

Ngo, Nhi

From: David Roberts <daroberts@firstam.com>
Sent: Friday, September 3, 2021 2:52 PM
To: Amber Williams; Matthew Tillman; Krystle Hoenstine
Cc: Susan Sullivan; TBACustomerService
Subject: Re: Pembroke II - File No 2061-4795866
Attachments: Easement Pembroke 060921.doc; ORB 6741, 605-607[1].pdf; 8959.586.PDF; Broward ROW Map 10-51-41[1].pdf

Hello and Happy Friday Amber and Krystle!

concerns and questions relative to "beneficial rights" over Pasadena Blvd. lying West of SP Tower, LLC (Tower One) below and any possible obligations over Tower One and the insured parcel known as Tower Two.

I went through this again with Matthew and he double checked the records for anything affecting access through Pasadena Blvd or the two Tower parcels. Nothing new was found in the search.

It is First American Title's position that access is absolute across the paved areas of Pasadena Blvd. from University Drive to the West boundary of Tower 1. This right of way access was accepted by the County per that easement and resolution accepting ROW recorded in Book 6741, Page 605. The insurable right of ingress and egress over this ROW appears in our chain of title by the Deed recorded in Book 8959, Page 586. More importantly, the County has been maintaining this road right of way for way more than the seven years required to create a statutory dedication per Section 95.361 F.S. The fact I believe that portion of the road is truly a "public road" makes me hesitant to insure, however we don't find a recorded dedication so I see no harm insuring a non-exclusive easement for ingress and egress over that paved road ROW for access to Tower 1.

The only obligations we see over Tower 2 lands are set out in the commitment.

The easement to the County for road ROW and utilities recorded in Book 6741, Page 605 burdens both Tower parcels. It absolutely runs the entire length of Tract 23 from University Drive eastward through Tract "A" to the East boundary of the Tower 2 lands. But it is only an easement which the County accepted by Resolution. We do not consider it to be a conveyance of the Fee title and it does not therefore need to be excluded from our legal description. The County would have a right by easement to use that strip, but it dead ends into the Condo complex on the East so it makes no sense the County would ever use it for anything other than accessing Tower 2 if necessary.

The instrument in Book 6741, Page 605 states "Easement" at the top of page one and "convey and release to the party of the second part, an easement for road right-of-way and utilities over the property as described in Exhibit "A" attached hereto...". The Resolution on page three of the instrument (recorded page 607) states "easement DEED" in the first paragraph but then uses the phrase "conveying to Broward County, the following described land...". **All they got was an easement.**

We agreed that Tower 2 does not have easement rights over Tower 2 by virtue of this same easement granted to the County, so we will be requiring the easement attached be recorded to insure access to Tower 2 from Pasadena Blvd. over Tower 1 lands.

I hope this addresses your questions. If not, I am more than happy to discuss this further.



David H. Roberts, JD CLC CLS

First American Title Insurance Co. – Senior Underwriter

(727) 549-3429

(714) 689-5235 e-Fax

DARoberts@firstam.com

Psalm 94:18-19  

From: Amber Williams <AWilliams@jpcclaw.com>

Sent: Thursday, September 2, 2021 12:37 PM

To: David Roberts <daroberts@firstam.com>; Matthew Tillman <MTillman@firstam.com>; Krystle Hoenstine <KHoenstine@jpcclaw.com>

Subject: [External] Re: Pembroke II - File No 2061-4795866

Good afternoon. I was checking in on the below matter. Any new information to report on this?

Amber F. Williams
Jameson Pepple Cantu PLLC
2430 Estancia Boulevard
Suite 114
Clearwater, FL 33761-2607
Phone: 727.724.0100
awilliams@JPCLaw.com

From: David Roberts <daroberts@firstam.com>

Date: Friday, August 27, 2021 at 1:11 PM

To: Amber Williams <AWilliams@jpcclaw.com>, Matthew Tillman <MTillman@firstam.com>, Krystle Hoenstine <KHoenstine@jpcclaw.com>

Subject: Re: Pembroke II - File No 2061-4795866

Hello Amber and Krystle – Happy Friday!!

