

2.

Prepared by:  
Emerson Allsworth  
Doumar, Allsworth, et al.  
1177 S.E. 3<sup>rd</sup> Avenue  
Fort Lauderdale, Florida 33316

Return to:  
City Clerk's Office  
City of Pompano Beach  
100 West Atlantic Boulevard  
Pompano Beach, Florida 33060

DECLARATION OF COVENANTS

KNOW ALL MEN BY THESE PRESENTS that the undersigned, TURNPIKE DISTRIBUTION CENTER IV, LLC, hereinafter "Turnpike," whose mailing address is 1500 San Remo, Suite 300, Coral Gables, Florida 33146, being the owner of that certain real property located in the City of Pompano Beach, Broward County, Florida, and described on Exhibit "A" attached hereto and made a part hereof ("Turnpike Property"), and GORI FAMILY LIMITED PARTNERSHIP, LLC, hereinafter "Gori," whose mailing address is 5775 West Hallandale Beach Boulevard, Hollywood, Florida 33023, being the owner of that certain real property located in the City of Pompano Beach, Broward County, Florida, and described on Exhibit "B" attached hereto and made a part hereof ("Gori Property"), voluntarily make the following Declaration of Covenants covering the above-described Properties, specifying that this Declaration of Covenants shall constitute a covenant running with the land and that this Declaration shall be binding upon the undersigned and upon all persons deriving or taking title through the undersigned. These covenants,

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during their lifetime, shall be for the benefit of the City of Pompano Beach, Florida.

1. The Properties as shown on attached Exhibits "A" and "B" shall be used for any or all uses permitted by the City of Pompano Beach Code in a B-4 zoning district except that the following uses shall be prohibited:

(C) Permitted Uses

- (2) Arcade Amusement Center
- (3) Automobile Repair Garage
- (6) Secondhand stores and pawnbrokers
- (7) (f) Storage Facilities for Feed, Fertilizer, and Insecticides
- (10) Laundries and Cleaning and Dyeing Plants
- (11) Leather Working, Upholstering and similar enterprises
- (12) Metalworking, welding, plumbing, gas, steam or water pipe fitting
- (13) No Outdoor Storage
- (14) Machine Shops
- (17) Truck and trailer rental and storage, including car-top carriers without limitation as to number, size or type; outdoor display permitted
- (18) Commercial Marina, including outdoor dry storage

(F) Special Exception Uses

- (1) Boarding Kennels
  - (3) Used Car Sales and Storage
2. Turnpike as to the Turnpike Property and Gori as to the Gori Property shall each install a landscape buffer along Hammondville Road to a width of 20 feet for the entire length of the properties excluding any approved entranceway or exit to the

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properties. A sketch and legal description of the landscape buffer is attached as Exhibits "C" and "D" respectively. The Exhibits "C" and "D" reflect the landscape buffer areas but shall not be applicable to any entranceway or exit to the properties approved by the City of Pompano Beach. The same shall be installed pursuant to a landscape plan approved by the City of Pompano Beach and shall be installed prior to the issuance of a Certificate of Occupancy for any building to be located on the subject properties. The maintenance of the landscape buffer, as approved by the City of Pompano Beach, shall be the responsibility of the owners of the Turnpike Property as to the property described in Exhibit "C" and the owners of the Gori Property as to the property described in Exhibit "D." Any change in the landscape plan shall be subject to the approval of the City of Pompano Beach. The City of Pompano Beach may enforce the maintenance of the landscape buffer by any lawful means. The responsibility for the installation and maintenance of the landscape buffers shall run with the land and shall be binding upon all parties and persons deriving or taking title through the undersigned from the date these covenants are recorded in the Public Records of Broward County, Florida.

3. Gori shall install a landscape buffer along a portion of its north property line to a width of 5 feet. A sketch and legal of the landscape buffer is attached as Exhibit "E." The same shall be installed pursuant to a landscape plan approved by the City of Pompano Beach and shall be installed prior to the issuance of a Certificate of Occupancy for any building to be located on the subject properties. The maintenance of the landscape buffer, as approved by the City of Pompano Beach, shall be the responsibility of the owners of the Gori Property. Any change in the landscape plan

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shall be subject to the approval of the City of Pompano Beach. The City of Pompano Beach may enforce the maintenance of the landscape buffer by any lawful means. The responsibility for the installation and maintenance of the landscape buffer shall run with the land and shall be binding upon all parties and persons deriving or taking title through the undersigned from the date these covenants are recorded in the Public Records of Broward County, Florida.

