

PREPARED BY & RETURN TO:
James Saunders III, Assistant City Attorney
City of Pompano Beach
100 W. Atlantic Boulevard, Ste. 467
Pompano Beach, Florida 33060

RELEASE OF PARKING AGREEMENT

The undersigned (Releasors), as successors in interest to Pompano Business Center, LLC, owners of the subject property, for and in consideration of the sum of \$10.00 and other valuable consideration, do, for ourselves and our respective heirs, executors, administrators and assigns, completely and fully release and discharge each other (the Releasees), of and from any obligation, liability or responsibility arising out of the Off-Street Agreement between the City of Pompano Beach and Pompano Business Center, LLC, adopted by the City Commission of the City of Pompano Beach, Florida in its Resolution No. 2005-269, on July 12, 2005, and recorded as Instrument #105273394, in Official Records Book 40290, Pages 344-353 of the public records of Broward County, Florida, and as against the real property described in Exhibit A, attached and incorporated to this Release.

IN WITNESS WHEREOF, the execution of this Release of Agreement has been duly authorized by resolution of the City Commission of the City of Pompano Beach.

Witnesses:

FR 2504 NW 19, LLC, a Delaware
limited liability company


By: First Industrial, L.P., a Delaware limited partnership,
Its Sole Member,

By: First Industrial Realty Trust, Inc., a Maryland
Corporation, Its Sole General Partner,

By: _____

Print Name: Chris Willson

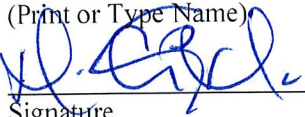
Title: Executive Director



Signature

Waitee Salado

(Print or Type Name)




Signature

Maria Claudia Savage

Print Name

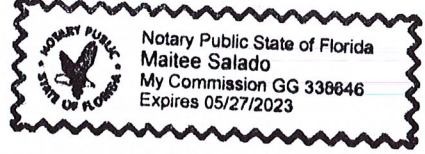
STATE OF Florida
COUNTY OF Broward

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 21st day of September, 2022, by Chris Willison, who is personally known to me or who has produced _____ (type of identification) as identification.



NOTARY'S SEAL:

NOTARY PUBLIC, STATE OF FLORIDA
My Commission Expires:



"CITY":

Witnesses:

CITY OF POMPANO BEACH

By: _____
REX HARDIN, MAYOR

By: _____
GREGORY P. HARRISON, CITY MANAGER

Attest:

ASCELETA HAMMOND
CITY CLERK

(SEAL)

Approved As To Form:

MARK E. BERMAN
CITY ATTORNEY

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this _____ day of _____, 2022, by **REX HARDIN** as Mayor, **GREGORY P. HARRISON** as City Manager and **ASCELETA HAMMOND** as City Clerk of the City of Pompano Beach, Florida, a municipal corporation, on behalf of the municipal corporation, who are personally known to me.

NOTARY'S SEAL:

NOTARY PUBLIC, STATE OF FLORIDA

(Name of Acknowledger Typed, Printed or Stamped)

Commission Number

Exhibit "A"

POMPANO BUSINESS CENTER- PARCEL O
LAND DESCRIPTION:

A PORTION OF PARCELS 3, 4, 5 AND 6 AS SHOWN ON "ALPHA 250", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 156, PAGE 26 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID LANDS LYING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID PARCEL 3 OF SAID PLAT OF "ALPHA 250"; THENCE NORTH $88^{\circ}42'43"$ EAST ALONG THE SOUTH LINE OF SAID PLAT, A DISTANCE OF 362.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH $01^{\circ}17'17"$ WEST, A DISTANCE OF 535.39 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 430.00 FEET SAID CURVE BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF N.W. 19th STREET AS SHOWN ON THE PLAT THEREOF; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $42^{\circ}58'27"$, AN ARC LENGTH OF 322.52 FEET TO A POINT OF TANGENCY; THENCE NORTH $88^{\circ}42'43"$ EAST CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF N.W. 19th STREET, A DISTANCE OF 651.09 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25.00 FEET; THENCE CONTINUING SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF N.W. 19th STREET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE $42^{\circ}50'00"$, AN ARC DISTANCE OF 18.69 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 50.00 FEET; THENCE CONTINUING SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE N.W. 19th STREET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $32^{\circ}10'48"$, AN ARC DISTANCE OF 28.08 FEET; THENCE SOUTH $01^{\circ}17'17"$ EAST, A DISTANCE OF 400.86 FEET TO A POINT ON THE SOUTH LINE OF SAID PLAT OF "ALPHA 250"; THENCE SOUTH $88^{\circ}42'43"$ WEST ALONG SAID SOUTH LINE OF SAID PLAT OF "ALPHA 250", A DISTANCE OF 985.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 424,402 SQUARE FEET (9.7429 ACRES), MORE OR LESS.



Patriot Surveying and Mapping, Inc.

3748 NW 124th Avenue Coral Springs, Florida 33065

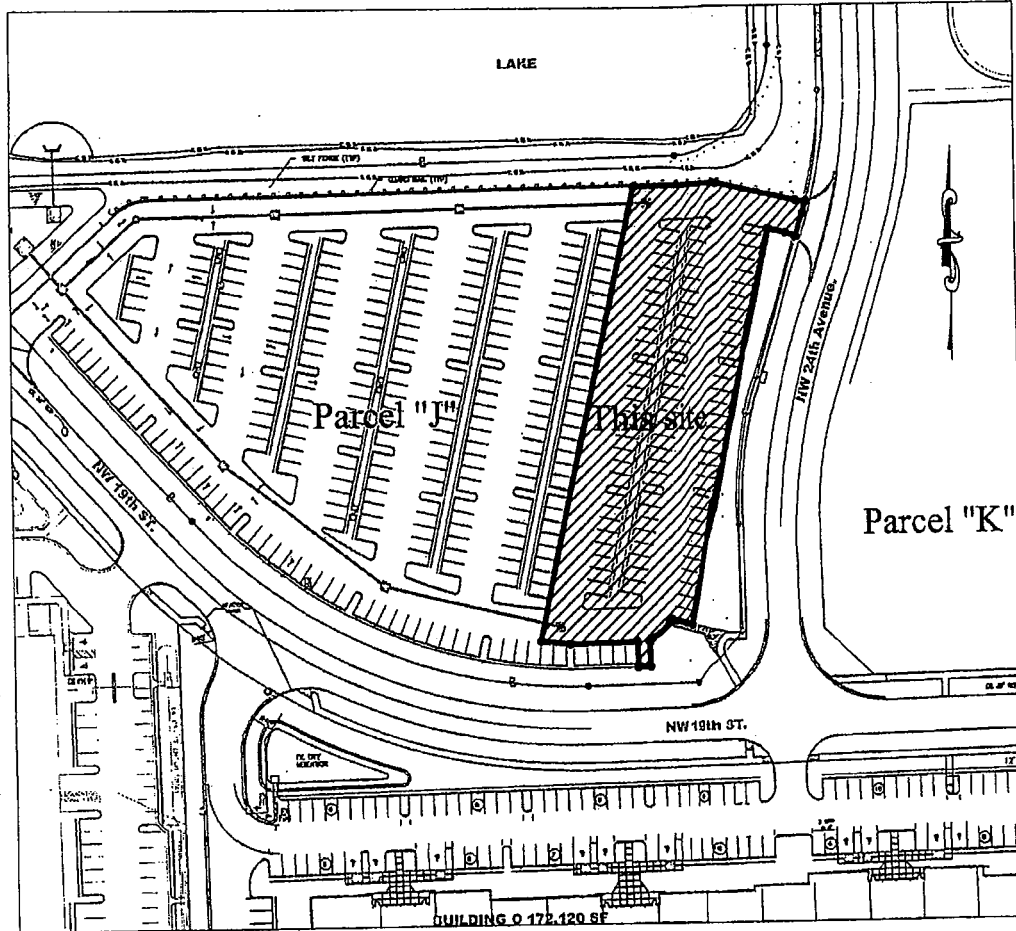
Phone: (954) 509-0083

Fax: (954) 301-2623

LB # 7303

SKETCH AND DESCRIPTION

Sheet 1 of 3



Dennis J. Gabriele
Professional Surveyor and Mapper No. LS5709
State of Florida

Not Valid without the signature
and original raised seal of a Florida
licensed Surveyor and Mapper

Updates and Revisions	Date	By	QC

NOTE: The undersigned and PATRIOT SURVEYING AND MAPPING, INC. make no representations or guarantees as to the completeness of the information reflected hereon pertaining to easements, right-of-way, set-back lines, reservations, agreements or other matters of record. This instrument is intended to reflect or set forth only those items shown in the references above. PATRIOT SURVEYING AND MAPPING, INC. did not research the public records for matters affecting the lands shown. This instrument is the property of PATRIOT SURVEYING AND MAPPING, INC. and shall not be reproduced in whole or in part without written permission of PATRIOT SURVEYING AND MAPPING, INC.

Job No.	Drawn By: MRK	QA / QC: DJG	FB.	PG.	Scale: N.T.S.
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Exhibit "B"



Patriot Surveying and Mapping, Inc.

3748 NW 124th Avenue Coral Springs, Florida 33065

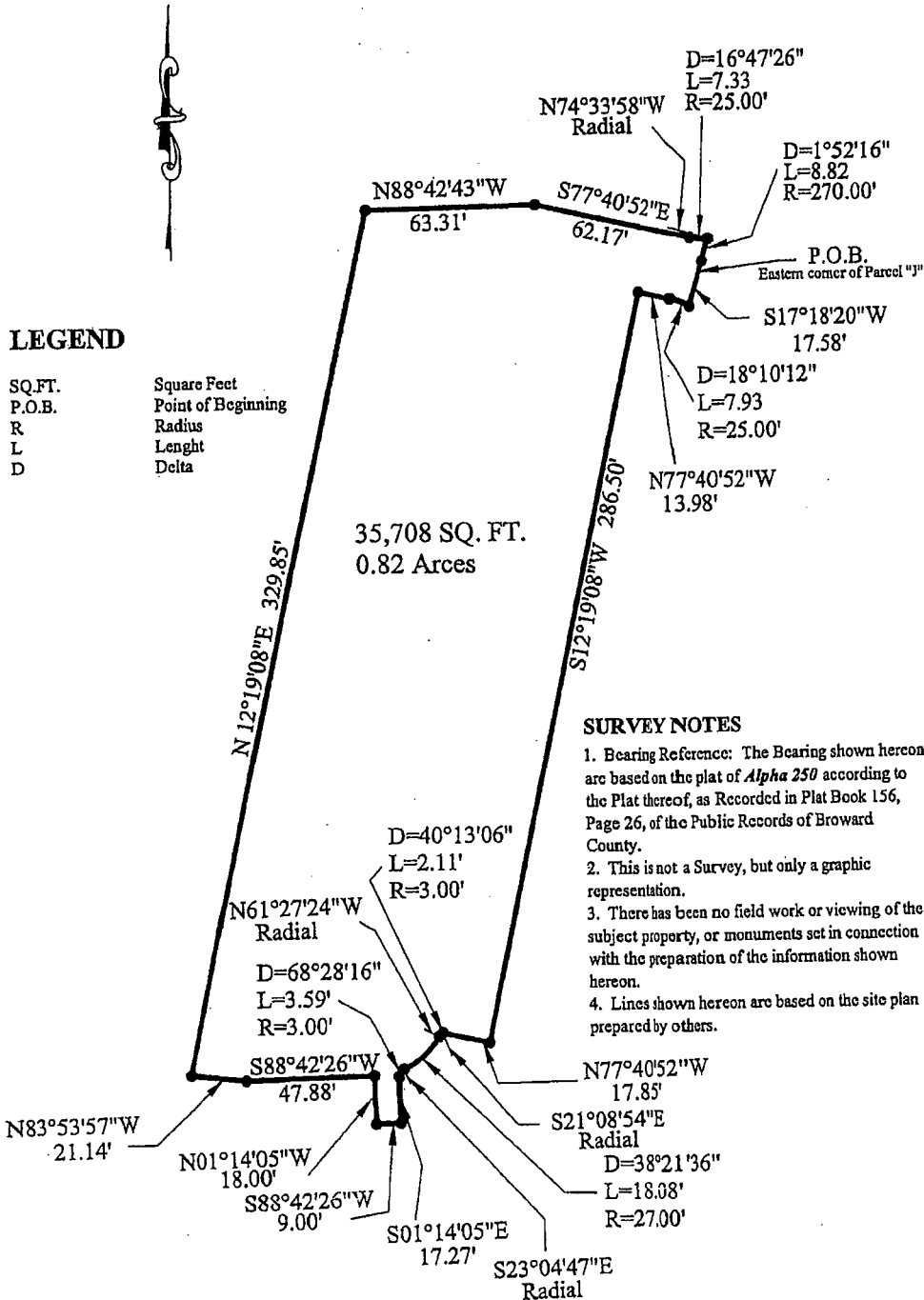
Phone: (954) 509-0083

Fax: (954) 301-2623

LB # 7303

SKETCH AND DESCRIPTION

Sheet 2 of 3



Updates and Revisions	Date	By	QC	NOTE: The undersigned and PATRIOT SURVEYING AND MAPPING, INC. make no representations or guarantees as to the completeness of the information reflected hereon pertaining to easements, right-of-way, set-back lines, reservations, agreements or other matters of record. This instrument is intended to reflect or set forth only those items shown in the references above. PATRIOT SURVEYING AND MAPPING, INC. did not research the public records for matters affecting the lands shown. This instrument is the property of PATRIOT SURVEYING AND MAPPING, INC. and shall not be reproduced in whole or in part without written permission of PATRIOT SURVEYING AND MAPPING, INC.
Job No.	Drawn By: MRK	QA / QC: DJG	FB. PG.	Scale: 1" = 50'



Patriot Surveying and Mapping, Inc.

3748 NW 124th Avenue Coral Springs, Florida 33065

Phone: (954) 509-0083

Fax: (954) 301-2623

LB # 7303

Sheet 3 of 3

SKETCH AND DESCRIPTION

Legal Description:

A portion of Parcel 16, *Alpha 250* According to the plat thereof, as recorded in Plat Book 156, Page 26, of the Public Records of Broward County, Florida. Said lands lying and situate in the City of Pompano Beach, Broward County, Florida. And being more particularly described as follows.

Beginning at an Eastern corner of Parcel "J": Said Point being the point of curvature of a curve having a radius of 270.00 feet and being on the west right-of-way line of 24th Street.

Thence South 17°18'20" West a distance of 17.58 feet to a point on the arc of a circular curve concave to the Southwest, said curve having a radius of 25.00 feet, and a central angle of 18°10'12". Thence, Northwesterly along the arc of said curve, an arc distance of 7.93 feet. Thence North 77°40'52" West, a distance of 13.98 feet; Thence South 12°19'08" West, a distance of 286.50 feet; Thence North 77°40'52" West, a distance of 17.85 feet to a point on the arc of a non-tangent circular curve concave to the Southeast with a radial bearing of South 21°07'23" East, and a radius of 3.00 feet; Thence Southwesterly along the arc of said curve through a central angle of 40°13'06", an arc distance of 2.11 feet, to the point of a reverse curvature, of a circular curve concave to the Northwest with a radial bearing of North 61°27'24" West and a radius of 27.00 feet. Thence Southwesterly along the arc of said curve through a central angle of 38°21'36", an arc distance of 18.08 feet to the point of reverse curvature of a circular curve concave to the Southeast with a radial bearing of South 23°04'47" East and a radius of 3.00 feet; Thence Southerly along the arc of said curve through a central angle of 68°28'16", an arc distance of 3.59 feet; Thence South 01°14'05" East, a distance of 17.27 feet; Thence South 88°42'26" West, a distance of 9.00 feet; Thence North 01°14'05" West, a distance of 18.00 feet; Thence South 88°42'26" West, a distance of 47.88 feet; Thence North 83°53'57" West, a distance of 21.14 feet; Thence North 12°19'08" East, a distance of 329.85 feet; Thence North 88°42'43" West, a distance of 63.31 feet; Thence South 77°40'52" East, a distance of 62.17 feet to the point of curvature of a circular curve, concave to the Northwest and having a radius of 25.00 feet, a central angle of 16°47'26". Thence Easterly along the arc of said curve, an arc distance of 7.33 feet to a point on the arc of a circular curve, concave to the North with a radial Bearing of North 74°33'58" West and a radius of 270.00 feet; Thence Southerly along the arc of said curve through a central angle of 1°52'16", an arc distance of 8.82 feet to the **Point of Beginning**.

Said lands situate and being in the City of Pompano Beach, Broward County, Florida and containing 35,708 square feet (0.820 acres) more or less.

Updates and Revisions	Date	By	QC	NOTE: The undersigned and PATRIOT SURVEYING AND MAPPING, INC. make no representations or guarantees as to the completeness of the information reflected hereon pertaining to easements, right-of-way, set-back lines, reservations, agreements or other matters of record. This instrument is intended to reflect or set forth only those items shown in the references above. PATRIOT SURVEYING AND MAPPING, INC. did not research the public records for matters affecting the lands shown. This instrument is the property of PATRIOT SURVEYING AND MAPPING, INC. and shall not be reproduced in whole or in part without written permission of PATRIOT SURVEYING AND MAPPING, INC.
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