

THIS INSTRUMENT PREPARED BY:
RECORD & RETURN TO:
Christina Bilenki, Esquire
Dunay, Miskel & Backman, LLP
14 S.E. 4th Street, #36
Boca Raton, FL 33432

QUIT CLAIM DEED

THIS QUIT CLAIM DEED made this ____ day of _____, 2017 between TSATAS ACQUISITIONS, LLC, a Florida limited liability company, having its principal place of business at 1800 Boulevard Chomedey, Laval, QC H7T2W2 Canada (hereinafter called the "Grantor") and THE CITY OF POMPANO BEACH, a Florida municipal corporation, having its principal place of business at 100 West Atlantic Boulevard, Pompano Beach, FL 33060 (hereinafter called the "Grantee").

WITNESSETH that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantors in hand paid by Grantees, the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release and quit claim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Broward, State of Florida, and more particularly described as follows:

Shown and Described on Composite Exhibit "A" Attached Hereto

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

IN WITNESS WHEREOF, Grantor hereunto set Grantor's hand and seal the day and year first above written.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

EXHIBIT "A"

SKETCH AND DESCRIPTION
ALLEY DEDICATION
 PORTION OF LOTS 4 & 5, BLOCK 1, POMPANO BEACH PARK
 (P.B. 21, PG. 20, B.C.R.)
 CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

LAND DESCRIPTION:

A portion of Lots 4 & 5, Block 1, POMPANO BEACH PARK, as recorded in Plat Book 21, Page 20 of the Public Records of Broward County, Florida, described as follows:

COMMENCE at the northeast corner of said Lot 5, Block 1; thence S00°00'00"E, along the east line of said Lot 5, Block 1, a distance of 35.14 feet; thence S90°00'00"W, 5.00 feet to the POINT OF BEGINNING; said point also being a point of cusp; thence Northwesterly along the arc of a circular curve concave to the southwest, radial bearing to said point, N28°38'43"E, a radius of 26.89 feet, a central angle of 28°38'43", on arc distance of 13.44 feet to a point of tangency; thence S90°00'00"W, 107.42 feet to a point of cusp; thence Northwesterly along the arc of a circular curve, concave to the southwest, radial bearing to said point of N49°20'12"E, a radius distance of 5.06 feet, through a central angle of 34°14'20", an arc distance of 3.02 feet to a point of tangency; thence N74°54'08"W, a distance of 17.20 feet to a point of curvature; thence Northwesterly along the arc of a circular curve concave to the southeast, radius distance of 13.00 feet; through a central angle of 57°26'10", arc distance of 13.03 feet to a point of reverse curvature; thence Southwesterly along the arc of a circular curve concave to the northwest, a radius distance of 33.52 feet, through a central angle of 48°15'49", an arc distance of 28.24 feet; thence N05°55'30"E, radial, a distance of 67.04 feet; thence Southeasterly along the arc of a circular curve concave to the southwest, a radius distance of 33.52 feet, through a central angle of 75°23'01", an arc distance of 44.10 feet to a point of reverse curvature; thence Southeasterly along the arc of a circular curve concave to the northeast, a radius distance of 6.86 feet, through a central angle of 67°57'14" an arc distance of 8.14 feet to a point of tangency; thence S76°38'44"E, a distance of 15.15 feet; thence N90°00'00"E, a distance of 108.77 feet to a point of curvature; thence Northeasterly along the arc of a circular curve concave to the northwest, a radius distance of 30.00 feet, through a central angle of 24°12'55", an arc distance of 12.68 feet to a point of cusp; thence S00°00'00"E, 29.76 feet to the POINT OF BEGINNING.

Said land lying in Broward County, Florida and contains 5,173 square feet, more or less.


SURVEYORS REPORT:


1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper. Additions or deletions to this sketch by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are assumed based on the East line of Block 1 having a bearing of S90°00'00"E.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: B.C.R. = Broward County Records; Δ = Central Angle; L = Arc Length; LB = Licensed Business; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; R = Radius.

CERTIFICATION:

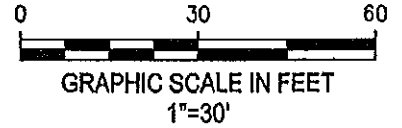
I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17.050 through 5J-17.052, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Date: 3/8/2017


 JOHN T. DOOGAN, P.L.S.
 Florida Registration No. 4409
 AVIROM & ASSOCIATES, INC.
 L.B. NO. 3300

REVISIONS		AVIROM & ASSOCIATES, INC. SURVEYING & MAPPING 50 S.W. 2nd AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 TEL (561) 392-2594, FAX (561) 394-7125 www.AVIROMSURVEY.com <small>© 2017 AVIROM & ASSOCIATES, INC. all rights reserved. This sketch is the property of AVIROM & ASSOCIATES, INC. and should not be reproduced or copied without written permission.</small>	JOB #: 10401-ALLEY
REVISED PER COMMENTS 03/08/2017 KSB			SCALE: 1" = 30'
			DATE: 02/06/2017
			BY: KSB
			CHECKED: J.T.D.
			F.B. — PG. —
			SHEET: 1 OF 2

