

Prepared by: South Broward Drainage District
RETURN TO: 6591 SW 160 Avenue
Southwest Ranches, FL 33331

Folio # 514011060900

MAINTENANCE AND INDEMNIFICATION AGREEMENT

(CENTRA FALLS)

THIS AGREEMENT, made and entered into this 14 day of January, 2019, by and between **SOUTH BROWARD DRAINAGE DISTRICT**, a political subdivision of the State of Florida, whose address is 6591 S.W. 160th Avenue, Southwest Ranches, Florida 33331, hereinafter referred to as "District", and **CENTRA FALLS HOMEOWNERS ASSOCIATION, INC.** whose address is 401 E. Las Olas Blvd., Fort Lauderdale, Florida 33301, hereinafter collectively referred to as "Owner".

WITNESSETH:

WHEREAS, District is a political subdivision of the State of Florida charged with the responsibility of effecting drainage and water management within its geographical boundaries and approving all subdivision plats and development plans affecting lands within its geographical boundaries; and

WHEREAS, Owner is the Property Owner of a real estate development known as "CENTRA FALLS" which is located within the boundaries of the District and Owner is or will be responsible for maintenance of all common areas within said properties and is hereinafter collectively referred to as "Subject Property" and is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

WHEREAS, Owner acknowledges that Owner has the primary responsibility to maintain at its expense the surface water management and drainage system for the Subject Property and the drainage, flowage and storage of stormwater on and across the Subject Property (hereinafter, collectively referred to as the "Drainage System"); and

WHEREAS, as a condition of allowing the development of Subject Property, the District requires DRAINAGE EASEMENTS (hereinafter collectively referred to as "Easement") for stormwater drainage, flowage and storage through and for the Subject Property, and for flowage of stormwater drainage from neighboring properties; and

WHEREAS, the aforescribed Easements have been dedicated to the District and are recorded in the Public Records of Broward County, Florida as INSTR #113552435 and 113107362. The Owner acknowledges the dedication of these Easements and that the District has on a non-exclusive basis, access to and the right to utilize the areas dedicated by said Easements (hereinafter collectively referred to as "Easement Areas") for the purpose of constructing, maintaining and repairing the Drainage System and appurtenances contained therein; and

WHEREAS, Owner acknowledges and agrees that the District shall have the authority to issue permits in the future that will allow and permit the use of the Drainage System and the construction and installation of new (drainage improvements over, under and across the aforescribed Easement Areas for off-site properties to connect to the proposed lake system for the Subject Property and to flow through the Drainage System; and

WHEREAS, the existing future connections to the Drainage System by off-site properties have been taken into account by the Owner's Engineer in the design of the Drainage System; and

WHEREAS, the Owner acknowledges that Owner has the primary responsibility to maintain drainage, flowage and storage of stormwater from Subject Property; and

WHEREAS, as a condition of allowing the development of Subject Property, the District requires Owner to enter into this Agreement, and as a condition of having issued a permit or permits for development of Subject Property to do the following:

- (a) To indemnify and hold harmless the District from any and all liability as the result of the construction of the Drainage System; and
- (b) To maintain the Drainage System for the Subject Property; and
- (c) To keep the Easements Areas free and clear of all permanent obstructions, including, but not limited to, landscaping; and

WHEREAS, the Owner is agreeable to entering into this Agreement and to be responsible for any and all expenses incurred by the District as a result of the District agreeing to the issuance of a permit for construction of the Drainage System, and all other matters stated in this Agreement including, but not limited to, the provisions (a) through (c) of the preceding paragraph; and

WHEREAS, District requires the Owner to assign lien rights, if any, to District in the event the Owner fails and/or refuses to collect the monies which may be due the District as a result of expenses incurred by District arising out of this Agreement; and

WHEREAS, Owner shall pay to District those monies which may be due the District as the result of expenses incurred by District arising out of this Agreement; and

WHEREAS, District and Owner are desirous of entering into an agreement to provide for construction and maintenance of the Drainage System; and

WHEREAS, notwithstanding anything stated herein, the District has the right, but not the obligation to maintain the Drainage System; and

NOW, THEREFORE, in consideration of the premises and Ten and No/100 (\$10.00) Dollars and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged by District and Owner, each intending to be legally bound, do hereby represent, warrant, covenant and agree as follows:

1. The foregoing statements are true and correct and are incorporated herein by reference as though set forth verbatim.

2. The Owner agrees that Owner shall be responsible for such work as may be necessary to maintain the Drainage System in a condition required by the District and other governmental agencies other than District which have jurisdiction over Subject Property.

3. The Owner acknowledges that if it fails to maintain the Drainage System, the District may perform the required maintenance work in accordance with the terms of this Agreement.

4. The Owner acknowledges that in the event the District's employees and/or agents are required to maintain any portion of the Drainage System, and should the work of District's employees and/or agents cause any harm whatsoever to any improvements on the Subject Property, that the Owner shall be responsible for any work which may be necessary in order to return the improvements back to their original condition as required by the District, and/or other governmental agencies which have jurisdiction over Subject Property. This responsibility shall remain solely that of the Owner and its assigns, unless such harm or damage to the improvements is caused by the willful or wanton acts or gross negligence of the District, its employees or agents and such harm is not reasonably avoidable. District's employees and agents will use their best efforts not to cause harm to the improvements and District agrees to give Owner reasonable notice prior to entering the Subject Property unless an emergency exists in which case the District will notify Owner as soon as reasonably practical under the circumstances.

5. During the period of time beginning with commencement of construction of the Drainage System, the Owner agrees that, for and in consideration of an additional \$10.00 and other good and valuable consideration, the receipt of which is acknowledged by the Owner, the Owner shall indemnify and hold harmless the District from any and all actions or claims which the District may sustain or incur by reason of or in consequence of the Owner's negligence in the construction and completion of the Drainage System and/or negligence of the Owner and its employees or agents in the performance of the work to be performed by Owner under this Agreement. This indemnification includes, but is not limited to, any and all personal injuries which may be suffered by any individuals or entities as a result of Owner's and/or Owner's employees' or agents' negligence in the construction of the Drainage System. The Owner agrees to take over and defend such claims or actions filed against District with respect to the indemnity contained in this paragraph 5. Nothing contained herein shall be deemed, however, to constitute a waiver by District of any limitations of its liability that may be accorded it by virtue of Section 768.28, Florida statutes, or any subsequent similar law. Further, nothing contained herein shall be construed to provide that either party may be liable to any person not a party to this Agreement and neither party waives any defenses it may have against claims from such persons.

6. After completion of construction by Owner, the Owner shall indemnify and hold harmless the District from any and all actions or claims which the District may sustain or incur by reason of or in consequence of the Owner's negligence in the maintenance of the Drainage System and/or negligence of the Owner and its employees or agents in the performance of the work to be performed by the Owner under this Agreement. The indemnification includes, but is not limited to, any and all personal injuries which may be suffered by any individuals or entities as a result of Owner's and/or its employees' or agents' negligence in the maintenance of the Drainage System. The Owner agrees to take over and defend such claims or actions filed against District with respect to the indemnity contained in this paragraph 6. Nothing contained herein shall be deemed, however, to constitute a waiver by District of any limitations of its liability that may be accorded it by virtue of Section 768.28, Florida Statutes, or any subsequent similar law. Further, nothing contained herein shall be construed to provide that either party may be liable to any person not a party to this Agreement and neither party waives any defenses it may have against claims from such persons.