4. These covenants are to run with the land and shall be binding upon all parties and persons deriving or taking title through the undersigned from the date these covenants are recorded in the Public Records of Broward County, Florida. This Declaration of Covenants, may be amended or removed only by the City of Pompano Beach, Florida, by a written document of equal formality and dignity and with the approval of the undersigned or their successors or assigns. Any amendment to this Declaration of Covenants or termination thereof shall be recorded in the Public Records of Broward County, Florida. Nothing herein shall prevent the declarants or any successors in title or assigns from applying to the City of Pompano Beach, Florida, for modification of this Declaration of Covenants or termination hereof.
5. Invalidation of any one portion of this Declaration of Covenants or any portion of this document by judgment or court order in no way shall affect any other provisions, which shall remain in full force and effect.
6. This Declaration of Covenants is executed for the purpose of protecting the health, safety, and welfare of the citizens of the City of Pompano Beach.

IN WITNESS WHEREOF, we have set our hands and seals this 8<sup>th</sup> day of February

2007.

**AAC**

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Signed, sealed and delivered:

Allison Stattner

WITNESS

Print: ALLISON STATTNER

TURNPIKE DISTRIBUTION CENTER IV, LLC

By: Steven Stattner  
Steven Stattner, Manager

Michael M. O'Connell

WITNESS

Print: MICHAEL O'CONNELL

STATE OF FLORIDA )

SS:

COUNTY OF MIAMI-DADE )

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of February, 2007, by Steve Stattner, as Managing Member of TDC IV. He is personally known to me or has produced as identification.



N. Lavelanet  
Commission # DD359557  
Expires: NOV. 08, 2008  
Bonded Thru  
Atlantic Bonding Co., Inc.

NOTARY PUBLIC:

N. Lavelanet  
Print Name: N. Lavelanet

Signed, sealed and delivered:

Lila Williams

WITNESS

Print: Lila Williams

GORI FAMILY LIMITED PARTNERSHIP, LLC

By: Phil Gori  
Phil Gori, General Manager

Jasmine V. LiSanti

WITNESS

Print: Jasmine V. LiSanti

STATE OF FLORIDA )

SS:

COUNTY OF BROWARD )

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of February, 2007, by Phil Gori, as manager of Gori Family Ltd. Part. LLC. He is personally known to me or has produced as identification.

NOTARY PUBLIC-STATE OF FLORIDA  
Commission # DD514125  
Expires: MAR. 21, 2010  
Bonded Thru Atlantic Bonding Co., Inc.

NOTARY PUBLIC-STATE OF FLORIDA  
Commission # DD514125  
Expires: MAR. 21, 2010  
Bonded Thru Atlantic Bonding Co., Inc.

NOTARY PUBLIC:

Jasmine V. LiSanti  
Print Name: Jasmine V. LiSanti

AAC

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## JOINDER AND CONSENT OF MORTGAGEE


The undersigned, MERCANTILE BANK, a Florida corporation, successor by merger with POINTE BANK having its principal place of business at 21845 Powerline Road, Boca Raton, Florida 33433, as the owner and holder of that certain Mortgage encumbering the property, which Mortgage is recorded in O.R. Book 35252, at Page 1134, of the Public Records of Broward County, Florida, does hereby consent to and join in the conditions, limitation and/or representations associated with the Declaration of Covenants attached hereto for the purpose of subordinating its mortgage.

Signed, sealed and delivered in the  
Presence of these witnesses:

Witness  
Print Name: Virginia DeMotte


**MERCANTILE BANK,**  
a Florida corporation

Witness  
Print Name: JOHN D. HALLBERG

By:   
Print Name: John P. Dover  
Title: Senior Vice President

STATE OF FLORIDA )  
COUNTY OF Palm Beach )  
SS )

The foregoing instrument was sworn to, subscribed and acknowledge before me this 7<sup>th</sup> day of February 2007, by John P. Dover, as Senior Vice President of MERCANTILE BANK, a Florida corporation.

**NOTARY PUBLIC-STATE OF FLORIDA**  
 **Kikki L. Moorman**  
 Commission #DD375388  
 Expires: DEC. 25, 2008  
 Bonded Thru Atlantic Bonding Co., Inc.

