



Site Address	10001-10141 CLEARY BOULEVARD, PLANTATION FL 33324	ID #	5041 06 13 0010
Property Owner	PLANTATION PROMENADE LTD % GERALD M HIGIER	Millage	2212
Mailing Address	1541 SUNSET DR STE 300 MIAMI FL 33143-5777	Use	16
Abbr Legal Description	JACARANDA PARCEL 276 127-37 B PT OF TRACT 276 DESC AS,BEG AT SE COR OF TR,WLY 289,NLY 81.49, NW 485.87 TO P/C,NW 301.59,WLY 204.26,CONT WLY 230.21,NLY 17.31 WLY 12,NLY ALG W/L 273 TO N/L TR 276,ELY TO NE COR TRACT 276, S 827.64 TO POB, LESS POR IN OR 36712/936 AKA: PHASE I (RETAIL)		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2019	\$7,391,140	\$22,267,970	\$29,659,110	\$29,656,270	
2018	\$7,391,140	\$19,569,110	\$26,960,250	\$26,960,250	\$551,210.59
2017	\$7,391,140	\$19,362,740	\$26,753,880	\$26,753,880	\$554,669.76

2019 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$29,659,110	\$29,659,110	\$29,659,110	\$29,659,110
Portability	0	0	0	0
Assessed/SOH	\$29,656,270	\$29,659,110	\$29,656,270	\$29,656,270
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$29,656,270	\$29,659,110	\$29,656,270	\$29,656,270

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
7/1/1986	QCD	\$100	13641 / 245	\$12.00	615,928	SF
				Adj. Bldg. S.F. (Card, Sketch)		143915
				Eff./Act. Year Built: 1991/1988		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
			P			PL		
			P					
			14.14			115.8		

86297990

This Quit-Claim Deed, Executed this 23 day of July, A. D. 1986, by

GERALD M. HIGIER, individually and as Trustee
first party, to Plantation Promenade, Ltd., a Florida Limited Partnership

whose postoffice address is c/o Gerald M. Higier; 1541 Sunset Drive, Suite 300;
Coral Gables, Florida 33143

second party

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the said first party, for and in consideration of the sum of \$ 10.00 in hand paid by the said second party, the receipt whereof 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, to-wit:

All of Jacaranda Parcel 276, according to the Plat of Jacaranda Parcel 276, recorded in Plat Book 127 at Page 37 of the Public Records of Broward County, Florida

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In Broward County, Florida, this deed was
State Tax as required by law.
Gerald M. Higier, Trustee

This deed is made without consideration as the second party is the party for which the first party took title to the herein conveyed property.

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 what soever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever

In Witness Whereof, The said first party has signed and sealed these presents the day and year first above written
Signed, sealed and delivered in presence of

Gerald M. Higier
Gerald M. Higier, Individually and as Trustee
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 acknowledgements, personally appeared Gerald M. Higier, individually and as trustee to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same

WITNESS my hand and official seal in the County and State last aforesaid this 23 day of July, A. D. 19 86

