

Prepared by and return to:

Nectaria M. Chakas, Esq.  
Lochrie & Chakas, P.A.  
1401 E. Broward Boulevard, Suite 303  
Ft. Lauderdale, FL 33301

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**ROADWAY EASEMENT**

(Alley)

THIS EASEMENT made this 23<sup>rd</sup> day of OCTOBER, 2013, by and between:

**CAMM EDUCATIONAL ENTERPRISES, INC.**,  
whose Post Office address is 2460 NE 46<sup>th</sup> Street, Lighthouse Point, FL 33064  
Fed Tax ID No. 65-0387741  
("Grantor"),

and

**CITY OF FORT LAUDERDALE**,  
a municipal corporation existing under the laws of the  
State of Florida, whose Post Office address is P.O. Drawer 14250,  
Fort Lauderdale, Florida 33302-4250,  
Federal Tax ID No. 59-6000319 ("Grantee").

**WITNESSETH:**

That said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt of which is acknowledged, has granted, bargained and sold unto the said Grantee, its successors and assigns the following described property for roadway easement and the right to service, maintain, repair and replace and have access to City facilities or infrastructure on the property or said roadway easement, and all other public purposes as Grantee may deem necessary over, along, through, in above and under that certain parcel of land situated lying and being in Fort Lauderdale, Broward County, Florida, described as follows:

See Exhibit "A" attached hereto and made a part hereof ("Easement Area").

Grantor hereby covenants with said Grantee that said Grantor is lawfully seized of fee simple title to the Easement Area and that Grantor hereby fully warrants and defends the title to this area hereby granted and conveyed against the lawful claims of all persons whomsoever.

\*("Grantor" and "Grantee" are used for singular or plural, as context requires.)

TO HAVE AND TO HOLD the same unto the Grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the Grantor has hereunto set Grantor's hand and seal the day and year first above written.

**WITNESSES:**

Nectaria Chakas  
[Witness Signature]

Nectaria Chakas  
[Witness print/type name]

Dorothy Richard  
[Witness Signature]

Dorothy Richard  
[Witness print/type name]

**GRANTOR:**

**CAMM EDUCATIONAL ENTERPRISES,  
INC., a Florida corporation**

By: Anthony Ajakie  
Anthony Ajakie/President

**ACKNOWLEDGEMENT**

STATE OF FLORIDA:  
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me this 23 day of October, 2013 by ANTHONY AJAKIE, as President of CAMM EDUCATIONAL ENTERPRISES, INC. He/She is personally known to me or has produced NA as identification and did / did not (circle one) take an oath.

Elizabeth Mendez  
Notary Public, State of Florida  
Signature of Notary Acknowledgement)

Elizabeth Mendez  
Name of Notary Typed,  
Printed or Stamped



My Commission Expires: 4.18.2015

EE 076372  
Commission Number

APPROVED AS TO FORM:

James R. Dwyer  
Asst. City Attorney



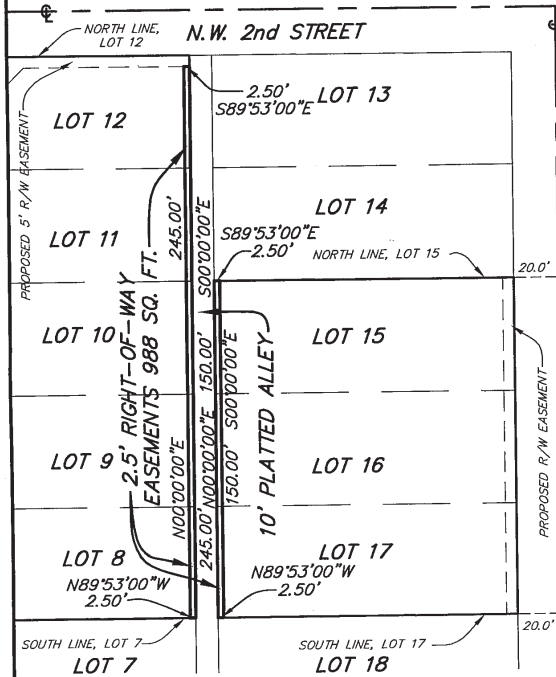
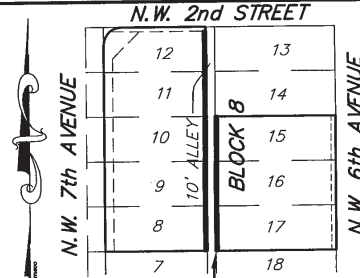
**McLAUGHLIN ENGINEERING COMPANY**  
**LB#285**

ENGINEERING \* SURVEYING \* PLATTING \* LAND PLANNING  
400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA  
33301 PHONE (954) 763-7611 \* FAX (954) 763-7615

**EXHIBIT "A"**  
**Easement Area**

SCALE 1" = 60'

**SKETCH AND DESCRIPTION**  
**2.5' RIGHT-OF-WAY**  
**EASEMENTS**  
**CAMM EDUCATIONAL**  
**ENTERPRISES, INC**



**THIS SKETCH**  
**SITE LAYOUT**  
**NOT TO SCALE**

**LEGAL DESCRIPTION:**

The East 2.50 feet of Lots 8 to 12 inclusive, Less the North 5.00 feet thereof AND the West 2.50 feet of Lots 15, 16 and 17, All in Block 8, BRYAN'S SUBDIVISION OF BLOCKS 5, 8 AND 19, OF THE TOWN OF FORT LAUDERDALE, according to the plat thereof, as recorded in Plat Book 1, Page 18, of the public records of Dade County, Florida.

