

PROPOSED

RESOLUTION NO.

1
2 A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD
3 COUNTY, FLORIDA, ACCEPTING AN EASEMENT RELATED TO THE PROVISION OF
4 WATER AND WASTEWATER SERVICES, OVER, ACROSS, UNDER, AND THROUGH
5 REAL PROPERTY LOCATED IN THE CITY OF DANIA BEACH, FLORIDA; AND
6 PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

7
8 WHEREAS, Prime Realty Capital, LLC (“Grantor”), is the owner of certain property
9 located in the City of Dania Beach, Florida (“Property”), which Property is more
10 particularly described in the legal description and sketch made subject to the Easement
11 agreement in Attachment 1;

12 WHEREAS, Broward County, Florida (“County”), requested from Grantor, a
13 nonexclusive and perpetual easement, over, across, under, and through the Property for
14 water mains, wastewater force mains, reclaimed water mains, and/or any other water and
15 wastewater installations which may be required, for purposes of providing water supply
16 service for domestic, commercial, industrial, or other use and for the collection of
17 domestic, commercial, industrial, or other kinds of wastewater to and from the Property
18 and other parcels of real property which may or may not abut and be contiguous to the
19 Property (“Easement”);

20 WHEREAS, Grantor is willing to grant such Easement to the County as provided
21 in the Easement agreement in Attachment 1; and

22 WHEREAS, the Board of County Commissioners of Broward County, Florida
23 (“Board”), has determined that acceptance of the Easement serves a public purpose and
24 is in the best interest of the County, NOW, THEREFORE,

25 BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF
26 BROWARD COUNTY, FLORIDA:

27 Section 1. The recitals set forth in the preamble to this Resolution are true,
28 accurate, and incorporated by reference herein as though set forth in full hereunder.

29 Section 2. The Board hereby accepts the Easement as provided in the
30 Easement agreement attached to this Resolution as Attachment 1.

31 Section 3. The Easement agreement in Attachment 1 shall be properly
32 recorded in the Public Records of Broward County, Florida.

33 Section 4. Severability.

34 If any portion of this Resolution is determined by any court to be invalid, the invalid
35 portion will be stricken, and such striking will not affect the validity of the remainder of this
36 Resolution. If any court determines that this Resolution, in whole or in part, cannot be
37 legally applied to any individual, group, entity, property, or circumstance, such
38 determination will not affect the applicability of this Resolution to any other individual
39 group, entity, property, or circumstance.

Attachment 1

Return to:
Broward County Water and
Wastewater Services Engineering Division
2555 West Copans Road
Pompano Beach, Florida 33069

Prepared by:
Margarita Jaramillo
Broward County Water and Wastewater Services
2555 West Copans Road
Pompano Beach, Florida 33068
and Approved as to form by:
Christina A. Blythe
Assistant County Attorney

Folio Number: 504220220090 - 504220580010

EASEMENT

This Easement, is made this 20th day of October, 2022 ("Effective Date"), by Prime Realty Capital, LLC, a Limited Liability Company ("Grantor") whose address is 1601 Belvedere Rd, Ste S202, WPB, FL 33406, in favor of Broward County, a political subdivision of the State of Florida ("Grantee"), whose address is Governmental Center, 115 South Andrews Avenue, Fort Lauderdale, Florida 33301. Grantor and Grantee are hereinafter referred to collectively as the "Parties," and individually referred to as a "Party."

(Wherever used herein the terms, "Grantor" and "Grantee" shall include heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations wherever the context so admits or requires).

RECITALS

- A. Grantor is the fee simple owner of the following property located in Broward County, Florida (the "Property"):

See Exhibit A with accompanying sketch of description attached hereto and made a part hereof

- B. Grantee desires a nonexclusive and perpetual easement over, across, under, and through the Easement Area, as defined in Section 2, for water mains, wastewater force mains, reclaimed water mains, and/or for any other water and wastewater installations which may be required for the purpose of providing water supply service for domestic, commercial, industrial, or other use and for the collection of domestic, commercial, industrial, or other kinds of wastewater to and from properties, inclusive of the Property, which may or may not abut or be contiguous to the easement ("Easement").
- C. Grantor is willing to grant the Easement to Grantee under the terms herein.

