INSTR # 101098589
OR BK 31710 PG 1653
RECORDED 06/13/2001 08:36 AM
COMMISSION
BROWARD COUNTY
DEPUTY CLERK 2015

Prepared By & Return To:
VICTOR L. STOSIK, ESQ.
701 Brickell Avenue
Suite 1400
Miami, FL 33131-2822

AMENDMENT TO CROSS PARKING AGREEMENT

THIS AMENDMENT TO CROSS PARKING AGREEMENT ("Amendment"), made this 6th day of JUNE, 2001, by PAN THOMAS COURTELIS, as Trustee of the Investment Trust created under the Alec P. Courtelis Declaration of Trust, dated April 8, 1994, and DONALD L. SMITH, JR. (hereinafter referred to as "Courtelis"), whose principal office address is 701 Brickell Avenue, Suite 1400, Miami, Florida 33131-2822, and Boston Market Corporation, a Delaware corporation, formerly known as Golden Restaurant Operations, Inc., a Delaware corporation (hereinafter referred to as "Boston Market"), whose principal office address is 14103 Denver West Parkway, Golden, Colorado 80401.

WITNESSETH:

WHEREAS, Alec P. Courtelis and Donald L. Smith, Jr., and G.L.A. Enterprises of Margate entered into that certain Cross Parking Agreement, dated July 20, 1977, and recorded September 30, 1977, under Clerk's File No. 77-219531, in Official Records Book 7226, at Page 316, Broward County Public Records (hereinafter referred to as the "Agreement"); and

WHEREAS, Pan Thomas Courtelis, as Trustee, has now succeeded to the interest of Alec P. Courtelis; and

WHEREAS, Boston Market has now succeeded to the interest of G.L.A. Enterprises of Margate; and

WHEREAS, at the time of the execution of said Agreement, Courtelis had only constructed Phase 1 of the shopping center referred to in the Agreement and now has completed all three (3) phases of said shopping center; and

WHEREAS, Courtelis desires to amend the Agreement relative to the parking easement set forth in said Agreement as a result of the completion of all phases of said shopping center.

NOW, THEREFORE, Courtelis and Boston Market hereby amend the Agreement as follows:

1. The legal description for Tract 1 set forth in the Agreement is hereby deleted in its entirety, and the legal description set forth on Exhibit "A", attached hereto and by this reference made a part hereof, is hereby substituted in its place and stead.

2. Paragraph 3 of the Agreement is hereby deleted in its entirety, and the following is substituted in its place and stead, to wit:

   "3. The owners of Tract 1 and Tract 2 shall construct upon their respective tracts a parking area providing for not less than the greater of 4.4 parking spaces for each 1,000 square feet of gross rentable area constructed on said tracts, or the minimum number of parking spaces required by applicable law."

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6

3. It its hereby recognized and acknowledged that the parking area currently in existence on Tract 2 on the date hereof satisfies this requirement and no construction shall be required by Boston Market or the owner of Tract 2. Additionally, any and all construction on Tract 1 shall be at the sole cost and expense of the owner of said tract and shall not interfere with the business operations or with pedestrian or vehicular ingress or egress to or from Tract 2.

4. Except as modified or amended by this Amendment, the Agreement shall continue and remain in full force and effect and is hereby ratified and confirmed.

5. In the event of any conflict between the provisions of this Amendment and the provisions of the Agreement, the provisions of this Amendment shall govern and control.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the date and year first hereinabove set forth.

WITNESSES:

Name: Charles F Rogers

Name: **Victor L. Stosik**

Name: Janet McMillan

Name: Eileen Arbulu

Name: CHRIS A. LASKY

Name: MELISSA D. MILLER

PAN THOMAS COURTELIS, not individually, but only as Trustee of the Investment Trust created under the Alec P. Courtelis Declaration of Trust, dated April 8, 1994

DONALD L. SMITH, JR.

BOSTON MARKET CORPORATION, a Delaware corporation

By:
Brian Darby
Vice President of Real Estate

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STATE OF FLORIDA)
) SS:
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 22nd day of May, 2001, by Pan Thomas Courtelis, as Trustee of the Investment Trust created under the Alec P. Courtelis Declaration of Trust, dated April 8, 1994, on behalf of the Trust. He is personally known to me.

Name:
Notary Public, State of Florida

My Commission Expires:

OFFICIAL NOTARY SEAL
VICTOR L STOSIK
COMMISSION NUMBER
CC707824
MY COMMISSION EXPIRES
FEB. 3,2002

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 29th day of May, 2001, by Donald L. Smith, Jr. He is personally known to me.