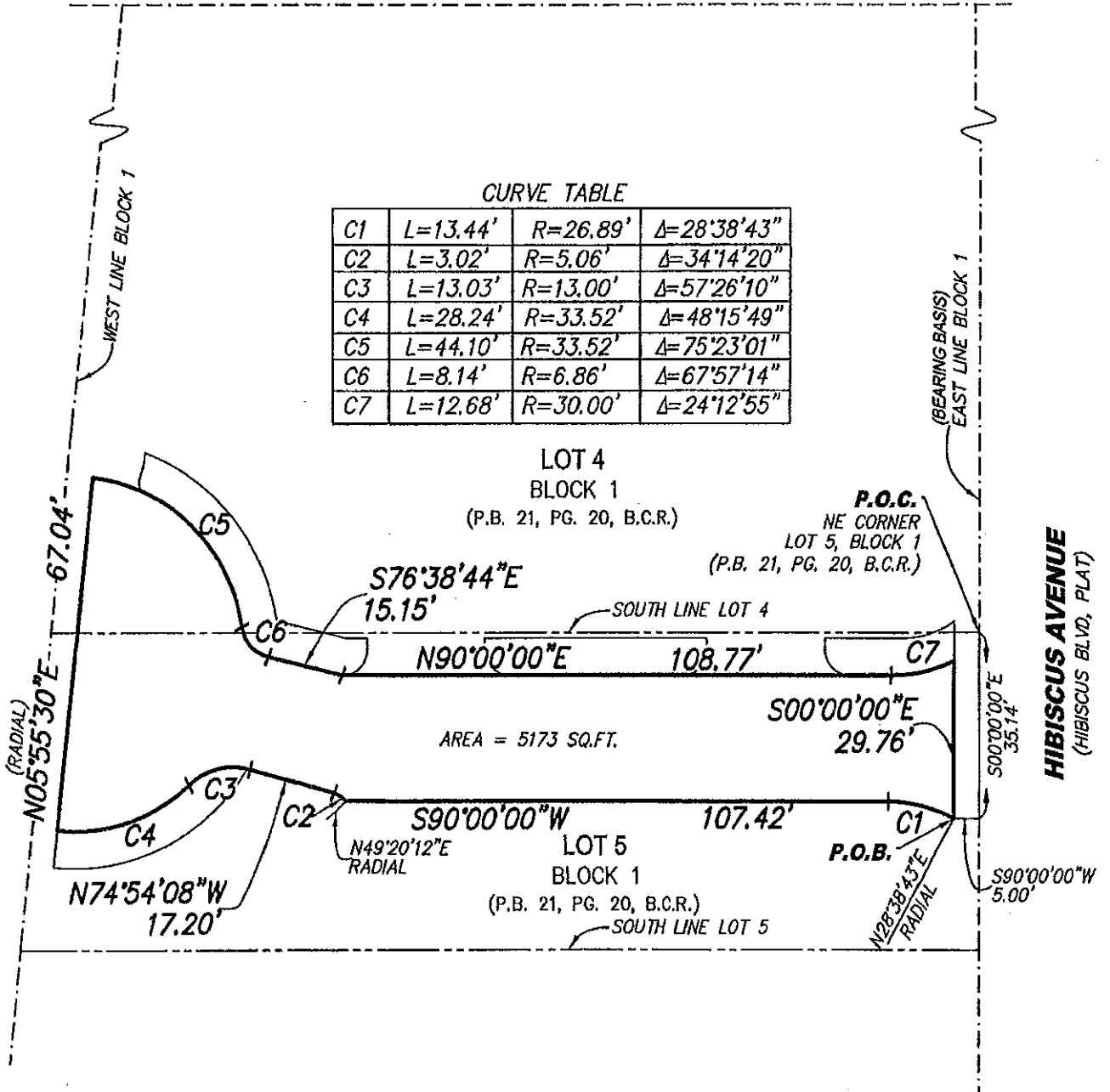
SKETCH AND DESCRIPTION
ALLEY DEDICATION
 PORTION OF LOTS 4 & 5, BLOCK 1, POMPANO BEACH PARK
 (P.B. 21, PG. 20, B.C.R.)
 CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA



EAST ATLANTIC BLVD
 (POMPANO BEACH ROAD, PLAT)

CURVE TABLE

C1	L=13.44'	R=26.89'	Δ=28°38'43"
C2	L=3.02'	R=5.06'	Δ=34°14'20"
C3	L=13.03'	R=13.00'	Δ=57°26'10"
C4	L=28.24'	R=33.52'	Δ=48°15'49"
C5	L=44.10'	R=33.52'	Δ=75°23'01"
C6	L=8.14'	R=6.86'	Δ=67°57'14"
C7	L=12.68'	R=30.00'	Δ=24°12'55"



REVISIONS

REVISED PER COMMENTS 03/08/2017 KSB



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JOB #: 10401-ALLEY

SCALE: 1" = 30'

DATE: 02/08/2017

BY: KSB

CHECKED: J.T.D.

