

ATTACHMENT 4

Parcel 1 Deeds

Fee RD

1

INSTR # 106910030
OR BK 43741 Pages 226 - 227
RECORDED 03/14/07 11:03:01
BROWARD COUNTY COMMISSION
DOC STMP-D: \$210.00
DEPUTY CLERK 2130
#3, 2 Pages

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Michael O. Albertine, Esq.
LANDMARK TITLE SERVICES, INC.
2200 WEST COMMERCIAL BOULEVARD
FORT LAUDERDALE, FLORIDA 33309
Property Appraisers Parcel Identification (Folio) Numbers: 504203011880

3

06-741
WC#16 5035 Space Above This Line For Recording Data

THIS WARRANTY DEED, made the 23rd day of February, 2007 by **JERUTHA WILLIAMS FORD** and **SAMUEL A. FORD, HER HUSBAND**, herein called the grantors, to **FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY, A PUBLIC BODY CORPORATE AND POLITIC**, whose post office address is **100 N ANDREWS AVE., FORT LAUDERDALE, FLORIDA 33301**, hereinafter called the Grantees:
(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantors, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00)** Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in **BROWARD County, State of Florida, viz.:**

The West Forty Feet (40') of Lots Fifty-One (51) and Fifty-Two (52), in Block Fifteen (15), of NORTH LAUDERDALE, according to the plat thereof, recorded in Plat Book 1, Page 48, of the Public Records of Dade County, Florida; said property lying and situate in Broward County, Florida.

Parcel 1

LESS

Florida, viz: That part of the west 40 feet of Lots 51 and 52 of Block 15 of "North Lauderdale" as recorded in Plat Book 1, Page 48, of the Public Records of Dade County, Florida, described as follows: Begin at the northeast corner of said west 40 feet of Lot 52; thence go westerly 40 feet along the north line thereof to the northwest corner of said Lot 52; thence southerly along the west line of said Lots 52 and 51, 26.3 feet to the tangent point of a circular arc having a radius of 10 feet and being concave to the southeast; thence northerly to easterly along said arc 15.71 feet through a central angle of 90° 00' to the end of said arc; thence easterly and tangent to said arc also being 35 feet south and parallel to the north boundary of the 3/4 of Section 3, Township 50 South, Range 42 East, 30 feet to the east line of said west 40 feet; thence northerly 16.3 feet along said east line to the Point of Beginning; containing 673.46 square feet, more or less.

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantors hereby covenant with said grantees that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2006.

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:

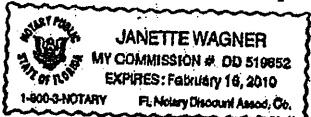
Janette Wagner
Witness #1 Signature
JANETTE WAGNER
Witness #1 Printed Name

Jerutha Williams Ford
JERUTHA WILLIAMS FORD
979 SUMMERBROOKE DRIVE, TALLAHASSEE, FL 32312

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 23rd day of February, 2007 by **JERUTHA WILLIAMS FORD** who is personally known to me or have produced **STATE DRIVER'S LICENSE** as identification.

SEAL



Janette Wagner
Notary Public

2

Kristen Euginis
Witness #2 Signature
KRISTEN EUGINIS
Witness #2 Printed Name

Samuel A. Ford
SAMUEL A. FORD
979 SUMMERBROOKE DRIVE, TALLAHASSEE, FL 32312

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me this 23rd day of February, 2007 by SAMUEL A. FORD who is personally known to me or have produced STATE DRIVER'S LICENSE as identification.

SEAL

Janette Wagner
Notary Public



①

LANDMARK TITLE SERVICES, INC.
Zimmerman Corporate Center
2200 West Commercial Boulevard, Suite 102
Fort Lauderdale, FL 33309
Phone (954) 777-3703 ***** Fax (954)777-3157

July 2, 2007

City of Ft. Lauderdale
Attn: Victor Volpe
100 N Andrews Ave.
Ft. Lauderdale, FL 33309

Re: Your File No's.: 06-741 / Purchase from "FORD"
Property Description: LOT 51 AND 52, BLK 15 OF NORTH LAUDERDALE

Dear Mr. Volpe:

In connection with the transaction handled by our office for the above mentioned property, we are pleased to enclose the original **Owner's Title Insurance Policy No. OPM-2936279** the amount of **\$30,000.00**, along with your original recorded **Warranty Deed**, as well as a copy of same; all for your records. **Please keep ALL legal documents together in a safe place for future use.**

A special file has been set up on your property, and hence, we are in a position to render you excellent service in future transactions. In the event you desire to sell or mortgage your property, please contact us immediately and we will expeditiously handle your Title Insurance requirements.

Once again, thank you for the opportunity to have been of service to you and we look forward to serving you again in your future real estate transactions or any other legal matter. If you have any questions you may contact us at the above referenced phone numbers.

Sincerely,



Sonia M. Pero, for
Final Policy Dept.

OWNER'S TITLE INSURANCE POLICY

Attorneys' Title Insurance Fund, Inc.

ORLANDO, FLORIDA

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS AND STIPULATIONS, ATTORNEYS' TITLE INSURANCE FUND, INC., a Florida corporation, herein called The Fund, insures, as of Date of Policy shown in Schedule A, against loss or damage, not exceeding the Amount of Insurance stated in Schedule A, sustained or incurred by the insured by reason of:

1. Title to the estate or interest described in Schedule A being vested other than as stated therein;
2. Any defect in or lien or encumbrance on the title;
3. Unmarketability of the title;
4. Lack of a right of access to and from the land.

The Fund will also pay the costs, attorneys' fees and expenses incurred in defense of the title, as insured, but only to the extent provided in the Conditions and Stipulations.

In Witness Whereof, ATTORNEYS' TITLE INSURANCE FUND, INC. has caused this policy to be signed and sealed as of Date of Policy shown in Schedule A, the policy to become valid when countersigned by an authorized signatory.



Attorneys' Title Insurance Fund, Inc.

By

A handwritten signature in cursive script, appearing to read "Charles J. Kovaleski".

Charles J. Kovaleski
President

SERIAL

OPM - 2936279

**FUND OWNER'S FORM
Schedule A**

POLICY NO: OPM-2936279

FILE NO: Landmark-26060

EFFECTIVE DATE: March 14, 2007 @ 11:03 am

Agent's File Ref: 06-741

Amount of Insurance: \$30,000.00

1. Name of Insured:

Fort Lauderdale Community Redevelopment Agency, a Public Body Corporation and Politic

2. The estate or interest in the land described herein and which is covered by this policy is a fee simple (if other, specify same) and is at the effective date hereof vested in the named insured as shown by instrument recorded in Official Records Book 43741, Page 226 of the Public Records of Broward County, Florida.

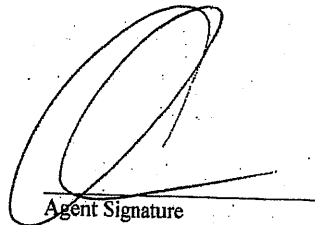
3. The land referred to in this Policy is described as follows:

See Attached Exhibit 'A'

ISSUED BY:

**Landmark Title Services, Inc.
2200 West Commercial Blvd., Suite #102
Ft. Lauderdale, Florida 33309**

Agent No.
16983


Agent Signature

Policy Number: OPM-2936279
File No: 06-741

This policy does not insure against loss or damage by reason of the following:

1. Taxes for the year of the effective date of this policy and taxes and special assessments, which are not shown as existing liens by the public records.
 2. Rights or claims of parties in possession not shown by the public records.
 3. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
 4. Easements, or claims of easements, not shown by the public records.
 5. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
 6. NOTE: The policy to be issued in accordance with this commitment will not insure against loss or damage arising as the result of unpaid charges for public utilities furnished by any county, municipality, or public service corporation, which may be or may become a lien upon the land insured hereby under any provision of the Florida Statutes including Section 159.17, and/or any county, municipal, or special taxing district assessment, including those levied under the provisions of Chapter 190, Florida Statutes.
 7. Any lien provided by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.
 8. Restrictions and easements (deleting therefrom any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin), contained in Plat Book 1, at page 48, of the Public Records of Broward County, Florida.
 9. Ordinance filed in Official Records Book 15316, at page 195, of the Public Records of Broward County, Florida.
 10. Declaration of Covenants, Restrictions and Easements (deleting therefrom any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin), filed in Official Records Book 22347, at page 843, of the Public Records of Broward County, Florida.
 11. Agreement filed in Official Records Book 22347, at page 760, of the Public Records of Broward County, Florida.
 12. Easement granted by instrument filed in Official Records Book 22347, at page 640, of the Public Records of Broward County, Florida.
 13. Riparian rights and littoral rights are neither insured nor guaranteed.
-

FILE NO: Landmark-26060
Agent's File Ref: 06-741

Attorney's Title Insurance Fund, Inc.
Privacy Policy Notice

PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of Attorneys' Title Insurance Fund, Inc.

