

December 10, 2009

## EXHIBIT A

South Florida Water Management District

Resolution No. 2001 – 87

**AUTHORIZING EMINENT DOMAIN PROCEEDINGS FOR THE ACQUISITION OF CERTAIN LANDS CONSISTING OF 102.01 ACRES, MORE OR LESS, IN BROWARD COUNTY, FLORIDA, OF THE SAVE OUR RIVERS-EAST COAST BUFFER, COMPREHENSIVE EVERGLADES RESTORATION PROJECTS.**

**WHEREAS**, the Florida Legislature has declared in section 373.1501(3), Florida Statutes, that the Water Preserve Areas (hereinafter "Project") are in the public interest, for a public purpose, and necessary for the public health and welfare; and

**WHEREAS**, the Project is defined in section 373.1501(1)(j), Florida Statutes, in relevant part, as the project described in the 1995 Save Our Rivers Plan as the East Coast Buffer and Comprehensive Everglades Restoration Projects; and

**WHEREAS**, The East Coast Buffer is an interconnected series of approximately 73,000 acres of marshes, reservoirs, and recharge areas located on undeveloped lands abutting the East Coast Protective Levee in Palm Beach, Broward, and Miami-Dade Counties. It is being incorporated into the options of the District's Lower East Coast Regional Water Supply Plan and the Comprehensive Review Study. The East Coast Buffer can enhance regional capabilities for providing water for environmental and urban needs by capturing and storing excess surface water and being a buffer between the Everglades to the west and the urbanized area to the east; and

**WHEREAS**, the Florida Legislature has determined in section 373.1501(3), Florida Statutes, that the acquisition of real property for the objective of implementing the Project constitutes a public purpose for which public funds may be expended; and

**WHEREAS**, the Florida Legislature in section 373.1501(3), Florida Statutes, has authorized the use of state funds for the acquisition of real property for the objective of implementing the Project; and

**WHEREAS**, the Florida Legislature in Section 373.1501(3), Florida Statutes, has empowered and authorized the Governing Board of the South Florida Water Management District to acquire fee title to lands by eminent domain for the purpose of implementing the Project; and

**WHEREAS**, the Florida Legislature in Section 373.1501(3), Florida Statutes, directs the District, in the absence of a willing seller, to acquire any land necessary for the implementation of the Project in accordance with state condemnation law pursuant to Chapters 73 and 74, Florida Statutes; and

**WHEREAS**, the District has been unsuccessful in negotiating the voluntary purchase of the lands identified below;

Oasis #2553

**NOW, THEREFORE, BE IT RESOLVED**, by the Governing Board of the South Florida Water Management District that the acquisition by the District of the following lands in the area designated as the Save Our Rivers-East Coast Buffer-Comprehensive Everglades Restoration Projects, consisting of approximately 102.01 acres, more or less, as more particularly described on attached Exhibit "A" (hereinafter "the described property") and as shown on the map attached hereto as Exhibit "AA", subject to those interests listed on attached Exhibit "B", is found by the Governing Board of the District to be necessary to implement a component of the Save Our Rivers-East Coast Buffer-Comprehensive Everglades Restoration Projects and is in the public interest and for a public purpose:

The six parcel(s) are referred to as SFWMD Tract Nos. 200-925, 201-001, 201-058, 201-010, 200-926 and 201-005 consisting of approximately 102.01 acres and lying in Broward County, Florida.

**BE IT FURTHER RESOLVED** by the Governing Board of the South Florida Water Management District that a Legal Officer of the District is hereby authorized, instructed, and directed forthwith to acquire by eminent domain the described property in fee simple subject to those interests listed on attached Exhibit "B", to institute or cause to be instituted eminent domain proceedings as may be necessary pursuant to Chapters 73 and 74, Florida Statutes, to avail the District of all eminent domain powers and procedures authorized by Florida Statute and by rule of court, and to accomplish the acquisition described herein, including the authority to negotiate the acquisition of the described property subject to the approval of the Governing Board.

Said Legal Officer is delegated the authority to request from the State of Florida the release of funds from the Save Our Everglades Trust Fund sufficient to pay the acquisition costs of the District and the amount contained in any court orders awarding acquisition costs.

