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BROWARD COUNTY  
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Name: Richard G. Coker, Jr., Esquire  
Address: 501 Northeast 8th Street  
Fort Lauderdale, FL 33304

Document prepared by:

Name: Richard G. Coker, Jr., Esquire  
Address: 501 Northeast 8th Street  
Fort Lauderdale, FL 33304

**AGREEMENT TO PLACE A NOTATION ON PLAT**

THIS IS an AGREEMENT between BROWARD COUNTY, a political subdivision of the State of Florida, its successors and assigns, hereinafter referred to as "COUNTY;"

AND

GREENWIN FLORIDA INVESTMENTS, a Florida general partnership; ENDURING INVESTMENTS CORPORATION, a Florida corporation (50% interest) and LRL REALTY AND INVESTMENT CORPORATION, MEL REALTY AND INVESTMENT CORPORATION, JIL REALTY AND INVESTMENT CORPORATION and EPL REALTY AND INVESTMENT CORPORATION (50% interest), their successors and assigns, hereinafter collectively referred to as "DEVELOPER", along with LABIN FLORIDA LIMITED LIABILITY COMPANY, a Florida limited liability company; RDJA INCORPORATED, a Florida corporation; and LIGHTHOUSE PROPERTIES, INC., a Florida corporation, their successors and assigns, hereinafter collectively referred to as "OWNERS".

WHEREAS, DEVELOPER and OWNERS are the owners of Tracts C and D, as shown on the Pompano Industrial Park Third Addition Plat, Plat No. 010-UP-81, more particularly described in Exhibit "A", which Plat was recorded in Plat Book 111, Page 33, in the Public Records of Broward County, on November 18, 1981 (date); and

WHEREAS, the Pompano Industrial Park Third Addition Plat presently does not contain a notation on the face of the Plat; and

WHEREAS, DEVELOPER has requested that a notation stating:

This Plat is restricted to 182,312 square feet of commercial use on Tract C and 165,000 square feet of Industrial use on Tract D. Any structure within this Plat must comply with Section IV D.1.f., Development Review Requirements, of the

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03/08/99

Approved BCC 4/4/00 HES

Submitted By Dev. Mgmt.

RETURN TO DOCUMENT CONTROL

**DRC**

DRC

PZ24-12000024

03/19/2025

PZ24-12000024  
02/05/2025

Broward County Land Use Plan regarding hazards to air navigation. The Plat is further restricted as follows:

- A. If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued for the 182,312 square feet of commercial use, on Tract C, by April 4, 2005, which date is five (5) years from the date of approval of this request by Broward County, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above-referenced time frame; and/or
- B. If construction of project water lines, sewer lines, drainage and the rock base or internal roads have not been substantially completed by April 4, 2005, which date is five (5) years from the date of approval of this request by Broward County, then the Count's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above-referenced time frame; and

WHEREAS, the COUNTY has no objection to placing said notation on the face of the Plat, and the Board of County Commissioners has approved such a notation at its meeting of April 4, 2000;

NOW, THEREFORE, in consideration of the mutual terms, conditions and promises hereinafter set forth, the COUNTY and DEVELOPER, joined by the OWNER, LIGHTHOUSE PROPERTIES, INC., agree as follows:

- 1. The above recitals and representations are true and correct.

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2. COUNTY and DEVELOPER hereby agree that by the recording of this document, a notation is hereby placed on the face of the Pompano Industrial Park Third Addition Plat to read as follows:

This Plat is restricted to 182,312 square feet of commercial use on Tract C and 165,000 square feet of Industrial use on Tract D. Any structure within this Plat must comply with Section IV D.1.f., Development Review Requirements, of the Broward County Land Use Plan regarding hazards to air navigation. The Plat is further restricted as follows:

- A. If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued for the 182,312 square feet of commercial use, on Tract C, by April 4, 2005, which date is five (5) years from the date of approval of this request by Broward County, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above-referenced time frame; and/or
- B. If construction of project water lines, sewer lines, drainage and the rock base or internal roads have not been substantially completed by April 4, 2005, which date is five (5) years from the date of approval of this request by Broward County, then the Count's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above-referenced time frame;

3. COUNTY and DEVELOPER agree that the notation, set forth in Paragraph 2 above, on the face of the Pompano Industrial Park Third Addition Plat shall clarify and limit the use of the Pompano Industrial Park Third Addition Plat property.