7. Owner acknowledges that the District has no obligations or responsibility regarding any portion of the Drainage System, that any damage which may be caused to the Drainage System shall be repaired by the Owner, and the District shall have no obligation to repair or be responsible for any damage which may be caused to the Drainage System as a result of either activities of the District or by third parties unless caused by willful or wanton acts or gross negligence of the District, its employees or agents and such harm is not reasonably avoidable. District's employees and agents will use their best efforts not to cause harm to the Drainage System, and District agrees to give Owner reasonable notice prior to entering the Easement Areas, except in the event of an emergency as solely determined by the District. In this event, the District will make a reasonable attempt to notify Owner as soon as reasonably practical under the circumstances. This Paragraph does not and is not intended to release third parties from any damage that the third parties may cause to the Drainage System.

8. The Owner shall be responsible for restoring in kind any fences, berms, side ditches, culverts, landscaping or any other structures and appurtenances which are required to be restored as a result of construction and maintenance of the Drainage System and shall provide for and coordinate any necessary utility relocations. In addition, the Owner shall take all necessary precautions to confine construction and maintenance of the Drainage System and all associated tasks to within the Easement Areas.

9. The Owner agrees that during construction and maintenance of the Drainage System they shall proceed in such a manner that the drainage of the Subject property and areas adjacent to the Subject Property which drain into and through the Drainage System will be maintained at all times and the Owner shall take all reasonable and necessary steps to prevent pollution of the Subject Property and Drainage System during the construction and maintenance of the Drainage System.

10. The Owner during construction and maintenance of the Drainage System shall be responsible to repair any damage which Owner's contractors cause to the District's existing drainage systems including appurtenances thereto. The Owner agrees to reimburse District for all costs incurred by District to repair any damage to the District's existing drainage system which occur as a result of the aforementioned obligations to be performed by the Owner pursuant to this Agreement. The Owner does not waive any defenses or admit any liability by such agreement, nor is this Agreement meant to absolve the contractors, subcontractors or third parties from liability for their own actions.

11. In the event that the Drainage System is not being constructed or maintained pursuant to the plans approved by the District and/or requirements of the District, the Owner agrees that within twenty (20) consecutive calendar days after written notice by District, the Owner will commence to repair and correct any deviations from the approved plans and District requirements, said repairs and/or corrections to be completed within sixty (60) days of said notice. If this is not done, the Owner shall, as directed by the District, remove that portion of the Drainage System which District requires to be removed. If any part of the Drainage System is removed pursuant to this Paragraph, any other portion of the District's drainage system which has been removed or altered shall be restored to its original condition or District criteria as of the date of this Agreement. In the alternative, the Drainage System shall be completed.

12. The Owner agrees that if construction, maintenance or lack of maintenance of the Drainage System causes or is causing damage to District's drainage systems (including appurtenances thereto) or if the Drainage System is not constructed or maintained in accordance with the original approved plans or District requirements, that within twenty (20) consecutive calendar days after written notice by District to Owner and the contractor, which notice shall specifically describe the nature and extent of the damage or improper construction or maintenance, that the District may order and direct that all or a portion of the Drainage System being constructed or worked on by the Owner shall cease. If District gives notice as provided herein, Owner and contractor shall cease work and not begin again for that portion which is stopped until damage or threat of damage has been repaired or removed or correction of the improper construction or maintenance has commenced, and the District authorizes resumption of said work in writing. The Owner agrees to notify contractor constructing or maintaining the work described in this Agreement of the District's right to stop the contractor's work upon said notice and to provide contractor with such notice if notice is given to Owner.

13. After completion of the Drainage System, and prior to final acceptance by District, the Owner shall provide to District as-built drawings of the Drainage System and adjacent drainage facilities, including invert elevations and locations of culverts and appurtenances associated therewith, and all other drainage improvements constructed as part of the Drainage System and as required under the permit issued by the District.

14. After completion of the Drainage System to the satisfaction of the District, the District shall issue written approval of the Drainage System following which the Owner shall assume responsibility for maintenance of the Drainage System.

15. The Owner acknowledges and agrees that the Drainage System shall be re-certified by a Florida Registered Professional Engineer every 5 years in accordance with the District's Charter and Criteria Manual.

16. At all times following the execution of this Agreement, Owner agrees to allow the District, its successors and assigns access to and across all Easement Areas

17. The Owner's obligations under this Agreement are assignable in whole or in part by Owner to a successor owner or to a property owners association. Such assignment to a successor owner or property owners association may be made by Owner only with the consent of District in writing of the document effecting said assignment, and upon acknowledgment in writing that the assignee has read and understands the assignment which must provide that the assignee agrees to perform Owner's obligations hereunder and to be bound by the terms of this Agreement. Upon the delivery of said document to District, acceptance of said document in writing by District and upon recording in the Broward County Public Records of said document, all with respect to an assignment to a successor owner, and upon written approval of the Drainage System by the District, Owner shall have no responsibility to perform pursuant to the terms of this Agreement. Upon delivery of said acceptance to the Owner or its successors, the Owner and successor owner(s) shall have no responsibility to perform pursuant to the terms of this Agreement. Notwithstanding anything to the contrary herein contained, Owner and any subsequent assignor will continue to be liable for any damage arising out of events which occurred prior to the assignment of such party's obligations as stated herein. District's approval as stated herein will not be unreasonably withheld. To be effective, the assignment to a successor owner or property owners association, signed by the successor owner or property owners association and written consent of the District, must be recorded in the Broward County Public Records.

18. Nothing contained in this Agreement shall create any obligation of District to maintain any lakes, drainage structures or culverts within Subject Property and maintenance of all internal lakes, drainage structures, culverts and outfalls into the Subject Property Drainage System shall be the responsibility of the Owner.

19. If exercised by District, the District's responsibility for maintaining the Drainage System shall consist primarily of maintaining flowage through the Drainage System.

20. The Owner acknowledges that they shall be responsible to comply with all federal, state, county

and local regulations regarding the water quality of the lakes and water bodies within the Subject Property and shall be responsible to pay for any and all costs, including reasonable attorney's fees, associated with said compliance. Furthermore, Owner shall be responsible to reimburse the District for any costs and expenses incurred by the District to address any water quality issue which is attributable to the Subject Property in accordance with Paragraph 23 below.

21. The Owner acknowledges that the Owner shall be responsible for any and all costs and expenses associated with the clean-up/removal/neutralizing of any soil contamination that the Broward County Pollution Prevention Division or any other Governmental entity determines is within the area of the Easements. Furthermore, Owner shall be responsible to reimburse the District for any costs and expenses, including reasonable attorney's fees, incurred by the District to address any soil contamination issue which is attributed to the Subject Property in accordance with Paragraph 24 below.

22. In the event District is required to perform maintenance as stated herein, District shall do so to the best of its ability without unreasonable interference with Owners business operations on Subject Property.

23. Any expenses or costs, including reasonable attorney's fees incurred by the District with respect to the matters for which the District has been indemnified under this Agreement, or as a result of any work performed by the District as provided for in this Agreement, or for damages incurred by the District for which the Owner has indemnified the District, shall be paid to District by Owner, its successors or assigns, as applicable, within thirty (30) days after receiving a statement for same with support documentation (invoices and the like) for all charges shown.

