Mini Marvels, LLC
Bansari Patel,
1060 Creekford Dr. Weston, FL 33326
321-604-9683
bansaripatel2212@gmail.com

Dear City of Sunrise,

I am writing to propose the establishment of The Goddard School of Sunrise (Daycare center) on the property owned by Sawgrass Circle Realty LLC in the City of Sunrise. The proposed use that is subject of this application, as listed in Section 16-79 of the city of Sunrise's Land Development Code (LDC) is Day care center.

The center will have a capacity of 220 children. Hours of operation will be 7:00 AM to 6:00 PM, Monday through Friday, closing for national holidays. Any form of transportation service will not be provided at this facility. After careful consideration and thorough research, I believe this venture presents an excellent opportunity to provide high-quality early childhood education while creating a successful business in our community.

Property Details and Ownership

- Current Owner: Sawgrass Circle Realty LLC, a Florida limited liability company
- Location: Broward County, Florida
- Legal Description: Please see "legal description of property.pdf"
- Acquisition: Special Warranty Deed recorded January 29, 2021 (Instrument #117022262)

Title Information and Lien (attached below)

A recent title search conducted through August 26, 2024, revealed several key documents of record, including a mortgage, assignment of rents, and most notably:

- An Order of Imposing of Fine and Claim of Lien in favor of the City of Sunrise (Instrument #119704960, recorded 07/25/2024)

This lien is related to a towing violation by Executive Towing & Recovery, Inc., which occurred on August 3, 2023. The violation involved:

1. Towing without a Non-Consent Towing Permit
2. Failing to provide proper documentation and itemized charges
3. Imposing additional charges for credit card use
4. Towing to a storage site outside the permitted radius

Addressing the Lien

Mini Marvels, LLC
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321-604-9683
bansaripatel2212@gmail.com

To resolve this issue and ensure a clear title for our proposed development, we have taken the following steps:

1. Consulted with Sawgrass Circle Realty LLC regarding their awareness of and any actions taken on this lien.
2. They will work with legal counsel to facilitate the removal of the lien.

Obtain written confirmation from the City of Sunrise once the lien has been satisfied and removed.

Tax Information

For the property (Folio #494026050290):

- 2023 taxes paid: $73,720.92 (paid on 12/14/2023)
- 2023 gross tax amount: $76,000.95

The property is located within the Sawgrass Mills DRI and was previously used for commercial purposes. The proposed daycare, also classified as commercial use, is permitted within the DRI. As noted in the comment, this property is not the designated agent for the Sawgrass Mills DRI.

We eagerly anticipate the opportunity to further discuss our proposal and to demonstrate in detail how The Goddard School of Sunrise (Daycare center) can positively contribute to the City of Sunrise's growth, development, and educational landscape.

Sincerely,

Bansari Patel
Owner/ Onsite operator

Mini Marvels, LLC
Bansari Patel,
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321-604-9683
bansaripatel2212@gmail.com

File No: 20-11-422-AMC
Agent File No: 20-11-422
Name and Address of Title Insurance Company:

Policy No. 2730609-222693048
Address Reference: 2600 Sawgrass Mills Circle Sunrise Fl 33323

SCHEDULE A

Date of Policy: **January 29, 2021 at 2: 16 P.M.**
Premium: **$2,750.000.00**

Amount of Insurance:

1. Name of Insured

   SAWGRASS CIRCLE REALTY LLC., a Florida Limited Liability Company

2. The estate or interest in the land which is covered by this policy is:

   FEE SIMPLE

3. Title to the estate or interest in the land is vested in:

   SAWGRASS CIRCLE REALTY LLC., a Florida Limited Liability Company, by deed recorded January 29, 2021, in Official Records Instrument number 117022262, of the Public Records of Broward County, Florida.