NOW, THEREFORE, for and in consideration of the mutual terms and conditions contained herein, and the sum of one dollar (\$1.00), and other good and valuable consideration, the sufficiency of which are hereby acknowledged, Grantor hereby declares as follows:

1. The recitals set forth above are true and accurate, and fully incorporated by reference herein.
2. Grantor hereby grants unto Grantee, its licensees, agents, and independent contractors the Easement together with any incidental or necessary appurtenances thereto ("Easement Area"), which Easement Area is further described in **Exhibit A** attached hereto and made a part hereof.
3. Grantor agrees that no obstructions that would interfere with the maintenance or improvement of Grantee's facilities may be placed in the Easement Area without Grantee's prior consent.
4. Grantee shall, at its sole cost and expense, restore the surface of the Easement Area to the same condition which existed prior to the commencement of Grantee's access, maintenance, or repair to the Easement Area.
5. Grantor retains the right to engage in any activities on, over, under, across, or through the Easement Area and shall, for its own purpose, utilize the Property in any manner that does not unreasonably interfere with the Easement.
6. This Easement may be amended, altered, or modified only by written agreement between the Parties, or their heirs, assigns, or successors-in-interest, which shall be recorded in the Official Records of Broward County, Florida.
7. This Easement shall run with the land and shall be binding upon and inure to the benefit of the Parties hereto and their respective heirs, executors, administrators, successors, and assigns.
8. This Easement shall be interpreted and construed in accordance with and governed by the laws of the State of Florida. The Parties agree and accept that jurisdiction of any controversies or legal problems arising out of this Easement, and any action involving the enforcement or interpretation of any rights hereunder, shall be exclusively in the state courts of the Seventeenth Judicial Circuit in Broward County, Florida, and venue for litigation arising out of this Easement shall be exclusively in such state courts, forsaking any other jurisdiction which either Party may claim by virtue of residency or other jurisdictional device.
9. Grantee, at its own expense, shall record this fully executed Easement in its entirety in the Official Records of Broward County, Florida.

IN WITNESS WHEREOF, the undersigned has signed and sealed this Instrument on the respective date under its signature and certifies that he/she has the authority to execute this Instrument.

GRANTOR

Witness #1:

Rosa C Pereira
Signature

Rosa C Pereira
Print Name of Witness

Witness #2

CD
Signature

Carlos Duarte
Print Name of Witness

Prime Realty Capital, LLC, a
Business Name

Limited Liability Company
Business Type

By *Charles Lomangino*
Signature

Charles Lomangino
Print Name

Managing Partner
Title

20th day of October, 2022

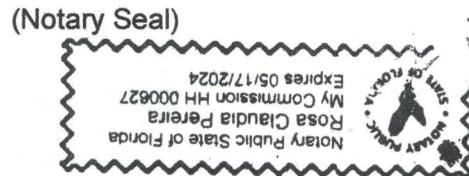
ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 20th day of October, 2022 by Charles Lomangino, the Managing Partner of Prime Realty Capital, LLC, a Limited Liability Company who is personally known to me or who has produced _____ as identification.

Notary Public:
Rosa C Pereira
Signature:
Print Name: Rosa C Pereira

State of Florida
My Commission Expires: 05/17/2024
Commission Number: HH 000627



Approved as to form by the Office
of the Broward County Attorney

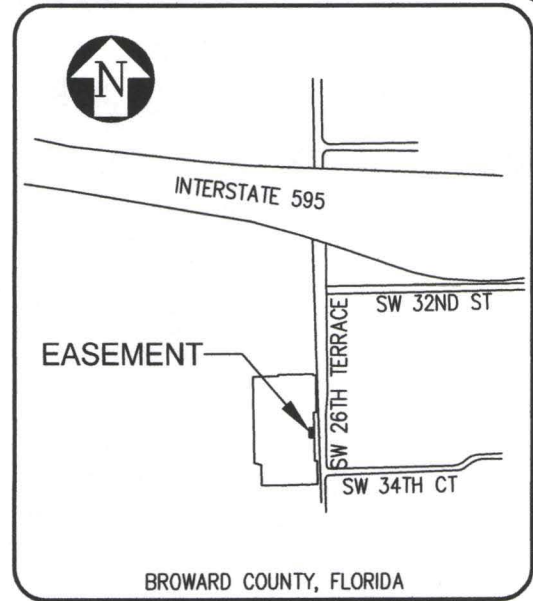
By: Christina A. Blythe Digitally signed by Christina A. Blythe
Date: 2022.10.27 11:59:53 -04'00'
Christina A. Blythe
Assistant County Attorney

**EXHIBIT A
EASEMENT**

SKETCH OF DESCRIPTION
THIS IS NOT A SURVEY
NOT VALID WITHOUT ACCOMPANYING SHEETS 2 & 3

LEGEND

ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG	PAGE
SQ.FT.	SQUARE FEET



BROWARD COUNTY, FLORIDA

LOCATION MAP
N.T.S.

