Instr# 119550683, Page 1 of 7, Recorded 05/01/2024 at 03:28 PM
Broward County Commission
Deed Doc Stamps: $0.70

07-PE.05A-07/18

This instrument prepared under the direction of:
Elizabeth S. Quintana, Esq.
District Four Assistant General Counsel

Sketch & Legal Description prepared by:
Avirom & Associates, Inc.
John T. Doogan, P.S.M. (06/29/2023)

Parcel No. 1804.1R (04-18-2024)

Document prepared by:
Nancy Ferreira (04/18/2024)
Florida Department of Transportation
Right of Way Production Services
3400 W. Commercial Boulevard
Fort Lauderdale, Florida 33309

Item/Segment No. 4413231
Section: 86120
Managing District: 04
S.R. No. 810 (Hillsboro Blvd)
County: Broward
BCPA Parcel ID: 4842 05 09 0010

PERPETUAL SIDEWALK EASEMENT

THIS EASEMENT Made this 23rd day of April, 2024, by **4161 HILLSBORO, LLC, a Florida limited liability company**, whose address is: 4755 Technology Way, Suite 203, Boca Raton, Florida 33431, Grantor, to the **STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION**, its successors and assigns, Grantee.

WITNESSETH: That the Grantor for and in consideration of the sum of One Dollar and other valuable considerations paid, the receipt and sufficiency of which is hereby acknowledged, hereby grants unto the Grantee, its successors and assigns, the following (collectively, the "Sidewalk Easement") a perpetual non-exclusive easement for the purpose of maintaining a sidewalk, including the non-exclusive right to access, ingress and egress, and such other rights that are necessary and incidental to said maintenance, in, over, under, upon and through the following described land in Broward County, Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD the same unto said Grantee, its successors and assigns forever, and the Grantor will defend the title to said lands against all persons claiming by, through or under said Grantor.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name by its proper manager thereunto duly authorized, the day and year first above written.

4161 HILLSBORO, LLC, a Florida limited liability company

By: _____
Name: SEAN M. LEDER
Title: Manager

Signed, sealed and delivered in the presence of: (Two witnesses required by Florida Law)

Witness (1) Information:

Dawn Ann Fontana
Witness (1) Print Name:

Dawn Ann Fontana
Witness (1) Signature:

200 East Las Olas Blvd. #2100
Fort Lauderdale, FL 33301
Witness (1) Street Address

Witness (1) City, State, Zip Code

Witness (2) Information:

Meris Villalona
Witness (2) Print Name:

Witness (2) Signature:

200 East Las Olas Blvd. #2100
Fort Lauderdale, FL 33301
Witness (2) Street Address

Witness (2) City, State, Zip Code

STATE OF FLORIDA

COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of ✓ physical presence or _____ online notarization, this 22 day of April, 2024, by **SEAN M. LEDER**, as Manager of **4161 HILLSBORO, LLC, a Florida limited liability company**, on behalf of the limited liability company, ✓ who is personally known to me or _____ who has produced _____ as identification.

(SEAL)

Dawn Ann Fontana
Notary Public

Dawn Ann Fontana
Printed or stamped name of Notary Public

My Commission Expires: _____

DAWN ANN FONTANA
MY COMMISSION # HH 242703
EXPIRES: May 14, 2026

JOINDER AND CONSENT

LEDER HILLSBORO, LLC, a Florida limited liability company (successor in interest by conversion of LEDER HILLSBORO COMPANY, LTD., a Florida limited partnership) does hereby subordinate its interest in the Mutual Ingress and Egress Easement recorded in Official Records Book 32117, Page 1578, of the Public Records of Broward County, Florida to the Perpetual Sidewalk Easement and consents to and joins in the recording of forgoing Perpetual Sidewalk Easement and agrees that the terms thereof are and shall be binding upon the undersigned and its successors in title.

IN WITNESS WHEREOF, these presents have been executed this 22 day of April, 2024.