1. *INFORMATION WE COLLECT:*

We may collect nonpublic personal information about you from the following sources:

- Information we receive from you, such as an application or other forms.
- Information about your transactions we secure from our files, or from our affiliates or others.
- Information we may receive from a consumer reporting agency.
- Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

2. *INFORMATION WE DISCLOSE TO THIRD PARTIES AS PERMITTED BY LAW:*

We may disclose any of the above information that we collect about our customers or former customers to our affiliates or to nonaffiliated third parties as permitted by law.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

3. *OUR PRACTICES REGARDING INFORMATION CONFIDENTIALITY AND SECURITY:*

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

EXHIBIT "A"

The West Forty Feet (40') of Lots Fifty-One (51) and Fifty-Two (52), in Block Fifteen (15), of NORTH LAUDERDALE, according to the plat thereof, recorded in Plat Book 1, Page 48, of the Public Records of Dade County, Florida; said property lying and situate in Broward County, Florida.

LESS

Florida, viz: That part of the west 40 feet of Lots 51 and 52 of Block 15 of "North Lauderdale" as recorded in Plat Book 1, Page 48, of the Public Records of Dade County, Florida, described as follows: Begin at the northeast corner of said west 40 feet of Lot 52; thence go westerly 40 feet along the north line thereof to the northwest corner of said Lot 52; thence southerly along the west line of said Lots 52 and 51, 26.3 feet to the tangent point of a circular arc having a radius of 10 feet and being concave to the southeast; thence northerly to easterly along said arc 15.71 feet through a central angle of $90^{\circ} 00'$ to the end of said arc; thence easterly and tangent to said arc also being 35 feet south and parallel to the north boundary of the $\frac{1}{4}$ of Section 3, Township 50 South, Range 42 East, 30 feet to the east line of said west 40 feet; thence northerly 16.3 feet along said east line to the Point of Beginning; containing 673.46 square feet, more or less.

Loan mark



PREPARED BY:
CECIL T. FARRINGTON
Attorney At Law
1995 E. Oakland Park Blvd. - Ste. 110
Fort Lauderdale, FL 33306-1147

INSTR # 100416729
OR BK 30696 PG 0769
RECORDED 07/24/2000 08:16 AM
COMMISSION
BROWARD COUNTY
DOC STMP-D 350.00
DEPUTY CLERK 1047

Property I.D. Nos. 102103-01-18600;
10203-01-18700; and 10203-10-18900

WARRANTY DEED

THIS INDENTURE, made this 14 day of June 2000, between CECIL T. FARRINGTON, of the County of Broward, State of Florida, grantor, and FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY, a Community Redevelopment Agency created pursuant to Chapter 163, Part III, Florida Statutes, whose post office address is 100 North Andrews Avenue, Fort Lauderdale 33301, of the County of Broward and State of Florida, grantee.

WITNESSETH, That said grantor, for and in consideration of the sum of Ten Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's successors and assigns forever, the following described real property, situate, lying and being in Broward County, Florida, to-wit:

An undivided one-quarter (1/4th) interest in and to Lots 49 and 50 and the east 87.5 feet of Lots 51 and 52 of Block 15 of NORTH LAUDERDALE, according to the plat thereof, as recorded in Plat Book 1, page 48, of the Public Records of Dade County, Florida;

Together with an undivided one-quarter (1/4th) interest in and to all that part of the west one-half (1/2) of the alley in said Block 15 of NORTH LAUDERDALE which lies north of an extension easterly in the same direction of the south line of Lot 49 of Block 15 of NORTH LAUDERDALE.

SUBJECT TO the rights of the public in that part of Lot 52 and that part of said alley lying within the right-of-way of Sistrunk Boulevard (formerly N.W. 6th Street) as now laid out; and

SUBJECT TO valid and enforceable rights, if any, of owners of lands abutting the alley in Block 15 of the plat of NORTH LAUDERDALE to use said alley for ingress and egress from their respective lands to N.W. 5th Street and Sistrunk Boulevard (formerly N.W. 6th Street).

SUBJECT TO restrictions, reservations and easements of record which are valid and enforceable at this time, if any, and subject to taxes subsequent to 1999.

and grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

THE LANDS HEREIN DESCRIBED are vacant and unimproved. Grantor Cecil T. Farrington resides at the address set forth immediately under his signature line and the grantor does not reside on the lands herein described or on lands contiguous therewith. The fractional interest hereby conveyed is the entire interest of grantor in the Lots referred to herein.

**Grantor" and "grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered
in our presence:

Signature of Witness: [Signature]
Printed Name of Witness: MARRIAGE S. COTE

[Signature] (SEAL)
Cecil T. Farrington
P.O. Address: 2890 N.E. 29th Street
Fort Lauderdale, FL 33306

Signature of Witness: [Signature]
Printed Name of Witness: SANDRA KILLAM

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this June 14, 2000, by Cecil T. Farrington, who is personally known to me (yes or no) or has produced Florida Driver's License as identification.

NOTARY PUBLIC:

(SIGNATURE) [Signature]
(PRINT NAME) Margaret L. Sanchez
Notary Public of the State of Florida

Commission No.: _____
My commission expires: _____



INSTR # 100416730

OR BK 30696 PG 0771

RECORDED 07/24/2000 08:15 AM

COMMISSION

BROWARD COUNTY

DEPUTY CLERK 1047

PREPARED BY:
CECIL T. FARRINGTON
Attorney At Law
1995 E. Oakland Park Blvd. - Ste. 110
Fort Lauderdale, FL 33306-1147

Property I.D. Nos. 102103-01-18600;
10203-01-18700; and 10203-10-18900

WARRANTY DEED

THIS INDENTURE, made this 7th day of June, 2000, between JO ANN FARRINGTON, of the County of Fairfax, State of Virginia, grantor, and FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY, a Community Redevelopment Agency created pursuant to Chapter 163, Part III, Florida Statutes, whose post office address is 100 North Andrews Avenue, Fort Lauderdale 33301, of the County of Broward and State of Florida, grantee.

WITNESSETH, That said grantor, for and in consideration of the sum of Ten Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's successors and assigns forever, the following described real property, situate, lying and being in Broward County, Florida, to-wit:

An undivided one-quarter (1/4th) interest in and to Lots 49 and 50 and the east 87.5 feet of Lots 51 and 52 of Block 15 of NORTH LAUDERDALE, according to the plat thereof, as recorded in Plat Book 1, page 48, of the Public Records of Dade County, Florida;

Together with an undivided one-quarter (1/4th) interest in and to all that part of the west one-half (1/2) of the alley in said Block 15 of NORTH LAUDERDALE which lies north of an extension easterly in the same direction of the south line of Lot 49 of Block 15 of NORTH LAUDERDALE.

SUBJECT TO the rights of the public in that part of Lot 52 and that part of said alley lying within the right-of-way of Sistrunk Boulevard (formerly N.W. 6th Street) as now laid out; and

SUBJECT TO valid and enforceable rights, if any, of owners of lands abutting the alley in Block 15 of the plat of NORTH LAUDERDALE to use said alley for ingress and egress from their respective lands to N.W. 5th Street and Sistrunk Boulevard (formerly N.W. 6th Street).

SUBJECT TO restrictions, reservations and easements of record which are valid and enforceable at this time, if any, and subject to taxes subsequent to 1999.

and grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

THE LANDS HEREIN DESCRIBED are vacant and unimproved. Grantor Jo Ann Farrington resides at the address set forth immediately under her signature line and the grantor does not reside on the lands herein described or on lands contiguous therewith. The fractional interest hereby conveyed is the entire interest of grantor in the Lots referred to herein.

**Grantor* and *grantee* are used for singular or plural, as context requires.

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

Signed, sealed and delivered
in our presence:

Signature of Witness: Cynthia L. Mitchell
Printed Name of Witness: Cynthia L. Mitchell

Jo Ann Farrington (SEAL)
Jo Ann Farrington
P.O. Address: 604 Utterback Store Road
Great Falls, VA 22066

Signature of Witness: Julie M. Wilson
Printed Name of Witness: Julie M. Wilson

STATE OF District of Columbia
COUNTY OF _____

The foregoing instrument was acknowledged before me this June 17, 2000, by Jo Ann Farrington, who is personally known to me yes (yes or no) or has produced _____ as identification.

NOTARY PUBLIC:

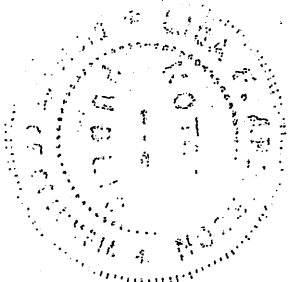
(SIGNATURE)

(PRINT NAME)

Lisa F. Anderson
LISA F. Anderson
I am a Notary Public of the State District
of Columbia, and my
commission expires on 7-31-00

(date)

(SEAL)





INSTR # 100416732
OR BK 30696 PG 0776
RECORDED 07/24/2000 08:16 AM
COMMISSION
BROWARD COUNTY
DEPUTY CLERK 1047

PREPARED BY:
CECIL T. FARRINGTON
Attorney At Law
1995 E. Oakland Park Blvd. - Ste. 110
Fort Lauderdale, FL 33306-1147

Property I.D. Nos. 102103-01-18600;
10203-01-18700; and 10203-10-18900

WARRANTY DEED

THIS INDENTURE, made this 8TH day of JUNE, 2000, between JERRELL VOGLER, of the County of Macon, State of North Carolina, grantor, and FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY, a Community Redevelopment Agency created pursuant to Chapter 163, Part III, Florida Statutes, whose post office address is 100 North Andrews Avenue, Fort Lauderdale 33301, of the County of Broward and State of Florida, grantee.

