

**COVER PAGE FOR TOWN OF SOUTHWEST RANCHES  
ORDINANCE NO. 2009-01**

**AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES,  
FLORIDA, VACATING, CLOSING AND ABANDONING A  
PORTION OF THE THIRTY (30) FOOT UNIMPROVED RIGHT-  
OF-WAY FOR S.W. 47<sup>th</sup> COURT (A.K.A. LAKE LANE) LYING  
WITHIN TRACT 38 OF SECTION 27, TOWNSHIP 50 SOUTH,  
RANGE 40 EAST AS RECORDED IN O.R.B. 3040 PAGE 947  
AND O.R.B. 4261 PAGE 775 OF THE PUBLIC RECORDS OF  
BROWARD COUNTY, FLORIDA; AUTHORIZING THE  
PREPARATION AND EXECUTION OF THE EFFECTING  
DOCUMENTS; PROVIDING INSTRUCTIONS TO THE TOWN  
CLERK; PROVIDING FOR RECORDATION; PROVIDING FOR  
CONFLICTS; PROVIDING FOR SEVERABILITY; AND  
PROVIDING AN EFFECTIVE DATE.**

**ORDINANCE NO. 2009 - 01**

**AN ORDINANCE OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, VACATING, CLOSING AND ABANDONING A PORTION OF THE THIRTY (30) FOOT UNIMPROVED RIGHT-OF-WAY FOR S.W. 47<sup>th</sup> COURT (A.K.A. LAKE LANE) LYING WITHIN TRACT 38 OF SECTION 27, TOWNSHIP 50 SOUTH, RANGE 40 EAST AS RECORDED IN O.R.B. 3040 PAGE 947 AND O.R.B. 4261 PAGE 775 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AUTHORIZING THE PREPARATION AND EXECUTION OF THE EFFECTING DOCUMENTS; PROVIDING INSTRUCTIONS TO THE TOWN CLERK; PROVIDING FOR RECORDATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the applicant seeks to vacate a portion of the thirty (30) foot unimproved right-of-way easement for SW 47<sup>th</sup> Court (a.k.a. Lake Lane) generally located 1,000 feet west of SW 142<sup>nd</sup> Avenue (Hancock Road), as delineated in Exhibit "A"; and

**WHEREAS**, the portion of the unimproved right-of-way easement to be vacated is lying within Tract 38 of Section 27, Township 50 South, Range 40 East as recorded in O.R.B. 3040 Page 947 and O.R.B. 4261 Page 776 of the Public Records Of Broward County, Florida and is more particularly described in Exhibit "A", attached hereto, made a part hereof and incorporated herein by this reference; (the "Property"); and

**WHEREAS**, the Town Council finds that this vacation does not affect access to the adjoining properties; and

**WHEREAS**, the Town Council finds that this Property fails to serve a legitimate public purpose; and

**WHEREAS**, the Town Council finds that this vacation will help to protect the health, safety and welfare of its residents.

**NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA:**

**Section 1:** The foregoing recitals are true and correct and are incorporated herein by reference. All exhibits referenced herein and attached hereto are hereby incorporated herein.

**Section 2:** It is hereby determined that the portion of the thirty (30) foot unimproved right-of-way easement for SW 47<sup>th</sup> Court (a.k.a. Lake Lane) generally located 1,000 feet west of SW 142<sup>nd</sup> Avenue (Hancock Road), as more particularly described in Exhibit "A", is no longer useful or needed, and it is in the public interest that it be abandoned and vacated, and that it be released from any and every public right, use, title and interest, except as hereinafter provided. The Property is hereby vacated and abandoned, and the Property is hereby released and discharged of any and every public right, use, title and interest of the Town of Southwest Ranches. As part of the vacation, the applicant stipulates and agrees to the following condition:

- 1) Dedication of the entire cul-de-sac must be recorded prior to 2<sup>nd</sup> reading of the Town Council;

**Section 3:** The Town Council and the Town of Southwest Ranches, Florida, hereby authorizes the vacation of the portion of the easement for road purposes as specifically delineated on the sketch and description attached hereto as Exhibit "A".