NOTES:

1. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY ENGENUITY GROUP, INC.
2. THIS SKETCH IS BASED ON INFORMATION FURNISHED BY CLIENT OR CLIENT'S REPRESENTATIVE.
3. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N00°56'27"W ALONG THE EASTERLY LINE OF PARCEL "I" OF THE RAVENSWOOD 26TH AVE FFL AIRPORT PLAT (PLAT 7) AS RECORDED IN PLAT BOOK 162, PAGE 9 OF THE BROWARD COUNTY RECORDS AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
5. DISTANCES SHOWN HEREON ARE GROUND DISTANCES EXPRESSED IN U.S. FEET AND DECIMAL PARTS THEREOF.
6. ALL RECORDS ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY UNLESS OTHERWISE NOTED.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SKETCH REPRESENTED HEREON COMPLIES WITH THE STANDARDS OF PRACTICE, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

C. ANDRE RAYMAN, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE NO. 4938
STATE OF FLORIDA LB#6603

FOR: **UTILITY EASEMENT AT 3401 SW 26TH TERRACE**

SCALE:	N/A
DRAWN BY:	JCM
CHECKED BY:	CAR
DATE:	10/18/2022

A Higher Standard of Excellence

engenuity
group inc.
ENGINEERS • SURVEYORS • GIS MAPPERS

1280 CONGRESS AVENUE, SUITE 101, WEST PALM BEACH, FLORIDA 33409
PH (561)655-1151 • FAX (561)832-9390 • WWW.ENGENUITYGROUP.COM

FIELD BOOK #	SHEET: 1 / 3
FLORIDA R.L.S. #	JOB # 20134.01

SKETCH OF DESCRIPTION
THIS IS NOT A SURVEY
NOT VALID WITHOUT ACCOMPANYING SHEETS 1 & 3

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF PARCEL "1" OF RAVENSWOOD 26TH AVE FLL AIRPORT PLAT (PLAT 7) AS RECORDED IN PLAT BOOK 162, PAGE 9 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND LYING IN SECTION 20, TOWNSHIP 50 SOUTH, RANGE 42 EAST, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL "1"; THENCE ALONG THE EASTERLY LINE OF SAID PARCEL "1" N00°56'27"W A DISTANCE OF 128.00 FEET TO THE POINT OF BEGINNING.

THENCE CONTINUE ALONG SAID EASTERLY LINE N00°56'27"W A DISTANCE OF 20.00 FEET; THENCE LEAVING SAID EASTERLY LINE S89°03'33"W A DISTANCE OF 10.00 FEET TO A POINT ON A LINE 10 FEET WESTERLY OF AND PARALLEL TO THE EASTERLY LINE OF SAID PARCEL "1"; THENCE ALONG SAID PARALLEL LINE S00°56'27"E A DISTANCE OF 20.00 FEET; THENCE LEAVING SAID PARALLEL LINE N89°03'33"E A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 200 SQUARE FEET MORE OR LESS.

FOR: **UTILITY EASEMENT AT 3401 SW 26TH TERRACE**

SCALE:	N.A.
DRAWN BY:	JCM
CHECKED BY:	CAR
DATE:	10/18/2022

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FIELD BOOK #	SHEET: 2 / 3
FLORIDA R.L.S. #	JOB # 20134.01

