

DECLARATION OF RESTRICTIONS

KNOW ALL MEN BY THESE PRESENTS that the undersigned, MLEF1-2, LLC, a Florida limited liability company, through its Manager MAS Development, Corp., a Florida corporation, whose mailing address is 19950 West Country Club Drive, Suite 904, Aventura, FL 33180, being the owner of that certain real property located in the City of Pompano Beach, the County of Broward, the State of Florida and described on Exhibit "A" attached hereto and made a part hereof ("Property"), voluntarily Takes the following Declaration of Restrictions("Declaration") covering the Property, specifying that this Declaration shall constitute a covenant running with the land and that this Declaration shall be binding upon the undersigned and upon all persons deriving or taking title through the undersigned. These restrictions, during their lifetime shall be for the benefit of the City of Pompano Beach, Florida.

1. The Property as shown on attached Exhibit "A" shall be used for any or all uses permitted by the City of Pompano Beach Code in a B-4 zoning district which includes a Warehouse Storage Facility with ancillary office space except those listed in item 2 below.

2. MLEF1-2, LLC or successors hereby agrees to voluntarily deed restrict the property included in Exhibit A as follows:

(A) Uses Not to be Permitted:

- Amusement arcade
- Auto repair & maintenance facility
- House of Worship
- Thrift stores
- Pawn Brokers
- Laundry, dry cleaning, carpet cleaning or dyeing facility
- Used automobile & light truck sales with indoor display only
- Used automobile & light truck sales with outdoor display
- Automobile painting or body shop
- Automobile wrecker service
- Fire training facility
- Animal shelter or kennel
- Outdoor boat or marine repair and servicing
- Outdoor boat towing service
- Golf driving range
- Miniature golf course
- Sport shooting and training range
- Taxi or limousine service facility
- Crematory
- Flea market
- Fuel oil or bottled gas distribution
- Specialty medical facility
- Urgent care facility 24 hours
- Specialty hospital
- General hospital
- Medical or dental lab
- Civic center
- Plant nursery

Arena, stadium, or amphitheater
Automotive parts sales with installation
Muffler/transmission sales and installation
Tire sales and mounting
Heavy truck/recreation vehicle/trailer rental

(B) Restrictions on Permitted Uses:

A contractor's office shall not have outside storage
A lawn care, pool, or pest control service shall not have outside storage


3. These covenants are to run with the land and shall be binding upon all parties and persons deriving or taking title through the undersigned from the date these covenants are recorded in the Public Records of Broward County, Florida. This Declaration may be amended or removed only by the City of Pompano Beach, Florida, by a written document of equal formality and dignity and with the approval of the undersigned or Their successors or assigns. Any amendment to this Declaration or termination thereof shall be recorded in the Public Records of Broward County, Florida. Nothing herein shall prevent the declarant or its successors in title or assigns from applying to the City of Pompano Beach, Florida, for modification of this Declaration or termination hereof. Invalidation of any one portion of this Declaration or any portion of this document by judgment or court order in no way shall affect any other provisions, which shall remain in full force and effect.

4. This Declaration is executed for the purpose of protecting the health, safety, and welfare of the citizens of the City of Pompano Beach.

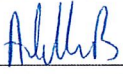
[SIGNATURE ON FOLLOWING PAGE]

IN WITNESS WHEREOF, We have set our hands and seal this 28 day of November, 2017

Signed, sealed and delivered in
the presence of:




Ariela Froimzon
Print Name of Witness



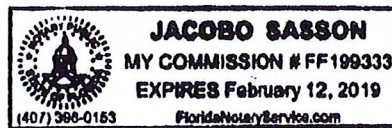
Alexandra Nussenbaum
Print Name of Witness

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing was acknowledged before me this 28 day of November, 2017, by Alan Benenson, President of MAS Development, Corp., a Florida corporation, who is personally known to me or produced his Florida driver's license as identification.


NOTARY PUBLIC, State of Florida

My Commission Expires: 2/12/19



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