



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).

2020 Exemptions and Taxable Values by Taxing Authority

Sales History

Land Calculations

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
17						OP		
L								
1						1		

**Electronic Articles of Organization
For
Florida Limited Liability Company**

L19000039171
FILED 8:00 AM
February 07, 2019
Sec. Of State
rekempe

Article I

The name of the Limited Liability Company is:

WOOD - DWG, LLC

Article II

The street address of the principal office of the Limited Liability Company is:

4041 EAST LAKE ESTATES DR.
DAVIE, FL. US 33328

The mailing address of the Limited Liability Company is:

4041 EAST LAKE ESTATES DR.
DAVIE, FL. US 33328

Article III

The name and Florida street address of the registered agent is:

DAVID HOFER
4041 EAST LAKE ESTATES DR.
DAVIE, FL. 33328

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: DAVID HOFER

Article IV

The name and address of person(s) authorized to manage LLC:

Title: AMBR
DAVID HOFER
4041 EAST LAKE ESTATES DR.
DAVIE, FL. 33328 US

Title: AMBR
GARY R GRASS
2650 SW 130TH TERR
DAVIE, FL. 33330 US

Title: AMBR
WAYNE SCHUCHTS
57 CAMDEN CT.
BAL HARBOUR, FL. 33154 US

Signature of member or an authorized representative

Electronic Signature: DAVID HOFER

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.

L19000039171
FILED 8:00 AM
February 07, 2019
Sec. Of State
rekempe

Prepared by and return to:

Nick B. Kanelidis

Secretary

Blue Marlin Title Corporation

2400 East Commercial Blvd Suite 706

Fort Lauderdale, FL 33308

954-351-8840

File Number: 018101K

Will Call No.:

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 1st day of February, 2019 between Michael Gigante, an unmarried man, whose post office address is 530 West Indies Drive, Ramrod Key, FL 33042, grantor, and 3555 LLC, a Florida limited liability company whose post office address is 1712 NE 17th Ave., Fort Lauderdale, FL 33305, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida to-wit:

Lot 18, Block 102, Oakland Park Second Addition, according to the map or plat thereof as recorded in Plat Book 1, Page 39, Public Records of Broward County, Florida.

Parcel Identification Number: 4942 23 05 6490

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Nick Kanelidis
Witness Name: Nick Kanelidis
Marcus F. Leach
Witness Name: MARCUS F. LEACH

Michael Gigante (Seal)
Michael Gigante

State of Florida

County of Broward

The foregoing instrument was acknowledged before me this 1st day of February, 2019 by Michael Gigante, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]



NICK KANELIDIS
Commission # GG 123601
Expires August 7, 2021
Bonded Thru Budget Notary Services

Nick Kanelidis
Notary Public

Printed Name: _____

My Commission Expires: _____

TYPE OF SURVEY: BOUNDARY
& TOPOGRAPHIC

JOB NUMBER: SU-18-3384

LEGAL DESCRIPTION:

LOT 18, BLOCK 102 OF OAKLAND PARK SECOND ADDITION, ACCORDING TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK 1, PAGE 39, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ADDRESS: 3555 N DIXIE HIGHWAY (LOT-18) OAKLAND PARK, FL 33334

FLOOD ZONE: X(0.2%)
BASE FLOOD ELEVATION: N/A
CONTROL PANEL NUMBER: 120050-0367-H
EFFECTIVE: 08/18/2014 REVISED:

LOWEST FLOOR ELEVATION: SEE SURVEY
GARAGE FLOOR ELEVATION: SEE SURVEY
LOWEST ADJACENT GRADE: SEE SURVEY
HIGHEST ADJACENT GRADE: SEE SURVEY

REFERENCE BENCH MARK: BCBM#579 ELEV: 6.41'NAVD

CERTIFY TO:

1. 3555, LLC
- 2.
- 3.
- 4.
- 5.
- 6.

NOTES:

1. THIS SURVEY CONSISTS OF A MAP AND A TEXT REPORT. ONE IS NOT VALID WITHOUT THE OTHER.
2. OWNERSHIP OF FENCE AND WALLS IF ANY, NOT DETERMINED.
3. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE CERTIFIED HEREON. TO BE VALID ONE YEAR FROM THE DATE OF SURVEY AS SHOWN HEREON.

