

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

PARKING AND ACCESS EASEMENT AGREEMENT

This Parking and Access Easement Agreement is given this 31 day of December, 2018, by Broward Partnership for the Homeless, Inc., a Florida not-for-profit corporation ("Grantor"), whose address is 920 Northwest Seventh Avenue, Fort Lauderdale, Florida 33311, to Broward County, a political subdivision of the State of Florida ("Grantee"), whose address is 115 South Andrews Avenue, Fort Lauderdale, Florida 33301. Wherever used herein the terms, "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations wherever the context so admits or requires.

RECITALS

- A. Pursuant to that certain quitclaim deed recorded simultaneously herewith, Grantee transferred to Grantor in fee simple the following described property situated, lying, and being in Broward County, Florida:

See Exhibit A with accompanying sketch of description attached hereto and made a part hereof ("Easement Area").

- B. Grantee is the fee simple owner of the following described property adjacent to the Easement Area, which property is situated, lying, and being in Broward County, Florida:

See Exhibit B with accompanying sketch of description attached hereto and made a part hereof ("Benefited Parcel").

- C. Grantor desires to provide to Grantee a perpetual easement on, over, under, across, and through the Easement Area for parking and access in order to ensure the Benefited Parcel has sufficient vehicular parking.

GRANT OF EASEMENT

NOW, THEREFORE, in consideration of the mutual terms contained herein, the sum of ten dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor agrees as follows:

1. Grantor hereby grants to Grantee a perpetual, nonexclusive easement on, over, under, across, and through the Easement Area for access and vehicular parking ("Easement").
2. The Easement shall be subject to the following terms, conditions, and covenants:
 - a. The grant of the Easement, as described herein, shall be limited to (i) vehicular and pedestrian ingress and egress to and from the Benefited Parcel by Grantee, its employees, officers, agents, contractors, tenants, subtenants, licensees, invitees, customers, or visitors and (ii) utilization of 54 parking spaces required by the City of Fort Lauderdale to serve the existing homeless assistance center located on the Benefited Parcel (the "54 Parking Spaces").
 - b. Grantee shall not use the Easement in a manner that unreasonably interferes with the use of the Easement Area by Grantor, its employees, officers, agents, contractors, tenants, subtenants, licensees, invitees, customers, or visitors.
 - c. Grantor retains the right to engage in any activities on, over, under, across, or through the Easement Area and shall, for its own purposes, utilize the Easement Area in any manner that does not unreasonably interfere with the Easement, including the construction of a multifamily development upon the Easement Area (the "Residences").
3. Grantee by accepting this Easement acknowledges that Grantor intends to construct the "Residences," and the 54 Parking Spaces may be incorporated into structured parking constructed for the Residences and further, that during construction of the Residences, the 54 Parking Spaces will be temporarily provided by Grantor at a location within 700 feet of the Easement Area.

OWNER

Broward Partnership for the Homeless, Inc.

ATTEST:

By: *Dodie Keith-Lazowick*

Secretary

Print Name: DOOIE KEITH-LAZOWICK
Title: PRESIDENT

31 day of DECEMBER, 2018.

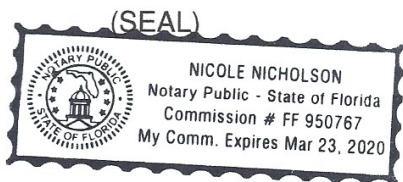
(SEAL)

STATE OF FLORIDA)
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 31 day of December, 2018, by Dodie Keith-Lazowick, as President of Broward Partnership for the Homeless, Inc., who is personally known to me or who has produced _____ as identification.

NOTARY PUBLIC:

Signature: *Nicole Nicholson*
Print Name: Nicole Nicholson
My Commission Expires: 3/23/2020
Commission Number: FF950767



REF: Approved BCC _____ Item No: _____
Return to BC Real Property Section

AEA/mdw
Broward Partnership for the Homeless, Inc. Parking and Access Easement Agreement
12/27/18
#367746

EXHIBIT A

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:

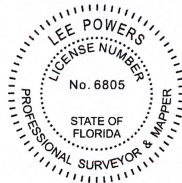
1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
3. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR AN ENCRYPTED DIGITAL SIGNATURE OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
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.