**PASSED and ADOPTED** this the 15<sup>th</sup> day of November, 2001.

Legal Form Approved

BY: 

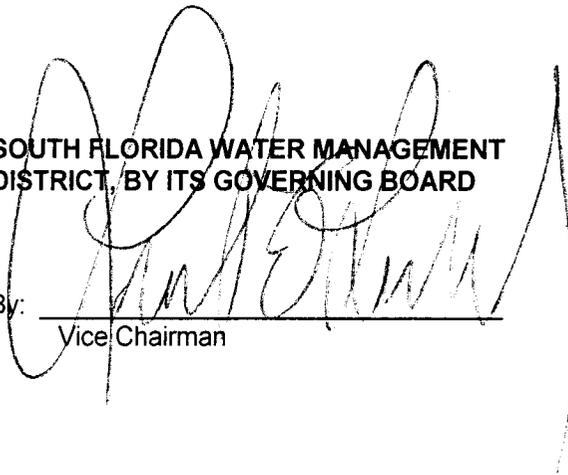
(Corporate Seal)



ATTEST:

By:   
Assistant Secretary

**SOUTH FLORIDA WATER MANAGEMENT  
DISTRICT, BY ITS GOVERNING BOARD**

By:   
Vice Chairman

**Exhibit "A"**  
**Tract No. W9-200-925**

All that part of the South ½ of the Southwest ¼ of the Southeast ¼ of Section 22, Township 50 South, Range 39 East, Broward County, Florida, lying Easterly of the East right of way line of U.S. Highway No. 27 as shown on State of Florida, Department of Transportation, Right of Way Map, Section 86060-2515, Sheet 6 of 17 Sheets, revised February 23, 1978, LESS and EXCEPT the South 55 feet thereof for public road purposes.

Description taken from Official Records Book 8350, Page 176, Public Records of Broward County, Florida.

Containing 13.69 acres per Broward County Tax Rolls.

ECB\Francis Realty Corp.

A:\ecb\200-925.lgl  
April 15, 1997

<b>LEGAL DESCRIPTION</b>	
APPROVED:	<i>[Signature]</i>
DATE:	17 Apr 97

Exhibit "A"  
Tract No. W9-201-001

Parcel 1

A tract of land being a portion of the West half of the West half of the East half of East half of the Southeast quarter of Section 14, Township 50 South, Range 39 East, Broward County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of Section 14, Township 50 South, Range 39 East, Broward County, Florida; thence run South  $89^{\circ}22'30''$  West along the South boundary of the Southeast quarter of said Section 14 a distance of 658.450 feet to the Southwest corner of the West half of the West half of the East half of the Southeast quarter of said Section 14; thence North  $02^{\circ}39'24.7''$  West along the West boundary of the West half of the West half of the East half of the Southeast quarter of said Section 14 a distance of 55.035 feet to the Point of Intersection with a line that is parallel to and 55.00 feet Northerly of, as measured at right angles to, the South boundary of the Southeast quarter of said Section 14, said Point of Intersection being also the POINT OF BEGINNING of the tract of land hereinafter to be described: thence continue North  $02^{\circ}39'24.7''$  West along the West boundary of the West half of the West half of the East half of the East half of the Southeast quarter of said Section 14 a distance of 1836.414 feet to a point; thence run South  $32^{\circ}47'43.2''$  East a distance of 327.862 feet to the Point of Intersection with the East boundary of the West half of the West half of the East half of the East half of the Southeast quarter of said Section 14; thence South  $02^{\circ}39'11''$  East along the last described line a distance of 1557.404 feet to the Point of Intersection with the arc of a circular curve concave to the Northwest and having a radius of 1095.00 feet, said Point of Intersection bearing South  $03^{\circ}25'29.3''$  East from the center of said curve; thence Southwestwardly along the arc of said curve, through a central angle of  $02^{\circ}47'59.3''$  a distance of 53.508 feet to the Point of Tangency, said Point of Tangency being on said line that is parallel to and 55.00 feet Northerly of, as measured at right angles to, the South boundary of the Southeast quarter of said Section 14; thence South  $89^{\circ}22'30''$  West along the last described line a distance of 111.079 feet to the POINT OF BEGINNING.

Parcel 2

A tract of land being a portion of the East half of the West half of the East half of the East half of the Southeast quarter of Section 14, Township 50 South, Range 39 East, Broward County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of Section 14, Township 50 South, Range 39 East, Broward County, Florida; thence South  $89^{\circ}22'30''$  West along the South boundary of the Southeast quarter of said Section 14 a distance of 493.838 feet to the Southwest corner of the East half of the West half of the East half of the East half of the Southeast Quarter of said Section 14; thence North  $02^{\circ}39'11''$  West along the West boundary of the East half of the West half of the East half of the Southeast quarter of said Section 14 a distance of 56.342 feet to the Point of Intersection with the arc of a circular curve concave to the Northwest and having a radius of 1095.00 feet, said Point of Intersection bearing South  $03^{\circ}25'29.3''$  East from the center of said curve, said Point of Intersection