WITNESSETH, That said grantor, for and in consideration of the sum of Ten Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's successors and assigns forever, the following described real property, situate, lying and being in Broward County, Florida, to-wit:

An undivided one-sixteenth (1/16th) interest in and to Lots 49 and 50 and the east 87.5 feet of Lots 51 and 52 of Block 15 of NORTH LAUDERDALE, according to the plat thereof, as recorded in Plat Book 1, page 48, of the Public Records of Dade County, Florida;

Together with an undivided one-sixteenth (1/16th) interest in and to all that part of the west one-half (1/2) of the alley in said Block 15 of NORTH LAUDERDALE which lies north of an extension easterly in the same direction of the south line of Lot 49 of Block 15 of NORTH LAUDERDALE.

SUBJECT TO the rights of the public in that part of Lot 52 and that part of said alley lying within the right-of-way of Sistrunk Boulevard (formerly N.W. 6th Street) as now laid out; and

SUBJECT TO valid and enforceable rights, if any, of owners of lands abutting the alley in Block 15 of the plat of NORTH LAUDERDALE to use said alley for ingress and egress from their respective lands to N.W. 5th Street and Sistrunk Boulevard (formerly N.W. 6th Street).

SUBJECT TO restrictions, reservations and easements of record which are valid and enforceable at this time, if any, and subject to taxes subsequent to 1999.

and grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

THE LANDS HEREIN DESCRIBED are vacant and unimproved. Grantor Jerrell Vogler resides at the address set forth immediately under his signature line and the grantor does not reside on the lands herein described or on lands contiguous therewith. The fractional interest hereby conveyed is the entire interest of grantor in the Lots referred to herein.

**Grantor" and "grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:

Signature of Witness: Laura Peden
Printed Name of Witness: Laura Peden

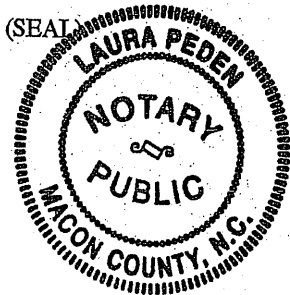
Jerrell Vogler (SEAL)
Jerrell Vogler
P.O. Address: 320 S. Skeenah Road
Franklin, NC 28734

Signature of Witness: Linda Williams
Printed Name of Witness: Linda Williams

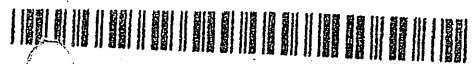
STATE OF NORTH CAROLINA
COUNTY OF MACON

The foregoing instrument was acknowledged before me this 8th of June 2000, by Jerrell Vogler, who is personally known to me (yes) or (no) OR has produced _____ as identification.

NOTARY PUBLIC:



(SIGNATURE) Laura Peden
(PRINT NAME) Laura Peden
I am a Notary Public of the State of NORTH CAROLINA, and my commission expires on April 20, 2002
(date)



PREPARED BY:
 CECIL T. FARRINGTON
 Attorney At Law
 1995 E. Oakland Park Blvd. - Ste. 110
 Fort Lauderdale, FL 33306-1147

INSTR # 100416733
 OR BK 30696 PG 0778
 RECORDED 07/24/2000 08:16 AM
 COMMISSION
 BROWARD COUNTY
 DOC STMP-D 0.70
 DEPUTY CLERK 1047

Property I.D. Nos. 102103-01-18600;
 10203-01-18700; and 10203-10-18900

WARRANTY DEED

THIS INDENTURE, made this 9th day of JUNE, 2000, between LEWIS D. VOGLER, JR., of the County of Onslow, State of North Carolina, grantor, and FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY, a Community Redevelopment Agency created pursuant to Chapter 163, Part III, Florida Statutes, whose post office address is 100 North Andrews Avenue, Fort Lauderdale 33301, of the County of Broward and State of Florida, grantee.

WITNESSETH, That said grantor, for and in consideration of the sum of Ten Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's successors and assigns forever, the following described real property, situate, lying and being in Broward County, Florida, to-wit:

An undivided one forty-eighth (1/48th) interest in and to Lots 49 and 50 and the east 87.5 feet of Lots 51 and 52 of Block 15 of NORTH LAUDERDALE, according to the plat thereof, as recorded in Plat Book 1, page 48, of the Public Records of Dade County, Florida;

Together with an undivided one forty-eighth (1/48th) interest in and to all that part of the west one-half (1/2) of the alley in said Block 15 of NORTH LAUDERDALE which lies north of an extension easterly in the same direction of the south line of Lot 49 of Block 15 of NORTH LAUDERDALE.

SUBJECT TO the rights of the public in that part of Lot 52 and that part of said alley lying within the right-of-way of Sistrunk Boulevard (formerly N.W. 6th Street) as now laid out; and

SUBJECT TO valid and enforceable rights, if any, of owners of lands abutting the alley in Block 15 of the plat of NORTH LAUDERDALE to use said alley for ingress and egress from their respective lands to N.W. 5th Street and Sistrunk Boulevard (formerly N.W. 6th Street).

SUBJECT TO restrictions, reservations and easements of record which are valid and enforceable at this time, if any, and subject to taxes subsequent to 1999.

and grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

THE LANDS HEREIN DESCRIBED are vacant and unimproved. Grantor Lewis D. Vogler, Jr. resides at the address set forth immediately under his signature line and the grantor does not reside on the lands herein described or on lands contiguous therewith. The fractional interest hereby conveyed is the entire interest of grantor in the Lots referred to herein.

**Grantor" and "grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered
in our presence:

Signature of Witness:

Printed Name of Witness:

[Signature]
Gerald W. Love Jr

[Signature]

(SEAL)

Lewis D. Vogler, Jr.

P.O. Address: 102 Dockside Drive
Jacksonville, NC 28546

Signature of Witness:

Printed Name of Witness:

[Signature]
HESSEN, JAMES A.
CAPT USMC

On this 9 day of JUNE, 2000, before me DARRIN DENNY, the undersigned officer, personally appeared LEWIS D. VOGLER, JR., known to me (or satisfactorily proven) to be serving in or with, or whose duties require his presence with the Armed Forces of the United States, and to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained, and the undersigned does further certify that he is at the date of this certificate a commissioned officer of the rank stated below and is in the active serve of the Armed Forces of the United States.

[Signature]
(Signature of Commissioned Officer)

MAJOR USMC
(Rank of commissioned officer and command or branch of service to which officer is attached)

6
Return to: Grantee (addressed stamped envelope is enclosed)

This instrument prepared by:

Rohan Kelley, Esquire
3365 Galt Ocean Drive
Fort Lauderdale, Florida 33308
Telephone: (305) 563-1400

INSTR # 100416734
OR BK 30696 PG 0780
RECORDED 07/24/2000 08:16 AM
COMMISSION
BROWARD COUNTY
DOC STMP-D 0.70
DEPUTY CLERK 1047

Property Appraisers Parcel I.D. (Folio) Number(s):
10203-01-18600; 10203-01-18700 and 10203-01-18900

[Space Above This Line for Recording Data]

Trustee's Deed of Distribution

This Indenture is made this 14th day of June, 2000, ~~Between Rohan Kelley and Shaun Kelley-Corkern, Co-Trustees of the Phyllis Kelley Living Trust under agreement dated April 9, 1990,~~ whose post office address is 3365 Galt Ocean Drive, of the County of Broward, in the State of Florida, grantor* and **Rohan Kelley, Trustee of Shaun's Trust, created under Article 9 of the Phyllis Kelley Living Trust under agreement dated April 9, 1990,** whose post office address is 3365 Galt Ocean Drive, Fort Lauderdale, 33301 of the County of Broward, State of Florida, grantee*,

Witnesseth: That the grantor, in fulfilling fiduciary obligations created under the terms of the trust, and without separate consideration, grants, transfers, assigns, releases, conveys and confirms all the grantor's right, title, interest, claim and demand in the real property described below to the grantee, said property lying and being in Broward County, Florida, to-wit:

An undivided one-eighth (1/8th) interest in and to Lots 49 and 50 and the east 87.5 feet of Lots 51 and 52 of Block 15 of NORTH LAUDERDALE, according to the plat thereof, as recorded in Plat Book 1, page 48, of the Public Records of Dade County, Florida;

Together with an undivided one-eighth (1/8th) interest in and to all that part of the west half (1/2) of the alley in said block 15 of NORTH LAUDERDALE which lies north of an extension easterly in the same direction of the south line of Lot 49, Block 15 of NORTH LAUDERDALE.

