

BILL OF SALE

THIS BILL OF SALE, made this 10 day of March, 2009, between Hamsa Hand Holdings, LLC., a Florida Limited Liability Company ("Grantor"), and The City of Margate, Fl ("Grantee").

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten dollars (\$10.00) and other good and valuable considerations to it in hand paid by the Grantee the receipt of which is hereby acknowledged, has granted, bargained, and sold, and by these presents does grant, bargain and sell, to the Grantee, its heirs, successors and assigns forever, the following personal property located within the premises described on Exhibit "A" attached hereto:

Water Distribution System including lines, Fire Hydrants and incidental improvements, including those set forth on Exhibit B attached hereto.

AND Grantor hereby warrants and will defend the sale of the said property, goods and chattels against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed and its seal to be affixed the day and year first above written.

WITNESS:

Hamsa Hand Holdings, LLC, a Florida
Limited Liability Company

Catherine Barba

Alan J Goldberg

Print Name CATHERINE BARBA

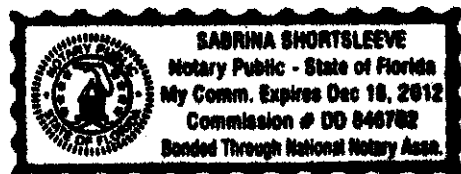
Alan J Goldberg, Managing Member

Sabrina Shortsleeve

Print Name

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 10 day of March, 2009, by Alan J Goldberg Managing Member of Hamsa Hans Holdings, LLC a Florida Limited Liability Company, on behalf of the Company. He is personally known to me.



Sabrina Shortsleeve
NOTARY PUBLIC

Sabrina Shortsleeve
Printed Name of Notary Public

JOINDER BY MORTGAGEE

The undersigned, being the owner and holder of a mortgage encumbering the real and personal property currently owned by Hamsa Hand Holdings LLC, a Florida limited liability company, which real and personal property constitutes a portion of the overall property that is the subject of that certain Bill of Sale, hereby joins in and agrees to the terms and conditions of the Bill of Sale to which this Joinder is attached.

IN WITNESS WHEREOF, the undersigned has executed this Joinder to the Modification Agreement the 20th day of December, 2008.

Signed, sealed and delivered
in the presence of:

SEACOAST NATIONAL BANK

Monica Williams
Witness

Monica Williams
Print

Alex J. Goldberg
Witness
ALAN J. GOLDBERG
Print

By: Ray Thrown
Name: RAY THROWN
Title: S.V.P.

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 26th day of December, 2008, by Ray Thrown, as Sr. Vice President, of Seacoast National Bank, on behalf of the bank, who is personally known to me or who has produced a _____ as identification.

Tania C Aguiar
Typed/Printed Name:
Notary Public - State of Florida
Commission Expires:

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JOINDER BY MORTGAGEE

The undersigned, being the owner and holder of a mortgage encumbering a portion of the real and personal property currently owned by Hamsa Hand Holdings LLC, a Florida limited liability company, which real and personal property constitutes a portion of the overall property that is the subject of that certain Bill of Sale, hereby joins in and agrees to the terms and conditions of the Bill of Sale to which this Joinder is attached.

IN WITNESS WHEREOF, the undersigned has executed this Joinder to the Bill of Sale the 29 day of December, 2008.

Signed, sealed and delivered
in the presence of:

Alan B. Osofsky

Alan B. Osofsky

Margaret Lopez
Witness

MARGARITA LOPEZ
Print

Wuke Abraham
Witness

WUKE ABRAHAM
Print

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 29th day of December, 2008 by Alan B. Osofsky, who is personally known to me or who has produced a _____ as identification.

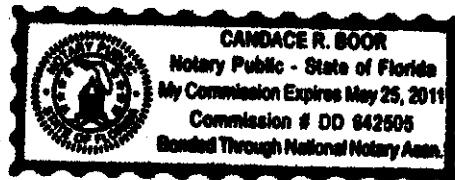
Candace R. Boor

Typed/Printed Name:

Notary Public - State of Florida

Commission Expires:

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LEGAL DESCRIPTION

EXHIBIT "A"

Parcel A:

Tract B of "THE HALE PLAT", according to the plat thereof as recorded in Plat Book 137, at Page 16 of the Public Records of Broward County, Florida, less the following described portions of Tract B of "THE HALE PLAT"

Less-out 1

Commence at the Southeast corner of Tract B; thence run North 00 degrees 36 minutes 58 seconds West along the East line of said Tract B for a distance of 373.48 feet to the Point of Beginning; thence run South 89 degrees 23 minutes 02 seconds West for a distance of 269.29 feet to a point; thence run North 00 degrees 36 minutes 58 seconds West for a distance of 322.29 feet to a point on the South Right-of-Way line of Coconut Creek Parkway; thence run North 88 degrees 52 minutes 35 seconds East along said South right-of-way line of Coconut Creek Parkway for a distance of 239.94 feet to a point; thence run South 45 degrees 52 minutes 12 seconds East for a distance of 58.24 feet to a point on the West right of way line of Lyons Road; thence run South 05 degrees 59 minutes 16 seconds West along said West Right-of-Way line of Lyons Road for a distance of 90.69 feet to a point; thence run South 00 degrees 36 minutes 58 seconds East along said West right of way line of Lyons Road for a distance of 193.52 feet to the Point of Beginning.