Name:
Notary Public, State of Florida

My Commission Expires:

OFFICIAL NOTARY SEAL
VICTOR L STOSIK
COMMISSION NUMBER
CC707824
MY COMMISSION EXPIRES
FEB. 3,2002

STATE OF COLORADO)
) SS:
COUNTY OF Jefferson)

The foregoing instrument was acknowledged before me this 6 day of June, 2001, by Brian Darby, as VP of Real Estate, of Boston Market Corp., a Delaware corporation, on behalf of the corporation. He is personally known to me or has produced _____ as identification.

NOTARY PUBLIC
TAMMALA WOMACK
STATE OF COLORADO

Name: Tammala Womack
Notary Public, State of ~~Florida~~ Colorado

My Commission Expires

My Commission Expires April 16, 2003

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Order: 12137711 Page 3 of 6 Requested By: JonathanRenfroe, Printed: 12/6/2024 12:32 PM
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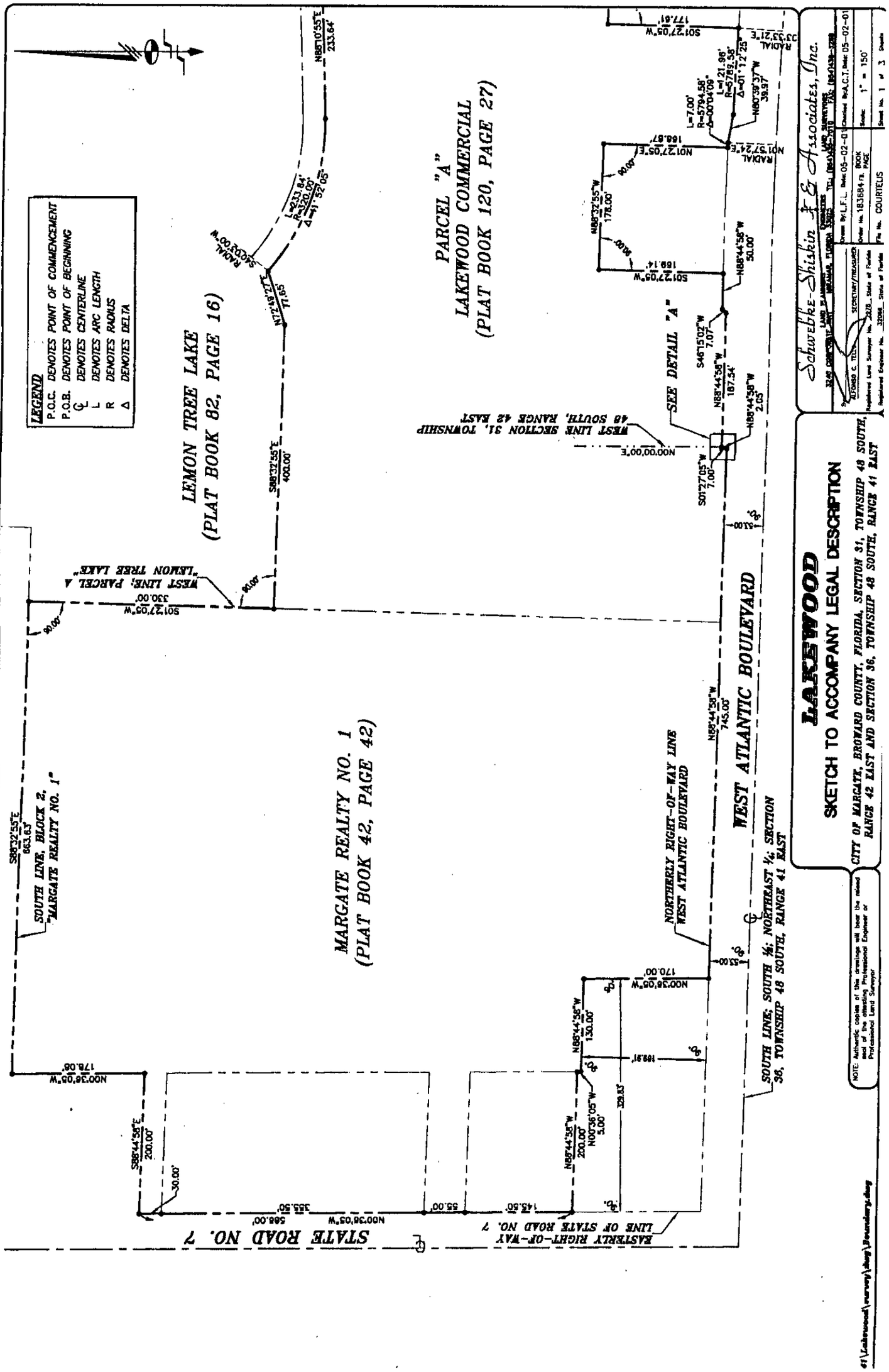
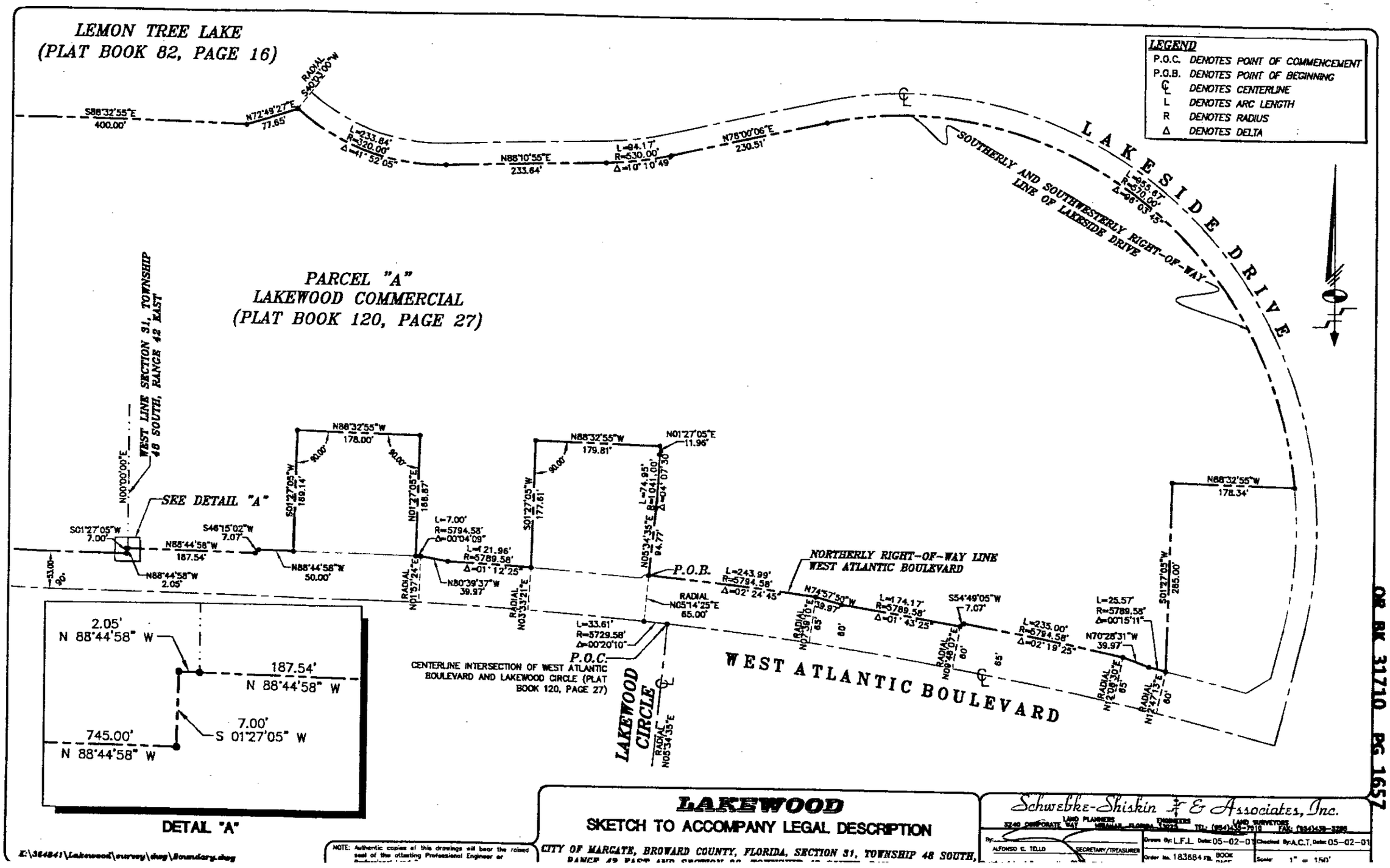