SUBJECT TO the rights of the public in that part of Lot 52 and that part of said alley lying within the right-of-way of Sistrunk Boulevard (formerly N.W. 6th Street) as now laid out or used; and

SUBJECT TO valid and enforceable rights, if any, of owners of lands abutting the alley in Block 15 of the plat of NORTH LAUDERDALE to sue said alley for ingress and egress from their respective lands to N.W. 5th Street and Sistrunk Boulevard (formerly N.W. 6th Street).

1
1(2)

SUBJECT TO restrictions, reservations and easements of record which are valid and enforceable at this tie, if any, and subject to taxes subsequent to 1999.

To Have and to Hold the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the grantor's estate, right, title, interests, equity and claim whatsoever, either in law or equity, to the proper use, benefit and behoof of the grantee forever.

* "Grantor", "grantee" and "trustee" are used to represent singular or plural number, as the context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Mona Izadyar
Mona Izadyar

Rohan Kelley (Seal)
Rohan Kelley, as Trustee

Sean Kelley
Sean Kelley

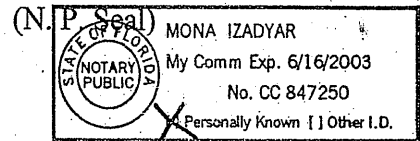
Shaun Kelley-Corkern (Seal)
Shaun Kelley-Corkern, as Trustee

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 14th day of June, 2000 by Rohan Kelley and Shaun Kelley-Corkern as Co-trustees of the Phyllis Kelley Revocable Living Trust.

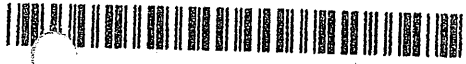
Mona Izadyar
Mona Izadyar
NOTARY PUBLIC
State of Florida at Large

My Commission Expires:



Check applicable statement:

- Person is personally known to me, or
- Person produced as identification a driver's license issued within the past 5 years by the State of Florida.



Return to: Grantee (addressed stamped envelope is enclosed)

INSTR # 100416737
OR BK 30696 PG 0786
RECORDED 07/24/2000 08:16 AM
COMMISSION
BROWARD COUNTY
DOC STMP-D 0.70
DEPUTY CLERK 1047

This instrument prepared by:

Rohan Kelley, Esquire
3365 Galt Ocean Drive
Fort Lauderdale, Florida 33308
Telephone: (305) 563-1400

Property Appraisers Parcel I.D. (Folio) Number(s):
10203-01-18600; 10203-01-18700 and 10203-01-18900

[Space Above This Line for Recording Data]

Warranty Deed

(Statutory Form - Section 689.02 F.S.)

This Indenture is made this 14th day of June, 2000, **Between Rohan Kelley**, joined by his wife, **Carolanne Kelley**, whose post office address is 3365 Galt Ocean Drive, of the County of Broward, in the State of Florida, grantor*, and **Fort Lauderdale Community Redevelopment Agency**, a Community Redevelopment Agency created pursuant to Chapter 163, Part III, Florida Statutes, whose post office address is 100 North Andrews Avenue, Fort Lauderdale, 33301 of the County of Broward, State of Florida, grantee*,

Witnesseth, That the grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable considerations to the grantor in hand paid by the grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to-wit:

An undivided one-eighth (1/8th) interest in and to Lots 49 and 50 and the east 87.5 feet of Lots 51 and 52 of Block 15 of NORTH LAUDERDALE, according to the plat thereof, as recorded in Plat Book 1, page 48, of the Public Records of Dade County, Florida;

Together with an undivided one-eighth (1/8th) interest in and to all that part of the west half (1/2) of the alley in said block 15 of NORTH LAUDERDALE which lies north of an extension easterly in the same direction of the south line of Lot 49, Block 15 of NORTH LAUDERDALE.

SUBJECT TO the rights of the public in that part of Lot 52 and that part of said alley lying within the right-of-way of Sistrunk Boulevard (formerly N.W. 6th Street) as now laid out or used; and

SUBJECT TO valid and enforceable rights, if any, of owners of lands abutting the alley in Block 15 of the plat of NORTH LAUDERDALE to sue said alley for ingress and egress from their respective lands to N.W. 5th Street and Sistrunk Boulevard (formerly N.W. 6th Street).

3
②

SUBJECT TO restrictions, reservations and easements of record which are valid and enforceable at this tie, if any, and subject to taxes subsequent to 1999.

And the grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

* "Grantor", "grantee" and "trustee" are used to represent singular or plural number, as the context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Mona Izadyar
Mona Izadyar

Rohan Kelley (Seal)
Rohan Kelley

Sean Kelley
Sean Kelley

Carolanne Kelley (Seal)
Carolanne Kelley

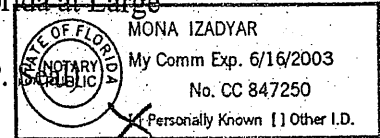
State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 14th day of June, 2000 by **Rohan Kelley**, and **Carolanne Kelley**, his wife.

Mona Izadyar
Mona Izadyar
NOTARY PUBLIC
State of Florida at Large

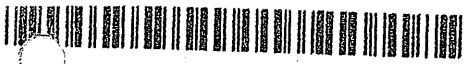
My Commission Expires:

(N. P.)



Check applicable statement:

- Person is personally known to me, or
- Person produced as identification a driver's license issued within the past 5 years by the State of Florida.



Return to: Grantee (addressed stamped envelope is enclosed)

INSTR # 100416736
OR BK 30696 PG 0784
RECORDED 07/24/2000 08:16 AM
COMMISSION
BROWARD COUNTY
DOC STMP-D 0.70
DEPUTY CLERK 1047

This instrument prepared by:

Rohan Kelley, Esquire
3365 Galt Ocean Drive
Fort Lauderdale, Florida 33308
Telephone: (305) 563-1400

Property Appraisers Parcel I.D. (Folio) Number(s):
10203-01-18600; 10203-01-18700 and 10203-01-18900

[Space Above This Line for Recording Data]

Warranty Deed

(Statutory Form - Section 689.02 F.S.)

This Indenture is made this 14th day of June, 2000, **Between Rohan Kelley, as Trustee of Shaun's Trust, created under Article 9 of the Phyllis Kelley Living Trust under agreement dated April 9, 1990**, whose post office address is 3365 Galt Ocean Drive, of the County of Broward, in the State of Florida, grantor*, and **Fort Lauderdale Community Redevelopment Agency**, a Community Redevelopment Agency created pursuant to Chapter 163, Part III, Florida Statutes, whose post office address is 100 North Andrews Avenue, Fort Lauderdale, 33301 of the County of Broward, State of Florida, grantee*,

Witnesseth, That the grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable considerations to the grantor in hand paid by the grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to-wit:

An undivided one-eighth (1/8th) interest in and to Lots 49 and 50 and the east 87.5 feet of Lots 51 and 52 of Block 15 of NORTH LAUDERDALE, according to the plat thereof, as recorded in Plat Book 1, page 48, of the Public Records of Dade County, Florida;

Together with an undivided one-eighth (1/8th) interest in and to all that part of the west half (1/2) of the alley in said block 15 of NORTH LAUDERDALE which lies north of an extension easterly in the same direction of the south line of Lot 49, Block 15 of NORTH LAUDERDALE.

SUBJECT TO the rights of the public in that part of Lot 52 and that part of said alley lying within the right-of-way of Sistrunk Boulevard (formerly N.W. 6th Street) as now laid out or used; and

SUBJECT TO valid and enforceable rights, if any, of owners of lands abutting the alley in Block 15 of the plat of NORTH LAUDERDALE to sue said alley for ingress and egress from their respective lands to N.W. 5th Street and Sistrunk Boulevard (formerly N.W. 6th Street).

2
(2)

SUBJECT TO restrictions, reservations and easements of record which are valid and enforceable at this tie, if any, and subject to taxes subsequent to 1999.

And the grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

* "Grantor", "grantee" and "trustee" are used to represent singular or plural number, as the context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Mona Izadyar
Mona Izadyar

Sean Kelley
Sean Kelley

Rohan Kelley (Seal)
Rohan Kelley, as Trustee of Shaun's Trust, created
under Article 9 of the Phyllis Kelley Living Trust
under agreement dated April 9, 1990

State of Florida
County of Broward

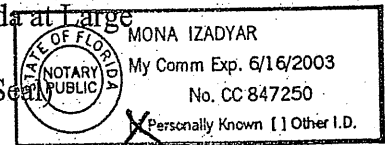
The foregoing instrument was acknowledged before me this 14th day of June, 2000 by **Rohan Kelley, as Trustee of Shaun's Trust, created under Article 9 of the Phyllis Kelley Living Trust under agreement dated April 9, 1990.**

Mona Izadyar
Mona Izadyar

NOTARY PUBLIC

State of Florida at Large

(N. P. Seal)

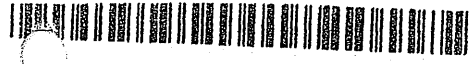


My Commission Expires:

Check applicable statement:

Person is personally known to me, or

Person produced as identification a driver's license issued within the past 5 years by the State of Florida.



