

## 2995 North Dixie Highway Oakland Park, FL 33334

| Facts                                             | General Information                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|---------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Site Ownership:</b>                            | Broward County                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Site Location:</b>                             | The site is located at 2995 North Dixie Highway in the City of Oakland Park                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Folio Number</b>                               | <b>494226110121</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Commission Dist.</b>                           | 4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Easement Size:</b>                             | Approximately 1,989 square feet                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Zoning in Area:</b>                            | B-2 – General Business                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Land Use:</b>                                  | 60 - Commerce                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Just Market Value from Property Appraiser:</b> | \$1,051,040                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Abbreviated Legal Description:</b>             | 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                                                                                                                                                                                                                                                                                                                                                               |
| <b>Aerial Photo of Site:</b>                      | <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;"> 1:1,200<br/> 0 55 110 220 ft<br/> 0 15 30 60 m </div> <div style="text-align: right; font-size: small; margin-top: 10px;"> Flight Date : Jan. 14 to Jan. 29, 2022    Broward County Property Appraiser </div> |

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