





# 12235 Pines Boulevard Pembroke Pines, FL 33026

Facts	General Information
<b>Site Ownership:</b>	South Broward Hospital District
<b>Site Location:</b>	The subject property address is 12235 Pines Boulevard, Pembroke Pines, FL 33026. The easement is located on a parcel of land being a portion of Tract "B" Pembroke Lake Regional Center.
<b>Folio Number:</b>	514013130024
<b>Parcel Subordination Size:</b>	Approximately 462 square feet.
<b>Commission District:</b>	7
<b>How Acquired:</b>	South Broward Hospital District acquired the property via Special Warranty Deed recorded on August 30, 2018, Official Records Instrument Number 115296689.
<b>Zoning in Area:</b>	HD – Hospital District
<b>Land Use:</b>	60 – Commerce
<b>Legal Description:</b>	PEMBROKE LAKES REGIONAL CENTER 127-50 B POR TR B DESC AS COMM W1/4 COR SEC 13-51-40,E 230.17,N 100.03 TO POB,NW 48.86,N 102.04,E 135.12,N 345.70,W 11.75,N 341.01 E 232.62,S 822.82,W 318.38 TO POB & POR DESC AS COMM W1/2 SEC 13,E 230.17,N 100.03,NW 48.86,N 102.04 TO POB,E 135.12,N 345.70, W 11.75,N 341.01,W 137.32,SWLY 3.73,S 686.79 TO POB
<b>Aerial Photo of Site:</b>     South Broward Hospital District Property   Subordination Area	  <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 subordination area is included in Exhibit A to the Subordination.</p>