

Record and Return to:  
Broward County Real Property Section  
115 South Andrews Avenue, Room 513  
Fort Lauderdale, Florida 33301

Prepared by:  
Annika E. Ashton, Esq.  
Office of the County Attorney  
Broward County, Florida  
115 South Andrews Avenue, Room 423  
Fort Lauderdale, Florida 33301

**QUIT CLAIM DEED**

THIS QUIT CLAIM DEED is made this \_\_\_ day of \_\_\_\_\_, 20\_\_\_, from **Broward County**, a political subdivision of the State of Florida (“Grantor”), whose address is 115 South Andrews Avenue, Room 423, Fort Lauderdale, FL 33301, to **Broward Partnership for the Homeless, Inc.**, a Florida not for profit corporation (“Grantee”), whose address is 920 Northwest Seventh Avenue, Fort Lauderdale, FL 33311.

**W I T N E S S E T H:**

That Grantor, for and in consideration of the sum of ONE DOLLAR (\$1.00), and other good and valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, does hereby remise, release, and quitclaim unto Grantee forever, all rights, title, interest, and claim, if any, that Grantor has in and to the following described real property located and situate in the County of Broward and State of Florida, to wit:

See Exhibit A attached hereto and incorporated herein by reference (“Property”).

**SUBJECT TO:**

1. All matters of record including, but not limited to, any matter shown on the plat, public purpose utility and government easements, and rights of way.
2. All unpaid taxes for the year 2019, and subsequent years.
3. The Declaration of Covenants and Restrictions recorded simultaneously herewith.
4. The Parking Easement Agreement recorded simultaneously herewith.
5. **THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING REVERTER CLAUSE:**

In the event Grantee fails to complete the construction of multifamily rental housing units on the Property within One Hundred Twenty (120) months after the date of this Deed transferring this Property to Grantee, Grantor, through its County

Administrator, or designee, may prepare and record an affidavit reciting that it has exercised due diligence and reviewed the official records of Broward County to determine whether a final Certificate of Occupancy has been issued for subject Property and that no final Certificate of Occupancy has been issued. Upon recording of said affidavit in the public records of Broward County, title shall automatically revert to Grantor as a matter of law and pursuant to this reverter clause.

Grantor and Grantee acknowledge that the preparation and recordation of the foregoing affidavit shall be conclusive evidence upon which any party may rely that the condition of the reverter has occurred and that title reverts to Grantor.

Grantor may, in its sole discretion, waive any or all of the reverter conditions contained in the reverter clause above for an additional specified period of time to be determined by Grantor if Grantor finds it necessary to extend the time frame in which Grantee must obtain a final Certificate of Occupancy. Such waiver by Grantor, to be effective, must (i) be given prior to the event of the reverter and (ii) shall be evidenced by the preparation and recordation of an affidavit (the "Waiver Affidavit") executed by the County Administrator, or designee, giving such waiver and specifying the new time frame in which Grantee must obtain the Certificate of Occupancy. The recordation of the Waiver Affidavit by Grantor shall be conclusive evidence upon which any party may rely that the condition of the reverter has been extended to such date as specified in said waiver.

The terms "Grantor" and "Grantee" as used herein shall refer to the respective parties, and the heirs, personal representatives, successors, and assigns of such parties.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, GRANTOR has caused these presents to be executed in its name by its Board of County Commissioners acting by the Mayor or Vice-Mayor of said Board, the day and year aforesaid, authorized to execute same by Board action on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

COUNTY

(Official Seal)

**BROWARD COUNTY, FLORIDA**  
by its Board of County Commissioners

ATTEST:

By: \_\_\_\_\_

\_\_\_\_\_  
County Administrator, as  
Ex-Officio Clerk of the  
Board of County Commissioners  
of Broward County, Florida

\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Approved as to form by  
Andrew J. Meyers  
Broward County Attorney  
Governmental Center, Suite 423  
115 South Andrews Avenue  
Fort Lauderdale, Florida 33301  
Telephone: (954) 357-7600  
Telecopier: (954) 357-7641

By: \_\_\_\_\_  
Annika E. Ashton (Date)  
Senior Assistant County Attorney

REF: Approved BCC \_\_\_\_\_  
Return to BC Real Property Section

Item No: \_\_\_\_\_

**EXHIBIT A**

**PETITION TO REZONE FROM "B-2" TO "NWRAC-MUe"**

**LEGAL DESCRIPTION:**

ALL OF LOTS 19 THROUGH 23, OF BLOCK 204, OF PROGRESSO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 18 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