4. The land referred to in this policy is described as follows:

   See Attached Exhibit 'A'

Countersigned: David A. Coven P.A.
2856 E. Oakland Park Boulevard
Fort Lauderdale, FL 33306

BY: _____
Authorized Signatory

THE TELEPHONE NUMBER TO PRESENT INQUIRIES OR OBTAIN INFORMATION ABOUT COVERAGE AND TO PROVIDE ASSISTANCE IS 1-800-669-7450

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED

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Policy No. 2730609-222693048
Address Reference: 2600 Sawgrass Mills Circle Sunrise Fl 33323

SCHEDULE B
EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorney's fees or expenses) which arise by reason of:

1. The lien of all assessments and taxes for the year 2021, and subsequent years, which are not yet due and payable.

2. Easements, claims of easements, boundary line disputes, overlaps, encroachments or other matters not shown by the public records which would be disclosed by an accurate survey of the land.

3. Matters shown on the Plat of Sawgrass Mills, recorded in Plat Book 137, Page 13; as affected by Agreement for Amendment of Notation on Plat recorded in Official Records Book 37488, Page 1413, of the Public Records of Broward County, Florida.

4. Drainage, Oil, Gas and Mineral Reservations in favor of the Board of Commissioners of the Everglades Drainage District contained in Deed No. 7095 recorded in Deed Book 717, Page 606; as affected by Release of Reservations No. 14810 recorded in Official Records Book 14922, Page 438; as affected by Scrivener's Affidavit recorded in Official Records Book 16999, Page 720; as affected by Non Use Commitment No. 712 recorded in Official Records Book 16506, Page 612; as affected by Amended Non Use Commitment No. 712 (Re-recorded) recorded in Official Records Book 18042, Page 198; as affected by Non Use Commitment No. 712C recorded in Official Records Book 18152, Page 562, of the Public Records of Broward County, Florida.

5. ADCO/Western Declaration of Restrictions I for Non-Residential Uses recorded in Official Records Book 14647, Page 618; as affected by Declaration of Supplemental Restrictions recorded in Official Records Book 20522, Page 880; as affected by Amendment to Declaration of Supplemental Restrictions recorded in Official Records Book 41853, Page 1452, of the Public Records of Broward County, Florida, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race or color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

6. The terms, provisions, and conditions contained in that certain Notice of Adoption of Development Order, recorded in Official Records Book 14698, Page 156; as affected by Partial Assignment and Assumption of Rights and Obligations Under Development of Regional Impact recorded in Official Records Book 25915, Page 382, of the Public Records of Broward County, Florida.

7. Terms and conditions of the Construction, Operation and Reciprocal Easement Agreement between Sunrise Mills Limited Partnership and Sunrise Mills Residual Limited Partnership, both District of Columbia limited partnership and ADCO Sub Three Inc. and Amerifirst Development Corporation, both Florida Corporation recorded in Official Records Book 15872, Page 1; as affected by

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Declaration of Supplemental Restrictions recorded in Official Records Book 19211, Page 183; as affected by Declaration of Supplemental Restrictions recorded in Official Records Book 20522, Page 880; as affected by Declaration of Supplemental Restrictions recorded in Official Records Book 20866, Page 498; as affected by First Amendment to Declaration of Supplemental Restrictions recorded in Official Records Book 245051 Page 705, of the Public Records of Broward County, Florida.

8. Terms and conditions of the Construction, Operation and Reciprocal Easement Agreement between Sunrise Mills Residual Limited Partnership, a District of Columbia limited partnership and ADCO Sub Three, Inc., a Florida corporation recorded in Official Records Book 15872, Page 320; as affected by First Amendment to Construction, Operation and Reciprocal Easement Agreement, recorded in Official Records Book 15908, Page 367; as affected by Declaration of Supplemental Restrictions recorded in Official Records Book 20522, Page 880; as affected by Declaration of Supplemental Restrictions recorded in Official Records Book 192111 Page 183; as affected by Declaration of Supplemental Restrictions recorded in Official Records Book 20866, Page 498; as affected by First Amendment to Declaration of Supplemental Restrictions recorded in Official Records Book 24505, Page 705, of the Public Records of Broward County, Florida.

9. Declaration of Restrictive Covenants recorded in Official Records Book 17674, Page 10, of the Public Records of Broward County, Florida., but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

10. Bill of Sale Absolute, granted from Sunrise Mills Residual Limited Partnership, a District of Columbia limited partnership to City of Sunrise, a municipal corporation of the State of Florida, recorded in Official Records Book 17804, Page 774, of the Public Records of Broward County, Florida.

