

THIS INSTRUMENT PREPARED BY:
Craig J. Mandell, Esq.
Moskowitz, Mandell, Salim & Simowitz, P.A.
800 Corporate Drive, Suite 500
Fort Lauderdale, Florida 33334

MODIFICATION NO. 3 TO MEMORANDUM OF LEASE

THIS MODIFICATION AGREEMENT is made and entered into this ____ day of _____, 2020, by and between BROWARD COUNTY, a political subdivision of the State of Florida, acting by and through its Board of County Commissioners ("LESSOR"), and DIVERSIFIED AVIATION NP, LLC, a Florida limited liability company ("LESSEE").

LESSOR and LESSEE previously executed a Memorandum of Lease dated February 28, 2014, which was recorded on March 5, 2014 in Official Records Book 50595, at Page 1270, of the Public Records of Broward County, Florida. The Memorandum of Lease related to a certain ground lease with an effective date of May 24, 2011 (the "LEASE") whereby LESSOR leased to LESSEE and LESSEE leased from LESSOR certain real property located in North Perry Airport in Broward County, Florida, which was described on Exhibit "A-1" attached to the Memorandum of Lease. The LESSOR and the LESSEE entered into a First Amendment to Lease ("FIRST AMENDMENT") and an Amendment No. 2 to the LEASE ("AMENDMENT NO. 2"), both of which amended and modified certain terms and conditions of the LEASE, including, but not limited to, amending the legal description of the real property that was the subject of the LEASE, as well as amending certain other terms and conditions contained in the LEASE. The LESSOR and the LESSEE therefore entered into a Modification No. 1 to Memorandum of Lease dated June 14, 2016 and recorded on July 1, 2016 as Instrument #113789983 of the Public Records of Broward County, Florida. Accordingly, Exhibit "A-1" that was attached to the Memorandum of Lease was replaced in its entirety by Exhibit "A-2" attached to Modification No. 1 to Memorandum of Lease. The

LESSOR and the LESSEE entered into an Amendment No. 3 to the Lease ("AMENDMENT NO. 3") in order to correct the legal description of the property that was subject to the Lease. Simultaneously therewith, the parties entered into a Modification No. 2 to Memorandum of Lease which set forth on Exhibit "A-3" attached thereto the corrected legal description of the property then subject to the Lease, which Modification No. 2 to Memorandum of Lease was recorded on June 19, 2017 as Instrument Number 114451622 of the Public Records of Broward County, Florida. The Lease, as amended by the First Amendment, Amendment No. 2 and Amendment No. 3, is hereinafter referred to as the "LEASE". The Memorandum of Lease, as modified by Modification No. 1 to Memorandum of Lease, and as further modified by Modification No. 2 to Memorandum of Lease, is hereinafter referred to as the MEMORANDUM OF LEASE.

LESSOR and LESSEE are simultaneously herewith entering into a Fourth Amendment to the Lease ("Fourth Amendment") which Fourth Amendment modifies certain provisions in the LEASE, including: (i) revises the legal description of the property subject to the LEASE such that same is now the legal description shown on Exhibit "A-4" attached hereto, (ii) adds an additional Capital Expenditure requirement to the LEASE, and (iii) adds five (5) years to the term of the LEASE. The term of the LEASE as to Phase 1 commenced on November 20, 2011, and the term of the LEASE for New Phase 2 and New Phase 2-A both commenced on November 1, 2016, and both the term of Phase 1 and the term of New Phase 2/New Phase 2-A shall terminate on October 31, 2051, unless reduced in term length or sooner terminated as provided in the LEASE.

Except as provided herein, all terms set forth in the MEMORANDUM OF LEASE shall remain in full force and effect.

{Signature and notary pages to follow}

MEMORANDUM OF LEASE BETWEEN BROWARD COUNTY
AND DIVERSIFIED AVIATION NP, LLC

IN WITNESS WHEREOF, LESSOR has executed this Memorandum of Lease on this
_____ day of _____, 2020.

ATTEST:

LESSOR:

BROWARD COUNTY, by and through its
Board of County Commissioners

Broward County Administrator, as
Ex-officio Clerk of Broward County
Board of County Commissioners

By: _____
Mayor
_____ day of _____, 2020

Approved as to form by
Andrew J. Meyers
Broward County Attorney
Aviation Office
2200 SW 45th Street, Suite 101
Dania Beach, Florida 33312
Telephone: (954) 359-6100
Telecopier: (954) 359-1292

Sharon
By: **Thorsen**
Sharon V. Thorsen
Senior Assistant County Attorney
Date: _____, 2020

Digitally signed by Sharon Thorsen
Date: 2020.10.22 16:24:51 -04'00'

MEMORANDUM OF LEASE BETWEEN BROWARD COUNTY
AND DIVERSIFIED AVIATION NP, LLC

STATE OF FLORIDA)
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this _____ day of _____, 2020, by _____, as Mayor or Vice Mayor of the Board of County Commissioners of Broward County, who () personally known to me or () has produced _____ as identification.