being also the POINT OF BEGINNING of the tract of land hereinafter to be described: thence continue North 02°39'11" West along the West boundary of the East half of the West half of the East half of the Southeast quarter of said Section 14 a distance of 1557.404 feet to a point; thence South 32°47'43.2" East a distance of 327.787 feet to the Point of Intersection with the East boundary of the East half of the West half of the East half of the East half of the Southeast quarter of said Section 14; thence South 02°38'57.2" East along the last described line a distance of 1259.265 feet to the Point of Intersection with the arc of said circular curve concave to the Northwest and having a radius of 1095.00 feet, said Point of Intersection bearing South 12°04'31.5" East from the center of said curve; thence Southwestwardly along the arc of said curve through a central angle of 08°39'02.2" a distance of 165.325 feet to the POINT OF BEGINNING.

### Parcel 3

A tract of land being a portion of the West half of the East half of the East half of the East half of the Southeast quarter of Section 14, Township 50 South, Range 39 East, Broward County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of Section 14, Township 50 South, Range 39 East, Broward County, Florida; thence South 89°22'30" West along the South boundary of the Southeast quarter of said Section 14 a distance of 329.225 feet to the Southwest corner of the West half of the East half of the East half of the East half of the Southeast quarter of said Section 14; thence North 02°38'57.2" West along the West boundary of the West half of the East half of the East half of the East half of the Southeast quarter of said Section 14 a distance of 76.842 feet to the Point of Intersection with the arc of a circular curve concave to the Northwest and having a radius of 1095.00 feet, said Point of Intersection bearing South 12°04'31.5" East from the center of said curve, said Point of Intersection being also the POINT OF BEGINNING of the tract of land hereinafter to be described: thence continue North 02°38'57.2" West along the West boundary of the West half of the East half of the East half of the East half of the Southeast quarter of said Section 14 a distance of 1259.265 feet to a point; thence South 32°47'43.2" East a distance of 327.715 feet to the Point of Intersection with the East boundary of the West half of the East half of the East half of the East half of the Southeast quarter of said Section 14; thence run South 02°38'43.4" East along the last described line a distance of 935.269 feet to the Point of Intersection with the arc of said circular curve concave to the Northwest and having a radius of 1095.00 feet, said Point of Intersection bearing South 20°57'03.5" East from the center of said curve; thence Southwestwardly along the arc of said curve, through a central angle of 08°52'32" a distance of 169.624 feet to the POINT OF BEGINNING.

### Parcel 4

A tract of land being a portion of the East half of the East half of the East half of the East half of the Southeast quarter of Section 14, Township 50 South, Range 39 East, Broward County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of Section 14, Township 50 South, Range 39 East, Broward County, Florida; thence South 89°22'30" West along the South boundary of the Southeast quarter of said Section 14 a distance of 164.613 feet to the Southwest corner of

the East half of the East half of the East half of the East half of the Southeast quarter of said Section 14; thence North 02°38'43.4" West along the West boundary of the East half of the East half of the East half of the Southeast quarter of said Section 14 a distance of 123.261 feet to the Point of Intersection with the arc of a circular curve concave to the Northwest and having a radius of 1095.00 feet. Said Point of Intersection bearing South 20°57'03.5" East from the center of said curve, said Point of Intersection being also the POINT OF BEGINNING of the tract of land hereinafter to be described: Thence continue North 02°38'43.4" West along the West boundary of the East half of the East half of the East half of the Southeast quarter of said Section 14 a distance of 935.269 feet to a point; thence South 32°47'43.2" East a distance of 327.642 feet to the Point of Intersection with the East boundary of the Southeast quarter of said Section 14; thence run South 02°38'29.6" East along the last described line a distance of 582.163 feet to the Point of Intersection with the arc of said circular curve concave to the Northwest and having a radius of 1095.00 feet, said Point of Intersection bearing South 30°18'45.4" East from the center of said curve; thence Southwestwardly along the arc of said curve, through a central angle of 09°21'41.9" a distance of 178.914 feet to the POINT OF BEGINNING.

Containing a total of 19.02 acres, more or less, per Broward County tax roll.

