

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;">  </div> <p style="text-align: center;">Property Id: 494226110121 **Please see map disclaimer</p>  <p style="text-align: center;">May 13, 2022</p> <div style="text-align: right;"> <p>1:1,200</p>  </div> <p style="text-align: right; font-size: small;">Flight Date : Jan. 14 to Jan. 29, 2022 Broward County Property Appraiser</p>

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