LAKEWOOD
SKETCH TO ACCOMPANY LEGAL DESCRIPTION
CITY OF MARGATE, BROWARD COUNTY, FLORIDA, SECTION 31, TOWNSHIP 48 SOUTH, RANGE 42 EAST AND SECTION 36, TOWNSHIP 48 SOUTH, RANGE 41 EAST
Schwebke-Shiskin & Associates, Inc.
LAND SURVEYORS
LAND PLANNERS
3240 CORAL RIDGE DRIVE, CORAL SPRINGS, FLORIDA 33065
TEL. (954) 752-6115 FAX: (954) 752-1101
Drawn By: L.F.L. Date: 05-02-01
Checked By: A.C.T. Date: 05-02-01
Order No. 183684-FL BOOK PAGE
Scale: 1" = 150'
File No. COURTELIS
Sheet No. 1 of 3 Sheets
ALFONSO C. TELLIS SECRETARY/TREASURER
Registered Land Surveyor No. 2428 State of Florida
Registered Engineer No. 32066 State of Florida
NOTE: Authentic copies of this drawings will bear the raised seal of the attesting Professional Engineer or Professional Land Surveyor
LEGEND
P.O.C. DENOTES POINT OF COMMENCEMENT
P.O.B. DENOTES POINT OF BEGINNING
℄ DENOTES CENTERLINE
L DENOTES ARC LENGTH
R DENOTES RADIUS
Δ DENOTES DELTA
PARCEL "A"
LAKEWOOD COMMERCIAL
(PLAT BOOK 120, PAGE 27)
LEMON TREE LAKE
(PLAT BOOK 82, PAGE 16)
MARGATE REALITY NO. 1
(PLAT BOOK 42, PAGE 42)
WEST ATLANTIC BOULEVARD
SEE DETAIL "A"
WEST LINE SECTION 31, TOWNSHIP 48 SOUTH, RANGE 42 EAST
WEST LINE; PARCEL A "LEMON TREE LAKE"
SOUTH LINE, BLOCK 2, "MARGATE REALITY NO. 1"
NORTHERLY RIGHT-OF-WAY LINE WEST ATLANTIC BOULEVARD
SOUTH LINE; SOUTH ½; NORTHEAST ¼; SECTION 36, TOWNSHIP 48 SOUTH, RANGE 41 EAST
EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 7
STATE ROAD NO. 7
S88°32'55"E 863.63'
N00°36'05"W 178.06'
S88°44'58"E 200.00'
30.00'
N00°36'05"W 566.00'
355.50'
55.00'
145.50'
N88°44'58"W 200.00'
N00°36'05"W 5.00'
N88°44'58"W 130.00'
N00°36'05"W 170.00'
N88°44'58"W 745.00'
N88°44'58"W 50.00'
N88°44'58"W 187.54'
N88°44'58"W 2.05'
S46°15'02"W 7.07'
S01°27'05"W 7.00'
N00°00'00"E
S01°27'05"W 330.00'
S88°32'55"E 400.00'
N88°10'55"E 233.64'
S01°27'05"W 177.61'
N01°27'05"E 166.87'
S01°27'05"W 166.14'
N88°32'55"W 178.00'
N80°39'37"W 39.97'
L=7.00' R=5794.58' Δ=0°04'09"
L=121.96' R=5792.58' Δ=01°12'25"
L=233.84' R=320.00' Δ=41°52'05"
S40°03'00"W
N41°18'27"E 71.85'
90.00'
RADIAL

Order: 12137711
Doc: FLBROW:31710-01653

Requested By: JonathanRenfroe, Printed: 12/6/2024 12:32 PM



OR BK 31710 PG 1657

LEGAL DESCRIPTION:

A portion of "MARGATE REALTY NO. 1", according to the plat thereof, as recorded in Plat Book 42, at Page 42, TOGETHER WITH: a portion of Tract "A", "LAKEWOOD COMMERCIAL", according to the plat thereof, as recorded in Plat Book 120, at Page 27, both of the Public Records of Broward County, Florida, all being more particularly described as follows:

Commence at the centerline intersection of LAKEWOOD CIRCLE and WEST ATLANTIC BOULEVARD, both as shown on said plat of "LAKEWOOD COMMERCIAL", (said Point of Commencement being on a circular curve and bearing North 05 degrees 34 minutes 35 seconds East from the radius point of the next described curve); thence Northwesterly, along said circular curve to the left, having a radius of 5729.58 feet and a central angle of 00 degrees 20 minutes 10 seconds for an arc distance of 33.61 feet (last mentioned course being coincident with portion of the centerline of said WEST ATLANTIC BOULEVARD); thence North 05 degrees 14 minutes 25 seconds East, radial to the last described curve, for 65.00 feet to the Point of Beginning of the following described parcel of land: thence North 05 degrees 34 minutes 35 seconds East for 94.77 feet to a Point of Curvature; thence Northeasterly, along a circular curve to the left, having a radius of 1041.00 feet and a central angle of 04 degrees 07 minutes 30 seconds for an arc distance of 74.95 feet to a Point of Tangency; thence North 01 degrees 27 minutes 05 seconds East, for 11.96 feet; thence North 88 degrees 32 minutes 55 seconds West, at right angles to the last and next mentioned courses, for 179.81 feet; thence South 01 degrees 27 minutes 05 seconds West, for 177.61 feet to a point on a curve; said point bears North 03 degrees 33 minutes 21 seconds East from the radius point of the next described curve; thence Northwesterly, along said circular curve to the left, having a radius of 5789.58 feet and a central angle of 01 degrees 12 minutes 25 seconds for an arc distance of 121.96 feet to a point on said curve; thence North 80 degrees 39 minutes 37 seconds West for 39.97 feet to a point on a curve, said point bears North 01 degrees 57 minutes 24 seconds East from the radius point of the next described curve; thence Northwesterly, along said circular curve to the left, having a radius of 5794.58 feet and a central angle of 00 degrees 04 minutes 09 seconds, for an arc distance of 7.00 feet to a point on said curve (last mentioned three courses being coincident with the Northerly Right-of-Way line of said WEST ATLANTIC BOULEVARD); thence North 01 degrees 27 minutes 05 seconds East for 168.87 feet; thence North 88 degrees 32 minutes 55 seconds West, at right angles to the last and next mentioned courses, for 178.00 feet; thence South 01 degrees 27 minutes 05 seconds West for 169.14 feet; thence North 88 degrees 44 minutes 58 seconds West for 50.00 feet; thence South 46 degrees 15 minutes 02 seconds West for 7.07 feet; thence North 88 degrees 44 minutes 58 seconds West for 187.54 feet to a Point of Intersection with the West line of Section 31, Township 48 South, Range 42 East; thence continue North 88 degrees 44 minutes 58 seconds West, along the last mentioned course, for 2.05 feet; (last mentioned four courses being coincident with the Northerly Right-of-Way line of said WEST ATLANTIC BOULEVARD); thence South 01 degrees 27 minutes 05 seconds West for 7.00 feet; thence North 88 degrees 44 minutes 58 seconds West, along a line parallel with and 53.00 feet North of, as measured at right angles to, the South line of the South 1/2 of the Northeast 1/4 of Section 36, Township 48 South, Range 41 East, also being coincident in part with the Northerly Right-of-Way line of said WEST ATLANTIC BOULEVARD, for 745.00 feet; thence North 00 degrees 36 minutes 05 seconds West, along a line parallel with and 329.83 feet East of, as measured at right angles to, the Easterly Right-of-Way line of STATE ROAD NO. 7, for 170.00 feet; thence North 88 degrees 44 minutes 58 seconds West, along a line parallel with and 169.91 feet North of, as measured at right angles to, the Northerly Right-of-Way line of said WEST ATLANTIC BOULEVARD, for 130.00 feet; thence North 00 degrees 36 minutes 05 seconds West for 5.00 feet; thence North 88 degrees 44 minutes 58 seconds West for 200.00 feet; thence North 00 degrees 36 minutes 05 seconds West, along the Easterly Right-of-Way line of said STATE ROAD NO. 7, for 586.00 feet; thence South 88 degrees 44 minutes 58 seconds East, for 200.00 feet; thence North 00 degrees 36 minutes 05 seconds West, for 178.08 feet; thence South 88 degrees 32 minutes 55 seconds East, along the South line of Block 2 of the aforementioned plat of "MARGATE REALTY NO. 1", for 663.63 feet; thence South 01 degrees 27 minutes 05 seconds West, at right angles to the last and next described courses, for 330.00 feet, (last mentioned course being coincident with the Westerly Boundary line of Parcel "A", "LEMON TREE LAKE", according to the plat thereof, as recorded in Plat Book 82 at Page 16, of the Public Records of Broward County, Florida); thence South 88 degrees 32 minutes 55 seconds East for 400.00 feet; thence North 72 degrees 49 minutes 27 seconds East for 77.65 feet to a point on a curve, said point bears South 40 degrees 03 minutes 00 seconds West, from the radius point of the next described curve, (last mentioned two courses being coincident with the common Boundary lines of said plats of "LEMON TREE LAKE" and "LAKEWOOD COMMERCIAL"); thence Southeasterly, Easterly and Northeasterly, along a circular curve to the left, having a radius of 320.00 feet and a central angle of 41 degrees 52 minutes 05 seconds for an arc distance of 233.84 feet to a Point of Tangency; thence North 88 degrees 10 minutes 55 seconds East for 233.64 feet to a Point of Curvature; thence Northeasterly, along a circular curve to the left, having a radius of 530.00 feet and a central angle of 10 degrees 10 minutes 49 seconds for an arc distance of 94.17 feet to a Point of Tangency; thence North 78 degrees 00 minutes 06 seconds East for 230.51 feet to a Point of Curvature; thence Northeasterly, Easterly and Southeasterly, along a circular curve to the right, having a radius of 570.00 feet and a central angle of 96 degrees 03 minutes 45 seconds for an arc distance of 955.67 feet; (last mentioned five courses being coincident with a portion of the Southerly and Southwesterly Right-of-Way line of LAKESIDE DRIVE, as shown on the said plat of "LAKEWOOD COMMERCIAL"); thence North 88 degrees 32 minutes 55 seconds West for 178.34 feet, thence South 01 degrees 27 minutes 05 seconds West for 265.00 feet to a point on a curve, said point bears North 12 degrees 47 minutes 13 seconds East from the radius point of said curve; thence Northwesterly, along said circular curve to the left, being 60.00 feet Northerly of and concentric with said centerline of WEST ATLANTIC BOULEVARD, having a radius of 5789.58 feet and a central angle of 00 degrees 15 minutes 11 seconds for an arc distance of 25.57 feet to a point on said curve; thence North 70 degrees 28 minutes 31 seconds West for 39.97 feet to a point on a curve; said point bears North 12 degrees 08 minutes 30 seconds East from the radius point of said curve; thence Northwesterly, along a circular curve to the left, being 65.00 feet Northerly of and concentric with said centerline of WEST ATLANTIC BOULEVARD, having a radius of 5794.58 feet and a central angle of 02 degrees 19 minutes 25 seconds for an arc distance of 235.00 feet to a point on said curve; thence South 54 degrees 49 minutes 05 seconds West for 7.07 feet to a point on a curve; said point bears North 09 degrees 46 minutes 07 seconds East from the radius point of the next described curve; thence Northwesterly, along a circular curve to the left, being 60.00 feet Northerly of and concentric with the said centerline of WEST ATLANTIC BOULEVARD, having a radius of 5789.58 feet and a central angle of 01 degrees 43 minutes 25 seconds for an arc distance of 174.17 feet; thence North 74 degrees 57 minutes 50 seconds West for 39.97 feet to a point on a curve; said point bears North 07 degrees 39 minutes 10 seconds East from the radius point of the next described curve; thence Northwesterly, along said circular curve to the left, having a radius of 5794.58 feet and a central angle of 02 degrees 24 minutes 45 seconds for an arc distance of 243.99 feet to the Point of Beginning (last mentioned seven courses being coincident with a portion of the Northerly Right-of-Way line of said WEST ATLANTIC BOULEVARD). All lying and being in Section 36, Township 48 South, Range 41 East and Section 31, Township 48 South, Range 42 East, City of Margate, Broward County, Florida.

