

Prepared by:
Comcast Cable Communications Management, LLC
7201 N Federal Highway
Boca Raton, FL 33487

GRANT OF EASEMENT

This Grant of Easement (this "Easement") dated 7/31/2025, is made by and between Comcast Cable Communications Management, LLC with an address of 7201 North Federal Highway, Boca Raton, FL 33487, Attn: Xfinity Communities, its successors and assigns, herein after referred to as "Grantee" and Pompano Pickle, LLC, with an address of 217 NE 3rd Street, Pompano Beach, FL 33460, its successors and assigns, hereinafter referred to as "Grantor."

The Grantor and the Grantee are parties to an Xfinity Communities Service Agreement dated 7/31/2025 (the "Agreement") pursuant to which the Grantee provides certain services described in the Agreement to the Property described below.

In consideration of One Dollar (\$1.00), the Grantor(s), owner(s) of the property described below, hereby grant(s) to the Grantee, its successors and assigns, a non-exclusive easement in gross and right-of-way to construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time and from time to time a broadband communications system (hereinafter referred to as the "Distribution System") consisting of wires, underground conduits, cables, pedestals, vaults, and including but not limited to above ground enclosures, markers and concrete pads or other appurtenant fixtures and equipment necessary or useful for distributing broadband services and other like communications in, on, over, under, across and along that certain real property (the "Property") located at 217 NE 3rd Street, Pompano Beach in Broward County, FL described as follows:

LEGAL DESCRIPTION:
(See Attached)

The Grantor(s) agree(s) for itself and its heirs and assigns that the Distribution System on the Property shall be and remain the personal property of the Grantee and may not be altered, obstructed or removed without the express written consent of the Grantee. The Grantee, and its contractors, agents and employees, shall have the right to trim or cut trees and/or roots which may endanger or interfere with said Distribution System and shall have free access to said Distribution System and every part thereof, at all times for the purpose of exercising the rights herein granted; provided, however, that in making any excavation on the Property, the Grantee shall make the same in such manner as will cause the least injury to the surface of the ground around such excavation, and shall replace the earth so removed by it and restore the area to as near the same condition as it was prior to such excavation as is practical. This Easement shall run with the land for so long as the Grantee, its successors or assigns provides broadband service to the Property.

(signatures appear on the following pages)

IN WITNESS WHEREOF, the parties hereto have caused this Easement to be executed by their duly authorized representatives as of the date first written above.

GRANTOR

WITNESS/ATTEST:

Pompano Pickle LLC

By: Scott Wehr
Its: Manager

Emily WEHR

Print Name: Emily WEHR

Address: 2824 NE 36th ST
FT LAUDERDALE, FL
33308

By: Scott Wehr

Name: Scott Wehr

Title: Manager

Print Name: Winda Wehr

Address: Winda WEHR
2824 NE 36th ST
Ft. Lauderdale, FL.
33308

GRANTEE

Comcast Cable Communications Management, LLC

WITNESS/ATTEST:

By: _____

Print Name: _____

Name:

Address: _____

Title:

Print Name: _____

Address: _____

"EXHIBIT A"

DESCRIPTION OF A 10' UTILITY EASEMENT (NOT A SURVEY)

LEGAL DESCRIPTION

A PORTION OF BLOCK 2, AS SHOWN ON THE PLAT OF CAMPBELL AND SAXON ADDITION, RECORDED IN PLAT BOOK 1, PAGE 125, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 6, BLOCK 2, CAMPBELL AND SAXON ADDITION PLAT, AS RECORDED IN PLAT BOOK 1, PAGE 125, THENCE ALONG THE NORTH LINES OF LOTS 6 THROUGH 8, AND A PORTION OF LOT 9 NORTH 88°23'25" EAST, FOR A DISTANCE OF 183.66 FEET; THENCE DEPARTING SAID NORTH LINE NORTH 01°36'25" WEST, FOR A DISTANCE OF 10.00 FEET; THENCE SOUTH 88°23'35" WEST, FOR A DISTANCE OF 183.66 FEET TO THE EAST RIGHT-OF-WAY LINE OF FIRST STREET, AS RECORDED IN PLAT BOOK 1, PAGE 125; THENCE WITH SAID EAST RIGHT-OF-WAY LINE SOUTH 01°36'25" EAST, FOR A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF FIRST STREET, AS BEING SOUTH 01°36'25" EAST.
2. ALL MEASUREMENTS SHOWN HEREON ARE IN U.S. SURVEY FEET.
3. AN ABSTRACT OF TITLE WAS NOT PERFORMED BY OR FURNISHED TO BOHLER. ANY EASEMENTS OR ENCUMBRANCES THAT MAY APPEAR AS A RESULT OF SAID ABSTRACT ARE NOT WARRANTED BY THIS SKETCH.
4. THIS IS NOT A "BOUNDARY SURVEY" BUT ONLY A GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.
5. THE PURPOSE OF THIS DOCUMENT IS TO SKETCH AND DESCRIBE A 10 FOOT UTILITY EASEMENT.
6. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050-052, FLORIDA ADMINISTRATIVE CODE. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OR THE ELECTRONIC SIGNATURE AND COMPUTER GENERATED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