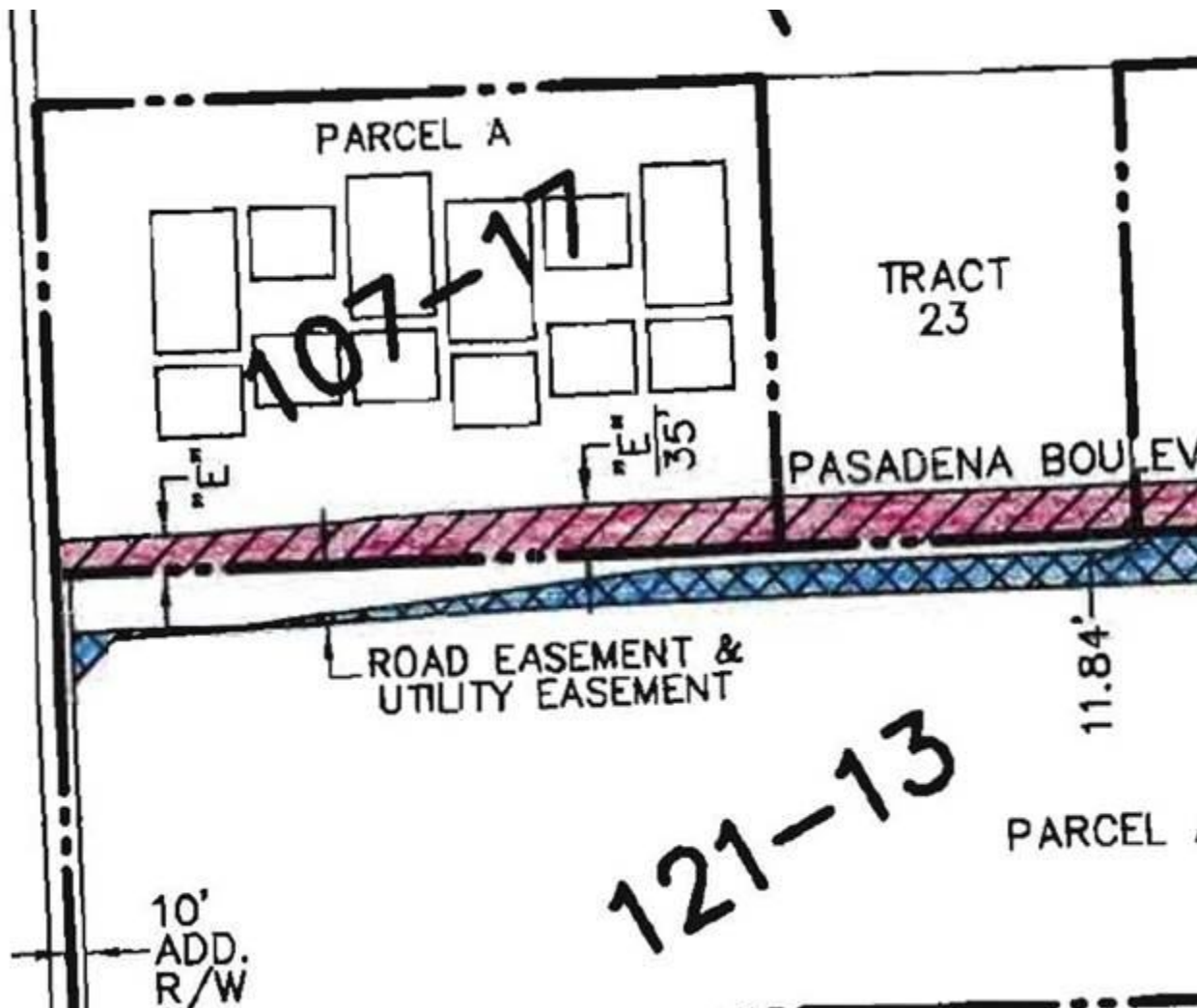
It was GREAT speaking with you today, Amber. I now fully understand (late, but better than never) your concerns and questions relative to “beneficial rights” over Pasadena Blvd. lying West of SP Tower, LLC (Tower One) below and any possible obligations over Tower One and the insured parcel known as Tower Two. I will get with Matthew and research those issues as soon as possible so I can report back to you early next week.

Thank you!

https://gisweb-adapters.bcpa.net/bcpawebmap_ex/bcpawebmap.aspx?FOLIO=514110130210



2,645.6



The East 527.14 feet of Tract 23, Section 10, Township 51 South, Range 41 East, "A.J. BENDLE SUB." as recorded in Plat Book 1, Page 27 of the Public Records of Dade County, Florida, being more particularly described as follows:

Begin at the Southeast corner of said Tract 23 and run North 0 degrees 01 minutes 35 seconds East along the East line of said Tract 23 for 330.49 feet; thence North 89 degrees 53 minutes 33 seconds West along the North line of said Tract 23 for 527.14 feet; thence South 0 degrees 01 minutes 35 seconds West parallel with the East line of said Tract 23, for 330.59 feet; thence South 89 degrees 54 minutes 11 seconds East along the South line of said Tract 23 for 527.14 feet to the Point of Beginning, said parcel lying and being in Broward County, Florida.