11. Easement granted to Florida Power & Light Company by instrument recorded in Official Records Book 17901, Page 429, of the Public Records of Broward County, Florida.

12. The terms, provisions, and conditions contained in that certain Resolution No. 90-304, by the City Council of the City of Sunrise, Florida, recorded in Official Records Book 18006, Page 725, of the Public Records of Broward County, Florida.

13. Declaration of Covenant Running with The Land recorded in Official Records Book 18179, Page 713, of the Public Records of Broward County, Florida, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

THE TELEPHONE NUMBER TO PRESENT INQUIRIES OR OBTAIN INFORMATION ABOUT COVERAGE AND TO PROVIDE ASSISTANCE IS 1-800-669-7450

THIS POLICY VALID ONLY IF SCHEDULE B IS ATTACHED

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File No: 20-11-422-AMC
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Name and Address of Title Insurance Company:

Policy No. 2730609-222693048
Address Reference: 2600 Sawgrass Mills Circle Sunrise Fl 33323

14. Declaration of Covenant Running with The Land recorded in Official Records Book 18196, Page 697, of the Public Records of Broward County, Florida, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

15. The terms, provisions, and conditions contained in that certain Notice of Adoption of Development Order, recorded in Official Records Book 18452, Page 78; as affected by Partial Assignment and Assumption of Rights and Obligations Under Development of Regional Impact recorded in Official Records Book 25915, Page 382, of the Public Records of Broward County, Florida.

16. Terms and conditions of the Indemnity Agreement between Sunrise Mills Limited Partnership, a District of Columbia limited partnership and Sunrise Mills Residual Limited Partnership, a District of Columbia limited partnership; Herbert S. Miller, an individual and Richard L. Kramer, an individual and Bayerische Hypotheken - UND Wechsei-Bank Aktiengesellschaft, a German banking corporation recorded in Official Records Book 19090, Page 72, of the Public Records of Broward County, Florida.

17. Terms and conditions of the Indemnity Agreement between Sunrise Mills Limited Partnership, a District of Columbia limited partnership and Sunrise Mills Residual Limited Partnership, a District of Columbia limited partnership; Herbert S. Miller, an individual and Richard L. Kramer, an individual and Bayerische Hypotheken - UND Wechsei-Bank Aktiengesellschaft, a German banking corporation recorded in Official Records Book 19090, Page 96, of the Public Records of Broward County, Florida.

18. Terms and conditions of the Agreement with Respect to Bonds and Certificates between Sunrise Mills Limited Partnership, a District of Columbia limited partnership and Sunrise Mills Residual Limited Partnership, a District of Columbia limited partnership and Bayerische Hypotheken - UND WechseiBank Aktiengesellschaft, a German banking organization recorded in Official Records Book 19090, Page 117, of the Public Records of Broward County, Florida.

19. Terms and conditions of the Agreement with Respect to Tax Certificates between Sunrise Mills Limited Partnership, a District of Columbia limited partnership and Sunrise Mills Residual Limited Partnership, a District of Columbia limited partnership and Bayerische Hypotheken - UND WechseiBank Aktiengesellschaft, a German banking organization recorded in Official Records Book 19090, Page 140, of the Public Records of Broward County, Florida.

20. Covenants, Conditions and Restrictions as set forth in Special Warranty Deed recorded in Official Records Book 23744, Page 520, of the Public Records of Broward County, Florida, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants,

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conditions or restrictions violate 42 USC 3604(c).

21. Terms and conditions of the Developer Agreement between City of Sunrise, a Municipal Corporation organized and existing under the laws of the State of Florida, its successors and assigns, by and through its City Commission and LZB Florida Realty, Inc., a Michigan corporation recorded in Official Records Book 23835, Page 531, of the Public Records of Broward County, Florida.

22. Easement, granted from LZB Florida Realty, Inc., a Michigan corporation to City of Sunrise, a Florida municipal corporation, recorded in Official Records Book 23961, Page 60, of the Public Records of Broward County, Florida.

23. Bill of Sale, granted from LZB Florida Realty, Inc., a Michigan corporation to City of Sunrise, a municipal corporation, recorded in Official Records Book 24845, Page 730, of the Public Records of Broward County, Florida.