**Section 4:** The Town Attorney is hereby authorized to prepare any and all documents necessary to effectuate the intent of this Ordinance and the appropriate Town officials are hereby authorized to execute said documents.

**Section 5:** The Town Clerk is hereby directed to record a copy of this Ordinance in the Public Records of Broward County, Florida, upon compliance with the condition set forth in Section 2 above.

**Section 6: Conflicts.** All Ordinances or parts of Ordinances, Resolutions or parts of Resolutions in conflict herewith, be and the same are hereby repealed to the extent of such conflict.

**Section 7: Severability.** If any word, phrase, clause, sentence or section of this Ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect the validity of any remaining portions of this Ordinance.

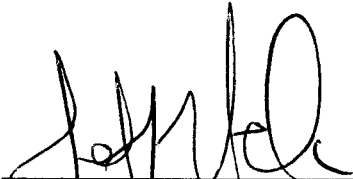
**Section 8: Effective Date.** This Ordinance shall be effective immediately upon its adoption.

**PASSED ON FIRST READING** this 4<sup>th</sup> day of September, 2008 on a motion made by Council Member Steve Breitkreuz and seconded by Council Member Aster Knight.


**PASSED ON SECOND READING** this 2<sup>nd</sup> day of October, 2008 on a motion made by Council Member Aster Knight and a second by Council Member Don Maines.

|            |          |
|------------|----------|
| Fink       | <u>Y</u> |
| Nelson     | <u>Y</u> |
| Breitkreuz | <u>Y</u> |
| Knight     | <u>Y</u> |
| Maines     | <u>Y</u> |

|            |          |
|------------|----------|
| Ayes       | <u>Y</u> |
| Nays       | <u>Y</u> |
| Absent     | <u>Y</u> |
| Abstaining | <u>Y</u> |

  
\_\_\_\_\_  
Mecca Fink, Mayor  
Jeff Nelson

Attest:

  
\_\_\_\_\_  
Susan A. Owens, CMC, Town Clerk

Approved as to Form and Correctness:

  
\_\_\_\_\_  
Gary A. Poliakoff, J.D., Town Attorney

FTL\_DB: 1137908\_1



**B & B LAND SURVEYORS, INC.**

11633 S.W. 58th Street  
Cooper City, Florida 33330  
Phone (954) 680-4061  
Licensed Business #6601

**SKETCH AND DESCRIPTION**

NOTE: THIS IS NOT A SURVEY  
SEE ATTACHED SKETCH OF DESCRIPTION

**DESCRIPTION: RELEASE OF EASEMENT**

A PORTION OF THE 30.00 FOOT EASEMENT FOR INGRESS AND EGRESS AS RECORDED IN OFFICIAL RECORDS BOOK 3040 AND 4261 AT PAGES 947 AND 776 RESPECTIVELY, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 27, TOWNSHIP 50 SOUTH, RANGE 40 EAST; THENCE NORTH 01'48'16" WEST A DISTANCE OF 666.00 FEET; THENCE SOUTH 89'37'18" WEST A DISTANCE OF 3649.57 FEET; THENCE NORTH 00'17'00" WEST A DISTANCE OF 30.00 FEET TO THE NORTHERLY LINE OF THE SAID EASEMENT FOR INGRESS AND EGRESS; THENCE SOUTH 89'43'00" WEST ALONG THE NORTHERLY LINE OF SAID EASEMENT FOR INGRESS AND EGRESS A DISTANCE OF 115.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89'43'00" WEST, ALONG THE NORTHERLY LINE OF SAID EASEMENT FOR INGRESS AND EGRESS, A DISTANCE OF 200.87 FEET; THENCE SOUTH 01'45'28" EAST, A DISTANCE OF 30.00 FEET TO THE SOUTHERLY LINE OF THE SAID EASEMENT FOR INGRESS AND EGRESS; THENCE NORTH 89'43'00" EAST, ALONG THE SOUTHERLY LINE OF THE SAID EASEMENT FOR INGRESS AND EGRESS, A DISTANCE OF 190.10 FEET TO A POINT OF CUSP WITH A CIRCULAR CURVE, CONCAVE TO THE SOUTHEAST, SAID CURVE HAVING A RADIAL BEARING OF SOUTH 89'43'00" WEST, A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 36'52'06"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 32.17 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING, AND BEING IN THE CITY OF SOUTHWEST RANCHES, BROWARD COUNTY, FLORIDA AND CONTAINING 5814.76 SQUARE FEET (0.13 ACRES) MORE OR LESS.

