


2995 North Dixie Highway Oakland Park, FL 33334

Facts	General Information
Site Ownership:	Broward County
Site Location:	The site is located at 2995 North Dixie Highway in the City of Oakland Park
Folio Number	494226110121
Commission Dist.	4
Easement Size:	Approximately 1,989 square feet
Zoning in Area:	B-2 – General Business
Land Use:	60 - Commerce
Just Market Value from Property Appraiser:	\$1,051,040
Abbreviated Legal Description:	LAUDERDALE HEIGHTS AMD PLAT 16-12B PT OF BLK 1 DESC AS BEG INTER OF S R/W/L OF NE 30 ST & W R/W/L OF DIXIE HWY,S ALG W R/W/L OF DIXIE HWY 125.95 TO PT OF CURVE, CONT SLY AN ARC DIST OF 84.06, SWLY 430.24 TO PT OF ARC,NLY ALG ARC 84.38,N 125.64,NELY 430 TO POB
Aerial Photo of Site:	<div style="text-align: right; margin-bottom: 10px;">  </div> <div style="text-align: center; margin-bottom: 10px;"> Property Id: 494226110121 **Please see map disclaimer </div>  <div style="text-align: right; margin-top: 10px;"> <small>Flight Date : Jan. 14 to Jan. 29, 2022 Broward County Property Appraiser</small> </div>

Note: The exact location of the easement area is depicted in Exhibit A of the Easement.