Notary Public in and for the State of Florida

This instrument prepared by: *Edward Ross*

Address

1111 E. 1st St., Suite 300
Coral Gables, FL 33137

NOTARY PUBLIC
STATE OF FLORIDA

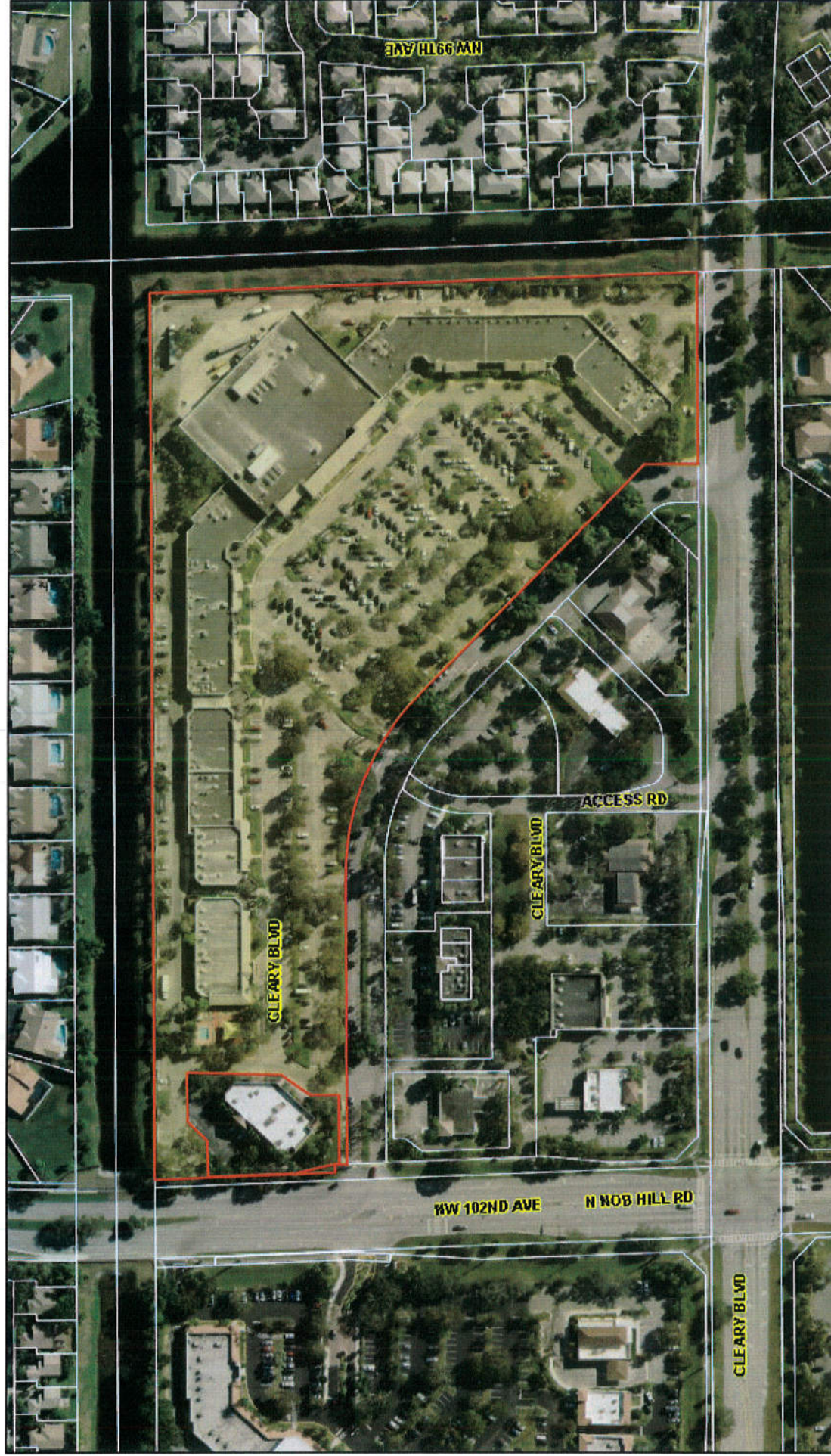
5044

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OFF 86-11 FOR 245

Property Id: 504106130010

**Please see map disclaimer



June 26, 2019

1:2,400
0 112.5 225 450 ft
0 30 60 120 m

CERTIFICATE OF MERGER

This Certificate of Merger relates to the merger (the "Merger") of PLANTATION PROMENADE ASSOCIATES, LTD., a Florida limited partnership ("FLP"), with and into PLANTATION PROMENADE JOINT VENTURE, a Texas general partnership (the "Joint Venture"), in accordance with the provisions of Section 6132b-9.02 of the Texas Revised Uniform Partnership Act (Tex. Rev. Civ. Stat. Art. 6132b-1.01 et seq.)

The Merger will be consummated pursuant to the Plan of Merger attached hereto as Schedule I (the "Plan of Merger").

The Merger and the Plan of Merger have been authorized by all actions required by the laws of the State of Texas and the State of Florida and by the partnership agreements for FLP and the Joint Venture, including, but not limited to, the approval of all of the partners, general and limited, of FLP and the Joint Venture.

The Merger shall be effective upon the date hereof.

IN WITNESS WHEREOF, the undersigned have executed this Certificate of Merger as of this 14th day of April, 1995.