**ABBREVIATION LEGEND:**

- N.T.S. - NOT TO SCALE
- A - ARC
- Δ - DELTA
- R - RADIUS
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- BCR - BROWARD COUNTY RECORDS
- DCR - MIAMI-DADE COUNTY RECORDS
- O.R.B. - OFFICIAL RECORDS BOOK

**SURVEY NOTES:**

1. THIS IS NOT A SURVEY. IT IS A DESCRIPTION OF THE LANDS AS SHOWN HEREON.
2. THE BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (1/4) OF SECTION 27, TOWNSHIP 50 SOUTH, RANGE 40 EAST. SAID LINE BEARS NORTH 01'48'16" WEST.
3. NO FIELD WORK WAS PERFORMED DURING THE PRODUCTION OF THIS SKETCH AND DESCRIPTION.

SHEET 1 OF 2

|  |                |                 |
|--|----------------|-----------------|
| REVISIONS:   | SCALE: N.T.S.  | FILE NO. 07-108 |
| This description of sketch was not abstracted by the undersigned for ownership, easements, reservations, and/or rights-of-way of record. |                |                 |
| DRAWN BY: EMB  | CHECKED BY: GB | FIELD BK. PGS.  |

I CERTIFY THE ACCURACY AND COMPLETENESS OF THIS SKETCH OF DESCRIPTION.

Dated this 11th day of OCTOBER, 20 07 A.D.

*Gary L. Bogumill*  
**Gary L. Bogumill**

Professional Land Surveyor & Mapper  
State of Florida Registration No. 5376

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Exhibit "A"

