

Prepared by and Return to:
Anitra D. Lanczi
Anitra Lanczi, P. A.
1512 E. Broward Boulevard, Suite 101
Fort Lauderdale, Florida 33301

AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS

THIS AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS is made this 12th day of NOVEMBER, 2018, by 811, LLC, a Florida limited liability company ("Owner") and joined in by BROWARD COUNTY, a political subdivision of the State of Florida, its successors and assigns, whose mailing address is 115 South Andrews Avenue, Suite 423, Fort Lauderdale, Florida 33301 ("County").

RECITALS:

A. Owner is the fee title owner of the real property located in Broward County, Florida, as described as Parcel No. 1118, Parcel No. 1119, Parcel No. 1121, Parcel No. 1123, Parcel No. 1124, and Parcel No. 1124.1, acquired by the Owner from County by Quitclaim Deed dated August 31, 2017, recorded as Instrument #114598948 in the Official Records of Broward County, Florida (the "Property").

B. County owns and operates Fort Lauderdale-Hollywood International Airport ("Airport"), which is in the proximity of the Property.

C. The Property is subject to a Declaration of Covenants, Restrictions, and Easements that was recorded August 29, 2017, as Instrument No. 114589123 in the Official Records of Broward County, Florida (the "Original DRC") to protect the aerial approaches to the Airport, to prevent the establishment or creation of airport hazards, and to ensure that the future uses of the Property are compatible with the operations of the Airport.

D. The Owner has requested a revision to the Original DRC to amend the legal description of the height of the Airspace Parcel related to the Property, which was included in **Exhibit 2** to the Original DRC.

E. This Declaration is being recorded to amend the legal description of the Airspace Parcel related to the Property in **Exhibit 2** of the Original DRC.

NOW, THEREFORE, the County declares that the Original DRC is amended as follows:

1. The foregoing Recitals are true and correct and are hereby incorporated herein by this reference.

2. **Exhibit 2** of the Original DRC is deleted and the attached revised **Exhibit 2** is substituted in its stead.
3. Except as modified herein, all terms and conditions of the Original DRC shall remain in full force and effect. The Original DRC is in all other respects ratified and confirmed.
4. This Declaration shall become effective ("Effective Date") upon recordation in the Official Records of Broward County, Florida. On the Effective Date, the Original DRC is hereby amended as to the legal description attached hereto as **Exhibit 2**.

THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK.

AMENDMENT TO DECLARATION OF COVENANTS, RESTRICTIONS, AND EASEMENTS

IN WITNESS WHEREOF, 811 LLC, has executed this Amendment to Declaration of Covenants, Restrictions, and Easements through its MANAGER, DIXIE SOUTHLAND CORP., signing by and through RAYMOND C. PARKER, PRES., authorized to execute same.

OWNER

811 LLC, a Florida Limited Liability Company
By: Dixie Southland Corporation,
a Florida corporation, its Manager

By: *Raymond C. Parker, Pres.*
Raymond C. Parker, President

STATE OF FLORIDA)
)
COUNTY OF BROWARD)

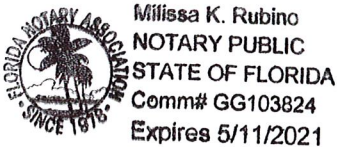
The foregoing instrument was acknowledged before me this 12th day of November, 2018, by Raymond C. Parker, in his capacity as President of Dixie Southland Corporation, a Florida corporation, the Manager of 811, LLC, a Florida limited liability company, who is [] personally known to me or [] who has produced _____ as identification

Notary Public:

Signature: *Milissa K. Rubino*
Print Name: Milissa Rubino

State of Florida
My Commission Expires: 5/11/21
Commission Number: GG103824

(SEAL)



Joined by:

COUNTY

ATTEST:

BROWARD COUNTY, by and through
its Board of County Commissioners

Broward County Administrator, as
ex officio Clerk of the Broward County
Board of County Commissioners

By _____
Mayor

____ day of _____, 2018

Approved as to form by
Andrew J. Meyers
Broward County Attorney
Aviation Office
2200 SW 45th Street, Suite 101
Dania Beach, Florida 33312
Telephone: (954) 359-6100
Telecopier: (954) 359-1292

By Nancy Rubin 11/14/18
Nancy A. Rubin
Assistant County Attorney (Date)

By Sharon V. Thorsen 11/14/18
Sharon V. Thorsen
Senior Assistant County Attorney (Date)

**EXHIBIT 2 TO DECLARATION
AIRSPACE PARCELS**

PARCEL NO. 1118

ALL OF THE AIRSPACE LYING ABOVE AND CONTINUING UPWARD, ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 56.94 FEET (NAVD 88), SAID HORIZONTAL PLANE AND AIRSPACE BEING SITUATE ABOVE THE FOLLOWING DESCRIBED PARCEL OF LAND:

THE NORTH ONE-HALF OF THE WEST ONE-HALF OF LOT 7, BLOCK 2, OF WILMA MANORS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, AT PAGE 4, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LAND SITUATE WITHIN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA.

PARCEL NO. 1119

ALL OF THE AIRSPACE LYING ABOVE AND CONTINUING UPWARD, ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 56.94 FEET (NAVD 88), SAID HORIZONTAL PLANE AND AIRSPACE BEING SITUATE ABOVE THE FOLLOWING DESCRIBED PARCEL OF LAND:

THE SOUTH ONE-HALF OF THE WEST ONE-HALF OF LOT 7, BLOCK 2, TOGETHER WITH THE EAST ONE-HALF OF LOT 7, BLOCK 2, OF WILMA MANORS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, AT PAGE 4, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LAND SITUATE WITHIN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA.

