

This Document Prepared By and Return to:
Aleida Ors Waldman, P.A.
440 South Andrews Avenue
Fort Lauderdale, Florida 33301
File No. 1623.58

Parcel ID Number: 513911-01-0030 and 513911-01-0040

[Space Above This Line For Recording Data]

QUIT CLAIM DEED

April 19, 2014
CSJ SB EMB ANB
This Quit Claim Deed, executed February 19, 2014 A.D. between Alexis M. Baker, Edward Baker, III and Stephanie L. Baker, individually and as Trustee of the Beatrice Levinson Revocable Living Trust, whose post office address is 3528 Edmunds Street NW, Washington, DC 20007, first party, to City of Pembroke Pines, whose address is 10100 Pines Blvd, Pembroke Pines, FL 33025 of the County of Broward, State of Florida, 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:

Attached hereto as Exhibit "A"

This Quit Claim Deed has been prepared without the benefit of a title examination.

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 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 our presence:

Roman Hussein
Print name: Roman Hussein

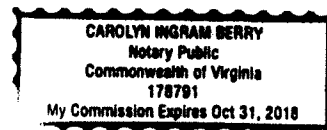
Kushum Akter
Print name: Kushum Akter

STATE OF Virginia
COUNTY OF Alexandria
City

The foregoing instrument was acknowledged before me this 19th day of January, 2014
by Alexis M. Baker, who is personally known to me or who has produced a driver's license as
identification.

Alexis M. Baker by Stephanie L. Baker
Alexis M. Baker
Address: 820 RAPIDAN CT
ALEXANDRIA, VA 22304

Carolyn Ingram Berry
Printed Name: Carolyn Ingram Berry
Notary Public
My Commission Expires: 10/31/2018



Romant Hussein Romant Hussein
Print name: Edward B Baker III

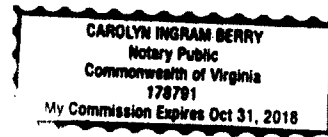
Ed Baker III
Edward Baker, III
Address: 820 Rapidan Ct.
Alexandria, Va 22304

RAS
Print name: Romant Hussein

STATE OF Virginia
COUNTY OF Alexandria
City

The foregoing instrument was acknowledged before me this 19th day of April, 2014
by Edward Baker, III, who is personally known to me or who has produced a driver's license as
identification.

Carolyn Ingram Berry
Printed Name: Carolyn Ingram Berry
Notary Public
My Commission Expires 10/31/2018



Roman Hussein
Print name: Roman Hussein

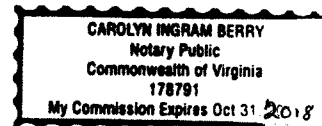
Rushum Akter
Print name: Rushum Akter

STATE OF Virginia
COUNTY OF Alexandria

The foregoing instrument was acknowledged before me this 19th day of ^{April} ~~January~~, 2014
by Stephanie L. Baker, individually and as Trustee of the Beatrice Levinson Revocable Living
Trust Agreement, who are personally known to me or who have produced a driver's license as
identification.

Stephanie L. Baker
Stephanie L. Baker, Individually and as
Trustee of the Beatrice Levinson Revocable
Living Trust Agreement
Address: 820 RAPIDAN CT
ALEXANDRIA, VA 22304

Carolyn Ingram Berry
Printed Name: Carolyn Ingram Berry
Notary Public
My Commission Expires: 10/31/2018



THIS POWER OF ATTORNEY AUTHORIZES THE PERSON NAMED BELOW AS MY ATTORNEY-IN-FACT TO DO ONE OR MORE OF THE FOLLOWING: TO SELL, LEASE, GRANT, ENCUMBER, RELEASE OR OTHERWISE CONVEY ANY INTEREST IN MY REAL PROPERTY AND TO EXECUTE DEEDS AND ALL OTHER INSTRUMENTS ON MY BEHALF, UNLESS THIS POWER OF ATTORNEY IS OTHERWISE LIMITED HEREIN TO SPECIFIC REAL PROPERTY.