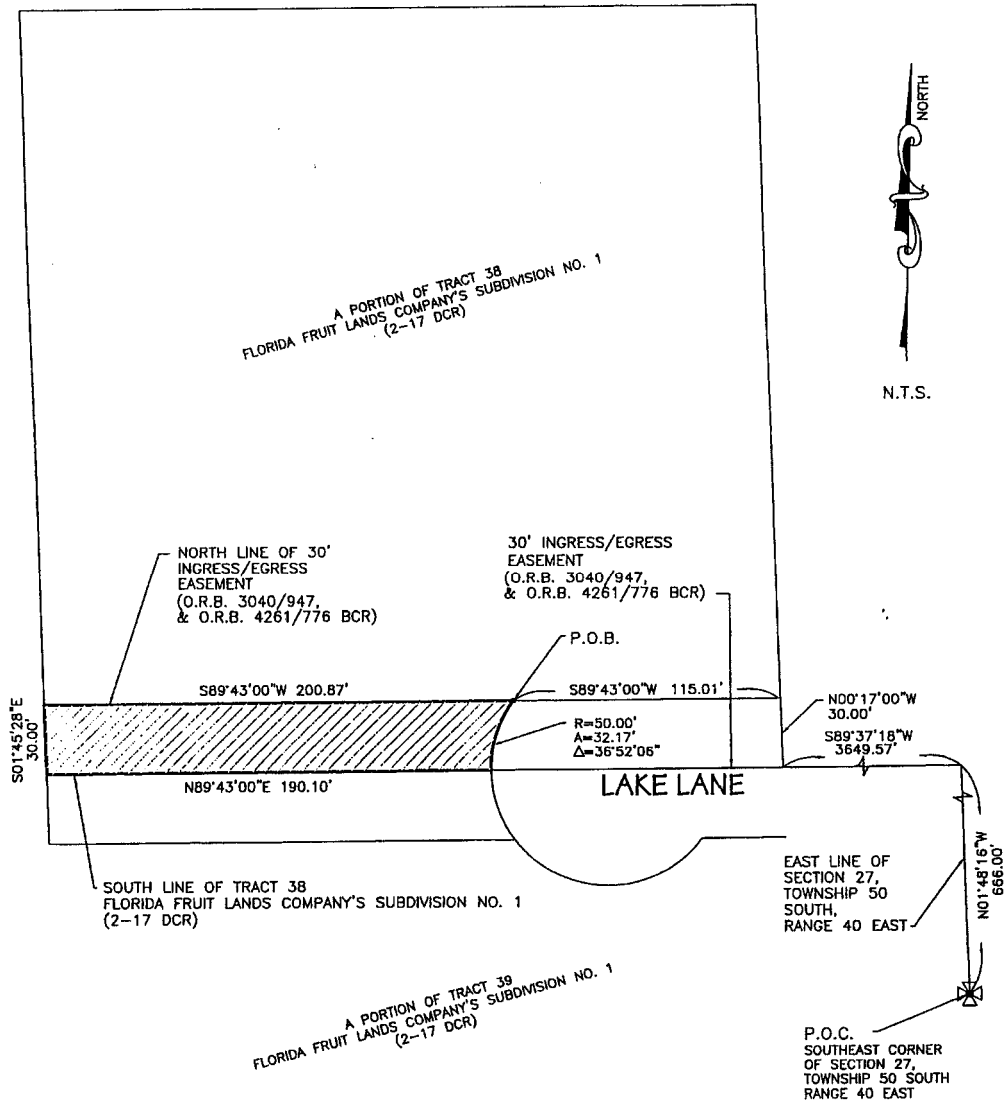


**B & B LAND SURVEYORS, INC.**

11633 S.W. 58th Street  
Cooper City, Florida 33330  
Phone (954) 680-4061  
Licensed Business #6601

**SKETCH AND DESCRIPTION**

NOTE: THIS IS NOT A SURVEY  
SEE ATTACHED DESCRIPTION OF SKETCH



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3. NO FIELD WORK WAS PERFORMED DURING THE PRODUCTION OF THIS SKETCH AND DESCRIPTION.

3

INSTR # 108316553  
OR BK 45882 Pages 325 - 329  
RECORDED 12/23/08 12:10:00  
BROWARD COUNTY COMMISSION  
DOC STMP-D: \$0.70  
DEPUTY CLERK 3305  
#3, 5 Pages

This instrument prepared by  
and record and return to:  
Carol Capri Kalliche, Attorney at Law  
Becker & Poliakoff, P.A.  
3111 Stirling Road  
Fort Lauderdale, FL 33312

**Property I.D. # 5040 27 01 0238**

**QUIT CLAIM DEED**

**THIS QUIT CLAIM DEED**, is made and executed this 22 day of August, 2008, by **LUCIAN GAVRILOIU and SILVIA GAVRILOIU**, husband and wife, and **ALEXANDRU GAVRILOIU**, joined by his wife **RAMONA GAVRILOIU**, having a mailing address at 14481 Lake Lane, Southwest Ranches, Florida 33330, (hereinafter referred to as "First Party") to the **TOWN OF SOUTHWEST RANCHES** a Florida municipal corporation (hereinafter referred to as "Second Party"), having a mailing address of 6589 SW 160<sup>th</sup> Avenue, Southwest Ranches, Florida 33331.