24. In the event payment is not received within thirty (30) days from the billing for such charges, the District shall be entitled to file a lien in the Broward County Public Records upon all non-governmental owned property within Subject Property, which lien shall be inferior to any existing mortgage then encumbering the property, ad valorem taxes, and any such other liens, impositions and assessments as may be given priority by applicable statutes. This lien shall be effective upon the recording of a claim of lien in the public records of Broward County, Florida, and will be for the unpaid sums due the District, including reasonable attorney's fees, together with interest thereon at eighteen percent (18%) per year or the highest non-usurious rate allowable by law, whichever is less. The District agrees to grant partial releases of any lien in its favor upon payment of a proportionate share of the lien amount based upon and for the real property sought to be released. In the alternative, the District shall be entitled to include said unpaid expenses or costs on the annual tax bill for Subject Property issued by the Broward County Property Appraiser or Revenue Collector.

25. Owner shall at all times provide the District with the name and phone number of an individual or individuals who shall be available to answer questions and complaints regarding the responsibility of maintenance of the Drainage System and adjacent drainage facilities.

26. All notices of request, demand and other communications hereunder shall be addressed to the parties as follows:

As to District:

South Broward Drainage District
Attn: District Director
6591 S.W. 160th Avenue
Southwest Ranches, Florida 33331

with a copy to:

Douglas R. Bell, Esquire
Cumberland Building, Suite 505
800 East Broward Boulevard
Ft. Lauderdale, Florida 33301

As to Owner:

CENTRA FALLS HOMEOWNERS ASSOCIATION, INC.
401 E. Las Olas Blvd.
Fort Lauderdale, Florida 33301

unless the address is changed by a party by notice given to the other parties. Notice shall be in writing, mailed certified mail, return receipt requested, postage prepaid and shall be deemed delivered when mailed or upon hand delivery to the address indicated. Notwithstanding the foregoing, notices, requests or demands or other communications referred to in this Agreement may be sent by facsimile, electronic mail, telegraph or private courier, but shall be deemed to have been given when received.

27. In the event of any litigation under this Agreement or litigation with respect to the enforcement of any liens of the District, the prevailing party shall be entitled to an award of its court costs and reasonable attorney's fees at trial and all appellate levels of judicial proceedings.

28. To the extent permitted by law, the indemnifications and hold harmless, as applicable, set forth in this Agreement shall survive the execution of this Agreement and the completion of all activities and/or construction to be completed by the Owner or its contractors, subcontractors, designees, or agents, and its successors or assigns in or on the Drainage System.

29. In addition to this Agreement, the Owner is subject to all rules and regulations of the District regarding construction of the Drainage System.

30. The District agrees to issue its permit to the Owner for construction of the Drainage System contemplated herein in accordance with the terms and conditions of this Agreement.

31. No waiver of any provision of this Agreement shall be effective unless it is in writing, signed by the party against whom it is asserted and any such written waiver shall only be applicable to the specific instance to which it relates and shall not be deemed to be a continuing or future waiver.

32. This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original, but all of which will constitute one and the same Agreement.

33. This Agreement shall inure to the benefit of and shall be binding upon the parties hereto and their respective heirs, personal representatives, successors, assigns, grantees and to those persons who are specifically assigned in writing any rights or obligations hereunder. Further, this Agreement shall be a covenant running with the land described as Subject Property and binding upon all owners of such land. The Owner shall disclose this Agreement in writing to all persons acquiring any portion of Subject Property subsequent to the date of this Agreement and any declaration of covenants, conditions or restrictions recorded with respect to Subject Property subsequent to the date of this Agreement shall specially refer to this Agreement.

34. This Agreement shall be construed and interpreted according to the laws of the State of Florida and the venue with respect to any litigation with respect to this Agreement shall be Broward County, Florida.

35. All terms and words used in this Agreement, regardless of the number and gender in which used, shall be deemed to include any other gender or number as the context or the use thereof may require.

36. This Agreement shall not be modified (and no purported modification thereof shall be effective) unless in writing and signed by the party to be charged.

37. The exhibit hereto contains additional terms of this Agreement. Typewritten or handwritten provisions inserted in this Agreement or exhibit (and initialed by the parties) shall control all printed provisions in conflict therewith.

38. Whenever approvals of any nature are required by any party to this Agreement, it is agreed that same shall not be unreasonably withheld.

39. This Agreement shall be severable and if any part or portion of this Agreement shall be found to be invalid or unenforceable, such findings shall not affect the remainder of this Agreement.

40. This Agreement merges and supersedes any and all previous agreements on the subject matter between the parties, whether oral or written, and constitutes the entire agreement between the parties.

41. The District and Owner agree that notwithstanding anything in this Agreement or elsewhere to the contrary, Owner shall have the right to establish and record in the Public Records of Broward County, Florida, such use restrictions and covenants as the Owner shall determine with respect to the Drainage System and adjacent

drainage facilities. Further, the Owner shall have the unconditional right to enforce said restrictions and covenants by all means allowable by law or such other means as may be contained in any instrument of record pertaining to such restrictions and covenants. The use restrictions and covenants established with respect to the Drainage System, adjacent drainage facilities and other property as established by the Owner shall be deemed covenants running with the land. Notwithstanding the foregoing, in no event shall any of Owner's use restrictions or covenants interfere with the rights of the District pursuant to this Agreement and if a use or covenant is restricted or prohibited by the District, the Owner cannot override or exclude said restricted or prohibited use or covenant. The terms and provisions of this Paragraph shall survive the execution and delivery of this Agreement.

42. The Owner agrees to reimburse District and pay for all reasonable attorneys fees and costs incurred by District in negotiating this Agreement and the cost of recording this Agreement in the Public Records of Broward County, Florida.

43. This Agreement shall be recorded in the public records of Broward County, Florida.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in the presence of:

Susan Tratzogui
Witness Signature
Susan Tratzogui
Witness Printed Name

Reina I. Muniz
Witness Signature
Reina I. Muniz
Witness Printed Name

"District"
(SOUTH BROWARD DRAINAGE DISTRICT)

By: Scott Hodges, Chairperson

Attest:

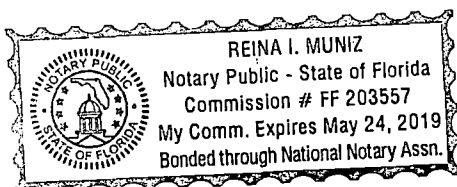
Robert E. Goggin IV, Secretary

STATE OF FLORIDA)
)§
COUNTY OF BROWARD)

The foregoing Agreement was acknowledged before me this 31st day of January, 2019 by SCOTT HODGES and ROBERT E. GOGGIN, IV as Chairperson and Secretary, respectively of the SOUTH BROWARD DRAINAGE DISTRICT, a political subdivision of the State of Florida, on behalf of SOUTH BROWARD DRAINAGE DISTRICT. They are personally known to me.

WITNESS my hand and official seal in the county and state last aforesaid this 31st day of January, 2019.