24. Easement, granted from LZB Florida Realty, Inc., a Michigan corporation to City of Sunrise, a Florida municipal corporation, recorded in Official Records Book 24845, Page 735, of the Public Records of Broward County, Florida.

25. Terms and conditions of the Agreement between Sunrise Mills (MLP) Limited Partnership and Sunrise Mills Residual Limited Partnership, each a District of Columbia limited partnership and Lennar Florida Land III Q.A., Ltd., a Florida limited partnership recorded in Official Records Book 26042, Page 751, of the Public Records of Broward County, Florida.

26. Easement granted to Florida Power & Light Company by instrument recorded in Official Records Book 46527, Page 720; as affected by Amended Easement recorded in Official Records Book 46792, Page 1018, of the Public Records of Broward County, Florida.

27. Bill of Sale, granted from ABC Liquors, Inc to City of Sunrise, recorded in Official Records Book 46716, Page 1172, of the Public Records of Broward County, Florida.

28. Easement, granted from Cynthia Bailes, an individual, and Bailes Properties, Inc., a Florida Corporation to City of Sunrise, a Florida municipal corporation, recorded in Official Records Book 46716, Page 1178, of the Public Records of Broward County, Florida.

29. The terms, provisions, and conditions contained in that certain Notice of Adoption of an Amendment to the Sawgrass Mills Development of Regional Impact, recorded in Official Records Book 51099, Page 1418, of the Public Records of Broward County, Florida.

30. Notice of Adoption of Development Order recorded in Official Records Book 34527, Page 88, of the Public Records of Broward County, Florida.

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File No: 20-11-422-AMC
Agent File No: 20-11-422
Name and Address of Title Insurance Company:

Policy No. 2730609-222693048
Address Reference: 2600 Sawgrass Mills Circle Sunrise Fl 33323

31. Mortgage executed by SAWGRASS CIRCLE REALTY LLC., a Florida Limited Liability Company, in favor of First Citizens Bank, & Trust company, ISAOA/ATIMA, dated January 29, 2021 and recorded January 29, 2021, in Official Records Instrument number 117022263, of the Public Records of Broward County, Florida, in the principal amount of $2,200,000.00.

32. Survey Prepared by Target Surveying, LLC, dated January 19,2021, under Job No. 451409, reveals the Following:
Asphalt Drive Crossing into 15 U.E. on Northwesterly and Southwesterly sides of lot.
Community Concrete sidewalk crosses. The Property Line on Northwesterly side of Lot.

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File No: 20-11-422-AMC
Agent File No: 20-11-422
Name and Address of Title Insurance Company:

Policy No. 2730609-222693048
Address Reference: 2600 Sawgrass Mills Circle Sunrise Fl 33323

EXHIBIT A

PARCEL R-20, SAWGRASS MILLS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 137, PAGE 13 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; TOGETHER WITH A PORTION OF PARCEL-18, OF SAID SAWGRASS MILLS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PARCEL R-18, SAID NORTHWEST CORNER BEING ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS SOUTH 29°20'09" EAST FROM THE LAST DESCRIBED POINT; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 605.00 FEET, A CENTRAL ANGLE OF 18°18'12", AND AN ARC DISTANCE OF 193.27 FEET; THENCE SOUTH 29°20'09" EAST, ALONG A LINE 190.00 FEET EAST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF SAID PARCEL R-18 A DISTANCE OF 154.74 FEET; THENCE SOUTH 60°39'51" WEST, A DISTANCE OF 166.44 FEET; THENCE SOUTH 52°12'46" WEST ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE PARCEL R-20 A DISTANCE OF 23.81 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL R-20; THENCE NORTH 29°20'09" WEST ALONG THE EAST BOUNDARY OF SAID PARCEL R-20, A DISTANCE OF 188.85 FEET TO THE POINT OF BEGINNING.

Mini Marvels, LLC
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321-604-9683
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OFFICE OF THE SPECIAL MAGISTRATE
CITY OF SUNRISE, FLORIDA
10770 West Oakland Park Boulevard
Sunrise, Florida 33351
(954) 572-2347

CASE NO. CNOV-001025-2024

CITY OF SUNRISE, FLORIDA
Petitioner

vs.