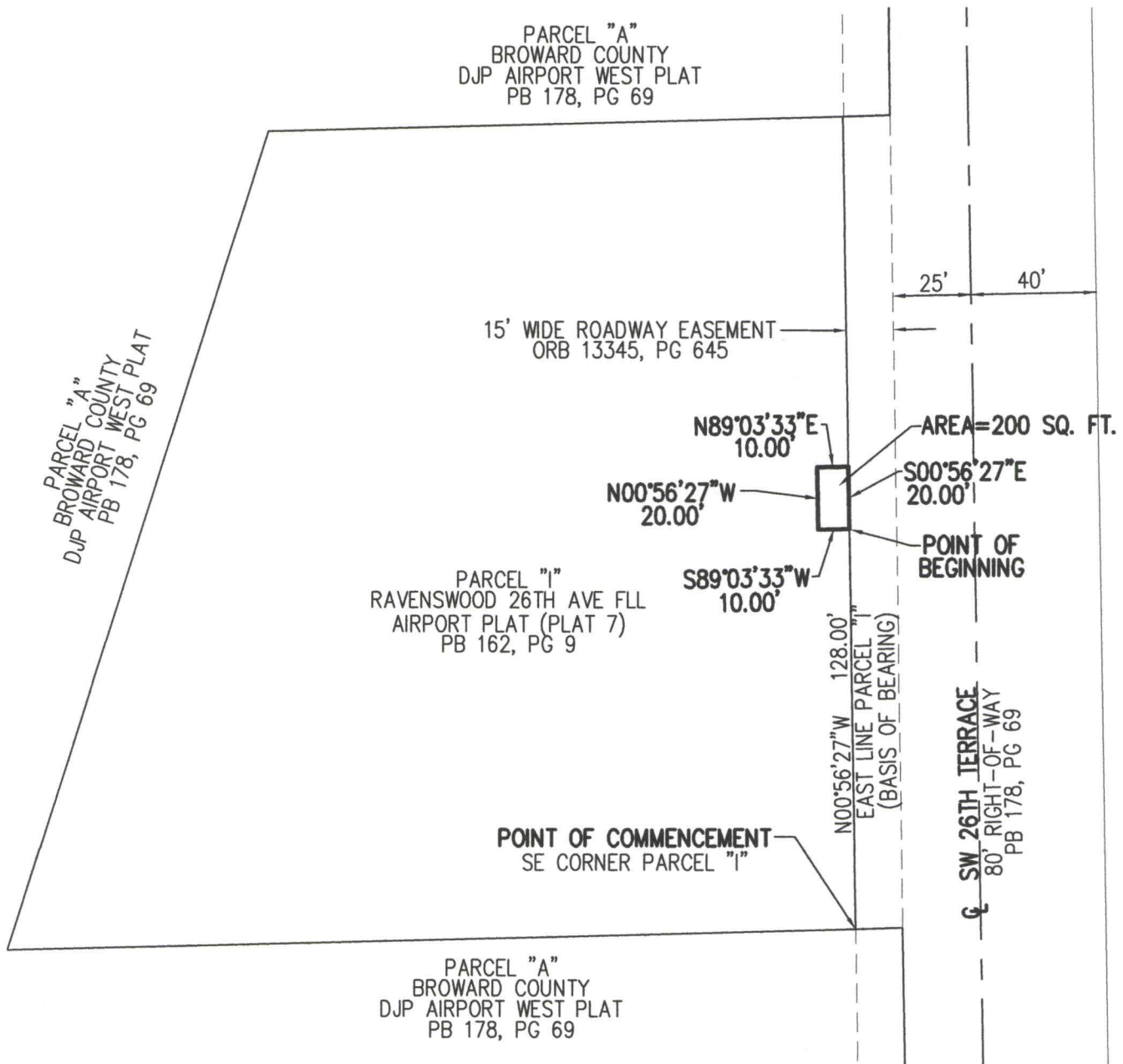
SKETCH OF DESCRIPTION
THIS IS NOT A SURVEY
NOT VALID WITHOUT ACCOMPANYING SHEETS 1 & 2



GRAPHIC SCALE



SCALE: 1" = 50'



FOR: **UTILITY EASEMENT AT 3401 SW 26TH TERRACE**

SCALE:	1"=50'
DRAWN BY:	JCM
CHECKED BY:	CAR
DATE:	10/18/2022

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1280 CONGRESS AVENUE, SUITE 101, WEST PALM BEACH, FLORIDA 33409
PH (561)655-1151 • FAX (561)832-9390 • WWW.ENGENUITYGROUP.COM

FIELD BOOK #	SHEET: 3 / 3
FLORIDA R.L.S. #	JOB # 20134.01

OPINION OF TITLE

Broward County Land Development Code - Section 5-189(c)(3)
Florida Statutes Chapter 177

To: Broward County Board of County Commissioners

With the understanding that this Opinion of Title is furnished to Broward County Board of County Commissioners, as inducement for acceptance of a proposed plat covering the real property, hereinafter described, it is hereby certified that the following report reflects a comprehensive search of the Public Records affecting the above-described property covering the period from the beginning to the 3rd day of October 2022, at the hour of 11:00 PM, inclusive, of the following described property:

Legal Description (*must match plat legal description*)

Include reference to and copy(ies) of original deeds vesting title to current owner(s)

A PARCEL OF LAND BEING A PORTION OF PARCEL "A", "DJP AIRPORT WEST PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 178, PAGES 69 AND 70, AND A PORTION OF PARCEL "A", ISGETTE'S RUNWAY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 158, PAGE 18, BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHEAST CORNER OF SAID PARCEL "A", OF SAID DJP AIRPORT WEST PLAT;
THENCE S. 00°53'44" E., ALONG THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 199.57 FEET;
THENCE S. 88°30'15" W., A DISTANCE OF 199.03 FEET; THENCE S. 17°37'07" W., A DISTANCE OF 274.97 FEET; THENCE N. 88°30'15" E., A DISTANCE OF 286.35 FEET; THENCE S. 00°53'44" E., A DISTANCE OF 125.00 FEET; THENCE S. 88°31'40" W., A DISTANCE OF 192.35 FEET; THENCE S. 89°41'10" W., A DISTANCE OF 105.92 FEET;
THENCE N. 00°48'11" W., A DISTANCE OF 110.23 FEET LAST MENTIONED TWO COURSES BEING COINCIDENT WITH THE MOST SOUTHERLY LINE OF SAID PARCEL "A";
THENCE N. 76°15'15" W., A DISTANCE OF 39.75 FEET;
THENCE N. 00°53'44" W., ALONG A LINE 336.54 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 464.54 FEET, TO A POINT ON THE NORTH LINE OF SAID PARCEL "A";
THENCE N. 89°29'20" E., ALONG SAID NORTH LINE A DISTANCE OF 133.90 FEET;
THENCE N. 01°54'16" W., A DISTANCE OF 7.44 FEET TO A POINT ON THE SOUTH LINE OF PARCEL "H", AS SHOWN ON THE PLAT OF RUNWAY LAKES

III, RECORDED IN PLAT BOOK 156, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;
THENCE N. 88°49'41" E., ALONG SAID SOUTH LINE A DISTANCE OF 187.77 FEET;
THENCE S. 00°53'44" E., A DISTANCE OF 7.11 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL "A";
THENCE N. 88°43'35" E., ALONG SAID NORTH LINE PARCEL "A", A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL I, RAVENSWOOD 26TH AVE. FLL AIRPORT PLAT (PLAT 7), ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 162, PAGE 9, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

I am of the opinion that on the last mentioned dated, the fee simple title to the above-described real property was vested in:

Names of all Owner(s) of Record:

Prime Realty Capital, LLC, a Florida limited liability company

NOTE: If any property owner is a partnership or trust, please include the names of all partner(s) or trustee(s) who are required to execute the plat dedication.

Subject to the following:

Mortgage(s) of Record (*if none, state none*):

(If any mortgage holder is a partnership or trust, please include the names of all partner(s) or trustee(s) who are required to execute the plat dedication.)

1. Mortgage to Anthony Lomangino, mortgagee(s), recorded in O.R. Book 50993, Page 1220, as assigned and or modified in Instrument Number 115184819; Instrument Number 115184820; Instrument Number 115184821 and Instrument Number 115319354, Public Records of Broward County, Florida.

List of easements and Rights-of-Way lying within the plat boundaries (if none, state none). (Attach copies of all recorded document(s) [excluding recorded plats]).

