

EXHIBIT "A"

DEPOSIT RECEIPT AND CONTRACT FOR SALE AND PURCHASE

THIS AGREEMENT is made July 23, 2014 by and between the Seller and the Buyer as follows:

SELLER: CITY OF FORT LAUDERDALE, a municipal corporation of the State of Florida

ADDRESS: 100 North Andrews Avenue
Fort Lauderdale, FL 33301
Attn: Luisa Agathon

BUYER: WSC Coastline Properties LLC
NAME

ADDRESS: PO Box 654, Fort Lauderdale FL 33302

(F.E.I.N. or SOCIAL SECURITY NO.)*

(*Social Security Numbers are to be provided separately and will be kept confidentially at the PREM office.)

1. AGREEMENT TO SELL: Seller hereby agrees to sell, and Buyer agrees to purchase in accordance with this Agreement all that certain real property, together with all improvements, easements and appurtenances, hereinafter referred to as the "Property", which is more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

2. PURCHASE PRICE: The purchase price of the Property shall be Twenty Five Thousand One Hundred Ten ⁰⁰/₁₀₀ (\$ 25,110 ⁰⁰/₁₀₀) and shall be paid in the form of a cashier's check payable to the City of Fort Lauderdale in the following manner:

A. Deposit: Buyer deposits herewith: Two Thousand Five Hundred Eleven ⁰⁰/₁₀₀ (\$ 2511) representing ten percent (10%) of the total purchase price as earnest money made payable to the City of Fort Lauderdale.

B. Balance: The balance of the purchase price in the amount of Twenty Two Thousand Five Hundred Ninety Nine ⁰⁰/₁₀₀ (\$ 22,599) shall be payable at closing by locally drawn cashier's check, subject to prorations as provided herein plus closing costs and other associated costs.

The Buyer is responsible for arranging any necessary financing. The Buyer acknowledges that this Agreement is not contingent on financing.

3. CLOSING: This Agreement shall be closed, and the deed delivered within 30 days of the Effective Date of this Agreement. The following are additional details of closing:

A. Time and Place: The closing will be held at the office of the City of Fort Lauderdale located at 100 North Andrews Avenue, Fort Lauderdale, FL 33301, at a time to be mutually agreed upon by the Seller and the Buyer.

B. Conveyance: At closing, the Seller will deliver to the Buyer a fully executed Quit Claim Deed conveying the Property and any improvements in its "AS IS CONDITION", without warranties or representations of any kind whatsoever. Seller shall be responsible for preparation of the deed. Seller shall convey the Property without a reservation of mineral and petroleum rights pursuant to Section 270.11, Florida Statutes.

Buyer hereby petitions Seller to convey the Property without reservation of mineral and petroleum rights relating to the Property. Seller hereby finds that conveyance without mineral and petroleum rights is appropriate and justified in light of the impact reservation of such rights would have upon the marketability, value and development potential of the Property.

C. Expenses: The Buyer shall pay all costs of closing, and any other costs associated with this sale.

4. REAL ESTATE TAXES, EASEMENTS, RESTRICTIONS AND ENCUMBRANCES: The Seller agrees to pay all outstanding real estate taxes if any, prorated up to the day of closing. The Buyer agrees to take title to the Property subject to zoning and other governmental restrictions, plat restrictions and qualifications, public utility easements, restrictive covenants and all other easements, restrictions, conditions, limitations and other matters of record.

5. A. CONDITION OF THE PROPERTY: The Buyer acknowledges that he or she has inspected the Property, and agrees to accept the Property in its "AS IS CONDITION" and that the Seller has not made and is not making any warranties or representations whatsoever relating to the Property, including, but not limited to those relating to its value, Seller's title to the property, the environmental condition of the property, the physical condition of the Property, any improvements located thereon, or the suitability of the Property for any intended use or the legal ability of Buyer to use the Property for its intended use.

Without in any way limiting the generality of the preceding paragraph, Buyer specifically acknowledges and agrees that it hereby waives, releases and discharges any claim it has, might have had or may have against the Seller with respect to this transaction or the Property, including without limitation, its value, title, suitability, zoning, or its environmental or physical condition either patent or latent. Buyer agrees to execute at closing an acknowledgment in the form attached hereto as Exhibit "B" attesting to said waiver and release.

B. Radon Gas: Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit.

6. RISK OF LOSS: Buyer assumes all risk of loss with respect to the Property from and after the date of execution of this Agreement by the Buyer.