EXECUTIVE TOWING & RECOVERY, INC.
Respondent(s)

FINAL ORDER

IN RE:	2600 SAWGRASS MILLS CIR COMMON AREA
Mailing Address:	EXECUTIVE TOWING & RECOVERY, INC. 5900 DEWEY ST HOLLYWOOD, FL 33023
Legal Description:	494026050290 SAWGRASS MILLS 137-13 B POR OF PAR R-18 DESC AS:BEG NW COR SAID PAR R-18,NELY 193.27,SE 154.75,SW 166.44,SW 23.81, NW 188.85 TO POB TOGETHER WITH PARCEL R-20

The Special Magistrate of the City of Sunrise, having heard testimony under oath and argument at a public Violation Hearing in reference to the above-described property, held on May 20, 2024, after due notice to the Respondent, and based upon the evidence, the Special Magistrate of the City of Sunrise, thereupon issued the following FINDINGS OF FACT, CONCLUSIONS OF LAW and ORDER.

FINDINGS OF FACT

COUNT 1
The respondent, Executive Towing & Recovery, Inc., a tow truck operator, on or about August 3, 2023, towed the vehicle identified in tow data sheet #1443, from 2600 Sawgrass Mills Circle, Sunrise, Florida, in violation of section 7-386(a) of the Code of the City of Sunrise, Florida, by towing said vehicle without first obtaining and maintaining a Non -Consent Towing Permit issued by the City of Sunrise.

Exhibit "A"

Mini Marvels, LLC
Bansari Patel,
1060 Creekford Dr. Weston, FL 33326
321-604-9683
bansaripatel2212@gmail.com

CASE NO. CNOV-001025-2024
FINAL ORDER
EXECUTIVE TOWING & RECOVERY, INC.

COUNT 2
The respondent, Executive Towing & Recovery, Inc., a tow truck operator, on or about August 3, 2023, towed the vehicle identified in tow data sheet #1443, from 2600 Sawgrass Mills Circle, Sunrise, Florida, in violation of sections 7-384(j), (k)(2) and (I)(7) of the code of the City of Sunrise, Florida, by failing to provide a written bill to the owner of the vehicle detailing all charges; by falling to provide a written receipt to the owner listing the total charges individually and specifically; and by failing to maintain a tow data sheet which includes an itemized list of all charges.

COUNT 3
The respondent, Executive Towing & Recovery, Inc., a tow truck operator, on or about August 3, 2023, towed the vehicle identified in tow data sheet #1443, from 2600 Sawgrass Mills Circle, Sunrise, Florida, in violation of sections 7-384(f) of the Code of the City of Sunrise, Florida, by imposing an additional charge for the utilization of a cred

COUNT 4
The respondent, Executive Towing & Recovery, Inc., a tow truck operator, on or about August 3, 2023, towed the vehicle identified in tow data sheet #1443, from 2600 Sawgrass Mills Circle, Sunrise, Florida, in violation of section 7-384(f) of the Code of the City of Sunrise, Florida by towing said vehicle to a storage site that is not located within a ten- mile radius of the point where the tow originated.

CONCLUSIONS OF LAW

THE AFOREMENTIONED FINDINGS OF FACT RESULT IN A VIOLATION OF THE CITY OF SUNRISE CODE OF ORDINANCES, SECTION(S) 7-386 & 7-384.

ORDER

Based on the foregoing Findings of Fact and Conclusions of Law, it is the Order of the City of Sunrise Special Magistrate that Respondent(s) shall comply with the City of Sunrise Code of Ordinances, Section(s) **7-386 & 7-384**

If Respondent violates the same provision of the City of Sunrise Code of Ordinances within five (5) years of the date of this Order, the City of Sunrise Special Magistrate shall consider an imposition of a fine of up to **$5,000.00 per day** for each day the violation is or has been repeated.

Respondent(s) may appeal a final administrative order of the City of Sunrise Special Magistrate to the Circuit Court. An appeal shall be filed within thirty (30) days of the execution of the Order to be appealed.

Exhibit "A"

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CASE NO. CNOV-001025-2024
FINAL ORDER
EXECUTIVE TOWING & RECOVERY, INC.

