

RESOLUTION NO.

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

WHEREAS, IDI Logistics, LLC ("Grantor"), is the owner of certain property located in the City of Pompano Beach, Florida ("Property"), which Property is more particularly described in the legal description and sketch made subject to the Easement agreement in Attachment 1;

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

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

1 WHEREAS, the Board of County Commissioners of Broward County, Florida
2 ("Board"), has determined that acceptance of the Easement agreement serves a public
3 purpose and is in the best interest of the County, NOW, THEREFORE,
4

5 BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF
6 BROWARD COUNTY, FLORIDA:
7

8 Section 1. The recitals set forth in the preamble to this Resolution are true,
9 accurate, and incorporated by reference herein as though set forth in full hereunder.
10

11 Section 2. The Board hereby accepts the Easement agreement attached to
12 this Resolution as Attachment 1.
13

14 Section 3. The Easement agreement in Attachment 1 shall be properly
15 recorded in the Public Records of Broward County, Florida.
16

17 Section 4. Severability.

18 If any portion of this Resolution is determined by any court to be invalid, the
19 invalid portion will be stricken, and such striking will not affect the validity of the
20 remainder of this Resolution. If any court determines that this Resolution, in whole or in
21 part, cannot be legally applied to any individual, group, entity, property, or circumstance,
22 such determination will not affect the applicability of this Resolution to any other
23 individual, group, entity, property, or circumstance.
24

Section 5. Effective Date.

This Resolution is effective upon adoption.

ADOPTED this day of , 2022.

Approved as to form and legal sufficiency:
Andrew J. Meyers, County Attorney

By: /s/ Christina A. Blythe 4/21/2022
Christina A. Blythe (Date)
Assistant County Attorney

By: /s/ Annika E. Ashton 4/21/2022
Annika E. Ashton (Date)
Deputy County Attorney

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: 484221130010 & 484221130040

EASEMENT

This Easement is given this 6th day of December, 2021 ("Effective Date"), by IDI Logistics, LLC, ("Grantor") whose address is 1197 Peachtree Street NE, Suite 600, Atlanta, GA 30361, 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, successors, and assigns).

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 or other use and for the collection of domestic 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.

[Signature Pages on the Following Page]

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:

Signature

Gary Minor
Print Name of Witness

By

Signature

Nick Faber
Print Name Nick Faber Market Officer

6th day of December, 2021

Witness #2

Signature

Tom Hardy
Print Name of Witness

ACKNOWLEDGMENT

STATE OF GEORGIA
COUNTY OF FULTON

The foregoing instrument was acknowledged before me, by means of [☒] physical presence or [] online notarization, this 6th day of December, 2021, by Nick Faber [☒] who is personally known to me or [] who has produced _____ as identification

Notary Public:

Signature:

Print Name:

Georgia
State of ~~Florida~~

My Commission Expires: 8/19/2023

Commission Number: W-00423049

(Notary Seal)

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

By: Christina A. Blythe

Digitally signed by Christina A. Blythe
Date: 2022.04.11 17:27:07 -04'00'

Christina A. Blythe
Assistant County Attorney

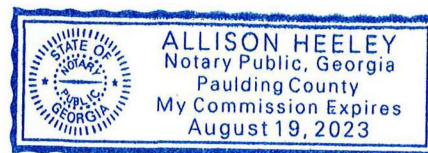


EXHIBIT A
EASEMENT

SURVEYOR'S NOTES

1. The purpose of this sketch is to depict the elements of the description appearing hereon, and is provided as an aid in its depiction. This sketch is not a survey. Uses inconsistent with its intended purpose are prohibited.
2. Measurements shown hereon are expressed in U.S. survey feet and decimal parts thereof.
3. The bearings shown hereon are based on an assumed meridian and are relative to the North line of Parcel "F", ALPHA 250 NORTH bearing North 88°22'24" East.
4. This drawing is not valid unless bearing the signature and original raised seal of a Florida licensed Surveyor and Mapper. Unsigned copies may be provided for information purposes only.
5. This sketch and description consists of 4 sheets and each sheet shall not be considered full, valid and complete unless attached to each other.
6. Sun-Tech Engineering, Inc. and Radius Professional Surveyor & Mapper, LLC, reserve the right to utilize any and all information obtained in the preparation of this sketch for any other purposes.
7. Radius Professional Surveyor & Mapper, LLC. is authorized to provide Surveying and Mapping Services by the State of Florida Department of Business and Professional regulation, License No. LB.7733, pursuant to the provisions of Chapter 472, Florida Statutes.
8. Some features may be drawn "out of scale" for the purposes of clarity. Written dimensions take precedence over scaled dimensions.
9. Sources of information utilized in the preparation of this sketch and description are as follows:
 - A. Record Plat entitled ALPHA 250 NORTH, Plat Book 180, Page, 14, Broward County Records.
 - B. Site Plan prepared by Sun-Tech Engineering, Job. No. 16.3790.
 - C. Record Drawing (As-built Plan) prepared by Matthew T. Wixted, dated 6-13-2019.
 - D. Record Drawing (As-built Plan) prepared by CPH, Inc., dated 11-05-2021.

