

Corporate

**PARTIAL RELEASE OF MORTGAGE  
KNOW ALL BY THESE PRESENTS:**

That 1895 Management, LTD, a corporation organized and existing under the laws of the State of New York with its principal place of business in the City of \_\_\_\_\_, County of \_\_\_\_\_, State of \_\_\_\_\_, the holder and owner of, and the mortgagee in, that certain mortgage made, executed and delivered to it by Sawgrass Property Investments, a Florida general partnership, bearing date of January 27, 2004, recorded in Official Records Book 36828, Page 164, of the Public Records of Broward County, State of Florida ("Public Records"), along with that certain ASSIGNMENT OF NOTE, MORTGAGE AND OTHER LOAN DOCUMENTS by Bank of America, N.A. to 1895 Management, Ltd, dated December 8, 2010, filed December 10, 2010 in Official Records Book 47579, Page 1137 of the Public Records, and that certain AMENDED & RESTATED MORTGAGE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FINANCING STATEMENT from Sawgrass property Investments to 1895 Management, Ltd., a New York corporation, dated December 8, 2010, filed December 10, 2010 in O.R. Book 47579, Page 1148 of the Public Records, does for and in consideration of the sum of One (\$1.00) Dollar and other valuable considerations, the receipt of which is hereby acknowledged, release, acquit, exonerate and discharge from the lien, operation, and effect of the said mortgage the following described lands, embraced and described therein, to-wit: **See Exhibit "A" attached hereto and incorporated herein by reference**

**Provided, Always, Nevertheless**, and it is expressly understood and agreed, that this instrument releases only the land specifically described hereinabove, and that nothing herein contained shall in any way affect, alter, impair, minimize or diminish the lien, operation or encumbrance of said mortgage upon any of the other real properties described therein, or the remedies at law or in equity for recovering thereout, or against the said makers thereof, the full amount of all sums secured by said mortgage.

**In Witness Whereof**, the said 1895 Management, LTD, has caused its corporate name to be hereunto signed and its corporate seal affixed, by its proper officers thereunto duly authorized, on this 15 day of December, A.D. 2014.

(Corporate Seal)

Signed, sealed and delivered in the presence of:

MASTERFILE(C:\WORKS\PARTRELMORTG-CORP.DOC)

:

298690002

GM:19514630:3

S. Moss  
Witness (Signature)  
Sharon Moss  
Print Name  
Brenda Lev  
Witness (Signature)  
Brenda Lev  
Print Name

1895 Management, LTD  
By: [Signature]  
Vice President  
Dan Scheiner  
Print Name  
Attest: [Signature]  
Secretary  
Dan Scheiner  
Print Name

**ACKNOWLEDGEMENT**

PROVINCE OF ONTARIO

COUNTRY OF CANADA

On this day, before me, the undersigned authority, personally appeared

Dean Schermer

and \_\_\_\_\_,

each and both of them well known, and well known to me to be respectively, the President and Secretary of 1895 Management, LTD, a corporation, and severally acknowledged to and before me that as such officers of said corporation they, being thereunto duly authorized, executed the foregoing instrument, as and for the corporate act and deed of said corporation, for the uses and purposes in said instrument expressed; and the said 1895 Management, LTD, a New York corporation, he/she is the legal and official custodian of the corporate seal of said corporation and knows the said seal, that as such secretary of said corporation, he/she affixed to the foregoing instrument, in execution thereof, the corporate seal of said company, and that the seal so affixed to said instrument is in fact, and indeed the corporate seal of 1895 Management, LTD, a New York corporation.

**IN WITNESS WHEREOF** I have hereunto set my hand and affixed my official seal at Toronto, ONTARIO, in the Province and Country aforesaid, on this 15 day of December, A.D., 2014.

(SEAL)

J. Dab...

(Signature of person taking acknowledgement)

Jacob David Lukin

(Name of officer taking acknowledgement)

**typed, printed or stamped**

(Title or rank)

(Serial number, if any)

My commission expires: never.