Less-out 2

A portion of Tract B of "THE HALE PLAT" according to the plat thereof as recorded in Plat Book 137 at Page 16 of the Public Records of Broward County, Florida, being more particularly described as follows:


Commence at the Southwest corner of said Tract "B"; thence along the South line of said Tract "B" North 88 degrees 52 minutes 35 seconds East (bearing basis) 50.00 feet to a line parallel with and 50.00 feet East of the West line of said Tract "B" and the Point of Beginning; thence along said parallel line North 00 degrees 26 minutes 31 seconds West, 710.17 feet to the North line of said Tract "B"; thence along said North line for the following five (5) courses, (1) North 88 degrees 52 minutes 35 seconds East 65.90 feet; (2) South 87 degrees 18 minutes 34 seconds East, 180.40 feet; (3) North 88 degrees 52 minutes 35 seconds East 305.00 feet; (4) North 01 degrees 07 minutes 25 seconds West, 12.00 feet; (5) North 88 degrees 52 minutes 35 seconds East 64.97 feet; thence South 01 degrees 07 minutes 25 seconds East, 710.12 feet to the South line of said Tract "B"; thence along said North line South 88 degrees 52 minutes 35 seconds West, 624.32 feet to the Point of Beginning.

Less-out 3

The West 50.00 feet of Tract "B" of "THE HALE PLAT", according to the plat thereof as recorded in Plat Book 137 at Page 16 of the Public Records of Broward County, Florida.

Parcel B:

Easements for drainage and stormwater created by the Grant of Easement for Drainage purposes recorded in Official Records Book 14044, Page 405; and the Grant of Easement for Drainage purposes recorded in Official Records Book 14044, Page 413; and the Easement recorded in Official Records Book 15282, Page 841, of the

~~2008-12-23~~ 

WATER

12"x8" Tapping Sleeve & Valve	1 EA	7078.5	6870.43
8"x8" Tapping Sleeve & Valve	1 EA	5983	5811.97
8" C-900 PVC	1970 LF	23.5	46295
8" DIP	120 LF	43.5	5042.87
6" C-900 PVC	157 LF	28	4231.04
6" DIP	150 LF	34.75	5039.19
4" C-900 PVC	30 LF	28.25	821.33
4" DIP	40 LF	26	1003.62
8" Gate Valve	10 EA	1381	13412.99
6" Gate Valve	14 EA	975	13257.33
4" Gate Valve	3 EA	863	2514.25
Fire Hydrant	9 EA	2927.5	25597.35
4" Meter Assembly	1 LS	5542.09	5542.09
4" RPZ Backflow	1 LS	9056	8796.94
1" Water Service	2 EA	629	1220.94
2" Water Service	5 EA	812	3942.66
Fittings	1 LS	500	500
Pavement Restoration	1 SF	600	600
Backfill & Compaction	1 LS	500	500
Fill & Flush	1 LS	500	500
Water Testing	1 LS	500	500
Water Barricade	1 LS	327	317.53
<u>WATER DISTRIBUTION TOTAL</u>	0	0	<u>\$152,000.00</u>

EXHIBIT B

DIVERSIFIED COMPANIES

March 10, 2009

City of Margate Engineering Department
P.O. Box 934459
Margate, Florida 33093-4459

Re: Strada

To Whom it may concern;

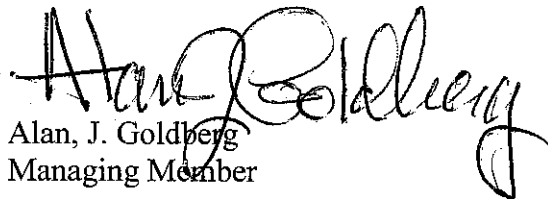
Please be advised that the owner of the Strada Property, Hamsa Hand Holdings LLC, hereby confirms that it is responsible for the maintenance, repair and replacement of the sanitary sewer collection/ transmission system including the lift station.

Diversified Realty Development Co. is under contract to manage the Strada project for the owner and therefore, in the event there is maintenance, repair or replacement needed in regard to the sanitary sewer system it will be our Company's responsibility to cause it to be resolved.

Any calls, complaints or issues regarding the sanitary sewer system should be referred to our Company.

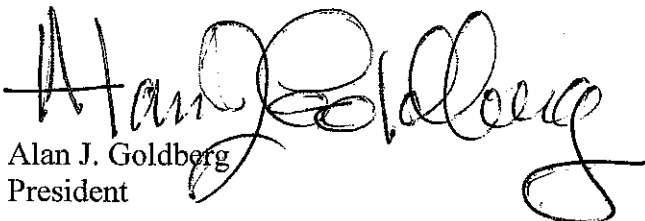
Very Truly Yours,

Hamsa Hand Holdings, LLC



Alan, J. Goldberg
Managing Member

Diversified Realty Development, Co.



Alan J. Goldberg
President