NOTES:

1) The bearings as shown hereon are based on an assumed bearing of North 88 degrees 44 minutes 58 seconds West along the South line of the South ½ of the Northwest ¼ of Section 36, Township 48 South, Range 41 East as shown on the said plat of "LAKEWOOD COMMERCIAL".

2) Ordered BY: The Courtelis Company

E:\384841\Lakewood\survey\dwg\Boundary.dwg

NOTE: Authentic copies of this drawings will bear the raised seal of the attesting Professional Engineer or Professional Land Surveyor

LAKEWOOD
LEGAL DESCRIPTION

CITY OF MARGATE, BROWARD COUNTY, FLORIDA, SECTION 31, TOWNSHIP 48 SOUTH, RANGE 42 EAST AND SECTION 36, TOWNSHIP 48 SOUTH, RANGE 41 EAST

Schwebke-Shiskin & Associates, Inc.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY MIRAMAR, FLORIDA 33025

By: ALFONSO C. TELLO SECRETARY/TREASURER
Registered Land Surveyor No. 2876 State of Florida
Registered Engineer No. 32088 State of Florida

Drawn By: L.F.L.	Date: 05-02-01	Checked By: A.C.T.	Date: 05-02-01
Order No. 183684 F.B.	BOOK PAGE	Scale:	N.T.S.
File No. COURTELIS		Sheet No. 3 of 3 Sheets	