TOGETHER WITH:  
LOTS 26 THROUGH 30, OF SAID BLOCK 204, OF PROGRESSO, LESS THE WEST 15 FEET THEREOF;

TOGETHER WITH:  
LOT 24, OF SAID BLOCK 204, OF PROGRESSO, LESS THE SOUTH 5 FEET;

TOGETHER WITH:  
LOT 25, OF SAID BLOCK 204, OF PROGRESSO, LESS THE SOUTH 5 FEET AND THE WEST 15 FEET THEREOF;

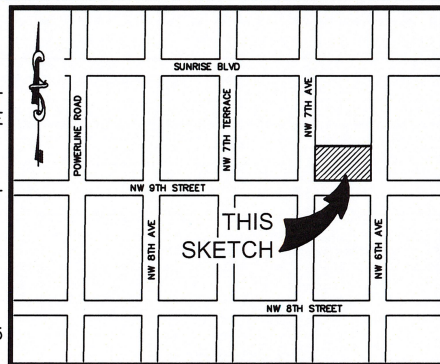
TOGETHER WITH:  
THE SOUTH 15 FEET OF LOTS 18, OF SAID BLOCK 204, OF PROGRESSO;

TOGETHER WITH:  
THE SOUTH 15 FEET OF LOTS 31, OF SAID BLOCK 204, OF PROGRESSO, LESS THE WEST 15 FEET THEREOF;

TOGETHER WITH:  
THE 7.5 FOOT PLAT RESERVATION ALONG THE REAR OF ALL OF SAID LOTS FOR ALLEY PURPOSES;

LESS THAT PORTION OF ADDITIONAL RIGHT OF WAY AS DESCRIBED IN, OFFICIAL RECORD BOOK 28819, PAGE 1096 THROUGH 1098, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA.

SAID LANDS LYING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 40,488 SQUARE FEET (0.929 ACRES), MORE OR LESS.



**LOCATION MAP:**  
NOT TO SCALE

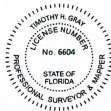
**SURVEY NOTES:**

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
3. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR AN ENCRYPTED DIGITAL SIGNATURE OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 87°51'37" WEST ALONG THE SOUTH LINE OF BLOCK 204, PROGRESSO, AS RECORDED IN PLAT BOOK 2, ON PAGE 18, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
8. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"=50' OR SMALLER.

**CERTIFICATION:**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON MAY 9, 2018 MEETS THE STANDARDS OF PRACTICE PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AS APPLICABLE TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.  
CONSULTING ENGINEERS

