

Prepared by and return to:

Nectaria M. Chakas, Esq.
Lochrie & Chakas, P.A.
1401 E. Broward Boulevard, Suite 200
Ft. Lauderdale, FL 33301

Folio No. 4842 19 34 0011 and 484219340010

RELEASE OF DECLARATION OF RESTRICTIVE COVENANTS

This Release is entered into this _____ day of _____, 2017 by and between HTG ARBOR VIEW, LLC, a Florida limited liability company, having a principal place of business at 3225 Aviation Avenue, Suite 602, Miami, FL 33133 (“HTG”) and Broward County, a political subdivision of the State of Florida, having an address of 115 S. Andrews Avenue, Fort Lauderdale, FL 33301 (“County”).

WITNESSETH:

Wherever used herein, the term “HTG” includes HTG and its heirs, legal representatives, and assigns of individuals and the successors and assigns of corporations, wherever the context so admits or requires as follows:

WHEREAS, on December 12, 2006, HTG became the fee simple owner of the of a parcel of land more particularly described on **Exhibit A** attached hereto and made a part hereof (“HTG Parcel”);

WHEREAS, HTG’s predecessor in title executed a Declaration of Restrictive Covenants in favor of the County dated January 8, 2002 and recorded in Official Records Book 32606 Page 1853 of the Public Records of Broward County, Florida (the “Declaration”).

WHEREAS, Declaration pertained to a project which required an allocation of flexibility units and imposed certain affordable housing requirements on the development of said units (“Project”); and

WHEREAS, a portion of the HTG Parcel, more particularly described on **Exhibit B** attached hereto and made a part hereof, is burdened by the covenants and obligations set for in the Declaration (“Burdened Property”); and

WHEREAS, the Declaration is no longer needed and is inconsistent with HTG’s plan for development; and

WHEREAS, HTG and County desire to terminate and release the Declaration as to the Burdened Parcel.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto intending to be legally bound do hereby agree as follows:

1. **Recitals.** The foregoing recitals are true and correct and incorporated herein.
2. **Release/Termination.** The County hereby terminates the Declaration and releases and discharges the Burdened Parcel from the covenants and restrictions established by the Declaration.

IN WITNESS WHEREOF, the County and Developer have made and executed this RELEASE OF DECLARATION OF RESTRICTIVE COVENANTS on the respective dates under each signature: BROWARD COUNTY through its BOARD OF COUNTY COMMISSIONERS, acting by and through its Mayor or Vice Mayor, authorized to execute same; and HTG ARBOR VIEW LLC, Acting by and through its manager, duly authorized to execute same.

COUNTY

ATTEST:


BROWARD COUNTY, through its
BOARD OF COUNTY COMMISSIONERS

County Administrator and
Ex-Officio Clerk of the
Board of County Commissioners
of Broward County, Florida

By _____
Mayor

____ day of _____, 20__

Approved as to form by
Office of County Attorney
Broward County, Florida
Governmental Center, Suite 423
115 South Andrews Avenue
Fort Lauderdale, Florida 33301
Telephone: (954) 357-7600
Telecopier: (954) 357-6968

By  Damaris Y. Henlon
Assistant County Attorney
11 day of May, 2017

I have read and acknowledge the above paragraphs; and hereby request the release of Declaration referenced above.

Witnesses:

HTG ARBOR VIEW, LLC, a Florida limited liability company

[Signature]
(Signature)
Jacob Zunaron
(Printed Name)

**By: HTG Arbor View Manager, LLC,
a Florida limited liability company, its
manager**

By: [Signature]
Printed name: Matthew Rieger

[Signature]
(Signature)
Mauricio Terria
(Printed Name)

Title: Manager
17 day of March 2017.

ACKNOWLEDGMENT - CORPORATION/PARTNERSHIP

STATE OF Florida)
) SS.
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 17 day of March 2017, by Matthew Rieger, as Manager of HTG Arbor View Manager, LLC, a Florida limited liability company, as Manager of HTG Arbor View, LLC, a Florida limited liability company. He or she is:

personally known to me, or
 produced identification. Type of identification produced _____.

