

This instrument was prepared by:

After recording, return to:

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

ASSIGNMENT AND EXTINGUISHMENT OF ROGO POINTS

_____ (“Assignor”), hereby assigns to the Monroe County Board of County Commissioners, or “Monroe County,” (“Assignee”) all of its right, title and interest in and to _____ ROGO points from Lot _____, for use in a ROGO Allocation Application, relating to 24 lots, including Lot _____, located in Amended Plat of Sugarloaf Shores Section C Extension, a subdivision in Government Lots 2 and 3, Section 11, Township 67 South, Range 27 East, Sugarloaf Key, Monroe County, Florida as recorded in Plat Book 7, Page 34, as described below, in accordance with that certain Settlement Agreement entered into among and between Monroe County, Lloyd A. Good, Jr., and Piece of Paradise, LLC, on February 21, 2007, as approved at a duly noticed public meeting on that date by Monroe County, and recorded at Book 2308, Page 795 Public Records of Monroe County Florida, on July 13, 2007, the original assignment of said ROGO points associated with the Settlement Agreement having been made by Piece of Paradise, LLC to Benjamin Wiener, as servicer and agent, on November 21, 2007, recorded at Book 2333, Page 1517 Public Records of Monroe County, Florida, on November 29, 2007:

Assignor/Seller/Owner: _____

Address: _____

Authorized Agent Name: _____ Telephone Number: _____

ROGO Permit Application Number: _____

ROGO Permit Application Address: _____

Legal Description: _____ Parcel ID #: _____

Total Number of ROGO points assigned to ROGO Application: _____

List of Lots/Points assigned to ROGO Permit Application Number _____:

Lot#	RE#	Points	Proposed Tier System Points
X	00166972-00XX00	2	4

X	00166972-00XX00	2	4

In witness thereof, the undersigned hereby affixes his/her seal this _____ day of _____, _____

Witness No. 1:

ASSIGNOR:

First Witness (Print Name)

Print Name

Address of First Witness

Signature

First Witness (Signature)

Witness No. 2:

Second Witness (Print Name)

Address of Second Witness

Second Witness (Signature)

STATE OF _____

COUNTY OF _____

Subscribed and affirmed or sworn to before me, by means of either physical presence OR online notarization, on _____ day of _____, 20____, by

_____, who is personally know to me OR
(PRINT NAME OF PERSON MAKING STATEMENT)

produced _____ as identification.
(TYPE OF ID PRODUCED)

SIGNATURE OF NOTARY PUBLIC

PRINT, TYPE OR STAMP COMMISSIONED
NAME OF NOTARY PUBLIC
MY COMMISSION EXPIRES:

ASSIGNMENT OF POINTS FOR USE IN ROGO ALLOCATION

This Assignment of Points for Use in ROGO Allocation is neither legally effective nor valid without the signature of the Monroe County Planning and Environmental Resources Department Senior Director below and recording in the public records of Monroe County.

Upon issuance of the above-named Building Permit, any further assignment or use of the rights herein is terminated. Monroe County may record the void certificate or similar document reflecting retirement of the certificate.

Witness No. 1:

Print Name

Senior Director, Monroe County Planning &
Environmental Resources Department:

Signature

Print Name

Witness No. 2:

Signature

Print Name

Date

Signature

STATE OF _____

COUNTY OF _____

Acknowledged before me by means of either physical presence OR online notarization,

on _____ day of _____, 20____, by _____
(PRINT NAME OF PERSON MAKING STATEMENT)

who is personally know to me, OR produced _____ as
(TYPE OF ID PRODUCED)
identification.

SIGNATURE OF NOTARY PUBLIC

PRINT, TYPE OR STAMP COMMISSIONED
NAME OF NOTARY PUBLIC
MY COMMISSION EXPIRES:

Return to:

Monroe County
Planning & Environmental Resources Department
2798 Overseas Highway
Marathon, Florida 33050

Prepared by:

Anthony A. Velardi, Esq.
AV LAW PLLC
99530 Overseas Hwy., Suite 2
Key Largo, FL 33037

----- Space Above This Line For Recording -----

TITLE OPINION FOR
MONROE COUNTY, FLORIDA
POINTS FOR USE IN ROGO ALLOCATION

1. This Opinion of Title is provided to:

Monroe County Board of County Commissioners
1100 Simonton Street
Key West, Florida 33040