a/k/a Pembroke Tower, according to the plat thereof recorded in Plat Book 101, Page 50, of the Public Records of Broward County, Florida.

and

TOGETHER WITH an easement for ingress and egress, as created and established by that certain deed recorded in Official Records Book 8111, Page 277 and the corrective deed relative thereto recorded in Official Records Book 8959, Page 586, of the Public Records of Broward County, Florida, over the following described:

The South 35 feet of Tract 23, Section 10, Township 51 South, Range 41 East, "A.J. BENDLE SUB." as recorded in Plat Book 1 at Page 27 of the Public Records of Dade County, Florida, less the East 527.14 feet thereof.



David H. Roberts, JD CLC CLS

First American Title Insurance Co. – Senior Underwriter

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Psalm 94:18-19  

From: Amber Williams <AWilliams@jpclaw.com>

Sent: Friday, August 27, 2021 9:05 AM

To: Matthew Tillman <MTillman@firstam.com>; David Roberts <daroberts@firstam.com>; Krystle Hoenstine <KHoenstine@jpclaw.com>

Subject: [External] Re: Pembroke II - File No 2061-4795866

Following up on this. Did you have a chance to discuss?

From: Matthew Tillman <MTillman@firstam.com>

Sent: Wednesday, August 25, 2021 5:05 PM

To: Amber Williams <AWilliams@jpclaw.com>; David Roberts <daroberts@firstam.com>; Krystle Hoenstine <KHoenstine@jpclaw.com>

Subject: Pembroke II - File No 2061-4795866

Dave, I will have to discuss this with you sometime tomorrow. Thanks,

Matthew Tillman

Senior Commercial Title Examiner

Tampa Bay Agency



8605 Largo Lakes Drive, Suite 100
Largo, Florida 33773-4912

Phone: 727-549-3437
Email: mtillman@firstam.com
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From: Amber Williams <AWilliams@jpclaw.com>
Sent: Wednesday, August 25, 2021 11:34 AM
To: Matthew Tillman <MTillman@firstam.com>; David Roberts <daroberts@firstam.com>; Krystle Hoenstine <KHoenstine@jpclaw.com>
Cc: Michael Abbey <miabbey@firstam.com>; TBACustomerService <tbacustomerservice@firstam.com>
Subject: [External] Re: Pembroke II - File No 2061-4795866

The copy that was sent to us by the engineer has a legal attached and a resolution accepting the deed. I am confused.

Amber F. Williams
Jameson Pepple Cantu PLLC
2430 Estancia Boulevard
Suite 114
Clearwater, FL 33761-2607
Phone: 727.724.0100
awilliams@JPCLaw.com

From: Matthew Tillman <MTillman@firstam.com>
Date: Wednesday, August 25, 2021 at 10:32 AM
To: David Roberts <daroberts@firstam.com>, Amber Williams <AWilliams@jpclaw.com>, Krystle Hoenstine <KHoenstine@jpclaw.com>
Cc: Michael Abbey <miabbey@firstam.com>, TBACustomerService <tbacustomerservice@firstam.com>
Subject: RE: Pembroke II - File No 2061-4795866

Amber and David, the ROW Map depiction is claiming that right of way from the easement in 6741/605. This document does not contain a legal description and the PA does not recognize our portion as a public right of way.

Our current insured easement is over the land west of Plat 101, Page 50 and that property is privately owned.



Matthew Tillman
Senior Commercial Title Examiner
Tampa Bay Agency
First American Title Insurance Company