77-219531 CROSS PARKING AGREEMENT

This AGREEMENT made this 20th day of July, 1977, by ALEC P. COURTELIS and DONALD L. SMITH, JR., (hereinafter referred to as "COURTELIS") whose principal office address is 1101 Brickell Avenue, Miami, Florida 33131 and G.L.A. Enterprises of Margate (hereinafter referred to as "GLA") whose principal office address is

77 SEP 30 PM 4:54

W I T N E S S E T H :

WHEREAS, "COURTELIS" is the owner of land situate in Broward County, Florida, and more particularly described as follows:

TRACT 1

A portion of Section 36, Township 48 South, Range 41 East and a portion of Section 31, Township 48 South, Range 42 East, being more particularly described as follows:

From the East 1/4 corner of said Section 36 run North along the East line of said Section 36 for 53.01 feet to the Point of Beginning of the following described parcel of land; thence run North 88 degrees 44 minutes 58 seconds West along the proposed Northerly Right-of-Way line of West Atlantic Boulevard for 747.23 feet (said last course being 53.00 feet North of and parallel with the South line of South 1/2 of the Northeast 1/4 of said Section 36); thence run North 0 degrees 36 minutes 05 seconds West along a line parallel to the Easterly Right-of-Way line of State Road No. 7, for 170.00 feet; thence run North 88 degrees 44 minutes 58 seconds West along a line parallel to the Northerly Right-of-Way line of West Atlantic Boulevard for 130.00 feet; thence run North 0 degrees 36 minutes 05 seconds West for 150.50 feet; thence run North 88 degrees 44 minutes 58 seconds West for 200.00 feet to a point on the Easterly Right-of-Way line of State Road No. 7; thence run North 0 degrees 36 minutes 05 seconds West along the Easterly Right-of-Way line of State Road No. 7 for 55.00 feet; thence run South 88 degrees 44 minutes 58 seconds East for 200.00 feet; thence run North 0 degrees 36 minutes 05 seconds West for 355.50 feet; thence run North 88 degrees 44 minutes 58 seconds West for 200.00 feet to a point on the Easterly Right-of-Way line of State Road No. 7; thence run North 0 degrees 36 minutes 05 seconds West along the Easterly Right-of-Way line of State Road No. 7 for 30.00 feet; thence run South 88 degrees 44 minutes 58 seconds East for 200.00 feet; thence run North 0 degrees 36 minutes 05 seconds West for 178.08 feet to a point on the South line of Block 2, "MARGATE REALTY NO. 1", according to the Plat thereof, as recorded in Plat Book 42 at Page 42 of the Public Records of Broward County, Florida; thence run South 88 degrees 32 minutes 55 seconds East along the South line of said Block 2 for 650.00 feet; thence run South 1 degree 27 minutes 05 seconds West at right angles to the last described course for 334.81 feet; thence run South 88 degrees 32 minutes 55 seconds East for 307.86 feet; thence run South 1 degree 27 minutes 05 seconds West for 325.50 feet; thence run North 88 degrees

OFF. REC. 7226 PAGE 316

32 minutes 55 seconds West for 20.00 feet; thence run South 1 degree 27 minutes 05 seconds West for 275.00 feet to a point on the aforedescribed Northerly Right-of-Way line of West Atlantic Boulevard; thence run North 88 degrees 44 minutes 58 seconds West along the Northerly Right-of-Way line of West Atlantic Boulevard for 27.00 feet to the Point of Beginning, all lying and being in the City of Margate, Broward County, Florida,

and

WHEREAS, "GLA" is the owner of land situate in Broward County, Florida, and more particularly described as follows:

TRACT 2

A portion of Section 36, Township 48 South, Range 41 East being a portion of the Shopping Center Tract as shown on the plat of "MARGATE REALTY NO. 1", as recorded in Plat Book 42 at Page 42 of the Public Records of Broward County, Florida, being more particularly described as follows:

From the East 1/4 corner of said Section 36 run North 88 degrees 44 minutes 58 seconds West, along the South line of the South 1/2 of the Northeast 1/4 of said Section 36 for 746.68 feet; thence run North 0 degrees 36 minutes 05 seconds West for 53.03 feet to the Point of Beginning of the following described parcel; thence continue North 0 degrees 36 minutes 05 seconds West, along the last described course for 170.00 feet; thence run North 88 degrees 44 minutes 58 seconds West for 130.00 feet; thence run North 0 degrees 36 minutes 05 seconds West for 5.00 feet; thence run North 88 degrees 44 minutes 58 seconds West for 25.00 feet; thence run South 0 degrees 36 minutes 05 seconds East for 175.00 feet; thence run South 88 degrees 44 minutes 58 seconds East along the Northerly Right-of-Way line of West Atlantic Boulevard for 155.00 feet to the Point of Beginning, all lying and being in the City of Margate, Broward County, Florida.

and

WHEREAS, "COURTELIS" has constructed a shopping center on Tract 1 and desires to grant and establish reciprocal easements for ingress and egress and for parking with respect to Tract 1 and Tract 2.

