

Exhibit B-1 to the Declaration  
Broward County C/J as Mortgagee

**JOINDER AND CONSENT OF MORTGAGE HOLDER**

The undersigned **BROWARD COUNTY**, a political subdivision of the state of Florida, whose mailing address is Governmental Center, Suite 423, 115 South Andrews Avenue, Fort Lauderdale, Florida 33301 (hereinafter "Encumbrance Holder"), hereby certifies that it is the holder of that certain Mortgage and Security Agreement from **Wisdom Village Crossing, LP**, a Florida limited partnership, dated the 18<sup>th</sup> day of September 2015, and recorded on the 24<sup>th</sup> day of September 2015, in Official Records Instrument #113246997, and re-recorded on the 28<sup>th</sup> day of September 2015, in Official Records Instrument #113252848; all of the Public Records of Broward County, Florida, which encumbers the property described on Exhibit "A", attached hereto and incorporated herein, owned by Wisdom Village Crossing, LP (hereinafter "Owner"). The Encumbrance Holder hereby joins in and consents to the granting of the Declaration of Restrictive Covenant by the Owner to the Broward County Environmental Protection and Growth Management Department, Environmental Engineering and Permitting Division, and agrees that the Encumbrance Holder will join in and consent to the foregoing Declaration of Restrictive Covenant.

IN WITNESS WHEREOF, this Joinder and Consent has been executed this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

**Witnesses:**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
**BROWARD COUNTY**, a political subdivision of the state of Florida

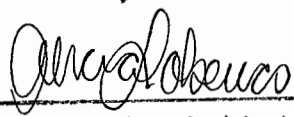
Address:  
\_\_\_\_\_  
\_\_\_\_\_

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

Title: \_\_\_\_\_

Print Name: \_\_\_\_\_

Reviewed and approved as to form:  
Andrew J. Meyers, County Attorney

By  3/15/19  
Alicia C. Lobeiras, Assistant County Attorney

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by \_\_\_\_\_, the  
\_\_\_\_\_ of **Broward County**. He/She is personally known to me or has produced  
\_\_\_\_\_ as identification.

Witness my signature and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, in  
the County and State aforesaid.

\_\_\_\_\_  
(Signature)

Notary Public – State of \_\_\_\_\_

\_\_\_\_\_  
(Print Name)  
My Commission Expires: \_\_\_\_\_

"Exhibit A" to Declaration (Legal Description)

## Exhibit "A"

Lots 5, 6, 7 and 8, AUSERMAN'S SUBDIVISION of an un-numbered triangular block marked "Factory" on the map of Progresso, lying East of the F.E.C. Railway, and North of Avenue "A", according to the plat thereof recorded at Plat Book 2, Page 4, in the Public Records of Broward County, Florida.

Also, those parts of Lots 9, 10 & 11 of same Plat Book and Block according to said Plat which lies North of the South line of said Lot 6 extended Westward to the Westerly boundary line of said Lot 11; Except for that portion of Lots 9, 10 and 11 described as follows:

Commencing at the Southeast corner of said Lot 9; thence due West, assumed bearing, along the South line of said Lot 9, a distance of 29.52 feet, thence North a distance of 13.50 feet to the Point of Beginning; Thence North  $90^{\circ}00'00''$  West a distance of 137.80 feet to a point on the East Right of Way Line of the Florida East Coast Railroad and a point on a curve; thence Northeasterly along the said East Right of Way Line and along a curve to the right, whose radius point bears South  $64^{\circ}37'56''$  East, having a radius of 2814.93 feet and central angle of  $02^{\circ}32'29''$ , an arc distance of 124.86 feet to a point; thence South  $89^{\circ}51'42''$  East, a distance of 81.83 feet; thence South  $00^{\circ}00'00''$  East, a distance of 111.40 feet to the Point of Beginning.

ALL LESS THE FOLLOWING:

The South 13.50 feet of said Lots 8 and 9; AND ALSO the East 15.00 feet of said Lots 5, 6, 7 and 8; AND ALSO the external portion of a 25.00 foot radius that is tangent on the South to a line 13.50 feet North of and parallel with the South line of said Lot 8 and 15.00 West of and parallel to the East line of said Lot 8.

ALSO DESCRIBED AS

A portion of Lots 5, 6, 7, 8, 9, 10 and 11, AUSERMAN'S SUBDIVISION of an un-numbered triangular block marked "Factory" on the map of Progresso, lying East of the F.E.C. Railway, and North of Avenue "A", according to the plat thereof as recorded in Plat Book 2, Page 4, of the Public Records of Broward County, Florida, more fully described as follows:

Commencing at the Southeast corner of said Lot 9; thence North  $90^{\circ}00'00''$  West, on the South line of said Lot 9, a distance of 29.52 feet; thence North  $00^{\circ}00'00''$  East, a distance of 13.50 feet to the Point of Beginning; thence North  $90^{\circ}00'00''$  East, on a line 35.00 feet North of and parallel with the East-West quarter Section line of Section 3, Township 50 South, Range 42 East, being the North right-of-way line of N.W. 6th Street, a distance of 129.52 feet to a point of curve; thence Easterly and Northerly on said curve to the left, with a radius of 25.00 feet, a central angle of  $90^{\circ}00'00''$ , an arc distance of 39.27 feet to a point of tangency; thence North  $00^{\circ}00'00''$  East, on a line 15.00 feet West of and parallel with the East line of said Lots 8, 7, 6 and 5, being the West right-of-way line of North Andrews Avenue, a distance of 161.50 feet; thence North  $90^{\circ}00'00''$  West, on the North line of said Lots 5, 9 and 10, a distance of 195.21 feet to a point on the West line of said Lot 10 and a point on a curve; thence Southerly on the West line of said Lots 10 and 11, being the East right-of-way line of the Florida East Coast Railroad and on said

**"Exhibit A" to Declaration (Legal Description)**

**curve to the left, whose radius point bears South 60<sup>0</sup>21'05" East, with a radius of 2,814.93, a central angle of 01<sup>0</sup>44'23", an arc distance of 85.47 feet; thence South 89<sup>0</sup>51'42" East, a distance of 81.83 feet; thence South 00<sup>0</sup>00'00" East, a distance of 111.40 feet to the Point of Beginning.**