First American

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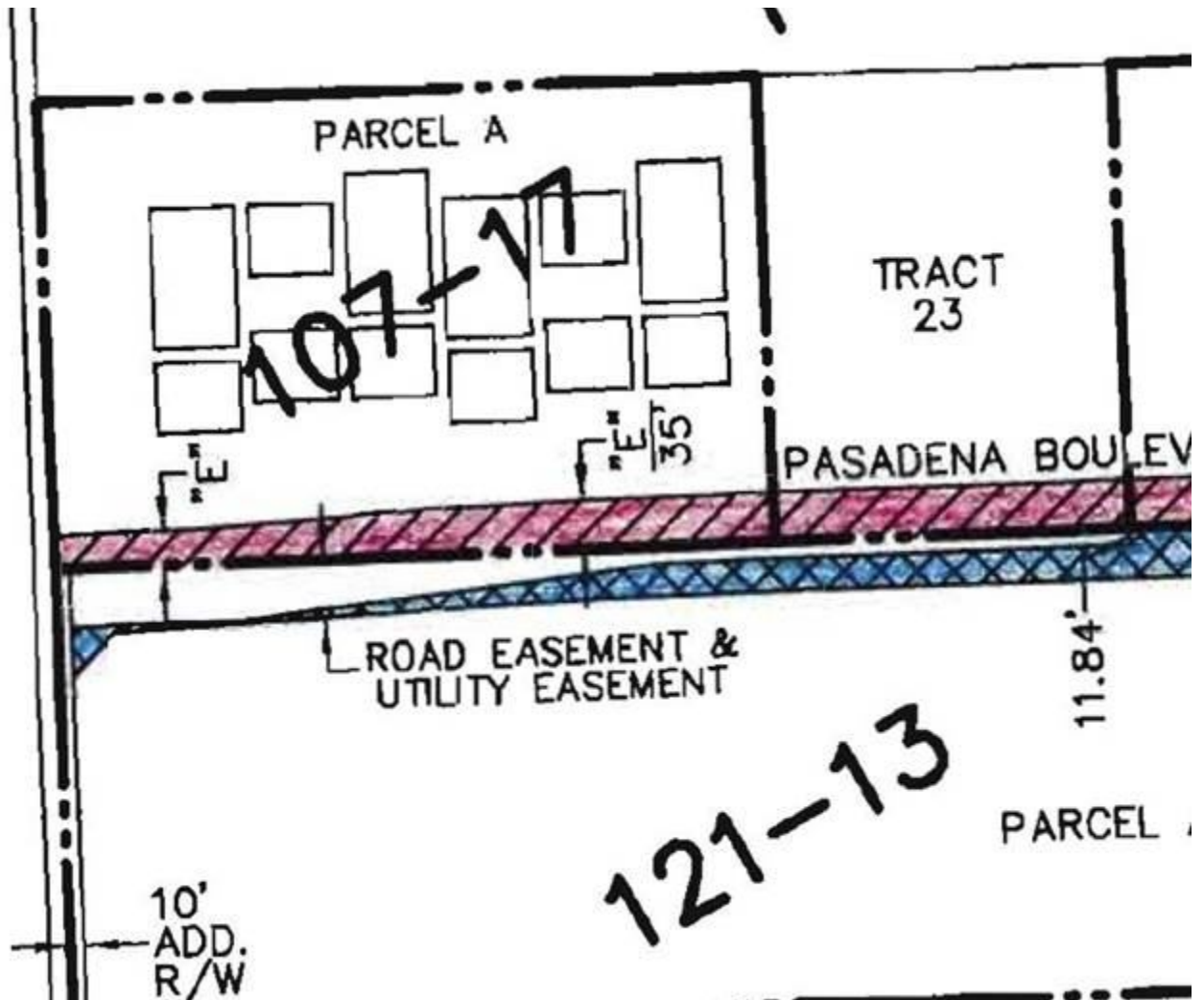
From: David Roberts <daroberts@firstam.com>
Sent: Tuesday, August 24, 2021 10:31 PM
To: Amber F. Williams (awilliams@jpclaw.com) <awilliams@jpclaw.com>; Krystle Hoenstine <KHoenstine@jpclaw.com>; Matthew Tillman <MTillman@firstam.com>
Cc: Michael Abbey <miabbey@firstam.com>; David Roberts <daroberts@firstam.com>; TBACustomerService <tbacustomerservice@firstam.com>
Subject: Pembroke II - File No 2061-4795866

Hello Amber,

I am following up with this email to determine whether you ever received a response that sufficiently answered your questions below. Let me know. Thank you!



2,645.6



BROWARD COL



COUNTY DEEDS



STATE

David H. Roberts, JD CLC CLS

First American Title Insurance Co. – Senior Underwriter

(727) 549-3429

(714) 689-5235 e-Fax

DARoberts@firstam.com

Psalm 94:18-19 🙏🏠

From: Amber Williams <AWilliams@jpclaw.com>
Sent: Friday, August 20, 2021 11:00 AM
To: Matthew Tillman <MTillman@firstam.com>; David Roberts <daroberts@firstam.com>
Cc: Krystle Hoenstine <KHoenstine@jpclaw.com>
Subject: [External] Pembroke II - File No 2061-4795866

Right now, our commitment has an easement for access. The attached deed is an exception to title (but it seems like this would make the access way a dedicated ROW – especially looking at the attached ROW Map.

I can't tell if this road runs through the property or is outside of the boundary.

I am a little confused by this since we have an insured access easement which doesn't seem to make sense given what looks like a public road, but wanted to see if you could research this.