DONE AND ORDERED: May 24, 2024

CITY OF SUNRISE
OFFICE OF THE SPECIAL MAGISTRATE

Eugene M. Steinfeld
Special Magistrate

ATTEST:

Marislady Lopez
Clerk to the Special Magistrate

STATE OF FLORIDA)
)
COUNTY OF BROWARD) ss:

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this day of, May 24, 2024, by Eugene M. Steinfeld, Special Magistrate and Marislady Lopez, Clerk to the Special Magistrate respectively, of the City of Sunrise.

Signature of Notary Public - State of Florida

Print, type or stamp commissioned name of Notary Public

Personally Known ☑ OR Produced Identification ☐

CHRISANTA YUHAIDA HOPE
MY COMMISSION # HH367434
EXPIRES: April 04, 2027

cc: ROSSO, ANTHONY, Registered Agent, 5900 DEWEY ST 200, HOLLYWOOD, FL 33023
SAWGRASS CIRCLE REALTY LLC, Property Owner, C/O PAUL J LANE ESQ PA 10380 SW VILLAGE CENTER DR 419, PORT ST LUCIE, FL 34987

Exhibit "A"

Mini Marvels, LLC
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bansaripatel2212@gmail.com

AMC Title Inc.
13800 N.W. 14th Street, Suite 190
Sunrise, FL 33323
Phone 954-308-3261
Email - orders@amctitle.com

PROPERTY INFORMATION REPORT
Title Update Report

Date of Report: September 10, 2024

Order No. Sawgrass Circle Realty

To: Paul J. Lane, Esq. P. A.
10380 SW Village Center Dr. #419
Port St. Lucie, Fl. 34987

Pursuant to your request the Public Records of Broward County have been searched from December 24, 2020 to August 26, 2024 @ 11:59 PM in order to determine ownership and encumbrances, and the following affect the property described as follows:

Description of Real Property Situated in Broward County:
See attached Exhibit "A"

Current Vested Owners:
Sawgrass Circle Realty LLC, a Florida limited liability company by virtue of Special Warranty Deed from LZB Retail, Inc. recorded January 29, 2021 in Official Records Instrument #117022262 of the Public Records of Broward County, Florida.

Documents now of record:

1. Affidavit recorded 01/29/2021 in Official Records Instrument # 117022260, of the Public Records of Broward County, Florida.

2. Survey Affidavit recorded 01/29/2021 in Official Records Instrument # 117022261, of the Public Records of Broward County, Florida.

3. Special Warranty Deed recorded 01/29/2021 in Official Records Instrument # 117022262, of the Public Records of Broward County, Florida.

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4. Mortgage recorded 01/29/2021 in Official Records Instrument # 117022263, of the Public Records of Broward County, Florida.

5. Assignment of Rents recorded 01/29/2021 in Official Records Instrument # 11702264, of the Public Records of Broward County, Florida.

6. Order of Imposing of Fine and Claim of Lien in favor of the City of Sunrise recorded 07/25/2024 in Official Records Instrument # 119704960, of the Public Records of Broward County, Florida.

7. Please see updated taxes attached hereto.

NOTE: For Folio #494026050290: 2023 taxes were paid on 12/14/2023 in the amount of $73,720.92. The gross amount for 2023 was $76,000.95.

This report is being prepared for informational purposes only. This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report. This report does not set forth or imply any opinion, warranty, guarantee, insurance, or other similar assurance of the status of title, and does not constitute title insurance.

This report contains information obtained from public records and AMC Title Inc. makes no representations concerning the accuracy of said public record information or the information contained in this report. THIS REPORT IS NOT AN ABSTRACT OR OPINION OF TITLE, TITLE COMMITMENT OR GUARANTEE, OR TITLE INSURANCE POLICY. A full title search should be performed before issuing any commitment, policy or endorsement. This report is being provided to you as AMC Title Inc.'s customer, and is not intended for the benefit of any third party.

LIMITATION OF LIABILITY: AMC Title Inc. makes no warranty with respect to this report. If any information contained in this report is inaccurate, you agree that AMC Title Inc.'s liability to you is limited to the price you paid for this report. AMC Title Inc. shall have no liability to any third party under any circumstances, and the liability under this report is limited to the addressee (named recipient) of the report, and may not exceed the amount paid for the report. In no event shall AMC Title Inc. be liable for any special, incidental, or consequential damages even if advised that such damages are possible or likely.

