

PREPARED BY :

Lynn Solomon, Assistant General Counsel
Fort Lauderdale Community Redevelopment Agency
914 N.W. 6th Street, Suite 200
Fort Lauderdale, Florida 33311

RETURN TO:

TAX ID NOS. 5042-04-14-0290
5042-04-14-0300
5042-04-28-0480
5042-04-23-0270
5042-04-15-0301

Space Reserved for Recording Information

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 10th day of October, 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. 6th Street, Suite 200, Fort Lauderdale, Florida
33311, hereinafter "GRANTOR",

and

LEMON CITY DEVELOPMENT LLC, a Florida Limited
Liability Company, whose mailing address is 3634 Grand Avenue,
Miami, Florida 33133, 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 24, 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:

[Signature]

Aimee Llauro

[Witness-print or type name]

[Signature]

Donna Varisco

[Witness-print or type name]

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

By: [Signature]
Greg Chavarria, Executive Director

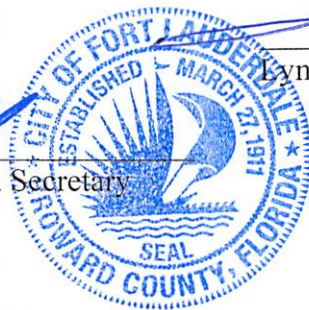
Approved as to form:
[Signature]
Alain E. Boileau, General Counsel

ATTEST:

[Signature]

David R. Soloman, CRA Secretary

[Signature]
Lynn Solomon, Assistant General Counsel



STATE OF FLORIDA:
COUNTY OF BROWARD:

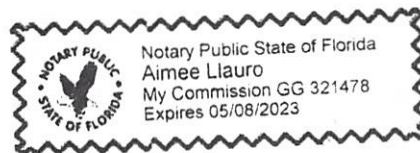
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this Oct. 10, 2022, by GREG CHAVARRIA, as Executive Director of the Fort Lauderdale Community Redevelopment Agency, a community redevelopment agency created pursuant to Chapter 163, Part III, Florida Statutes.

[Signature]

Notary Public, State of Florida

Aimee Llauro

Name of Notary Typed, Printed or Stamped



Personally Known [checkmark] OR Produced Identification _____

Type of Identification Produced _____

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel Grouping "C"

CRA Parcel #23

Address: 828 NW 15 Avenue

Legal Description: Lots 15, 16 and 17, Block 23, of LINCOLN PARK, THIRD ADDITION**, according to the plat thereof as recorded in Plat Book 7, page 4, of the Public Records of Broward County, Florida

Valuation: \$60,000.00

Address: 832 NW 15 Avenue

Legal Description: Lot 18, Block 23, of LINCOLN PARK, THIRD ADDITION, according to the plat thereof as recorded in Plat Book 7, page 4, of the Public Records of Broward County, Florida

Valuation: \$20,000.00

CRA Parcel #46

Address: NW 15 Avenue

Legal Description: Lot 17, Block 3, of CARVER PARK, according to the plat thereof as recorded in Plat Book 19, page 21, of the Public Records of Broward County, Florida Property ID: 5042-04-28-0480

Valuation: \$45,000.00

CRA Parcel #43

Address: 648 NW 15 Terrace

Legal Description: Lots 1 and 2, Block 3, of DORSEY PARK, according to the plat thereof as recorded in Plat Book 19, page 5, of the Public Records of Broward County, Florida

Valuation: \$81,000.00

CRA Parcel #51

Address: 904 NW 13 Terrace

Legal Description: Lots 17 and 18, Block 6, of AMENDED PLAT LINCOLN PARK, FOURTH ADDITION, according to the plat thereof as recorded in Plat Book 7, page 35, of the Public Records of Broward County, Florida

Valuation: \$32,500.00

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 but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
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 set forth on the Plat of AMENDED PLAT LINCOLN PARK, THIRD ADDITION, according to the Plat thereof recorded in Plat Book 2, Page 63, Public Records of Broward County, Florida.
8. All matters set forth in the Plat of AMENDED PLAT LINCOLN PARK, THIRD ADDITION, according to the Plat thereof recorded in Plat Book 7, Page 4, Public Records of Broward County, Florida.
9. All matters set forth on Plat of AMENDED PLAT LINCOLN PARK, FOURTH ADDITION, according to the Plat thereof recorded in Plat Book 7, Page 35, Public Records of Broward County, Florida.
10. All matters set forth on the Plat of DORSEY PARK, according to the Plat thereof recorded in Plat Book 19, Page 5, Public Records of Broward County, Florida.
11. All matters set forth on the Plat of CARVER PARK, according to the Plat thereof recorded in Plat Book 19, Page 21, Public Records of Broward County, Florida.
12. Reservations in favor of Trustee of the Internal Improvement Fund of the State of Florida in Deed No. 1353 recorded June 6, 1942 in Deed Book 405, Page 417, of the Public Records of Broward County, Florida. (Parcel 4)
13. Reservations in favor of the Broward County pursuant to the County Deed recorded March 27, 1946 in Deed Book 528, Page 45, of the Public Records of Broward County, Florida. (Parcel 1)