ECB\Archdiocese of Miami

Folio: 503914000053

503914000054

503914000055

503914000056

ORB 15376, Pg 0603

R:\Legals\ecb\201-001.lgl

May 23, 2000

November 29, 2001

Legal Description



29 Nov 2001

Date

**Exhibit "A"**  
**Tract No. W9-201-058**

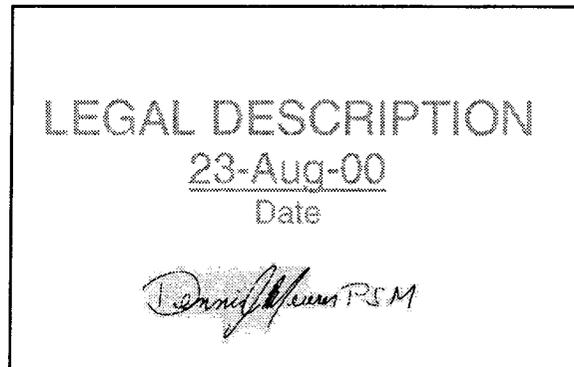
The East half of the East half of Tracts 53, 54, 55, and 56, Section 23, Township 50 South, Range 39 East, Broward County, Florida, Florida Fruit Land Company's Subdivision No. 1, according to the Plat thereof, as recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida

TOGETHER WITH a non-exclusive private easement over and across the South 10.00 feet of the East half of Section 22, AND the North 10.00 feet of the East half of Section 27, lying East of US Hwy #27 AND the South 10.00 feet of the West half of Section 23 AND the North 10.00 feet of Section 26, all in Township 50 South, Range 39 East, Broward County, Florida.

Containing 10.00 acres, more or less, per Broward County Tax Roll.

East Coast Buffer\ International Buddhist Progress Assoc.  
Folio 503923010101  
ORB 28938, Page 0132

R:\legals\ecb\201-058.lgl  
November 23, 1999  
August 23, 2000



**Exhibit "A"**  
**Tract No. W9-201-010**

The North 1265.00 feet of the South 1320.00 feet of the following described parcel of land in Section 14, Township 50 South, Range 39 East, Broward County, Florida:

The East half of the West half of the East half of the West half of the Southeast quarter AND the West half of the East half of the East half of the West half of the Southeast quarter of said Section 14.

Containing 9.58 acres, more or less, per Broward County Tax Rolls.

ECB\ Goldstein, Jacobo & Perla  
Folio 5039140000470  
ORB 9064, Pg 0040

R:\Legals\ecb\201-010.lgl  
February 26, 1998  
August 15, 2001

Legal Description



15 Aug 2001

Date

**Exhibit "A"**  
**Tract No. W9-200-926**

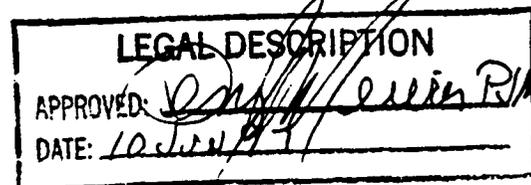
The East ½ of the Southwest ¼ of the Southeast ¼ of the Southeast ¼ of Section 22, Township 50 South, Range 39 East, LESS AND EXCEPT the South 55 feet thereof reserved for road purposes. Said lands situate, lying and being in Broward County, Florida.

Description taken from Official Records Book 16087, Page 0440, Public Records of Broward County, Florida.

Containing 4.58 acres per Broward County Tax Rolls.

ECB\Eugene Miller

A:\ecb\200-926.lgl  
May 23, 1997



**Exhibit "A"**  
**Tract No. W9-201-005**

The East half of the East half of the East half of the West half of the Southeast quarter of Section 14, Township 50 South, Range 39 East, Broward County, Florida.

LESS the South 55.00 feet thereof.

TOGETHER WITH:

The West half of the West half of the West half of the East half of the Southeast quarter of Section 14, Township 50 South, Range 39 East, Broward County, Florida.

LESS the South 55.00 feet thereof.

ALSO TOGETHER WITH:

A tract of land being a portion of the East half of the West half of the West half of the East half of the Southeast quarter of Section 14, Township 50 South, Range 39 East, Broward County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of Section 14, Township 50 South, Range 39 East, Broward County, Florida; thence run South 89°22'30" West along the South boundary of the Southeast quarter of said Section 14 a distance of 1152.288 feet to the Southwest corner of the East half of the West half of the West half of the East half of the Southeast quarter of said Section 14; thence run North 02°40'05.9" West along the West boundary of the East half of the West half of the West half of the East half of the Southeast quarter of said Section 14 a distance of 55.035 feet to the Point of Intersection with a line that is parallel to and 55.00 feet Northerly of, as measured at right angles to, the South boundary of the Southeast quarter of said Section 14, said Point of Intersection being also the POINT OF BEGINNING of the tract of land hereinafter to be described; thence continue North 02°40'05.9" West along the West boundary of the East half of the West half of the West half of the East half of the Southeast quarter of said Section 14 a distance of 2583.266 feet to the Northwest corner of said East half of the West half of the West half of the East half of the Southeast quarter of Section 14; thence run North 89°24'37.1" East along the North boundary of the Southeast quarter of said Section 14 a distance of 77.697 feet to a Point of Deflection; thence run South 23°04'45.3" East a distance of 131.880 feet to a Point of Deflection; thence run South 32°47'43.2" East a distance of 81.749 feet to the Point of Intersection with the East boundary of the East half of the West half of the West half of the East

half of the Southeast quarter of said Section 14; thence run South 02°39'52.2" East along the last described line a distance of 2392.011 feet to the Point of Intersection with said line that is parallel to and 55.00 feet Northerly of, as measured at right angles to, the South boundary of the Southeast quarter of said Section 14; thence run South 89°22'30" West along the last described line a distance of 164.617 feet to the POINT OF BEGINNING.