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**DRC**

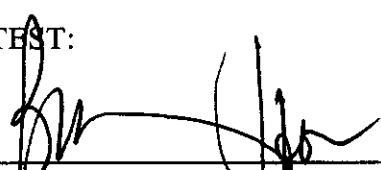
4. APPLICABLE LAW AND VENUE. This Agreement shall be interpreted and construed in accordance with and governed by the laws of the State of Florida. Venue for litigation concerning this Agreement shall be in Broward County, Florida.

5. This Agreement shall be recorded in the Public Records of Broward County, Florida, to evidence the agreements and representations of the parties as set forth herein.


IN WITNESS WHEREOF, the COUNTY and DEVELOPER, joined by OWNER, LIGHTHOUSE PROPERTIES, INC., have made and executed this Agreement on the respective dates under each signature: BROWARD COUNTY, through its Board of County Commissioners, acting by and through its Chair or Vice Chair, authorized to execute same; and Developer and Owners, acting by and through their duly authorized officers.

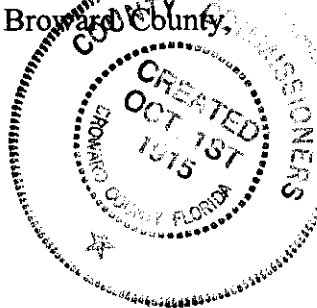
COUNTY

ATTEST:

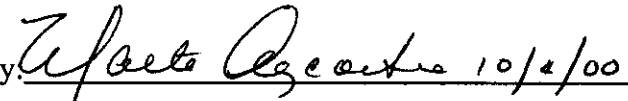
  
County Administrator and Ex-Officio  
Clerk of the Board of County  
Commissioners of Broward County,  
Florida

BROWARD COUNTY, through its BOARD OF  
COUNTY COMMISSIONERS

By:  Chair  
10<sup>th</sup> day of October, 2000.



Approved as to form by  
Office of County Attorney  
Broward County, Florida  
Government Center, Suite 423  
115 South Andrews Avenue  
Fort Lauderdale, FL 33301  
Telephone: (954) 357-7600  
Telecopier: (954) 357-6968

By:  10/2/00

Assistant County Attorney

**AGREEMENT TO PLACE A NOTATION ON PLAT BETWEEN BROWARD COUNTY  
AND GREENWIN FLORIDA INVESTMENTS, a Florida general partnership**

**DEVELOPER**

Witnesses:

GREENWIN FLORIDA INVESTMENTS, a Florida  
general partnership

By: ENDURING INVESTMENTS  
CORPORATION, INC., a Florida corporation

[Signature]  
Signature  
John Volosk  
Print Name

By: [Signature]  
Abraham J. Green  
President

[Signature]  
Signature  
Jon DeBeland  
Print Name

Address:  
2201 N.W. 30th Place  
Pompano Beach, FL 33069  
31st day of August, 2000.

(CORPORATE SEAL)

STATE OF FLORIDA :  
: SS.  
COUNTY OF BROWARD :

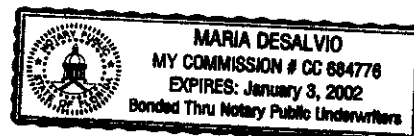
The foregoing instrument was acknowledged before me this 31st day of  
August, 2000, by ABRAHAM J. GREEN, as President of ENDURING  
INVESTMENTS CORPORATION, INC., a Florida corporation, on behalf of the corporation.  
He or she is personally known to me or who has produced \_\_\_\_\_ as  
identification and who did/did not take an oath.