FLP:

PLANTATION PROMENADE, LTD., a Florida limited partnership

By: GMH/Plantation Promenade, Ltd., a Florida limited partnership, as sole general partner

By: GMH/Plantation Promenade, Inc., a Florida corporation, as sole general partner

WITNESS

PRINT NAME: Rodney Bell

WITNESS

PRINT NAME: SANDRA B. CUE

By:

Its: President

GERALD M. HIGIER

Prepared By:
ALFRED C. SMITH
SHUTTS & BOWEN
201 S. BISC. BLVD.
1500 MIAMI CENTER
MIAMI, FLA. 33131

SHUTTS & BOWEN
201 S. BISC. BLVD.
1500 MIAMI CENTER
MIAMI, FLA. 33131

EX-23393F0065

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WLS

JOINT VENTURE:

PLANTATION PROMENADE JOINT VENTURE,
a Texas general partnership

By: The Prudential Insurance
Company of America, a New
Jersey corporation, as a
general partner

RH Bell
WITNESS
PRINT NAME: Rodney Bell

Sandra B. Cue
WITNESS
PRINT NAME: SANDRA B. CUE

By: [Signature]
P. James Mehalso,
Vice President

and

By: GMH/Plantation Promenade, Ltd.,
a Florida limited partnership,
as a general partner

By: GMH/Plantation Promenade,
Inc., a Florida
corporation, as sole
general partner

RH Bell
WITNESS
PRINT NAME: Rodney Bell

Sandra B. Cue
WITNESS
PRINT NAME: SANDRA B. CUE

By: [Signature]
Its: President
GERALD M. NIGIER

EX23393F60066

and

By: Plantation MGroup, Ltd., a
Florida limited partnership,
as a general partner

By: Plantation MGP Corp., a
Florida corporation, as
its sole general partner

Muel Woodcock
WITNESS
PRINT NAME: NORMEN WOODCOCK

Maria O'Connor
WITNESS
PRINT NAME: MARIA O'CONNOR

By: Robert T. Michelson
Its: President

ROBERT T MICH AELSON

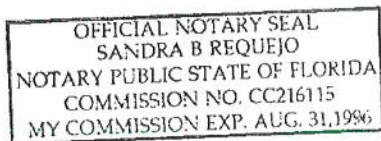
BK23393F60067

STATE OF FLORIDA)
) ss:
COUNTY OF DADE)

The foregoing instrument was acknowledged before me this 14th
day of April, 1995 by Gerald M. Higier, as
President of GMH/Plantation Promenade, Inc., a
Florida corporation, as sole general partner of GMH/Plantation
Promenade, Ltd., a Florida limited partnership, as sole general
partner of PLANTATION PROMENADE, LTD., a Florida limited
partnership, on behalf of the corporation and both limited
partnerships. He has produced a Fla driver's
license as identification and did not take an oath.

Sandra B. Requejo
NOTARY PUBLIC-STATE OF FLORIDA
Print Name: Sandra B. Requejo
Certificate No: _____

My Commission Expires:



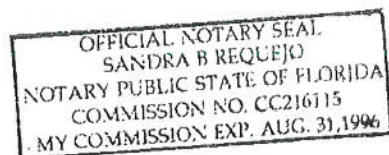
823393FG0068

STATE OF FLORIDA)
) ss:
COUNTY OF DADE)

The foregoing instrument was acknowledged before me this 14th
day of April, 1995 by P. James Mehalso, as
Vice President of The Prudential Insurance Company of
America, a New Jersey corporation, as a general partner of
PLANTATION PROMENADE JOINT VENTURE, a Texas general partnership, on
behalf of the corporation and general partnership. He has produced
a Fla driver's license as identification and did not
take an oath.

Sandra B. Requejo
NOTARY PUBLIC-STATE OF FLORIDA
Print Name: SANDRA B. Requejo
Certificate No: _____


My Commission Expires:



OK 23393FB0069

STATE OF ~~FLORIDA~~ NY)
) ss:
COUNTY OF ~~DADE~~ NY)

The foregoing instrument was acknowledged before me this 14th
day of April, 1995 by Robert T. Michaelson, as
President of Plantation MGP Corp., a Florida
corporation, as sole general partner of Plantation MGroup Ltd., a
Florida limited partnership, as a general partner of PLANTATION
PROMENADE JOINT VENTURE, a Texas general partnership, on behalf of
the corporation, limited partnership and general partnership. He
has produced a New York driver's license as
identification and did not take an oath.


NOTARY PUBLIC-STATE OF ~~FLORIDA~~ NEW YORK
Print Name: Joseph M. Marger
Certificate No: _____

My Commission Expires:

JOSEPH M. MARGER
Notary Public, State of New York
No. 31-4989514
Qualified in New York County
Commission Expires ~~December 9-10~~

March 22, 1995

MIAMI 360666.1 - SBC

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