

**GRANT OF EASEMENT**

This Grant of Easement (the "Easement") dated this 23<sup>rd</sup> day of September, 2025 by and between COMCAST CABLE COMMUNICATIONS MANAGEMENT, LLC, and its successors and assigns, hereinafter referred to as "Grantee", and Pompano Pickle, hereinafter referred to as "Grantor(s)".

WHEREAS, Grantee provides certain broadband communications services to customers in Pompano Beach, Florida (the "Service Area");

WHEREAS, Grantor(s) and Grantee mutually wish to enter into this Grant of Easement;

NOW, THEREFORE, in consideration of One Dollar (\$1.00) and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, Grantor(s), owner(s) of the property described below, hereby grant(s) to Grantee, its successors and assigns, an 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 "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 in the municipality of Pompano Beach, County of Broward, State of Florida described as follows:

LEGAL DESCRIPTION:  
(See Attached Exhibit A)

Grantor(s) agree for themselves and their heirs and assigns that the 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 System and shall have free access to said 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 said Property of the Grantor(s), 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.

Grantor represents and warrants that it has the legal right and authority to grant this Easement.

This easement shall run with the land for so long as Grantee, its successors or assigns provides broadband service to the Service Area.

Executed as of the date first written above.

WITNESS

Emily Wehr  
Emily Wehr

GRANTOR:

Pompano Pickle, LLC

By: Scott Wehr  
Name: Scott Wehr  
Title:

WITNESS:

Tara-Lynn Patton  
Tara-Lynn Patton

GRANTEE:

COMCAST CABLE COMMUNICATIONS  
MANAGEMENT, LLC

By: Michael Fisher  
Name: Michael Fisher  
Title: VP, Engineering

STATE OF Florida )  
COUNTY OF Broward ) ss.

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of September, 2025  
by the Manager, Scott W. of Pompano Pickle, LLC, on  
behalf of n/a. He/she is (personally known to me) or (has presented  
n/a (type of identification) as identification and did/did not take an oath.

Witness my hand and official seal.



Tara-Lynn Patton  
Notary Public

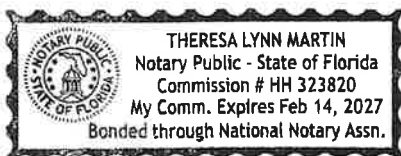
Tara-Lynn Patton  
(Print Name)

My commission expires: August 7, 2029

STATE OF Florida )  
COUNTY OF Palm Beach ) ss.

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of September, 2025  
by Michael Fisher, of CABLE COMMUNICATIONS MANAGEMENT, LLC,  
on behalf of Comcast. He/She is personally known to me and did not  
take an oath.

Witness my hand and official seal.



Theresa Lynn Martin  
Notary Public

Theresa Lynn Martin  
(Print Name)

My Commission expires: 2/14/27

EXHIBIT A TO GRANT OF EASEMENT

Legal Description

# "EXHIBIT A"

## DESCRIPTION OF A 10 FOOT UTILITY EASEMENT (NOT A SURVEY)

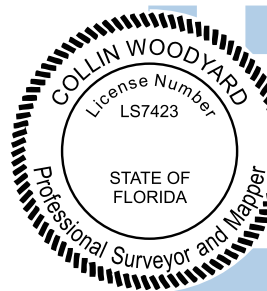
### LEGAL DESCRIPTION

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:

COMMENCING 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 EAST RIGHT-OF-WAY LINE OF FIRST STREET, AS RECORDED IN PLAT BOOK 1, PAGE 125 NORTH 01°36'25" WEST, FOR A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING; THE DEPARTING SAID EAST RIGHT-OF-WAY LINE AND WITH A LINE 2.00 FEET NORTH AND PARALLEL TO 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 NORTH 01°36'25" WEST, FOR A DISTANCE OF 10.00 FEET; THENCE WITH A LINE 2.00 FEET SOUTH AND PARALLEL TO THE SOUTH LINES OF LOTS 3-5, AND A PORTION OF LOT 2 SOUTH 88°23'35" WEST, FOR A DISTANCE OF 183.66 FEET TO THE SAID EAST RIGHT-OF-WAY LINE OF FIRST STREET; 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.