F.B. — PG. —

SHEET: 2 OF 2

**SKETCH AND DESCRIPTION
SIDEWALK DEDICATION**

PORTION OF LOTS 4 & 5, BLOCK 1, POMPANO BEACH PARK,
(P.B. 21, PG. 20, B.C.R.)

LAND DESCRIPTION:

CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

A portion of Lots 4 and 5, Block 1, POMPANO BEACH PARK, according to the plat thereof as recorded in Plat Book 21, Page 20, of the Public Records of Broward County, Florida. described as follows:

COMMENCE at the northeast corner of said Lot 5, Block 1, thence S90°00'00"W along the north line of said Lot 5, a distance of 121.00 feet; thence S00°00'00"E, 1.01 feet to the POINT OF BEGINNING; thence S00°00'00"E, a distance of 2.07 feet to a point of curvature; thence Southwesterly along the arc of a circular curve, concave to the northwest a radius distance of 4.93 feet, through a central angle of 88°47'56", an arc distance of 7.65 feet; thence S90°00'00"W, 0.24 feet; thence N76°38'44"W, a distance of 15.15 feet to a point of curvature; thence Northwesterly along the arc of a circular curve concave to the northeast, a radius distance of 6.86 feet, through a central angle of 67°57'14", an arc distance of 8.14 feet to a point of reverse curvature; thence Northwesterly along the arc of a circular curve concave to the southwest, a radius distance of 33.52 feet, through a central angle of 56°57'47", an arc distance of 33.33 feet to a point of reverse curvature; thence Northwesterly along the arc of a circular curve concave to the northeast, a radius distance of 2.00 feet, through a central angle of 78°57'05", an arc distance of 2.76 feet to a point of tangency; thence N13°17'48"E, 5.37 feet; thence Southeasterly along the arc of a circular curve, concave to the southwest, radial bearing to said point of N20°06'39"E, a radius distance of 40.52 feet, through a central angle of 61°07'08", an arc distance of 43.22 feet; thence S76°44'46"E, a distance of 14.15; thence N90°00'00"E, 4.34 feet to the POINT OF BEGINNING.

Said land lying in Broward County, Florida and contains 431 square feet, more or less.

SURVEYORS REPORT:

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3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are assumed based on the East line of Block 1, having a bearing of S00°00'00"E.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: B.C.R. = Broward County Records; Δ = Central Angle; L = Arc Length; LB = Licensed Business; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; R = Radius.

CERTIFICATION:

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17.050 through 5J-17.052, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Date: _____

4/19/2017

[Signature]

JOHN T. DOOGAN, P.L.S.
Florida Registration No. 4409
AVIROM & ASSOCIATES, INC.
L.B. NO. 3300

REVISIONS

REVISED PER COMMENTS 03/08/2017 KSB
REVISED PER COMMENTS 04/19/2017 KSB



AVIROM & ASSOCIATES, INC.
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50 S.W. 2nd AVENUE, SUITE 102
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JOB #:	10401-SE1
SCALE:	1" = 30'
DATE:	02/08/2017
BY:	KSB
CHECKED:	J.T.D.
F.B.	PG. --
SHEET:	1 OF 2