**STONER & ASSOCIATES, INC.**

SURVEYORS - MAPPERS  
Florida Licensed Survey  
and Mapping Business No. 6633

4341 S.W. 62nd Avenue  
Davie, Florida 33314

Tel. (954) 585-0997  
Fax (954) 585-3927

**EXHIBIT "A"**

**LEGAL DESCRIPTION OF  
RIGHT-OF-WAY DEDICATION**

**PORTION OF PARCEL "A"  
"METROPICA PLAT" (P.B. 179, PG. 70 THRU 76, B.C.R.)  
CITY OF SUNRISE, BROWARD COUNTY, FLORIDA**

**LEGAL DESCRIPTION:**

A PARCEL OF LAND BEING A PORTION OF PARCEL "A", "METROPICA PLAT", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 179, PAGES 70 THRU 76, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID PARCEL "A";

THENCE N.89°48'19"E., ALONG THE SOUTH LINE OF SAID PARCEL "A", A DISTANCE OF 288.00 FEET POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE S.86°45'40"E. CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 200.36 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N.00°11'41"W.;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 00°11'47" AND A RADIUS OF 2,351.83 FEET, FOR AN ARC DISTANCE OF 8.06 FEET, TO A POINT ON A NON-TANGENT LINE;

THENCE N.64°00'20"E., A DISTANCE OF 27.60 FEET, THE LAST MENTIONED TWO COURSES BEING COINCIDENT WITH THE SOUTHERLY LINE OF SAID PARCEL "A";

THENCE S.89°48'19"W., A DISTANCE OF 232.91 FEET, TO THE POINT OF BEGINNING;

SAID LANDS SITUATE WITHIN THE CITY OF SUNRISE, BROWARD COUNTY, FLORIDA, CONTAINING 1,446 SQUARE FEET, MORE OR LESS.

**NOTES:**

1. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
2. THIS SKETCH AND DESCRIPTION IS "NOT VALID" WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THE BEARINGS SHOWN HEREON ARE BASED ON N.89°48'19"E., ALONG THE SOUTH LINE OF PARCEL "A", METROPICA PLAT, RECORDED IN PLAT BOOK 179, PAGE 70 THRU 76, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
4. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY (THIS IS NOT A SURVEY).
5. THIS SKETCH OF DESCRIPTION WAS PREPARED BY THIS FIRM WITHOUT THE BENEFIT OF A TITLE SEARCH. THE LEGAL DESCRIPTION SHOWN HEREON WAS AUTHORED BY STONER & ASSOCIATES, INC.
6. THERE COULD BE EASEMENTS AND OTHER MATTERS OF RECORDS THAT ARE NOT SHOWN HEREON, FOR MORE INFORMATION SEE THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
7. SEE SHEET 2 OF 2 FOR A GRAPHIC DEPICTION (SKETCH) OF THE PROPERTY DESCRIBED HEREON.

**CERTIFICATE:**

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REVISIONS	DATE	BY
2. Revised R/W N.W. 136th AVE	10/08/14	rgc
1. Revised Sketch & Legal	9/23/14	rgc

**RICHARD G. CRAWFORD Jr.**  
PROFESSIONAL SURVEYOR AND MAPPER NO. 5371 - STATE OF FLORIDA

THE MATERIAL SHOWN HEREON IS THE PROPERTY OF STONER & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT PERMISSION OF STONER & ASSOCIATES, INC. COPYRIGHT ©2014

