

# Declaration of Maintenance and 10 foot Utility Easement at 4650 NW 21 AVE, Fort Lauderdale, FL 33309

| Facts                                                                                                                                        | General Information                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
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| Site Ownership:                                                                                                                              | Broward County                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Site Location:                                                                                                                               | The subject property is located at 4650 NW 21 Ave, Fort Lauderdale, FL 33309.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Folio Number                                                                                                                                 | 4942 16 15 0100                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Parcel Size:                                                                                                                                 | Approximately 392,018 square feet.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Commission District:                                                                                                                         | 8                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| How Acquired:                                                                                                                                | The County acquired the parcel via a Special Warranty Deed executed on July 29, 2022, which was recorded in the Broward County Official Records on August 1, 2022, with instrument#118308525.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Zoning in Area:                                                                                                                              | AIP – AIRPORT INDUSTRIAL PARK DISTRICT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Land Use:                                                                                                                                    | 60 – Commerce                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Legal Description:                                                                                                                           | COMMERCE PARK 112-18 B POR OF TR I, J & PT OF CANAL EAS DESC AS BEG SW COR OF SAID TR J, NLY 504.96,ELY 37.50,NLY 14.44, NE 21.95,ELY 1.97,NLY 25,ELY 562.04,SLY 640 TO S/L OF CANAL EASEMENT,WLY 615.99,NLY 80 TO POB                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Aerial Photo of Site:</b><br><br><b>Legend:</b><br><br> |  <p><b>LEGEND:</b><br/>  = SPECIAL IMPROVEMENT AREA     = PROPERTY     = EASEMENT</p> <p><b>Note:</b> This aerial photo is intended only to show the general location of the entire parcel. The sketch and legal description of the easement and/or maintenance area are included in Exhibit A and B to subject instruments.</p> |