NOTARY PUBLIC:

Signature: _____
State of Florida At Large
My Commission Expires: _____
Commission Number: _____
(SEAL)

STATE OF FLORIDA)
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this _____ day of _____, 2020, by _____, County Administrator of Broward County, who () personally known to me or () has produced _____ as identification.

NOTARY PUBLIC:

Signature: _____
State of Florida At Large
My Commission Expires: _____
Commission Number: _____
(SEAL)

MEMORANDUM OF LEASE BETWEEN BROWARD COUNTY
AND DIVERSIFIED AVIATION NP, LLC

IN WITNESS WHEREOF, LESSEE has executed this Memorandum of Lease on this
22 day of October, 2020.

WITNESSES:

LESSEE:

DIVERSIFIED AVIATION NP, a Florida
limited liability company

By: [Signature]
Cary A. Goldberg, its manager

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 22 day of
OCTOBER, 2020, by CARY A. GOLDBERG, as Manager of DIVERSIFIED
AVIATION NP, LLC, a Florida limited liability company, on behalf of the company. He/she is:
() personally known to me or (X) has produced DL as identification.

[Signature]
Notary Public, State of Florida

My commission expires: 04/22/22



FERNANDAROSO
Commission # GG 170625
Expires April 22, 2022
Bonded Thru Budget Notary Services

4341 S.W. 62nd Avenue
Davie, Florida 33314



STONER & ASSOCIATES, INC.

SURVEYORS - MAPPERS
Florida Licensed Survey
and Mapping Business No. 6633

Tel. (954) 585-0997
Fax (954) 585-3927

RECORDING AREA

**SKETCH AND LEGAL DESCRIPTION OF:
(PHASE 1)
PARCEL "A"
A PORTION OF TRACT "A", NORTH PERRY AIRPORT
(P.B. 113, PG. 30, B.C.R.)
BROWARD COUNTY, FLORIDA**

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF TRACT "A", NORTH PERRY AIRPORT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 113, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SECTION 22, TOWNSHIP 51 SOUTH, RANGE 41 EAST;

THENCE N.88°50'18"E., ALONG THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER (N.E. 1/4), A DISTANCE OF 1612.29 FEET;

THENCE N.00°01'03"W, A DISTANCE OF 135.03 FEET, TO A POINT ON A LINE 135.00 FEET NORTH AND PARALLEL WITH THE SAID SOUTH LINE, SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUE N.00°01'03"W, A DISTANCE OF 654.95 FEET;

THENCE S.89°36'12"E., A DISTANCE OF 226.45 FEET;

THENCE S.00°00'00"E., A DISTANCE OF 601.02 FEET;

THENCE S.90°00'00"E., A DISTANCE OF 130.90 FEET;

THENCE S.00°00'00"E., A DISTANCE OF 55.66 FEET;

THENCE S.88°50'18"W, A DISTANCE OF 335.00 FEET;

THENCE N.01°09'42"W, A DISTANCE OF 10.00 FEET;

THENCE S.88°50'18"W, A DISTANCE OF 6.95 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE WITHIN NORTH PERRY AIRPORT, CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA; CONTAINING 3.6 ACRES OR 157,132 SQUARE FEET MORE OR LESS.

NOTES:

1. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
2. THIS SKETCH IS "NOT VALID" WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THE BEARINGS SHOWN HEREON ARE BASED ON N.88°50'18"E. ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SECTION 22, TOWNSHIP 51 SOUTH, RANGE 41 EAST.
4. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY. (THIS IS NOT A SURVEY).
5. THIS SKETCH OF DESCRIPTION WAS PREPARED BY THIS FIRM WITHOUT THE BENEFIT OF A TITLE SEARCH. THE LEGAL DESCRIPTION SHOWN HEREON WAS AUTHORED BY STONER & ASSOCIATES, INC.

CERTIFICATE:

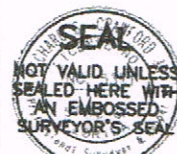
THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 6J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07, FLORIDA STATUTES.

REVISIONS	DATE	BY

Richard G. Crawford, Jr.

PROFESSIONAL SURVEYOR AND MAPPER NO. 6371 - STATE OF FLORIDA

DATE OF SKETCH: 10/6/11 DRAWN BY: DRL CHECKED BY: ROC FIELD BOOK: N/A



SKETCH No.
11-7651-A(PH1)

SHEET 1 OF 2

4341 S.W. 62nd Avenue
Davie, Florida 33314



STONER & ASSOCIATES, INC.

SURVEYORS - MAPPERS

Florida Licensed Survey
and Mapping Business No. 6633

Tel. (954) 585-0997

Fax (954) 585-3927

RECORDING AREA

SKETCH AND LEGAL DESCRIPTION OF:

**(PHASE 1)
PARCEL "A"**

A PORTION OF TRACT "A", NORTH PERRY AIRPORT

(P.B. 113, PG. 30, B.C.R.)

