

RELEASE AND INDEMNIFICATION
VIRTUAL QUASI-JUDICIAL MEETINGS/HEARINGS

Belmont Village L.P., is the applicant ("Applicant") for the proposed project for the property located at 4111 Salzedo Street and more particularly described as in the attached Exhibit A (the "Property") as well as the co-applicant of the project proposed for the Property.

Applicant, on behalf of itself, its respective heirs, successors, and assigns, acknowledges and agrees that:

1. On March 9, 2020, the Governor of the State of Florida issued Executive Order No. 20-52, declaring a state of emergency for the entire State of Florida. Said order was issued in response to the Coronavirus/COVID-19 emergency. Coronavirus/COVID-19 spreads easily from person-to-person. Consequently, the Centers for Disease Control and Prevention issued guidelines in order to slow the spread of the virus. Said guidelines advised that individuals should adopt far-reaching social distancing measures.

2. On March, 12, 2020, the Mayor of the City of Coral Gables, Florida declared a state of emergency for the City of Coral Gables as authorized by Section 252.38(3)(a), Florida Statutes, and Section 27-2(c)(6) of the City Code in response to the Novel Coronavirus Disease-2019 (COVID-19) and on March 25, 2020, the Mayor issued a "Safer at Home" Emergency Order urging all residents to remain in their residences, subject to enumerated exceptions.

3. Adhering to social distancing poses a problem for government bodies as it is well established in opinions issued by the Florida Attorney General that in order to establish a quorum, the requisite number of members must be physically present in the room and that if a quorum is physically present, the participation of an absent member by telephone/video is permissible due to extraordinary circumstances. Finding it necessary and appropriate to take action to ensure that Coronavirus/COVID-19 remains controlled and that residents and visitors in Florida remain safe and secure, on March 20, 2020, the Governor issued Executive Order No. 20-69, suspending any section of the Florida Statutes that "requires a quorum to be present in person or requires a local government body to meet a specific public place." Executive Order No. 20-69 expressly permits local government bodies to utilize communications media technology, such as telephone and video conferencing, as provided in section 120.54(5)(b)(2), F.S.

4. Executive Order No. 20-69 requires that local government bodies adopt rules of procedure for virtual meetings in accordance with section 120.54(5)(b)(2), F.S. At the March 31, 2020 City Commission meeting, the Commission approved Rules of Procedure for virtual meetings (Resolution No. 2020-074) and at the April 21, 2020 City Commission meeting, the Commission approved Rules of Procedure for virtual quasi-judicial meetings (Resolution No. 2020-90). The nature of virtual meetings makes it uniquely difficult to ensure strict compliance with all the legal requirements associated with quasi-judicial meetings. Consequently, the City has determined that

virtual quasi-judicial hearings will only be scheduled where doing so is required by law, doing so will avoid further delays that may be detrimental to the City, the item has been previously deferred more than two (2) times, the item involves an educational institution, hospital/healthcare center, or governmental institution, building, or public works projects, or doing so is required to protect the rights of a party. Additionally, the City requests that any party choosing to proceed with a virtual quasi-judicial meeting provide this Release and Indemnification of the City.

5. Applicant has elected to proceed with a quasi-judicial hearing at this time (the "Hearing") regarding the Property, acknowledging and understanding that the hearing must be held virtually in compliance with all CDC guidelines and executive/emergency orders, including the Governor's Executive Orders 20-91 and 20-92, Miami- Dade County Emergency Order 12-20, and the City's own "Safer at Home" Declaration.

6. Applicant acknowledges and agrees that proceeding with a virtual quasi-judicial hearing presents unique challenges. Therefore, Applicant acknowledges and agrees that proceeding with the Hearing shall be at his/her/its own risk and fully releases the City from any responsibility or liability, whatsoever, relating to, arising out of, or as a result of, in whole or in part, the virtual nature of the Hearing.

7. Further, Applicant hereby agrees to indemnify, defend, protect, save, and hold harmless the City, its elected and appointed officials, attorneys, agents, employees, and consultants from and against any and all claims, losses, costs, damages, expenses (direct, indirect, or consequential) liability, and causes of action of any nature whatsoever, including but not limited to reasonable attorneys' fees and costs, including appellate fees and costs, relating to, arising out of, or as a result of, in whole or in part, the virtual nature of the Hearing.

IN WITNESS WHEREOF, Applicant has executed this Agreement on this 21 day of May, 2020.

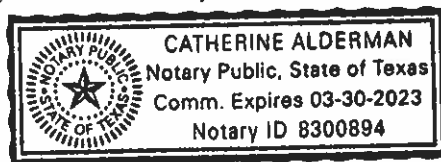
APPLICANT

David Nussbaum
[NAME] David Nussbaum
[TITLE] Authorized Signatory

STATE OF ~~FLORIDA~~ TEXAS
COUNTY OF ~~MIDDLEDALE~~ HARRIS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, on this 21 day of May, 2020, by David Nussbaum, who is personally known to me or has produced _____ as identification.

My Commission expires:



[Signature]
NOTARY PUBLIC, State of ~~Florida~~ Texas

Exhibit A

Legal Description

LOTS 12 TO 31, BLOCK 3, AND THE SOUTH 7.5 FEET OF LOTS 11 AND 32, BLOCK 3 "CORAL GABLES INDUSTRIAL SECTION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 22, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

TOGETHER WITH:

THAT PORTION OF THE 30 FOOT PLATTED ALLEY LYING SOUTH OF THE NORTH LINE OF THE SOUTH 7.5 FEET OF SAID LOT 11 PROJECTED WESTERLY AND NORTH OF THE SOUTH LINE OF SAID BLOCK 3.

SAID LANDS ALSO KNOWN AS:

A PORTION OF BLOCK 3 AND THE FORMER 30 FOOT PLATTED ALLEY LYING WITH SAID BLOCK 3, "CORAL GABLES INDUSTRIAL SECTION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 22, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

BEGIN AT THE SOUTHWEST CORNER OF LOT 22, OF SAID BLOCK 3; THENCE RUN ALONG THE WESTERLY BOUNDARY LINE OF SAID BLOCK 3 NORTH 00°00'02" WEST FOR A DISTANCE OF 267.54 FEET TO A POINT; THENCE RUN ALONG A LINE 7.5 FEET NORTH OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID LOTS 11 AND 32, BLOCK 3, SOUTH 89°07'43" EAST FOR A DISTANCE OF 230.00 FEET (230.13 FEET AS MEASURED) TO A POINT; THENCE RUN ALONG THE EASTERLY BOUNDARY LINE OF SAID BLOCK 3 SOUTH 00°00'26" EAST FOR A DISTANCE OF 267.57 FEET TO A POINT; THENCE RUN ALONG THE SOUTHERLY BOUNDARY LINE OF SAID BLOCK 3 NORTH 89°07'15" WEST FOR A DISTANCE OF 230.00 FEET (230.16 FEET AS MEASURED) TO THE POINT OF BEGINNING.