**SKETCH AND DESCRIPTION
SIDEWALK DEDICATION**

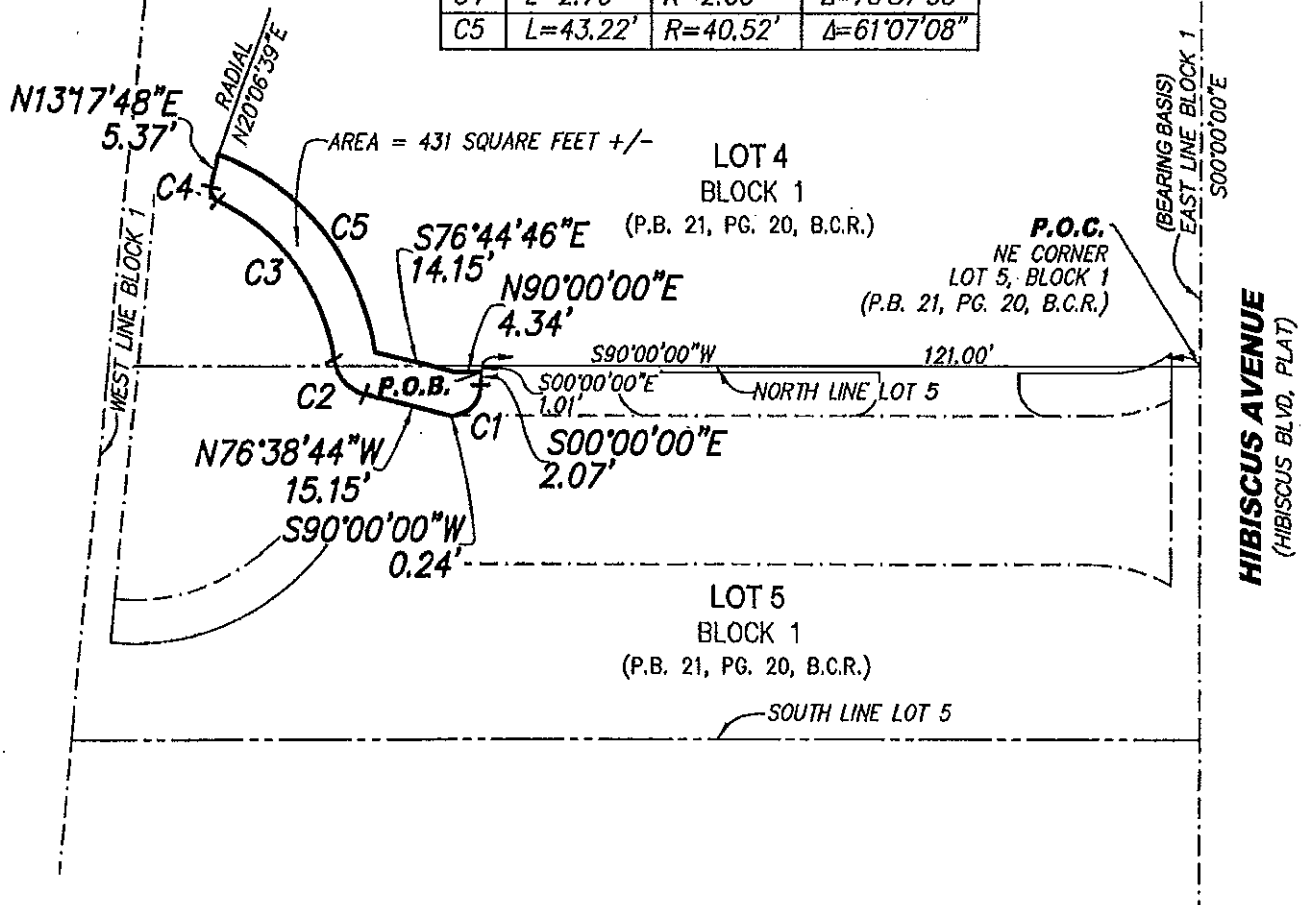
PORTION OF LOTS 4 & 5, BLOCK 1, POMPANO BEACH PARK
(P.B. 21, PG. 20, B.C.R.)
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA



EAST ATLANTIC BLVD
(POMPANO BEACH ROAD, PLAT)

CURVE TABLE

Curve	L	R	Δ
C1	L=7.65'	R=4.93'	Δ=88°47'56"
C2	L=8.14'	R=6.86'	Δ=67°57'14"
C3	L=33.33'	R=33.52'	Δ=56°57'47"
C4	L=2.76'	R=2.00'	Δ=78°57'05"
C5	L=43.22'	R=40.52'	Δ=61°07'08"



REVISIONS
REVISED PER COMMENTS 03/08/2017 KSB
REVISED PER COMMENTS 04/19/2017 KSB



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JOB #:	10401-SE1
SCALE:	1" = 30'
DATE:	02/06/2017
BY:	KSB
CHECKED:	J.T.D.
F.B.	PG. -
SHEET:	2 OF 2

**SKETCH AND DESCRIPTION
SIDEWALK DEDICATION**
PORTION OF LOT 5, BLOCK 1, POMPANO BEACH PARK
(P.B. 21, PG. 20, B.C.R.)
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

LAND DESCRIPTION:

A portion of Lot 5, Block 1, POMPANO BEACH PARK, according to the Plat thereof as recorded in Plat Book 21, Page 20 of the Public Records of Broward County, Florida, described as follows;

COMMENCE at the northeast corner of said Lot 5, Block 1; thence S90°00'00"W, along the north line of said Lot 5, Block 1, a distance of 53.99 feet; thence S00°00'00"E, a distance of 1.01 feet to the POINT OF BEGINNING; thence continue S00°00'00"E, a distance of 2.01 feet to a point of curvature; thence southwest along the arc of a circular curve, concave to the northwest, a radius distance of 5.00 feet, through a central angle of 90°00'00", an arc distance of 7.85 feet to a point tangency; thence S90°00'00"W a distance of 34.02 feet to a point of curvature; thence northwesterly along the arc of a circular curve concave to the northeast, a radius distance of 5.00 feet, a central angle of 90°00'00", on arc distance of 7.85 feet to a point of tangency; thence N00°00'00"E, a distance of 2.01 feet; thence N90°00'00"E, a distance of 44.02 feet, to the POINT OF BEGINNING.

Said lands lying in Broward County, Florida and contains 298 square feet, more or less.


SURVEYORS REPORT:

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3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are assumed based on the East line of Block 1 having a bearing of S00°00'00"E.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: B.C.R. = Broward County Records; Δ = Central Angle; L = Arc Length; LB = Licensed Business; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; R = Radius.