Also, if it extends into the property as seems to be shown on the Broward ROW map attached – should we be lessing out anything from our insured legal for the ROW.

The plat just showed an “easement for future roadway” but not a publicly dedicated ROW and it looks like the plat came after the attached deed, so I am confused.

Amber F. Williams
Jameson Pepple Cantu PLLC
2430 Estancia Boulevard
Suite 114
Clearwater, FL 33761-2607
Phone: 727.724.0100
awilliams@JPCLaw.com

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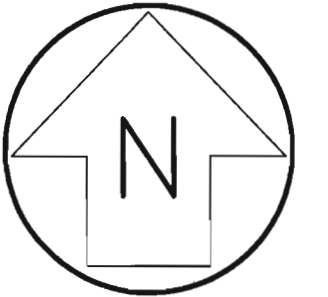
FAFLD

THE INFORMATION SHOWN HEREON IS ASSUMED TO BE CORRECT BUT SHOULD ALWAYS BE VERIFIED.



N.W.1/4							N.E.1/4							S.W.1/4							S.E.1/4						
REF.	BOOK & PAGE	* TYPE OF INSTRUMENT	MONTH/YEAR	GRANTEE	* USAGE	SOLD OR VACATED	REF.	BOOK & PAGE	* TYPE OF INSTRUMENT	MONTH/YEAR	GRANTEE	* USAGE	SOLD OR VACATED	REF.	BOOK & PAGE	* TYPE OF INSTRUMENT	MONTH/YEAR	GRANTEE	* USAGE	SOLD OR VACATED	REF.	BOOK & PAGE	* TYPE OF INSTRUMENT	MONTH/YEAR	GRANTEE	* USAGE	SOLD OR VACATED
A	2670-012	D.	09/1963	C.B.D.D.	D.	-	A	2670-012	D.	09/1963	C.B.D.D.	D.	-	A	2556-740	Q.C.D.	03/1963	BROWARD CO.	R.	-	A	1819-647	W.D.	02/1960	BROWARD CO.	R.	-
B	2787-777	R.I.R.	04/1964	C.B.D.D.	D.	-	B	2787-777	R.I.R.	04/1964	C.B.D.D.	D.	-	B	2581-192	W.D.	04/1963	BROWARD CO.	R.	-	B	13280-070	Q.C.D.	03/1986	H.R.D.	D.	-
C	3286-330	Q.C.D.	08/1966	BROWARD CO.	R.	-	C	3286-330	Q.C.D.	08/1966	BROWARD CO.	R.	-	C	5-22	M.M.B.	01/1980	BROWARD CO.	R.	-	C						
D	3286-332	Q.C.D.	08/1966	BROWARD CO.	R.	-	D	3286-332	Q.C.D.	08/1966	BROWARD CO.	R.	-	D	10157-385	O.T.	03/1982	BROWARD CO.	R.	-	D						
E	6741-605	E.	09/1976	BROWARD CO.	R.	-	E	8008-063	Q.C.D.	01/1979	BROWARD CO.	D.	-	E							E						
F	5-22	M.M.B.	01/1980	BROWARD CO.	R.	-	F	5-22	M.M.B.	01/1980	BROWARD CO.	R.	-	F							F						
G	9825-722	O.T.	10/1981	BROWARD CO.	D. & R.	-	G	10269-917	W.D.	06/1982	BROWARD CO.	R.	-	G							G						
H	10269-917	W.D.	06/1982	BROWARD CO.	R.	-	H	9825-722	O.T.	10/1981	BROWARD CO.	D. & R.	-	H							H						
I	21281-768	RESOLUTION	10/1993	-	-	20-V-92	I	10253-148	W.D.	06/1982	BROWARD CO.	R.	-	I							I						
J	28696-814	W.D.	08/1998	BROWARD CO.	R.	-	J	9792-381	O.T.	09/1981	BROWARD CO.	R.	-	J							J						
K	28696-818	E.	08/1998	BROWARD CO.	R.	-	K	12288-558	F.J.	01/1985	BROWARD CO.	R.	-	K							K						
L	28696-822	E.	11/1998	BROWARD CO.	BUS SHELTER	-	L						L								L						
M	10253-148	W.D.	06/1982	BROWARD CO.	R.	-	M						M								M						
N	9792-381	O.T.	09/1981	BROWARD CO.	R.	-	N						N								N						
O	12288-558	F.J.	01/1985	BROWARD CO.	R.	-	O						O								O						
P	113533473	RESOLUTION	02/2016	-	-	2015-V-11	P						P								P						
Q							Q						Q								Q						
R							R						R								R						
S							S						S								S						
T							T						T								T						
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W							W						W								W						
X							X						X								X						
Y							Y						Y								Y						
Z							Z						Z								Z						
AA							AA						AA								AA						
BB							BB						BB								BB						
CC							CC						CC								CC						
DD							DD						DD								DD						