Return to: Grantee (addressed stamped envelope is enclosed)

INSTR # 100416735
OR BK 30696 PG 0782

This instrument prepared by:

RECORDED 07/24/2000 08:16 AM
COMMISSION
BROWARD COUNTY
DOC STMP-D 0.70
DEPUTY CLERK 1047

Rohan Kelley, Esquire
3365 Galt Ocean Drive
Fort Lauderdale, Florida 33308
Telephone: (305) 563-1400

Property Appraisers Parcel I.D. (Folio) Number(s):
10203-01-18600; 10203-01-18700 and 10203-01-18900

[Space Above This Line for Recording Data]

Trustee's Deed of Distribution

This Indenture is made this 14th day of June, 2000, ~~Between Rohan Kelley and Shaun Kelley-Corkern, Co-Trustees of the Phyllis Kelley Living Trust under agreement dated April 9, 1990,~~ whose post office address is 3365 Galt Ocean Drive, of the County of Broward, in the State of Florida, grantor* and **Rohan Kelley**, whose post office address is 3365 Galt Ocean Drive, Fort Lauderdale, 33301 of the County of Broward, State of Florida, grantee*,

Witnesseth: That the grantor, in fulfilling fiduciary obligations created under the terms of the trust, and without separate consideration, grants, transfers, assigns, releases, conveys and confirms all the grantor's right, title, interest, claim and demand in the real property described below to the grantee, said property lying and being in Broward County, Florida, to-wit:

An undivided one-eighth (1/8th) interest in and to Lots 49 and 50 and the east 87.5 feet of Lots 51 and 52 of Block 15 of NORTH LAUDERDALE, according to the plat thereof, as recorded in Plat Book 1, page 48, of the Public Records of Dade County, Florida;

Together with an undivided one-eighth (1/8th) interest in and to all that part of the west half (1/2) of the alley in said block 15 of NORTH LAUDERDALE which lies north of an extension easterly in the same direction of the south line of Lot 49, Block 15 of NORTH LAUDERDALE.

SUBJECT TO the rights of the public in that part of Lot 52 and that part of said alley lying within the right-of-way of Sistrunk Boulevard (formerly N.W. 6th Street) as now laid out or used; and

SUBJECT TO valid and enforceable rights, if any, of owners of lands abutting the alley in Block 15 of the plat of NORTH LAUDERDALE to sue said alley for ingress and egress from their respective lands to N.W. 5th Street and Sistrunk Boulevard (formerly N.W. 6th Street).

SUBJECT TO restrictions, reservations and easements of record which are valid and enforceable at this tie, if any, and subject to taxes subsequent to 1999.

4
2

To Have and to Hold the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the grantor's estate, right, title, interests, equity and claim whatsoever, either in law or equity, to the proper use, benefit and behoof of the grantee forever.

* "Grantor", "grantee" and "trustee" are used to represent singular or plural number, as the context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Mona Izadyar
Mona Izadyar

Rohan Kelley (Seal)
Rohan Kelley, as Trustee

Sean Kelley
Sean Kelley

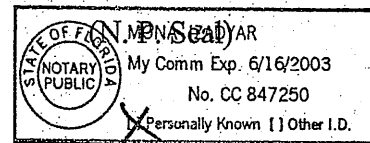
Shaun Kelley-Corkern (Seal)
Shaun Kelley-Corkern, as Trustee

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 14th day of June, 2000 by **Rohan Kelley** and **Shaun Kelley-Corkern** as Co-trustees of the Phyllis Kelley Revocable Living Trust.

Mona Izadyar
Mona Izadyar
NOTARY PUBLIC
State of Florida at Large

My Commission Expires:



Check applicable statement:

- Person is personally known to me, or
- Person produced as identification a driver's license issued within the past 5 years by the State of Florida.

File #

00-258

FTL. Comm.

Reader.

AMERICAN LAND TITLE ASSOCIATION
OWNER'S POLICY 10-17-92 (Florida Modified)

POLICY NO.

OWNER'S POLICY OF TITLE INSURANCE

OP-9-1366-340

ISSUED BY

**AMERICAN PIONEER
TITLE INSURANCE COMPANY**

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS AND STIPULATIONS, AMERICAN PIONEER TITLE INSURANCE COMPANY, a Florida corporation, herein called the Company, insures, as of Date of Policy shown in Schedule A, against loss or damage, not exceeding the Amount of Insurance stated in Schedule A, sustained or incurred by the insured by reason of:

1. Title to the estate or interest described in Schedule A being vested other than as stated therein;
2. Any defect in or lien or encumbrance on the title;
3. Unmarketability of the title;
4. Lack of a right of access to and from the land.

The Company will also pay the costs, attorneys' fees and expenses incurred in defense of the title, as insured, but only to the extent provided in the Conditions and Stipulations.

IN WITNESS WHEREOF, AMERICAN PIONEER TITLE INSURANCE COMPANY has caused this policy to be signed and sealed as of the Date of Policy shown in Schedule A, the policy to become valid when countersigned by an authorized signatory.

Issued by:

AMERICAN PIONEER TITLE INSURANCE COMPANY

Landmark Title Services, Inc.
2200 W. Commercial Blvd.
Suite 301
Ft. Lauderdale, FL 33309



By:

Roy W. Lassiter
President

Attest:

George P. Danille
Secretary

OWNER'S FORM

COUNTY CODE 16	State Abbreviation FL	Schedule A	Commitment No. CM-1-1366-462
OFFICE FILE NUMBER 00-258	AGENT/BRANCH ID NUMBER 1366	REINSURANCE NUMBER	SIMULTANEOUS NUMBER
POLICY NUMBER OP-9-1366-340	DATE OF POLICY July 24, 2000 @ 8:17 am	AMOUNT OF INSURANCE \$ 50,000.00	

1. Name of Insured:

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

2. The estate or interest in the land described herein and which is covered by this policy is **FEE SIMPLE**

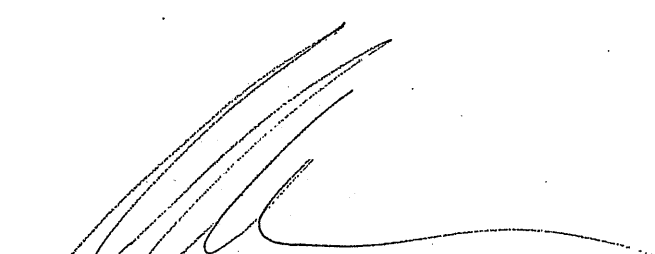
3. The state or interest referred to herein is at date of Policy vested in:

FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY, A Community Redevelopment Agency created pursuant to Chapter 163, Part III, Florida Statutes, by virtue of that Deed recorded in Official Records Book 30696, at Page 786, of the Public Records of BROWARD County, Florida.

4. The land referred to in this policy is described as follows:

LOTS 49 and 50 and the East 87.5 feet of LOTS 51 and 52, less the right-of-way for N.W. 6th Street to the North, BLOCK 15, of NORTH LAUDERDALE, according to the Plat thereof as recorded in Plat Book 1, Page 48, of the Public Records of Miami-Dade County, Florida; said lands situate, lying and being in Broward County, Florida.

Said Lands now lying and being in **BROWARD** County, Florida.



COUNTERSIGNED AUTHORIZED SIGNATURE

Issued by: LANDMARK TITLE SERVICES, INC. 2200 WEST COMMERCIAL BOULEVARD FORT LAUDERDALE, FLORIDA 33309
--

OWNER'S POLICY

Policy Number **OP-9-1366-340**

Schedule B

EXCEPTIONS

This policy does not insure against loss or damage by reason of the following:

1. Rights or claims of parties in possession not shown by the public records.
2. Encroachments, overlaps, boundary line disputes and any other matters which would be disclosed by an accurate survey and inspection of the premises.
3. Easements or claims of easements not shown by the public records.
4. Taxes or special assessments not shown by the public records.
5. Taxes and assessments for the year 2000 and subsequent years not yet due and payable.
6. Dedications, Easements and Restrictions as shown on the Plat of NORTH LAUDERDALE, as recorded in Plat Book 1, Page 48, of the Public Records of Miami-Dade County, Florida.
7. Terms and conditions contained in Ordinance No. C-88-17 by the City of Fort Lauderdale as recorded in Official Records Book 15316, Page 195.
8. Valid and enforceable rights, if any, of owners of lands abutting the alley in Block 15 of the plat of NORTH LAUDERDALE to use said alley for ingress and egress from their respective lands to N.W. 5 Street and Sistrunk Boulevard (formerly N.W. 6 Street).

All of the Public Records of BROWARD County, Florida unless otherwise indicated.

NOTE: This Policy consists of insert pages labeled Schedules A and B. This Policy is of no force and effect unless both pages are included along with any added pages incorporated by reference.