A	=	CENTRAL ANGLE
A	=	ARC LENGTH
CB	=	CHORD BEARING
R	=	RADIUS
R/W	=	RIGHT OF WAY
P.C.	=	POINT OF CURVATURE
P.T.	=	POINT OF TANGENCY
WM	=	WATER METER
OH	=	OVERHANG
N	=	NORTH
S	=	SOUTH
E	=	EAST
W	=	WEST
B.M.	=	BENCHMARK
FH	=	FIRE HYDRANT
OS	=	OFFSET
SEC.	=	SECTION
TWP.	=	TOWNSHIP
RGE.	=	RANGE

LEGEND OF ABBREVIATIONS:

7.00	OR 7.00	ELEVATIONS BASED ON NAVD 1985
MAINT.	=	MAINTENANCE
B.C.R.	=	BROWARD COUNTY RECORDS
D.C.R.	=	DADE COUNTY RECORDS
P.B.	=	PLAT BOOK
O.R.B.	=	OFFICIAL RECORDS BOOK
F.F.	=	FINISHED FLOOR
ENCH.	=	ENCROACH
CHATT.	=	CHATTANOOGHEE
F.P.L.	=	FLORIDA POWER & LIGHT
ELEV.	=	ELEVATION
MH	=	MANHOLE
ESMT.	=	EASEMENT
ELEC.	=	ELECTRIC