DOCUMENT KEY	
*TYPE OF INSTRUMENT	
W.D.	WARRANTY DEED
S.W.D.	SPECIAL WARRANTY DEED
Q.C.D.	QUIT-CLAIM DEED
E.	EASEMENT
F.	FINAL JUDGEMENT
M.M.B.	MISCELLANEOUS MAP BOOK
R.I.R.	RIGHTS IN RESERVATION
*USAGE	
R.	ROAD
D.	DRAINAGE
S.	SCHOOLS
P.	PARKS
U.	UNDEVELOPED LANDS
I.E.&U.	INGRESS, EGRESS, & PUBLIC UTILITIES
MISCELLANEOUS	
C.B.D.D.	CENTRAL BROWARD DRAINAGE DISTRICT
H.R.D.	HOLLYWOOD RECLAMATION DISTRICT



NOTE: SECTION CORNER COORDINATES ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT OF THE FLORIDA STATE PLANE COORDINATE SYSTEM.



A. J. BENDLE SUBDIVISION (PLAT BOOK 1, PAGE 27, DADE COUNTY RECORDS)

N.W. 1/4

HOLLYWOOD SUNNYCREST
(VACATED: SEE RESOLUTION "I")
PEMBROKE TOWER
PINES PROFESSIONAL PARK
SOLOMON OFFICE PARK
WALNUT CREEK
WALNUT CREEK REPLAT NO. 1
WALNUT CREEK TOWNHOMES

P.B. 12, PG. 22
P.B. 101, PG. 50
P.B. 107, PG. 17
P.B. 121, PG. 13
P.B. 167, PG. 40
P.B. 168, PG. 18
P.B. 170, PG. 23

N.E. 1/4

TAFT STREET BAPTIST CHURCH
WALNUT CREEK
WALNUT CREEK REPLAT NO. 1
WALNUT CREEK REPLAT NO. 2

P.B. 129, PG. 5
P.B. 167, PG. 40
P.B. 168, PG. 18
P.B. 170, PG. 108

S.W. 1/4

BOULEVARD HEIGHTS SECTION 8
MILLER ESTATES
BOULEVARD HEIGHTS SECTION 14
REPLAT OF BOULEVARD HEIGHTS SEC.14

P.B. 57, PG. 9
P.B. 52, PG. 31
P.B. 59, PG. 1
P.B. 61, PG. 23

S.E. 1/4

HOLLYWOOD BEACH MANOR
BOULEVARD HEIGHTS SEC. A
BOULEVARD ESTATES
MILLER ESTATES SEC. B
MILLER ESTATES (VACATED)
BOULEVARD HEIGHTS SECTION 14
REPLAT OF BOULEVARD HEIGHTS SEC.14
BOULEVARD HEIGHTS SECTION SIXTEEN
FIRST ADDITION TO BOULEVARD
HEIGHTS SECTION SIXTEEN
SCHOOL SITE 0970

P.B. 12, PG. 25
P.B. 46, PG. 34
P.B. 47, PG. 44
P.B. 52, PG. 21
P.B. 52, PG. 31
P.B. 59, PG. 1
P.B. 61, PG. 23
P.B. 64, PG. 33
P.B. 66, PG. 16
P.B. 156, PG. 18

SCALE: 1"=300'
BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIVISION
SEC.10 TWP.51S.,RGE.41E.
COUNTY DEEDS
STATE
DRAINAGE
VACATIONS
SCHOOL PROPERTY
OTHER COUNTY OWNED PROPERTY
CITY
MAINTENANCE MAP

76-185771

Pasadena Blvd. Extension
Sec. 10-51-41
18-2-76

E A S E M E N T

THIS INSTRUMENT, made this 22nd day of September, 1976,
between HARVEY PERETZ, Trustee, and BARBARA PERETZ, his wife,
parties of the first part, and BROWARD COUNTY POLITICAL SUB-
DIVISION OF THE STATE OF FLORIDA, as party of the second part,

WITNESSETH:

That the parties of the first part, for and in consideration
of the sum of One Dollar (\$1.00) and other good and valuable consi-
derations paid, receipt of which is hereby acknowledged, do hereby
convey and release to the party of the second part, an easement for
road right-of-way and utilities over the property as described in
Exhibit "A" attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, said parties of the first part have here-
unto set their hands and seals the date first above written.