7. DEFAULT: If the Buyer fails to perform any covenants or obligation of this Agreement, the earnest money deposit paid (the "Liquidated Sum"), or agreed to be paid, shall be retained by the Seller as agreed upon liquidated damages as consideration for the execution of this Agreement and full settlement of any claims arising from or related to this Agreement. Buyer and Seller specifically understand and agree that: i) the foregoing remedy is intended to operate as a liquidated damages clause and not as a penalty or forfeiture provision; ii) the actual damages that the Seller may suffer if Buyer defaults are impossible to ascertain precisely and, therefore, the Liquidated Sum represents the parties' reasonable estimate of such damages considering all of the circumstances existing on the date of this Agreement. If Seller fails to perform any covenants or obligation of this Agreement, the deposit shall be returned to Buyer. In either of the foregoing events, all parties shall be released from their rights and obligations under this Agreement. The foregoing shall constitute the sole and exclusive remedies of the parties hereto.

8. SUCCESSORS: Upon execution of this Agreement by the Buyer, this Agreement shall be binding upon and inure to the benefit of the Buyer, their heirs, successors or assigns. Upon approval of this Agreement by the City of Fort Lauderdale City Commissioners, its successors and assigns will be similarly bound. All pronouns and

variations thereof shall be construed so as to refer to the masculine, feminine, neuter, singular or plural thereof, as the identity of the person or persons or as the situation may require.

9. RECORDING: In no event shall this Agreement or any Memorandum hereof be recorded in the official or public records where the Property is located, and any such recordation or attempted recordation shall constitute a default under this Agreement by the party responsible for such recordation or attempted recordation.

10. ASSIGNMENT: This Agreement may not be assigned by the Buyer, without Seller's written consent, which may be granted or withheld by Seller in its sole and absolute discretion.

11. TIME OF THE ESSENCE: Time is of the essence in the performance of this Agreement.

12. AMENDMENTS: This Agreement contains the entire understanding and Agreement of the parties with respect to the subject matter hereof. No amendment will be effective except in writing signed by all parties.

13. SURVIVAL: The covenants of this Agreement will survive delivery and recording of the deed and possession of the property.

14. BROKERS & COMMISSIONS: Buyer shall be solely responsible to pay any real estate commissions or finder's fees contracted for by Buyer or otherwise resulting from this transaction. Buyer shall indemnify and hold the Seller harmless from any and all such claims, whether disclosed or undisclosed.

15. NOTICES: All notices, requests, demands and other communication hereunder shall be in writing, sent by U.S. certified mail, return receipt requested, postage prepaid to the addresses indicated on the first page of this Agreement or to such other addresses as shall be furnished in writing by either party to the other. All such notices shall be effective upon receipt, or the date which the postal authorities designate the notice as undeliverable as evidenced by the return receipt.

16. CHOICE OF LAW AND CONSTRUCTION: This Agreement shall be governed by the laws of the State of Florida. Any legal action necessary to enforce the Agreement will be held in a State court of competent jurisdiction located in Broward County, Florida. No remedy herein conferred upon any party is intended to be exclusive of any other remedy, and each and every such remedy shall be cumulative and shall be in addition to every other remedy given hereunder or now or hereafter existing at law or in equity, by statute or otherwise. No single or partial exercise by any party of any right, power, or remedy hereunder shall preclude any other or further exercise thereof. This Agreement shall not be construed more strongly against any party regardless of who was responsible for its preparation or drafting.

If any provision of this Agreement as applied to either party or to any circumstance shall be adjudged by a court of competent jurisdiction to be void or unenforceable for any reason, the same shall in no way affect, to the maximum extent permissible by law, any other provision of this Agreement, the application of any such provision under circumstances different from those adjudicated by the court, or the validity or enforceability of this Agreement as a whole.

17. FURTHER ASSURANCES: Buyer agrees to execute and deliver to the Seller such further documents or instruments as may be reasonable and necessary to permit performance in accordance with the terms, conditions and covenants hereof.

18. NO THIRD PARTY BENEFICIARY: No provision of this Agreement is intended to, or shall be construed to, create any third party beneficiary or to provide any rights to any person or entity not a party to this Agreement, including but not limited to any residents of Seller or employees of Seller or Buyer.

19. **HEADINGS:** The paragraph headings or captions appearing in this Agreement are for convenience only and are not to be considered in interpreting this Agreement.