BROWARD COUNTY, FLORIDA

REMAINDER OF TRACT "A"
NORTH PERRY AIRPORT
(P.B. 113, PG. 30, B.C.R.)

S89°36'12"E 226.45'

**PARCEL "A"
(PHASE 1)**

157,132 Sq. Feet OR 3.6 Acres

**PORTION OF TRACT "A"
NORTH PERRY AIRPORT**
(P.B. 113, PG. 30, B.C.R.)

LEGEND:

B.C.R.	BROWARD COUNTY RECORDS
P.B.	PLAT BOOK
PG.	PAGE
L.B.	LICENSED BUSINESS
(P)	PER PLAT
CL	CENTERLINE
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
F.P. & L.	FLORIDA POWER AND LIGHT BREAK IN SCALE

REMAINDER OF PARCEL "A"
PORTION OF TRACT "A"
NORTH PERRY AIRPORT
(P.B. 113, PG. 30, B.C.R.)



REMAINDER OF TRACT "A"
NORTH PERRY AIRPORT
(P.B. 113, PG. 30, B.C.R.)

N00°01'03"W 654.95'

S00°00'00"E 601.02'

S88°50'18"W
6.95'

S90°00'00"E
130.90'

S00°00'00"E
55.66'

P.O.B.

N01°09'42"W
10.00'

N89°06'37"W
15.06'

S88°50'18"W 335.00'

SOUTH LINE TRACT "A"

10' F.P.L. EASEMENT (P)

135.0'
N00°01'03"W
135.03'

N88°50'18"E
1,612.29'

P.O.C.
S.W. CORNER, N.E. 1/4
SECTION 22-51-41

SOUTH LINE, N.E. 1/4, SECTION 22-51-41

PEMBROKE ROAD

SHEET 2 OF 2

SKETCH No.
11-7651-A(PH1)

4341 S.W. 62nd Avenue
Davie, Florida 33314



STONER & ASSOCIATES, INC.

SURVEYORS - MAPPERS
Florida Licensed Survey
and Mapping Business No. 6633

Tel. (954) 585-0997
Fax (954) 585-3927

RECORDING AREA

SKETCH AND LEGAL DESCRIPTION OF:
Phase 1, **PARCEL "B"**
A PORTION OF TRACT "A", NORTH PERRY AIRPORT
(P.B. 113, PG. 30, B.C.R.)
BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF TRACT "A", NORTH PERRY AIRPORT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 113, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SECTION 22, TOWNSHIP 51 SOUTH, RANGE 41 EAST;

THENCE N.88°50'18"E., ALONG THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER (N.E. 1/4), A DISTANCE OF 1,612.29 FEET;

THENCE N.00°01'03"W., A DISTANCE OF 789.98 FEET

THENCE S.89°36'12"E., A DISTANCE OF 342.67 FEET;

THENCE S.00°01'03"E., A DISTANCE OF 54.07 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N.59°51'21"E.;

THENCE SOUTHEASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, HAVING A CENTRAL ANGLE OF 32°22'23" AND A RADIUS OF 107.56 FEET FOR AN ARC DISTANCE OF 60.77 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE N.89°59'52"E., A DISTANCE OF 74.30 FEET;

THENCE N.00°01'03"W., A DISTANCE OF 151.65 FEET TO THE POINT OF BEGINNING;

THENCE N.89°36'12"W., A DISTANCE OF 302.03 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE WESTERLY, NORTHWESTERLY, AND NORTHERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, HAVING A CENTRAL ANGLE OF 89°31'49" AND A RADIUS OF 13.50 FEET FOR AN ARC DISTANCE OF 21.10 FEET TO A POINT OF TANGENCY;

THENCE N.00°04'23"W., ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 52.76 FEET;

THENCE N.89°59'52"E., A DISTANCE OF 315.48 FEET;

THENCE S.00°01'03"E., A DISTANCE OF 68.35 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE WITHIN NORTH PERRY AIRPORT, CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA; CONTAINING 0.5 ACRES OR 21,176 SQUARE FEET MORE OR LESS

NOTES:

1. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
2. THIS SKETCH IS "NOT VALID" WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THE BEARINGS SHOWN HEREON ARE BASED ON N.88°50'18"E. ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SECTION 22, TOWNSHIP 51 SOUTH, RANGE 41 EAST.
4. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY. (THIS IS NOT A SURVEY).
5. THIS SKETCH OF DESCRIPTION WAS PREPARED BY THIS FIRM WITHOUT THE BENEFIT OF A TITLE SEARCH. THE LEGAL DESCRIPTION SHOWN HEREON WAS AUTHORED BY STONER & ASSOCIATES, INC.

CERTIFICATE:

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07, FLORIDA STATUTES.

REVISIONS	DATE	BY

Richard G. Crawford, Jr.