NOTARY SEAL OR STAMP



Reina I. Muniz
NOTARY PUBLIC SIGNATURE

"OWNER"

**CENTRA FALLS HOMEOWNERS
ASSOCIATION**

Derek Goodyear
Witness Signature

Derek Goodyear
Witness Printed Name

Patricia L. O'Rourke
Witness Signature

PATRICIA L. O'Rourke
Witness Printed Name

By: Gary Clement
Gary Clement, President

STATE OF FLORIDA)
) §
COUNTY OF BRAUER)

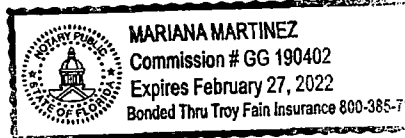
The foregoing Agreement was acknowledged before me this 14th day of JANUARY, 20 19 by

Gary Clement, President of Centra Falls Homeowners Association, Inc., who (is personally known to me) or
(has produced

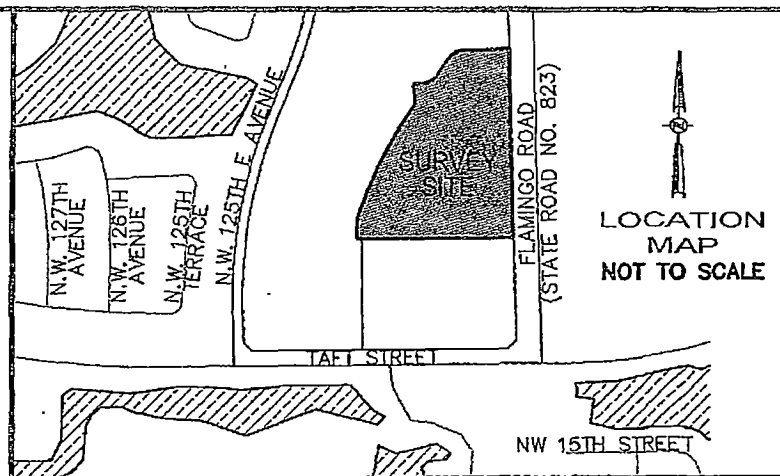
_____ as identification).

Witness my hand and official seal in the county and state last aforesaid this 14th day of
JANUARY, 20 19.

NOTARY SEAL, STAMP



Mariana Martinez
NOTARY PUBLIC SIGNATURE



DESCRIPTION

PARCEL 1: (PROJECT BOUNDARY)

A PORTION OF TRACT A AND A PORTION OF BUFFER TRACT 4, PEMBROKE FALLS- PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WESTERLY MOST SOUTHEAST CORNER OF SAID BUFFER TRACT 4, SAID POINT ALSO BEING LOCATED ON THE NORTH RIGHT-OF-WAY LINE OF TAFT STREET AS DESCRIBED IN OFFICIAL RECORDS BOOK 22098, PAGE 866, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH $89^{\circ} 40' 31''$ WEST, ON SAID NORTH RIGHT-OF-WAY LINE AND ON THE SOUTH LINE OF SAID BUFFER TRACT 4, A DISTANCE OF 593.25 FEET; THENCE NORTH $00^{\circ} 19' 29''$ WEST, 452.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH $89^{\circ} 40' 31''$ WEST, 20.00 FEET; THENCE NORTH $00^{\circ} 19' 29''$ WEST, A DISTANCE OF 69.26 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 50.00 FEET, A DELTA OF $18^{\circ} 20' 38''$ AND AN ARC DISTANCE OF 16.00 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1,750.00 FEET, A DELTA OF $16^{\circ} 27' 10''$, AND AN ARC DISTANCE OF 502.52 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 35.00 FEET, A DELTA OF $36^{\circ} 08' 18''$, AND AN ARC DISTANCE OF 22.07 FEET TO A POINT OF TANGENCY; THENCE NORTH $01^{\circ} 39' 59''$ WEST, 72.33 FEET; THENCE NORTH $88^{\circ} 20' 01''$ EAST, A DISTANCE OF 38.96 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 73.50 FEET, A DELTA OF $53^{\circ} 26' 28''$, AND AN ARC DISTANCE OF 68.56 FEET TO A POINT OF TANGENCY; THENCE NORTH $34^{\circ} 53' 33''$ EAST, A DISTANCE OF 85.82 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 73.50 FEET, A DELTA OF $53^{\circ} 26' 28''$, AND AN ARC DISTANCE OF 68.56 FEET TO A POINT OF TANGENCY; THENCE NORTH $88^{\circ} 20' 01''$ EAST, 184.47 FEET TO THE INTERSECTION WITH THE EAST LINE OF SAID BUFFER TRACT 4 AND THE WEST RIGHT-OF-WAY LINE OF FLAMINGO ROAD AS DESCRIBED IN DEED BOOK 634, PAGE 183, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH $01^{\circ} 39' 59''$ EAST, ON SAID EAST LINE AND SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 763.75 FEET; THENCE SOUTH $89^{\circ} 40' 31''$ WEST, 618.50 FEET TO THE POINT OF BEGINNING.

PROJECT CONTAINING: 364,586 SQUARE FEET (8.370 ACRES) MORE OR LESS.

LESS THAT PORTION KNOWN AS BUILDING 1

(DESCRIPTION CONTINUED ON PAGE 2)

CENTRA FALLS BUILDING DESCRIPTION

REVISIONS			
No.	Date	Description	Dwn.

Prepared For: LABEL AND COMPANY

Last Date of Field Survey:

SURVEYOR'S CERTIFICATE

This certifies that a survey of the hereon described property was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 51-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Gary A. Rager

104070

GeoPoint
Surveying, Inc.

4152 W. Blue Heron Blvd.
Suite 105
Riviera Beach, FL 33404

Phone: (561) 444-2720
www.geopointsurveying.com
Licensed Business Number LB 7768

Drawn: SWM Date: ~~~~

Data File: ~~~~

(DESCRIPTION CONTINUED FROM PAGE 1)

DESCRIPTION BUILDING 1

A PORTION OF TRACT "A" PEMBROKE FALLS-PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE PLAT OF PEMBROKE FALLS-PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 01° 39' 59" WEST ALONG THE EAST LINE OF TRACT 14 AND BUFFER TRACT 4 AS SHOWN ON SAID PLAT OF PEMBROKE FALLS-PHASE 1 AND THE WEST RIGHT-OF-WAY LINE OF FLAMINGO ROAD AS DESCRIBED IN DEED BOOK 634, PAGE 183, OF SAID PUBLIC RECORDS, A DISTANCE OF 452.12 FEET TO A POINT ON A LINE 452.00 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF TAFT STREET AS DESCRIBED IN OFFICIAL RECORDS BOOK 22098, PAGE 866 OF SAID PUBLIC RECORDS; THENCE SOUTH 89° 40' 31" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 423.07 FEET; THENCE NORTH 00° 19' 29" WEST, A DISTANCE OF 31.83 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89° 40' 31" WEST, A DISTANCE OF 176.00 FEET; THENCE NORTH 00° 19' 29" WEST, A DISTANCE OF 69.00 FEET; THENCE NORTH 89° 40' 31" EAST, A DISTANCE OF 176.00 FEET; THENCE SOUTH 00° 19' 29" EAST, A DISTANCE OF 69.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 12,144 SQUARE FEET OR 0.279 ACRES MORE OR LESS.

AND LESS THAT PORTION KNOWN AS BUILDING 2

DESCRIPTION BUILDING 2

A PORTION OF TRACT "A" PEMBROKE FALLS-PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE PLAT OF PEMBROKE FALLS-PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 01° 39' 59" WEST ALONG THE EAST LINE OF TRACT 14 AND BUFFER TRACT 4 AS SHOWN ON SAID PLAT OF PEMBROKE FALLS-PHASE 1 AND THE WEST RIGHT-OF-WAY LINE OF FLAMINGO ROAD AS DESCRIBED IN DEED BOOK 634, PAGE 183, OF SAID PUBLIC RECORDS, A DISTANCE OF 452.12 FEET TO A POINT ON A LINE 452.00 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF TAFT STREET AS DESCRIBED IN OFFICIAL RECORDS BOOK 22098, PAGE 866 OF SAID PUBLIC RECORDS; THENCE SOUTH 89° 40' 31" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 232.41 FEET; THENCE NORTH 00° 19' 29" WEST, A DISTANCE OF 27.83 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89° 40' 31" WEST, A DISTANCE OF 176.00 FEET; THENCE NORTH 00° 19' 29" WEST, A DISTANCE OF 69.00 FEET; THENCE NORTH 89° 40' 31" EAST, A DISTANCE OF 176.00 FEET; THENCE SOUTH 00° 19' 29" EAST, A DISTANCE OF 69.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 12,144 SQUARE FEET OR 0.279 ACRES MORE OR LESS.

AND LESS THAT PORTION KNOWN AS BUILDING 3

(DESCRIPTION CONTINUED ON PAGE 3)

**CENTRA FALLS
BUILDING DESCRIPTION**

REVISIONS			
No.	Date	Description	Drawn

Prepared For: LABEL AND COMPANY
Last Date of Field Survey:

GeoPoint
Surveying, Inc.

4152 W. Blue Heron Blvd.
Suite 105
Riviera Beach, FL 33404

Phone: (561) 444-2720
www.gcpointsurvey.com
Licensed Business Number LB 7768

Drawn: SWM Date: Data File:

AM: WCENTRA FALLS SURVEY SKETCH AND DESCRIPTIONS CENTRA FALLS, BLDG DESC.DWG PLOTTED BY: SERGIO MACHADO ON: 12/14/2017 3:03 PM LAST SAVED BY: SERGIO M ON: 12/14/2017 2:20 PM

(DESCRIPTION CONTINUED FROM PAGE 2)

DESCRIPTION BUILDING 3

A PORTION OF TRACT "A" PEMBROKE FALLS-PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE PLAT OF PEMBROKE FALLS-PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 01° 39' 59" WEST ALONG THE EAST LINE OF TRACT 14 AND BUFFER TRACT 4 AS SHOWN ON SAID PLAT OF PEMBROKE FALLS-PHASE 1 AND THE WEST RIGHT-OF-WAY LINE OF FLAMINGO ROAD AS DESCRIBED IN DEED BOOK 634, PAGE 183, OF SAID PUBLIC RECORDS, A DISTANCE OF 452.12 FEET TO A POINT ON A LINE 452.00 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF TAFT STREET AS DESCRIBED IN OFFICIAL RECORDS BOOK 22098, PAGE 866 OF SAID PUBLIC RECORDS; THENCE SOUTH 89° 40' 31" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 41.47 FEET; THENCE NORTH 00° 19' 29" WEST, A DISTANCE OF 31.83 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89° 40' 31" WEST, A DISTANCE OF 176.00 FEET; THENCE NORTH 00° 19' 29" WEST, A DISTANCE OF 69.00 FEET; THENCE NORTH 89° 40' 31" EAST, A DISTANCE OF 176.00 FEET; THENCE SOUTH 00° 19' 29" EAST, A DISTANCE OF 69.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 12,144 SQUARE FEET OR 0.279 ACRES MORE OR LESS.

AND LESS THAT PORTION KNOWN AS BUILDING 4

DESCRIPTION BUILDING 4

A PORTION OF TRACT "A" PEMBROKE FALLS-PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE PLAT OF PEMBROKE FALLS-PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 01° 39' 59" WEST ALONG THE EAST LINE OF TRACT 14 AND BUFFER TRACT 4 AS SHOWN ON SAID PLAT OF PEMBROKE FALLS-PHASE 1 AND THE WEST RIGHT-OF-WAY LINE OF FLAMINGO ROAD AS DESCRIBED IN DEED BOOK 634, PAGE 183, OF SAID PUBLIC RECORDS, A DISTANCE OF 452.12 FEET TO A POINT ON A LINE 452.00 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF TAFT STREET AS DESCRIBED IN OFFICIAL RECORDS BOOK 22098, PAGE 866 OF SAID PUBLIC RECORDS; THENCE SOUTH 89° 40' 31" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 44.25 FEET; THENCE NORTH 00° 19' 29" WEST, A DISTANCE OF 120.83 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89° 40' 31" WEST, A DISTANCE OF 126.00 FEET; THENCE NORTH 00° 19' 29" WEST, A DISTANCE OF 69.00 FEET; THENCE NORTH 89° 40' 31" EAST, A DISTANCE OF 126.00 FEET; THENCE SOUTH 00° 19' 29" EAST, A DISTANCE OF 69.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 8,694 SQUARE FEET OR 0.200 ACRES MORE OR LESS.

AND LESS THAT PORTION KNOWN AS BUILDING 5

(DESCRIPTION CONTINUED ON PAGE 4)

CENTRA FALLS BUILDING DESCRIPTION

REVISIONS				Prepared For: LABEL AND COMPANY
No.	Date	Description	Drawn	Last Date of Field Survey:



4152 W. Blue Heron Blvd.
Suite 105
Riviera Beach, FL 33404

Phone: (561) 444-2720
www.geopointsurveying.com
Licensed Business Number LB 7768

LAST SAVED BY: SERGIO MACHADO ON: 12/14/2017 3:01 PM PLOTTED BY: SERGIO MACHADO ON: 12/14/2017 2:20 PM IE: \\CENTRA FALLS\\SURVEY\\SKETCH AND DESCRIPTIONS\\CENTRA FALLS_BLDG DESC.DWG

(DESCRIPTION CONTINUED FROM PAGE 3)

DESCRIPTION BUILDING 5

A PORTION OF TRACT "A" PEMBROKE FALLS-PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE PLAT OF PEMBROKE FALLS-PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 01° 39' 59" WEST ALONG THE EAST LINE OF TRACT 14 AND BUFFER TRACT 4 AS SHOWN ON SAID PLAT OF PEMBROKE FALLS-PHASE 1 AND THE WEST RIGHT-OF-WAY LINE OF FLAMINGO ROAD AS DESCRIBED IN DEED BOOK 634, PAGE 183, OF SAID PUBLIC RECORDS, A DISTANCE OF 452.12 FEET TO A POINT ON A LINE 452.00 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF TAFT STREET AS DESCRIBED IN OFFICIAL RECORDS BOOK 22098, PAGE 866 OF SAID PUBLIC RECORDS; THENCE SOUTH 89° 40' 31" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 249.11 FEET; THENCE NORTH 00° 19' 29" WEST, A DISTANCE OF 120.83 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89° 40' 31" WEST, A DISTANCE OF 151.00 FEET; THENCE NORTH 00° 19' 29" WEST, A DISTANCE OF 69.00 FEET; THENCE NORTH 89° 40' 31" EAST, A DISTANCE OF 151.00 FEET; THENCE SOUTH 00° 19' 29" EAST, A DISTANCE OF 69.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 10,419 SQUARE FEET OR 0.239 ACRES MORE OR LESS.