DATE	REVISION	BY	CHK.



Sun-Tech
Engineering, Inc.
Engineers • Planners • Surveyors

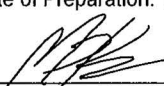
4577 Nob Hill Road, Suite 102
Sunrise, FL 33351
www.suntecheng.com

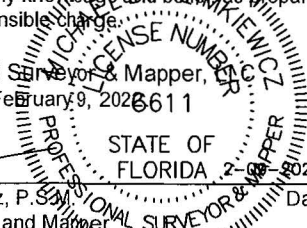
Certificate of Auth. #7097/LB 7019
Phone (954) 777-3123
Fax (954) 777-3114

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY that the herein captioned Sketch of Description is true and correct to the best of my knowledge and belief, as prepared under my direction, supervision and responsible charge.

Radius Professional Surveyor & Mapper,
Date of Preparation: February 9, 2022


Michael D. Klimkiewicz, P.S.,
Professional Surveyor and Mapper
Florida Registration No. 6611



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JOB No.:

16-3790

DESCRIPTION - Utility Easement

A utility easement lying over and across a portion of Parcel "F", **ALPHA 250 NORTH**, according to the Plat thereof as recorded in Plat Book 180, Page 14, of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCE at the most westerly northeast corner of said Parcel "F", said point being on the arc of a non-tangent curve with a radial line through said point bearing South 56°24'52" East; thence along the Northerly line of said Parcel "F" and southwesterly along the arc of said curve being concave to the northwest, having a radius of 566.00 feet, a central angle of 30°17'27", an arc distance of 299.23 feet; thence along said line and tangent to said curve, South 63°52'35" West, 411.03 feet to a point on the arc of a tangent curve; thence along said line and southwesterly along the arc of said curve being concave to the southeast, having a radius of 500.00 feet, a central angle of 26°10'57", an arc distance of 228.48 feet; thence South 44°14'37" East, 34.16 feet to the **POINT OF BEGINNING**; thence continue South 44°14'37" East, 5.35 feet; thence South 89°14'37" East, 20.04 feet; thence South 00°45'23" West, 20.00 feet; thence North 89°14'37" West, 21.02 feet; thence North 45°45'23" East, 14.59 feet; thence North 44°14'37" West, 18.80 feet; thence North 45°45'23" East, 0.25 feet to the Point of Beginning.

TOGETHER WITH:

COMMENCE at the most westerly northeast corner of said Parcel "F", said point being on the arc of a non-tangent curve with a radial line through said point bearing South 56°24'52" East; thence along the Northerly line of said Parcel "F" and southwesterly along the arc of said curve being concave to the northwest, having a radius of 566.00 feet, a central angle of 22°03'26", an arc distance of 217.89 feet; thence South 32°24'06" East, 126.04 feet; thence South 2°03'26" East, 773.76 feet to the **POINT OF BEGINNING** and a point hereinafter referred to as **REFERENCE POINT A**; thence South 32°03'21" East, 44.40 feet; thence South 2°03'26" East, 581.48 feet; thence South 89°29'31" West, 22.21 feet to a point hereinafter referred to as **REFERENCE POINT B**; thence North 2°03'26" West, 29.00 feet; thence North 87°56'34" East, 11.50 feet; thence North 2°03'26" West, 20.00 feet; thence South 87°56'34" West, 11.50 feet; thence North 2°03'26" West, 300.00 feet; thence North 87°56'34" East, 11.50 feet; thence North 2°03'26" West, 20.00 feet; thence South 87°56'34" West, 11.50 feet; thence North 2°03'26" West, 250.33 feet to the Point of Beginning.

