

PREPARED BY AND RETURN TO:

IAN LIS, ESQUIRE
TRIPP SCOTT, P.A.
110 SE 6 STREET, 15TH FLOOR
FORT LAUDERDALE, FLORIDA 33301

Property Appraiser Parcel Identification
Numbers (folio numbers):
494125320030 & 494125320010

THIS CORRECTIVE UNITY OF TITLE IS BEING RECORDED TO REVISE THE LEGAL DESCRIPTION, REVISE #3 BELOW AND ADD PARAGRAH 4 AS REQUIRED BY THE CITY OF LAUDERHILL. THE ORIGINAL UNITY OF TITLE WAS RECORDED APRIL 17, 2023 AT 4:30 PM UNDER INSTRUMENT NUMBER 118796061.

CORRECTIVE UNITY OF TITLE

THIS CORRECTIVE UNITY OF TITLE, dated this 11 day of December, 2023 by GJ LAUDERHILL, LLC, a Florida limited liability company ("Owner"), whose address is c/o Strategic Capital Realty, LLC, 2031 Harrison Street, Hollywood, FL 33020.

WITNESSETH:

WHEREAS, Owner is the owner in fee simple of the real property situate in the City of Lauderhill, Broward County, Florida, more particularly described in Exhibit "A" attached hereto and made a part hereof (the "Property"); and

WHEREAS, Owner is desirous of having the Property treated as one (1) single legal description with one (1) single street address rather than have the Property treated with separate street addresses.

NOW THEREFORE, for valuable considerations, the receipt of which sufficiency is hereby acknowledged, Owner represents and agrees as follows:

1. The Property shall henceforth be considered as one (1) unit, to be dealt with as an entirely only, and no part of the Property shall be sold, transferred, devised or assigned separate street addresses.
2. Owner understands and agrees that this Unity of Title shall be deemed a covenant running with the land and shall remain in full force and effect and be binding upon the Owner and its successors and assigns of Owner until terminated as provided herein.

3. In the event that Owner or any successor of Owner is desirous of canceling this Unity of Title, the same may be done by filing a Cancellation of Unity of Title instrument signed by all of the then owners of the Property along with written authorization from the City of Lauderhill's Planning & Zoning Department's letter of no obligation in the Public Records of Broward County, Florida.

4. This Declaration of Unity of Title shall constitute a covenant running with the land, as provided by law, and shall be binding upon the undersigned, its successors and assigns, and all parties claiming thereunder and no portion shall be sold, assigned, transferred, conveyed or devised separately except in its entirety as one plot or parcel until such time as the same may be released in writing under the order of the Director of Planning & Zoning of the City of Lauderhill.

Signed, sealed and delivered
in the presence of:

Witness

Print Name

Jaime Leon

GJ Lauderhill, LLC, a Florida
limited liability company

Witness

Print Name

Chris Dusseck

By:

Name: Matthew Jacocks

Title: Manager

STATE OF FLORIDA }
COUNTY OF BROWARD }

I hereby certify that on this day, before me, an officer duly authorized in the state aforesaid and in the county aforesaid to take acknowledgments personally appeared Matthew Jacocks as Manager of GJ Lauderhill, LLC, a Florida limited liability company, who is personally known to me or who provided FL ID as identification.

WITNESS my hand and seal in the county and state aforesaid this 11 day of December, 2023.



SEAN WIENKER-CULLUM
Notary Public
State of Florida
Comm# HH226611
Expires 2/9/2026

[Signature]

NOTARY PUBLIC

My Commission Expires: 2/9/2026

EXHIBIT "A"

LEGAL DESCRIPTION OF PROPERTY

A portion of Tract "A", LAUDERHILL SHOPPES NO. THREE, according to the Plat thereof, as recorded in Plat Book 82, Page 3 of the Public Records of Broward County, Florida, being more particularly described as follows:

Begin at the Southwest corner of Tract "A", LAUDERHILL SHOPPES NO. THREE, according to the Plat thereof, as recorded in Plat Book 82, Page 3 of the Public Records of Broward County, Florida, and run on an assumed bearing North $00^{\circ} 54' 30''$ West, along West line of said Tract "A", for a distance of 418.52 feet; thence North $90^{\circ} 00' 00''$ East, along a line parallel with the North line of said Tract "A", for a distance of 290.04 feet; thence South $00^{\circ} 54' 30''$ East along the East line of said Tract "A" for a distance of 333.92 feet; thence South $89^{\circ} 05' 30''$ West along the boundary of said Tract "A" for a distance of 190.00 feet; thence South $00^{\circ} 54' 30''$ East along the boundary of said Tract "A" for a distance of 80.00 feet; thence South $89^{\circ} 05' 30''$ West along the South line of said Tract "A" for a distance of 100 feet to the Point of Beginning.

and

A portion of Tract "A", LAUDERHILL SHOPPES NO. THREE, according to the Plat thereof, as recorded in Plat Book 82, Page 3 of the Public Records of Broward County, Florida, less that portion of said Tract "A", lying North of the Westerly extension of the South line of Parcel "A", PHILLIPS LAUDERHILL, according to the Plat thereof, as recorded in Plat Book 67, Page 12 of the Public Records of Broward County, Florida, being more particularly described as follows:

Commence at the Southwest corner of Tract "A", LAUDERHILL SHOPPES NO. THREE, according to the Plat thereof, as recorded in Plat Book 82, Page 3 of the Public Records of Broward County, Florida; and run on an assumed bearing of North $00^{\circ} 54' 30''$ West along the West line of said Tract "A" for a distance of 418.52 feet to the Point of Beginning; thence continue North $00^{\circ} 54' 30''$ West along said line for a distance of 333.92 feet; thence North $90^{\circ} 00' 00''$ East, along a line parallel with the North line of said Tract "A", for a distance of 290.04 feet, said line being coincident with a portion of the boundary of said Tract "A"; thence South $00^{\circ} 54' 30''$ East along the East line of said Tract "A" for a distance of 333.92 feet; thence South $90^{\circ} 00' 00''$ West along a line parallel with the North line of said Tract "A" for a distance of 290.04 feet to the Point of Beginning