PARCEL NO. 1121

ALL OF THE AIRSPACE LYING ABOVE AND CONTINUING UPWARD, ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 67.65 FEET (NAVD 88), SAID HORIZONTAL PLANE AND AIRSPACE BEING SITUATE ABOVE THE FOLLOWING DESCRIBED PARCEL OF LAND:

LOT 8, AND LOT 9 LESS THE EAST 10 FEET THEREOF, BLOCK 2, OF WILMA MANORS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, AT PAGE 4, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LAND SITUATE WITHIN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA.

PARCEL NO. 1123

ALL OF THE AIRSPACE LYING ABOVE AND CONTINUING UPWARD, ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 66.67 FEET (NAVD 88), SAID HORIZONTAL PLANE AND AIRSPACE BEING SITUATE ABOVE THE FOLLOWING DESCRIBED PARCEL OF LAND:

THE EAST 10 FEET OF LOT 9, TOGETHER WITH THE WEST ONE-HALF OF LOT 10, BLOCK 2, OF WILMA MANORS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, AT PAGE 4, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LAND SITUATE WITHIN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA.

PARCEL NO. 1124

ALL OF THE AIRSPACE LYING ABOVE AND CONTINUING UPWARD, ABOVE A HORIZONTAL PLANE HAVING AN

ELEVATION OF 64.51 FEET (NAVD 88), SAID HORIZONTAL PLANE AND AIRSPACE BEING SITUATE ABOVE THE FOLLOWING DESCRIBED PARCEL OF LAND:

THE EAST ONE-HALF OF LOT 10, BLOCK 2 OF WILMA MANORS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31 AT PAGE 4 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LAND SITUATE WITHIN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA.

PARCEL NO. 1124.1

ALL OF THE AIRSPACE LYING ABOVE AND CONTINUING UPWARD, ABOVE A HORIZONTAL PLANE HAVING AN ELEVATION OF 64.51 FEET (NAVD 88), SAID HORIZONTAL PLANE AND AIRSPACE BEING SITUATE ABOVE THE FOLLOWING DESCRIBED PARCEL OF LAND:

LOT 11, BLOCK 2, AND LOT 1, LESS THE EAST 5 FEET THEREOF, OF WILMA MANORS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 31, AT PAGE 4, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND LESS THOSE PORTIONS OF SAID LOTS ACQUIRED AND TAKEN BY THE STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION IN BROWARD COUNTY CIRCUIT COURT CASE #85-7376.

LESS AND EXCEPT THE FOLLOWING:

THOSE PORTIONS OF LOTS 1 AND 11, BLOCK 2 OF WILMA MANORS PER PLAT RECORDED IN PLAT BOOK 31, PAGE 4 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 50 SOUTH, RANGE 42 EAST; THENCE ALONG THE EAST LINE OF SAID SECTION NORTH 01°26'01" WEST 1366.13 FEET; THENCE SOUTH 88°31'23" WEST 35.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, AND THE POINT OF BEGINNING; THENCE ALONG THE SOUTH LINE OF SAID LOT 1 SOUTH 88°31'23" WEST 114.83 FEET TO THE POINT OF BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET; THENCE FROM A TANGENT BEARING OF NORTH 88°31'23" EAST RUN NORTHWESTERLY ALONG SAID CURVE 46.17 FEET THROUGH A CENTRAL ANGLE OF 105°49'26" TO A POINT OF COMPOUND CURVATURE; THENCE NORTHWESTERLY ALONG A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 2251.83 FEET A DISTANCE OF 66.00 FEET THROUGH A CENTRAL ANGLE OF 01°40'46" TO THE NORTH LINE OF SAID LOT 1 AND THE END OF SAID CURVE; THENCE ALONG SAID NORTH LINE NORTH 88°31'30" EAST 109.78 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE ALONG THE EAST LINE OF SAID LOT SOUTH 01°26'01" EAST 95.04 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THE EAST 5.00 FEET THEREOF.

AND LESS AND EXCEPT:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 50 SOUTH, RANGE 42 EAST; THENCE ALONG THE EAST LINE OF SAID SECTION NORTH 01°26'01" WEST 1650.25 FEET; THENCE SOUTH 88°31'42" WEST 35.00 FEET TO THE NORTHEAST CORNER OF LOT 3 OF SAID BLOCK 2; THENCE ALONG THE NORTH LINE OF SAID LOT SOUTH 88°31'42" WEST 120.00 FEET TO THE NORTHWEST CORNER OF SAID LOT; THENCE ALONG THE WEST LINE OF LOTS 3 AND 2 OF SAID BLOCK 2 SOUTH 01°26'06" EAST 142.07 FEET TO THE NORTHEAST CORNER OF SAID LOT 11 AND THE POINT OF BEGINNING; THENCE ALONG THE NORTH LINE OF SAID LOT SOUTH 88°31'33" WEST 5.14 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 5769.58 FEET; THENCE FROM A TANGENT BEARING SOUTH 19°43'22" EAST RUN SOUTHEASTERLY ALONG SAID CURVE 14.58 FEET THROUGH A CENTRAL ANGLE OF 00°08'41" TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 2251.83 FEET A DISTANCE OF 1.74 FEET THROUGH A CENTRAL ANGLE OF 00°02'39" TO THE EAST LINE OF SAID LOT 11 AND THE END OF SAID CURVE; THENCE ALONG SAID EAST LINE NORTH 01°26'06" WEST 15.49 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE WITHIN THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA.