

Broward County Commission

Deed Doc Stamps: \$49000.00

NCS 1185218

Prepared by:

Foley & Lardner LLP
One Independent Drive, Suite 1300
Jacksonville, Florida 32202
Attn: W. Christopher Rabil, Esq.

and Return to:

Eversheds Sutherland (US) LLP
999 Peachtree Street NE, Suite 2300
Atlanta, Georgia 30309
Attn: S. Trent Myers, Esq.

Tax Parcel ID# 484234-00-0810

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED (“*Deed*”) is effective as of the 29th day of August, 2023, by IG HAMMONDVILLE 2 LLC, a Delaware limited liability company, whose address is c/o Imperium Capital LLC, 261 Fifth Avenue, Suite 1501, New York, New York 10016, Attn: Daniel Glaser and Samuel Schneider (“*Grantor*”), in favor of SNL 1377 HAMMONDVILLE ROAD, LLC, a Delaware limited liability company, whose address is c/o Stockbridge Capital Group, LLC, 300 N. LaSalle St., Suite 5450, Chicago, IL 60654 (“*Grantee*”).

W I T N E S S E T H:

That the Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration paid by the Grantee, receipt of which is acknowledged, has granted, bargained and sold to the Grantee, its successors and assigns forever, the following described real property located in Broward County, Florida (the “*Property*”):

See **Exhibit A** attached hereto and made a part hereof.



Together with all buildings, structures, parking areas, sidewalks, landscaping and improvements located on the Property (collectively, the “***Improvements***”), and together with all appurtenances pertaining thereto, and all right, title and interest of Grantor in and to any water rights, subsurface rights, air rights, easements, licenses, privileges, strips or gores of real estate, adjacent streets, roads, alleys, or rights of way adjacent to the Property and any water, sewer and utility pipes of and facilities on or appurtenant to the Property.

Together with all the rights, tenements, hereditaments, easements and appurtenances of Grantor thereto belonging or in anywise appertaining.

To have and to hold the same in fee simple forever.

The benefits and obligations hereunder shall inure to and be binding upon the successors and assigns of the respective parties hereto. Except as provided on **Exhibit B** attached hereto (the “***Permitted Exceptions***”) as to which matters this conveyance is expressly made subject, Grantor does fully warrant title to said Property and Grantor will forever warrant and defend the same against lawful claims and demands of all persons claiming by, through or under the Grantor, but against none other. The reference to Permitted Exceptions herein shall not be deemed to reimpose the same.

[Signature Page Follows]



IN WITNESS WHEREOF, the undersigned Grantor has executed this Deed effective as of the day and year first above written.

Signed and sealed in the presence of:

GRANTOR:

Nicole Arachio
Nicole Arachio
[Print or Type Name]

Jaime Martine
Jaime Martine
[Print or Type Name]

IG HAMMONDVILLE 2 LLC,
a Delaware limited liability company

By: [Signature]
Name: Daniel Glaser
Title: Authorized Signatory

STATE OF New York)
) SS.
COUNTY OF New York)

On this the 24 day of August, 2023, before me, a Notary Public, the undersigned officer, personally appeared Daniel Glaser, who acknowledged himself to be the Authorized Signatory of IG HAMMONDVILLE 2 LLC, a Delaware limited liability company, and that he as such Authorized Signatory, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as such Authorized Signatory.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

[Signature]
Notary Public

My commission expires:

NEIL H. BENOWITZ
NOTARY PUBLIC-STATE OF NEW YORK
No. 01BE6079868
Qualified in New York County
My Commission Expires November 28, 2026

[Signature Page to Deed]



EXHIBIT A

Property

A PORTION OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF HAMMONDVILLE ROAD (STATE ROAD 814) AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE S.A.L. R. R., THEN PROCEED NORTHEASTERLY ALONG THE RIGHT-OF-WAY LINE OF S.A.L. R.R. FOR 471.10 FEET; THEN PROCEED SOUTHEASTERLY AT A RIGHT ANGLE TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE S.A.L. R.R. 197.80 FEET; THEN PROCEED SOUTHERLY ALONG A LINE THAT IS 57 FEET WEST OF AND PARALLEL TO THE WEST LINE OF THE EAST 3/8 OF SECTION 34, 634.96 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF HAMMONDVILLE ROAD; THEN PROCEED NORTHWESTERLY ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF HAMMONDVILLE ROAD TO THE POINT OF BEGINNING.

BEING ALSO DESCRIBED ON SURVEY PREPARED BY BLEW & ASSOCIATES, PA, DATED 12-21-2021 AS JOB NUMBER 21-10628, AS FOLLOWS: BEING A PORTION OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST AND SITUATED IN BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 1/2" REBAR FOUND AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF HAMMONDVILLE ROAD (STATE ROAD 814) AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE S.A.L. R.R.; THENCE NORTH 10°57'22" EAST, ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID S.A.L. R.R., A DISTANCE OF 471.10 FEET TO A FOUND PAINTED FENCE POST; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, SOUTH 79°15'18" EAST, A DISTANCE OF 197.58 FEET TO A NAIL FOUND IN A CONCRETE WALL; THENCE SOUTH 01°28'01" EAST, A DISTANCE OF 634.96 FEET TO A 5/8" CAPPED REBAR INSCRIBED "JOHNSON PSM 5913" SET FOR CORNER AND BEING IN THE NORTHEASTERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED HAMMONDVILLE ROAD; THENCE ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, NORTH 55°07'06" WEST, A DISTANCE OF 365.59 FEET TO THE POINT OF BEGINNING.

DRC

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11/19/2025

EXHIBIT B

Permitted Exceptions

1. Taxes and assessments for the year 2023 and subsequent years.
2. Easement granted to Florida Power & Light Company by instrument recorded in Book 8223, Page 681 of Official Records.
3. Easement granted to Florida Power & Light Company by instrument recorded in Book 38348, Page 1358 of Official Records.
4. The terms, provisions, and conditions contained in that certain Amended Easement Deed by Court Order in Settlement of Landowner Action, recorded in Book 49885, Page 466 of Official Records; as affected by Cover Page for Easement Deed by Court Order in Settlement of Landowner Action recorded in Book 50264, Page 1803 of Official Records.
5. Any additional 2022 taxes resulting from the tax assessor challenging the validity of any reduction in the assessed value of the land granted by the Value Adjustment Board.

