

Prepared by and return to:

David N. Tolces, Esq.
Weiss Serota Helfman Cole + Bierman
2255 Glades Road, Suite 200E
Boca Raton, FL 33431

DECLARATION OF UNITY OF TITLE

THIS UNITY OF TITLE, made this _____ day of _____, 2024, by the City of Margate, a Florida municipal corporation, hereinafter designated as “Owner”;

WHEREAS, Owner is the fee simple owner of the real property legally described in **Exhibit “A”** (the “Property”) attached hereto.

Owner recognizes and acknowledges that for the public health, safety and welfare, the Property shall not be divided into separate parcels. In consideration of the approval of the development plan for the Property, and other good and valuable consideration, the Owner hereby agrees to restrict the Property in the following manner:

Said Property shall be considered as one plot and parcel of land and no portion of the Property shall be sold, transferred, devised or assigned except in its entirety, and that the Property shall be used for residential and commercial purposes.

The Owner further agrees that this conditions, restriction and limitation shall be deemed a covenant running with the land and shall remain in full force and effect and be binding upon the undersigned, its successors and assigns, until such time as the same may be released in writing by the City of Margate, Florida, through its delegated authority, following authorization by the City of Margate City Commission.

Owner warrants that they have title to the Property and that they have full power and authority to execute this Unity of Title.

(Signatures Appear on Next Page)

Signed, sealed, witnessed and acknowledged this ____ day of _____, 2024.

ATTEST:

CITY OF MARGATE, a Florida
municipal corporation

Jennifer M. Johnson, MMC

By: _____
Tommy Ruzzano, Mayor

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this ____ day of _____, 2024, by Tommy Ruzzano, as Mayor of the City of Margate, and Jennifer Johnson, City Clerk of the City of Margate, on behalf of the City of Margate, ☐ being personally known to me or ☐ having produced a _____ as identification.

[Notary Seal] Notary Public

Printed Name: _____

My Commission Expires: _____

LEGAL DESCRIPTIONS

Parcel 1:

ID #: 4841 36 00 0011

36-48-41 S1/2 of NW1/4 OF NW1/4 LESS E 550 & LESS W 50 FOR CANAL R/W
& LESS ORS 6062/75, 6062/77,6062/79 LESS P/P/A 172-45B

Parcel 2:

ID#: 4841 36 00 0020

36-48-41 E 550 OF S1/2 OF NW1/4 OF NW1/4 LESS OR 6062/77 LESS P/P/A
172-45B

Parcel 3:

ID#: 4841 36 00 0030

36-48-41 COMM AT NE1/4 COR OF S1/2 OF NW1/4, WLY 30 TO POB, SLY
86.32,WLY 467.3,NLY 36.32, WLY 67.70,SLY 365,WLY 335,NLY 380,WLY
375,NLY 35,ELY 1235 TO POB LESS P/P/A 175-45B

Parcel 4:

ID#: 4841 36 00 0031

36-48-41 COMM AT NE COR OF S1/2 OF NW1/4 OF NW1/4,WLY 1062.43,S 35
TO POB CONT S 265, ELY 5,S 20 TO P/C, SWLY ALG ARC OF CURVE 23.56
TO P/T,WLY 10 NLY 35,ELY 10,N 265, E 10 TO POB