**WITNESSETH:**

That said First Party, for and in consideration of TEN (\$10.00) DOLLARS and other good and valuable considerations, from the said Second Party, the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release and quit-claim unto the said Second Party forever, all the right, title, interest, claim and demand which the said First Party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Broward, State of Florida, for public road right-of-way, utilities and drainage, together with the right of ingress/egress in favor of Second Party, to-wit:

**See Exhibit "A" attached hereto and made a part hereof**

**TO HAVE and to HOLD** the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said First Party, either in law or equity, to the only proper use, benefit and behoof of the said Second Party. It is the intention of the First Party by this instrument to convey to said Second Party, and its successors in interest, the land above described (the "Land") for use as a public road right-of-way, utilities and/or drainage purposes. It is expressly provided that if and when the Land lawfully and permanently ceases to be used as a public road right-of-way or for utilities or drainage purposes, the title to the Land shall immediately revert to the First Party, its successor and assigns, and it or they shall have the right to immediately repossess the same.

(E)

**IN WITNESS WHEREOF**, The said First Party has signed and sealed these presents the day and year first above written.

Witnesses:

[Signature]  
Print Name Ann Henderson

[Signature]  
**LUCIAN GAVRILOIU**

[Signature]  
Print Name [Signature]

[Signature]  
**SILVIA GAVRILOIU**

STATE OF FLORIDA        )  
  ) SS:  
COUNTY OF BROWARD    )

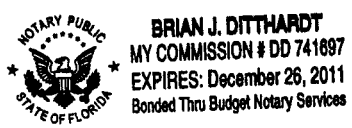
The foregoing instrument was acknowledged before me this 22 day of August, 2008, by **LUCIAN GAVRILOIU and SILVIA GAVRILOIU** who are personally known to me and did take an oath, or produced [Signature] as identification.

[Signature]

Notary Public, State of Florida

My Commission Expires:

\_\_\_\_\_  
Notary: Print Name.





Witnesses:

[Signature]  
Print Name Pam Hendrick

[Signature]  
Print Name [Signature]

[Signature]  
**ALEXANDRU GAVRILOIU**

[Signature]  
**RAMONA GAVRILOIU**

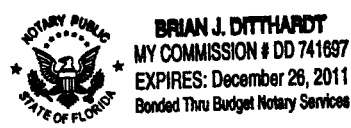
STATE OF FLORIDA            )  
  ) SS:  
COUNTY OF BROWARD        )

The foregoing instrument was acknowledged before me this 22 day of August, 2008, by **ALEXANDRU GAVRILOIU** and **RAMONA GAVRILOIU** who are personally known to me and did take an oath, or produced F&L as identification.

[Signature]  
\_\_\_\_\_  
Notary Public, State of Florida

My Commission Expires:

\_\_\_\_\_  
Notary: Print Name



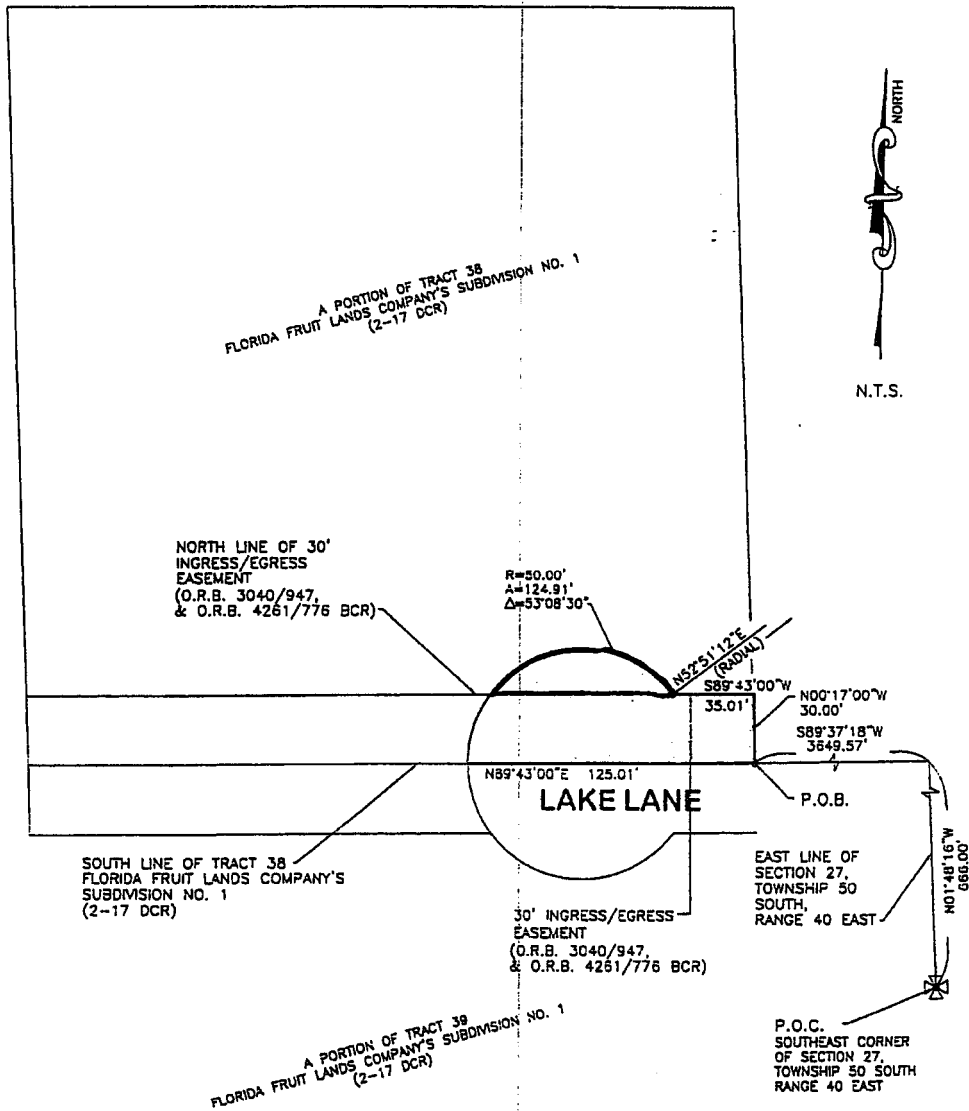


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Licensed Business #6601

**SKETCH AND DESCRIPTION**

NOTE: THIS IS NOT A SURVEY  
SEE ATTACHED DESCRIPTION OF SKETCH



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3. NO FIELD WORK WAS PERFORMED DURING THE PRODUCTION OF THIS SKETCH AND DESCRIPTION.



**SKETCH AND DESCRIPTION**

NOTE: THIS IS NOT A SURVEY  
SEE ATTACHED SKETCH OF DESCRIPTION

**DESCRIPTION: ROADWAY EASEMENT**

A PORTION OF THE WEST 315 FEET OF TRACT 38 OF "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1 OF SECTION 27, TOWNSHIP 50 SOUTH, RANGE 40 EAST" ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND A PORTION OF THE 30.00 FOOT EASEMENT FOR INGRESS AND EGRESS AS RECORDED IN OFFICIAL RECORDS BOOK 3040 AND 4261 AT PAGES 947 AND 776 RESPECTIVELY, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 27, TOWNSHIP 50 SOUTH, RANGE 40 EAST; THENCE NORTH 01°48'16" WEST A DISTANCE OF 666.00 FEET; THENCE SOUTH 89°37'18" WEST A DISTANCE OF 3649.57 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°17'00" WEST A DISTANCE OF 30.0 FEET TO THE NORTHERLY LINE OF THE SAID EASEMENT FOR INGRESS AND EGRESS AS RECORDED IN OFFICIAL RECORDS BOOK 3040 PAGE 947 AND OFFICIAL RECORDS BOOK 4261, PAGE 776, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 89°43'00" WEST ALONG THE NORTHERLY LINE OF SAID EASEMENT FOR INGRESS AND EGRESS A DISTANCE OF 35.01 FEET TO A POINT OF CUSP OF A CIRCULAR CURVE, CONCAVE TO THE SOUTHEAST, SAID POINT HAVING A RADIAL BEARING OF NORTH 52°51'12" EAST, SAID CURVE HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 53°08'30"; THENCE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 124.91 FEET TO A POINT ON THE SOUTH LINE OF SAID 30.00 FOOT EASEMENT FOR INGRESS AND EGRESS; THENCE NORTH 89°43'00" EAST, ALONG THE SOUTHERLY LINE OF SAID EASEMENT FOR INGRESS AND EGRESS A DISTANCE OF 125.01 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING, AND BEING IN THE CITY OF SOUTHWEST RANCHES, BROWARD COUNTY, FLORIDA AND CONTAINING 4772.8 SQUARE FEET OR (0.11 ACRES) MORE OR LESS.

