

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28  
29  
30  
31  
32  
33  
34  
35

Prepared by and Return to:

Harvey Mattel, Esquire  
633 South Federal Highway, 8<sup>th</sup>  
Floor P.O. Box 14723  
Fort Lauderdale, Florida 33302-4723  
Telephone: 954363.5095

**UNITY OF TITLE TERMINATION AGREEMENT**

**RECITALS**

- A. **WHEREAS**, on or about May 12, 1972, Samuel B. and Gertrude B. Marks sought a parking variance from the City of Hallandale Beach as it relates to certain parcels of real property owned by them; and
- B. **WHEREAS**, the City Commission granted the variance with the special condition that the parties enter into an agreement prohibiting the two parcels from being sold, conveyed or transferred individually and requiring Unity of Title; and
- C. **WHEREAS**, an Agreement dated May 12, 1972 was recorded on June 8, 1972, in Official Records Book 4887, page 953, of the Public records of Broward County, Florida, (the "Agreement");and
- D. **WHEREAS**, the Marks subsequently sold the property to JBC Investments, Inc., who are the current owners.
- E. **WHEREAS**, JBC Investments, Inc., desires to sell the one parcel, and the City of Hallandale Beach has reviewed the proposed documents which would accomplish the same purpose as the previous unity of title agreement; and has determined that Unity of Title agreement is no longer necessary or desirable and the Agreement should be terminated.

**CONSIDERATION**

**NOW, THEREFORE**, in consideration of the promises, covenants and conditions stated in this document, which the parties warrant and represent to each other are good and valuable considerations to them, it is therefore agreed as follows:

**TERMS**

- 36 1. Recitals and Representations: The foregoing recitals are true and correct and  
37 may be relied upon by all parties and entities reviewing this document.
- 38 2. Upon the execution of any and all substitute documentation, as determined by  
39 the parties, the Unity of Title Agreement and all of the restrictions placed  
40 upon the Property by it, are hereby forever terminated, cancelled and  
41 discharged, in all manners, and in all respects, and the Agreement and said  
42 restrictions shall have no further force and effect, are null and void and are  
43 removed in all respects as an encumbrance on the Property.  
44

45 **IN WITNESS WHEREOF**, the parties hereto have signed this document for  
46 the purposes expressed, freely and voluntarily on this \_\_\_\_ day of August, 2012.

47 Signed, sealed and  
48 delivered in the presence  
49 of

50 JBC Investments, Inc., a Florida  
51 corporation

52 \_\_\_\_\_  
53 By \_\_\_\_\_  
54 Alan Grossman, Vice President  
55 Address:

56 1051 Northwest 3rd Street  
57 Hallandale, Florida 33009  
58

59 \_\_\_\_\_  
60 Witness

61 \_\_\_\_\_  
62 Print Name of Witness  
63 Witness

64 \_\_\_\_\_  
65 Print Name of Witness

66 \_\_\_\_\_  
67 Witness

68 STATE OF FLORIDA )  
69 COUNTY OF BROWARD) SS:

70 The foregoing instrument was acknowledged before me this \_ day of August, 2012, by  
71 Alan Grossman, as Vice President of JBC Investments, Inc., who is personally known to  
me (yes or no) or who have produced (type \_\_\_\_\_ of  
\_\_\_\_ identification),  
\_\_\_\_ No.  
\_\_\_\_, as identification and who did not take an oath.

72  
73  
74  
75  
76  
77  
78  
79  
80  
81  
82  
83  
84  
85  
86  
  
87  
88  
89  
90  
91  
92  
93  
94  
95  
96  
97  
98  
99  
100  
101  
102  
103  
  
104  
105  
106  
107  
108  
109  
110  
111  
112

Signature of Notary Public  
Typed/Printed Name of Notary Public

\_\_\_\_\_  
Notary Public, State  
of \_\_\_\_\_  
My Commission Expires:

**DRAFT**

CITY OF HALLANDALE BEACH

ATTEST:

\_\_\_\_\_  
CITY CLERK

\_\_\_\_\_  
Renee Crichton, City Manager

Approved as to Legal Form

\_\_\_\_\_  
City Attorney

STATE OF FLORIDA     )  
COUNTY OF BROWARD) SS:

The foregoing instrument was acknowledged before me this \_\_\_\_ day of August, 2012, by \_\_\_\_\_, of the City of Hallandale Beach, who is personally known to me (yes or no) or who have produced \_\_\_\_\_ (type of identification), No. , as identification and who did not take an oath.

Signature of Notary Public  
Typed/Printed Name of Notary Public

113 \_\_\_\_\_  
114 Notary Public, State of \_\_\_\_\_  
115 My Commission Expires:

DRAFT