COLLIN WOODYARD
LS NO. 7423
AUGUST 11, 2025

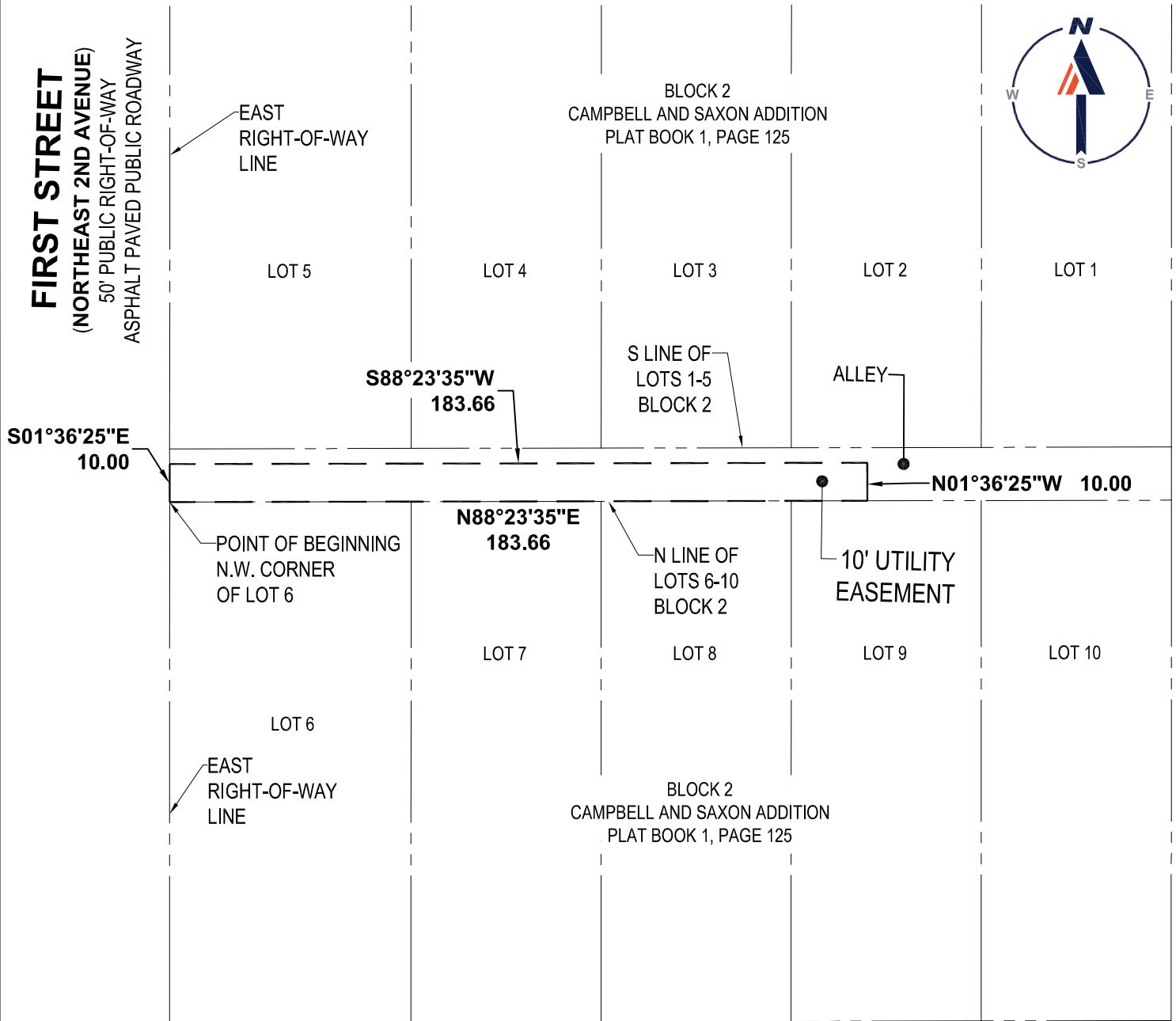
"NOT VALID WITHOUT THE
SIGNATURE AND THE ORIGINAL
RAISED SEAL OR DIGITAL
SIGNATURE OF THE FLORIDA
LICENSED SURVEYOR AND MAPPER"

SHEET 1 OF 2

SCALE: N.T.S.	DATE 08/11/2025	DRAWN CW	PROJECT FLB240130.00	SEC. 35 TWN. 48 S RNG. 42 E	1900 NW CORPORATE BLVD., SUITE 101E BOCA RATON, FL 33431 561.571.0280	BOHLER LB 8085
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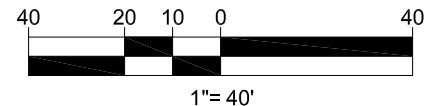
"EXHIBIT A"

SKETCH OF A 10 FOOT UTILITY EASEMENT (NOT A SURVEY)



LEGEND

N	NORTH	SEC	SECTION
W	WEST	TWN	TOWNSHIP
S	SOUTH	RNG	RANGE
E	EAST	PSM	PROFESSIONAL SURVEYOR AND MAPPER



SEE SHEET 1 OF 2 FOR DESCRIPTION

SCALE: 1"=40'	DATE 08/11/2025	DRAWN CW	PROJECT FLB240130.00	SEC. 35 TWN. 48 S RNG. 42 E	1900 NW CORPORATE BLVD., SUITE 101E BOCA RATON, FL 33431 561.571.0280	BOHLER LB 8085
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