DURABLE GENERAL POWER OF ATTORNEY

I, ALEXIS BAKER (KAYE), do appoint STEPHANIE BAKER my attorney-in-fact (hereinafter called "Agent"), to manage all of my assets and affairs, in Agent's complete discretion, including but not limited to the following:

1. To buy, lease, or otherwise acquire, to sell, convey, mortgage, or otherwise encumber or dispose of, or to contract for the acquisition, disposal or encumbrance of any property, real, or personal, or any interest therein (including the power to sell, assign or transfer stocks, bonds, US Treasury securities, and other securities of any kind) upon such terms as Agent shall think proper, and to borrow money, on such terms as Agent may deem appropriate.
 2. To take, possess, invest, lease, and manage all of my property, real, personal or mixed (including retirement plans); to eject or dispossess tenants or other persons from such property, and to maintain, preserve, insure, remove, store, transport, repair, build, or raze, or improve same.
 3. To transact every kind of business, collect rentals, collect and compromise all accounts, legacies, debts, taxes and obligations (including retirement plan benefits), which may become payable by me or to me.
 4. To endorse, execute, acknowledge and deliver deeds, leases, assignments, agreements, checks, notes, and other instruments in writing.
 5. To withdraw from any banking institution any funds which I may have on deposit, sign any checks or other papers that may be required by any such banking institution, and enter any safe deposit box of which I may be a lessee.
 6. To institute, prosecute, defend, compromise, arbitrate, and dispose of legal, equitable or administrative actions, or other proceedings, or otherwise engage in litigation and to execute any documents in connection therewith.
 7. To buy, sell or deal with my stocks, bonds, or other investments, rights, or interests, and execute any instruments in connection therewith.
 8. To engage and dismiss agents, counsel and employees, upon such terms as Agent shall think fit.
 9. To execute income and other tax returns (including consents under IRC Sec. 2513), and other governmental reports, applications and documents (including retirement and disability elections).
 10. To arrange for my physical care, including medical and nursing care.
 11. To create, and to add to, inter vivos trusts for my benefit.
 12. To execute disclaimers on my behalf and to make gifts to any person (including continuation of any gift program which I have established for Agent) as well as charitable or non-charitable organizations, and including paying tuition and/or medical expenses for any person.
- Any act or thing lawfully done hereunder by said Agent shall be binding upon myself and my heirs, personal representatives and assigns.
- The Power of Attorney hereby granted shall not be affected by lapse of time nor by any future mental or physical disability of mine.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 12 day of Sept., 2009.

WITNESS

[Signature]
TODD E. BERLINERMAN

[Signature]
PRINCIPAL

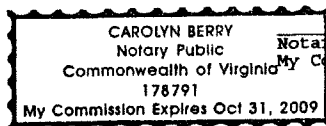
(SEAL)

[Signature]
Specimen of Agent's Signature

Alexandria, Virginia, ss:

I, Carolyn Berry, Notary Public in and for the jurisdiction aforesaid, do hereby certify that Alexis Baker, whose name is signed to the foregoing and hereto annexed writing, bearing the date of the 12th day of September, 2009, has this day acknowledged the same before me in my said jurisdiction.

Given under my hand this 13th day of September, 2009.



Notary Public, Alexandria, VA
My Commission Expires: 10/31/09



949A Clint Moore Road
Boca Raton, Florida 33487

SURVEYING & MAPPING
Certificate of Authorization No. LB7264

Tel: (561) 241-9988
Fax: (561) 241-5182

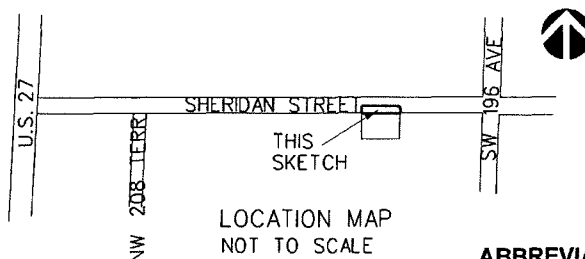
SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY)

SHERIDAN STREET - TRACTS 5&6 - R/W DEDICATION

LEGAL DESCRIPTION

THE NORTH 85.00 FEET OF TRACTS 5 AND 6, IN SECTION 11, TOWNSHIP 51 SOUTH, RANGE 39 EAST, "EVERGLADES LAND COMPANY'S SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2 AT PAGE 1 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA (THE SOUTH LINE OF SAID 85.00 FEET FALLS 100.00 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 11).

