



PROPERTY SUMMARY

Tax Year: 2020	Property Use: 09 - Residential Common Elements/Areas	Deputy Appraiser: Stephen Mathew
Property Id: 494221260010	Millage Code: 1712	Contact Number: 954-357-6835
Property Owner/s: ROYAL PARK CONDO APTS INC	Adj. Bldg. S.F: 0	Email: commercialtrim@bcpa.net
Mailing Address: 119 ROYAL PARK DR APT 1-A OAKLAND PARK, FL 33309-5884	Bldg Under Air S.F:	Zoning : RM-25 - MEDIUM-HIGH DENISTY MULTI-FAMILY RESIDENTIAL
Physical Address: 122 ROYAL PARK DRIVE OAKLAND PARK, 33309	Effective Year: 0	Abbr. Legal Des.: ROYAL PARK 78-33 B & ROYAL PARK FIRST ADD 79-21 B RECREATION ARE AS LYINGWITHIN LIMITS OF BOTH SUB DIVISIONS
	Year Built:	
	Units/Beds/Baths: 0 / 0 / 0	

2020 values are considered "working values" and are subject to change.

PROPERTY ASSESSMENT

Year	Land	Building / Improvement	Agricultural Saving	Just / Market Value	Assessed / SOH Value	Tax
2020	\$10	0	0	\$10	\$10	
2019	\$10	0	0	\$10	\$10	
2018	\$10	0	0	\$10	\$10	

EXEMPTIONS AND TAXING AUTHORITY INFORMATION

	County	School Board	Municipal	Independent
Just Value	\$10	\$10	\$10	\$10
Portability	0	0	0	0
Assessed / SOH	\$10	\$10	\$10	\$10
Granny Flat				
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exemption Type	\$10	\$10	\$10	\$10
Affordable Housing	0	0	0	0
Taxable	0	0	0	0

SALES HISTORY FOR THIS PARCEL

Date	Type	Price	Book/Page or Cin
04/01/1988	Warranty Deed	\$6,231,500	15352 / 552
03/01/1988	Quit Claim Deed	\$100	

LAND CALCULATIONS

Unit Price	Units	Type
\$10	3.36 Acre	Acreage

RECENT SALES IN THIS SUBDIVISION

Property ID	Date	Type	Qualified/ Disqualified	Price	CIN	Property Address
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SPECIAL ASSESSMENTS

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
Oakland Park Fire Rescue (17)						Oakland Park Stormwater (OP)		

SCHOOL

Lloyd Estates Elementary: C
 James S. Rickards Middle: C
 Northeast High: I

Fire Garb Light Drain Impr Safe Storm Clean Misc

Common Areas

EL(V)

1

Property Appraiser

Marty Kiar

County Comm. District

9

County Comm. Name

Dale V. C. Holness

US House Rep. District

22

US House Rep. Name

Ted Deutch

Florida House Rep. District

94

Florida House Rep. Name

Bobby B DuBose

Florida Senator District

33

Florida Senator Name

Perry E. Thurston, Jr.

School Board Member

Heather P. Brinkworth

88147665

\$ 34,273.25 has been Paid
in Broward County for Documentary
Stamp Tax as required by law.

Donna Hernandez Deputy

WARRANTY DEED

THIS INDENTURE, made this 1 day of April,
1988, between CLM PARTNERSHIP, a Florida general
partnership, having its principal place of business in
Broward County, Florida, and lawfully authorized to transact
business in the State of Florida, as Grantor, and ROYAL PARK
CONDOMINIUM APARTMENTS, INC., a Florida corporation not for
profit, whose post office address is 119 Royal Park Drive, Apt 1A
Oakland Park, Fla, 33309, as Grantee.

38 APR 15 AM 1:15

WITNESSETH:

That the said Grantor, for and in consideration of
the sum of Ten Dollars (\$10.00) and other good and valuable
consideration, to it in hand paid by the Grantee, the
receipt whereof is hereby acknowledged, has granted,
bargained and sold to said Grantee, its successors and
assigns, forever, the following described real property
situate, lying and being in Broward County, Florida to-wit:

The legal description of the property
hereby conveyed is set forth in Exhibit
"A" attached hereto and made a part
hereof as though fully set forth herein.