20. **EFFECTIVE DATE OF AGREEMENT:** The obligations of Seller under this Agreement are contingent upon the approval hereof by the City Commissioners of the City of Fort Lauderdale, Florida. The Effective Date of this Agreement shall be the date of execution by the Board of County Commissioners.

21. **PUBLIC ENTITY CRIMES:** As provided in Section 287.132-133, Florida Statutes, a person or affiliate who has been placed on the State of Florida convicted vendor list following a conviction for a public entity crime may not submit a bid for a period of thirty-six (36) months from the date of being placed on the convicted vendor list. By entering into this Agreement or performing any work in furtherance hereof, Buyer certifies that it, its affiliates, suppliers, subcontractors and consultants who will perform hereunder, have not been placed on the convicted vendor list maintained by the State of Florida Department of Management Services within the thirty-six (36) months immediately preceding the Effective Date hereof. This notice is required by Section 287.133(3)(a), Florida Statutes.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed in their respective names on the dates set forth below.

Signed, sealed and delivered
in the presence of:

Date of Execution by Buyer:

April 4th, 2020

(Witness)

By: _____

(Print name)

NAME: Arthur Bartholomew

(Witness)

TITLE: Manager

(Print name)

("Buyer")

(SEAL) OR (SEAL)
(corporation not for profit)

WITNESSES:

Date of Execution by Seller:

July 31, 2020

Aimee David
[Witness print or type name]

CITY OF FORT LAUDERDALE, a
municipal corporation of the State of
Florida

By: Dean J. Trantalis
Dean J. Trantalis, Mayor

Donna Varisco
[Witness print or type name]

By: Christopher J. Lagerbloom
Christopher J. Lagerbloom, City Manager
ICMA - CM

(CORPORATE SEAL)

ATTEST: Jeffrey A. Modarelli
Jeffrey A. Modarelli, City Clerk

APPROVED AS TO FORM:
Alain E. Boileau, City Attorney

James Brako
James Brako, Assistant City Attorney



THE CITY OF LOS ANGELES, CALIFORNIA, DO hereby certify that the within and foregoing is a true and correct copy of the original as the same appears on the records of the City of Los Angeles, California.

Witness my hand and the seal of the City of Los Angeles, California, this _____ day of _____, 19____.

City Clerk

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

Notary Public

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Notary Public

Notary Public

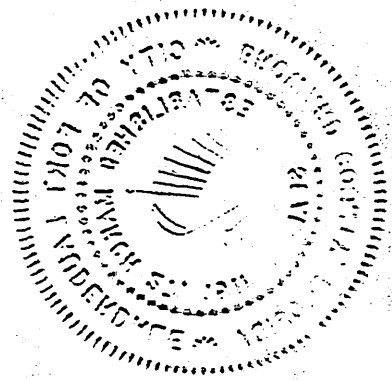


EXHIBIT "A"
to the DEPOSIT RECEIPT AND CONTRACT FOR
SALE AND PURCHASE

LEGAL DESCRIPTION

PROGRESSO 2-18 D Lot 19 Block 261 of the Public Records of Broward County, Florida; being the same property conveyed to Broward County pursuant to Tax Deed No. 20023, as recorded October 20, 2005, in Official Records Book 40779, Page 1129, (the "Property")

Property Identification # 4942 34 06 3590

EXHIBIT "B"
to the DEPOSIT RECEIPT AND CONTRACT FOR
SALE AND PURCHASE

AS-IS ACKNOWLEDGMENT

"AS IS" ACKNOWLEDGMENT

THIS ACKNOWLEDGMENT is made this 8th day of April, 2020 by WSC Coastline Properties ("Buyer") to the City of Fort Lauderdale, Florida, a municipal corporation of the State of Florida ("Seller").

WITNESSETH:

WHEREAS, Buyer and Seller have entered into that certain Deposit Receipt and Contract for Sale and Purchase dated _____, 2020 (Resolution No. 20-_____) (the "Agreement") whereby Seller agreed to sell and Buyer agreed to buy, the sum of _____ (\$ 25,110.00), _____ acre(s) of surplus land in _____ located in _____, Township _____, Range _____, Broward County ("Property"), more particularly described as follows:

SEE ATTACHED EXHIBIT "A" - LEGAL DESCRIPTION

WHEREAS, the Agreement states that Buyer shall purchase the Property and any improvements in an "AS IS CONDITION", without warranties and/or representations and shall acknowledge the foregoing at the closing of the transaction.