2. **COMES NOW, AFFIANT** Anthony A. Velardi, Esq., am an attorney-at-law duly licensed to practice law in the State of Florida and am a member in good standing of the Florida Bar, having Florida Bar No. 113917, with the understanding that this Opinion of Title is furnished to Monroe County as inducement for acceptance of the attached proposed Points for Use in ROGO Allocation, a copy of which is attached hereto and incorporated herein, and is proposed to Grantee **Habitat for Humanity of the Upper Keys, Inc., a Florida non-profit corporation**, by Grantor(s): **JS Capital Enterprises, Inc., a California corporation and Scott Tiano as President of JS Capital Enterprises, Inc., a California corporation** (hereinafter the “**record title-holder(s)**”) (**NOTE: For trust owner, or for corporate entity owner such as Partnership, Limited Partnership, Limited Liability Partnership, Limited Liability Company, or similar entities/business organizations, (1) Identify entity/business organization by name, (2) Indicate parties comprising such entity/business organization, and (3) Identify who is authorized to execute**), it is hereby certified that I have examined a complete Abstract of Title and Title Search pertaining to the above-referenced proposed ROGO Allocation. The abstract and search of which cover all official records and court records on file in Monroe County covering the period one-hundred years from and to and including this date **October 15, 2021 at 11:00 PM**, relating to the following described property more particularly described in attached **Exhibit “A (Legal Description)”** a copy of which is attached hereto and incorporated herein:

Lot(s): _ Block: _

Subdivision: _____

Key: _____ **Plat Book:** _____ **Page:** _____

Approximate Mile Marker: _____

Real Estate Number(s): _____; and

3. Based solely upon my examination of the foregoing, and assuming the accuracy of the information contained therein, it is my opinion that:
4. The Points for Use in ROGO Allocation is vested in **JS Capital Enterprises, Inc., a California corporation** (the “**record title-holder(s)**”), by instrument recorded at Official Records Book _____, Page _____; all of the Official Records of Monroe County, Florida, a copy of which is attached hereto as **Exhibit “B”** and incorporated herein.
5. Said record titleholder(s) has/have the Points for Use in ROGO Allocation, however, subject to the following liens, encumbrances, qualifications, and other exceptions [**LIST ONLY THOSE ENCUMBRANCES AFFECTING THE PROPOSED CONSERVATION EASEMENT AREA**]:

None.

6. **GENERAL EXCEPTIONS:**

- I. Rights of persons other than the above owners (“**record title holder(s)**”) who are in possession.
- II. Facts that would be disclosed upon accurate survey.
- III. Any unrecorded labor, mechanics’, or materialmens’ liens.
- IV. Zoning restrictions imposed by governmental authority.

7. **SPECIAL EXCEPTIONS:**

None.

8. In the event that the aforesaid Abstract of Title and Title Search have revealed no liens, encumbrances, or qualifications that would otherwise be identified in above **Paragraph 7. above, I hereby affirm, by writing in (printing) the word “AFFIRMED,” checking the box thereafter, and providing my own signature immediately thereafter**, that said abstract and search have revealed no liens, encumbrances, or qualifications that would otherwise be identified in above **Paragraph 7.:**

AFFIRMED: _____

SIGNATURE: _____

9. Please be advised that based upon the aforesaid (Paragraphs 1 through 8 above, inclusive), that I am of the opinion that as of this date (same date as after “to and including this date” at Paragraph 2 above), that Points for Use in ROGO Allocation is vested in **JS Capital Enterprises, Inc., a California corporation** (the “**record title-holder(s)**”), that all property taxes and assessments have been paid as stated in above **Paragraph 7 A.**, and that none of the exceptions listed above will restrict the use of the subject real property for the purposes set forth in the above-referenced attached proposed Points for Use in ROGO Allocation.

Respectfully submitted this _____,
day of _____, 2021.

Signature

Anthony A. Velardi
Printed Name

AV LAW PLLC
Firm Name

99530 Overseas Hwy., Suite 2, Key Largo, FL 33037
Professional Address

305-453-5277
Firm Phone Number

Anthony@keylargolaw.com
Firm E-Mail

STATE OF FLORIDA

COUNTY OF MONROE

The foregoing instrument, **Title Opinion for Monroe County Points for Use in ROGO Allocation**, was sworn and subscribed before me, the undersigned authority, this _____ day of _____, 2021, by Anthony A. Velardi, who is personally known to me, or has produced _____ as identification.

Notary Public (Print Name and Notary No.)

Notary Public Seal

Notary Public (Signature)

Exhibit "A"

Legal Description

DRAFT

Exhibit "B"

DRAFT