1. All matters contained on the Plat of RAVENSWOOD 26TH AVE FLL AIRPORT PLAT (PLAT 7), as recorded in Plat Book 162, Page 9, Public Records of Broward County, Florida.
2. Easements granted to Florida power & Light company recorded in O.R. Book 5784, Page 463; O.R. Book 14185, Page 469; O.R. Book 14185, Page 470; O.R. Book 14459, Page 167, Public Records of Broward County, Florida.
3. Ordinance No. 87-9 recorded in O.R. Book 14419, Page 898, Public Records of Broward County, Florida.
4. Resolutions recorded in O.R. Book 14749, Page 663; O.R. Book 15904, Page 105, Public Records of Broward County, Florida.
5. Developer's Agreement recorded in O.R. Book 14960, Page 818, Public Records of Broward County, Florida.
6. Bill of Sale recorded in O.R. Book 15363, Page 410, Public Records of Broward County, Florida.
7. Easement granted to Broward County recorded in O.R. Book 15363, Page 414, Public Records of Broward County, Florida.
8. Courtesy Notice of Super Priority Status of City of Dania Beach recorded in O.R. Book 47083, Page 1671, Public Records of Broward County, Florida.
9. Easement recorded in Instrument Number 113388539, Public Records of Broward County, Florida.
10. Easement recorded in O.R. Book 50125, Page 726, as amended in Instrument Number 113407127, Public Records of Broward County, Florida.
11. All matters contained on the Plat of DJP Airport West Plat, as recorded in Plat Book 178, Page 69, Public Records of Broward County, Florida.
12. Easement to Broward County recorded in O.R. Book 13345, Page 651, Public Records of Broward County, Florida.
13. All matters contained on the Plat of ISGETTE'S RUNWAY, as recorded in Plat Book 158, Page 18, as affected by Agreement for Amendment of Notation on Plat, recorded in O.R.s Book 45688, Page 623, and Amendment to Nonvehicular Access Lines, recorded in O.R. Book 45823, Page 309, Public Records of Broward County, Florida.
14. Covenants, conditions, and restrictions recorded in O.R. Book 43427, Page 998, as amended in O.R. Book 44427, Page 347, Public Records of Broward County, Florida.
15. Drainage Easement Agreement recorded in O.R. Book 44427, Page 372, Public Records of Broward County, Florida.

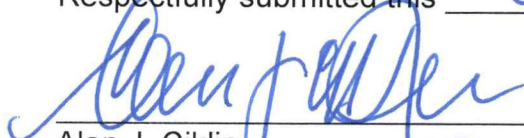
16. Joint Access Easement Agreement recorded in O.R. Book 44427, Page 357, Public Records of Broward County, Florida.
17. Owner's Agreement recorded in O.R. Book 32654, Page 419, together with Bill of Sale Absolute in favor of Broward County, recorded in O.R.s Book 35014, Page 295, Public Records of Broward County, Florida.
18. Restrictive Covenant recorded in O.R. Book 32697, Page 850, together with First Amendment to Restrictive Covenant recorded in O.R. Book 48511, Page 1238, Public Records of Broward County, Florida.
19. Replacement Easement recorded in O.R. Book 42588, Page 1502, Public Records of Broward County, Florida.
20. Access Easement recorded in O.R. Book 31239, Page 363, Public Records of Broward County, Florida.
21. Security/Lien Agreement for Installation of Required Improvements, as recorded in O.R. Book 45823, Page 328, Public Records of Broward County, Florida.
22. Declaration of Restrictive Covenants recorded in O.R. Book 45823, Page 348, Public Records of Broward County, Florida.
23. Lease between Marina Mile Park of Commerce, LLC (Landlord) and T-Mobile South LLC (Tenant), a Memorandum of which is recorded in O.R. Book 48152, Page 1061, together with Subordination, Non-disturbance and Attornment Agreement recorded in O.R. Book 48297, Page 946, Public Records of Broward County, Florida.
24. Declaration of Restrictive Covenant recorded in O.R. Book 49746, Page 771, Public Records of Broward County, Florida.
25. Declaration of Covenants, Restrictions and Easements recorded in O.R. 33028, Page 679, Public Records of Broward County, Florida.
26. Ordinance No. 2002-01Z recorded in O.R. Book 33444, Page 1184, Public Records of Broward County, Florida.
27. Ordinance No. 2005-53 recorded in O.R. Book 41179, Page 1396, Public Records of Broward County, Florida.
28. Resolution No. 2016-469 recorded in Instrument Number 114439155, Public Records of Broward County, Florida.
29. Declaration of Covenants, Restrictions and Easements recorded in Instrument Number 114459528, Public Records of Broward County, Florida.
30. Covenants, conditions, and restrictions recorded in Instrument Number 116105632, Public Records of Broward County, Florida, which contain provisions creating easements and/or assessments.
31. Recorded Notice of Environmental Resource Permit recorded in Instrument Number 116313740, Public Records of Broward County, Florida.
32. Declaration of Unity of Title recorded in Instrument Number 116671336,

Public Records of Broward County, Florida.