WHITE

THIS INSTRUMENT WAS PREPARED BY:
DONALD J. DOODY, ESQUIRE
GOREN, CHEROF, DOODY & EZROL, P.A.
3099 E. Commercial Blvd., Suite 200
Fort Lauderdale, Florida 33308

INSTR # 103766239
OR BK 36975 Pages 1954 - 1955
RECORDED 02/27/04 12:46:23
BROWARD COUNTY COMMISSION
DOC STMP-D: \$355.60
DEPUTY CLERK 2000
#1, 2 Pages

WARRANTY DEED

THIS INDENTURE, made this 26 day of February, 2004, between MARY WHITE, f/k/a Mary Walker Young, a single woman, whose post office address is 2814 NW 8th Street, Fort Lauderdale, Florida 33311, (hereinafter referred to as "Grantor") and FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY, a Florida public body corporate and public created pursuant to Section 163.356, F.S., whose post office address is 101 NE 3 Avenue #300, Fort Lauderdale, Florida 33301 (hereinafter referred to as "Grantee").

WITNESSETH:

That said Grantor, for and in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, and Grantee's successors and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to wit:

Lots 45 through 48, Block 15 of "North Lauderdale", according to the plat thereof, as recorded in Plat Book 1, at Page 48, of the Public Records of Miami-Dade County, Florida, together with the west ½ of that vacated 15 foot alley adjacent thereto.

Said lands situate, lying and being in Broward County, Florida.

PIN NO. 10203-01-18500

SUBJECT TO: Taxes for current year and subsequent years, zoning and/or restrictions and prohibitions imposed by governmental authorities, and easements and restrictions and other matters appearing on the plat and/or common to the subdivision.

Together with: All the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and To Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that she is lawfully seized of said land in fee simple; that she has good right and lawful authority to sell and convey said land; that she

2-6 WHITE

(2)

hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

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

Signed, sealed and delivered

Sandra K Gonzalez
SANDRA K GONZALEZ
(Print or Type Name)

Mary White
MARY WHITE

BARRY S. LAZARUS
(Print or Type Name)

STATE OF FLORIDA)
COUNTY OF BROWARD) SS.:

~~2003~~²⁰⁰⁴ The foregoing instrument was acknowledged before me this 26 day of ~~December~~^{February}, 2004 by MARY WHITE, f/k/a Mary Walker Young, a single woman, who is personally known to me or has produced Florida Driver's Lic as identification.

Donald J. Doody
NOTARY PUBLIC

DONALD J. DOODY
Print or Type Name

My Commission Expires: _____

Commission No.  Donald J. Doody
MY COMMISSION # DD263462 EXPIRES
November 22, 2007
BONDED THRU TROY FAIR INSURANCE, INC.

2-6 WHITE

AMERICAN LAND TITLE ASSOCIATION
OWNER'S POLICY (10-17-92)
(WITH FLORIDA MODIFICATIONS)

Policy No. 7210609- 175263

CHICAGO TITLE INSURANCE COMPANY

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B AND THE CONDITIONS AND STIPULATIONS, CHICAGO TITLE INSURANCE COMPANY, a Missouri corporation, herein called the Company, insures, as of Date of Policy shown in Schedule A, against loss or damage, not exceeding the Amount of Insurance stated in Schedule A, sustained or incurred by the insured by reason of:

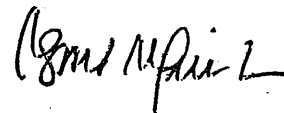
1. Title to the estate or interest described in Schedule A being vested other than as stated therein;
2. Any defect in or lien or encumbrance on the title;
3. Unmarketability of the title;
4. Lack of a right of access to and from the land.

The Company will also pay the costs, attorneys' fees and expenses incurred in defense of the title, as insured, but only to the extent provided in the Conditions and Stipulations.

In Witness Whereof, CHICAGO TITLE INSURANCE COMPANY has caused this policy to be signed and sealed as of the Date of Policy shown in Schedule A, the policy to become valid when countersigned by an authorized signatory.

CHICAGO TITLE INSURANCE COMPANY

By:



President

ATTEST



Secretary

Goren, Cherof, Doody & Ezrol, P.A.
3099 E. Commercial Boulevard
Suite 200
Fort Lauderdale, FL 33308

(954) 771-4500



OWNERS

SCHEDULE A

1 OFFICE FILE NUMBER	2 POLICY NUMBER	3 DATE OF POLICY	4 AMOUNT OF INSURANCE
30610	7210609-175263	02/27/04 12:46.23 p.m.	\$ 50,800.00

1. Name of Insured:

Fort Lauderdale Community Redevelopment Agency, a Florida public body corporate and public created pursuant to Section 163.356, F.S.

2. The estate or interest in the land which is covered by this Policy is:

Fee Simple

3. Title to the estate or interest in the land is vested in the Insured.

4. The land herein described is encumbered by the following mortgage or trust deed, and assignments:

None.

and the mortgages or trust deeds, if any, shown in Schedule B hereof.

5. The land referred to in this policy is described as follows:

Lots 45 through 48, Block 15 of "North Lauderdale", according to the plat thereof, as recorded in Plat Book 1, Page 48, of the Public Records of Miami-Dade County, Florida, together with the west 1/2 of that vacated 15 foot alley adjacent thereto.

POLICY FORM

SCHEDULE B

Policy Number 7210609-175263

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

General Exceptions:

- (1) Rights or claims of parties in possession not shown by the public records.
- (2) Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
- (3) Easements or claims of easements not shown by the public records.
- (4) Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
- (5) Taxes or special assessments which are not shown as existing liens by the public records.

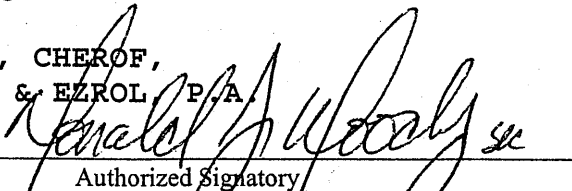
Special Exceptions: The mortgage, if any, referred to in Item 4 of Schedule A, if this schedule is attached to an Owner's Policy.

- (6) Any claim that any portion of said lands are sovereignty lands of the State of Florida, including submerged, filled or artificially exposed lands and lands accreted to such lands.
- (7) Taxes and assessments for the year 2004 and subsequent years.
- (8) Utility Easement contained in Ordinance No. C-88-17 recorded in Official Records Book 15316, Page 195.

NOTE: General Exceptions 1, 2, 3, and 4 are hereby deleted.

Countersigned

GOREN, CHEROF,
DOODY & EZROL, P.A.



Authorized Signatory

Note: If this schedule is attached to a Loan Policy, junior and subordinate matters, if any, are not reflected herein.

Note: This Policy consists of insert pages labeled Schedules A and B. This Policy is of no force and effect unless both pages are included along with any added pages incorporated by reference.

2-6 WHITE

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.

(b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the estate or interest insured by this policy.
4. Any claim, which arises out of the transaction vesting in the Insured the estate or interest insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on:
 - (i) the transaction creating the estate or interest insured by this policy being deemed a fraudulent conveyance or fraudulent transfer; or
 - (ii) the transaction creating the estate or interest insured by this policy being deemed a preferential transfer except where the preferential transfer results from the failure:
 - (a) to timely record the instrument of transfer; or
 - (b) of such recordation to impart notice to a purchaser for value or a judgment or lien creditor.

CONDITIONS AND STIPULATIONS

1. DEFINITION OF TERMS

The following terms when used in this policy mean:

(a) "insured": the insured named in Schedule A, and, subject to any rights or defenses the Company would have had against the named insured, those who succeed to the interest of the named insured by operation of law as distinguished from purchase including, but not limited to, heirs, distributees, devisees, survivors, personal representatives, next of kin, or corporate or fiduciary successors.

(b) "insured claimant": an insured claiming loss or damage.

(c) "knowledge" or "known": actual knowledge, not constructive knowledge or notice which may be imputed to an insured by reason of the public records as defined in this policy or any other records which impart constructive notice of matters affecting the land.

(d) "land": the land described or referred to in Schedule A, and improvements affixed thereto which by law constitute real property. The term "land" does not include any property beyond the lines of the area described or referred to in Schedule A, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways, but nothing herein shall modify or limit the extent to which a right of access to and from the land is insured by this policy.

(e) "mortgage": mortgage, deed of trust, trust deed, or other security instrument.

(f) "public records": records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge. With respect to Section 1(a)(iv) of the Exclusions From Coverage, "public records" shall also include environmental protection liens filed in the records of the clerk of the United States district court for the district in which the land is located.