Signed & sealed in our presence:

Witnesses:

Dawn Ann Fontana
Print Name: Dawn Ann Fontana

Address: 200 East Las Olas Blvd. #2100
Fort Lauderdale, FL 33301

Print Name: Meris Villalva

Address: 200 East Las Olas Blvd. #2100
Fort Lauderdale, FL 33301

LEDER HILLSBORO, LLC,
a Florida limited liability company

By: _____
Name: Sean M. Leder
Title: Manager

STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization on this 22 day of April, 2024, by Sean M. Leder, as Manager of Leder Hillsboro, LLC, a Florida limited liability company, on behalf of the limited liability company, who [✓] is ____ personally known to me or [ ] produced _____ as identification.

(SEAL)

DAWN ANN FONTANA
MY COMMISSION # HH 242703
EXPIRES: May 14, 2026

Dawn Ann Fontana
Notary Public, State of Florida
Print Name: Dawn Ann Fontana

CONSENT AND JOINDER BY MORTGAGEE

The undersigned **City National Bank of Florida**, as Mortgagee under that certain Mortgage, Assignment of Rents and Security Agreement from **4161 Hillsboro, LLC, a Florida limited liability company**, dated February 27, 2024, recorded February 28, 2024 in Instrument Number 119418002, and the holder of that certain (i) Collateral Assignment of Lease, Rents and Licenses made by 4161 Hillsboro, LLC, a Florida limited liability company in favor of City National Bank of Florida dated February 27, 2024 and recorded February 28, 2024 in Instrument Number 119418003, (ii) Collateral Assignment of Contract and License Rights made by 4161 Hillsboro, LLC, a Florida limited liability company in favor of City National Bank of Florida dated February 27, 2024 and recorded February 28, 2024 in Instrument Number 119418004, and (iii) UCC-1 Financing Statement reflecting 4161 Hillsboro, LLC as Debtor and City National Bank of Florida as Secured Party recorded February 28, 2024 in Instrument Number 119418005, all of the Public Records of Broward County, Florida (collectively, the "Mortgage Documents"), covering all/or a portion of the property described in the Perpetual Sidewalk Easement (the "Easement") to which this Consent and Joinder by Mortgagee is attached, does hereby subordinate the lien of its Mortgage Documents to this Perpetual Sidewalk Easement and consents to and joins in the recording of said Perpetual Sidewalk Easement and agrees that the terms thereof are and shall be binding upon the undersigned and its successors in title.

IN WITNESS WHEREOF, these presents have been executed this ____day of _____, 2024.

Signed & sealed in our presence:

Witnesses:

Print Name: Jonathan Brookshire

Address: 5100 PGA Blvd
Palm Beach Gardens, FL
33418

Print Name: Kristin Morth

Address: 5100 PGA Blvd.
Palm Beach Gardens, FL
33418

CITY NATIONAL BANK OF FLORIDA

By:
Name: David Albright
Title: SVP

STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization on this 9th day of April, 2024, by David A. Albright as SVP of City National Bank of Florida, on behalf of the entity, who [ ] is ____ personally known to me or [✓] produced FL. DL. as identification.

(SEAL)