14. Reservations in favor of Broward County pursuant to Florida Statute 270.11 and Tax Deed recorded January 5, 1998 in Official Records Book 27492, Page 841, of the Public Records of Broward County, Florida. (Parcel 4)
15. Reservations in favor of Broward County pursuant to Florida Statute 270.11 and Tax Deed recorded December 29, 1999 in Official Records Book 30142, Page 930, of the Public Records of Broward County, Florida. (Parcel 4)
16. Reservations in favor of Broward County pursuant to Florida Statute 270.11 and Tax Deed recorded April 5, 2004 in Official Records Book 37192, Page 1471, of the Public Records of Broward County, Florida. (Parcel 1)
17. Reservations in favor of City of Fort Lauderdale pursuant to Florida Statute 270.11 and Special Warranty Deed recorded June 30, 2006 in Official Records Book 42321, Page 1445, of the Public Records of Broward County, Florida (Parcels 2 and 4)
18. Reservations in favor of City of Fort Lauderdale pursuant to Florida Statute 270.11 and Quit Claim Deed recorded December 13, 2017 in Official Records Instrument No. 114773714, of the Public Records of Broward County, Florida. (Parcel 1)
19. Reservations in favor of City of Fort Lauderdale pursuant to Florida Statute 270.00 and Quit Claim Deed recorded December 13, 2017 in Official Records Instrument No. 114773722, of the Public Records of Broward County, Florida. (Parcel 3)
20. Resolution No. 95-86 recorded November 16, 2004 in Official Records Book 38544, Page 1743, of the Public Records of Broward County, Florida.
21. Resolution No. 21-05 (CRA) recorded April 28, 2022 in Official Records Instrument No. 118108602, of the Public Records of Broward County, Florida.
22. Landscaping Affidavit recorded July 28, 2022 in Official Records Instrument No. 118302333, of the Public Records of Broward County, Florida. (Parcel 1)
23. Temporary Structure Affidavit recorded July 28, 2022 in Official Records Instrument No. 118302333, of the Public Records of Broward County, Florida. (Parcel 1)
24. Temporary Structure Affidavit recorded July 28, 2022 in Official Records Instrument No. 118302334, of the Public Records of Broward County, Florida. (Parcel 1)
25. Landscaping Affidavit recorded July 28, 2022 in Official Records Instrument No. 118302335, of the Public Records of Broward County, Florida. (Parcel 1)
26. Temporary Structure Affidavit recorded August 2, 2022 in Official Records Instrument No. 118312045, of the Public Records of Broward County, Florida. (Parcel 3)
27. Landscaping Affidavit recorded August 2, 2022 in Official Records Instrument No. 118312046, of the Public Records of Broward County, Florida. (Parcel 3)

28. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s).

CLOSING AFFIDAVIT

STATE OF FLORIDA)
COUNTY OF BROWARD)

BEFORE ME, the undersigned authority personally appeared the undersigned, Greg Chavarria, 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 **Lemon City Development LLC**, a Florida limited liability company (“Buyer”), such real property(s) being described as follows:

BCPA Property ID #'s

- 1) 5042-04-14-0290
- 2) 5042-04-14-0300
- 3) 5042-04-28-0480
- 4) 5042-04-23-0270
- 5) 5042-04-15-0301

Approximate Street Address:

828 NW 15th Avenue, Fort Lauderdale, FL 33311
832 NW 15th Avenue, Fort Lauderdale, FL 33311
NW 15th Avenue, Fort Lauderdale, FL 33311
648 NW 15th Terrace, Fort Lauderdale, FL 33311
904 NW 13th Terrace, 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,



COMMISSION AGENDA ITEM
DOCUMENT ROUTING FORM

Today's Date: 10.7.22

2154
*CLOSING
NEXT WEEK

DOCUMENT TITLE: Scattered Site Infill Housing Development- Lemon City (Special Warranty Deed & Closing Affidavit)

COMM. MTG. DATE: 06/15/21 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: 2

Is attached Granicus document Final? ☐ YES ☒ NO Approved as to Form: ☒ YES ☐ NO

Date to CCO: 10.7.22 Lynn Solomon
Attorney's Name

LS
Initials

3) City Clerk's Office: # of originals: 2 Routed to: Donna V./Aimee L./CMO Date: 10/07/22

4) City Manager's Office: CMO LOG #: _____ Document received from: _____

Assigned to: GREG CHAVARRIA ☐
ANTHONY FAJARDO ☐

TARLESHA SMITH ☐
SUSAN GRANT ☐

GREG CHAVARRIA as CRA Executive Director ☐

☐ APPROVED FOR G. CHAVARRIA'S SIGNATURE ☐ N/A FOR G. CHAVARRIA TO SIGN

PER ACM: T. Smith (Initial/Date) PER ACM: A. Fajardo (Initial/Date)
S. Grant (Initial/Date)

☐ PENDING APPROVAL (See comments below)

Comments/Questions: _____

Forward _____ originals to ☐ Mayor ☒ CCO Date: 10/11/22

5) Mayor/CRA Chair: Please sign as indicated. Forward _____ originals to CCO for attestation/City seal (as applicable) Date: _____

6) City Clerk: Scan original and forwards 2 originals to: Erica K./ xt. 6088

Attach _____ certified Reso # _____ ☐ YES ☐ NO

Original Route form to Erica K./ 6088

1724
K. C. Jones
NEXT W. 24