PROFESSIONAL SURVEYOR AND MAPPER NO. 6371 - STATE OF FLORIDA

DATE OF SKETCH: 10/8/11	DRAWN BY DRL	CHECKED BY RGC	FIELD BOOK N/A
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SEAL

NOT VALID UNLESS
SEALED HERE WITH
AN EMBOSSED
SURVEYOR'S SEAL

SHEET 1 OF 2

11-7651-B



STONER & ASSOCIATES, INC.

SURVEYORS - MAPPERS
Florida Licensed Survey
and Mapping Business No. 6633

4341 S.W. 62nd Avenue
Davie, Florida 33314

Tel. (954) 585-0997
Fax (954) 585-3927

RECORDING AREA

SKETCH AND LEGAL DESCRIPTION OF:
Phase 1, **PARCEL "B"**
A PORTION OF TRACT "A", NORTH PERRY AIRPORT
(P.B. 113, PG. 30, B.C.R.)
BROWARD COUNTY, FLORIDA

LEGEND:

B.C.R. BROWARD COUNTY RECORDS
P.B. PLAT BOOK
PG. PAGE
L.B. LICENSED BUSINESS
(P) PER PLAT
C CENTERLINE
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
F.P. & L. FLORIDA POWER AND LIGHT
D DELTA ANGLE
R RADIUS
L ARC LENGTH
..... BREAK IN SCALE

PORTION OF TRACT "A"
NORTH PERRY AIRPORT
(P.B. 113, PG. 30, B.C.R.)

N00°04'23"W
52.76'

N89°59'52"E 315.48'

PARCEL "B"

21,176 Sq. Feet OR 0.5 Acres

D=89°31'49"
R=13.50'
L=21.10'

N89°36'12"W 302.03'

S89°36'12"E 342.67'

S00°01'03"E
54.07'

N59°51'21"E
(RADIAL)

D=32°22'23"
R=107.56'
L=60.77'

N89°59'52"E
74.30'

S00°01'03"E
68.35'

P.O.B.

N00°01'03"W 151.65'

REMAINDER OF TRACT "A"
NORTH PERRY AIRPORT
(P.B. 113, PG. 30, B.C.R.)

N00°01'03"W 789.98'

REMAINDER OF TRACT "A"
NORTH PERRY AIRPORT
(P.B. 113, PG. 30, B.C.R.)



SOUTH LINE TRACT "A"

10' F.P.L. EASEMENT (P)

SOUTH LINE, N.E. 1/4, SECTION 22-51-41

PEMBROKE ROAD

N88°50'18"E
1,612.29'

P.O.C.
S.W. CORNER, N.E. 1/4
SECTION 22-51-41

SHEET 2 OF 2

SKETCH
NO. 11-7651-B

4341 S.W. 62nd Avenue
Davie, Florida 33314



STONER & ASSOCIATES, INC.

SURVEYORS - MAPPERS
Florida Licensed Survey
and Mapping Business No. 6633

Tel. (954) 585-0997
Fax (954) 585-3927

RECORDING AREA

SKETCH AND LEGAL DESCRIPTION OF:
Phase 1, **PARCEL "C"**
A PORTION OF TRACT "A", NORTH PERRY AIRPORT
(P.B. 113, PG. 30, B.C.R.)
BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF TRACT "A", NORTH PERRY AIRPORT, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 113, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SECTION 22, TOWNSHIP 51 SOUTH, RANGE 41 EAST;

THENCE N.88°50'18"E., ALONG THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER (N.E. 1/4), A DISTANCE OF 1,612.29 FEET;

THENCE N.00°01'03"W., A DISTANCE OF 828.72 FEET, TO THE POINT OF BEGINNING;

THENCE CONTINUE N.00°01'03"W., A DISTANCE OF 66.60 FEET;

THENCE S.89°51'01"E., A DISTANCE OF 36.93 FEET;

THENCE S.00°04'23"E., A DISTANCE OF 52.76 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;

THENCE SOUTHERLY, SOUTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 89°31'49" AND A RADIUS OF 13.50 FEET FOR AN ARC DISTANCE OF 21.10 FEET TO POINT OF TANGENCY;

THENCE S.89°27'25"W., ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE A DISTANCE OF 23.61 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE WITHIN NORTH PERRY AIRPORT, CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA; CONTAINING 0.06 ACRES OR 2,174 SQUARE FEET MORE OR LESS

NOTES:

1. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
2. THIS SKETCH IS "NOT VALID" WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THE BEARINGS SHOWN HEREON ARE BASED ON N.88°50'18"E. ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SECTION 22, TOWNSHIP 51 SOUTH, RANGE 41 EAST.
4. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY. (THIS IS NOT A SURVEY).
5. THIS SKETCH OF DESCRIPTION WAS PREPARED BY THIS FIRM WITHOUT THE BENEFIT OF A TITLE SEARCH. THE LEGAL DESCRIPTION SHOWN HEREON WAS AUTHORED BY STONER & ASSOCIATES, INC.