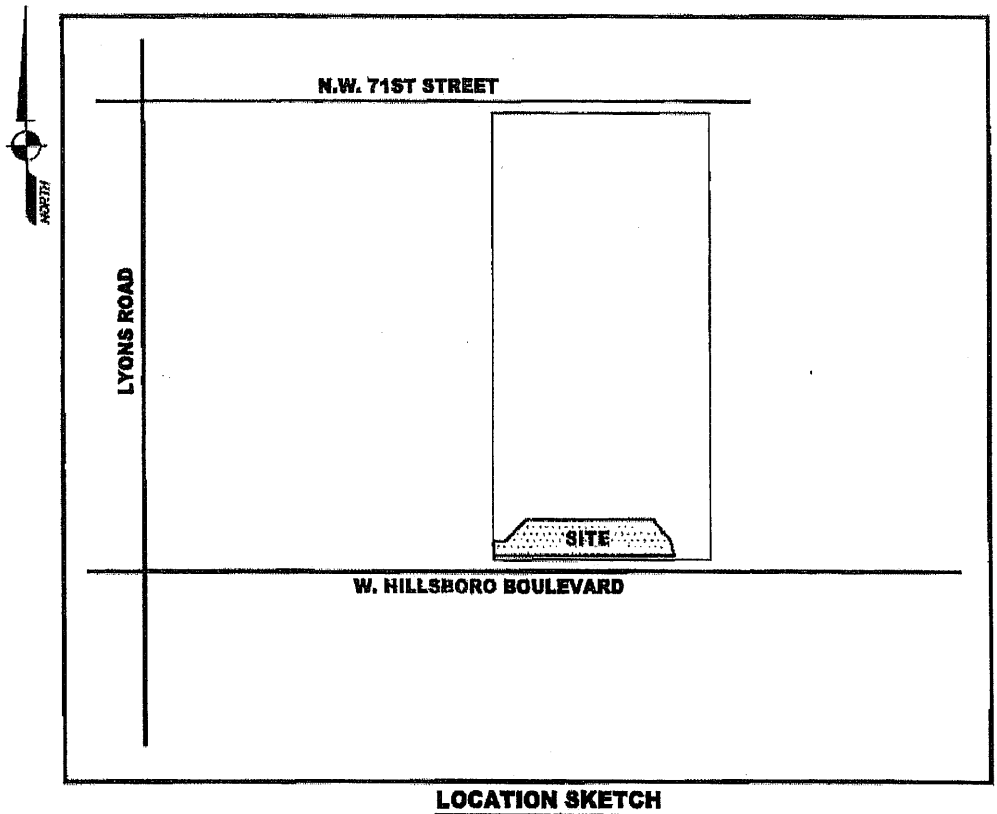
PHILIPP LEHMANN-SUAREZ
Notary Public - State of Florida
Commission # HH 426505
My Comm. Expires Jul 26, 2027

Notary Public, State of Florida
Print Name: Phil L. Suarez

EXHIBIT "A"

Parcel No. 1804 Item/Segment No. 4413231

SKETCH & DESCRIPTION
SIDEWALK EASEMENT
A PORTION OF PARCEL 'A'
(P.B. 126, PG. 22, B.C.R.)
BROWARD COUNTY, FLORIDA



LOCATION SKETCH
NOT TO SCALE
SECTION 5, TOWNSHIP 48 SOUTH, RANGE 42 EAST

NOT VALID WITHOUT SHEETS 1 THRU 3

REVISIONS
REVISE 07/18/2023
REVISE 02/15/2024

AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594 / www.AVIROMSURVEY.com
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JOB #:	11186-3
SCALE:	–
DATE:	08/29/2023
BY:	W.R.E.
CHECKED:	J.T.D.
F.B. –	PG. –
SHEET:	1 OF 3

SKETCH & DESCRIPTION
SIDEWALK EASEMENT
A PORTION OF PARCEL 'A'
(P.B. 126, PG. 22, B.C.R.)
BROWARD COUNTY, FLORIDA

LAND DESCRIPTION:

A portion of Parcel 'A', WORKINGMAN'S NURSERY, according to the Plat thereof, as recorded in Plat Book 126, Page 22, of the Public Records of Broward County, Florida; being more particularly described as follows:

Commence at the Southeast corner of said Parcel 'A'; thence S89°37'48"W, along the North right-of-way of Hillsboro Boulevard, as recorded in Official Records Book 33601, Page 1736, of the Public Records of Broward County, Florida, 31.71 feet to the **Point of Beginning**; thence continue S89°37'48"W, along said North right-of-way line, 186.16 feet to the West line of said Parcel 'A'; thence N00°22'32"W, along the West line of said Parcel 'A', 7.74 feet; thence N89°24'12"E, 4.17 feet; thence N75°26'12"E, 58.37 feet; thence N89°37'48"E, 93.19 feet; thence S66°12'39"E, 27.48 feet; thence S33°47'16"E, 12.97 feet to the said North right-of-way line, also being the **Point of Beginning**.