SAID LANDS SITUATE IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA AND CONTAIN 56127 SQUARE FEET, MORE OR LESS.



NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. NO SEARCH OF THE PUBLIC RECORDS WAS MADE IN THE PREPARATION OF THIS SKETCH AND DESCRIPTION.
3. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1927 COORDINATE VALUES SHOWN ON THE "CRAVEN THOMPSON & ASSOCIATES, INC. RESURVEY OF THE EAST ONE-HALF (E 1/2) OF TOWNSHIP 51 SOUTH, RANGE 39 EAST, BROWARD COUNTY, FLORIDA" AS RECORDED IN MISC. PLAT BOOK 6, PAGE 20 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND AS TRANSFORMED TO THE NORTH AMERICAN DATUM OF 1983, WITH THE 1990 ADJUSTMENT, WITH THE NORTH LINE OF THE NORTHEAST ONE QUARTER OF SAID SECTION 11 HAVING A BEARING OF NORTH 89°53'44" EAST.

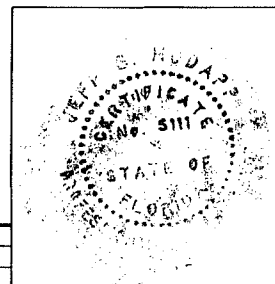
ABBREVIATIONS

B.C.R.	BROWARD COUNTY RECORDS
D.C.R.	DADE COUNTY RECORDS
L	ARCLength
CONC.	CONCRETE
COR.	CORNER
D	DELTA (CENTRAL ANGLE)
D.E.	DRAINAGE EASEMENT
I.R.	IRON ROD
I.R.C.	IRON ROD AND CAP
L.B.	LICENSED BUSINESS
L.S.	LICENSED SURVEYOR
MON.	MONUMENT
O.R.B.	OFFICIAL RECORDS BOOK
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.B.	PLAT BOOK
P.B.C.R.	PALM BEACH COUNTY RECORDS
PG.	PAGE
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
R/W	RIGHT-OF-WAY
U.E.	UTILITY EASEMENT