DATE OF SKETCH:	DRAWN BY	CHECKED BY	FIELD BOOK
8/4/14	DRL	JDS	N/A

**SEAL**  
NOT VALID UNLESS  
SEALED HERE WITH  
AN EMBOSSED  
SURVEYOR'S SEAL

SHEET 1 OF 2

SKETCH NO.  
05-6789 ARD

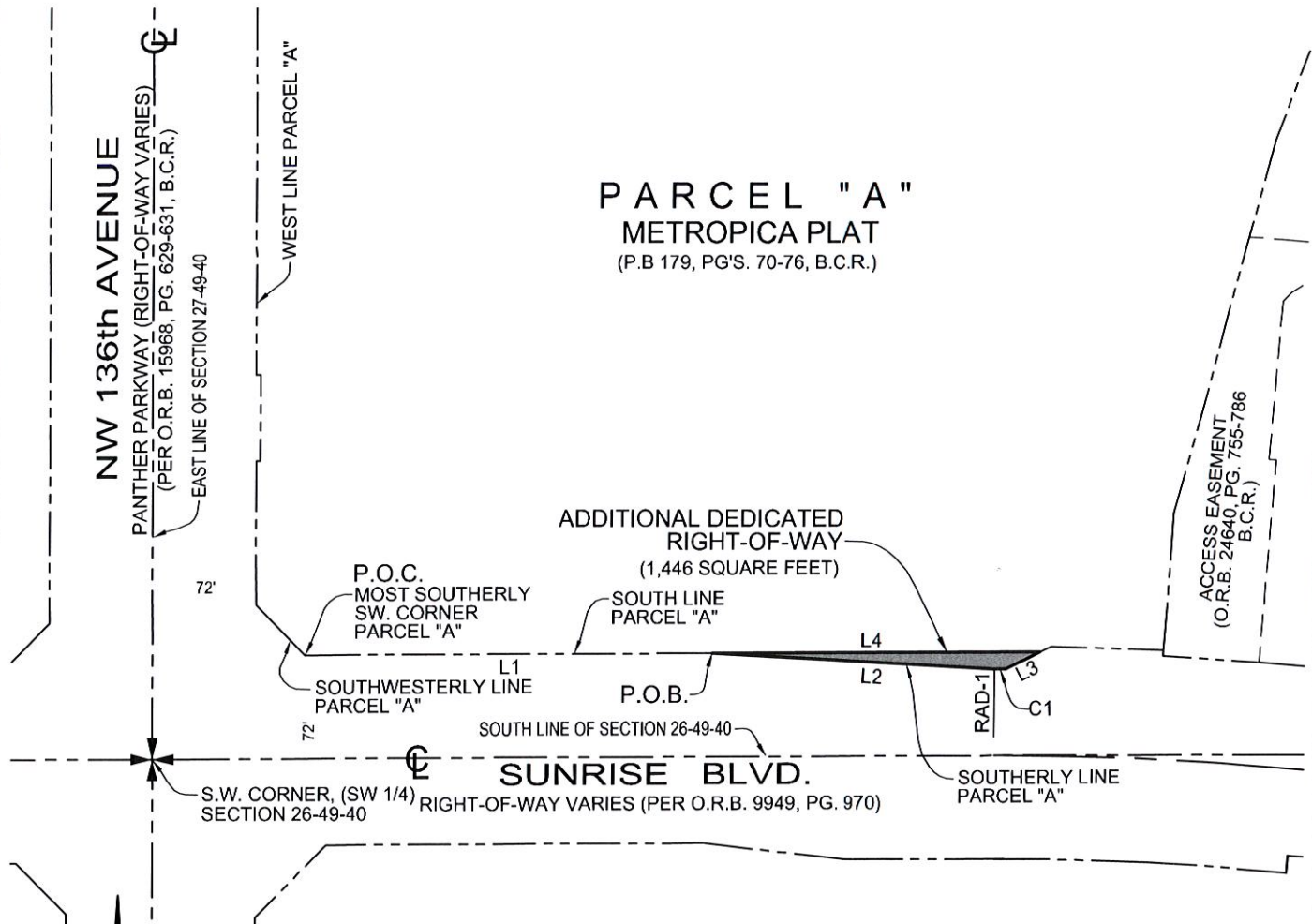


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**SKETCH OF DESCRIPTION  
RIGHT-OF-WAY DEDICATION**

**PORTION OF PARCEL "A"**  
**"METROPICA PLAT" (P.B. 179, PG. 70 THRU 76, B.C.R.)**  
**CITY OF SUNRISE, BROWARD COUNTY, FLORIDA**



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N.89°48'19"E.	288.00'
L2	S.86°45'40"E.	200.36'
L3	N.64°00'20"E.	27.60'
L4	S.89°48'19"W.	232.91'

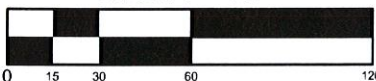
CURVE TABLE			
CURVE	CENTRAL ANGLE	RADIUS	ARC DISTANCE
C1	00°11'47"	2351.83'	8.06'

RADIAL TABLE		
LINE	BEARING	
RAD-1	N.00°11'41"W.	(RADIAL)

- LEGEND:**
- P.B. . . . . . PLAT BOOK
  - PG. . . . . PAGE
  - B.C.R. . . . . BROWARD COUNTY RECORDS
  - P.O.C. . . . . POINT OF COMMENCEMENT
  - P.O.B. . . . . POINT OF BEGINNING
  - CL . . . . . CENTERLINE
  - L1 . . . . . LINE NUMBER (TYPICAL)
  - C1 . . . . . CURVE NUMBER (TYPICAL)
  - RAD-1 . . . . . RADIAL LINE NUMBER (TYPICAL)



SCALE: 1" = 120'



GRAPHIC SCALE