**ABBREVIATION LEGEND:**

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3. NO FIELD WORK WAS PERFORMED DURING THE PRODUCTION OF THIS SKETCH AND DESCRIPTION.

SHEET 1 OF 2

|  |                |                   |
|--|----------------|-------------------|
| REVISIONS:   | SCALE: N.T.S.  | FILE NO. 07-10BR1 |
| This description of sketch was not abstracted by the undersigned for ownership, easements, reservations, and/or rights-of-way of record. |                |                   |
| DRAWN BY: EMB  | CHECKED BY: GB | FIELD BK. PGS.    |

I CERTIFY THE ACCURACY AND COMPLETENESS OF THIS SKETCH OF DESCRIPTION.

Dated this 9TH day of NOVEMBER, 20 07 A.D.

*Gary L. Bogumill*  
**Gary L. Bogumill**

Professional Land Surveyor & Mapper  
State of Florida Registration No. 5376

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

RECEIVED

**Emerald Lake Corporate Park  
3111 Stirling Road  
Fort Lauderdale, Florida 33312-6525  
Phone: (954) 987-7550 Fax: (954) 985-4176  
US Toll Free: (800) 432-7712**

**Mailing Address:  
P.O. Box 9057  
Ft. Lauderdale, FL 33310-9057**

**ADMINISTRATIVE OFFICE  
3111 STIRLING ROAD  
FORT LAUDERDALE, FL 33312  
800.432.7712 U.S. TOLL FREE**

**WWW.BECKER-POLIAKOFF.COM  
BP@BECKER-POLIAKOFF.COM**

January 5, 2009

**Reply To:  
Fort Lauderdale  
Carol Capri Kalliche, Esq.  
Direct dial: (954) 985-4104  
ckalliche@becker-poliakoff.com**

Ms. Susan Owens, Town Clerk  
Town of Southwest Ranches  
6589 SW 160 Avenue  
Southwest Ranches, FL 33331

Re: Town of Southwest Ranches  
Ordinance No. 2008-14-Vacation of Easement (Meikle)  
Ordinance No. 2009-01- Vacation of Easement (Gavriloiu)

Dear Susan:

Regarding the captioned matter, enclosed herein please find the following documents recorded on December 23, 2008:

1. Ordinance No. 2008-14 recorded in Official Records Book 45882, Page 313, of the Public Records of Broward County, Florida (original enclosed);
2. Ordinance No. 2009-01 recorded in Office Records Book 45882, Page 319, of the Public Records of Broward County, Florida (original enclosed); and
3. Quit Claim Deed for dedication of Gavriloiu cul-de-sac, recorded in Official Records Book 45882, Page 325, of the Public Records of Broward County, Florida.

Please note that the dedication of the Meikle cul-de-sac was previously recorded on June 1, 2007, in Official Records Book 44123, Page 623, of the Public Records of Broward County, Florida (copy enclosed for your reference).

I have also enclosed two duplicate copies of Ordinance No. 2009-01 only with original signatures, with a copy of the recording cover page attached to each.