Signed, sealed and delivered
in the presence of:

[Signature]
[Signature]

[Signature] (SEAL)
HARVEY PERETZ, Trustee
[Signature] (SEAL)
BARBARA PERETZ

STATE OF FLORIDA

COUNTY OF BROWARD

Before me, the undersigned authority, this day personally
appeared HARVEY PERETZ, Trustee, and BARBARA PERETZ, his wife,
to me well known and known to me to be the individuals described
in and who executed the foregoing instrument and they acknowledged
before me that they executed the same for the purposes therein
expressed.

WITNESS my hand and official seal this 23rd day of September,
1976.

[Signature]
Notary Public, State of Florida at Large

My Commission Expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES FEB. 26 1980
BONDED THE GENERAL INS. UNDERWRITERS

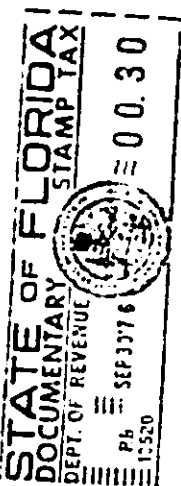
BSW:ljo
B 3411

This Instrument Was Prepared By:
BARRY S. WEBBER, ESQ.
POST OFFICE BOX 8549
HOLLYWOOD, FLORIDA 33024

ATTN: G. MAGNUS
DEPT. OF TRANS & PLANNING
955 S. F.E.D. HIGHWAY, FT. LAUD. FLA. 33316

76 SEP 29 PM 4:31

OFF. 6741 PAGE 605



BROWARD COUNTY

EXHIBIT "A"

Pasadena Blvd. Extension
Sec. 10-51-41
18-Z-76

All that portion of Tract 23, Section 10, Township 51 South, Range 41 East, according to the Plat of "A. J. BENDLE SUBDIVISION" as recorded in Plat Book 1, Page 27, Public Records of Dade County, Florida, lying within 35.0 feet North of and parallel with the following described centerline:

COMMENCE at the Northwest (NW) corner of said Section 10;

THENCE Southerly along the West line of said Section 10, a distance of 1002.57 feet to the POINT OF BEGINNING;

THENCE Easterly on an assumed bearing of South 89°54'11" East, parallel with the South line of said Tract 23, a distance of 25.0 feet to a point of curvature of a tangent curve concave to the North;

THENCE Easterly and Northeasterly along the arc of said curve to the left, having a radius of 1909.86 feet and a central angle of 2°31'58" for an arc distance of 84.43 feet to the point of tangency;

THENCE North 87°33'51" East along a line tangent to the last described curve, a distance of 200.0 feet, more or less, to a point of curvature of a tangent curve concave to the South;

THENCE Northeasterly and Easterly along the arc of said curve to the right, having a radius of 1909.86 feet and a central angle of 2°31'58" for an arc distance of 84.13 feet to a point of tangency on the South line of said Tract 23;

THENCE South 89°54'11" East along said South line of Tract 23 and its Easterly prolongation to the East line of the Northwest One-Quarter (NW₁) of said Section 10 and the TERMINATION of this description.

EXHIBIT "A"

OFF. REC. 6741 PAGE 606

RESOLUTION ACCEPTING DEED

Pasadena Blvd. Extension
Sec. 10-51-41
18-Z-76

WHEREAS, an easement DEED dated the 22nd day of September, 1976, has been presented to the Board of County Commissioners of Broward County, Florida, executed by HARVEY PERETZ, Trustee, and BARBARA PERETZ, his wife, conveying to Broward County, the following described land, situate, lying and being in Broward County, Florida, for County purposes:

All that portion of Tract 23, Section 10, Township 51 South, Range 41 East, according to the Plat of "A.J. BENDLE SUBDIVISION" as recorded in Plat Book 1, Page 27, Public Records of Dade County, Florida, lying within 35.0 feet North of and parallel with the following described centerline:

COMMENCE at the Northwest (NW) corner of said Section 10;

THENCE Southerly along the West line of said Section 10, a distance of 1002.57 feet to the POINT OF BEGINNING;

THENCE Easterly on an assumed bearing of South 89° 54' 11" East, parallel with the South line of said Tract 23, a distance of 25.0 feet to a point of curvature of a tangent curve concave to the North;

THENCE Easterly and Northeasterly along the arc of said curve to the left, having a radius of 1909.86 feet and a central angle of 2° 31' 58" for an arc distance of 84.43 feet to the point of tangency;

THENCE North 87° 33' 51" East along a line tangent to the last described curve, a distance of 200.0 feet, more or less, to a point of curvature of a tangent curve concave to the South;

THENCE Northeasterly and Easterly along the arc of said curve to the right, having a radius of 1909.86 feet and a central angle of 2° 31' 58" for an arc distance of 84.13 feet to a point of tangency on the South line of said Tract 23;

THENCE South 89° 54' 11" East along said South line of Tract 23 and its Easterly prolongation to the East line of the Northwest One-Quarter (NW¼) of said Section 10 and the TERMINATION of this description.

and

WHEREAS, this Board is of the opinion that the acceptance of this Deed is for the best interest of Broward County, NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Broward County Florida, that said Deed be, and the same hereby is, accepted and ordered recorded upon the Public Records of Broward County, Florida.