LESS THAT PORTION KNOWN AS BUILDING 6

DESCRIPTION BUILDING 6

A PORTION OF TRACT "A" PEMBROKE FALLS-PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE PLAT OF PEMBROKE FALLS-PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 01° 39' 59" WEST ALONG THE EAST LINE OF TRACT 14 AND BUFFER TRACT 4 AS SHOWN ON SAID PLAT OF PEMBROKE FALLS-PHASE 1 AND THE WEST RIGHT-OF-WAY LINE OF FLAMINGO ROAD AS DESCRIBED IN DEED BOOK 634, PAGE 183, OF SAID PUBLIC RECORDS, A DISTANCE OF 452.12 FEET TO A POINT ON A LINE 452.00 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF TAFT STREET AS DESCRIBED IN OFFICIAL RECORDS BOOK 22098, PAGE 866 OF SAID PUBLIC RECORDS; THENCE SOUTH 89° 40' 31" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 414.78 FEET; THENCE NORTH 00° 19' 29" WEST, A DISTANCE OF 120.83 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89° 40' 31" WEST, A DISTANCE OF 151.00 FEET; THENCE NORTH 00° 19' 29" WEST, A DISTANCE OF 69.00 FEET; THENCE NORTH 89° 40' 31" EAST, A DISTANCE OF 151.00 FEET; THENCE SOUTH 00° 19' 29" EAST, A DISTANCE OF 69.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 10,419 SQUARE FEET OR 0.239 ACRES MORE OR LESS.

(DESCRIPTION CONTINUED ON PAGE 5)

CENTRA FALLS BUILDING DESCRIPTION

REVISIONS			
No.	Date	Description	Drawn

Prepared For: LABEL AND COMPANY

Last Date of Field Survey:

GeoPoint
Surveying, Inc.

4152 W. Blue Heron Blvd.
Suite 105
Riviera Beach, FL 33404

Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business Number LB 7768

Drawn: SWM

Date: ~~~~

Data File: ~~~~

NAME: WICENTRA FALLS SURVEY SKETCH AND DESCRIPTIONS CENTRA FALLS_BLDG DESC.DWG PLOTTED BY: SERGIO MACHADO ON: 12/14/2017 3:00 PM LAST SAVED BY: SERGIOM ON: 12/14/2017 2:20 PM

(DESCRIPTION CONTINUED FROM PAGE 4)

AND LESS THAT PORTION KNOWN AS BUILDING 7

DESCRIPTION BUILDING 7

A PORTION OF TRACT "A" PEMBROKE FALLS-PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE PLAT OF PEMBROKE FALLS-PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 01° 39' 59" WEST ALONG THE EAST LINE OF TRACT 14 AND BUFFER TRACT 4 AS SHOWN ON SAID PLAT OF PEMBROKE FALLS-PHASE 1 AND THE WEST RIGHT-OF-WAY LINE OF FLAMINGO ROAD AS DESCRIBED IN DEED BOOK 634, PAGE 183, OF SAID PUBLIC RECORDS, A DISTANCE OF 452.12 FEET TO A POINT ON A LINE 452.00 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF TAFT STREET AS DESCRIBED IN OFFICIAL RECORDS BOOK 22098, PAGE 866 OF SAID PUBLIC RECORDS; THENCE SOUTH 89° 40' 31" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 374.76 FEET; THENCE NORTH 00° 19' 29" WEST, A DISTANCE OF 217.50 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 89° 40' 31" WEST, A DISTANCE OF 151.00 FEET; THENCE NORTH 00° 19' 29" WEST, A DISTANCE OF 69.00 FEET; THENCE NORTH 89° 40' 31" EAST, A DISTANCE OF 151.00 FEET; THENCE SOUTH 00° 19' 29" EAST, A DISTANCE OF 69.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 10,419 SQUARE FEET OR 0.239 ACRES MORE OR LESS.

AND LESS THAT PORTION KNOWN AS BUILDING 8

DESCRIPTION BUILDING 8

A PORTION OF TRACT "A" PEMBROKE FALLS-PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE PLAT OF PEMBROKE FALLS-PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 01° 39' 59" WEST ALONG THE EAST LINE OF TRACT 14 AND BUFFER TRACT 4 AS SHOWN ON SAID PLAT OF PEMBROKE FALLS-PHASE 1 AND THE WEST RIGHT-OF-WAY LINE OF FLAMINGO ROAD AS DESCRIBED IN DEED BOOK 634, PAGE 183, OF SAID PUBLIC RECORDS, A DISTANCE OF 452.12 FEET TO A POINT ON A LINE 452.00 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF TAFT STREET AS DESCRIBED IN OFFICIAL RECORDS BOOK 22098, PAGE 866 OF SAID PUBLIC RECORDS; THENCE SOUTH 89° 40' 31" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 46.00 FEET; THENCE NORTH 00° 19' 29" WEST, A DISTANCE OF 213.50 FEET; THENCE SOUTH 89° 40' 31" WEST, A DISTANCE OF 188.10 FEET; TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 89° 40' 31" WEST, A DISTANCE OF 126.00 FEET; THENCE NORTH 00° 19' 29" WEST, A DISTANCE OF 69.00 FEET; THENCE NORTH 89° 40' 31" EAST, A DISTANCE OF 126.00 FEET; THENCE SOUTH 00° 19' 29" EAST, A DISTANCE OF 69.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 8,694 SQUARE FEET OR 0.200 ACRES MORE OR LESS.

AND LESS THAT PORTION KNOWN AS BUILDING 9

(DESCRIPTION CONTINUED ON PAGE 6)

**CENTRA FALLS
BUILDING DESCRIPTION**

REVISIONS			
No.	Date	Description	Dwn.

Prepared For: LABEL AND COMPANY
Last Date of Field Survey:



4152 W. Blue Heron Blvd.
Suite 105
Riviera Beach, FL 33404

Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business Number LB 7768

14E: W:\CENTRA FALLS\SURVEY\SKETCH AND DESCRIPTIONS\CENTRA FALLS_BLDG DESC.DWG PLOTTED BY: SERGIO MACHADO ON: 12/14/2017 3:00 PM LAST SAVED BY: SERGIOM ON: 12/14/2017 2:20 PM

(DESCRIPTION CONTINUED FROM PAGE 5)

DESCRIPTION BUILDING 9

A PORTION OF TRACT "A" PEMBROKE FALLS-PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE PLAT OF PEMBROKE FALLS-PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 01° 39' 59" WEST ALONG THE EAST LINE OF TRACT 14 AND BUFFER TRACT 4 AS SHOWN ON SAID PLAT OF PEMBROKE FALLS-PHASE 1 AND THE WEST RIGHT-OF-WAY LINE OF FLAMINGO ROAD AS DESCRIBED IN DEED BOOK 634, PAGE 183, OF SAID PUBLIC RECORDS, A DISTANCE OF 452.12 FEET TO A POINT ON A LINE 452.00 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF TAFT STREET AS DESCRIBED IN OFFICIAL RECORDS BOOK 22098, PAGE 866 OF SAID PUBLIC RECORDS; THENCE SOUTH 89° 40' 31" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 46.00 FEET; THENCE NORTH 00° 19' 29" WEST, A DISTANCE OF 213.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00° 19' 29" WEST, A DISTANCE OF 69.00 FEET; THENCE SOUTH 89° 40' 31" WEST, A DISTANCE OF 126.00 FEET; THENCE SOUTH 00° 19' 29" EAST, A DISTANCE OF 69.00 FEET; THENCE NORTH 89° 40' 31" EAST, A DISTANCE OF 126.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 8,694 SQUARE FEET OR 0.200 ACRES MORE OR LESS.