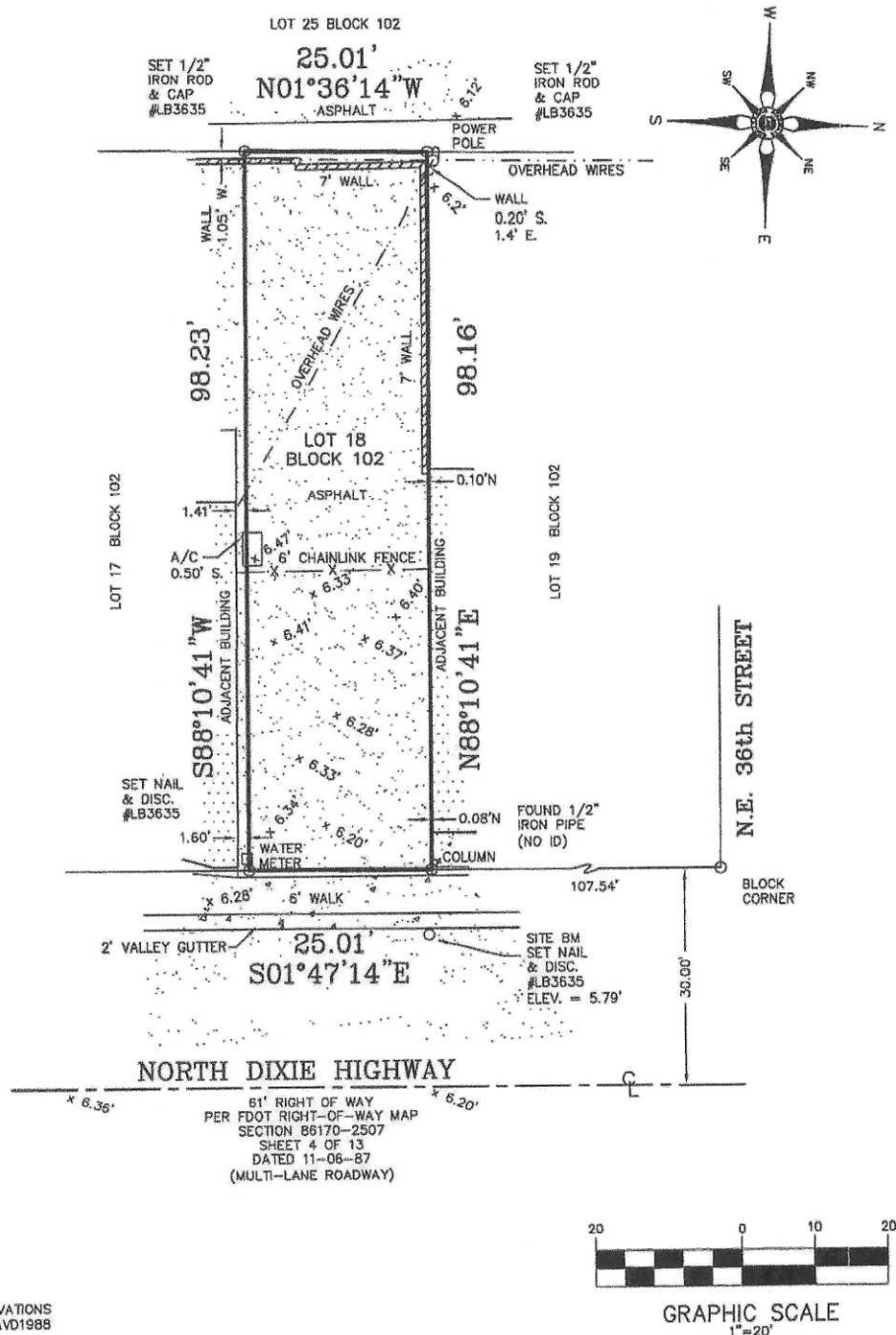


BROWARD COUNTY NAVD1988

D.B.	=	DEED BOOK
CLF	=	CHAIN LINK FENCE
WF	=	WOOD FENCE
BLVD.	=	BOULEVARD
AD	=	ASSUMED DATUM
IM	=	IRON PIPE
IR	=	IRON ROD
GAR.	=	GARAGE
CL	=	CENTERLINE
(M)	=	MEASURED
LP	=	LIGHT POLE
U.E.	=	UTILITY EASEMENT
D.E.	=	DRAINAGE EASEMENT
A.E.	=	ANCHOR EASEMENT
P.R.M.	=	PERMANENT REFERENCE MONUMENT
N.A.V.D.	=	NORTH AMERICAN VERTICAL DATUM 1985



TEL. (954) 782-1441
FAX. (954) 782-1442



1. UNLESS OTHERWISE NOTED FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
2. BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF S01°47'41"E ALONG THE EAST LINE OF LOT 14, BLOCK 102, MISC. MAP BOOK 5, PAGE 3, BCR.
3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS, OR OTHER MATTERS OF RECORDS BY ACCURATE LAND SURVEYORS, INC.
4. OWNERSHIP OF FENCES AND WALLS IF ANY NOT DETERMINED.
5. THIS DRAWING IS THE PROPERTY OF ACCURATE LAND SURVEYORS, INC. AND SHALL NOT BE USED FOR REPRODUCTION IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION.
6. THIS SURVEY CONSISTS OF A MAP AND TEXT REPORT. ONE IS NOT VALID WITHOUT THE OTHER.
7. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE CERTIFIED HEREON. TO BE VALID ONE YEAR FROM THE DATE OF SURVEY AS SHOWN.
8. THE FLOOD ZONE INFORMATION SHOWN HEREON IS FOR THE DWELLABLE STRUCTURE ONLY UNLESS OTHERWISE INDICATED.
9. THE LOCATION OF OVERHEAD UTILITY LINES ARE APPROXIMATE IN NATURE DUE TO THEIR PROXIMITY ABOVE GROUND. SIZE, TYPE AND QUANTITY MUST BE VERIFIED PRIOR TO DESIGN OR CONSTRUCTION.

This is to certify that this above ground sketch of boundary survey was made under my responsible charge and is accurate and correct to the best of my knowledge and belief. I further certify that this sketch meets the Standards of Practice, established by the Board of Professional Surveyors and Mappers, Chapter SJ-17, Florida Administrative Codes, pursuant to current Section 472.027, Florida Statutes.



Not valid without
the signature and the
original raised seal of
a Florida Licensed
Surveyor
and Mapper.

Robert L. Thompson 12-11-18
 ROBERT L. THOMPSON (PRESIDENT)
 PROFESSIONAL SURVEYOR AND MAPPER No.3869 - STATE OF FLORIDA

DATE OF SURVEY 11/13/18	DRAWN BY SP	CHECKED BY CCC	FIELD BOOK 18-3384	SCALE 1" = 20'	SKETCH NUMBER SU-18-3384
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City of Oakland Park Fire Hydrant Flow Test

Address: N DIXIE Hwy AND 36 ST

Hydrant #: 2213

Date: 4/29/15

Static PSI: 72 Before Flowing

Residual PSI: 60 While Flowing

Pitot Gauge PSI: 40 While Flowing

Diameter: 2 1/2 Size of Opening Tested

This Hydrant Flow*: 1066 GPM

*Per AWWA Manual M17, Fourth Edition, Field Procedure for Flow Tests

Nearest Fire hydrant

Hydrant # —

2nd Static: 70 PSI before flowing

2nd Residual: 68 PSI While running