CERTIFICATE:

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07, FLORIDA STATUTES.

REVISIONS	DATE	BY

Richard G. Crawford, Jr.

PROFESSIONAL SURVEYOR AND MAPPER NO. 5371 - STATE OF FLORIDA

DATE OF SKETCH: 10/6/11	DRAWN BY DRL	CHECKED BY ROC	FIELD BOOK N/A
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SEAL

NOT VALID UNLESS
SEALED HERE WITH
AN EMBOSSED
SURVEYOR'S SEAL

SHEET 1 OF 2

11-7651-C

4341 S.W. 62nd Avenue
Davie, Florida 33314

**STONER & ASSOCIATES, INC.**

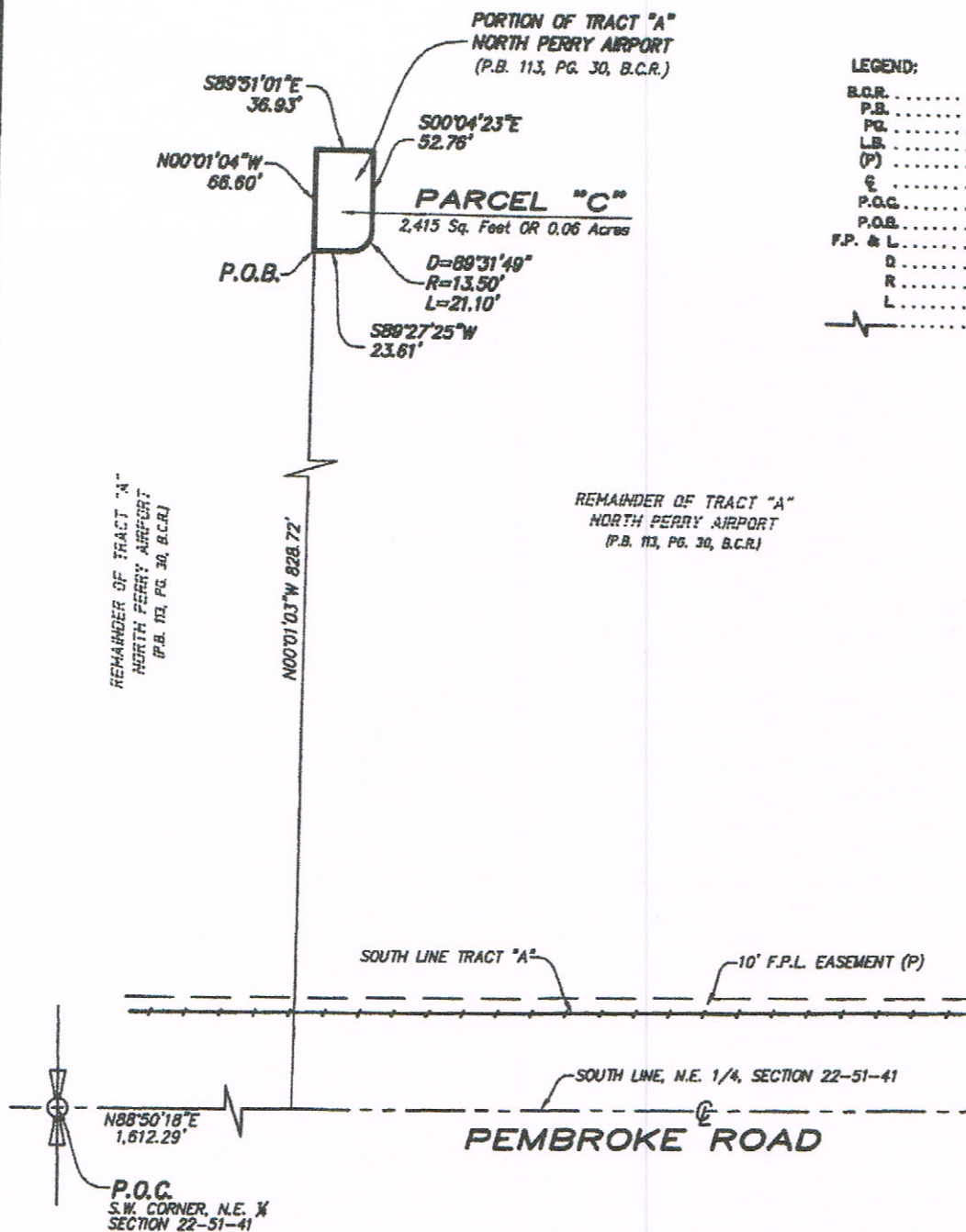
SURVEYORS - MAPPERS
Florida Licensed Survey
and Mapping Business No. 6633

Tel. (954) 585-0997
Fax (954) 585-3927


FEEDING AREA

SKETCH AND LEGAL DESCRIPTION OF:

Phase 1, **PARCEL "C"**
A PORTION OF TRACT "A", NORTH PERRY AIRPORT
 (P.B. 113, PG. 30, B.C.R.)
BROWARD COUNTY, FLORIDA



LEGEND:

B.C.R. BROWARD COUNTY RECORDS
P.B. PLAT BOOK
PQ. PAGE
L.B. LICENSED BUSINESS
(P) PER PLAY
C. CENTERLINE
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
F.P. & L. FLORIDA POWER AND LIGHT
D. DELTA ANGLE
R. RADIUS
L. ARC LENGTH
 BREAK IN SCALE



SHEET 2 OF 2

4341 S.W. 62nd Avenue
Davie, Florida 33314



STONER & ASSOCIATES, INC.