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AMC Title Inc.
13800 N.W. 14th Street, Suite 190
Sunrise, FL 33323

Countersigned: Alison Chastain
Alison M. Chastain, Esq.

Mini Marvels, LLC
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Business Operation Narrative

Owner Name: Bansari & Smeet Patel

Address: 1060 Creekford Drive, Weston, FL 33326

Project Location: 2600 Sawgrass Mills Circle, Sunrise, FL 33323

Bansari 321-604-9683 Smeet 404-889-0860

Email Address: bansaripatel2212@gmail.com smeetpatel1017@gmail.com

Facility Overview

The proposed Goddard School of Sunrise (Daycare Center) will be a premier child development center offering high-quality childcare and early education for children aged 6 weeks to 5 years. The facility will be in Sunrise, FL, occupying a 14,993 square foot building with a 4,892 square foot playground. This strategic location benefits from its proximity to major highways, making it convenient for commuting parents from nearby residential neighborhoods.

Community Demographics and Market Potential

Sunrise, FL is a diverse and growing community with a population of 96,808 as of 2023. Key demographics include:

- Median age: 42.3 years
- Racial/ethnic composition: Hispanic (34.2%), Black (32.5%), White (24.4%)
- Median household income: $66,001
- Families living in poverty: 7.0%

These demographics indicate a need for quality childcare services to support working families and contribute to the community's economic growth.

Capacity and Enrollment

The center will have a capacity of 220 children, with an expected average enrollment of 80% occupancy. Approximately 20% of enrolled families will have one or more siblings attending. A typical daily absentee rate is expected to be about 20%.

Mini Marvels, LLC
Bansari Patel,
1060 Creekford Dr. Weston, FL 33326
321-604-9683
bansaripatel2212@gmail.com

Hours of Operation

The Goddard School of Sunrise (Daycare Center) will operate from 7:00 AM to 6:00 PM, Monday through Friday, closing only for national holidays. This 11-hour daily schedule accommodates working parents' needs in a community. Any form of transportation service will not be provided at this facility.

Educational Programs

Our curriculum includes:

- F.L.EX.® Learning Program: Incorporates STEAM subjects into play-based activities
- Life Lesson Library: Focuses on social-emotional skill development
- Wonder of Learning: Encourages curiosity and independent thinking
- Enrichment Programs: Includes Spanish, yoga, chess, and music

These programs align with the community's diverse needs and prepare children for future academic success in Sunrise's educational landscape.

Staffing

The center will employ 29 staff members at any given time. All staff will be trained in early childhood education and adhere to state-mandated child-to-teacher ratios, often exceeding these requirements. This staffing plan will create job opportunities for residents, contributing to the community's economic development.

For example, our staff to student ratios:

- Infants: 4:1
- Toddlers 1: 6:1
- Toddlers 2: 8:1 (exceeding 11:1 mandate)
- Preschool: 10:1 (exceeding 15:1 mandate)
- Pre-K: 10:1 (exceeding 20:1 mandate)

Traffic and Parking

The facility will have 53 parking spaces, including 8 stacking spaces designated for drop-off and pick-up. These parking spaces are strategically located near the entrance to facilitate convenient drop-offs and pick-ups while ensuring smooth traffic flow. Detailed traffic patterns for drop-off and pick-up times have been carefully considered to minimize impact on local traffic.

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Based on data from similar schools, we have estimated the drop-off and pick-up times along with the number of students involved, as outlined below. Please note that these figures may vary depending on other influencing factors.

Drop-off (7:00 AM - 10:00 AM):

- 7:00 to 7:30 AM: 25 children
- 7:30 to 8:00 AM: 35 children
- 8:00 to 8:30 AM: 40 children
- 8:30 to 9:00 AM: 40 children
- 9:00 to 9:30 AM: 40 children
- 9:30 to 10:00 AM: 40 children

Part-time Pick-up (1:00 PM - 3:00 PM):

- 1:00 to 1:30 PM: 19 children
- 1:30 to 2:00 PM: 19 children
- 2:00 to 2:30 PM: 19 children
- 2:30 to 3:00 PM: 18 children

Full-time Pick-up (4:00 PM - 6:00 PM):

- 4:00 to 4:30 PM: 35 children
- 4:30 to 5:00 PM: 40 children
- 5:00 to 5:30 PM: 35 children
- 5:30 to 6:00 PM: 35 children

Each drop-off and pick-up are estimated to take an average of 5 minutes.