AND LESS THAT PORTION KNOWN AS BUILDING 10

DESCRIPTION BUILDING 10

A PORTION OF TRACT "A" PEMBROKE FALLS-PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE PLAT OF PEMBROKE FALLS-PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 01° 39' 59" WEST ALONG THE EAST LINE OF TRACT 14 AND BUFFER TRACT 4 AS SHOWN ON SAID PLAT OF PEMBROKE FALLS-PHASE 1 AND THE WEST RIGHT-OF-WAY LINE OF FLAMINGO ROAD AS DESCRIBED IN DEED BOOK 634, PAGE 183, OF SAID PUBLIC RECORDS, A DISTANCE OF 452.12 FEET TO A POINT ON A LINE 452.00 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF TAFT STREET AS DESCRIBED IN OFFICIAL RECORDS BOOK 22098, PAGE 866 OF SAID PUBLIC RECORDS; THENCE SOUTH 89° 40' 31" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 48.51 FEET; THENCE NORTH 00° 19' 29" WEST, A DISTANCE OF 302.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00° 19' 29" WEST, A DISTANCE OF 69.00 FEET; THENCE SOUTH 89° 40' 31" WEST, A DISTANCE OF 126.00 FEET; THENCE SOUTH 00° 19' 29" EAST, A DISTANCE OF 69.00 FEET; THENCE NORTH 89° 40' 31" EAST, A DISTANCE OF 126.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 8,694 SQUARE FEET OR 0.200 ACRES MORE OR LESS.

AND LESS THAT PORTION KNOWN AS BUILDING 11

(DESCRIPTION CONTINUED ON PAGE 7)

CENTRA FALLS BUILDING DESCRIPTION

REVISIONS			
No.	Date	Description	Dwn.

Prepared For: LABEL AND COMPANY
Last Date of Field Survey:

GeoPoint
Surveying, Inc.

4152 W. Blue Heron Blvd.
Suite 105
Riviera Beach, FL 33404

Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business Number LB 7768

Drawn: SWM Date: _____

Data File: _____

NAME: WCENTRA FALLS SURVEYS KETCH AND DESCRIPTIONS CENTRA FALLS BLDG DESC.DWG PLOTTED BY: SERGIO MACHADO ON: 12/14/2017 2:59 PM LAST SAVED BY: SERGIO M ON: 12/14/2017 2:50 PM

(DESCRIPTION CONTINUED FROM PAGE 6)

DESCRIPTION BUILDING 11

A PORTION OF TRACT "A" PEMBROKE FALLS-PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE PLAT OF PEMBROKE FALLS-PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 01° 39' 59" WEST ALONG THE EAST LINE OF TRACT 14 AND BUFFER TRACT 4 AS SHOWN ON SAID PLAT OF PEMBROKE FALLS-PHASE 1 AND THE WEST RIGHT-OF-WAY LINE OF FLAMINGO ROAD AS DESCRIBED IN DEED BOOK 634, PAGE 183, OF SAID PUBLIC RECORDS, A DISTANCE OF 452.12 FEET TO A POINT ON A LINE 452.00 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF TAFT STREET AS DESCRIBED IN OFFICIAL RECORDS BOOK 22098, PAGE 866 OF SAID PUBLIC RECORDS; THENCE SOUTH 89° 40' 31" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 254.11 FEET; THENCE NORTH 00° 19' 29" WEST, A DISTANCE OF 306.50 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 00° 19' 29" WEST, A DISTANCE OF 69.00 FEET; THENCE SOUTH 89° 40' 31" WEST, A DISTANCE OF 101.00 FEET; THENCE SOUTH 00° 19' 29" EAST, A DISTANCE OF 69.00 FEET; THENCE NORTH 89° 40' 31" EAST, A DISTANCE OF 101.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 6,969 SQUARE FEET OR 0.160 ACRES MORE OR LESS.

AND LESS THAT PORTION KNOWN AS BUILDING 12

DESCRIPTION BUILDING 12

A PORTION OF TRACT "A" PEMBROKE FALLS-PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE PLAT OF PEMBROKE FALLS-PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 01° 39' 59" WEST ALONG THE EAST LINE OF TRACT 14 AND BUFFER TRACT 4 AS SHOWN ON SAID PLAT OF PEMBROKE FALLS-PHASE 1 AND THE WEST RIGHT-OF-WAY LINE OF FLAMINGO ROAD AS DESCRIBED IN DEED BOOK 634, PAGE 183, OF SAID PUBLIC RECORDS, A DISTANCE OF 452.12 FEET TO A POINT ON A LINE 452.00 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF TAFT STREET AS DESCRIBED IN OFFICIAL RECORDS BOOK 22098, PAGE 866 OF SAID PUBLIC RECORDS; THENCE SOUTH 89° 40' 31" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 369.77 FEET; THENCE NORTH 00° 19' 29" WEST, A DISTANCE OF 306.50 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 00° 19' 29" WEST, A DISTANCE OF 69.00 FEET; THENCE SOUTH 89° 40' 31" WEST, A DISTANCE OF 101.00 FEET; THENCE SOUTH 00° 19' 29" EAST, A DISTANCE OF 69.00 FEET; THENCE NORTH 89° 40' 31" EAST, A DISTANCE OF 101.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 6,969 SQUARE FEET OR 0.159 ACRES MORE OR LESS.

AND LESS THAT PORTION KNOWN AS BUILDING 14

(DESCRIPTION CONTINUED ON PAGE 8)

CENTRA FALLS BUILDING DESCRIPTION

REVISIONS			
No.	Date	Description	By

Prepared For: LABEL AND COMPANY
Last Date of Field Survey:

GeoPoint
Surveying, Inc.

