

DRC

PZ25- 12000051
01/21/2026

Prepared by and return to:
Paul W. Hess
Strong & Hanni
102 South 200 East Ste 800
Salt Lake City, UT 84111

QUITCLAIM DEED

POMPANO PROPERTIES, LC, a Utah limited liability company, Grantor, of 724 North 1250 West, Centerville, UT 84014, hereby RELEASES AND FOREVER QUITCLAIMS to MIKAMI POMPANO, LLC, a Utah limited liability company, Grantee, of 724 North 1250 West, Centerville, UT 84014, for and in consideration of the sum of Ten Dollars (\$10.00), to it in hand paid by Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the following described real estate, situated, lying and being in the County of Broward, State of Florida, more particularly described on Exhibit A attached hereto and made a part hereof.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the tenements, Hereditaments, easements and appurtenances thereto belonging or in anywise appertaining unto Grantee, its successors and assigns.

The purpose of this deed is to reflect the change in the name of Grantor/Grantee to Mikami Pompano, LLC, a Utah limited liability company.

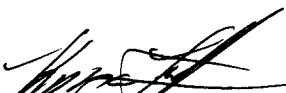
WITNESS, the hand of said Grantor this 27 day of December, 2016.

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GRANTOR:

POMPANO PROPERTIES, LC
A Utah limited liability companyBy: 
Craig Mikami, Manager

WITNESSES:

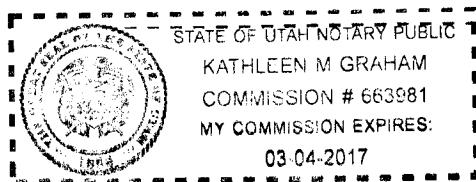
Printed Name: Meisha VandertodtPrinted Name: Kyra FifieldSTATE OF Utah


:SS.

COUNTY OF Davis

On Dec 27th, 2016, before me, a Notary Public in and for said state, personally appeared Craig Mikami, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument, the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.




Notary Public
Printed Name: Kathleen M Graham
My Commission Expires: March, 4, 2017

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01/21/2026**EXHIBIT A
Legal Description**

A portion of Parcels 2 and 3 of the Plat of ALPHA 250, as recorded in Plat Book 156, Page 26, of the Public Records of Broward County, Florida, said lands situate in the City of Pompano Beach, Florida, and being more particularly described as follows:

BEGINNING at the Southwest corner of said Parcel 3 of said Plat of ALPHA 250; thence North 01°28'09" W, along the West line of said Parcel 3 and the Northerly projection thereof, a distance of 525.67 feet; thence North 47°46'00" East, a distance of 278.63 feet to a point on the Southwesterly Right-of-Way line of N.W. 19th Street, as shown on the Plat thereof; thence South 42°14'00" East, along said Southwesterly Right-of-Way line, a distance of 185.44 feet to a point of curvature of a curve concave to the Northeast, having a radius of 430.00 feet; thence continuing Southeasterly along said Southwesterly Right-of-Way line along the arc of said curve through a central angle of 06°04'50", an arc distance of 45.63 feet; thence South 01°17'17" East, a distance of 535.39 feet to a point on the South line of said Plat of ALPHA 250; thence South 88°42'43" West, along said South line of said Plat of ALPHA 250, a distance of 362.00 feet to the POINT OF BEGINNING.

TOGETHER WITH the Non-Exclusive Easement created by the Declaration of Reciprocal Access Easements by Pompano Business Center, LLC, a Georgia limited liability company, recorded January 17, 2001 in Official Records Book 31191, Page 900, Public Records of Broward County, Florida, over the following described land:

A portion of Parcels 2 and 3 of ALPHA 250, according to the Plat thereof as recorded in Plat Book 156, Page 26, of the Public Records of Broward County, Florida being more particularly described as follows:

COMMENCING at the Westerly most Northwest corner of said Parcel 3, same being 130.00 feet West of the Southeast corner of said Parcel 2; thence North 01°28'09" West, 25.67 feet; thence North 47°46'00" East, 30.63 feet to the POINT OF BEGINNING; thence North 42°14'00" West, 15.00 feet thence North 47°46'00" East, 248.00 feet to the Westerly Right-of-Way line of Northwest 19th Street, as shown on said Plat; thence South 42°14'00" East, 30.00 feet; thence South 47°46'00" West, 248.00 feet; thence North 42°14'00" West, 15.00 feet to the POINT OF BEGINNING.

LESS THAT PORTION LYING WITHIN THE LEGAL DESCRIPTION FOR BUILDING N.

Folio No.: 4842-21-100031

Address of Property: 2600 NW 19th Street, Pompano Beach, FL.