ALSO TOGETHER WITH:

A tract of land being a portion of the West half of the East half of the West half of the East half of the Southeast quarter of Section 14, Township 50 South, Range 39 east, Broward County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of Section 14, Township 50 South, Range 39 East, Broward County, Florida; thence run South 89°22'30" West along the South boundary of the Southeast quarter of said Section 14 a distance of 987.675 feet to the Southwest corner of the West half of the East half of the West half of the East half of the Southeast quarter of said Section 14; thence run North 02°39'52.2" West along the West boundary of the West half of the East half of the West half of the East half of the Southeast quarter of said Section 14 a distance of 55.035 feet to the Point of Intersection with a line that is parallel to and 55.00 feet Northerly of, as measured at right angles to, the South boundary of the Southeast quarter of said Section 14, said Point of Intersection being also the POINT OF BEGINNING of the tract of land hereinafter to be described: thence continue North 02°39'52.2" West along the West boundary of the West half of the East half of the West half of the East half of the Southeast quarter of said Section 14 a distance of 2392.011 feet to a point; thence run South 32°47'43.2" East a distance of 328.009 feet to the Point of Intersection with the East boundary of the West half of the East half of the West half of the East half of the Southeast quarter of said Section 14; thence run South 02°39'38.4" East along the last described line of said Section 14; thence run South 02°39'38.4" East along the last described line a distance of 2114.180 feet to the Point of Intersection with said line that is parallel to and 55.00 feet Northerly of, as measured at right angles to, the South boundary of the Southeast quarter of said Section 14; thence run South 89°22'30" West along the last described line a distance of 164.616 feet to the POINT OF BEGINNING.

ALSO TOGETHER WITH:

A tract of land being a portion of the East half of the East half of the West half of the East half of the Southeast quarter of Section 14, Township 50 South, Range 39 East, Broward County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of Section 14, Township 50 South, Range 39 East, Broward County, Florida; thence run South 89°22'30" West along the South boundary of the Southeast quarter of said Section 14 a distance of 823.063 feet to the Southwest corner of the East half of the East half of the West half of the East half of the Southeast quarter of said Section 14; thence run North 02°39'38.4" West along the West boundary of the East half of the East half of the West half of the East half of the Southeast quarter of said Section 14 a distance of 55.035 feet to the Point of Intersection with a line that is parallel to and 55.00 feet Northerly of, as measured at right angles to the South boundary of the Southeast quarter of said Section 14, said Point of Intersection being also the POINT OF BEGINNING of the tract of land hereinafter to be described: thence continue North 02°39'38.4" West along the West boundary of the East half of the East half of the West half of the East half of the Southeast quarter of said Section 14 a distance of 327.935 feet to the Point of Intersection with the East boundary of the East half of the East half of the West half of the East half of the Southeast quarter of said Section 14; thence run South 02°39'24.7" East along the last described line a distance of 1836.414 feet to the Point of Intersection with said line that is parallel to and 55.00 feet Northerly of, as measured at right angles to, the South boundary of the Southeast quarter of said Section 14; thence run South 89°22'30" West along the last described line a distance of 164.617 feet to the POINT OF BEGINNING.

Containing 45.14 acres, more or less, per Broward County tax rolls.