NOW THEREFORE, in consideration of the conveyance of the Property, Buyer hereby acknowledges to Seller as follows:

1. The facts as set forth above are true and correct and incorporated herein.
2. The Buyer acknowledges that it has inspected the Property and hereby accepts the Property in "AS IS CONDITION". Buyer further acknowledges that the Seller has made no warranties or representations of any nature whatsoever regarding the Property including, without limitation, any relating to its value, Seller's title to the Property, the environmental condition of the Property, the physical condition of the Property, its zoning, any improvements located thereon, or the suitability of the Property or any improvements for Buyer's intended use of the Property.
3. Without in any way limiting the generality of the preceding paragraph, Buyer

LUISA, complete
info after
execution
please see
per J.D.

specifically acknowledges and agrees that upon Seller's conveyance of the Property to Buyer, Buyer waives, releases and discharges any claim it has, might have had or may have against the Seller with respect to this transaction or the Property

4. This Acknowledgment will survive delivery and recording of the City's Deed and possession of the Property by the Buyer.

IN WITNESS WHEREOF, Buyer has caused this Acknowledgment to be executed on the day and year first aforesaid.


Signed, sealed and delivered
in the presence of:

Witness Signature

Print Name

Witness Signature

Print Name

By: 
Buyer

Manager, Arthur Bartholomew
Print Name WSC Coastline Properties LLC

By: _____
Buyer

Print Name

EXHIBIT "A"

LEGAL DESCRIPTION

PROGRESSO 2-18 D Lot 19 Block 261 of the Public Records of Broward County, Florida; being the same property conveyed to Broward County pursuant to Tax Deed No. 20023, as recorded October 20, 2005, in Official Records Book 40779, Page 1129, (the "Property")

Property Identification # 4942 34 06 3590

**A. Settlement Statement (HUD-1)****B. Type of Loan**

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv. Unins.	6. File No. C1151	7. Loan No.	8. Mortgage Insurance Case No.
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv Ins.				
C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.					
D. Name & Address of Borrower: WSC Coastline Properties, LLC PO Box 654 Fort Lauderdale, FL 33302			E. Name & Address of Seller: City of Fort Lauderdale 100 North Andrews Avenue Fort Lauderdale, FL 33301		F. Name & Address of Lender:
G. Property Location: 8XX NW 2 Ave Fort Lauderdale, FL 33311			H. Settlement Agent: Bauer Gutierrez & Borbon, PLLC Place of Settlement: 814 Ponce De Leon Boulevard Suite 210 Coral Gables, FL 33134		I. Settlement Date: 07/24/2020 Funding Date: 07/24/2020 Disbursement Date: 07/24/2020

J. Summary of Borrower's Transaction

100. Gross Amount Due from Borrower	
101. Contract sales price	\$25,110.00
102. Personal property	
103. Settlement charges to borrower (line 1400)	\$2,134.52
104.	
105.	
Adjustment for items paid by seller in advance	
106. City/Town Taxes	
107. County Taxes	
108. Assessments	
109.	
110.	
111.	
112.	
120. Gross Amount Due from Borrower	\$27,244.52
200. Amount Paid by or in Behalf of Borrower	
201. Deposit	
202. Principal amount of new loan(s)	
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208. Deposit Credit	\$2,511.00
209.	
Adjustments for items unpaid by seller	
210. City/Town Taxes	
211. County Taxes	
212. Assessments	
213.	
214.	
215.	
216.	
217.	
218.	
219.	
220. Total Paid by/for Borrower	\$2,511.00
300. Cash at Settlement from/to Borrower	
301. Gross amount due from borrower (line 120)	\$27,244.52
302. Less amounts paid by/for borrower (line 220)	\$2,511.00
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	\$24,733.52

K. Summary of Seller's Transaction

400. Gross Amount Due to Seller	
401. Contract sales price	\$25,110.00
402. Personal property	
403.	
404.	
405.	
Adjustment for items paid by seller in advance	
406. City/Town Taxes	
407. County Taxes	
408. Assessments	
409.	
410.	
411.	
412.	
420. Gross Amount Due to Seller	\$25,110.00
500. Reductions in Amount Due to Seller	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	
503. Existing loan(s) taken subject to	
504. Payoff of First Mortgage	
505. Payoff of Second Mortgage	
506.	
507.	
508. Deposit Credit	\$2,511.00
509.	
Adjustments for items unpaid by seller	
510. City/Town Taxes	
511. County Taxes	
512. Assessments	
513.	
514.	
515.	
516.	
517.	
518.	
519.	
520. Total Reduction Amount Due Seller	\$2,511.00
600. Cash at Settlement to/from Seller	
601. Gross amount due to seller (line 420)	\$25,110.00
602. Less reductions in amounts due seller (line 520)	\$2,511.00
603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	\$22,599.00