Digitally signed by Collin Woodyard  
DN: E=cwoodyard@bohlereng.com,  
CN=Collin Woodyard, O="BOHLER  
ENGINEERING FL, LLC", L=Boca Raton,  
S=Florida,  
SERIALNUMBER=MAS20250909482896,  
C=US  
Date: 2025.09.25 08:45:44-04'00'

COLLIN WOODYARD  
LS NO. 7423  
SEPTEMBER 25, 2025

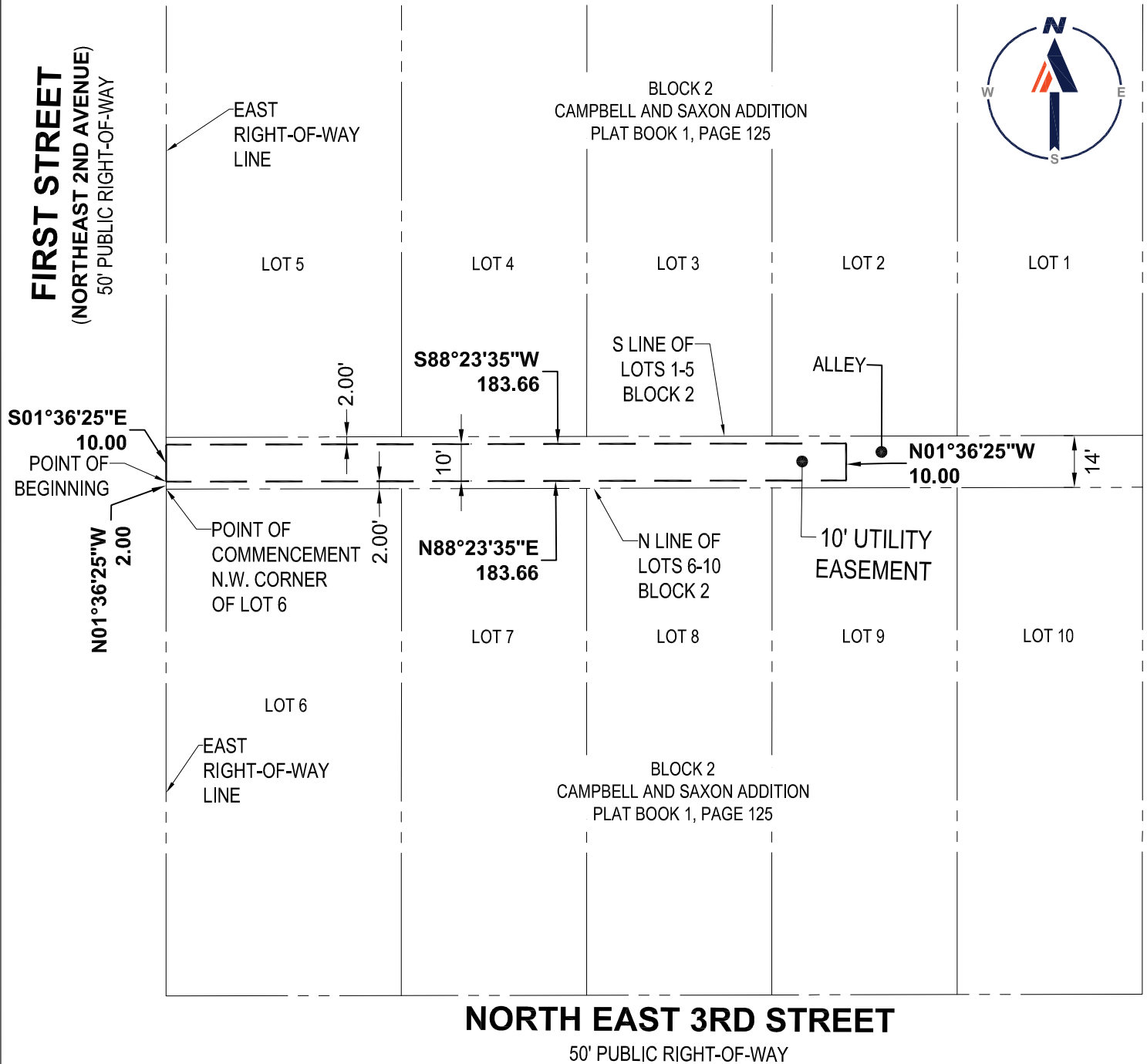
"NOT VALID WITHOUT THE  
SIGNATURE AND THE ORIGINAL  
RAISED SEAL OR DIGITAL  
SIGNATURE OF THE FLORIDA  
LICENSED SURVEYOR AND MAPPER"

SHEET 1 OF 2

SCALE: N.T.S.	DATE 09/25/2025	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	<b>BOHLER</b> LB 8085
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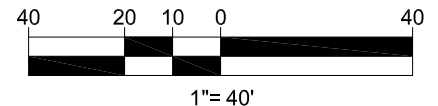
# "EXHIBIT A"

## 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 09/25/2025	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	<b>BOHLER</b> LB 8085
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