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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 GESMAC Development Inc., a Florida for Profit Corporation (hereinafter "Mortgagor"): (1) That certain Mortgage recorded March 25, 2022, at Instrument No. 118034497, of the Public Records of Broward County, Florida, given to secure the sum of Two Hundred Forty One Thousand Five Hundred and 00/100 Dollars (\$241,500.00), as evidenced by that certain Promissory Note, (2) That certain Development Agreement dated September 23, 2021, and (3) that certain Declaration of Developer Restrictive Covenants recorded March 25, 2022, under Instrument No. 118034498 of the public records of Broward County, Florida upon the following described property, situate, lying and being in Broward County, Florida, to wit:

Parcel 1

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.

Parcel 2

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.

Street Address: 932 NW 16th Terrace, Fort Lauderdale, FL 33311
Broward County Property ID: 5042 04 16 0350
(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 March 14, 2022, and recorded at Instrument No. 118034496 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 28th day of December, 2023.

WITNESSES:

Donna Varisco

Donna Varisco

Witness name – printed or typed

Amber Cabrera

Amber Cabrera

Witness name – printed or typed

Greg Chavarria
for Greg Chavarria,
Executive Director

STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me this 28th day of December, 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)

Camille Ann-Marie Minott

Notary Public, State of Florida Signature
of Notary taking Acknowledgment)

Camille Ann-Marie Minott

Name of Notary Typed,
Printed or Stamped

My Commission Expires:



CAMILLE ANN-MARIE MINOTT
Commission # HH 189061
Expires October 20, 2025
Bonded thru Budget Notary Services

Commission Number

Approved as to form and correctness:
Thomas J. Ansbros, General Counsel

Lynn Solomon
Assistant General Counsel