TOGETHER WITH:

COMMENCE at the aforesaid **REFERENCE POINT A**; thence South 38°19'22" West, 47.85 feet to the **POINT OF BEGINNING**; thence South 2°03'26" East, 8.38 feet; thence South 87°56'34" West, 19.50 feet; thence South 2°03'26" East, 11.62 feet; thence South 87°56'34" West, 25.88 feet; thence North 2°03'26" West, 20.00 feet; thence North 87°56'34" East, 45.38 feet to the Point of Beginning.

TOGETHER WITH:

COMMENCE at the aforesaid **REFERENCE POINT B**; thence South 2°03'26" East, 20.01 feet to the **POINT OF BEGINNING**; thence South 2°03'26" East, 8.38 feet; thence South 87°03'34" West, 19.50 feet; thence South 2°03'26" East, 11.62 feet; thence South 87°56'34" West, 25.88 feet; thence North 2°03'26" West, 20.00 feet; thence North 87°56'34" East, 45.38 feet to the Point of Beginning; thence North 89°29'31" East, 50.49 feet; thence South 2°03'26" East, 36.40 feet; thence South 38°05'47" West, 35.51 feet; thence South 68°05'47" West, 92.69 feet; thence North 21°54'13" West, 29.17 feet; thence North 68°05'47" East, 52.70 feet; thence North 33°01'10" East, 34.71 feet; thence North 2°03'26" West, 22.65 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Pompano Beach, Broward County, Florida and containing 19,147 square feet, (0.4396 acres) more or less.



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JOB No.:

16-3790

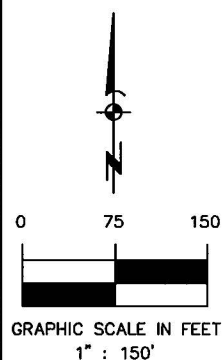
SHEET 3 OF 4

TRACT G
POMPANO INDUSTRIAL PARK
THIRD ADDITION
(P.B. 111, PG. 33 -B.C.R.)

POINT OF COMMENCEMENT
MOST WESTERLY N.E. CORNER
OF PARCEL "F" ALPHA 250 NORTH

N.W. 33rd STREET

60' R/W-
(O.R.B. 51257, PG. 899)
R/W PARCEL
(O.R.B. 51257, PG. 686)



FLORIDA'S TURNPIKE
(ROAD MAP BOOK 2, PG. 28 -B.C.R.)
(FLORIDA STATE TURNPIKE AUTHORITY RIGHT OF
WAY MAP, BROWARD COUNTY CONTRACT NO.
2.1, SHEET 4 OF 10, LAST REVISED 7/56)

NORTH LINE PARCEL "F"

10' UTILITY EASEMENT
(P.B. 180, PG. 14 -B.C.R.)

R=566.00'
Δ=30°17'27" L=299.23

R=566.00'
Δ=22°03'26" L=217.89

S32°24'06"E
126.04'

S63°52'35"W
411.03'

31'

31'

31'

PARCEL "F"
ALPHA 250 NORTH
(P.B. 180, PG. 14 -B.C.R.)

EAST LINE OF PARCEL "F"

ACREAGE
PORTION OF
SECTION 21, TOWNSHIP 48 SOUTH, RANGE 42 EAST

POINT OF BEGINNING

S44°14'37"E 5.35'
S89°14'37"E 20.04'
S00°45'23"W 20.00'
N89°14'37"W 21.02'
N45°45'23"E 14.59'

N44°14'37"W 18.80'

SUBJECT PROPERTY

UTILITY EASEMENT
(0.4396 ACRES, 19,147 SQUARE FEET ±)

FLORIDA'S TURNPIKE
(ROAD MAP BOOK 2, PG. 28 -B.C.R.)
(FLORIDA STATE TURNPIKE AUTHORITY RIGHT OF WAY MAP, BROWARD COUNTY
CONTRACT NO. 2.1, SHEET 4 OF 10, LAST REVISED 7/56)

WEST LINE OF PARCEL "F"

SEE SHEET 4

POINT OF BEGINNING

S02°03'26"E 8.38'
N87°56'34"E 45.38'
N02°03'26"W 20.00'
S02°03'26"E 11.62'
S87°56'34"W 25.88'
S87°56'34"W 19.50'

