

EXHIBIT 1

PETITION FOR CONTRACTION OF THE CITY OF COCONUT CREEK'S MUNICIPAL BOUNDARIES

I / We, ALLEY FARMS LLC [Owner(s)] hereby Petition the City of Coconut Creek for Contraction of the parcel(s) described in Exhibit "A" attached hereto, pursuant to Section 171.051, Florida Statutes. I / We qualify that I am / we are the Owner(s) of Record of said parcel(s), pursuant to Exhibit "B" [Deed or other Proof of Ownership]. I / We attest that this property, to the best of my / our knowledge and understanding, based on a study of feasibility of such contraction, fails to meet the criteria of Section 171.043, Florida Statutes, and its exclusion from the City's current boundaries is appropriate.

Further, the undersigned hereby authorize(s) the City of Coconut Creek to undertake those actions and procedures necessary so that the subject property is contracted or excluded from the municipal boundaries of the City of Coconut Creek, located in Broward County, Florida.

The undersigned further warrant(s) and represent(s) that all of the persons, firms or corporations who own fee simple title to the subject property described in Exhibit "A" have executed this Petition and have affixed his/her/their name(s) as it appears on the title to said property(ies), describing such ownership interest.

PETITIONER(S)

Property Owner 1: Joy W. Alley, MANAGER (Print Name) Joy W. Alley (Signature)

STATE OF FLORIDA)) SS COUNTY OF BROWARD)

BEFORE ME, the undersigned authority personally appeared Joy W. Alley (Owner 1) who after being duly sworn deposed and stated that they/he/she have/has read the foregoing Petition and fully understand(s) same and have/has signed their/his/her name(s) thereto as Petition(s).

SWORN TO AND SUBSCRIBED before me this 22 day of August, 2019

Commission Expires:

Notary Public, State of Florida Thomas DeSena

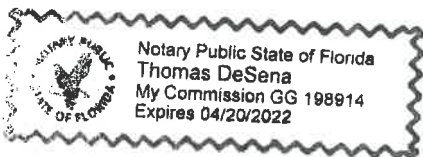


EXHIBIT A

PROPERTY ADDRESS:

4391 NW 71 STREET, POMPAHO BEACH, FL 33073

LEGAL DESCRIPTION:

EXHIBIT 'A'

A PORTION OF THE WEST ONE-HALF (W 1/2) OF TRACT 50, BLOCK 53 "PALM BEACH FARMS COMPANY PLAT NO. 3" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 53 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID WEST ONE-HALF (W 1/2) OF TRACT 50; THENCE DUE NORTH ON THE EAST LINE OF SAID WEST ONE-HALF (W 1/2), OF TRACT 50, A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°30'40" WEST, ON A LINE 250.00 FEET NORTH OF PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE SOUTH LINE OF SAID TRACT 50, A DISTANCE OF 200.01 FEET; THENCE DUE SOUTH ON A LINE 200.00 FEET WEST OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE SAID EAST LINE OF THE WEST ONE-HALF (W 1/2) OF TRACT 50, A DISTANCE OF 250.00 FEET TO A POINT ON THE SOUTH LINE OF TRACT 50, A DISTANCE OF 120.00 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 50; THENCE DUE NORTH ON THE SAID WEST LINE, A DISTANCE OF 425.00 FEET; THENCE SOUTH 89°30'40" EAST, A DISTANCE OF 297.63 FEET; THENCE SOUTH 00°28'21" EAST, A DISTANCE OF 37.58 FEET; THENCE SOUTH 89°30'40" EAST, A DISTANCE OF 122.00 FEET TO A POINT ON THE SAID EAST LINE OF THE WEST ONE-HALF (W 1/2) OF TRACT 50; THENCE DUE SOUTH ON SAID EAST LINE, A DISTANCE OF 137.95 FEET TO THE POINT OF BEGINNING, SUBJECT TO AN INGRESS-EGRESS AND UTILITY EASEMENT OVER THE EAST 50.00 FEET OF THE ABOVE DESCRIBED LANDS. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA TOGETHER WITH:

PARCEL 2

A PORTION OF THE WEST ONE-HALF (W 1/2), OF TRACT 50, BLOCK 53 OF "PALM BEACH FARMS COMPANY PLAT NO. 3" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 53 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID WEST ONE-HALF (W 1/2) OF TRACT 50; THENCE DUE NORTH ON THE EAST LINE OF SAID WEST ONE-HALF (W 1/2), OF TRACT 50, A DISTANCE OF 250.00 FEET; THENCE NORTH 89°30'40" WEST, ON A LINE 250.00 FEET NORTH OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE SOUTH LINE OF SAID TRACT 50, A DISTANCE OF 200.01 FEET; THENCE DUE SOUTH ON A LINE 200.00 FEET WEST OF AND PARALLEL WITH (AS MEASURED AT RIGHT ANGLES) THE SAID EAST LINE OF THE WEST ONE-HALF (W 1/2), OF TRACT 50, A DISTANCE OF 250.00 FEET, TO A POINT ON THE SOUTH LINE OF SAID TRACT 50; THENCE SOUTH 89°30'40" EAST, ON SAID SOUTH LINE, A DISTANCE OF 200.01 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN, BROWARD COUNTY, FLORIDA, AND CONTAINING 62,000.00 SQUARE FEET OR 1.1958 ACRES MORE OR LESS.

TOGETHER WITH:

PARCELS 4 AND 5

A PORTION OF THE WEST ONE-HALF (W 1/2), OF TRACT 50, BLOCK 53 OF "PALM BEACH FARMS COMPANY PLAT NO. 27" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 53 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID WEST ONE-HALF (W 1/2) OF TRACT 50; THENCE DUE NORTH ON THE EAST LINE OF SAID WEST ONE-HALF (W 1/2), OF TRACT 50, A DISTANCE OF 397.35 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING DUE NORTH, ON SAID EAST LINE A DISTANCE OF 252.05 FEET, TO A POINT ON THE NORTH LINE OF SAID TRACT 50; THENCE NORTH 89°30'40" WEST, ON THE NORTH LINE OF SAID TRACT 50, A DISTANCE OF 330.00 FEET, TO THE NORTHWEST CORNER OF SAID TRACT 50; THENCE DUE SOUTH, ON THE WEST LINE OF SAID TRACT 50, A DISTANCE OF 224.00 FEET; THENCE SOUTH 89°30'40" EAST, A DISTANCE OF 207.63 FEET; THENCE SOUTH 00°28'21" EAST, A DISTANCE OF 37.58 FEET; THENCE SOUTH 89°30'40" EAST, A DISTANCE OF 122.00 FEET, TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, AND CONTAINING 78,872 SQUARE FEET OR 1.8061 ACRES MORE OR LESS.

CERTIFICATIONS:

ALLEY FARMS, LLC

FLOOD ZONE INFO:

COMMUNITY # CITY OF COCONUT CREEK 120031

PANEL & SUFFIX: 0105 F

FLOOD ZONE: AH 15

DATE OF FIRM: 8/18/92

EXHIBIT B (COMPOSITE)

3

This instrument was prepared by:
Andrew G. Kolondra
210 University Drive, Suite 500
Coral Springs, FL 33071

Record and Return To:
Ferdinand & Sullivan, P.A.
100 W. Cypress Creek Rd, Suite 910
Fort Lauderdale, FL 33309
Folio No. 17232-01-02500 and
17232-01-02510

WARRANTY DEED

THIS INDENTURE, made this 1st day of August, 2007, between Bradley J. Bethurem and Beatriz Bethurem, husband and wife, grantor*, and Alley Farms, LLC, a Florida limited liability company, grantee*, whose post office address is 4922 NW 76th Place, Coconut Creek, FL 33073.

WITNESSETH that said grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration 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 heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to-wit:

See Exhibit "A" attached hereto and made a part hereof

This conveyance is given subject to taxes for the current year, to applicable zoning ordinances, conditions, restrictions, limitations and easements of record, if any.

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

*"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 the presence of

1st Witness Sign Here:
Print Name Below:
As To Both Grantors

Andrew G. Kolondra
Andrew G. Kolondra

Bradley J. Bethurem
Bradley J. Bethurem
5821 NW 79th Way
Parkland, FL 33067

2nd Witness Sign Here:
Print Name Below:
As To Both Grantors

Leslie M. Pires
Leslie M. Pires

Beatriz Bethurem
Beatriz Bethurem
5821 NW 79th Way
Parkland, FL 33067

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 1st day of August, 2007, by Bradley J. Bethurem and Beatriz Bethurem. They are personally known to me or have produced their drivers license as identification and who did/did not take an oath.