Said lands lying in Broward County, Florida and containing 3,384 square feet, more or less.

SURVEYOR'S NOTES:

1. Reproductions of this Sketch are not valid without the signature and the original seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this sketch by other than the signing party is prohibited without written consent of the signing party.
2. The property shown hereon is subject to agreements, covenants, easements, restrictions and other matters contained in the Title Report, Report Number 23182001, prepared by Title Partners of South Florida, Inc., dated December 1, 2023. Where applicable, these instruments are shown on the sketch & description. Avirom & Associates, Inc. did not research the public records for easements, rights-of-way, ownership or other instruments of record.
3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are relative to the plat, Workingman's Nursery, based on the East line of Parcel 'A' having a bearing of N00°22'32"W.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: B.C.R. = Broward County Records; ℄ = Centerline; F.B. = Field Book; L.B. = Licensed Business; O.R.B. = Official Records Book; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement.

CERTIFICATION:

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: 2/15/2024 John T. Doogan, PLS

Digitally signed by John T. Doogan, PLS
Date: 2024.02.15 12:34:52 -05'00'

JOHN T. DOOGAN, P.L.S.
Florida Registration No. 4409
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

NOT VALID WITHOUT SHEETS 1 THRU 3

REVISIONS
REVISE 07/18/2023
REVISE 02/15/2024

AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594 / www.AVIROMSURVEY.com

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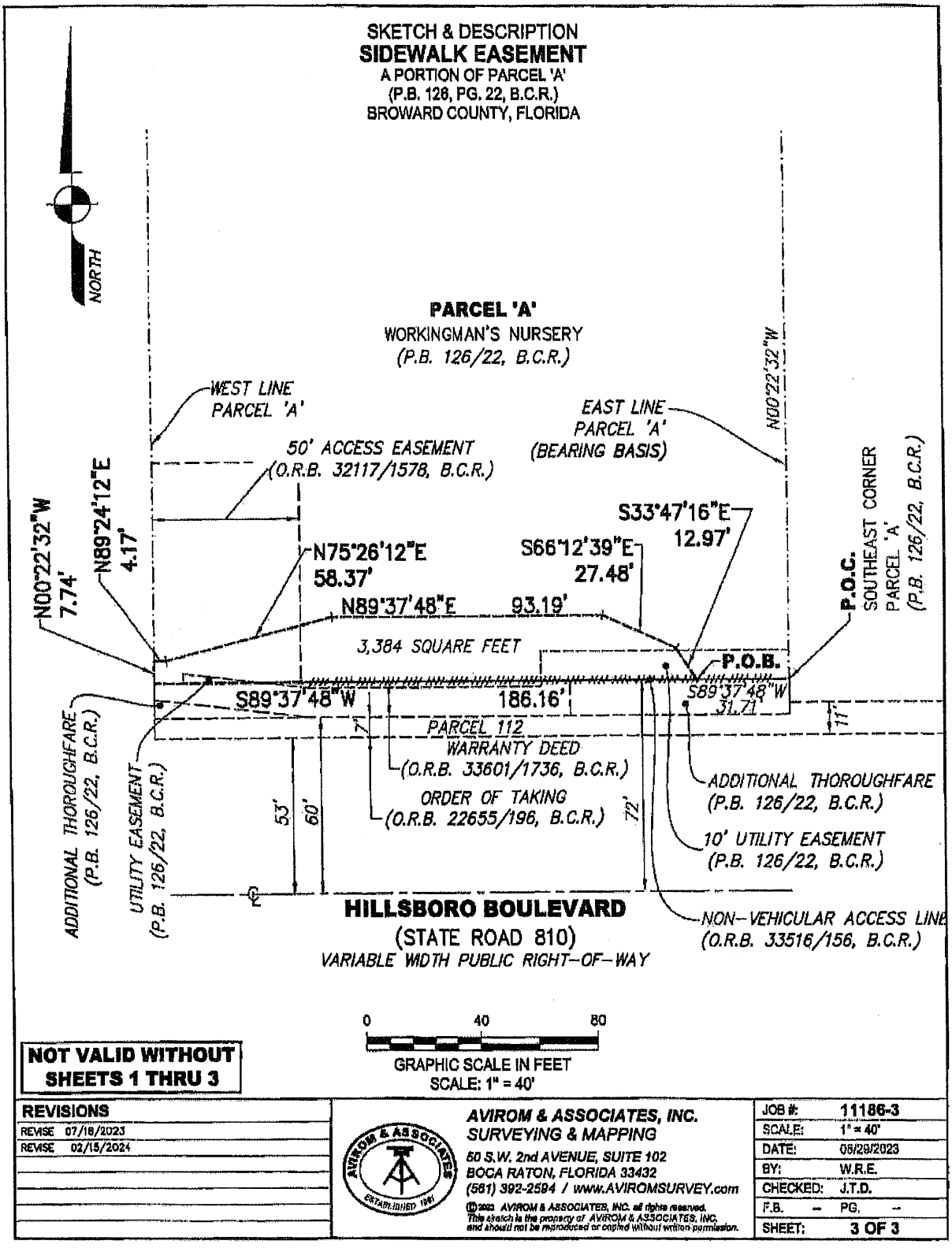
JOB #:	11186-3
SCALE:	--
DATE:	08/29/2023
BY:	W.R.E.
CHECKED:	J.T.D.
F.B.	-- PG. --
SHEET:	2 OF 3