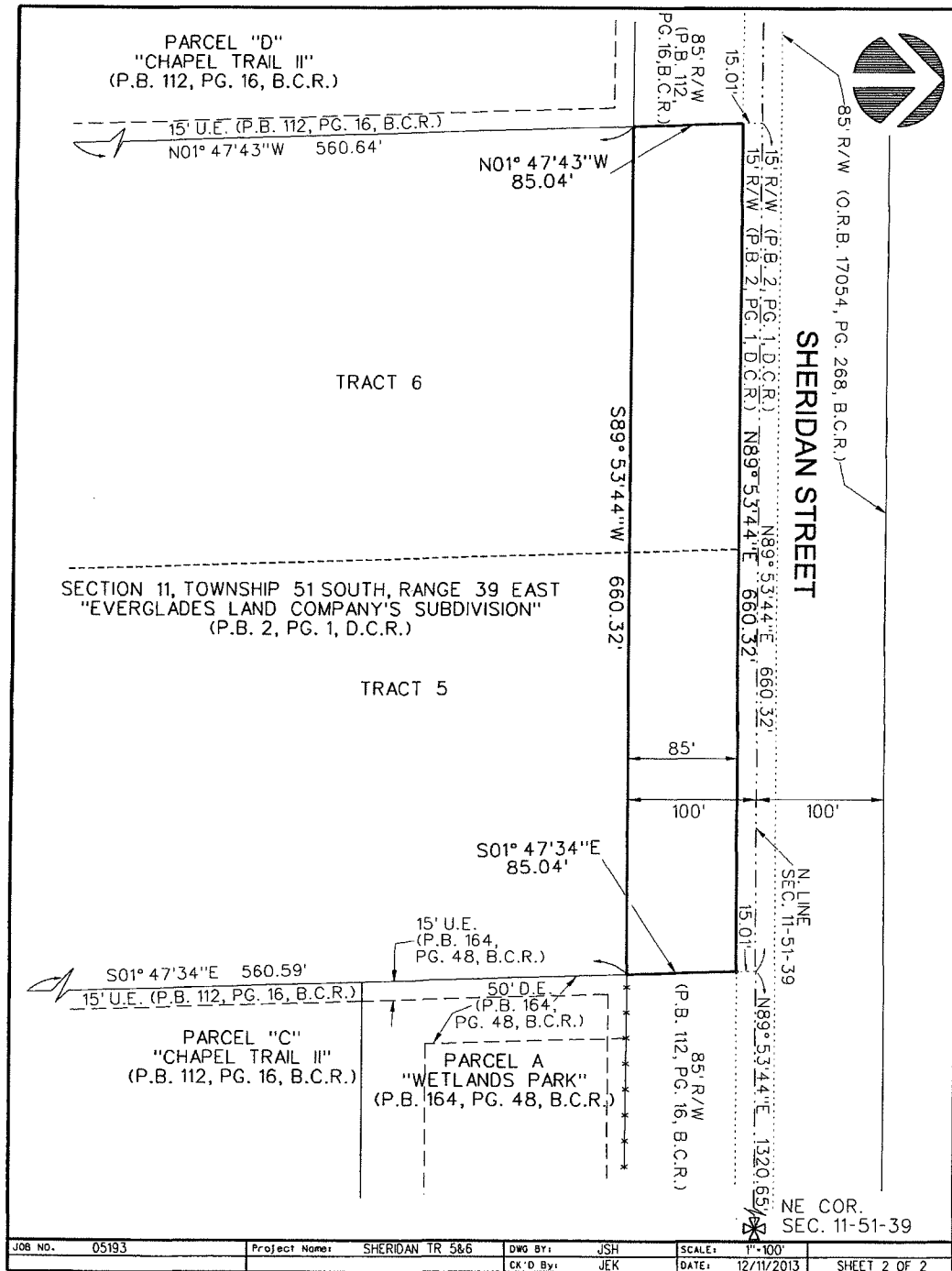
CERTIFICATION

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION SHOWN HEREON COMPLIES WITH MINIMUM TECHNICAL STANDARDS AS CONTAINED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION.

Jeff S. Hoopp
JEFF S. HOOPP
SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS5111



Project Name:	SHERIDAN TR 5&6	DATE:	12/11/2013
JOB NO.	05193	DWG BY:	JSH
		CK'D By:	JEK
			SHEET 1 OF 2



OPINION OF TITLE

To: City of Pembroke Pines

With the understanding that this Opinion of Title is furnished to Broward County Board of County Commissioners, as inducement for acceptance of a proposed plat covering the real property, hereinafter described, it is hereby certified that the following report reflects a comprehensive search of the Public Records affecting the above described property covering the period from the beginning to the 3rd day of February, 2014, at the hour of 8:00am, inclusive, of the following described property:

Legal Description is attached hereto as **Exhibit "A"**

We hereby certify that on the last mentioned dated, the fee simple title to the above-described real property was vested in:

- Alexis M. Baker
- Edward Backer, III
- Stephanie L. Baker, individually and as Trustee of the Beatrice Levinson Revocable Living Trust Agreement

Subject to the following:

Mortgage(s) of Record (*if none, state none*): None

Based on the report by Old Republic National Title Insurance Company, I have prepared this Opinion which purports only to show the record and does not attempt to pass opinion on the validity or sufficiency of any documents, nor have the contents of any documents been examined for exceptions, reservations or other covenants or conditions affecting title. I recognize that the City is relying on this Opinion of Title for accurate title information concerning the property.

I HEREBY CERTIFY that the foregoing report reflects a comprehensive search of the Public Records of Broward County, Florida, affecting the above described property. In witness whereof, Aleida Ors Waldman has caused this Opinion to be signed by an authorized signatory and sealed with the corporate seals this 18th day of February, 2014.

