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PREPARED BY AND RETURN TO:
Lynn Solomon, Asst. General Counsel
FORT LAUDERDALE CRA
914 Sistrunk Blvd, Suite 200
Fort Lauderdale, FL 33311

PARTIAL RELEASE OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS, that the FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY (hereinafter "Mortgagee"), the holder of the following instruments, given by Fort Lauderdale Community Development Corporation, a Florida Not for Profit Corporation (hereinafter "Mortgagor"): (1) That certain Mortgage dated April 28, 2022, and recorded at Instrument No. 118117967, of the Public Records of Broward County, Florida, given to secure the sum of Two Hundred Twelve Thousand Eight Hundred and 00/100 Dollars (\$212,800.00), as evidenced by that certain Promissory Note, (2) That certain Development Agreement dated September 22, 2021, and (3) that certain Declaration of Developer Restrictive Covenants recorded May 3, 2022, and recorded under Instrument No. 118117968 of the public records of Broward County, Florida upon the following described property, situate, lying and being in Broward County, Florida, to wit:

Lot 17, in Block 11, of DORSEY PARK 2ND ADDITION, according to the Plat thereof, as recorded in Plat Book 23, Page 10, of the Public Records of Broward County, Florida.

Street Address: 1615 NW 4th Street, Florida 33311
Broward County Property ID: 5042 04 25 0761
(the "Property")

has received partial satisfaction of all obligations under said Mortgage and does hereby acknowledge satisfaction and discharge of said Mortgage only as to the Property described above. This instrument shall not be deemed a Release of all other property described in the Mortgage or as satisfaction of the obligations set forth in the Mortgage. This Partial Release shall be deemed to release the deed restrictions and right of reverter (only as to the Property referenced above) set forth in the Special Warranty Deed recorded May 3, 2022, and recorded at Instrument No. 118117964 of the Public Records of Broward County, Florida as to the Property described herein but shall not release the other property described in the Deed.

Pursuant to Resolution No. 21-05 (CRA) adopted by the Fort Lauderdale Community Redevelopment Agency Board of Commissioners, Greg Chavarria, as Executive Director, is authorized to execute this Partial Release of Mortgage on behalf of the Fort Lauderdale Community Redevelopment Agency.

IN WITNESS WHEREOF, the Fort Lauderdale Community Redevelopment Agency has caused this instrument to be fully executed on this 28 day of September, 2023.

WITNESSES:

Donna Varisco

Donna Varisco
Witness name – printed or typed

Amber Cabrera

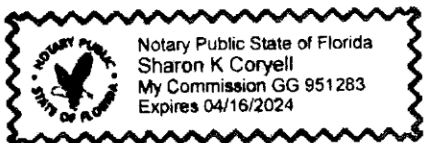
Amber Cabrera
Witness name – printed or typed

Greg Chavarria
Executive Director

STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me this 28th day of September, 2023, by Greg Chavarria, as Executive Director of the Fort Lauderdale Community Redevelopment Agency by means of ☒ physical presence or ☐ online notarization. He is personally known to me and did not take an oath.

(SEAL)



Sharon K. Coryell
Notary Public, State of Florida Signature of
Notary taking Acknowledgment)

SHARON K. CORYELL
Name of Notary Typed,
Printed or Stamped

My Commission Expires:

APRIL 16, 2024
Commission Number

Approved as to form and correctness,
D'Wayne M. Spence, Interim General Counsel

Lynn Solomon
Assistant General Counsel