Justin J. Ferguson
Justin J. Ferguson
Notary Public - State of Florida

My Commission Number:
My Commission Expires:

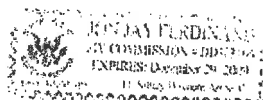


EXHIBIT "A"

PARCEL 1

A portion of the West one-half (W1/2), of Tract 50, Block 83, PALM BEACH FARMS COMPANY PLAT NO. 3, according to the plat thereof, as recorded in Plat Book 2, Page 53, of the Public Records of Pam Beach County, Florida, more fully described as follows:

Beginning at the Southeast corner of said West one-half (W1/2), of Tract 50; thence Due North on the East line of said West one half (W1/2), of Tract 50, a distance of 260.00 feet; thence North 89°30'40" West, on a line 259.99 feet North of and parallel with (as measured at right angles) the South line of said Tract 50, a distance of 200.01 feet; thence due South on a line 200.00 feet West of and parallel with (as measured at right angles) the said East line of the West one-half (W1/2), of Tract 50, a distance of 260.00 feet, to a point on the South line of said Tract 50; thence South 89°30'40" East, on said South line, a distance of 200.01 feet to the Point of the beginning.

Said lands situate, lying and being in, Broward County, Florida, and containing 52,000.00 square feet or 1.1938 acres more or less.

PARCELS 4 AND 5

A portion of the West one-half (W1/2), of Tract 50, Block 83, PALM BEACH FARMS COMPANY PLAT NO. 3, according to the plat thereof, as recorded in Plat Book 2, Page 53, of the Public Records of Palm Beach County, Florida, more fully described as follows:

Commencing at the Southeast corner of said West one-half (W1/2), of Tract 50; thence Due North on the East line of Said West one-half (W1/2), of Tract 50, a distance of 397.95 feet to the Point of Beginning; Thence continuing Due North, on said East line a distance of 262.05 feet, to a point on the North line of said Tract 50; thence North 89° 30'40" West, on the North line of said Tract 50, a distance of 330.00 feet, to the Northwest corner of said Tract 50; thence Due South, on the West line of said Tract 50, a distance of 224.50 feet; thence South 89° 30'40" East, a distance of 207.63 feet; thence South 00° 26'21" East, a distance of 37.56 feet; thence South 89°30'40" East, a distance 122.09 feet, to the Point of Beginning.

Said lands situate, lying and being in, Broward county, Florida, and containing, 78,672 square feet or 1.8061 acres more or less.

This instrument was prepared by:
Andrew G. Kolondra
210 University Drive, Suite 500
Coral Springs, FL 33071

Record & Return To:
Ferdinand & Sullivan, P.A.
100 W Cypress Creek Rd, Suite 910
Fort Lauderdale, FL 33309
File No. 07-172A Bethurem
Folio No. 17232-01-02600

WARRANTY DEED

THIS INDENTURE, made this 1st day of August, 2007, between **Bradley J. Bethurem and Beatriz Bethurem, husband and wife, grantor***, and **Alley Farms, LLC, a Florida limited liability company, grantee***, whose post office address is 4922 NW 76th Place, Coconut Creek, FL 33073.

WITNESSETH that said grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration 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 heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to-wit:

See Exhibit "A" attached hereto and made a part hereof

This conveyance is given subject to taxes for the current year, to applicable zoning ordinances, conditions, restrictions, limitations and easements of record, if any.


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


*"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 the presence of

1st Witness Sign Here: 
Print Name Below: Andrew G. Kolondra
As To Both Grantors


Bradley J. Bethurem
5821 NW 79th Way
Parkland, FL 33067

2nd Witness Sign Here: 
Print Name Below: Jon Jay Ferdinand
As To Both Grantors


Beatriz Bethurem
5821 NW 79th Way
Parkland, FL 33067

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 1st day of August, 2007, by Bradley J. Bethurem and Beatriz Bethurem. They are personally known to me or have produced their drivers license as identification and who did/did not take an oath.


Name: Jon Jay Ferdinand
Notary Public - State of Florida

My Commission Number:
My Commission Expires:

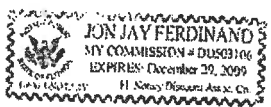


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