ECB\Superstein, Norman  
Folio 503923000048 thru 0052

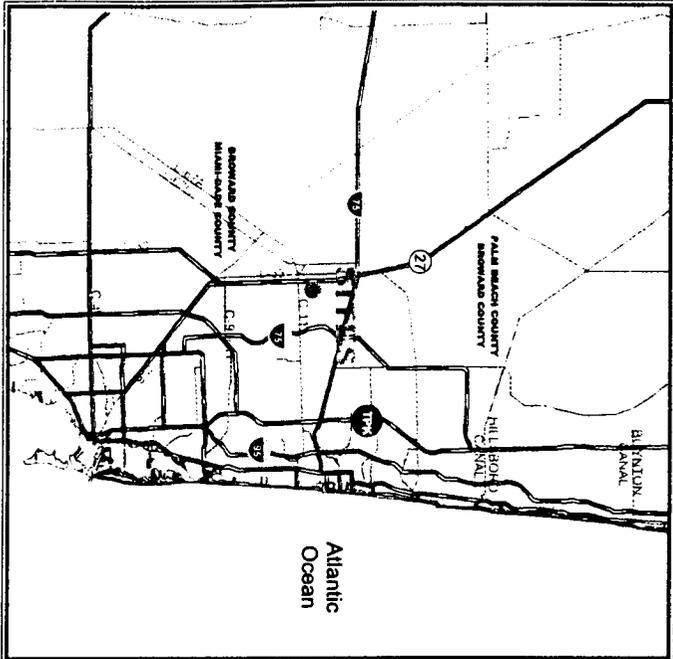
R:\legals\ecb\201-005.lgl  
June 12, 2000  
Revised: November 15, 2000

Legal Description



15 Nov 2000

Date



# EAST COAST BUFFER

201-001

201-010

201-005

200-925

201-058

200-926

- Acquired Lands
- Project Lands
- Approved-Not Closed
- Proposed Acquisitions

**DISCLAIMER**  
 Any information, including but not limited to software and data, received from the South Florida Water Management District ("District") in fulfillment of a public records request is provided "AS IS" without warranty of any kind, and the District expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The District does not warrant, guarantee, or make any representations regarding the use, or the results of the use, of the information provided to you by the District in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the District is entirely assumed by the recipient.

**EXHIBIT "B"**

**TRACT NUMBER:** 200-925

**PROPERTY TAX FOLIO NUMBER(S):** 50-39-22-00-0012

**TAX ASSESSORS OWNER OR CONTACT:** Francis Realty Corp. 9401 Biscayne Blvd. ,Miami Shores, FL 33138-2970

**REAL ESTATES CONTACT:** Monsignor John Vaughan, Office of Temporalities  
Archdiocese of Miami 9401 Biscayne Blvd., Miami Shores, FL 33183-2970. Phone (305) 757-6241 Ext. 1037.

**THE OWNERS OF RECORD SHOWN ON TITLE COMMITMENT:** Francis Realty Corporation

**TITLE COMPANY:** TRI-COUNTY TITLE & TRUST, INC. **COMMITMENT NO:** 00-12469

**INTEREST TO BE CONDEMNED:**

Owner of Record: Francis Realty Corporation  
C/o Monsignor John Vaughan  
Office of Temporalities  
Archdiocese of Miami  
9401 Biscayne Boulevard  
Miami Shores, FL 33183-2970

Real Property Taxes and Assessments: Broward County Tax Assessors Office  
County Governmental Center Building  
115 South Andrews Avenue  
Fort Lauderdale, FL 33301

Resolution-City of Weston:  
Release of that certain Resolution No. 98-133, in favor of City of Weston, recorded November 16, 1998, in Official Records Book 28992, at Page 201, of the Public Records of Broward County, Florida.

**EXHIBIT "B"**

**TRACT NUMBER:** 201-001

**PROPERTY TAX FOLIO NUMBER(S):** 50-39-14-00-0053/54/55/56

**TAX ASSESSORS OWNER OR CONTACT:** John C. Favalora, Archdiocese of Miami, 9401 Biscayne Blvd., Miami Shores, FL 33138-2907

**THE OWNERS OF RECORD SHOWN ON TITLE COMMITMENT:** Provincial Realty Associates, Inc.

**REAL ESTATES CONTACT:** Monsignor John Vaughan, Office of Temporalities, Archdiocese of Miami 9401 Biscayne Blvd., Miami Shores, FL 33183-2970. Phone (305) 757-6241 Ext. 1037.

**TITLE COMPANY:** Commonwealth Land Title Insurance Company. COMMITMENT NO: FM776641

**INTEREST TO BE CONDEMNED:**

Owner of Record: Provincial Realty Associates, Inc.  
C/o Monsignor John Vaughan  
Office of Temporalities  
Archdiocese of Miami  
9401 Biscayne Boulevard  
Miami Shores, FL 33183-2970

Real Property Taxes and Assessments: Broward County Tax Assessors Office  
County Governmental Center Building  
115 South Andrews Avenue  
Fort Lauderdale, FL 33301

Easement- Arvida Corporation, 1501 First National Bank, Miami, FL 33131

Easements and reservations in favor of Arvida Corporation as contained in the Special Warranty Deed, recorded October 24, 1980 in Official Records Book 9202, page 965, of the Public Records of Broward County, Florida.

**INTEREST NOT TO BE CONDEMNED:**

Reservations in favor of the Trustees of the Internal Improvement Fund of the State of Florida, as contained in Deed No. 16,571, recorded March 8, 1918 in Deed Book 7, page 576, of the Public Records of Broward County, Florida.