4152 W. Blue Heron Blvd.
Suite 105
Riviera Beach, FL 33404

Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business Number LB 7768

FILE: W:\CENTRA FALLS\SURVEYS\SKETCH AND DESCRIPTIONS\CENTRA FALLS_BLDG_DESC.DWG PLOTTED BY: SERGIO MACHADO ON: 12/14/2017 2:58 PM LAST SAVED BY: SERGIO ON: 12/14/2017 2:20 PM

(DESCRIPTION CONTINUED FROM PAGE 7)

DESCRIPTION BUILDING 14

A PORTION OF TRACT "A" PEMBROKE FALLS-PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE PLAT OF PEMBROKE FALLS-PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 01° 39' 59" WEST ALONG THE EAST LINE OF TRACT 14 AND BUFFER TRACT 4 AS SHOWN ON SAID PLAT OF PEMBROKE FALLS-PHASE 1 AND THE WEST RIGHT-OF-WAY LINE OF FLAMINGO ROAD AS DESCRIBED IN DEED BOOK 634, PAGE 183, OF SAID PUBLIC RECORDS, A DISTANCE OF 452.12 FEET TO A POINT ON A LINE 452.00 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF TAFT STREET AS DESCRIBED IN OFFICIAL RECORDS BOOK 22098, PAGE 866 OF SAID PUBLIC RECORDS; THENCE SOUTH 89° 40' 31" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 254.44 FEET; THENCE NORTH 00° 19' 29" WEST, A DISTANCE OF 457.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00° 19' 29" WEST, A DISTANCE OF 69.00 FEET; THENCE SOUTH 89° 40' 31" WEST, A DISTANCE OF 126.00 FEET; THENCE SOUTH 00° 19' 29" EAST, A DISTANCE OF 69.00 FEET; THENCE NORTH 89° 40' 31" EAST, A DISTANCE OF 126.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 8,694 SQUARE FEET OR 0.200 ACRES MORE OR LESS.

AND LESS THAT PORTION KNOWN AS BUILDING 15

DESCRIPTION BUILDING 15

A PORTION OF TRACT "A" PEMBROKE FALLS-PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE PLAT OF PEMBROKE FALLS-PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 01°39'59" WEST ALONG THE EAST LINE OF TRACT 14 AND BUFFER TRACT 4 AS SHOWN ON SAID PLAT OF PEMBROKE FALLS-PHASE 1 AND THE WEST RIGHT-OF-WAY LINE OF FLAMINGO ROAD AS DESCRIBED IN DEED BOOK 634, PAGE 183, OF SAID PUBLIC RECORDS, A DISTANCE OF 452.12 FEET TO A POINT ON A LINE 452.00 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF TAFT STREET AS DESCRIBED IN OFFICIAL RECORDS BOOK 22098, PAGE 866 OF SAID PUBLIC RECORDS; THENCE SOUTH 89°40'31" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 51.70 FEET; THENCE NORTH 00°19'29" WEST, A DISTANCE OF 457.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00° 19' 29" WEST, A DISTANCE OF 69.00 FEET; THENCE SOUTH 89° 40' 31" WEST, A DISTANCE OF 126.00 FEET; THENCE SOUTH 00° 19' 29" EAST, A DISTANCE OF 69.00 FEET; THENCE NORTH 89° 40' 31" EAST, A DISTANCE OF 126.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 8,694 SQUARE FEET OR 0.200 ACRES MORE OR LESS.

AND LESS THAT PORTION KNOWN AS BUILDING 16

(DESCRIPTION CONTINUED ON PAGE 9)

CENTRA FALLS BUILDING DESCRIPTION

REVISIONS			
No.	Date	Description	Drawn

Prepared For: LABEL AND COMPANY
Last Date of Field Survey:

GeoPoint
Surveying, Inc.

4152 W. Blue Heron Blvd.
Suite 105
Riviera Beach, FL 33404

Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business Number LB 7768

Drawn: SWM Date: ~~~~

Data File: ~~~~

NAME: WACENTRA FALLS SURVEY SKETCH AND DESCRIPTIONS CENTRA FALLS, BLDG DESC.DWG PLOTTED BY: SERGIO MACHADO ON: 12/14/2017 2:50 PM LAST SAVED BY: SERGIO ON: 12/14/2017 2:20 PM

(DESCRIPTION CONTINUED FROM PAGE 8)

DESCRIPTION BUILDING 16

A PORTION OF TRACT "A" PEMBROKE FALLS-PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE PLAT OF PEMBROKE FALLS-PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 01°39'59" WEST ALONG THE EAST LINE OF TRACT 14 AND BUFFER TRACT 4 AS SHOWN ON SAID PLAT OF PEMBROKE FALLS-PHASE 1 AND THE WEST RIGHT-OF-WAY LINE OF FLAMINGO ROAD AS DESCRIBED IN DEED BOOK 634, PAGE 183, OF SAID PUBLIC RECORDS, A DISTANCE OF 452.12 FEET TO A POINT ON A LINE 452.00 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF TAFT STREET AS DESCRIBED IN OFFICIAL RECORDS BOOK 22098, PAGE 866 OF SAID PUBLIC RECORDS; THENCE SOUTH 89°40'31" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 54.20 FEET; THENCE NORTH 00°19'29" WEST, A DISTANCE OF 546.16 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 00° 19' 29" WEST, A DISTANCE OF 69.00 FEET; THENCE SOUTH 89° 40' 31" WEST, A DISTANCE OF 151.00 FEET; THENCE SOUTH 00° 19' 29" EAST, A DISTANCE OF 69.00 FEET; THENCE NORTH 89° 40' 31" EAST, A DISTANCE OF 151.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 10,420 SQUARE FEET OR 0.239 ACRES MORE OR LESS.

AND LESS THAT PORTION KNOWN AS BUILDING 17

DESCRIPTION BUILDING 17

A PORTION OF TRACT "A" PEMBROKE FALLS-PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE PLAT OF PEMBROKE FALLS-PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 159, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 01°39'59" WEST ALONG THE EAST LINE OF TRACT 14 AND BUFFER TRACT 4 AS SHOWN ON SAID PLAT OF PEMBROKE FALLS-PHASE 1 AND THE WEST RIGHT-OF-WAY LINE OF FLAMINGO ROAD AS DESCRIBED IN DEED BOOK 634, PAGE 183, OF SAID PUBLIC RECORDS, A DISTANCE OF 452.12 FEET TO A POINT ON A LINE 452.00 FEET NORTH OF AND PARALLEL WITH THE NORTH RIGHT-OF-WAY LINE OF TAFT STREET AS DESCRIBED IN OFFICIAL RECORDS BOOK 22098, PAGE 866 OF SAID PUBLIC RECORDS; THENCE SOUTH 89°40'31" WEST ALONG SAID PARALLEL LINE A DISTANCE OF 219.55 FEET; THENCE NORTH 00°19'29" WEST, A DISTANCE OF 550.44 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 01° 15' 33" WEST, A DISTANCE OF 69.00 FEET; THENCE SOUTH 88° 44' 27" WEST, A DISTANCE OF 151.01 FEET; THENCE SOUTH 01° 15' 33" EAST, A DISTANCE OF 69.00 FEET; THENCE NORTH 88° 44' 27" EAST, A DISTANCE OF 151.01 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 10,420 SQUARE FEET OR 0.239 ACRES MORE OR LESS.

TOTAL LESS AND EXCEPT: 154,629 SQUARE FEET OR 3.550 ACRES MORE OR LESS.

TOTAL DESCRIBED AREA: 209,957 SQUARE FEET OR 4.820 ACRES MORE OR LESS.

CENTRA FALLS BUILDING DESCRIPTION

REVISIONS				Prepared For: LABEL AND COMPANY
No.	Date	Description	Dwn.	Last Date of Field Survey:

GeoPoint
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Drawn: SWM Date: _____ Data File: _____

ME: W/CENTRA FALLS SURVEY SKETCH AND DESCRIPTIONS/CENTRA FALLS_BLDG DESC.DWG PLOTTED BY: SERGIO MACHADO ON: 12/14/2017 3:14 PM LAST SAVED BY: SERGIO ON: 12/14/2017 3:09 PM