33. Declaration of Easement recorded in Instrument Number 117608643, Public Records of Broward County, Florida.
34. Recorded Notice of Environmental Resource Permit recorded in Instrument Number 117975993, Public Records of Broward County, Florida.
35. Easement to Florida Power and Light Company recorded in Instrument Number 118234787, Public Records of Broward County, Florida.
36. Underground Easement to Florida Power and Light Company recorded in Instrument Number 112849629, Public Records of Broward County, Florida.
37. Easement Agreement to Pantropic Power, Inc. recorded in Instrument Number 112863485, Public Records of Broward County, Florida.
38. Rights of the lessees under unrecorded leases.

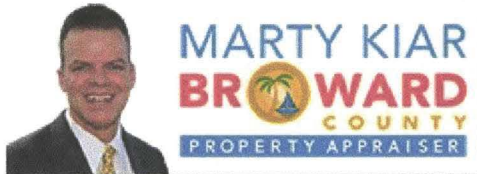
I HEREBY CERTIFY that the foregoing report reflects a comprehensive search of the Public Records of Broward County, Florida, affecting the above-described property. I further certify that I am an attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of the Florida Bar.

Respectfully submitted this 6 day of October, 2022.



Alan J. Ciklin

Bar No. 136358.



Site Address	3401 SW 26 TERRACE, DANIA BEACH FL 33312	ID #	5042 20 58 0010
Property Owner	PRIME REALTY CAPITAL LLC	Millage	0412
Mailing Address	2401 PGA BLVD #200 PALM BEACH GARDENS FL 33410	Use	49-05
Abbr Legal Description	DJP AIRPORT WEST PLAT 178-69 B POR OF PAR A AND A POR OF PAR A ISGETTE'S RUNWAY 158-18 B DESC AS:BEGIN NE COR PAR A,S 199.57, SW 199.03,SW 274.97,NE 286.35,SE 125,SW 192.35,SW 105.92,NW 110.23,NW 39.75,NW 464.54,NE 133.90,NW 7.44,NE 187.77,SE 7.11 ,NE 15 TO POB & TOGETHER WITH PARCEL I OF RAVENSWOOD 26TH AVE FLL AIRPORT PLAT (PLAT 7) 162-9B		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

* 2023 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023	\$3,418,940	\$2,780	\$3,421,720	\$2,974,230	
2022	\$3,418,940	\$2,780	\$3,421,720	\$2,703,850	
2021	\$2,659,170	\$2,780	\$2,661,950	\$2,458,050	\$51,893.85

2023 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$3,421,720	\$3,421,720	\$3,421,720	\$3,421,720
Portability	0	0	0	0
Assessed/SOH	\$2,974,230	\$3,421,720	\$2,974,230	\$2,974,230
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$2,974,230	\$3,421,720	\$2,974,230	\$2,974,230

Sales History			
Date	Type	Price	Book/Page or CIN
4/4/2017	QCD	\$1,150,000	114476304
7/30/2014	WD*-E	\$7,500,000	112452630
8/26/2013	SWD-T	\$100	111772408
12/12/2012	CE*-D	\$4,500,100	49381 / 1306
3/1/2006	QCD	\$100	41567 / 1925

Land Calculations		
Price	Factor	Type
\$18.00	189,941	SF
Adj. Bldg. S.F. (Card, Sketch)		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
04						DS		
A								
436						4.02		



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company

PRIME REALTY CAPITAL, LLC

Filing Information

Document Number L05000067482
FEI/EIN Number 20-3117096
Date Filed 07/08/2005
State FL
Status ACTIVE
Last Event CORPORATE MERGER
Event Date Filed 05/31/2018
Event Effective Date NONE

Principal Address

1601 Belvedere Rd
 Suite S-202
 West Palm Beach, FL 33406

Changed: 04/29/2022

Mailing Address

1601 Belvedere Rd
 Suite S-202
 West Palm Beach, FL 33406

Changed: 04/29/2022

Registered Agent Name & Address

GUSMANO, CHARLES
 1601 Belvedere Rd
 Suite S-202
 West Palm Beach, FL 33406

Name Changed: 02/27/2007

Address Changed: 04/29/2022

Authorized Person(s) Detail

Name & Address

Title MGR

 GUSMANO, CHARLES

1601 Belvedere Rd
 Suite S-202
 West Palm Beach, FL 33406

Title MGR

LOMANGINO, CHARLES
 1601 Belvedere Rd
 Suite S-202
 West Palm Beach, FL 33406

Annual Reports

Report Year	Filed Date
2020	04/29/2020
2021	04/30/2021
2022	04/29/2022

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