REF. PT. A

POINT OF BEGINNING

S32°03'21"E 44.40'

S02°03'26"E
581.48'

NOT VALID WITHOUT SHEETS 1, 2 & 4

KEY TO ABBREVIATIONS LEGEND

B.C.R.	BROWARD COUNTY RECORDS
CL	CENTERLINE
L.B.	LICENSED BUSINESS
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
R/W	RIGHT-OF-WAY
NO.	NUMBER

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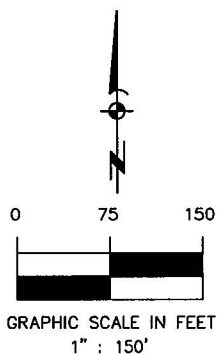
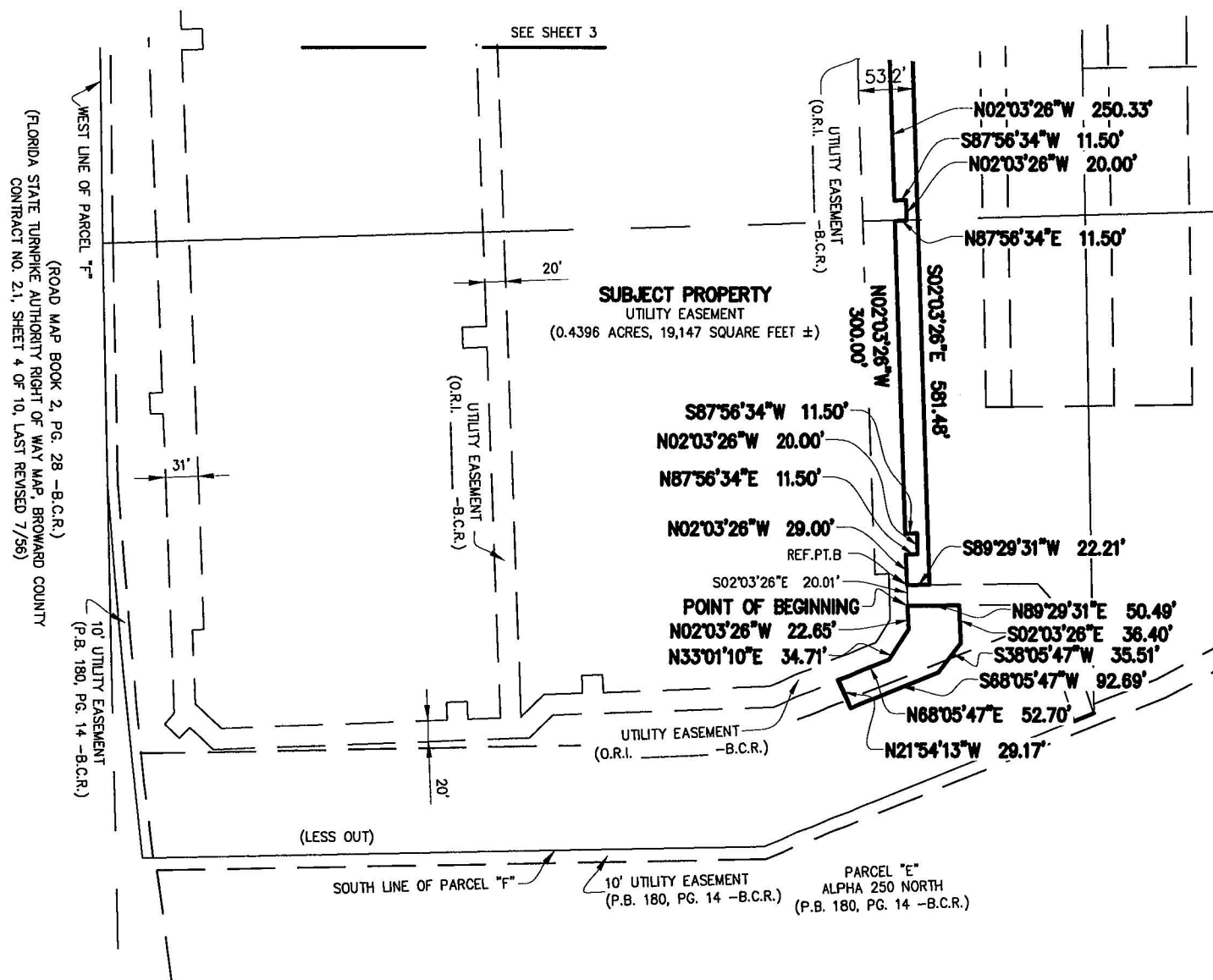
JOB No.:

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Engineers - Planners - Surveyors

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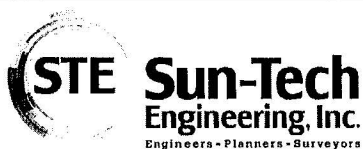
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Fax (954) 777-3114



NOT VALID WITHOUT SHEETS 2-4

KEY TO ABBREVIATIONS LEGEND

B.C.R.	BROWARD COUNTY RECORDS
©	CENTERLINE
L.B.	LICENSED BUSINESS
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
R/W	RIGHT-OF-WAY
NO.	NUMBER



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JOB No.:

16-3790



Site Address	3150 NW 33 STREET, POMPANO BEACH FL 33069	ID #	4842 21 13 0040
Property Owner	IDIL ROCK LAKE D, LLC % IDI LOGISTICS	Millage	1512
Mailing Address	1197 PEACHTREE ST, STE 600 ATLANTA GA 30361	Use	48
Abbr Legal Description	ALPHA 250 NORTH 180-14 B PORTION OF PARCEL F DESC AS COMM AT NE COR OF PAR F,W 63.5,S 69, SELY 97.89,S 1304.76 TO POB,S 343,SW 347.95,W 224.38,NW 846.97 E 413.61,SLY 293.43,SLY 69.86, SELY 25.15,ELY 27.10,E 65.86,ELY 29.66,E 7.39 TO POB AKA:PARCEL F-D ROCK LAKE BUSINESS CENTER		

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\(8\)](#).

* 2022 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2022*	\$3,283,340	\$8,297,780	\$11,581,120	\$11,581,120	
2021	\$3,283,340	\$8,297,780	\$11,581,120	\$11,581,120	\$263,115.32
2020					

2022* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$11,581,120	\$11,581,120	\$11,581,120	\$11,581,120
Portability	0	0	0	0
Assessed/SOH	\$11,581,120	\$11,581,120	\$11,581,120	\$11,581,120
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	\$11,581,120	\$11,581,120	\$11,581,120	\$11,581,120

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
11/30/2020	WD-T	\$100	116906747	\$8.25	397,981	SF
				Adj. Bldg. S.F. (Card, Sketch)		138238
				Eff./Act. Year Built: 2021/2020		

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
15			3A					
W			3A					
138238								

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

Foreign Limited Liability Company

IDI LOGISTICS, LLCFiling Information

Document Number M19000011170
FEI/EIN Number 20-0470382
Date Filed 11/20/2019
State DE
Status ACTIVE

Principal Address

1197 PEACHTREE STREET NE
SUITE: 600
ATLANTA, GA 30361

Changed: 04/15/2021

Mailing Address

1197 PEACHTREE STREET NE
SUITE: 600
ATLANTA, GA 30361

Changed: 04/15/2021

Registered Agent Name & Address

CT CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Authorized Person(s) Detail**Name & Address**

Title MGR

IDIL LOGISTICS OPERATING PARTNERSHIP, L.P.
1197 PEACHTREE STREET NE
SUITE: 600
ATLANTA, GA 30361

Title AP

BLASINGAME, BRYAN

1197 PEACHTREE STREET NE
SUITE: 600
ATLANTA, GA 30361

Title AP

ERHARDT, GWEN
1197 PEACHTREE STREET NE
SUITE: 600
ATLANTA, GA 30361

Title AP

MINOR, GARY
1197 PEACHTREE STREET NE
SUITE: 600
ATLANTA, GA 30361

Title AP

FABER, NICK
1197 PEACHTREE STREET NE
SUITE: 600
ATLANTA, GA 30361

Title AP

Breaux, Matt
1197 PEACHTREE STREET NE
SUITE: 600
ATLANTA, GA 30361

Annual Reports

Report Year	Filed Date
2020	04/30/2020
2021	04/15/2021

Document Images

04/15/2021 -- ANNUAL REPORT	View image in PDF format
04/30/2020 -- ANNUAL REPORT	View image in PDF format
11/20/2019 -- Foreign Limited	View image in PDF format

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 18th day of March 2022, at the hour of 8:00 A.M., inclusive, of the following described property:

Exhibit "A" Attached and made a part hereof.