SURVEYORS - MAPPERS
Florida Licensed Survey
and Mapping Business No. 6633

Tel. (954) 585-0997
Fax (954) 585-3927

**LEGAL DESCRIPTION OF
NEW PHASE 2
A PORTION OF TRACT 'A', NORTH PERRY AIRPORT
(P.B. 113, PG. 30, B.C.R.)
BROWARD COUNTY, FLORIDA**

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF TRACT "A", NORTH PERRY AIRPORT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 113, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (N.E.1/4) OF SECTION 22, TOWNSHIP 51 SOUTH, RANGE 41 EAST;

THENCE N.88°50'18"E., ALONG THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER (N.E.1/4), A DISTANCE OF 1,612.29 FEET;

THENCE N.00°01'03"W, A DISTANCE OF 135.03 FEET, TO A POINT ON A LINE 135.00 FEET NORTH OF AND PARALLEL WITH THE SAID SOUTH LINE;

THENCE N.88°50'18"E., A DISTANCE OF 6.95 FEET;

THENCE S.01°09'42"E., A DISTANCE OF 10.00 FEET;

THENCE N.88°50'18"E., A DISTANCE OF 335.00 FEET;

THENCE S.89°06'37"W, A DISTANCE OF 15.06 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE S.89°06'37"E., A DISTANCE OF 166.38 FEET;

THENCE N.00°00'00"W, A DISTANCE OF 225.14 FEET;

THENCE S.90°00'00"W, A DISTANCE OF 297.25 FEET;

THENCE S.00°00'00"E., A DISTANCE OF 166.90 FEET;

THENCE S.90°00'00"E., A DISTANCE OF 130.89 FEET;

THENCE S.00°00'00"E., A DISTANCE OF 55.66 FEET TO THE POINT OF BEGINNING;

SAID LAND SITUATE WITHIN THE NORTH PERRY AIRPORT, CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA, CONTAINING 1.36 ACRES (59,085 SQUARE FEET), MORE OR LESS.

NOTES:

1. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
2. THIS SKETCH AND DESCRIPTION IS "NOT VALID" WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THE BEARINGS SHOWN HEREON ARE BASED ON N.88°50'18"E. ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (N.E.1/4) OF SECTION 22, TOWNSHIP 51 SOUTH, RANGE 41 EAST.
4. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY (THIS IS NOT A SURVEY).
5. THIS SKETCH OF DESCRIPTION WAS PREPARED BY THIS FIRM WITHOUT THE BENEFIT OF A TITLE SEARCH. THE LEGAL DESCRIPTION SHOWN HEREON WAS AUTHORED BY STONER & ASSOCIATES, INC.
6. SEE SHEET 2 OF 2 FOR A GRAPHIC DEPICTION (SKETCH) OF THE PROPERTY DESCRIBED HEREON.

CERTIFICATE:

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER SJ-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07, FLORIDA STATUTES.

REVISIONS	DATE	BY

THE MATERIAL SHOWN HEREON IS THE PROPERTY OF STONER & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT PERMISSION OF STONER & ASSOCIATES, INC.
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RICHARD G. CRAWFORD, JR.

PROFESSIONAL SURVEYOR AND MAPPER NO. 5371 - STATE OF FLORIDA

DATE OF SKETCH:	DRAWN BY	CHECKED BY	FIELD BOOK
11/03/15	DRL	RGC	N/A

SEAL

NOT VALID UNLESS
SEALED HERE WITH
AN EMBOSSED
SURVEYOR'S SEAL

SHEET 1 OF 2

SKETCH NO.
11-7651 (NEW PH2)

4341 S.W. 62nd AVE.
Davie, Florida 33314



STONER & ASSOCIATES, INC.

SURVEYORS - MAPPERS

Florida Licensed Survey
and Mapping Business No. 6633

Tel. (954) 585-0997

Fax (954) 585-3927

LEGEND:

B.C.R. BROWARD COUNTY RECORDS
P.B. PLAT BOOK
PG. PAGE
L.B. LICENSED BUSINESS
(P) PER PLAT
E CENTERLINE
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
— — — — — BREAK IN SCALE

**SKETCH OF DESCRIPTION
NEW PHASE 2
A PORTION OF TRACT "A", NORTH PERRY AIRPORT
(P.B. 113, PG. 30, B.C.R.)
BROWARD COUNTY, FLORIDA**

REMAINDER OF PARCEL "A"
NORTH PERRY AIRPORT
(P.B. 113, PG. 30, B.C.R.)