(Seal)

My commission expires:

NOTARY PUBLIC:

[Signature]
Print name: Glenda Brown

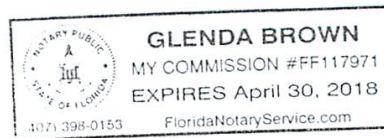


EXHIBIT A
"HTG PARCEL"

LEGAL DESCRIPTION:

THAT PORTION OF PARCEL "A", "INFANTE II", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 168, PAGE 11, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID PARCEL "A", SAID POINT BEING ON A CIRCULAR CURVE TO THE LEFT AT WHICH A RADIAL LINE BEARS NORTH 89°20'11" EAST; THENCE ALONG THE WEST LINE OF SAID PARCEL "A" THE FOLLOWING THREE (3) COURSES: SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 4,233.59 FEET AND A CENTRAL ANGLE OF 00°20'37", A DISTANCE OF 25.39 FEET TO A POINT ON A NON-TANGENT LINE; THENCE SOUTH 01°00'34" EAST, A DISTANCE OF 68.95 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT AT WHICH A RADIAL LINE BEARS SOUTH 89°06'15" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 00°03'23" AND A RADIUS OF 15269.38 FEET, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°15'15" EAST, A DISTANCE OF 50.00 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT AT WHICH A RADIAL LINE BEARS SOUTH 89°09'38" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 15,219.38 FEET AND A CENTRAL ANGLE OF 00°55'42", A DISTANCE OF 246.59 FEET; THENCE NORTH 89°56'36" EAST, A DISTANCE OF 224.00 FEET; THENCE SOUTH 00°03'24" EAST, A DISTANCE OF 212.34 FEET; THENCE NORTH 89°38'04" EAST, A DISTANCE OF 56.46 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 55.00 FEET AND A CENTRAL ANGLE OF 84°07'35", A DISTANCE OF 80.76 FEET TO A POINT OF TANGENCY; THENCE SOUTH 06°14'21" EAST, A DISTANCE OF 20.13 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 73°58'26", A DISTANCE OF 38.73 FEET; THENCE SOUTH 11°07'26" EAST, ALONG A LINE RADIAL TO THE NEXT DESCRIBED CURVE, A DISTANCE OF 2.16 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT; THENCE ALONG THE SOUTH AND WEST LINES OF SAID PARCEL "A" THE FOLLOWING ELEVEN (11) COURSES: WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 342.66 FEET AND A CENTRAL ANGLE OF 10°45'30", A DISTANCE OF 64.35 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°38'04" WEST, A DISTANCE OF 72.10 FEET; THENCE SOUTH 78°21'38" WEST, A DISTANCE OF 61.11 FEET; THENCE SOUTH 89°38'04" WEST, A DISTANCE OF 183.63 FEET; THENCE NORTH 45°41'15" WEST, A DISTANCE OF 42.19 FEET; THENCE NORTH 01°00'34" WEST, A DISTANCE OF 54.60 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 15,269.38 FEET AND A CENTRAL ANGLE OF 00°52'07", A DISTANCE OF 231.49 FEET; THENCE NORTH 88°59'26" EAST, A DISTANCE OF 15.00 FEET; THENCE NORTH 01°00'34" WEST, A DISTANCE OF 26.00 FEET; THENCE SOUTH 88°59'26" WEST, A DISTANCE OF 14.58 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT AT WHICH A RADIAL LINE BEARS NORTH 89°57'24" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 15,269.38 FEET AND A CENTRAL ANGLE OF 00°52'58", A DISTANCE OF 235.29 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA.

NOTES:

1. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. ALL EASEMENTS SHOWN HEREON ARE PER THE RECORD PLAT(S) UNLESS OTHERWISE INDICATED.
3. THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN HEREON THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. SUCH INFORMATION SHOULD BE OBTAINED BY OTHERS THROUGH AN APPROPRIATE TITLE SEARCH.
4. THIS IS NOT A SURVEY. IT IS A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.

