Legal Description: Lot 8, Block 9, of DORSEY PARK SECOND ADDITION, according to the plat thereof as recorded in Plat Book 23, Page 10, of the Public Records of Broward County, Florida.

Valuation \$45,200.00

**CRA Parcel #32 (Nonconforming Lot)**

Address: 510 NW 17<sup>th</sup> Avenue

Legal Description: Lot 22, Block 8, of DORSEY PARK SECOND ADDITION, according to the plat thereof as recorded in Plat Book 23, Page 10, of the Public Records of Broward County, Florida.

Valuation \$43,200.00

**CRA Parcel #26 (Nonconforming Lot)**

Address: NW 17<sup>th</sup> Avenue

Legal Description: Lot 22, Block 11, of DORSEY PARK SECOND ADDITION, according to the plat thereof as recorded in Plat Book 23, Page 10, of the Public Records of Broward County, Florida.

Valuation \$43,200.00

**CRA Parcel #7 (Nonconforming Lot)**

Address: NW 4<sup>th</sup> Street

Legal Description: Lot 17, Block 11, of DORSEY PARK SECOND ADDITION, according to the plat thereof as recorded in Plat Book 23, Page 10, of the Public Records of Broward County, Florida.

Valuation \$36,000.00

**CRA Parcel #34 (Nonconforming Lot)**

Address: NW 15<sup>th</sup> Way

Legal Description: Lot 9, Block 5, of DORSEY PARK FIRST ADDITION, according to the plat thereof as recorded in Plat Book 21, Page 30, of the Public Records of Broward County, Florida.

Valuation \$45,200.00

**EXHIBIT "B"**  
**PERMITTED EXCEPTIONS**

1. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the public records or attaching subsequent to the effective date hereof.
2. Facts which would be disclosed by an accurate and comprehensive survey of the premises herein described.
3. Rights or claims of parties in possession.
4. Construction, Mechanic's, Contractors', or Materialmen's lien claims, if any, where no notice thereof appears of record.
5. Easements or claims of easements not shown by the public records.
6. General or special taxes and assessments required to be paid in the year 2022 and subsequent years.
7. All matters contained on the Plat of DORSEY PARK 2ND ADDITION, as recorded in Plat Book 23, Page 10, Public Records of Broward County, Florida. (as to Parcel 32, 26, 7, and 35)
8. All matters contained on the Plat of DORSEY PARK FIRST ADDITION, as recorded in Plat Book 21, Page 30, Public Records of Broward County, Florida. (as to Parcel 34)
9. Any lien provided by County Ordinance or by Ch. 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein, and any lien for waste fees in favor of any county or municipality.
10. Rights of the lessees under unrecorded leases.
11. Second mortgage in favor of 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, in the original principal loan amount of \$212,800.00, recorded , in Official Records Book \_\_ , Page \_\_ , of the Public Records of Broward County, Florida.

THE RECITAL OF THE FOREGOING SHALL NOT SERVE TO REIMPOSE SAME.





COMMISSION AGENDA ITEM  
DOCUMENT ROUTING FORM  
Today's Date: 4-27-22

PUSH

IL 05/03/22

DOCUMENT TITLE: Fort Lauderdale Community Development Corporation- Scattered Site/ Special Warranty Deed

COMM. MTG. DATE 6/15/2021 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: \_\_\_\_\_ 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 ☐ NOx

Date to CCO: 4-27-22

Lynn Solomon  
Attorney's Name

LS LS  
Initials

3) City Clerk's Office: # of originals: 1 Routed to: Donna V./Aimee L./CMO Date: 4/22/2022

4) City Manager's Office: CMO LOG #: Apr 41 Document received from: \_\_\_\_\_

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: 5-2-22

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: 05/03/2022

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

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

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

Original Route form to: Erica K./6088