(Seal)

NOTARY PUBLIC:

[Signature]  
Print name:  
Commission No.:

My commission expires:



CAF#245  
03/08/99

**AGREEMENT TO PLACE A NOTATION ON PLAT BETWEEN BROWARD COUNTY AND GREENWIN FLORIDA INVESTMENTS, a Florida general partnership**

**DEVELOPER**

Witnesses:

ENDURING INVESTMENTS CORPORATION, a  
Florida corporation

[Signature]  
Signature

JOHN VOLOSKE  
Print Name

[Signature]  
Signature

JOHN DEBELTRAND  
Print Name

By: [Signature]  
Signature

Print Name: ABRAHAM J. GREEN  
Title: PRESIDENT

Address:  
2201 N.W. 30th Place  
Pompano Beach, FL 33069

(CORPORATE SEAL)

31st day of August, 2000.

STATE OF FLORIDA :  
: SS.  
COUNTY OF BROWARD :

The foregoing instrument was acknowledged before me this 31st day of August, 2000, by ABRAHAM J. GREEN, as PRESIDENT of ENDURING INVESTMENTS CORPORATION, a Florida corporation, on behalf of the corporation. He or she is personally known to me or who has produced \_\_\_\_\_ as identification and who did/did not take an oath.

(Seal)

NOTARY PUBLIC:

Maria DeSalvo  
Print name:  
Commission No.:

My commission expires:



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**AGREEMENT TO PLACE A NOTATION ON PLAT BETWEEN BROWARD COUNTY  
AND GREENWIN FLORIDA INVESTMENTS, a Florida general partnership**

**DEVELOPER**

Witnesses:

LRL REALTY AND INVESTMENT  
CORPORATION, a Florida corporation

Maria DeSalvo  
Signature

MARIA DESALVO  
Print Name

John W. Vukobratovic  
Signature

John Vukobratovic  
Print Name

By: [Signature]  
Signature

Print Name: MICHAEL E. LATNER

Title: VICE-PRESIDENT

Address:

2201 N.W. 30th  
Tampa Bay FL 33069

(CORPORATE SEAL)

3<sup>rd</sup> day of August, 2000.

STATE OF Florida :  
COUNTY OF Broward : SS.

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of August, 2000, by Michael Latner, as Vice President of LRL REALTY AND INVESTMENT CORPORATION, a Florida corporation, on behalf of the corporation. He or she is personally known to me or who has produced \_\_\_\_\_ as identification and who did/did not take an oath.

(Seal)

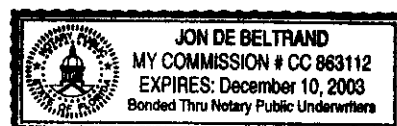
NOTARY PUBLIC:

[Signature]

Print name:

Commission No.:

My commission expires:



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**AGREEMENT TO PLACE A NOTATION ON PLAT BETWEEN BROWARD COUNTY  
AND GREENWIN FLORIDA INVESTMENTS, a Florida general partnership**

**DEVELOPER**

Witnesses:

MEL REALTY AND INVESTMENT  
CORPORATION, a Florida corporation

Maria DeSalvo  
Signature

Maria DeSalvo  
Print Name

John W. Ulsko  
Signature

John W. Ulsko  
Print Name

By: [Signature]  
Signature

Print Name: MICHAEL E. LATNER

Title: VICE-PRESIDENT

Address:

2201 N.W. 30th  
Tampa Beach FL 33069

31 day of August, 2000.

(CORPORATE SEAL)

STATE OF Florida :  
COUNTY OF Broward : SS.

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of August, 2000, by Michael Latner, as Vice President of MEL REALTY AND INVESTMENT CORPORATION, a Florida corporation, on behalf of the corporation. He or she is personally known to me or who has produced \_\_\_\_\_ as identification and who did/did not take an oath.