ADOPTED this 28th day of September, 1976.

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
L. A. HESTER
COUNTY ADMINISTRATOR

OFF. REC. 6741 PAGE 607

80-176890

CORRECTIVE WARRANTY DEED

RAMCO FORM 34

This Warranty Deed Made the 21st day of March A.D. 1979 by HARVEY PERETZ, individually and as Trustee, joined by his wife, BARBARA PERETZ, hereinafter called the grantor, to PEMBROKE TOWER ASSOCIATES, LTD., a Florida limited partnership, a corporation existing under the laws of the State of Florida with its permanent postoffice address at c/o James C. Brady, P.A., 601 Courthouse Square Building, 200 S.E. Sixth Street, Fort Lauderdale, FL 33301 hereinafter called the grantee.

Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and their heirs, legal representatives and assigns of individuals and the successors and assigns of corporations.

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, releases, conveys and confirms unto the grantee, all that certain land situate in County, Florida, viz:

SEE EXHIBIT A ATTACHED

SUBJECT to zoning, restrictions, prohibitions and other requirements imposed by governmental authority; restrictions and matters appearing on the plat of Pembroke Towers; easements of record, public utility easements of record, if any, and taxes for the year 1979 and subsequent years.

THIS DEED is given for the purpose of correcting the legal description reflected on Exhibit A of that certain Warranty Deed dated the 21st day of March, 1979, from Harvey Peretz, individually and as Trustee, joined by his wife, Barbara Peretz, recorded March 22, 1979, in Official Records Book 8111, Pages 277 through 279, of the Public Records of Broward County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple, that the grantor has good right and lawful authority to sell and convey said land; that the grantor 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 except taxes accruing subsequent to December 31, 1978.

In Witness Whereof, the said grantor has hereunto set their hand and seal the day and year first above written.

Signed, sealed and delivered in our presence

[Signatures]

[Signature] as Trustee & individually
HARVEY PERETZ, individually & as Trustee
[Signature]
BARBARA PERETZ

STATE OF FLORIDA,
COUNTY OF BROWARD

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared HARVEY PERETZ, individually and as Trustee, joined by his wife, BARBARA PERETZ, to me known to be the person described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 2nd day of June, A.D. 1980.

[Signature]
NOTARY PUBLIC

Notary Public, State of Florida at Large
My Commission Expires May 3, 1984
Bonded thru True Fair Insurance Inc.

RECORD & RETURN TO:

This instrument prepared by:

Address

LAW OFFICES

JAMES C. BRADY, P.A.

200 S.E. 6TH ST., SUITE 601

FT. LAUDERDALE, FLA. 33301

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EXHIBIT A

The East 527.14 feet of Tract 23, Section 10, Township 51 South, Range 41 East, "A.J. BENDLE SUB." as recorded in Plat Book 1, Page 27 of the Public Records of Dade County, Florida, being more particularly described as follows:

Begin at the Southeast corner of said Tract 23 and run North 0 degrees 01 minutes 35 seconds East along the East line of said Tract 23 for 330.49 feet; thence North 89 degrees 53 minutes 33 seconds West along the North line of said Tract 23 for 527.14 feet; thence South 0 degrees 01 minutes 35 seconds West parallel with the East line of said Tract 23, for 330.59 feet; thence South 89 degrees 54 minutes 11 seconds East along the South line of said Tract 23 for 527.14 feet to the Point of Beginning, said parcel lying and being in Broward County, Florida, and containing 4.00 acres, more or less, together with an easement for ingress and egress over the following described:

The South 35 feet of Tract 23, Section 10, Township 51 South, Range 41 East, "A.J. BENDLE SUB." as recorded in Plat Book 1 at Page 27 of the Public Records of Dade County, Florida; less the East 527.14 feet thereof.

a/k/a Pembroke Tower, according to the plat thereof recorded in Plat Book 101, Page 50, of the Public Records of Broward County, Florida.

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
GRAHAM W. WATT
COUNTY ADMINISTRATOR