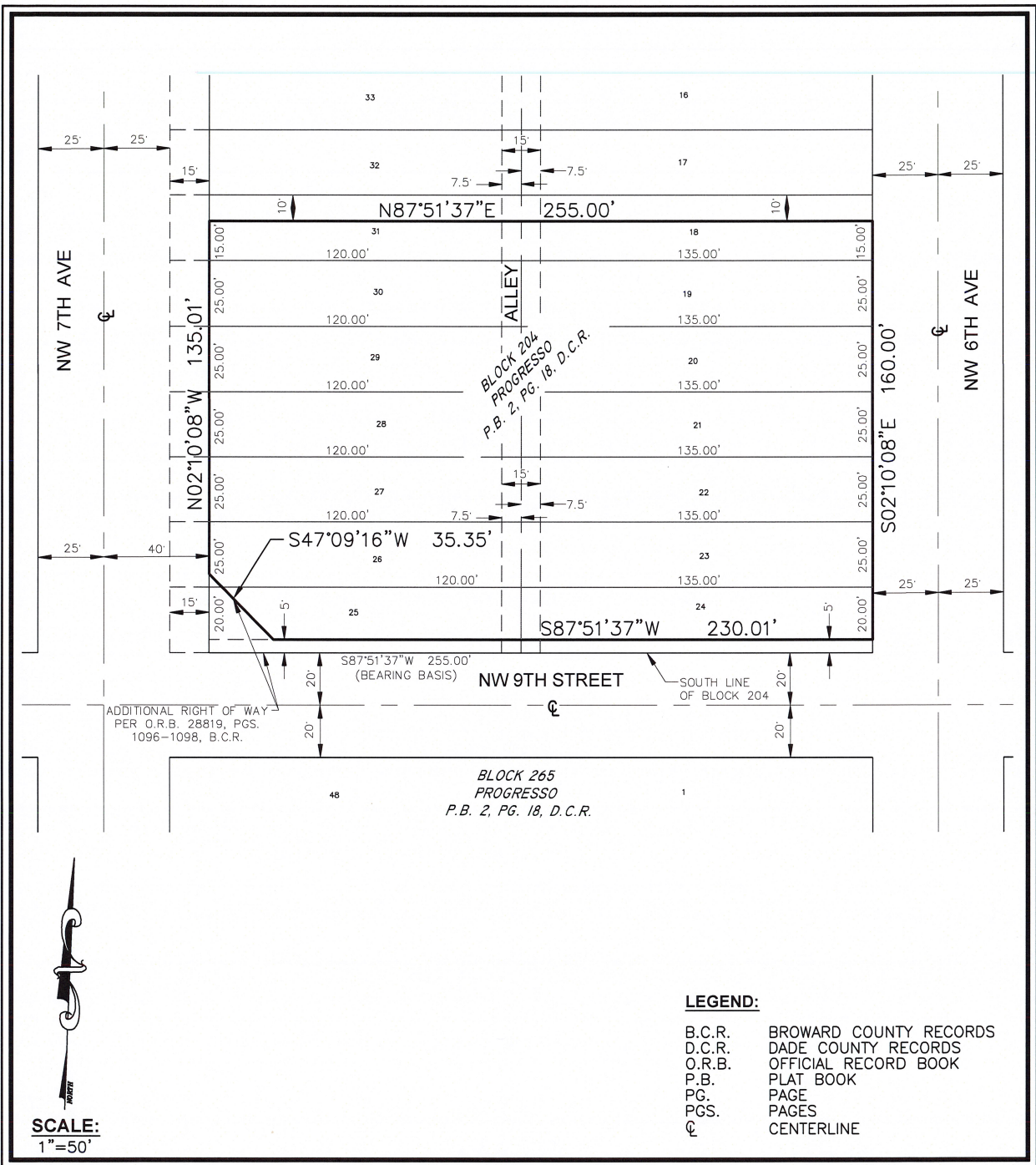
KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS

LEE POWERS
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION No. 6805
STATE OF FLORIDA



Digitally signed
by Lee Powers
Date: 2018.12.27
16:02:18 -05'00'

<p>SKETCH & DESCRIPTION</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>KEITH ASSOCIATES, INC. 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 <u>1</u> OF <u>2</u> DRAWING NO. 07699.MD SKETCH & DESCRIPTION 01.DWG</p>	DATE 5/9/18	DATE 09/12/18	REVISIONS REVISED BOUNDARY
		SCALE N/A	DATE 12/27/18	REVISIONS COUNTY COMMENTS
		FIELD BK. N/A		
		DWNG. BY DB		
		CHK. BY LP		



SCALE:
1"=50'

LEGEND:

- B.C.R. BROWARD COUNTY RECORDS
- D.C.R. DADE COUNTY RECORDS
- O.R.B. OFFICIAL RECORD BOOK
- P.B. PLAT BOOK
- PG. PAGE
- PGS. PAGES
- ☉ CENTERLINE

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
POMPANO 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. 07888.MD SKETCH & DESCRIPTION 01.DWG

DATE 5/9/18

SCALE 1"=50'

FIELD BK. N/A

DWNG. BY DB

CHK. BY LP

DATE	REVISIONS
09/12/18	REVISED BOUNDARY
12/27/18	COUNTY COMMENTS

EXHIBIT B

LEGAL DESCRIPTION:

ALL OF PARCEL "A" OF A RESUBDIVISION OF LOTS 1, THROUGH 15, INCLUSIVE, AND LOTS 35, THROUGH 48, INCLUSIVE, BLOCK 204, PROGRESSO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 58, PAGE 47, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. LESS AND EXCEPT THAT PORTION OF ADDITIONAL RIGHT-OF-WAY AS DESCRIBED IN OFFICIAL RECORD BOOK 28819, PAGES 1096 THROUGH 1098, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:
LOTS 16 AND 17, OF BLOCK 204, PROGRESSO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

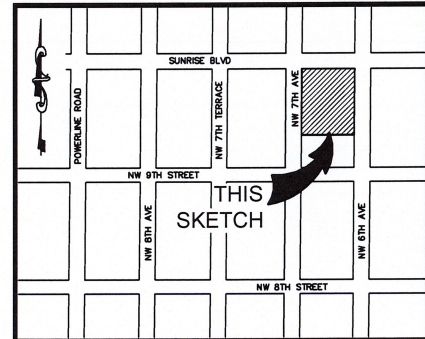
TOGETHER WITH:
LOTS 32 THROUGH 34, OF SAID BLOCK 204 OF PROGRESSO, LESS THE WEST 15 FEET THEREOF;

TOGETHER WITH:
THE NORTH 10 FEET OF LOT 18, OF SAID BLOCK 204 OF PROGRESSO;

TOGETHER WITH:
THE NORTH 10 FEET OF LOT 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 SAID LOTS 16 THROUGH 18 AND LOTS 31 THROUGH 34 FOR ALLEY PURPOSES;

SAID LANDS LYING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 103,925 SQUARE FEET (2.386 ACRES), MORE OR LESS.



LOCATION MAP:
NOT TO SCALE

SURVEY NOTES:

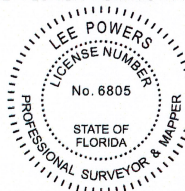
1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
3. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR AN ENCRYPTED DIGITAL SIGNATURE OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
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 ORIGINAL NORTH 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"=60' 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 DECEMBER 26, 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