ABBREVIATIONS:

A	= ARC LENGTH	P.B.	= PLAT BOOK	R	= RADIUS
D	= DELTA (CENTRAL ANGLE)	PG.	= PAGE	R/W	= RIGHT-OF-WAY
O.R.B.	= OFFICIAL RECORDS BOOK	P.O.B.	= POINT OF BEGINNING	U.E.	= UTILITY EASEMENT
B.C.R.	= BROWARD COUNTY RECORDS	P.O.C.	= POINT OF COMMENCEMENT		

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE DESCRIPTION AND SKETCH SHOWN HEREON MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 61-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

Donna C. West
DONNA C. WEST
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS4293



HSQ GROUP, INC.
Engineers • Planners • Surveyors
1489 West Palmetto Park Rd., Suite 340
Boca Raton, Florida 33486 • 561.392.0221
CA26258 • LB7924

PROJECT:	ARBOR VIEW
PROJECT NO.:	151076
DATE:	6/22/16
	SHEET 1 OF 2

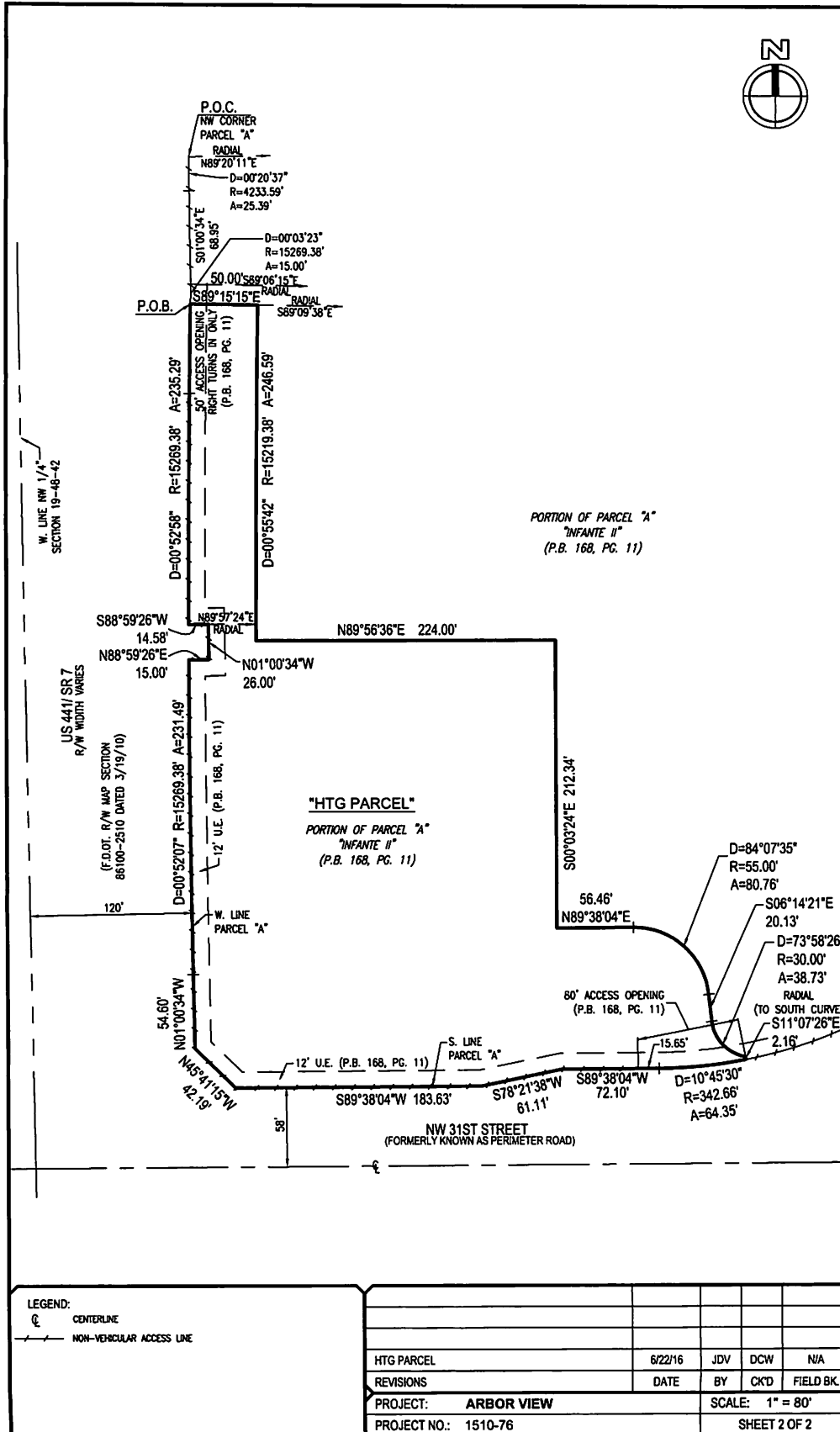


EXHIBIT B
BURDENED PARCEL

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF PARCEL "A", "INFANTE II", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 168, AT PAGE 11 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY OF SOUTHWEST CORNERS OF SAID PARCEL "A"; (THE FOLLOWING FOUR (4) COURSES ARE ALONG THE SOUTH LINE OF SAID PARCEL "A") THENCE NORTH 89°38'04" EAST, A DISTANCE OF 183.63 FEET; THENCE NORTH 78°21'38" EAST, A DISTANCE OF 61.11 FEET; THENCE NORTH 89°38'04" EAST, A DISTANCE OF 72.10 FEET, TO A POINT ON A 342.66 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE NORTH