SUBJECT to the following:

1. Taxes for the year 1988 and subsequent years.
2. Conditions, restrictions, reservations,
limitations, agreements and easements of record.
3. Zoning ordinances applicable thereto.
4. Declaration of Condominium of ROYAL PARK, a
condominium, according to the Declaration of Condominium
thereof, recorded in Official Records Book 5775 at Page 866,
of the Public Records of Broward County, Florida, and all
Exhibits thereto, all Amendments to said Declaration and all
Exhibits thereto.
5. That certain Lease attached as Exhibit "D" to
the aforescribed Declaration of Condominium, which Lease
is recorded in Official Records Book 5775 at Page 942, of
the Public Records of Broward County, Florida, and which
Lease was amended by instrument recorded in Official Records
Book 8162 at page 65, of the Public Records of Broward
County, Florida.
6. The Grantor declares and the Grantee, by its
acceptance of this Deed, agrees that its conveyance by this
Deed and the acceptance thereof by Grantee, shall not affect
or constitute a merger of the fee simple title to the
above-described property or the interests of the Lessor
under the above-described Lease, with the Grantee's interest
as Lessee under the above-described Lease or with the
leasehold estate created pursuant to the above-described
Lease, said Lease being recorded in Official Records Book
5775 at page 942, of the Public Records of Broward County,
Florida, as amended. The Grantor hereby declares and the
Grantee, by its acceptance of this Deed, hereby agrees that
the leasehold estate created by the above-described Lease
shall remain in effect, notwithstanding this conveyance,
since it is the intent of the Grantor and Grantee that the

Prepared by: Joel Kopelman
c/o Abrams, Anton
2021 Tyler St.
Hollywood Fla

Record & Return To
← WILL CALL

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19.50
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BK 15352 PG 552

13

above-described Lease shall remain in effect in order that the Lease shall remain enforceable against Grantee and its members, as provided in said Lease, and in order that the Lessor's interest under said Lease may be pledged or assigned as additional collateral to secure purchase money or other financing by the Grantee.

7. The Purchase Money Mortgage from Grantee to Crocker Tower Associates, Ltd., a Florida limited partnership, dated the 1 day of April, 1988, encumbering the property described in Exhibit "A" to this Deed.

8. Assignment of Lease and Rentals, dated the 1 day of April, 1988, from Grantee to Crocker Tower Associates, Ltd., a Florida limited partnership.

The benefits and obligations hereunder shall inure to and be binding upon the successors and assigns of the respective parties hereto.

The Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused these presents to be signed in its name by its Managing General Partner, on the day and year first above written.

Signed, sealed and delivered in the presence of:

CLM PARTNERSHIP, a Florida general partnership

[Handwritten signatures]

By: *[Signature]*
William J. Crocker
Managing General Partner

STATE OF FLORIDA)
)ss:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 14 day of April, 1988, by WILLIAM J. CROCKER, as the Managing General Partner of CLM PARTNERSHIP, a Florida general partnership.

My Commission Expires: *[Signature]*
Notary Public
State of Florida at Large

JDK160c:rb:ds
4/8/88



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Exhibit "A"
Page 1 of 2

A portion of the Plat of ROYAL PARK as recorded in Plat Book 78, Page 33, and a portion of ROYAL PARK 1st ADDITION, as recorded in Plat Book 79, Page 21, of the Public Records of Broward County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said ROYAL PARK, thence S 02°36'57"E, along the West line of said ROYAL PARK, a distance of 328.78 feet; thence S 50°10'39"E, a distance of 64.43 feet to the Point of Beginning of this description; thence continue S 50°10'39"E, a distance of 20.26 feet; thence S 35°06'57"E, a distance of 139.34 feet; thence N 70°30'43"E, a distance of 13.46 feet; thence S 19°29'17"E, a distance of 74.82 feet; thence N. 88°27'53"E, a distance of 247.59 feet; thence S 11°21'39"E, a distance of 24.36 feet; thence S 83°27'53" W, a distance of 243.97 feet; thence S 19°29'17"E, a distance of 70.93 feet; thence S 70°30'43"W, a distance of 36.71 feet; thence S 39°49'21"W, a distance of 131.53 feet; thence N50°10'39"W, a distance of 190.0 feet; thence N 39°49'21"E, a distance of 125.0 feet; thence N 50°10'39"W, a distance of 100.0 feet; thence N 39°49'21"E, a distance of 150.0 feet to the Point of Beginning. Containing 1.443 Acres, more or less; and

A portion of the Plat of ROYAL PARK, as recorded in Plat Book 78, Page 33, of the Public Records of Broward County, Florida, being more particularly described as follows:

Commencing at the Northeast corner of the SW 1/4 of Section 21, Township 49 South, Range 42 East, thence S 01°02'16"E, along the East line of said SW 1/4, a distance of 263.64 feet; thence S 88°57'44"W, a distance of 564.42 feet to the Point of Beginning; thence S 47°36'57"E, a distance of 207.31 feet; thence N 80°06'57"W, a distance of 56.28 feet; thence N 09°53'03"E, a distance of 18.0 feet; thence N 80°06'57"W, a distance of 135.0 feet; thence N 35°06'57"W, a distance of 103.59 feet; thence N 87°23'03"E, a distance of 92.08 feet to the Point of Beginning. Containing .285 Acres, more or less; and

A portion of the Plat of ROYAL PARK, as recorded in Plat Book 78, Page 33, and a portion of ROYAL PARK, 1st ADDITION, as recorded in Plat Book 79, Page 21, of the Public Records of Broward County, Florida, being more particularly described as follows:

Commencing at the Northeast corner of the SW 1/4 of Section 21, Township 49 South, Range 42 East; thence S 01°02'16"E, along the East line of said SW 1/4, a distance of 601.63 feet; thence S 88°57'44"W, a distance of 60.0 feet to the Point of Beginning; thence S 01°02'16"E, along a line 60.0 feet West of and parallel with, as measured at right angles to the East line of said SW 1/4; a distance of 278.95 feet; thence N 46°02'16"W, a distance of 243.21 feet; thence S 43°57'44" W, a distance of 58.0 feet; thence N 46°02'16"W, a distance of 51.54 feet; thence S 43°57'44"W, a distance of 18.0 feet; thence N 46°02'16"W, a distance of 7.0 feet; to the Point of Curvature of a circular curve to the left; thence Northerly and Westerly, along the arc of said curve, having a radius of 52.0 feet, an arc distance of 51.08 feet; to the Point of Tangency; thence S 77°40'53"W, a distance of 7.53 feet; thence N 11°21'39"W, a distance of 127.65 feet to the Point of Curvature of a circular curve to the right; thence Northerly along the arc of said curve, having a radius of 232.59 feet, an arc distance of 49.24 feet; thence S 56°54'16"E, a distance of 274.15 feet; thence N 33°05'44"E, a distance of 103.67 feet; thence N 88°57'44"E, a distance of 62.86 feet to the Point of Beginning. Containing 1.090 Acres, more or less; and

MEMO: Legibility of writing,
typing or printing unsatisfactory in
this document when microfilmed.

BM15352PG 554

Exhibit "A"
Page 2 of 2

A portion of the Plat of ROYAL PARK 1st ADDITION, as recorded in Plat Book 79, Page 21, of the Public Records of Broward County, Florida, being more particularly described as follows: Commencing at the Northeast corner of the Southwest 1/4 of Section 21, Township 49 South, Range 42 East; thence S 01° 02'16"E, along the East line of said SW 1/4; a distance of 1116.59 feet; thence S 88°57'44"W, a distance of 237.99 feet to the Point of Beginning; thence S 01°02'16"E, along a line 237.99 feet West of and parallel with as measured at right angles to the East line of said Southwest 1/4 a distance of 177.34 feet; thence N 50°10'39"W, a distance of 120.49 feet; thence S 39°49'21"W, a distance of 18.0 feet; thence N 50°10'39"W, a distance of 18.0 feet; thence S 39°49'21"W, a distance of 50.0 feet; thence N 50°10'39"W, a distance of 136.0 feet; thence N 39°49'21"E, a distance of 10.66 feet; thence N 79°26'08"E, a distance of 248.54 feet to the Point of Beginning. Containing .538 Acres, more or less.

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
L. A. HESTER
COUNTY ADMINISTRATOR

BK 15352 PG 555



INSTR # 101722078
 OR BK 32819 PG 0130
 RECORDED 02/27/2002 03:43 PM
 COMMISSION
 BROWARD COUNTY
 DEPUTY CLERK 1922

This instrument prepared by:
 K. Lawrence Gragg, Esq.
 White & Case LLP
 200 South Biscayne Blvd.
 Suite 4900
 Miami, Florida 33131

JOINDER AND PARTIAL RELEASE OF SPECIAL ASSESSMENTS

THIS JOINDER AND PARTIAL RELEASE OF SPECIAL ASSESSMENTS, made and entered into this 15th day of February, 2002 by Thomas J. Crocker, (hereinafter called the "Assignee").

