

Broward County Commission

Deed Doc Stamps: \$161700.00

PZ25- 12000043  
01/21/2026

Prepared by:

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200 E Palmetto Park Rd, Suite 103  
Boca Raton FL 33432

Return to:

Tax I.D. No. 4842 21 07 0070

(Above space reserved for recording data)

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED, made as of June 20, 2025, between **33 NW 33rd St Industrial LLC, a Florida limited liability company ("Grantor")** having an address of 28-18 Steinway Street, Astoria, New York 11103, and **CH REALTY X-FC I MIAMI FESTIVAL II, L.L.C., a Delaware limited liability company ("Grantee")**, having an address of c/o Foundry Commercial, LLC, 420 S Orange Avenue, Suite 400, Orlando, Florida 32801 (the terms Grantor and Grantee to include their respective heirs, successors and assigns where the context hereof requires or permits),


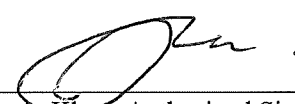

WITNESSETH THAT: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration, in hand paid at and before the sealing and delivery of these presents, the receipt, adequacy and sufficiency of which being hereby acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does hereby grant, bargain, sell and convey unto Grantee, the real property described on ***Exhibit "A"*** attached hereto and made a part hereof, together with all buildings, improvements and fixtures located thereon and owned by Grantor as of the date hereof and all right, title and interest, if any, that Grantor may have in and to all rights, privileges and appurtenances pertaining thereto including all of Grantor's right, title and interest, if any, in and to all rights-of-way, open or proposed streets, alleys, easements, strips or gores of land adjacent thereto (the **"Property"**).

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the Property, together with all the improvements, tenements, hereditaments, easements and appurtenances thereto belonging or in anywise appertaining unto Grantee, its successors and assigns, forever in FEE SIMPLE.

GRANTOR hereby warrants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor does hereby warrant the title to the Property and will forever defend the right and title to the Property unto the Grantee against the claims of all persons claiming, owning or holding by, through or under Grantor (and not otherwise) subject to, but without by implication expanding the limited warranty of title referenced herein, taxes and assessments for the year of 2025, and subsequent years, not yet due and payable, and all of the permitted encumbrances set forth on ***Exhibit "B"*** attached hereto and made a part hereof and without reimposing same.

*Signatures page follows*

**DRC**PZ25- 12000043  
01/21/2026**[SIGNATURE PAGE – SPECIAL WARRANTY DEED]**IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed, as of June 19, 2025.Signed, sealed and delivered  
in the presence of:**33 NW 33RD ST INDUSTRIAL LLC, a Florida  
limited liability company**  
\_\_\_\_\_  
Signature of Witness 1By:   
\_\_\_\_\_  
Shibber A. Khan, Authorized SignatoryPrinted Name: Francis ShieldsWitness Address: 1139 49<sup>th</sup> Ave,  
Queens, NY 11101  
\_\_\_\_\_  
Signature of Witness 2Printed Name: MUSKAAN MANGUELWitness Address: 87-14 117 STREET  
RICHMONDHILL, NY - 11418STATE OF NYCOUNTY OF Queens

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19 day of June, 2025, by Shibber A. Khan as Authorized Signatory of 33 NW 33RD ST INDUSTRIAL LLC, a Florida limited liability company, for and on behalf of the company, who (☒) is personally known to me or (☐) produced the following identification:

\_\_\_\_\_.

**SALIM JUBAIRE**  
**NOTARY PUBLIC, STATE OF NEW YORK**  
 NO. 01SA6338006  
 QUALIFIED IN QUEENS COUNTY  
 COMMISSION EXPIRES FEB 29, 2028

  
\_\_\_\_\_  
NOTARY PUBLIC, State of NYPrinted Name: Salim JubaireMy Commission Expires: 2/29/28

(NOTARY SEAL))

**DRC**

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**EXHIBIT A**

**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BROWARD, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

**PARCEL 1:**

TRACT G OF POMPANO INDUSTRIAL PARK THIRD ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

LESS AND EXCEPT THE FOLLOWING:

A PORTION OF TRACT G OF, POMPANO INDUSTRIAL PARK THIRD ADDITION, AS RECORDED IN PLAT BOOK 111, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, IN SECTION 21, TOWNSHIP 48 SOUTH, RANGE 42 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT G; THENCE SOUTH 89 DEGREES 47' 14" WEST, ALONG THE SOUTH LINE OF SAID TRACT G, FOR A DISTANCE OF 40.00 FEET TO A POINT 40.00 FEET WEST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 21; THENCE NORTH 00 DEGREES 19' 17" EAST, ALONG SAID PARALLEL LINE, FOR A DISTANCE OF 204.33 FEET TO A POINT ON THE EXISTING WEST RIGHT OF WAY LINE OF BLOUNT ROAD AND TO A POINT OF CUSP OF A CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 540.00 FEET, A CENTRAL ANGLE OF 22 DEGREES 11' 30", FOR AN ARC DISTANCE OF 209.15 FEET TO THE POINT OF BEGINNING. SAID LANDS LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

**PARCEL 2:**

**EASEMENT PARCELS:**

("EASEMENT - A")

EASEMENT RIGHTS, AS CONTAINED IN THAT CERTAIN EASEMENT, BY AND BETWEEN POWERLINE PARK SERVICE ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, GRANTOR AND R/S ASSOCIATES OF FLORIDA, A PENNSYLVANIA LIMITED PARTNERSHIP, GRANTEE, RECORDED NOVEMBER 30, 1993, IN OFFICIAL RECORDS BOOK 21444, PAGE 925; AS AFFECTED BY CONSENT TO EASEMENT (CORPORATION) RECORDED SEPTEMBER 16, 2014, IN OFFICIAL RECORDS BOOK 51096, PAGE 1455 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, FOR THE PURPOSES DESCRIBED IN SAID EASEMENT, OVER, UNDER AND ACROSS THE LAND DESCRIBED BELOW, SUBJECT TO THE TERMS, PROVISIONS AND CONDITIONS SET FORTH IN SAID EASEMENT:

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TRACT F (PRIVATE LAKE) OF POMPAÑO INDUSTRIAL PARK THIRD ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGE 33, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

("EASEMENT - B")

EASEMENT RIGHTS, AS CONTAINED IN THAT CERTAIN GRANT OF EASEMENT AGREEMENT, BY AND BETWEEN POWERLINE PARK SERVICE ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION, GRANTOR AND R/S ASSOCIATES OF FLORIDA, A PENNSYLVANIA LIMITED PARTNERSHIP, GRANTEE, RECORDED FEBRUARY 12, 2001 IN OFFICIAL RECORDS BOOK 31268, PAGE 1866, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, FOR THE PURPOSES DESCRIBED IN SAID A PORTION OF TRACT "F", POMPAÑO INDUSTRIAL PARK THIRD ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 111, PAGE 33 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID PLAT; THENCE NORTH 89 DEGREES 47' 14" EAST ALONG THE SOUTH LINE OF SAID PLAT, A DISTANCE OF 981.25 FEET; THENCE NORTH 00 DEGREES 21' 30" EAST 321.50 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT "F", ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEGREES 21' 30" EAST 186.13 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT "F"; THENCE NORTH 89 DEGREES 41' 47" EAST, ALONG SAID NORTH LINE, 15.00 FEET; THENCE SOUTH 00 DEGREES 21' 30" WEST, 186.13 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT "F"; THENCE SOUTH 89 DEGREES 41' 47" WEST, ALONG THE SOUTH LINE OF SAID TRACT "F", 15.00 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

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**EXHIBIT B**  
**PERMITTED EXCEPTIONS**

1. Taxes and assessments for the year 2025 and subsequent years, which are not yet due and payable.
2. Plat of Pompano Industrial Park Third Addition, recorded in Plat Book 111, Page 33; as affected by Ordinance No. 85-13 recorded in Official Records Book 12186, Page 70; as affected by Ordinance No. 85-12 recorded in Official Records Book 12186, Page 72; as affected by Resolution No. 85-1993 recorded in Official Records Book 12654, Page 941; as affected by re-recorded of Resolution No. 85-1993 recorded in Official Records Book 12670, Page 481; as affected by Ordinance No. 95-25 recorded in Official Records Book 23018, Page 932, of the Public Records of Broward County, Florida, sets forth the following matters:
  - a. Dedications and restrictions as listed
  - b. Utility easements
  - c. rights of way as shown
  - d. private lake
  - e. drainage easements
3. Declaration of Covenants, Conditions, Restrictions and Easements, which contains provisions for a private charge or assessments, recorded in Official Records Book 9669, Page 892; as affected by Amendment to Declaration of Covenants, Conditions and Restrictions and Reservation of Easements for Powerline Park recorded in Official Records Book 12269, Page 623, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
4. Easement, granted from Greenwin Florida Investments, a Florida general partnership to Broward County, a political subdivision of State of Florida, recorded in Official Records Book 13744, Page 308
5. Unrecorded lease between NCWPCS MPL 26 – Year Site Tower Holdings LLC, a Delaware limited liability company and R/S Associates of Florida, a Pennsylvania limited partnership and that certain unrecorded lease, by and between Bellsouth Mobility Inc., a Georgia Corporation, Lessor, and Nextel South Corp., A Georgia Corporation, Lessee, as evidenced by that certain Memorandum of Agreement, recorded in Official Records Book 29699, Page 669; as affected by Corrected Memorandum of Agreement FL1612 Tradewinds Park, recorded in Official Records Book 43412, Page 1296.
6. Easement granted to Florida Power Corporation by instrument recorded in Official Records Book 51036, Page 966; as affected by Consent to Easement recorded in Official Records Book 51096, Page 1455. (as to Easement Parcel B)
7. Easement granted to Florida Power & Light Company by instrument recorded in Official Records Book 51096, Page 1440.
8. The terms, provisions, and conditions contained in that certain Notice Pursuant to Florida Statute Section 713.10, recorded in Instrument No. 117728270

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9. Riparian rights are not guaranteed or insured. Title to no portion of the herein described land lying below ordinary high water mark is hereby insured.
10. Rights of Amazon.com Services LLC under unrecorded parking license agreement(s).
11. Survey prepared by Bohler dated 3/18/2025 and last revised 6/19/2025, under Project No. FLB250022.00-0A sets forth the following matters:
  - a. Nextel tower and lease site located on property

NOTE: All recording references in this form shall refer to the public records of Broward County, Florida, unless otherwise noted.