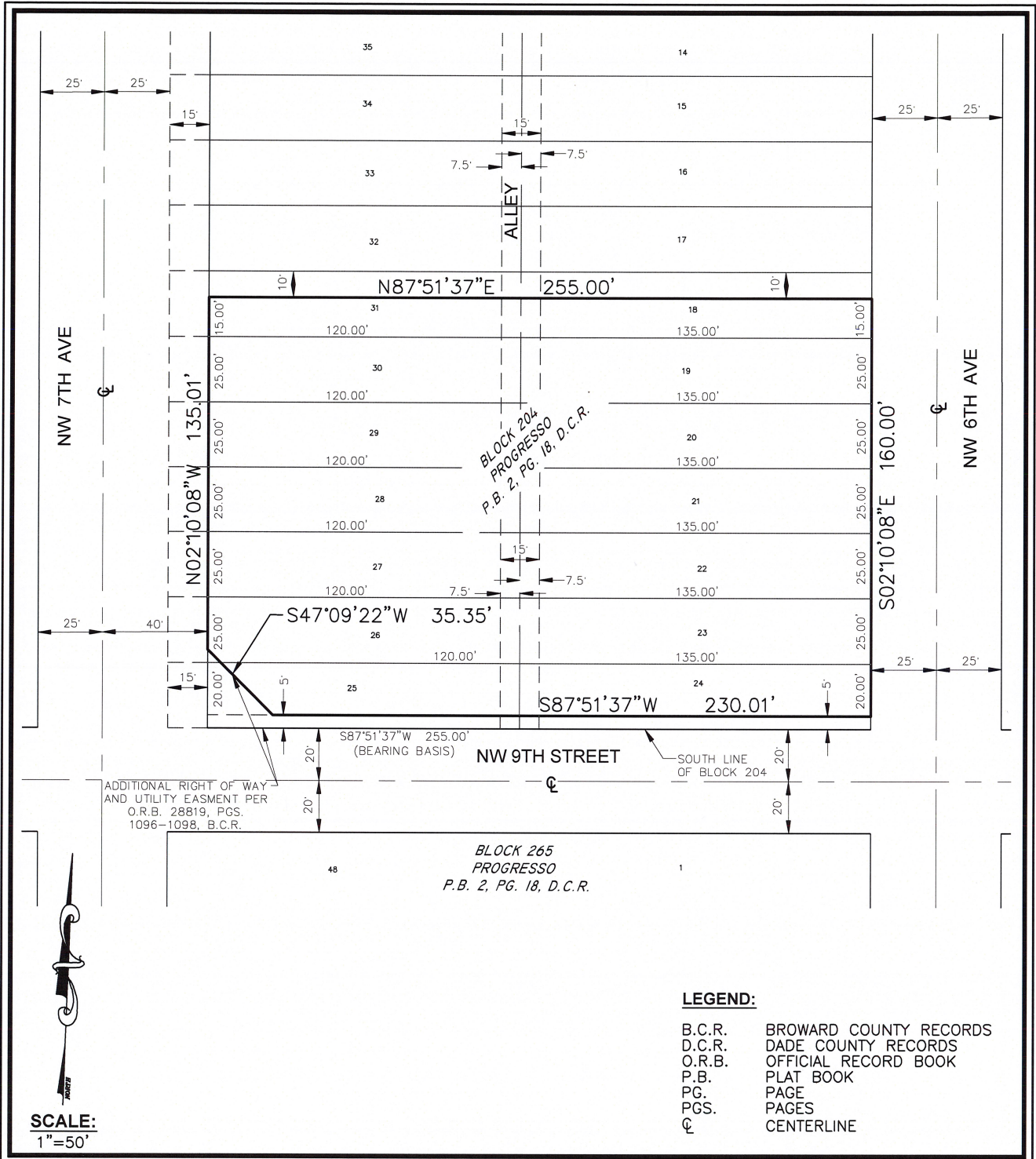


Timothy H Gray  
2018.12.26  
13:58:03-05'00'

TIMOTHY H. GRAY  
PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION No. 6604  
STATE OF FLORIDA

<p><b>SKETCH &amp; DESCRIPTION</b></p> <p>A PORTION OF LOTS 18 THRU 31, BLOCK 204, PROGRESSO, PLAT BOOK 2, PAGE 18, DADE COUNTY RECORDS</p> <p>FORT LAUDERDALE, BROWARD COUNTY, FLORIDA</p>	<p><b>KEITH &amp; ASSOCIATES, INC.</b> consulting engineers 301 EAST ATLANTIC BOULEVARD POMPAHO BEACH, FLORIDA 33060-6643 (954) 788-3400 FAX (954) 788-3500 EMAIL: mail@keith-associates.com LB NO. 6860</p> <p>SHEET 1 OF 2 DRAWING NO. 07699.MO SKETCH &amp; DESCRIPTION 01.DWG</p>	DATE 5/9/18	DATE 9/12/18	REVISIONS
		SCALE N/A		REVISED BOUNDARY
		FIELD BK. N/A		
		DWNG. BY DB		
		CHK. BY LP		





**SKETCH & DESCRIPTION**

A PORTION OF LOTS 18 THRU 31,  
BLOCK 204, PROGRESSO, PLAT  
BOOK 2, PAGE 18, DADE COUNTY  
RECORDS

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

**KEITH ASSOCIATES INC.**  
consulting engineers  
301 EAST ATLANTIC BOULEVARD  
POMPAÑO BEACH, FLORIDA 33060-6643  
(954) 788-3400 FAX (954) 788-3500  
EMAIL: mail@keith-associates.com LB NO. 6860

SHEET 2 OF 2  
DRAWING NO. 07699.MO SKETCH & DESCRIPTION 01.DWG

DATE 5/9/18  
SCALE 1"=50'  
FIELD BK. N/A  
DWNG. BY DB  
CHK. BY LP

DATE	REVISIONS
9/12/18	REVISED BOUNDARY