CERTIFICATION:

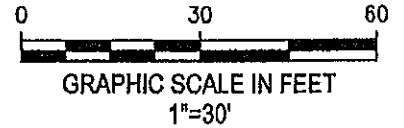
I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17.050 through 5J-17.052, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Date: 3/8/2017


JOHN T. DOOGAN, P.L.S.
Florida Registration No. 4409
AVIROM & ASSOCIATES, INC.
L.B. NO. 3300

REVISIONS		AVIROM & ASSOCIATES, INC. SURVEYING & MAPPING 50 S.W. 2nd AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 TEL. (561) 392-2594, FAX (561) 394-7125 www.AVIROMSURVEY.com <small>©2017 AVIROM & ASSOCIATES, INC. all rights reserved. This sketch is the property of AVIROM & ASSOCIATES, INC. and should not be reproduced or copied without written permission</small>	JOB #: 10401-SE2
REVISED PER COMMENTS 03/08/2017 KSB			SCALE: 1" = 30'
			DATE: 02/06/2017
			BY: KSB
			CHECKED: J.T.D.
			F.B. -- PG. --
			SHEET: 1 OF 2

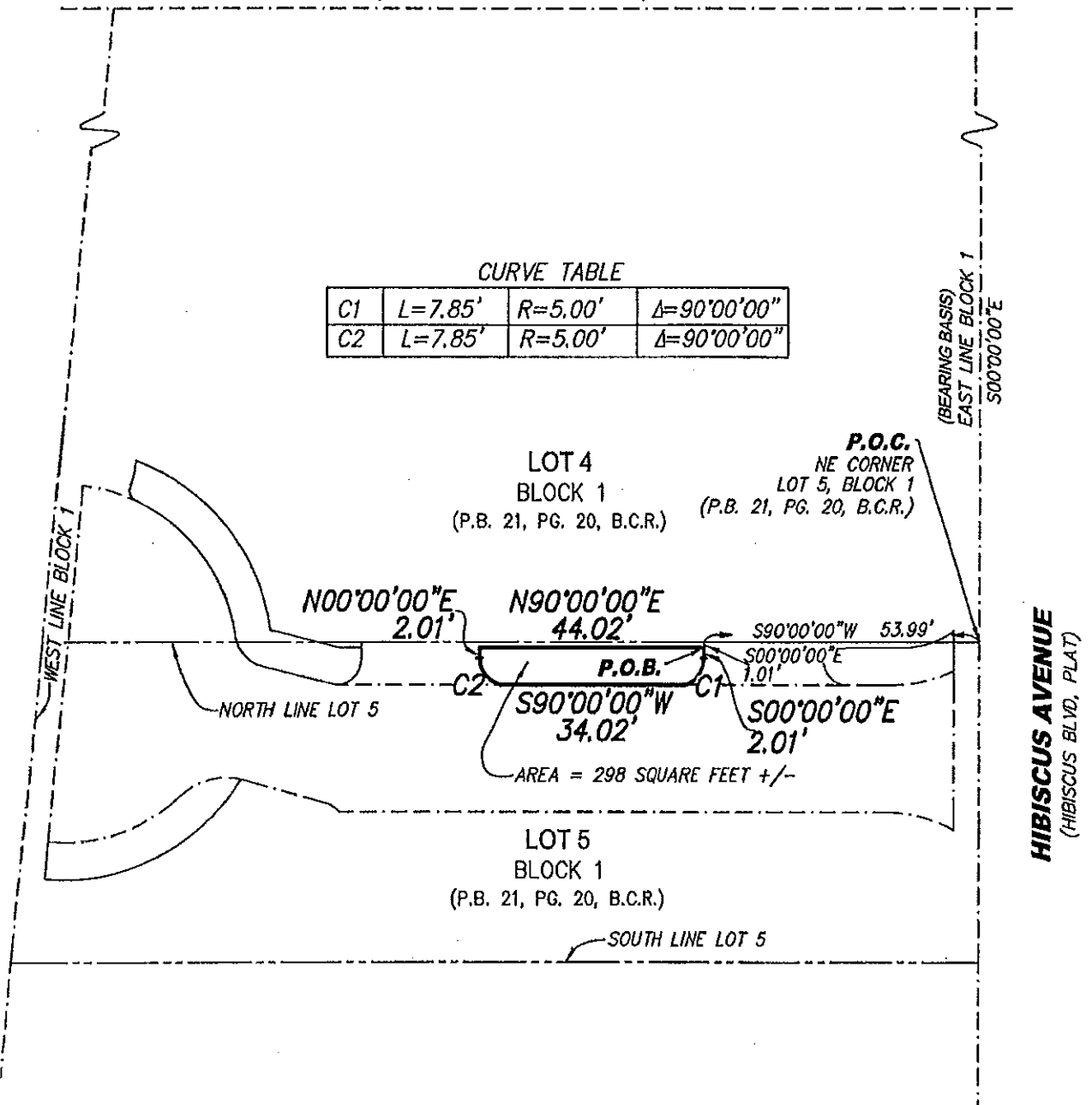
**SKETCH AND DESCRIPTION
 SIDEWALK DEDICATION**
 PORTION OF LOT 5, BLOCK 1, POMPANO BEACH PARK
 (P.B. 21, PG. 20, B.C.R.)
 CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA



EAST ATLANTIC BLVD
 (POMPANO BEACH ROAD, PLAT)

CURVE TABLE

C1	L=7.85'	R=5.00'	Δ=90°00'00"
C2	L=7.85'	R=5.00'	Δ=90°00'00"



REVISIONS
REVISED PER COMMENTS 03/08/2017 KSB



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JOB #:	10401-SE2
SCALE:	1" = 30'
DATE:	02/06/2017
BY:	KSB
CHECKED:	J.T.D.
F.B.	PG. -
SHEET:	2 OF 2

**SKETCH AND DESCRIPTION
SIDEWALK DEDICATION**
PORTION OF LOTS 4 & 5, BLOCK 1, POMPANO BEACH PARK
(P.B. 21, PG. 20, B.C.R.)
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

LAND DESCRIPTION:

A portion of Lots 4 and 5, Block 1, POMPANO BEACH PARK, according to the plat thereof, as recorded in plat book 21, page 20 of the Public Records of Broward County, Florida, described as follows:

COMMENCE at the northeast corner of said Lot 5, Block 1; thence S00°00'00"E, a distance of 5.38 feet; thence S90°00'00"W, a distance of 5.00 feet to the POINT OF BEGINNING, to a point on a curve S24°12'55"E, radial to said point; thence Southwesterly along the arc of a circular curve concave to the northwest, a radius of 30.00 feet, through a central angle of 24°12'55", an arc distance of 12.68 feet to a point of tangency; thence S90°00'00"W, a distance of 8.30 feet to a point of curvature; thence Northwesterly along the arc of a circular curve concave to northeast, a radius distance of 5.00 feet, through a central angle of 90°00'00", an arc distance of 7.85 feet to a point of tangency; thence N00°00'00"W, 1.99 feet; thence N90°00'00"E, 15.65 feet to a point of curvature; thence Northeasterly along the arc of a circular curve, concave to the northwest, a radius distance of 17.39 feet, through a central angle of 34°57'14", an arc distance of 10.61 feet; thence S00°00'00"E, 7.49 feet to the POINT OF BEGINNING.

Said land lying in Broward County, Florida and contains 173 square feet, more or less.

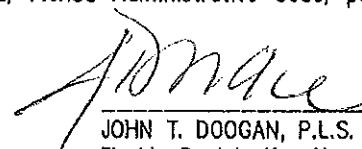
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CERTIFICATION:

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Date: 3/8/2017



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Florida Registration No. 4409
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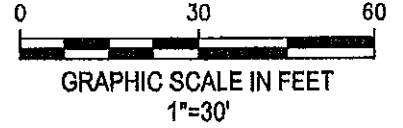


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JOB #:	10401-SE3
SCALE:	1" = 30'
DATE:	02/06/2017
BY:	KSB
CHECKED:	J.T.D.
F.B.	— PG. —
SHEET:	1 OF 2