NOW, THEREFORE, "COURTELIS" and "GLA" as owners of Tract 1 and Tract 2, for themselves and their successors and assigns, declare as follows:

1. That the Owners, their customers, invitees, tenants and tenant's customers and invitees of Tract 1 and Tract 2 shall be entitled to use the parking areas from time to time provided in Tract 1 and Tract 2 for parking purposes and for the purpose of ingress and egress and that the parking areas upon Tract 1 and Tract 2 shall be so constructed so as to have contiguous, no barrier parking except as necessary for the orderly flow of vehicular traffic.

OFF REC. 7226 PAGE 317

Order: 12137711 Page 2 of 4 Requested By: JonathanRenfroe, Printed: 12/6/2024 12:32 PM
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(continued)

2. The easement, license, right and privilege granted hereby shall be solely for the benefit of and restricted solely to the owners of Tract 1 and Tract 2 but any owner may grant the benefit of said easement, license, right or privilege to the tenant of said owner now or hereafter occupying the parcel owned by such owner for the duration of said tenancy.

3. The owners of Tract 1 and Tract 2 shall construct upon their respective tracts a parking area providing for a minimum of 5.5 parking spaces for each 1,000 square feet of gross rentable area constructed on said tracts.

4. Not more than thirty percent (30%) of the land area of Tract 2 shall be used for the construction of buildings. The owner of Tract 2 shall not utilize more than fifty percent (50%) of the frontage of Tract 2 on West Atlantic Boulevard for the construction of buildings.

5. This instrument is not intended nor shall it be construed as granting any rights in or for the benefit of the general public and nothing in this instrument shall prohibit any owner of a Tract which is subject to this Declaration from providing for a maintenance charge in leases to the tenants of said owner for the use and maintenance of the parking areas.

6. This Agreement may be modified or terminated only by the written agreement of the owners of Tract 1 and Tract 2; however, in the event both Tract 1 and Tract 2 are owned by one owner, such owner may terminate this Agreement or modify it in any manner by filing of record an amended Declaration.

OFF REC. 7226 PAGE 318

Order: 12137711 Page 3 of 4 Requested By: JonathanRenfroe, Printed: 12/6/2024 12:32 PM
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(continued)

IN WITNESS WHERE, the Parties have hereunto set their hands and seals, the day and year first above written.

Signed, sealed and delivered
in the presence of:

WITNESS:

ALEC P. COURTELIS

DONALD L. SMITH, JR.

("COURTELIS")

WITNESS:

G.L.A. ENTERPRISES OF MARGATE

President

Secretary

("GLA")

STATE OF FLORIDA)
) S.S.
COUNTY OF DADE)

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized to take oaths and acknowledgements in the State and County aforesaid, personally appeared ALEC P. COURTELIS and DONALD L. SMITH, JR., Partners, to me well known to be the persons described in and who executed the foregoing Declaration, and they acknowledged before me that they executed the same for the uses and purposes therein expressed.

WITNESS my hand and offical seal at Miami, said County and State last aforesaid, this 20th day of July A.D., 1977.

My commission expires:

NOTARY PUBLIC, STATE OF FLORIDA

Notary Public, State of Florida at Large.
My Commission Expires Aug. 15, 1977.

STATE OF FLORIDA)
) S.S.
COUNTY OF DADE)

I HEREBY CERTIFY, that on this day, before me, an officer duly authorized to take oaths and acknowledgements in the State and County aforesaid, personally appeared Vito DiPaco and Vincent DiPaco President and _____ Secretary, respectively of G.L.A. ENTERPRISES OF MARGATE, to me well known to be the persons described in and who executed the foregoing Declaration on behalf of said Corporation, and they acknowledged before me that they executed the same for the uses and purposes therein expressed.

WITNESS my hand and official seal at Miami, said County and State last aforesaid, this 20th day of July AD., 1977.

NOTARY PUBLIC, STATE OF FLORIDA

My commission expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES MAR. 9, 1979
BONDED THRU GENERAL INSURANCE UNDERWRITERS

RECORDED IN THE OFFICIAL RECORDS BOOK OF BROWARD COUNTY, FLORIDA
L. A. HESTER
COUNTY ADMINISTRATOR

OFF. REC. 7226 PAGE 319