

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. 5042-04-23-0350  
5042-04-11-0910  
5042-04-11-0920  
5042-04-11-0660  
5042-04-11-0430  
5042-04-11-0460

Space Reserved for Recording Information

**SPECIAL WARRANTY DEED**

THIS INDENTURE, made this 26 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

**OASIS OF HOPE COMMUNITY DEVELOPMENT  
CORPORATION, INC.**, a Florida Not for Profit Corporation,  
whose mailing address is 600 SW 3<sup>rd</sup> Street, Suite 2290, Pompano  
Beach, Fl 33060, 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:

Donna Varisco

Donna Varisco

[Witness-print or type name]

R. 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:

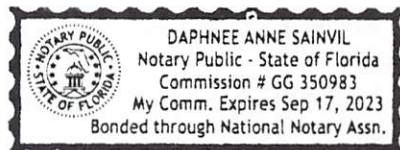
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 26 of MAY, 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.

Daphnee Anne Sainvil  
Notary Public, State of Florida

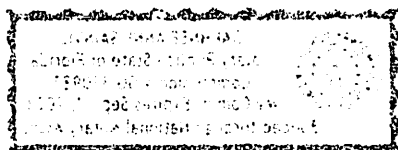
DAPHNEE ANNE SAINVIL

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: 5.25.22

16  
05/26/22  
Special Warranty Deed

DOCUMENT TITLE: Scattered Site Infill Housing Project- Oasis of Hope - 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: 5.25.22

Lynn Solomon  
Attorney's Name

LS  
Initials

3) City Clerk's Office: # of originals: 1 Routed to: Donna V./Aimee L./CMO Date: 05/25/22

4) City Manager's Office: CMO LOG #: May-64 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 \_\_\_\_\_ 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: 05/26/22

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