The Public Reporting Burden for this collection of information is estimated at 35 minutes per response for collecting, reviewing, and reporting the data. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. No confidentiality is assured; this disclosure is mandatory. This is designed to provide the parties to a RESPA covered transaction with information during the settlement process.

L. Settlement Charges

700. Total Real Estate Broker Fees		Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
Division of commission (line 700) as follows:			
701. \$			
702. \$			
703. Commission paid at settlement			
704.			
800. Items Payable in Connection with Loan			
801. Our origination charge	(from GFE #1)		
802. Your credit or charge (points) for the specific interest rate chosen	(from GFE #2)		
803. Your adjusted origination charges	(from GFE #A)		
804. Appraisal fee	(from GFE #3)		
805. Credit report	(from GFE #3)		
806. Tax service	(from GFE #3)		
807. Flood certification	(from GFE #3)		
808.			
809.			
810.			
811.			
900. Items Required by Lender to be Paid in Advance			
901. Daily interest charges from 07/24/2020 to 08/01/2020	(from GFE #10)		
902. Mortgage insurance premium	(from GFE #3)		
903. Homeowner's insurance	(from GFE #11)		
904.			
1000. Reserves Deposited with Lender			
1001. Initial deposit for your escrow account	(from GFE #9)		
1002. Homeowner's insurance			
1003. Mortgage insurance			
1004. Property taxes			
1005.			
1006.			
1007. Aggregate Adjustment \$0.00			
1100. Title Charges			
1101. Title services and lender's title insurance	(from GFE #4)	\$950.00	
1102. Settlement or closing fee to Bauer Gutierrez & Borbon, PLLC \$950.00			
1103. Owner's title insurance to Old Republic National Title Insurance Company	(from GFE #5)	\$144.90	
1104. Lender's title insurance to Old Republic National Title Insurance Company			
1105. Lender's title policy limit \$			
1106. Owner's title policy limit \$25,110.00			
1107. Agent's portion of the total title insurance premium to Bauer Gutierrez & Borbon, PLLC \$101.43			
1108. Underwriter's portion of the total title insurance premium to Old Republic National Title Insurance Company \$43.47			
1109. Title Search to Attorneys' Title Fund Services, LLC		\$300.00	
1110. Lien Search to PropLogix		\$190.00	
1111.			
1200. Government Recording and Transfer Charges			
1201. Government recording charges	(from GFE #7)	\$31.50	
1202. Deed \$27.00 Mortgage \$ Release \$ to Board of County Commissioners			
1203. Transfer taxes	(from GFE #8)	\$176.40	
1204. City/County tax/stamps Deed \$ Mortgage \$			
1205. State tax/stamps Deed \$176.40 Mortgage \$ to Board of County Commissioners			
1206. E-Recording Fee to Board of County Commissioners \$4.50			
1300. Additional Settlement Charges			
1301. Required services that you can shop for	(from GFE #6)		
1302. Storm Water Lien Account #2061367 to City of Fort Lauderdale		\$84.84	
1303. Storm Water Balance Account #2061366 to City of Fort Lauderdale		\$87.02	
1304. Storm Water Balance Account #2061365 to City of Fort Lauderdale		\$98.50	
1305. Storm Water Balance Account #2061368 to City of Fort Lauderdale		\$9.17	
1306. Storm Water Balance Account #2061369 to City of Fort Lauderdale		\$62.19	
1307.			
1308.			
1309.			
1310.			
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)		\$2,134.52	

WSC Coastline Properties, LLC, a Florida Limited Liability Company

By:

ARTHUR BARTHOLOMEW, Manager

Date

Christopher J. Lagerbloom, ICMA-CM, City Manager of the City of Fort Lauderdale, a Municipal Corporation of Florida

* Approved as to Form:

James Brako, Esq., Asst. City Attorney

The HUD-1 settlement statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement

Settlement Agent

Date

**A. Settlement Statement (HUD-1)****B. Type of Loan**

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> RHS	3. <input type="checkbox"/> Conv. Unins.	6. File No. C1151	7. Loan No.	8. Mortgage Insurance Case No.
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv Ins.				
C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.					
D. Name & Address of Borrower: WSC Coastline Properties, LLC PO Box 654 Fort Lauderdale, FL 33302			E. Name & Address of Seller: City of Fort Lauderdale 100 North Andrews Avenue Fort Lauderdale, FL 33301		F. Name & Address of Lender:
G. Property Location: 8XX NW 2 Ave Fort Lauderdale, FL 33311			H. Settlement Agent: Bauer Gutierrez & Borbon, PLLC Place of Settlement: 814 Ponce De Leon Boulevard Suite 210 Coral Gables, FL 33134		I. Settlement Date: 07/24/2020 Funding Date: 07/24/2020 Disbursement Date: 07/24/2020

J. Summary of Borrower's Transaction

100. Gross Amount Due from Borrower	
101. Contract sales price	\$25,110.00
102. Personal property	
103. Settlement charges to borrower (line 1400)	\$2,134.52
104.	
105.	
Adjustment for items paid by seller in advance	
106. City/Town Taxes	
107. County Taxes	
108. Assessments	
109.	
110.	
111.	
112.	
120. Gross Amount Due from Borrower	\$27,244.52
200. Amount Paid by or in Behalf of Borrower	
201. Deposit	
202. Principal amount of new loan(s)	
203. Existing loan(s) taken subject to	
204.	
205.	
206.	
207.	
208. Deposit Credit	\$2,511.00
209.	
Adjustments for items unpaid by seller	
210. City/Town Taxes	
211. County Taxes	
212. Assessments	
213.	
214.	
215.	
216.	
217.	
218.	
219.	
220. Total Paid by/for Borrower	\$2,511.00
300. Cash at Settlement from/to Borrower	
301. Gross amount due from borrower (line 120)	\$27,244.52
302. Less amounts paid by/for borrower (line 220)	\$2,511.00
303. Cash <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	\$24,733.52

K. Summary of Seller's Transaction

400. Gross Amount Due to Seller	
401. Contract sales price	\$25,110.00
402. Personal property	
403.	
404.	
405.	
Adjustment for items paid by seller in advance	
406. City/Town Taxes	
407. County Taxes	
408. Assessments	
409.	
410.	
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412.	
420. Gross Amount Due to Seller	\$25,110.00
500. Reductions in Amount Due to Seller	
501. Excess deposit (see instructions)	
502. Settlement charges to seller (line 1400)	
503. Existing loan(s) taken subject to	
504. Payoff of First Mortgage	
505. Payoff of Second Mortgage	
506.	
507.	
508. Deposit Credit	\$2,511.00
509.	
Adjustments for items unpaid by seller	
510. City/Town Taxes	
511. County Taxes	
512. Assessments	
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520. Total Reduction Amount Due Seller	\$2,511.00
600. Cash at Settlement to/from Seller	
601. Gross amount due to seller (line 420)	\$25,110.00
602. Less reductions in amounts due seller (line 520)	\$2,511.00
603. Cash <input checked="" type="checkbox"/> To <input type="checkbox"/> From Seller	\$22,599.00

The Public Reporting Burden for this collection of information is estimated at 35 minutes per response for collecting, reviewing, and reporting the data. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. No confidentiality is assured; this disclosure is mandatory. This is designed to provide the parties to a RESPA covered transaction with information during the settlement process.