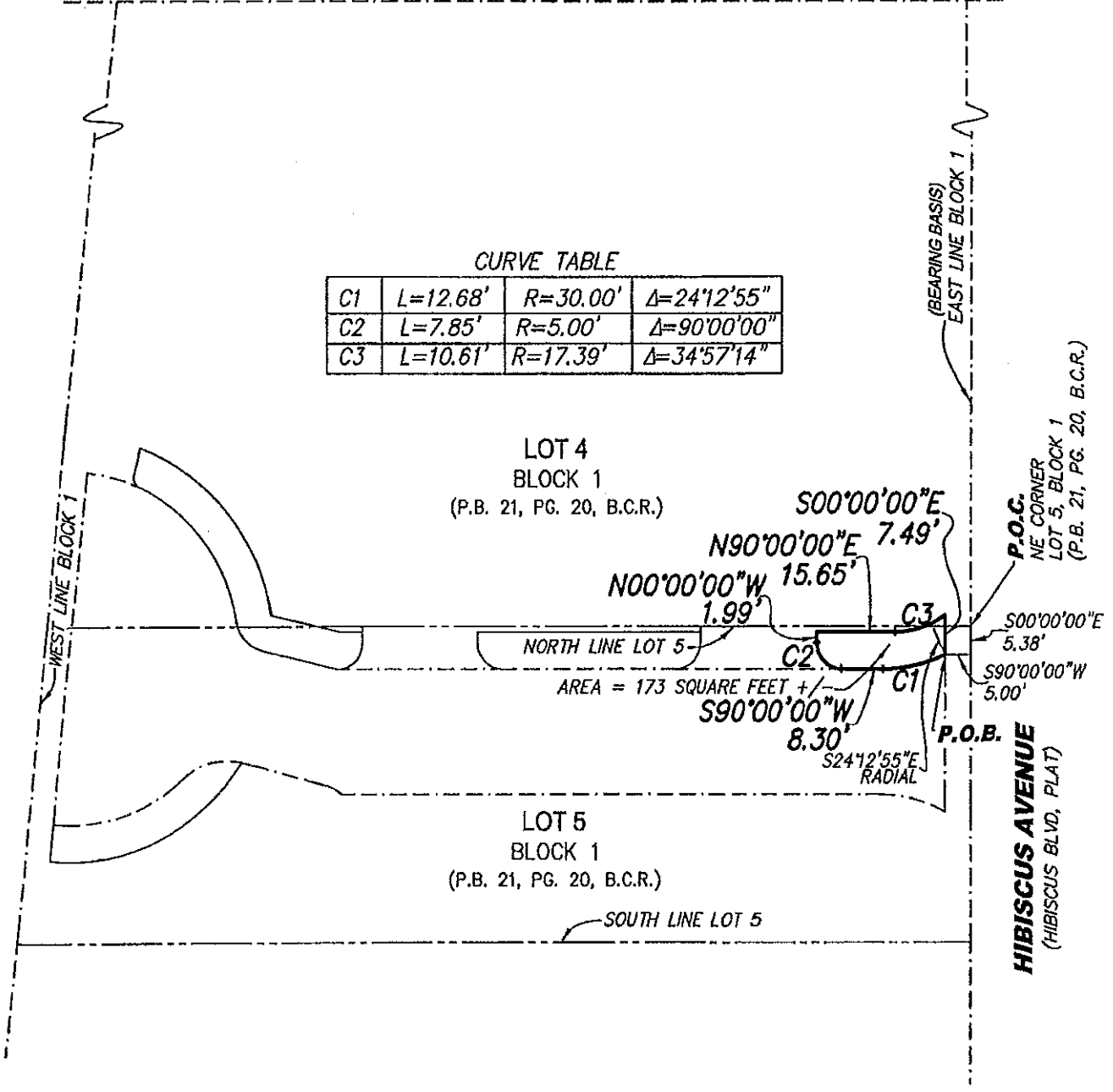
**SKETCH AND DESCRIPTION
SIDEWALK DEDICATION**
PORTION OF LOTS 4 & 5, BLOCK 1, POMPANO BEACH PARK
(P.B. 21, PG. 20, B.C.R.)
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA



EAST ATLANTIC BLVD
(POMPANO BEACH ROAD, PLAT)

CURVE TABLE

C1	L=12.68'	R=30.00'	Δ=24°12'55"
C2	L=7.85'	R=5.00'	Δ=90°00'00"
C3	L=10.61'	R=17.39'	Δ=34°57'14"



LOT 4
BLOCK 1
(P.B. 21, PG. 20, B.C.R.)

LOT 5
BLOCK 1
(P.B. 21, PG. 20, B.C.R.)

AREA = 173 SQUARE FEET +/-

REVISIONS
REVISED PER COMMENTS 03/08/2017 KSB



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JOB #:	10401-SE3
SCALE:	1" = 30'
DATE:	02/06/2017
BY:	KSB
CHECKED:	J.T.D.
F.B.	PG. -
SHEET:	2 OF 2

**SKETCH AND DESCRIPTION
SIDEWALK DEDICATION**
PORTION OF LOT 5, BLOCK 1, POMPANO BEACH PARK
(P.B. 21, PG. 20, B.C.R.)
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA

LAND DESCRIPTION:

A portion of Lot 5, Block 1, POMPANO BEACH PARK, according to the Plat thereof as recorded in Plat Book 21, Page 20, of the Public Records of Broward County, Florida described as follows:

COMMENCE at the Southwest corner of said Lot 5, Block 1; thence N05°55'30"E, along the west line of said Lot 5, a distance of 15.83 feet; thence S90°00'00" E, 5.03 feet to the POINT OF BEGINNING; thence N05°55'30" E, radial, 7.00 feet to a point on a curve, concave to the northwest, having a radius of 33.52 feet and a central angle of 48°15'49", thence Northeasterly an arc distance of 28.24 feet to a point of reverse curvature of a curve, concave to the southeast, having a radius of 13.00 feet and a central angle of 55°08'43", thence Northeasterly an arc distance of 12.51 feet, to a point on a curve, concave to the northwest, having a radial bearing to said point of S57°36'10"E, a radius of 40.52 feet and a central angle of 63°31'40"; thence Southwesterly an arc distance of 44.93 feet to the POINT OF BEGINNING.

Said land lying in Broward County, Florida and contains 270 square feet more or less.


SURVEYORS REPORT:

1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper. Additions or deletions to this sketch by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are assumed based on the East line of Block 1, having a bearing of S00°00'00"E.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: B.C.R. = Broward County Records; Δ = Central Angle; L = Arc Length; LB = Licensed Business; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; R = Radius.