**FLORIDA OFFICES**  
BOCA RATON  
FORT MYERS  
FORT WALTON BEACH  
HOLLYWOOD  
HOMESTEAD  
MELBOURNE\*  
MIAMI  
NAPLES  
ORLANDO  
PORT ST. LUCIE  
SARASOTA  
TALLAHASSEE  
TAMPA BAY  
WEST PALM BEACH

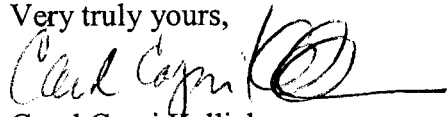
**U.S. & GLOBAL OFFICES**  
BEIJING\*  
NASSAU  
NEW YORK CITY  
PARIS\*  
PRAGUE  
TEL AVIV\*

\* by appointment only

Ms. Susan Owens, Town Clerk  
Town of Southwest Ranches  
January 5, 2009  
Page 2

Should you have any questions or concerns, please do not hesitate to call my office.

Very truly yours,

A handwritten signature in black ink, appearing to read "Carol Capri Kalliche". The signature is fluid and cursive, with a long horizontal stroke at the end.

Carol Capri Kalliche

CCK/th  
Enclosures

cc: Keith Poliakoff, Esquire (without enclosures)  
Jeff Katims, The Mellgren Planning Group (with enclosures)  
David Berman (with enclosures)



**Emerald Lake Corporate Park  
3111 Stirling Road  
Fort Lauderdale, Florida 33312-6525  
Phone: (954) 987-7550 Fax: (954) 985-4176  
US Toll Free: (800) 432-7712**

**Mailing Address:  
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**ADMINISTRATIVE OFFICE  
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**WWW.BECKER-POLIAKOFF.COM  
BP@BECKER-POLIAKOFF.COM**

January 5, 2009

**Reply To:  
Fort Lauderdale  
Carol Capri Kalliche, Esq.  
Direct dial: (954) 985-4104  
ckalliche@becker-poliakoff.com**

Brian James Ditthardt, Esquire  
1000 North Hiatus Road  
Suite 206  
Pembroke Pines, FL 33026

**Re: Town of Southwest Ranches  
Gavriloiu & Meikle Vacation of Easements**

Dear Brian:

In connection with the above referenced matter, enclosed please find copies of the following documents which were recorded on December 23, 2008:

1. Ordinance No. 2008-14 (Meikle Vacation) recorded in Official Records Book 45882, Page 313, of the Public Records of Broward County, Florida;
2. Ordinance No. 2009-01 (Gavriloiu Vacation) recorded in Office Records Book 45882, Page 319, of the Public Records of Broward County, Florida;
3. Quit Claim Deed recorded in Official Records Book 45882, Page 325, of the Public Records of Broward County, Florida;
4. Partial Release of Mortgage recorded in Official Records Book 45882, Page 330, of the Public Records of Broward County, Florida; and
5. Partial Release of Mortgage recorded in Official Records Book 45882, Page 333, Public Records of Broward County, Florida.

Thank you for your continued cooperation and assistance throughout this matter.

**FLORIDA OFFICES**

BOCA RATON  
FORT MYERS  
FORT WALTON BEACH  
HOLLYWOOD  
HOMESTEAD  
MELBOURNE\*  
MIAMI  
NAPLES  
ORLANDO  
PORT ST. LUCIE  
SARASOTA  
TALLAHASSEE  
TAMPA BAY  
WEST PALM BEACH

**U.S. & GLOBAL OFFICES**

BEIJING\*  
NASSAU  
NEW YORK CITY  
PARIS\*  
PRAGUE  
TEL AVIV\*

\* by appointment only

**LEGAL AND BUSINESS STRATEGISTS**

**MEMBERS OF CONSULEGIS AN INTERNATIONAL ASSOCIATION OF LAW FIRMS AND NETWORK OF LEADING LAW FIRMS**

Brian James Ditthardt, Esquire  
January 5, 2009  
Page 2

Should you have any questions concerning this matter, please do not hesitate to call my office.

Very truly yours,

  
Carol Capri Kalliche

CCK/th  
Enclosures

cc: Keith Poliakoff, Esquire (without enclosures)  
Ms. Susan Owens, Town Clerk, Town of Southwest Ranches (without enclosures)  
Stephanie J. Toothaker, Esquire (with enclosures)

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