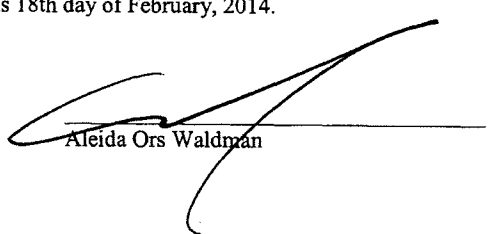

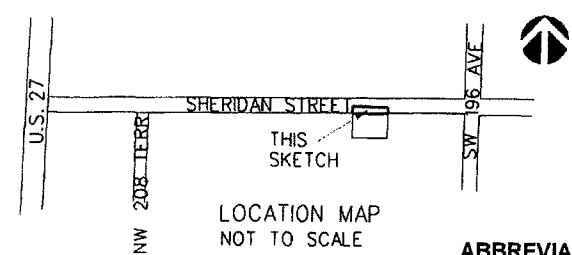

Aleida Ors Waldman

EXHIBIT A

	
949A Clint Moore Road Boca Raton, Florida 33487	Tel: (561) 241-9888 Fax: (561) 241-5182
SKETCH AND LEGAL DESCRIPTION (NOT A SURVEY) SHERIDAN STREET - TRACTS 5&6 - RW DEDICATION	
LEGAL DESCRIPTION THE NORTH 85.00 FEET OF TRACTS 5 AND 6, IN SECTION 11, TOWNSHIP 51 SOUTH, RANGE 39 EAST, "EVERGLADES LAND COMPANY'S SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2 AT PAGE 1 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA (THE SOUTH LINE OF SAID 85.00 FEET FALLS 100.00 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 11). SAID LANDS SITUATE IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA AND CONTAIN 56127 SQUARE FEET, MORE OR LESS.	
 <p>LOCATION MAP NOT TO SCALE</p>	
NOTES 1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. 2. NO SEARCH OF THE PUBLIC RECORDS WAS MADE IN THE PREPARATION OF THIS SKETCH AND DESCRIPTION. 3. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1927 COORDINATE VALUES SHOWN ON THE "CRAVEN THOMPSON & ASSOCIATES, INC. RESURVEY OF THE EAST ONE-HALF (E 1/2) OF TOWNSHIP 51 SOUTH, RANGE 39 EAST, BROWARD COUNTY, FLORIDA" AS RECORDED IN MISC. PLAT BOOK 6, PAGE 20 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND AS TRANSFORMED TO THE NORTH AMERICAN DATUM OF 1983, WITH THE 1990 ADJUSTMENT, WITH THE NORTH LINE OF THE NORTHEAST ONE QUARTER OF SAID SECTION 11 HAVING A BEARING OF NORTH 89°53'44" EAST.	ABBREVIATIONS B.C.R. • BROWARD COUNTY RECORDS D.C.R. • DADE COUNTY RECORDS L • ARCLNGTH CONC. • CONCRETE COR. • CORNER D • DELTA (CENTRAL ANGLE) D.E. • DRAINAGE EASEMENT I.R. • IRON ROD I.R.C. • IRON ROD AND CAP L.B. • LICENSED BUSINESS L.S. • LICENSED SURVEYOR MON. • MONUMENT O.R.B. • OFFICIAL RECORDS BOOK P.O.B. • POINT OF BEGINNING P.O.C. • POINT OF COMMENCEMENT P.B. • PLAT BOOK P.B.C.R. • PALM BEACH COUNTY RECORDS PG. • PAGE P.S.M. • PROFESSIONAL SURVEYOR & MAPPER R/W • RIGHT-OF-WAY U.E. • UTILITY EASEMENT
CERTIFICATION I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION SHOWN HEREON COMPLIES WITH MINIMUM TECHNICAL STANDARDS AS CONTAINED IN CHAPTER 5J-17.051, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT SAID SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION.	
JEFF S. HODAPP SURVEYOR AND MAPPER FLORIDA LICENSE NO. LS5111	
Project Name: SHERIDAN TR 566	DATE: 12/11/2013
JOB NO. 05193	DTC BY: JSH
CK'D By: JEK	SHEET 1 OF 2