L. Settlement Charges

700. Total Real Estate Broker Fees		Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
Division of commission (line 700) as follows :			
701. \$			
702. \$			
703. Commission paid at settlement			
704.			
800. Items Payable in Connection with Loan			
801. Our origination charge	(from GFE #1)		
802. Your credit or charge (points) for the specific interest rate chosen	(from GFE #2)		
803. Your adjusted origination charges	(from GFE #A)		
804. Appraisal fee	(from GFE #3)		
805. Credit report	(from GFE #3)		
806. Tax service	(from GFE #3)		
807. Flood certification	(from GFE #3)		
808.			
809.			
810.			
811.			
900. Items Required by Lender to be Paid in Advance			
901. Daily interest charges from 07/24/2020 to 08/01/2020	(from GFE #10)		
902. Mortgage insurance premium	(from GFE #3)		
903. Homeowner's insurance	(from GFE #11)		
904.			
1000. Reserves Deposited with Lender			
1001. Initial deposit for your escrow account	(from GFE #9)		
1002. Homeowner's insurance			
1003. Mortgage insurance			
1004. Property taxes			
1005.			
1006.			
1007. Aggregate Adjustment \$0.00			
1100. Title Charges			
1101. Title services and lender's title insurance	(from GFE #4)	\$950.00	
1102. Settlement or closing fee to Bauer Gutierrez & Borbon, PLLC \$950.00			
1103. Owner's title insurance to Old Republic National Title Insurance Company	(from GFE #5)	\$144.90	
1104. Lender's title insurance to Old Republic National Title Insurance Company			
1105. Lender's title policy limit \$			
1106. Owner's title policy limit \$25,110.00			
1107. Agent's portion of the total title insurance premium to Bauer Gutierrez & Borbon, PLLC \$101.43			
1108. Underwriter's portion of the total title insurance premium to Old Republic National Title Insurance Company \$43.47			
1109. Title Search to Attorneys' Title Fund Services, LLC		\$300.00	
1110. Lien Search to PropLogix		\$190.00	
1111.			
1200. Government Recording and Transfer Charges			
1201. Government recording charges	(from GFE #7)	\$31.50	
1202. Deed \$27.00 Mortgage \$ Release \$ to Board of County Commissioners			
1203. Transfer taxes	(from GFE #8)	\$176.40	
1204. City/County tax/stamps Deed \$ Mortgage \$			
1205. State tax/stamps Deed \$176.40 Mortgage \$ to Board of County Commissioners			
1206. E-Recording Fee to Board of County Commissioners \$4.50			
1300. Additional Settlement Charges			
1301. Required services that you can shop for	(from GFE #6)		
1302. Storm Water Lien Account #2061367 to City of Fort Lauderdale		\$84.84	
1303. Storm Water Balance Account #2061366 to City of Fort Lauderdale		\$87.02	
1304. Storm Water Balance Account #2061365 to City of Fort Lauderdale		\$98.50	
1305. Storm Water Balance Account #2061368 to City of Fort Lauderdale		\$9.17	
1306. Storm Water Balance Account #2061369 to City of Fort Lauderdale		\$62.19	
1307.			
1308.			
1309.			
1310.			
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)		\$2,134.52	

WSC Coastline Properties, LLC, a Florida Limited Liability Company

By:

ARTHUR BARTHOLOMEW, Manager

Date

Christopher J. Lagerbloom, ICMA-OM, City Manager of the City of Fort Lauderdale, a Municipal Corporation of Florida

* Approved as to Form:

James Brako, Esq., Asst. City Attorney

The HUD-1 settlement statement which I have prepared is a true and accurate account of this transaction. I have caused or will cause the funds to be disbursed in accordance with this statement

Settlement Agent

Date

PREPARED BY AND RETURN TO:

James Brako, Esq.
City Attorney's Office
City of Fort Lauderdale
100 North Andrews Avenue
Fort Lauderdale, Florida 33301

Folio Number: 49 42 34 06 35 90

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

QUIT CLAIM DEED

This QUITCLAIM DEED, made the ____ day of _____, 2020, by and between:

CITY OF FORT LAUDERDALE, A MUNICIPAL CORPORATION OF THE STATE OF FLORIDA, whose Post Office address is 100 North Andrews Avenue, Fort Lauderdale, Florida 33301, hereinafter referred to as "GRANTOR",

and

WSC Coastline Properties, LLC, a Florida limited liability company, whose address is P.O. Box 654, Fort Lauderdale, FL 33301 hereinafter "GRANTEE".

WITNESSETH: That the Grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby remise, release, convey and quitclaim unto the Grantee all the right, title, interest, claim and demand which the Grantors have in and to that certain land situate in County of Broward, State of Florida,:

Lot 19, Block 261, Progresso according to the map or plat thereof as recorded in plat Book 2, Page 18, Public Records of Miami-Dade County, Florida said lands situated and being in Broward County, Florida.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO OUTSTANDING TAXES, LIENS AND ENCUMBRANCES, AND OTHER ADVERSE MATTERS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY; WHICH ARE NOT INTENDED TO BE REIMPOSED BY THIS DEED.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

Rebecca McClam
Witness Signature
Printed Name: R. McClam

Donna Varisco
Witness Signature
Printed Name: Donna Varisco

CITY OF FORT LAUDERDALE, a municipal corporation
of the State of Florida

Dean J. Trantalis
Dean J. Trantalis, Mayor

Christopher J. Lagerbloom
Christopher J. Lagerbloom, ICMA-CM, City Manager

ATTEST:

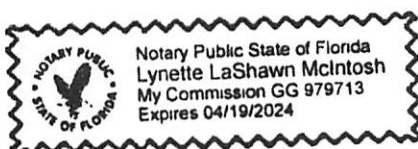
Jeffrey A. Modarelli
Jeffrey A. Modarelli, City Clerk

Approved as to form:
Alain E. Boileau, City Attorney

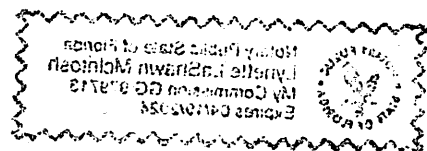
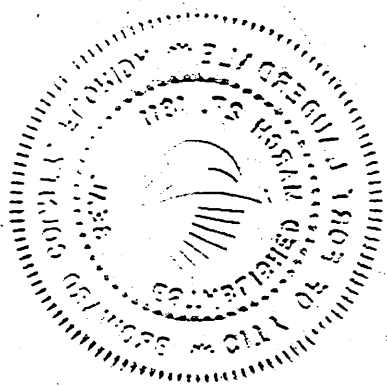
James Brako
James Brako, Assistant City Attorney

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☐ physical presence
or ☐ online notarization this 3rd day of August, 2020, by Dean J. Trantalis, Mayor, on behalf
of the City of Fort Lauderdale, a Florida Municipal Corporation who are personally known to me
or who have produced _____ as identification.

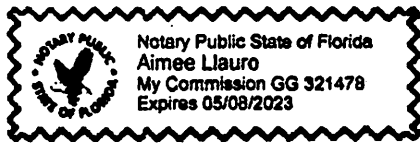


Lynette LaShawn McIntosh
Signature of Notary
Printed Name:
My commission expires:



STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 23 day of July, 2020, by and Christopher J. Lagerbloom, ICMA-EM, City Manager, on behalf of the City of Fort Lauderdale, a Florida Municipal Corporation who are personally known to me or who have produced _____ as identification. Tarlesha Smith



Aimee Llauro
Signature of Notary
Printed Name: Aimee Llauro
My commission expires:



DOCUMENT ROUTING FORM

Today's Date: 7/22/2020

PIL
8/3/2020

DOCUMENT TITLE: Quit Claim Deed for Contract for Sale and Purchase, Contract for Sale and Purchase and Closing Statement: Address – 8XX NW 2 Avenue. Buyer – WSC Coastline Properties, LLC Joseph

COMM. MTG. DATE: 6/16/2020 CAM #: 20-0446 ITEM #: CR-2 CAM attached: ☒ YES ☐ NO

Routing Origin: CAO Router Name/Ext: Sonia Ext. 5598 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) City Attorney's Office: Documents to be signed/routed? ☒ YES ☐ NO # of originals attached: 1
And 2 HUDS

Is attached Granicus document Final? ☒ YES ☐ NO

Approved as to Form: ☒ YES ☐ NO

Date to CCO: _____

James Brako
Attorney's Name

JB
Initials

2) City Clerk's Office: # of originals: 1 Routed to: MJ Matthews/CMO/x5364 Date: 7/22/2020

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

Assigned to: CHRIS LAGERBLOOM ☐ ROB HERNANDEZ ☐ TARLESHA SMITH ☐

CHRIS LAGERBLOOM as CRA Executive Director ☐

☐ APPROVED FOR C. LAGERBLOOM'S SIGNATURE ☐ N/A C. LAGERBLOOM TO SIGN

PER DCM: R. Hernandez _____ (Initial/Date) PER ACM: T. Smith _____ (Initial/Date)

☐ PENDING APPROVAL (See comments below)

Comments/Questions: _____

Forward ___ originals to ☐ Mayor ☐ CCO Date: _____

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

INSTRUCTIONS TO CITY CLERK'S OFFICE

5) City Clerk: Forward ___ originals to CAO for FINAL APPROVAL Date: _____

6) CAO forwards ___ originals to CCO Date: _____

7) City Clerk: Scan original and forwards 1 originals to: Luisa Agathon/City Man./Ext. 5271

*** Please email to ssierra@fortlauderdale.gov a copy of the completely executed agreement.

Attach certified Reso # 20-95 ☒ YES ☐ NO

Original Route form to CAO

CAO # 20-0594