(g) "unmarketability of the title": an alleged or apparent matter affecting the title to the land, not excluded or excepted from coverage, which would entitle a purchaser of the estate or interest described in Schedule A to be released from the obligation to purchase by virtue of a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF INSURANCE AFTER CONVEYANCE OF TITLE

The coverage of this policy shall continue in force as of Date of Policy in favor of an insured only so long as the insured retains an estate or interest in the land, or holds an indebtedness secured by a purchase money mortgage given by a purchaser from the insured, or only so long as the insured shall have liability by reason of covenants of warranty made by the insured in any transfer or conveyance of the estate or interest. This policy shall not continue in force in favor of any purchaser from the insured of either (i) an estate or interest in the land, or (ii) an indebtedness secured by a purchase money mortgage given to the insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 4(a) below, (ii) in case knowledge shall come to an insured hereunder of any claim of title or interest which is adverse to the title to the estate or interest, as insured, and which might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if title to the estate or interest, as insured, is rejected as unmarketable. If prompt notice shall not be given to the Company, then as to the insured all liability of the Company shall terminate with regard to the matter or matters for which prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice the rights of any insured under this policy unless the Company shall be prejudiced by the failure and then only to the extent of the prejudice.

4. DEFENSE AND PROSECUTION OF ACTIONS; DUTY OF INSURED CLAIMANT TO COOPERATE

(a) Upon written request by the insured and subject to the options contained in Section 6 of these Conditions and Stipulations, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an insured in litigation in which any third party asserts a claim adverse to the title or interest as insured, but only as to those stated causes of action alleging a defect, lien or encumbrance or other matter insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the insured to object for reasonable cause) to represent the insured as to those stated causes of action and shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs or expenses incurred by the insured in the defense of those causes of action which allege matters not insured against by this policy.

(b) The Company shall have the right, at its own cost, to institute and prosecute any action or proceeding or to do any other act which in its opinion may be necessary or desirable to establish the title to the estate or interest, as insured, or to prevent or reduce loss or damage to the insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this policy. If the Company shall exercise its rights under this paragraph, it shall do so diligently.

(c) Whenever the Company shall have brought an action or interposed a defense as required or permitted by the provisions of this policy, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from any adverse judgment or order.

(d) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding, the insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of the insured for this purpose. Whenever requested by the Company, the insured, at the Company's expense, shall give the Company all reasonable aid (i) in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act which in the opinion of the Company may be necessary or desirable to establish the title to the estate or interest as insured. If the Company is prejudiced by the failure of the insured to furnish the required cooperation, the Company's obligations to the insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.

5. PROOF OF LOSS OR DAMAGE

In addition to and after the notices required under Section 3 of these Conditions and Stipulations have been provided the Company, a proof of loss or damage signed and sworn to by the insured claimant shall be furnished to the Company within 90 days after the insured claimant shall ascertain the facts giving rise to the loss or damage. The proof of loss or damage shall describe the defect in, or lien or encumbrance on the title, or other matter insured against by this policy which constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage. If the Company is prejudiced by the failure of the insured claimant to provide the required proof of loss or damage, the Company's obligations to the insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such proof of loss or damage.

In addition, the insured claimant may reasonably be required to submit to examination under oath by any authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the Company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Policy, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the insured claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss or damage. All information designated as confidential by the insured claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the insured claimant to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in this paragraph shall terminate any liability of the Company under this policy as to that claim.

6. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Insurance.

To pay or tender payment of the amount of insurance under this policy together with any costs, attorneys' fees and expenses incurred by the insured claimant, which were authorized by the Company, up to the time of payment or tender of payment and which the Company is obligated to pay.

Upon the exercise by the Company of this option, all liability and obligations to the insured under this policy, other than to make the payment required, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, and the policy shall be surrendered to the Company for cancellation.

(b) To Pay or Otherwise Settle With Parties Other than the Insured or With the Insured Claimant.

(i) to pay or otherwise settle with other parties for or in the name of an insured claimant any claim insured against under this policy, together with any costs, attorneys' fees and expenses incurred by the insured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay; or

(ii) to pay or otherwise settle with the insured claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees and expenses incurred by the insured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay.

D-6 WHITE

Upon the exercise by the Company of either of the options provided for in paragraphs (b)(i) or (ii), the Company's obligations to the insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute or continue any litigation.

7. DETERMINATION, EXTENT OF LIABILITY AND COINSURANCE

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the insured claimant who has suffered loss or damage by reason of matters insured against by this policy and only to the extent herein described.

(a) The liability of the Company under this policy shall not exceed the least of:

(i) the Amount of Insurance stated in Schedule A; or,
(ii) the difference between the value of the insured estate or interest as insured and the value of the insured estate or interest subject to the defect, lien or encumbrance insured against by this policy.

(b) *This paragraph removed in Florida policies.*

(c) The Company will pay only those costs, attorneys' fees and expenses incurred in accordance with Section 4 of these Conditions and Stipulations.

8. APPORTIONMENT

If the land described in Schedule A consists of two or more parcels which are not used as a single site, and a loss is established affecting one or more of the parcels but not all, the loss shall be computed and settled on a pro rata basis as if the amount of insurance under this policy was divided pro rata as to the value on Date of Policy of each separate parcel to the whole, exclusive of any improvements made subsequent to Date of Policy, unless a liability or value has otherwise been agreed upon as to each parcel by the Company and the insured at the time of the issuance of this policy and shown by an express statement or by an endorsement attached to this policy.

9. LIMITATION OF LIABILITY

(a) If the Company establishes the title, or removes the alleged defect, lien or encumbrance, or cures the lack of a right of access to or from the land, or cures the claim of unmarketability of title, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.

(b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom, adverse to the title as insured.

(c) The Company shall not be liable for loss or damage to any insured for liability voluntarily assumed by the insured in settling any claim or suit without the prior written consent of the Company.

10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY

All payments under this policy, except payments made for costs, attorneys' fees and expenses, shall reduce the amount of the insurance pro tanto.

11. LIABILITY NONCUMULATIVE

It is expressly understood that the amount of insurance under this policy shall be reduced by any amount the Company may pay under any policy insuring a mortgage to which exception is taken in Schedule B or to which the insured has agreed, assumed, or taken subject, or which is hereafter executed by an insured and which is a charge or lien on the estate or interest described or referred to in Schedule A, and the amount so paid shall be deemed a payment under this policy to the insured owner.

12. PAYMENT OF LOSS

(a) No payment shall be made without producing this policy for endorsement of the payment unless the policy has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.

(b) When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions and Stipulations, the loss or damage shall be payable within 30 days thereafter.

13. SUBROGATION UPON PAYMENT OR SETTLEMENT

(a) **The Company's Right of Subrogation.**

Whenever the Company shall have settled and paid a claim under this

policy, all right of subrogation shall vest in the Company unaffected by any act of the insured claimant.

The Company shall be subrogated to and be entitled to all rights and remedies which the insured claimant would have had against any person or property in respect to the claim had this policy not been issued. If requested by the Company, the insured claimant shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The insured claimant shall permit the Company to sue, compromise or settle in the name of the insured claimant and to use the name of the insured claimant in any transaction or litigation involving these rights or remedies.

If a payment on account of a claim does not fully cover the loss of the insured claimant, the Company shall be subrogated to these rights and remedies in the proportion which the Company's payment bears to the whole amount of the loss.

If loss should result from any act of the insured claimant, as stated above, that act shall not void this policy, but the Company, in that event, shall be required to pay only that part of any losses insured against by this policy which shall exceed the amount, if any, lost to the Company by reason of the impairment by the insured claimant of the Company's right of subrogation.

(b) **The Company's Rights Against Non-insured Obligors.**

The Company's right of subrogation against non-insured obligors shall exist and shall include, without limitation, the rights of the insured to indemnities, guaranties, other policies of insurance or bonds, notwithstanding any terms or conditions contained in those instruments which provide for subrogation rights by reason of this policy.

14. ARBITRATION

Unless prohibited by applicable law, arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association may be demanded if agreed to by both the Company and the insured. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the insured arising out of or relating to the policy, any service of the Company in connection with its issuance or the breach of a policy provision or other obligation. Arbitration pursuant to this policy and under the Rules in effect on the date the demand for arbitration is made or, at the option of the insured, the Rules in effect at Date of Policy shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the land is located permit a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.

The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules.

A copy of the Rules may be obtained from the Company upon request.

15. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT

(a) This policy together with all endorsements, if any, attached hereto by the Company is the entire policy and contract between the insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.

(b) Any claim of loss or damage, whether or not based on negligence, and which arises out of the status of the title to the estate or interest covered hereby or by any action asserting such claim, shall be restricted to this policy.

(c) No amendment of or endorsement to this policy can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

16. SEVERABILITY

In the event any provision of the policy is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision and all other provisions shall remain in full force and effect.

17. NOTICES, WHERE SENT

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this policy and shall be addressed to the Company at the issuing office or to:

Chicago Title Insurance Company • Claims Department
171 North Clark Street • Chicago, Illinois 60601-3294
In Florida Call 1-800-883-2020

2-6 WHITE



PINNELL SURVEY, INC.