(Seal)

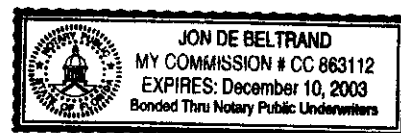
NOTARY PUBLIC:

[Signature]

Print name:

Commission No.:

My commission expires:



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03/08/99



**AGREEMENT TO PLACE A NOTATION ON PLAT BETWEEN BROWARD COUNTY  
AND GREENWIN FLORIDA INVESTMENTS, a Florida general partnership**

**DEVELOPER**

Witnesses:

JIL REALTY AND INVESTMENT  
CORPORATION, a Florida corporation

Maria DeSalvo  
Signature

MARIA DESALVO  
Print Name

John Volesko  
Signature

JOHN VOLESKO  
Print Name

(CORPORATE SEAL)

By: [Signature]  
Signature

Print Name: MICHAEL E. LATNER  
Title: VICE - PRESIDENT

Address:  
2201 NW 30 place  
Bonterra Beach FL 33064

31 day of August, 2000.

STATE OF Florida :  
COUNTY OF Broward : SS.

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of August, 2000, by Michael Latner, as Vice President of JIL REALTY AND INVESTMENT CORPORATION, a Florida corporation, on behalf of the corporation. He or she is personally known to me or who has produced \_\_\_\_\_ as identification and who did/did not take an oath.

(Seal)

NOTARY PUBLIC:

[Signature]

Print name:

Commission No.:

My commission expires:

CAF#245  
03/08/99



**DRC**

**AGREEMENT TO PLACE A NOTATION ON PLAT BETWEEN BROWARD COUNTY  
AND GREENWIN FLORIDA INVESTMENTS, a Florida general partnership**

**DEVELOPER**

Witnesses:

EPL REALTY AND INVESTMENT  
CORPORATION, a Florida corporation

Maria DeSalvia  
Signature  
Maria DeSalvia  
Print Name  
[Signature]  
Signature  
[Signature]  
Print Name

By: [Signature]  
Signature  
Print Name: MICHAEL E. LATNER  
Title: VICE-PRESIDENT

Address:

2001 N.W. 30th  
Compana Beach FL 33069

31 day of August, 2000.

(CORPORATE SEAL)

STATE OF Florida :  
COUNTY OF Broward : SS.

The foregoing instrument was acknowledged before me this 31 day of August, 2000, by Michael Latner, as Vice President of EPL REALTY AND INVESTMENT CORPORATION, a Florida corporation, on behalf of the corporation. He or she is personally known to me or who has produced \_\_\_\_\_ as identification and who did/did not take an oath.

NOTARY PUBLIC:

(Seal)

[Signature]  
Print name:  
Commission No.:

My commission expires:



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**DRC**

**AGREEMENT TO PLACE A NOTATION ON PLAT BETWEEN BROWARD COUNTY,  
GREENWIN FLORIDA INVESTMENTS, ET AL.**

**OWNER**

Witnesses:

LIGHTHOUSE PROPERTIES, INC., a Florida corporation

David R Farbstein  
Signature

DAVID R FARBSTEN  
Print Name

Diane Farbstein  
Signature

DIANE FARBSTEN  
Print Name

(CORPORATE SEAL)

By: Eugene O Fall  
Signature

Print Name: Eugene O Fall  
Title: President

Address:

3440 NW 25th Ave  
Pompano Beach FL 33069

12 day of Sept, 2000.

STATE OF FLORIDA :  
COUNTY OF BROWARD : SS.

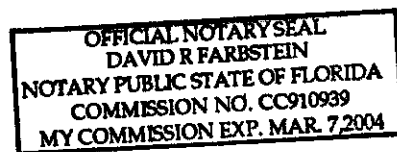
The foregoing instrument was acknowledged before me this 12 day of September, 2000, by Eugene O Fall, as President of LIGHTHOUSE PROPERTIES, INC., a Florida corporation, on behalf of the corporation. He or she is personally known to me or who has produced Personal Knowledge as identification and who did/did not take an oath.

(Seal)

NOTARY PUBLIC:

David R Farbstein  
Print name:  
Commission No.:

My commission expires:



CAF#245  
03/08/99

**DRC**

**EXHIBIT "A"**

Tracts C and D, Pompano Industrial Park Third Addition, according to the Plat thereof, as recorded in Plat Book 111, at Page 33, of the Public Records of Broward County, Florida.

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DRC

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03/19/2025

DRC

PZ24-12000024

02/05/2025