SKETCH & DESCRIPTION
SIDEWALK EASEMENT
A PORTION OF PARCEL 'A'
(P.B. 126, PG. 22, B.C.R.)
BROWARD COUNTY, FLORIDA
NORTH
PARCEL 'A'
WORKINGMAN'S NURSERY
(P.B. 126/22, B.C.R.)
WEST LINE PARCEL 'A'
EAST LINE PARCEL 'A' (BEARING BASIS)
N00°22'32"W
50' ACCESS EASEMENT (O.R.B. 32117/1578, B.C.R.)
N00°22'32"W 7.74'
N89°24'12"E 4.17'
N75°26'12"E 58.37'
S66°12'39"E 27.48'
S33°47'16"E 12.97'
N89°37'48"E 93.19'
3,384 SQUARE FEET
P.O.C. SOUTHEAST CORNER PARCEL 'A' (P.B. 126/22, B.C.R.)
P.O.B.
S89°37'48"W 186.16'
S89°37'48"W 31.71'
11'
7'
PARCEL 112 WARRANTY DEED (O.R.B. 33601/1736, B.C.R.)
ORDER OF TAKING (O.R.B. 22655/196, B.C.R.)
ADDITIONAL THOROUGHFARE (P.B. 126/22, B.C.R.)
10' UTILITY EASEMENT (P.B. 126/22, B.C.R.)
ADDITIONAL THOROUGHFARE (P.B. 126/22, B.C.R.)
UTILITY EASEMENT (P.B. 126/22, B.C.R.)
53'
60'
72'
HILLSBORO BOULEVARD
(STATE ROAD 810)
VARIABLE WIDTH PUBLIC RIGHT-OF-WAY
NON-VEHICULAR ACCESS LINE (O.R.B. 33516/156, B.C.R.)
0 40 80
GRAPHIC SCALE IN FEET
SCALE: 1" = 40'
NOT VALID WITHOUT SHEETS 1 THRU 3
REVISIONS
REVISE 07/18/2023
REVISE 02/15/2024
AVIROM & ASSOCIATES, INC.
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50 S.W. 2nd AVENUE, SUITE 102
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JOB #: 11186-3
SCALE: 1" = 40'
DATE: 05/29/2023
BY: W.R.E.
CHECKED: J.T.D.
F.B. -- PG. --
SHEET: 3 OF 3