WITNESSETH:

WHEREAS, ROYAL PARK CONDOMINIUM APARTMENTS, INC., a not-for-profit Florida corporation (hereinafter called the "Assignor") executed that certain Assignment of Special Assessments (hereinafter the "Assignment of Assessments") dated April 1, 1988, and recorded in Official Records Book 15352, Page 580, as assigned by Crocker Tower Associates, Ltd., a Florida limited partnership to Bryn Mawr Company ("Bryn Mawr") a New York general partnership, by instrument recorded October 1, 1992 and recorded in Official Records Book 19923, Page 471, of the Public Records of Broward County, Florida, as assigned by Bryn Mawr to William J. Crocker by instrument dated October 6, 2000 and recorded in Official Records Book 30942, Page 0252 of the Public Records of Broward County, Florida and as assigned by Thomas J. Crocker, as Personal Representative of the Estate of William J. Crocker, deceased, by instrument dated May 4, 2001 and recorded in Official Records Book 31611, Page 1255 of the Public Records of Broward County, Florida; and

WHEREAS, Assignee agreed under the Assignment of Assessments to grant a partial release from the lien and operation of the Assignment as to all Units and the owners thereof who have paid the sums of money required to satisfy the Special Assessment assessed against their Units where said sums of money have been remitted by the Assignor to the Assignee as payment in full for said partial release; and

WHEREAS, the owner(s) of the Unit (s) listed on Schedule of Fully Paid Units attached hereto have paid their Special Assessment in full, and said sums have been remitted by the Assignor to the Assignee.

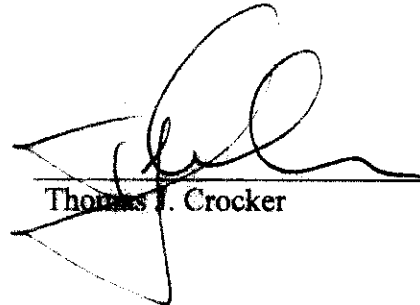
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NOW, THEREFORE, in consideration of the foregoing premises, Assignee hereby joins in the Satisfaction of Special Assessment to which this Joinder is attached and does thereby release and exonerate those Unit(s) in the Condominium described on the Schedule of Fully Paid Units attached hereto from the lien and operation of the Assignment of Assessments.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be duly executed and delivered according to law on this 15th day of February, 2002.

Signed, sealed and delivered in the presence of:


Vicki P. Cerwood
Angelo J. B...


Thomas J. Crocker

STATE OF FLORIDA)
) SS:
COUNTY OF PALM BEACH)

BEFORE ME, the undersigned authority, personally appeared Thomas J. Crocker who is personally known to me or who produced _____ as identification and is the person described in and who executed the foregoing instrument and acknowledged before me that said instrument was executed for the purposes therein expressed.

WITNESS my hand and official seal at Palm Beach County, Florida, this 15th day of February, 2002.