Reservations in favor of the Trustees of the Internal Improvement Fund of the State of Florida, as contained in Deed No. 20852, recorded February 27, 1959 in Official Records Book 1471, page 413, of the Public Records of Broward County, Florida.

**EXHIBIT "B"**

**TRACT NUMBER:** 201-058

**PROPERTY TAX FOLIO NUMBER(S):** 50-39-23-01-0101

**TAX ASSESSORS OWNER OR CONTACT:** Grafalas Global Corp. c/o Grisales & Alfano, Inc.  
999 Brickel Avenue, Suite 700, Miami, FL 33131

**REAL ESTATE CONTACT:** Mr. Oscar Grisales at Grafalas Global Corp. c/o Grisales & Alfano, Inc.  
999 Brickel Avenue, Suite 700, Miami, FL 33131. Phone: (305) 377-4555

**THE OWNERS OF RECORD SHOWN ON TITLE COMMITMENT:** Grafalas Global Corp.

**TITLE COMPANY:** Old Republic National Title Insurance Company. Commitment No.: CA454489

**INTEREST TO BE CONDEMNED:**

Owner of record: Grafalas Global Corporation  
C/o Mr. Oscar Grisales  
999 Brickel Avenue-Suite 700  
Miami, FL 33131

Real Property Taxes and Assessments: Broward County Tax Assessors Office  
County Governmental Center Building  
115 South Andrews Avenue  
Fort Lauderdale, FL 33301

Subject to Easement recorded in O.R. Book 24648, Page 73, Public Records of Broward County, Florida

This easement in favor of Soka Gakkai International and The Indian Trace Community Development District covers the south 47 feet of Tract 46. The purpose of this easement is to grant a non-exclusive easement for the construction and installation of water and sewer mains, line and utilities, and for pedestrian, vehicular and mechanical access, ingress and egress in, on, under, over, upon and across the south 47 feet. This easement also requires the Grantor and Grantees to join in the dedication to Broward County if so needed for public right of way. **This parcel previously under a purchase contract with the previous owner and the District. This easement was title defect that the sellers could not resolve and the District would not accept.**

Indian Trace Development District  
Attention: James Ward, Assistant City Mgr.  
Suite 101  
City of Weston  
2500 Weston Road  
Weston, FL 33331

Current address unknown for Soka Gakkai International in California

**INTEREST NOT TO BE CONDEMNED:**

Easement:

Drainage, Utility and access easement as recorded in O.R. Book 19781, Page 572, Public Records of Broward County, Florida. This Drainage, Utility and Access Easement is in favor of Robert J. Binns and Ralph Greenwasser, as trustee, that covers the North 10 feet of Tract 53. This easement is for the benefit of the property described as the West ½ of the West ½ of the East ½ of Tracts 53, 54, 55 and 56. Binns and Greenwasser are currently property owners in Cell C-11 now be represented by attorney Toby Brigham and acquisition of these parcels is under negotiations by Office of Counsel.

Easement:

Easement to Florida Power & Light Company as recorded in O.R. Book 8742, Page 672, Public Records of Broward County, Florida.

**EXHIBIT "B"**

**TRACT NUMBER:** 201-010

**PROPERTY TAX FOLIO NUMBER(S):** 50-39-14-00-0047

**TAX ASSESSORS OWNER OR CONTACT:** Jacobo & Perla Goldstein, c/o Kaufman Rossin & Co PA  
2699 South Bayshore Drive-Suite 500, Miami, FL 33133-5408

**REAL ESTATE CONTACT: :** Jacobo & Perla Goldstein, c/o Mr. Miguel Farra at Kaufman Rossin & Co PA ( a CPA  
accounting firm) 2699 South Bayshore Drive-Suite 500, Miami, FL 33133-5408. Phone: (305) 858-5600

**THE OWNERS OF RECORD SHOWN ON TITLE COMMITMENT:** Jacobo Goldstein and Perla Goldstein, his wife

**TITLE COMPANY:** Commonwealth Land Title Insurance Company  
**COMMITMENT NO:** FM765678

**INTEREST TO BE CONDEMNED:**

Owner of Record: Jacobo Goldstein and Perla Goldstein, his wife  
C/o Miguel Farra  
Kaufman Rossin & Co PA  
2699 South Bayshore Drive-Suite 500  
Miami, FL 33133-5408

Real Property Taxes and Assessments: Broward County Tax Assessors Office  
County Governmental Center Building  
115 South Andrews Avenue  
Fort Lauderdale, FL 33301

Easement- Arvida Corporation, 1501 First National Bank, Miami, FL 33131  
Easements and reservations in favor of Arvida Corporation as contained in the Special Warranty Deed recorded August 13,  
1980 in Official Records Book 9064, page 40, of the Public Records of Broward County, Florida.

