

RESOLUTION NO. 501

A RESOLUTION OF THE BOARD OF COMMISSIONERS (“BOARD”) OF SOUTH BROWARD HOSPITAL DISTRICT D/B/A MEMORIAL HEALTHCARE SYSTEM, AN INDEPENDENT SPECIAL DISTRICT, (THE “DISTRICT”). THE BOARD AS A BODY CORPORATE, GOVERNMENTAL AND AS OTHERWISE AUTHORIZED BY LAW OF THE DISTRICT, DO HEREBY ADOPT THE FOLLOWING RESOLUTIONS OF THE BOARD OF COMMISSIONERS OF THE DISTRICT: TO ENGAGE IN AND PROVIDE A CONTRACT OFFER PURSUANT TO PRESUIT NEGOTIATIONS PRIOR TO FILING A CONDEMNATION LAWSUIT.

WHEREAS, on _____ the Board of the South Broward Hospital District (the “**District**”) approved its Chief Executive Officer (CEO) to attempt to negotiate in good faith with the fee owner for the acquisition of the following described Property:

Tax Parcel Id Nos. 514110170030 and 514110010091

FEE SIMPLE INTEREST, as further described on Exhibit “A” below, together with all the easements, tenements, messuages, muniments of title, hereditaments and appurtenances thereto belonging or in anywise appertaining, including but not limited to those easements described on Exhibit “A” attached hereto and incorporated herein (all of the foregoing real property is hereinafter collectively referred to as the "Property"); and

WHEREAS, the Board further desires to authorize the CEO to propose an offer price of \$72,000,000.00.

WHEREAS, the Board also authorizes the General Counsel to perform all acts and other items required to present such offer in compliance with the applicable legal requirements.

NOW THEREFORE, the Board resolves as follows:

1. The Board hereby authorizes the CEO to make an offer to acquire the Property for \$72,000,000.00.
2. The Board authorizes and directs the District’s staff to take all actions appropriate, and expend District funds, as consistent with the District Charter, and for the offer price indicated.
3. This Resolution shall be in full force and take effect immediately upon its passage and adoption

IN WITNESS WHEREOF, the undersigned have hereunto subscribed our names and in our official capacities as Commissioners of the District, this _____ day of _____, 2024.

Attest:

Attest:

Chairwoman, Board of Commissioners

Secretary/Treasurer, Board of Commissioners

EXHIBIT "A"

PARCEL 1:

Parcel C, WALNUT CREEK, according to the Plat thereof, recorded in Plat Book 167, Page 40, of the Public Records of Broward County, Florida.

PARCEL 2:

That portion of Tract 22 of, "A.J. BENDLE SUBDIVISION OF SECTION 10, Township 51 South, Range 41 East", according to the Plat thereof, as recorded in Plat Book 1, at Page 27, of the Public Records of Miami-Dade County, Florida, described as follows:

Beginning at the Northeast corner of said Tract 22, thence Westerly along the North line of Tract 22, a distance of 918.42 feet; thence Southerly, parallel with the West line of said Section 10, a distance of 330.65 feet to the South line of Tract 22; thence Easterly along said South line 918.44 feet to the Southeast corner of Tract 22; thence Northerly along the East line of Tract 22 a distance of 330.47 feet to the Point of Beginning.

Together with the West 254.00 feet of the East 781.14 feet to Tract 23 of said A.J. BENDLE SUBDIVISION, said portion of Tract 23 being also described as follows:

Part of Tract 23, according to the Plat of A.J. Bendle Subdivision of Section 10, Township 51 South, Range 41 East, as recorded in Plat Book 1, at Page 27, in the Public Records of Miami-Dade County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of Tract 22 of said Subdivision and thence run in a Southerly direction along the Easterly line of said Tract 22 for a distance of 330.47 feet to the Southeast corner of said Tract 22, thence run in a Westerly direction along the Southerly line of said Tract 22 for a distance of 527.14 feet to the Point of Beginning of the Tract of land herein described, from the Point of Beginning thus obtained continue along the last described course for a distance of 254.0 feet, thence run in a Southerly direction parallel to the Easterly line of Tract 23 of said subdivision for a distance of 330.52 feet to a point on the Southerly line of Tract 23, thence run in an Easterly direction along the Southerly line of Tract 23 for a distance of 254.0 feet thence run in a Northerly direction, parallel to the Easterly line of Tract 23, for a distance of 330.52 feet to the Point of Beginning.

Said lands situate, lying and being in Broward County, Florida.

TOGETHER WITH the owner's interests in the following described easements:

Easement for Ingress/Egress as described in that certain Corrective Easement recorded on February 4, 1980, in Book 8710, Page 399.

Grant of Easement recorded on February 25, 1974, in Book 5652, Page 374

Easements described in that certain Declaration of Easement recorded in Book 6245, Page 263, O.R. Book 5652, page 374, and O.R. Book 5652, page 379.

Together with any and all mineral rights, restrictions, reversionary and another other interest which affect Parcel 1 and 2 above, if any, which are held pursuant to that certain Affidavit recorded in O.R. Book 6362, page 213, and Deeds recorded in O.R. Book 2049, Page 388, O.R. Book 2032, Page 43, and O.R. Book 2712, Page 780 of the public records of Broward County, Florida.

Together with the following rights as contained on the indicated plats:

Any reversionary interest in Parcel 1 and Parcel 2 as contained on that certain plat for the "A.J. BENDLE SUBDIVISION OF SECTION 10, TOWNSHIP 51 SOUTH, RANGE 41 EASE", as

recorded in Plat Book 1 Page(s) 27 (it is not requested that the Plat itself be condemned)

Note 2 of the Plat Notes on the plat of WALNUT CREEK, as recorded in Plat Book 167, Page(s) 40; as affected by Agreements for Amendment of Notation on Plat recorded in Book 30280, Page 1142; Book 31469, Page 189 and Book 32336, Page 602; as further affected by Amendment to Nonvehicular Access Lines recorded in Book 33703, Page 1586. (Parcel 1) (it is not requested that the Plat itself be condemned)

All of the foregoing are of the public records of Broward County, Florida or its predecessor(s).

This condemnation does not include any other matters of record, all of which shall remain as an interest on the above real property, to the extent, they constitute a valid and current legal interest. Interests not condemned in this proceeding are not intended to be revived or extended by this condemnation action and the subsequent condemnation order and conveyance of the real property described above.