Patricia W. Williams
Notary Public - State of Florida



Printed Name _____
Commission Expires: _____

Schedule of Fully Paid Units

2001	2000	1999	1998	1997	1996	1995	1994	1993	1992	1991	1990	1989	1988	1987
102-4C	120-3H	101-2A	119-2C	116-4G	114-3D	108-1G	115-4B	101-4C	111-3C	102-3G	102-3E	102-2A	108-2D	
118-2F	112-1C	106-3A	115-3F	107-1H	108-4C	107-2C	117-1A	103-3C	111-4B	105-4C	106-3E	112-4F	112-1F	
108-3F	110-1H	106-4E	120-2H	104-2E	115-2G	108-3C	111-4G	108-2B	114-4D	107-4F	107-4E	112-4F	113-1B	
115-1F	105-3B	108-2C	117-1E	104-1G	116-1D	109-4H	114-3H	109-2H	118-2E	116-3F	105-4A	101-2E	104-4F	
116-1A	108-2E	110-4A	117-1B	107-3E	116-4F	104-1B	115-4H	111-3D	106-1E	117-2G	115-1B	103-2G	105-1F	
121-3D	112-4E	111-4F	103-4A	114-4G	101-4B	109-3D	114-4H	118-1H	109-1E	103-2E	110-1G	107-2G	105-1F	
103-1H	121-1E	113-2B	101-2D	111-1A	104-3C	118-2G	114-4H	120-3B	109-1E	110-3D	110-1G	115-3B	117-2C	
114-4F	108-2A	115-4D	104-4A	121-4G	112-1G	110-1A	103-1F	102-1C	106-2F	110-4B	110-4C	115-3B	121-1F	
110-4D	113-1C	116-1E	104-4A	110-1B	108-2F	101-1G	112-4B	113-1E	106-1A	106-1A	110-4C	118-4C		
120-1A	114-1F	117-4G	115-1H	120-2B	119-4F	117-2D	115-1D	102-2H	105-2F	102-3E	119-2E	109-2E		
120-2C	102-4E	118-2H	118-4D	119-4A	102-3H	102-3A	102-1H	106-4H	105-2H	102-4G	112-3B	112-4C		
118-3C	108-4D	118-3B	119-3G	103-2B	111-2A	104-4E	118-2A	114-2H	113-1G	113-4D	116-3H	112-4C		
117-4A	111-4E	109-4D	119-4H	103-3A	107-3F	108-1F	105-1A	103-2H	114-3E	118-2B	105-3H	111-3H		
101-2B	110-4F	108-4G	110-4H	106-2C	108-1F	117-3F	114-1C	110-2G	114-3E	118-4B	118-3D	118-3D		
108-3D	113-4E	108-3H	111-1C	114-2E	108-1H	101-3F	114-1C	110-2G	114-3E	118-3G	118-3G	118-3G		
120-2E	119-1G	118-2D	112-2D	118-3B	120-4E	105-2E	101-2H	102-4G	116-4E	101-4H	118-3D	118-3D		
118-4B	102-3F	119-2D	119-1E	118-2B	104-2H	121-3C	103-2A	108-3F	116-4E	101-4H	118-3D	118-3D		
107-3A	112-2E	119-2D	119-1E	118-3B	102-1E	121-3C	103-2A	108-3F	116-4E	101-4H	118-3D	118-3D		
106-2C	112-2E	119-2D	119-1E	118-3B	102-1E	121-3C	103-2A	108-3F	116-4E	101-4H	118-3D	118-3D		
103-3F	104-3B	107-3H	108-2E	110-2H	118-4E	104-3F	101-3A	102-4H	114-3C	114-3C	114-3C	114-3C		
117-3E	105-3C	116-1C	110-4F	110-2E	112-2G	120-1C	112-4G	104-3H	117-3A	117-3A	117-3A	117-3A		
114-4C	109-1H	117-2E	105-4F	121-4B	113-4A	110-4H	112-4G	104-3H	117-3A	117-3A	117-3A	117-3A		
107-1B	115-2D	116-4A	117-2B	118-3B	107-3G	118-1D	113-4A	118-1D	118-1D	118-1D	118-1D	118-1D		
118-1B	118-3H	117-2B	117-2B	118-3B	107-3G	118-1D	113-4A	118-1D	118-1D	118-1D	118-1D	118-1D		
14-1G	120-1B	120-1G	120-1G	121-4B	116-3A	118-3A	118-3A	108-3E	119-2B	121-4A	121-3B	121-3B		
	120-2G	102-2C	102-2C	114-2B	114-2B	118-2B	118-2B							
	101-3E	103-4B	103-4B	114-2B	114-2B	118-2B	118-2B							
	111-2B	113-2A	113-2A	114-2B	114-2B	118-2B	118-2B							
	113-4F	115-2E	115-2E	114-2B	114-2B	118-2B	118-2B							
	120-3A	117-1C	117-1C	114-2B	114-2B	118-2B	118-2B							
	111-1H	117-1F	117-1F	114-2B	114-2B	118-2B	118-2B							
	108-3B	117-3D	117-3D	114-2B	114-2B	118-2B	118-2B							
	115-2C	110-3B	110-3B	114-2B	114-2B	118-2B	118-2B							
	116-4C	110-1D	110-1D	114-2B	114-2B	118-2B	118-2B							
	112-1D	110-4G	110-4G	114-2B	114-2B	118-2B	118-2B							
	110-3H	112-3F	112-3F	114-2B	114-2B	118-2B	118-2B							
	111-3A	121-3G	121-3G	114-2B	114-2B	118-2B	118-2B							
	112-2F			114-2B	114-2B	118-2B	118-2B							
	118-1C			114-2B	114-2B	118-2B	118-2B							
	120-4C			114-2B	114-2B	118-2B	118-2B							
	104-1A			114-2B	114-2B	118-2B	118-2B							
	115-4C			114-2B	114-2B	118-2B	118-2B							
	117-4H			114-2B	114-2B	118-2B	118-2B							
	115-4G			114-2B	114-2B	118-2B	118-2B							
	112-1B			114-2B	114-2B	118-2B	118-2B							

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