S.90°00'00"W. 297.25'

(NEW PHASE 2)

1.36 ACRES (59,085 SQUARE FEET)±

PORTION OF TRACT "A"
NORTH PERRY AIRPORT
(P.B. 113, PG. 30, B.C.R.)

REMAINDER OF PARCEL "A"
NORTH PERRY AIRPORT
(P.B. 113, PG. 30, B.C.R.)

S.00°00'00"E. 166.90'

N.00°00'00"W. 225.14'

REMAINDER OF PARCEL "A"
NORTH PERRY AIRPORT
(P.B. 113, PG. 30, B.C.R.)

S.90°00'00"E. 130.89'

N.88°50'18"E.
6.95'

S.01°09'42"E.
10.00'

S.89°06'37"E.
15.06'

N.88°50'18"E.
335.00'

S.00°00'00"E.
55.66'

P.O.B.

S.89°06'37"E. 166.38'

SOUTH LINE TRACT "A"

SOUTH LINE, N.E. 1/4, SECTION 22-51-41

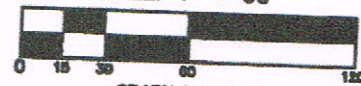
PEMBROKE ROAD

N.88°50'18"E.
1,612.29'

P.O.C.
S.W. CORNER, N.E. 1/4
SECTION 22-51-41

NOTE:
SEE SHEET 1 OF 2 FOR THE LEGAL
DESCRIPTION OF THE PROPERTY SHOWN
GRAPHICALLY HEREON.

SCALE: 1" = 60'



GRAPHIC SCALE

SHEET 2 OF 2 SKETCH NO.
11-7651 (NEW PH2)

4341 S.W. 62nd Avenue
Davie, Florida 33314



STONER & ASSOCIATES, INC.

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Florida Licensed Survey
and Mapping Business No. 6633

Tel. (954) 585-0997
Fax (954) 585-3927

EXHIBIT "A"
LEGAL DESCRIPTION OF
NEW PHASE 2A
NORTH PERRY AIRPORT,
PEMBROKE PINE, BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF TRACT "A", NORTH PERRY AIRPORT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 113, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SECTION 22, TOWNSHIP 51 SOUTH, RANGE 41 EAST;
THENCE N.88°50'18"E., ALONG THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER (N.E. 1/4), A DISTANCE OF 1,612.29 FEET;
THENCE N.00°01'03"W, A DISTANCE OF 135.03 FEET, TO A POINT ON A LINE 135.00 FEET NORTH OF AND PARALLEL WITH THE SAID SOUTH LINE;
THENCE N.88°50'18"E., A DISTANCE OF 6.95 FEET;
THENCE S.01°09'42"E., A DISTANCE OF 10.00 FEET;
THENCE N.88°50'18"E., A DISTANCE OF 219.14 FEET;
THENCE N.00°00'00"W, A DISTANCE OF 224.67 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE N.00°00'00"W. A DISTANCE OF 434.12 FEET;
THENCE S.89°36'12"E. A DISTANCE OF 116.22 FEET;
THENCE S.00°01'03"E. A DISTANCE OF 54.07 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE WEST; A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S.59°51'21"W.;
THENCE SOUTHEASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 32°22'23" AND A RADIUS OF 107.56 FEET FOR AN ARC DISTANCE OF 60.77 FEET TO A POINT ON A NON-TANGENT LINE;
THENCE N.89°59'52"E. A DISTANCE OF 74.30 FEET;
THENCE S.00°01'03"E. A DISTANCE OF 57.92 FEET;
THENCE N.89°58'57"E. A DISTANCE OF 92.24 FEET;
THENCE S.00°00'00"E. A DISTANCE OF 263.16 FEET;
THENCE N.90°00'00"W. A DISTANCE OF 297.25 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATE WITHIN THE NORTH PERRY AIRPORT, CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA, CONTAINING 2.38 ACRES (103,780 SQUARE FEET), MORE OR LESS.

NOTES:

1. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
2. THIS SKETCH AND DESCRIPTION IS "NOT VALID" WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THE BEARINGS SHOWN HEREON ARE BASED ON N.88°50'18"E. ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SECTION 22, TOWNSHIP 51 SOUTH, RANGE 41 EAST.
4. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY (THIS IS NOT A SURVEY).
5. THIS SKETCH OF DESCRIPTION WAS PREPARED BY THIS FIRM WITHOUT THE BENEFIT OF A TITLE SEARCH. THE LEGAL DESCRIPTION SHOWN HEREON WAS AUTHORED BY STONER & ASSOCIATES, INC.
6. SEE SHEET 2 OF 2 FOR A GRAPHIC DEPICTION (SKETCH) OF THE PROPERTY DESCRIBED HEREON.