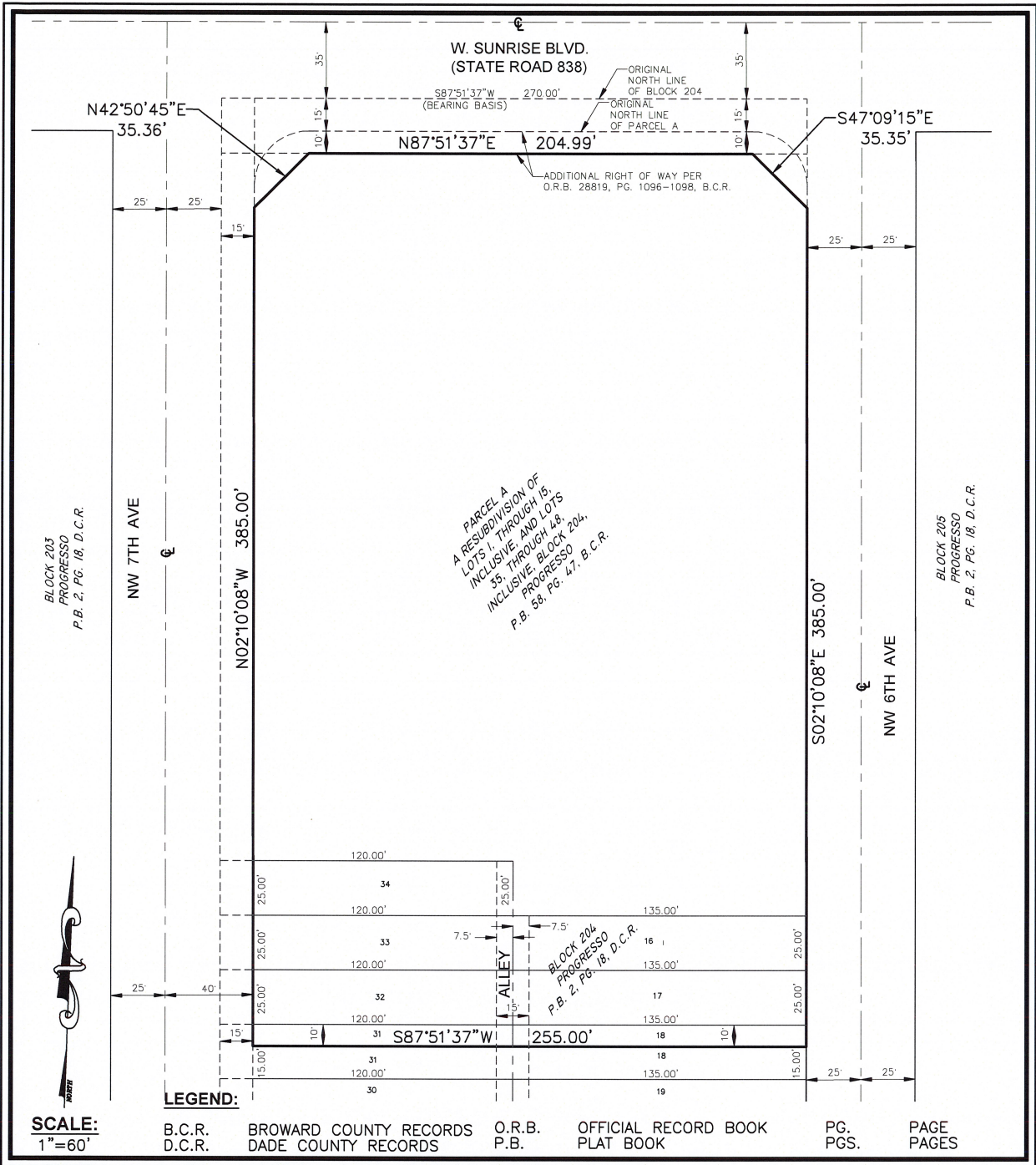
LEE POWERS
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION No. 6805
STATE OF FLORIDA



Digitally signed
by Lee Powers

Date:
2018.12.27
16:01:13 -05'00'

<p>SKETCH & DESCRIPTION</p> <p>A PORTION OF PARCEL "A" OF THE RESUBDIVISION OF BLOCK 204 OF PROGRESSO, P.B. 58, PG. 47, B.C.R. AND PORTIONS OF BLOCK 204, PROGRESSO, P.B. 2, PG. 18, D.C.R. FORT LAUDERDALE, BROWARD COUNTY, FLORIDA</p>	<p>301 EAST ATLANTIC BOULEVARD POMPANO BEACH, FLORIDA 33060-6643 (954) 788-3400 FAX (954) 788-3500 EMAIL: mail@KEITHteam.com LB NO. 6860</p> <p>SHEET <u>1</u> OF <u>2</u> DRAWING NO. <u>07698.MD SKETCH & DESCRIPTION 03.DWG</u></p>	DATE <u>12/26/18</u>	DATE <u>12/27/18</u> REVISIONS <u>ADD P.B.58, PG.47</u>
		SCALE <u>N/A</u>	
		FIELD BK. <u>N/A</u>	
		DWG. BY <u>DB</u>	
		CHK. BY <u>LP</u>	



SKETCH & DESCRIPTION

A PORTION OF PARCEL "A" OF THE RESUBDIVISION OF BLOCK 204 OF PROGRESSO, P.B. 58, PG. 47, B.C.R. AND PORTIONS OF BLOCK 204, PROGRESSO, P.B. 2, PG. 18, D.C.R.

FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

KEITH

301 EAST ATLANTIC BOULEVARD
 POMPANO BEACH, FLORIDA 33060-6643
 (954) 788-3400 FAX (954) 788-3500
 EMAIL: mail@KEITHteam.com LB NO. 6880

SHEET 2 OF 2

DRAWING NO. 07699.MO SKETCH & DESCRIPTION 03.0WG

DATE	REVISIONS
12/26/18	
12/27/18	ADD P.B.58, PG.47

DATE 12/26/18
 SCALE 1"=60'
 FIELD BK. N/A
 DWNG. BY DB
 CHK. BY LP