2151 WEST HILLSBORO BLVD., SUITE 206
DEERFIELD BEACH, FLORIDA 33442
(954)418-4940 FAX(954)418-4941
CERTIFICATE NO.: LB6857

1215 WEST 19TH STREET
HOUSTON, TEXAS 77008
(713)860-0808 FAX(713)802-1221

SURVEY ADDRESS:

538 N.W. 8TH AVENUE
FORT LAUDERDALE, FLORIDA

CERTIFY TO:

1. THE URBAN GROUP, INC.
2. MARY WHITE F/K/A MARY WALKER YOUNG
- 3.
- 4.

FLOOD ZONE & ELEVATIONS:

FLOOD ZONE: AE
BASE FLOOD ELEVATION: 7'
CONTROL PANEL NO.: 125105-0216-F
DATE OF FIRM INDEX: 10/02/97

LOWEST FLOOR ELEVATION: N/A
GARAGE FLOOR ELEVATION: N/A

REFERENCE BENCHMARK: S.S.M.H. AT
INTERSECTION OF N.W. 4TH STREET
AND N.W. 9TH AVENUE, ELEV. = 6.279'

POTENTIAL ENCROACHMENTS:

1. NONE VISIBLE.

LEGAL DESCRIPTION:

LOTS 45 THROUGH 48, BLOCK 15 OF "NORTH LAUDERDALE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 48, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, TOGETHER WITH THE WEST 1/4 OF THAT VACATED 15 FOOT ALLEY ADJACENT THERETO.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA

LEGEND & ABBREVIATIONS:

A	- ARC	ESMT.	= EASEMENT	P.B.	- PLAT BOOK
A/C	- AIR CONDITIONER	ELEV.	= ELEVATION	P.C.	- POINT OF CURVATURE
A.E.	- ANCHOR EASEMENT	E.M.	= ELECTRIC METER	P.I.	- POINT OF INTERSECTION
ASPH.	- ASPHALT	FND.	= FOUND	P.R.C.	- POINT OF REVERSE CURVE
B.M.	- BENCHMARK	F.P. & L.	= FLORIDA POWER & LIGHT	P.T.	- POINT OF TANGENCY
B.C.R.	- BROWARD COUNTY RECORDS	I.P.	- IRON PIPE	P.O.B.	- POINT OF BEGINNING
C.B.S.	- CONCRETE BLOCK STRUCTURE	I.R.	- IRON ROD	P.O.C.	- POINT OF COMMENCEMENT
CHATT.	- CHATTAHOOCHEE	L.D.	- LICENSED BUSINESS	P.P.	- POWER POLE
CONC.	- CONCRETE	L.P.	- LIGHT POLE	R	- RADIUS
C.L.F.	- CHAIN LINK FENCE	M.H.	- MANHOLE	RFS.	- RESIDENCE
C.L.P.	- CONCRETE LIGHT POLE	(M)	- MEASURED	R/W	- RIGHT-OF-WAY
(C)	- CALCULATED	MAINT.	- MAINTENANCE	T	- TANGENT
C.H.	- CHORD BEARING	NO.	- NUMBER	(TYP)	- TYPICAL
C.R.	- CABLE RISER	N.G.V.D.	- NATIONAL GEODETIC VERTICAL DATUM	U.E.	- UTILITY EASEMENT
(D)	- DIED	O.H.	- OVERHANG	W.F.	- WOOD FENCE
D.H.	- DEED HOOK	O.R.B.	- OFFICIAL RECORDS BOOK	W.M.	- WATER METER
D.C.R.	- DADE COUNTY RECORDS	O/S	- OFFSET		- DELTA OR CENTRAL ANGLE
D.P.	- DRAINAGE EASEMENT	(P)	- PLAT		- CENTERLINE
ENCH.	- ENCROACHING	P.B.C.R.	- PALM BEACH COUNTY RECORDS		- ELEVATION

GENERAL NOTES:

1. TYPE OF SURVEY: BOUNDARY
2. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY PINNELL SURVEY, INC.
3. UNLESS OTHERWISE NOTED, FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
4. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
5. ELEVATIONS SHOWN HEREON (IF ANY) ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1929, UNLESS OTHERWISE NOTED.
6. UNDERGROUND IMPROVEMENTS AND UTILITIES ARE NOT LOCATED.
7. BEARINGS SHOWN HEREON (IF ANY), ARE REFERENCED TO THE BEARING SYSTEM USED ON THE SUBDIVISION PLAT AS REFERENCED IN THE ABOVE LEGAL DESCRIPTION.
8. FENCE OWNERSHIP IS NOT DETERMINED.

CERTIFICATION:

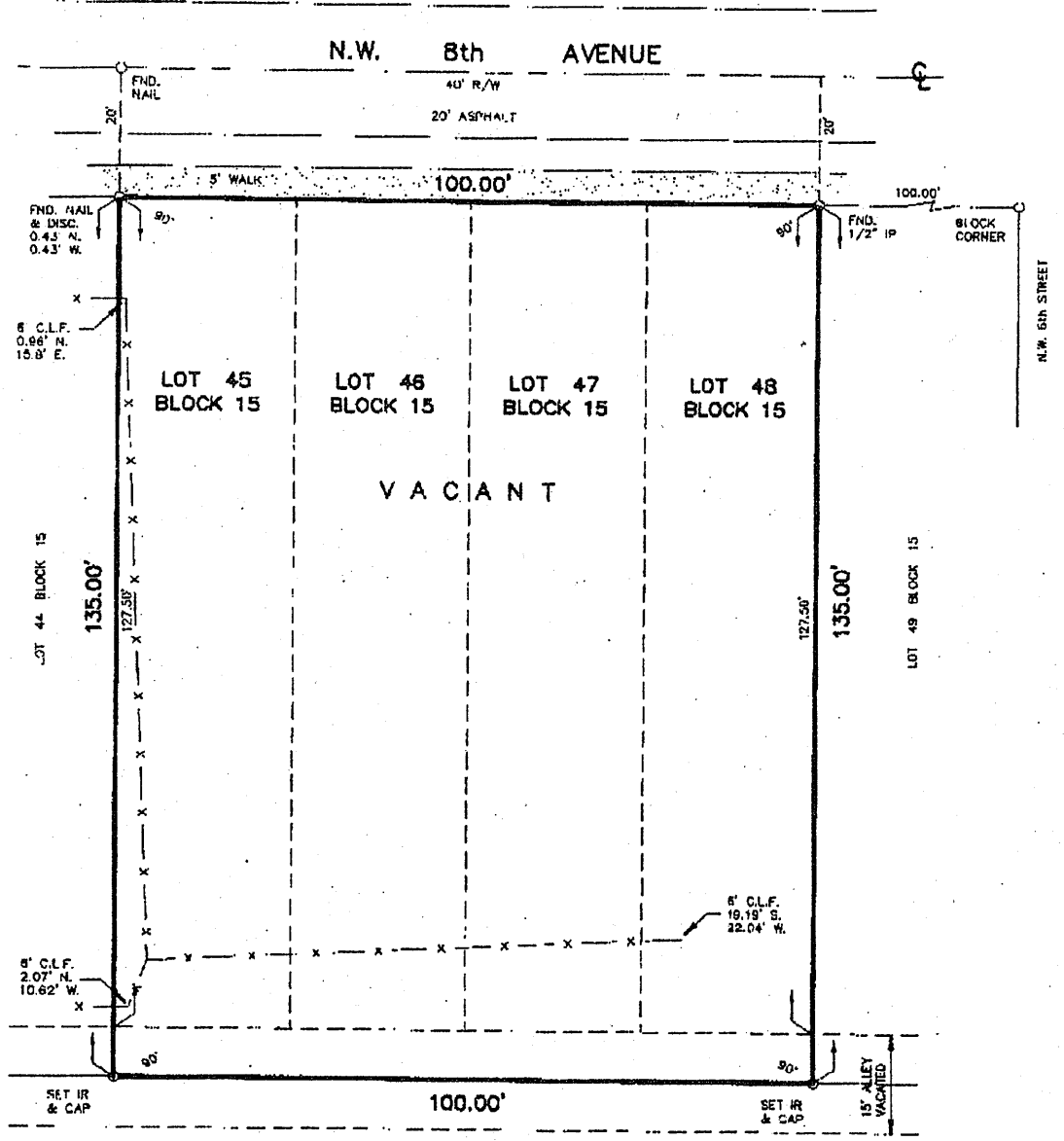
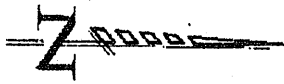
THIS IS TO CERTIFY THAT I HAVE RECENTLY SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND HAVE SET OR FOUND MONUMENTS AS INDICATED ON THIS SKETCH AND THAT SAID ABOVE GROUND SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS MINIMUM TECHNICAL STANDARDS UNDER RULE 61G17-6, FLORIDA ADMINISTRATIVE CODE, ADOPTED BY THE FLORIDA STATE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS.

 11/3/03

JASON H. PINNELL
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NO. 5734, STATE OF FLORIDA

REVISIONS	F.B./PG.	DATE

SKETCH NO.: 03-4161
DATE OF SURVEY: 10/28/03
CHECKED BY: M.M.
FIELD BOOK/PAGE: 111E
SIDE 1 OF 2



SCALE: 1" = 20'	SKETCH NO.: 03-4161
DRAWN BY: I.P.	SIDE 2 OF 2