Furthermore, Parents will be clearly informed during orientation not to park across the street, and specific instructions will be provided to reinforce this policy. An on-site security guard will be present to monitor compliance and assist in ensuring that parents follow the designated parking and drop-off procedures. Additionally, any on-site events will be scheduled in a staggered manner to minimize traffic congestion and ensure safe, efficient movement throughout the area.

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Safety and Security

A security guard will be assigned to the facility during the operational hours from 7:00 AM to 6:00 PM. These hours are subject to adjustment based on operational needs as observed by the on-site operator after the school opens. Any reduction in hours or removal of the on-site security guard shall require City Commission approval.

The facility will feature comprehensive safety measures:

- Gated and fenced property with alarms
- Special locks at entrances with limited access
- Surveillance cameras throughout
- Windows on classroom doors for observation
- Secure check-in/out procedures using electronic and manual systems
- Strict child release policies

These measures align with Sunrise's commitment to community safety.

Community Benefits

The Goddard School of Sunrise (Daycare Center) will positively impact Sunrise by:

1. Creating local job opportunities in a city with a 4.4% unemployment rate
2. Supporting working parents with reliable childcare
3. Providing high-quality early childhood education in a community where 31% of adults have a bachelor's degree or higher
4. Engaging in community events and initiatives
5. Contributing to long-term community well-being through education
6. Fostering strong family-school partnerships

Compliance with Local Regulations

The Goddard School will fully comply with Broward County's childcare licensing requirements and local zoning and building codes. We will work closely with the local licensing agency to ensure all standards are met or exceeded.

Conclusion

The proposed Goddard School of Sunrise (Daycare Center) will be a valuable addition to the City of Sunrise, offering top-tier early childhood education while addressing community

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needs for quality childcare. Our comprehensive approach to child development, coupled with stringent safety measures and thoughtful operational planning, will create a nurturing environment that benefits children, families, and the broader community, contributing to Sunrise's growth and development.

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The Goddard School of Sunrise (Daycare Center) Compliance with Section 16-133 and 16-144

Play Area Requirements

Our facility meets the shade requirement with 50% of the outdoor play area being shaded at installation through a strategic combination of shade structures and mature trees. Please refer to the site plans for details. [Complying with 16-133 (1).]

Safety Barriers

We have implemented a comprehensive safety barrier system that exceeds the minimum requirements, including:

- A black, 6-foot non-scalable bollard integrated fence surrounding the play area.
- Guardrails are designed to redirect or contain vehicles but bollards excel at protecting the children/pedestrian by stopping the vehicle. [Complying with 16-133 (2)].
- Guardrails are meant for impact at 45 degrees or less whereas bollards are meant for a direct 90 degree impact. This is crucial in our situation since the parking spots are right outside the play area.
- Bollard-integrated fences provide a safer and more visually appealing alternative to guardrails, particularly in areas frequented by children or the public. They blend form and function in a way that promotes both security and a high-quality visual environment.
- Please see the McCue S10 CrashCore Test Report for additional information.

Building Access

The facility features:

- An existing covered entrance providing weather protection [complying with 16-133 (3)].
- A designated drop-off/pick-up zone with adequate stacking spaces [complying with 16-133 (3a)].
- Functional design meeting all safety criteria.

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bansaripatel2212@gmail.com

Parking Specifications

Our parking plan fully complies with Section 16-133(4) and16-144 requirements:

- Calculated spaces based on licensed capacity of 220 students.
- One space available for office area.
- Eight dedicated stacking spaces near the building entrance (minimum of 3 required).
- Efficient traffic flow design for safe ingress and egress.

Conclusion

We have carefully designed its facility to meet and exceed all requirements outlined in Sections 16-133 and 16-144. We are committed to providing a safe, accessible, and compliant childcare environment for our community.