CERTIFICATION:

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17.050 through 5J-17.052, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Date: 3/8/2017



JOHN T. DOOGAN, P.L.S.
Florida Registration No. 4409
AVIROM & ASSOCIATES, INC.
L.B. NO. 3300

REVISIONS

REVISED PER COMMENTS 03/08/2017 KSB



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JOB #: 10401-SE4

SCALE: 1" = 30'

DATE: 02/06/2017

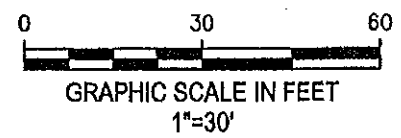
BY: KSB

CHECKED: J.T.D.

F.B. -- PG. --

SHEET: 1 OF 2

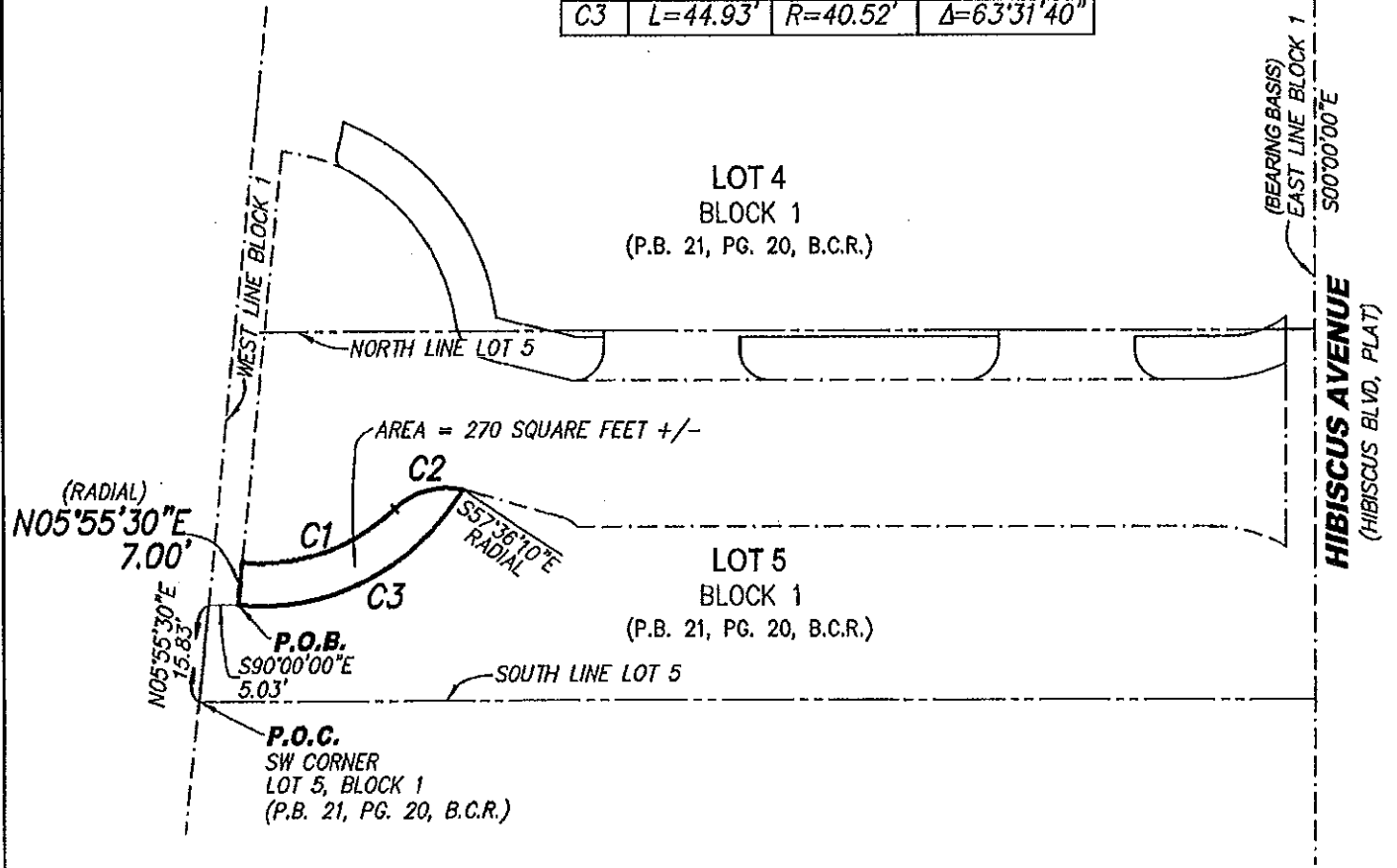
**SKETCH AND DESCRIPTION
SIDEWALK DEDICATION**
PORTION OF LOT 5, BLOCK 1, POMPANO BEACH PARK
(P.B. 21, PG. 20, B.C.R.)
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA



EAST ATLANTIC BLVD
(POMPANO BEACH ROAD, PLAT)

CURVE TABLE

C1	L=28.24'	R=33.52'	Δ=48°15'49"
C2	L=12.51'	R=13.00'	Δ=55°08'43"
C3	L=44.93'	R=40.52'	Δ=63°31'40"



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SHEET:	2 OF 2