CERTIFICATE:

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 6J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.07, FLORIDA STATUTES.

REVISIONS	DATE	BY

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RICHARD G. CRAWFORD, JR.

PROFESSIONAL SURVEYOR AND MAPPER NO. 5371 - STATE OF FLORIDA

DATE OF SKETCH	DRAWN BY	CHECKED BY	FIELD BOOK
6/24/2020	DRL	RGC	N/A

SEAL

NOT VALID UNLESS
SEALED HERE WITH
AN EMBOSSED
SURVEYOR'S SEAL

SHEET 1 OF 2

SKETCH NO.
11-7651-(NEW PH2A)

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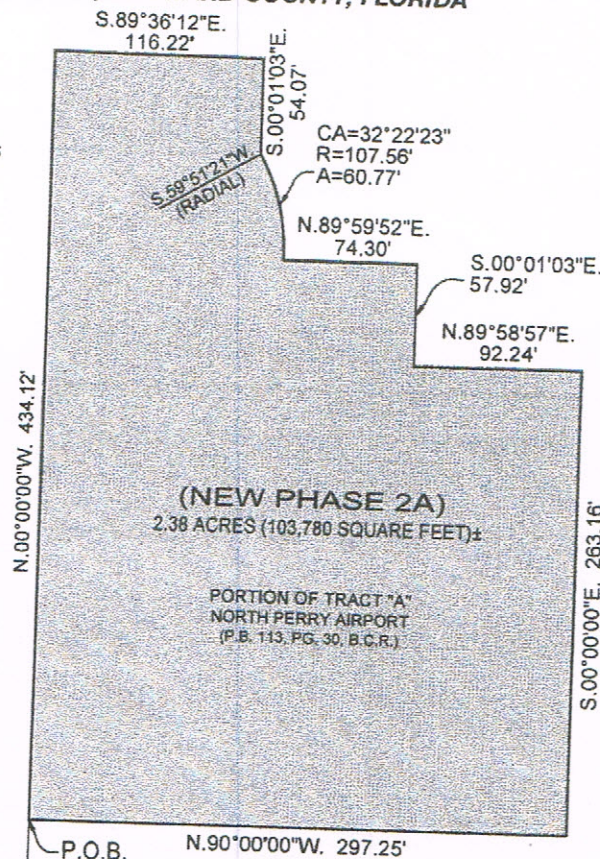
EXHIBIT "A"
SKETCH OF DESCRIPTION
NEW PHASE 2A
NORTH PERRY AIRPORT,
PEMBROKE PINE, BROWARD COUNTY, FLORIDA

LEGEND:

B.C.R.	BROWARD COUNTY RECORDS
P.B.	PLAT BOOK
PG.	PAGE
L.B.	LICENSED BUSINESS
CL	CENTERLINE
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
	BREAK IN SCALE

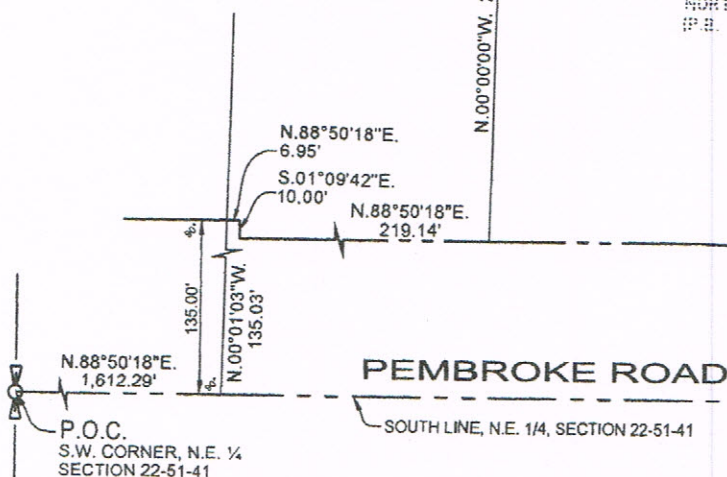
NOTE:
SEE SHEET 1 OF 2 FOR THE LEGAL
DESCRIPTION OF THE PROPERTY
SHOWN GRAPHICALLY HEREON.

REMAINDER OF PARCEL "A"
NORTH PERRY AIRPORT
(P.B. 113, PG. 30, B.C.R.)

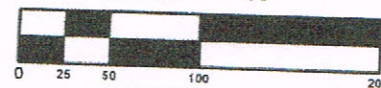


REMAINDER OF PARCEL "A"
NORTH PERRY AIRPORT
(P.B. 113, PG. 30, B.C.R.)

REMAINDER OF PARCEL "A"
NORTH PERRY AIRPORT
(P.B. 113, PG. 30, B.C.R.)



SCALE: 1" = 100'



SHEET 2 OF 2 SKETCH NO. 11-7651 (NEW PH2A)