All of said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 988 square feet or 0.0227 acres more or less.

**CERTIFICATION**

Certified Correct. Dated at Fort Lauderdale, Florida this 23rd day of October, 2013.

McLAUGHLIN ENGINEERING COMPANY  
*[Signature]*  
GERALD A. McLAUGHLIN  
Registered Land Surveyor No. 5269  
State of Florida.

- NOTES:
- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
  - 2) Legal description prepared by McLaughlin Engineering Co.
  - 3) This drawing is not valid unless sealed with an embossed surveyors seal.
  - 4) THIS IS NOT A BOUNDARY SURVEY.
  - 5) Bearings shown assume the West line of Lots 12 to 8, as South 00°00'00" East.

FIELD BOOK NO. \_\_\_\_\_

DRAWN BY: JMMjr

JOB ORDER NO. U-7538, U-8597, U-8608

CHECKED BY: \_\_\_\_\_

REF. DWG.: 12-3-073

C: \JMMjr\2013\U8608(EASE)

**JOINDER AND CONSENT BY MORTGAGEE/LIENHOLDER**

THIS INDENTURE, made this 28 day of OCTOBER, 2013 by and between:

BANK OF AMERICA, N.A. a national banking association  
(hereinafter "MORTGAGEE"),

*and*

CITY OF FORT LAUDERDALE,  
of the County of Broward, State of Florida (hereinafter "CITY").

**WITNESSETH:**

That MORTGAGEE, the holder of that certain mortgage executed by CAMM EDUCATIONAL ENTERPRISES, INC., a Florida corporation dated July 18, 2013 and recorded Official Records Book 50009, Page 588 of the Public Records of Broward County, Florida, being in the original principal sum of One Million Four Hundred Forty Thousand Dollars (\$1,440,000.00), in consideration of Ten Dollars (\$10.00) and other good and valuable considerations received from CITY, does hereby join and consent to execution and delivery of the foregoing Easement and agrees that in the event Mortgagee or any successors obtain title to such property through foreclosure or deed-in-lieu of foreclosure, the Easement shall be binding upon the entity obtaining title as the then owner of such property.

IN WITNESS OF THE FOREGOING, the Mortgagee has set Mortgagee's hand and seal the day and year first written above.

WITNESSES:

MORTGAGEE:

BANK OF AMERICA, N.A., a national banking  
association

Martha Torres  
Printed name: MARTHA TORRES

Leslie Martin  
Printed name: Leslie Martin

Vijay K. Sacha  
Printed Name: VIJAY K. SACHA  
Title: SVP

Address: 401 E. LAS OLAS BLVD  
FT LAUDERDALE FL 33301

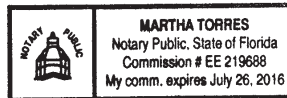
**ACKNOWLEDGMENT**

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 28 day of OCT, 2013 by Vijay K. Sacha SVP of BANK OF AMERICA, N.A., Mortgagee. He/She is [ ] personally known to me or [ ] has produced \_\_\_\_\_ as identification.

Martha Torres  
NOTARY PUBLIC  
MARTHA TORRES  
Printed Name of Notary



**JOINDER AND CONSENT BY MORTGAGEE/LIENHOLDER**

THIS INDENTURE, made this 16<sup>th</sup> day of DECEMBER, 2013 by and between:

BANK OF AMERICA, N.A., a national banking association  
(hereinafter "MORTGAGEE"),

and

CITY OF FORT LAUDERDALE,  
of the County of Broward, State of Florida (hereinafter "CITY").

**WITNESSETH:**

That MORTGAGEE, the holder of that certain mortgage executed by CAMM EDUCATIONAL ENTERPRISES, INC., a Florida corporation dated July 18, 2013 and recorded July 23, 2013 in Official Records Book 50009, Page 559 of the Public Records of Broward County, Florida, being in the original principal sum of One Million Eight Hundred Thousand and 00/100 Dollars (\$1,800,000.00), in consideration of Ten Dollars (\$10.00) and other good and valuable considerations received from CITY, does hereby join and consent to execution and delivery of the foregoing Easement and agrees that in the event Mortgagee or any successors obtain title to such property through foreclosure or deed-in-lieu of foreclosure, the Easement shall be binding upon the entity obtaining title as the then owner of such property.

IN WITNESS OF THE FOREGOING, the Mortgagee has set Mortgagee's hand and seal the day and year first written above.

WITNESSES:

MORTGAGEE:

BANK OF AMERICA, N.A., a national banking association

Nic Leane  
Printed name: Nic Leane  
Isabel Mozzott  
Printed name: Isabel Mozzott

Michael R. Fortin  
Printed Name: MICHAEL R. FORTIN  
Title: SENIOR VICE PRESIDENT  
Address: 401 E LAS OLAS BLVD 9TH FL  
FT LAUDERDALE, FL 33301

**ACKNOWLEDGMENT**

STATE OF Florida  
COUNTY OF Broward

The foregoing instrument was acknowledged before me this 16 day of Dec, 2013 by Michael R. Fortin as SVP of BANK OF AMERICA, N.A., Mortgagee. He/She is [ X ] personally known to me or [ ] has produced \_\_\_\_\_ as identification.

Isabel Mozzott  
NOTARY PUBLIC  
Isabel Mozzott  
Printed Name of Notary