Legal Description *(must match plat legal description)*

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

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:

Idil Rock Lake A, LLC, a Delaware limited liability company

Idil Rock Lake C, LLC, a Delaware limited liability company

Idil Rock Lake D, LLC, a Delaware 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.

None

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].

Type of Instrument	O.R. Book	Page
Restrictions	PB 180	14
Restrictions	PB 156	26
	ORB 29264	1894
	ORB 48429	1133
	Inst. No. 112917338	
Reservation	Deed Book 2228	
	Book 470	322
	ORB 30176	1476
	ORB 30176	1472
Reservation	Deed No. 2722	
	Book 501	115
	ORB 29741	960
Restrictions	ORB 29497	1876
	ORB 31725	1031
	ORB 30589	979
Restrictions	OR Inst. 115242684	
Restrictions	OR Inst. 115343388	
	OR Int. 116667437	
Deed / Canal Reservation	ORB 4479	90
Resolution 1999- 1460	ORB 30036	1185
Easement	ORB 32798	226
Easement	ORB 44767	816
	ORB 44920	1607
	ORB 45120	325
	ORB 50317	699
	ORB 51020	973
Easement	ORB 49810	149
Easement	ORB 51020	931
Easement	ORB 51020	963
Deed ROW	ORB 51257	686
Agreement	OR Instrument No. 115951114	
Resolution No. 2020-318	OR Inst. 116582503	

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 5th day of April, 2022.

GREENSPOON MARDER LLP

By: 
Print Name: Mark Lynn, Esq. for the firm
Florida Bar No. 85741

Exhibit "A"
Legal Description

UTILITY EASEMENT

A utility easement lying over and across a portion of Parcel "F", ALPHA 250 NORTH, according to the Plat thereof as recorded in Plat Book 180, Page 14, of the Public Records of Broward County, Florida, being more particularly described as follows:

Commence at the most Westerly Northeast corner of said Parcel "F", said point being on the arc of a non-tangent curve with a radial line through said point bearing South 56°24'52" East; thence along the Northerly line of said Parcel "F" and Southwesterly along the arc of said curve being concave to the Northwest, having a radius of 566.00 feet, a central angle of 30°17'27", an arc distance of 299.23 feet; thence along said line and tangent to said curve, South 63°52'35" West, 411.03 feet to a point on the arc of a tangent curve; thence along said line and Southwesterly along the arc of said curve being concave to the Southeast, having a radius of 500.00 feet, a central angle of 26°10'57", an arc distance of 228.48 feet; thence South 44°14'37" East, 34.16 feet to the Point of Beginning; thence continue South 44°14'37" East, 5.35 feet; thence South 89°14'37" East, 20.04 feet; thence South 00°45'23" West, 20.00 feet; thence North 89°14'37" West, 21.02 feet; thence North 45°45'23" East, 14.59 feet; thence North 44°14'37" West, 18.80 feet; thence North 45°45'23" East, 0.25 feet to the Point of Beginning.

TOGETHER WITH:

Commence at the aforesaid Reference Point A; thence South 38°19'22" West, 47.85 feet to the Point of Beginning; thence South 2°03'26" East, 8.38 feet; thence South 87°56'34" West, 19.50 feet; thence South 2°03'26" East, 11.62 feet; thence South 87°56'34" West, 25.88 feet; thence North 2°03'26" West, 20.00 feet; thence North 87°56'34" East, 45.88 feet to the Point of Beginning.

TOGETHER WITH:

Commence at the aforesaid Reference Point B; thence South 2°03'26" East, 20.01 to the Point of Beginning; thence South 2°03'26" East, 8.38 feet; thence South 87°03'34" West, 19.50 feet; thence South 2°03'26" East, 11.62 feet; thence South 87°56'34" West, 25.88 feet; thence North 2°03'26" West, 20.00 feet; thence North 87°56'34" East, 45.38 feet to the Point of Beginning; thence North 89°29'31" East, 50.49 feet; thence South 2°03'26" East, 36.40 feet; thence South 38°05'47" West, 35.51 feet; thence South 68°05'47" West, 92.69 feet; thence North 21°54'13" West, 29.17 feet; thence North 68°05'47" East, 52.70 feet; thence North 33°01'10" East, 34.71 feet; thence North 2°03'26" West, 22.65 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Pompano Beach, Broward County, Florida.