**INTEREST NOT TO BE CONDEMNED**

Reservations in favor of the Trustees of the Internal Improvement Fund of the State of Florida, as contained in Deed No. 16571,  
recorded March 8, 1918 in Deed Book 7, page 576, of the Public Records of Broward County, Florida.

Reservations in favor of the Trustees of the Internal Improvement Fund of the State of Florida, as contained in Deed No. 20852,  
recorded February 27, 1959 in Official Records Book 1471, page 413, of the Public Records of Broward County, Florida

**EXHIBIT "B"**

**TRACT NUMBER:** 200-926

**PROPERTY TAX FOLIO NUMBER(S):** 50-39-22-00-0013

**TAX ASSESSORS OWNER OR CONTACT:** Eugene W. Miller, 6427 S.W. 20<sup>th</sup> Court, Miramar, FL 33023-2801.

**REAL ESTATES CONTACT INFO:** Eugene W. Miller, 6427 S.W. 20<sup>th</sup> Court, Miramar, FL 33023-2801.  
Phone: (954)961-3340

**THE OWNERS OF RECORD SHOWN ON TITLE COMMITMENT:** Eugene W. Miller

**TITLE COMPANY:** Commonwealth Land Title Insurance Company **COMMITMENT NO:** FT756046

**INTEREST TO BE CONDEMNED:**

Owner of Record: Eugene W. Miller, 6427 S.W. 20<sup>th</sup> Court, Miramar, FL 33023-2801

Mortgage from Eugene W. Miller to Arthur E. Rappoport individually and as Trustee under Declaration of Trust u/d/o September 15, 1983, dated December 21, 1988, recorded January 4, 1989 in Official Records Book 16087, page 441, of the Public Records of Broward County, Florida in the original principal amount of \$62,250, said satisfaction must be accompanied by a Memorandum of Trust reflecting the powers and the name of the Trustee empowered to execute the satisfaction

Real Property Taxes and Assessments: Broward County Tax Assessors Office  
County Governmental Center Building  
115 South Andrews Avenue  
Fort Lauderdale, FL 33301

Resolution-City of Weston:

Release of that certain Resolution No. 98-133, in favor of City of Weston, recorded November 16, 1998, in Official Records Book 28992, at Page 201, of the Public Records of Broward County, Florida.

Easements and Reservations as contained in the Special Warranty Deed, recorded September 25, 1979 in Official Records Book 8462, page 329, together with the Assignment recorded in Official Records Book 15417, page 751, of the Public Records of Broward County, Florida. Said easement described as the North 40 feet of the East Half of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 20, for public road and/or canal purposes.

Easement as set out and reserved in Declaration and Grant of Easement recorded April 26, 1988 in Official Records Book 15380, page 428, of the Public Records of Broward County, Florida. Said easement described as the South 10 feet of the North 50 feet of the East Half of the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of said Section 20, for water management purposes.

**INTEREST NOT TO BE CONDEMNED:**

Reservations in favor of the Trustees of the Internal Improvement Fund of the State of Florida, as contained in Deed No. 16,571, recorded March 8, 1918 in Deed Book 7, page 576, as released in part by the instrument recorded in Official Records Book 16379, page 909 and Official Records Book 16379, page 910, all of the Public Records of Broward County, Florida.

**EXHIBIT "B"**

**TRACT NUMBER:** 201-005

**PROPERTY TAX FOLIO NUMBER(S):** 50-39-14-00-0048/49/50/51/52

**TAX ASSESSORS OWNER OR CONTACT:** Norman Superstein, Trustee, 9000 Garland Avenue, Surfside, FL 33154-3218

**REAL ESTATES CONTACT:** Norman Superstein, Trustee, 9000 Garland Avenue, Surfside, FL 33154-3218

Copy to son: Bernard Superstein, Esquire, P.O. Box 190203, Miami Beach, FL 33119, phone: (305) 534-1109

**THE OWNERS OF RECORD SHOWN ON TITLE COMMITMENT:** Norman Superstein

**TITLE COMPANY:** TRI-COUNTY TITLE & TRUST, INC. COMMITMENT NO: 00-12712

**INTEREST TO BE CONDEMNED:**

Owner of Record: Norman Superstein, Trustee  
9000 Garland Avenue  
Surfside, FL 33154-3218

Real Property Taxes and Assessments: Broward County Tax Assessors Office  
County Governmental Center Building  
115 South Andrews Avenue  
Fort Lauderdale, FL 33301