WHOSE RADIUS POINT BEARS NORTH 00°21'54" WEST; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04°03'59", AN ARC DISTANCE OF 24.33 FEET TO THE POINT OF BEGINNING AND A POINT OF NON-TANGENCY; THENCE NORTH 04°02'11" WEST, A DISTANCE OF 83.29 FEET; THENCE SOUTH 89°38'04" WEST, A DISTANCE OF 93.28 FEET; THENCE NORTH 00°03'24" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 89°38'04" EAST, A DISTANCE OF 56.46 FEET TO A POINT OF CURVATURE OF A 55.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 84°07'35", AN ARC DISTANCE OF 80.76 FEET TO A POINT OF TANGENCY; THENCE SOUTH 06°14'21" EAST, A DISTANCE OF 20.13 FEET TO A POINT OF CURVATURE OF A 30.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 73°58'26", AN ARC DISTANCE OF 38.73 FEET TO A POINT OF NON-TANGENCY; THENCE RADIAL TO THE NEXT DESCRIBED CURVE SOUTH 11°07'29" EAST, A DISTANCE OF 2.16 FEET TO A POINT ON A 342.66 FOOT RADIUS CURVE CONCAVE TO THE NORTH; THENCE WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°41'36", AN ARC DISTANCE OF 40.03 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA, AND CONTAIN 0.074 ACRES, MORE OR LESS.

NOTES:

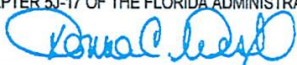
1. THIS DRAWING IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
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ABBREVIATIONS:

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		U.E.	= UTILITY EASEMENT

SURVEYOR'S CERTIFICATION:

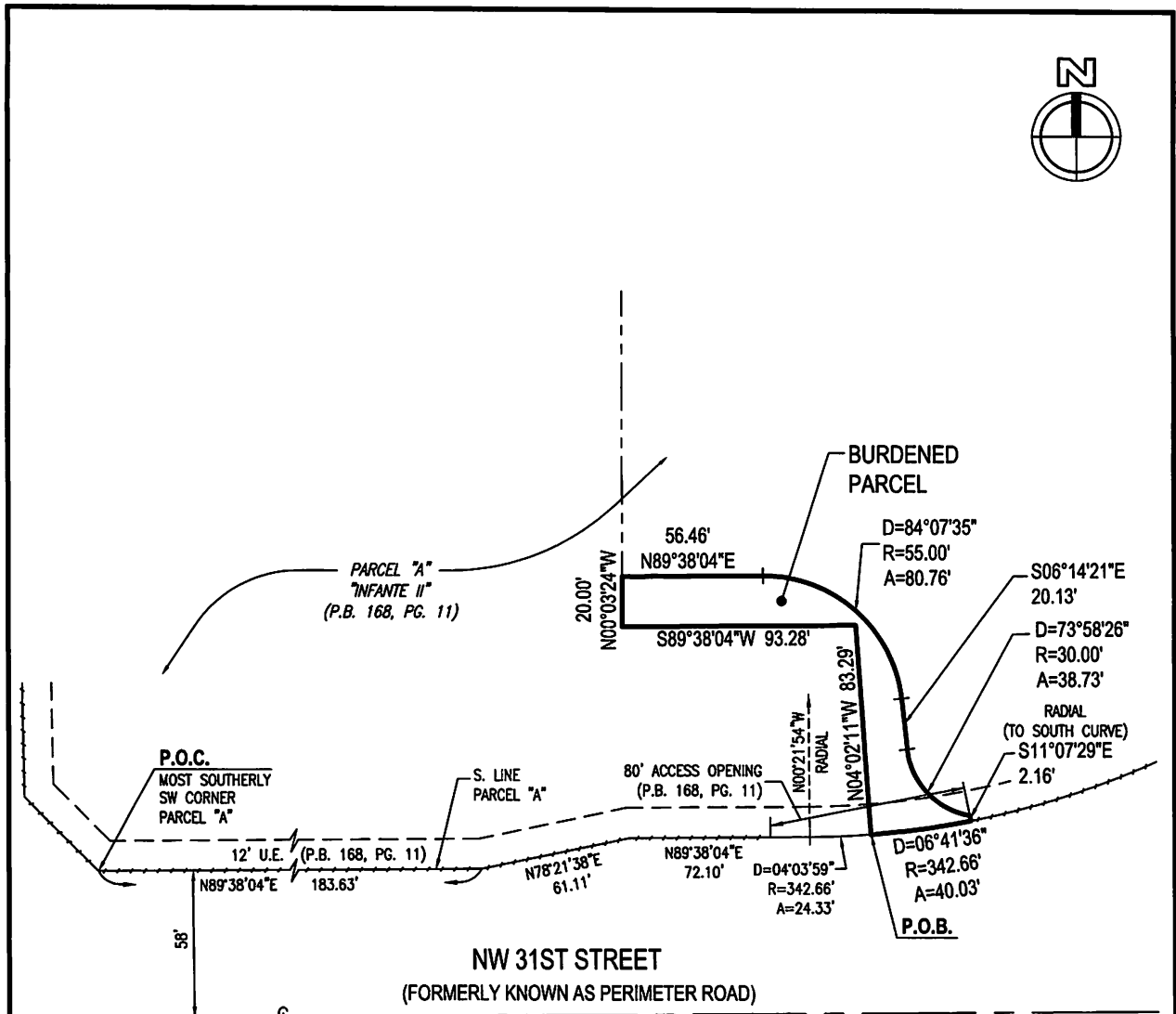
I HEREBY CERTIFY THAT THE DESCRIPTION AND SKETCH SHOWN HEREON MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.


DONNA C. WEST
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS4290



 <p>HSQ GROUP, INC. Engineers • Planners • Surveyors 1489 West Palmetto Park Rd., Suite 340 Boca Raton, Florida 33486 • 561.392.0221 CA26258 • LB7924</p>	PROJECT: ARBOR VIEW
	PROJECT NO.: 151076
	DATE: 3/21/17
SHEET 1 OF 2	

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LEGEND:
 CENTERLINE
 NON-VEHICULAR ACCESS LINE

BURDENED PARCEL	3/21/17	JDV	DCW	N/A
REVISIONS	DATE	BY	CK'D	FIELD BK.
PROJECT:	ARBOR VIEW		SCALE: 1" = 60'	
PROJECT NO.:	151076		SHEET 2 OF 2	

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