NOTARY PUBLIC

Print: Dick: L. N. Dorman  
State of Florida at Large (Seal)  
My Commission Expires: 12/25/2008

✓ Personally Known or \_\_\_\_\_ Identification Produced  
Type of identification produced: \_\_\_\_\_

# AAC

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**LEGAL DESCRIPTION:**

A PORTION OF THE SOUTH ONE-HALF (S 1/2) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF PARCEL "A", "CORNWALL PLAT" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 144, PAGE 16 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 00°11'06" EAST ALONG THE WEST LINE OF SAID PARCEL "A" 313.80 FEET; THENCE SOUTH 89°58'16" WEST 336.26 FEET; THENCE SOUTH 00°12'03" EAST 314.15 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF HAMMONDVILLE ROAD; THENCE SOUTH 89°53'32" WEST ALONG SAID RIGHT-OF-WAY LINE 266.39 FEET TO THE INTERSECTION WITH THE EAST LINE OF THE WEST 70.00 FEET OF THE EAST ONE-HALF (E 1/2) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 28; THENCE NORTH 00°11'26" WEST ALONG SAID EAST LINE 100.00 FEET TO THE INTERSECTION WITH A LINE LYING 100.00 FEET NORTH OF AND PARALLEL TO THE SAID NORTH RIGHT-OF-WAY LINE OF HAMMONDVILLE ROAD; THENCE SOUTH 89°53'32" WEST ALONG SAID PARALLEL LINE 70.00 FEET TO THE INTERSECTION WITH THE EAST LINE OF PARCEL "D", "BROWARD COUNTY PLAT NO. 2", RECORDED IN PLAT BOOK 159, PAGE 16 OF SAID PUBLIC RECORDS; THENCE NORTH 00°11'26" WEST ALONG SAID EAST LINE AND ALONG AN EAST LINE OF PARCEL "C" OF SAID "BROWARD COUNTY PLAT NO. 2" FOR 529.22 FEET TO A SOUTH LINE OF SAID PARCEL "C"; THENCE SOUTH 89°57'36" EAST ALONG SAID SOUTH LINE 672.63 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA CONTAINING 310.081 SQUARE FEET (7.1185 ACRES).

**EXHIBIT "A"**

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## LEGAL DESCRIPTION FOR FOLIO NUMBER 4842 28 00 0353

A PORTION OF THE WEST ONE-HALF (W 1/2) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE SOUTHEAST CORNER OF SAID WEST ONE-HALF (W 1/2) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 28) THENCE WESTERLY ALONG THE SOUTH LINE OF SAID WEST ONE-HALF (W 1/2), A DISTANCE OF 170 FEET) THENCE NORTH AND PARALLEL TO THE EAST LINE OF SAID WEST ONE-HALF (W 1/2), A DISTANCE OF 41.19 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH ALONG THE AFORESAID COURSE, A DISTANCE OF 150 FEET) THENCE WEST MAKING AN ANGLE OF 90°07'24", A DISTANCE OF 166.42 FEET TO A POINT ON THE WEST LINE OF THE WEST ONE-HALF (W 1/2) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 28) THENCE SOUTHERLY ALONG SAID WEST LINE, MAKING AN INCLUDED ANGLE OF 89°53'03", A DISTANCE OF 150 FEET; THENCE EASTERLY MAKING AN INCLUDED ANGLE OF 90°06'57", A DISTANCE OF 166.44 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT THE EAST 60.00 FEET THEREFROM.

## LEGAL DESCRIPTION FOR FOLIO NUMBER 4842 28 00 0354

THE EAST 60 FEET OF THE EAST 180 FEET OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 48 SOUTH, RANGE 42 EAST, LESS AND EXCEPT THE SOUTH 150 FEET THEREOF, LYING NORTH OF HAMMONDVILLE ROAD.

## LEGAL DESCRIPTION FOR FOLIO NUMBER 4842 28 21 0010

PARCEL "A" OF WALTON SITE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 138, AT PAGE 42 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

## LEGAL DESCRIPTION FOR FOLIO NUMBER 4842 28 00 0373

A Parcel in the Southwest One-Quarter (SW 1/4) of Section 28, Township 48 South, Range 42 East, more fully described as follows:

Beginning at an Intersection of the North Right-of-Way Line of State Road No. 814 and the West Line of the East One-Half (E 1/2) of the Southeast One-Quarter (SE 1/4) of the Southwest One-Quarter (SW 1/4) of Section 28; Thence North along said West line, a Distance of 191 feet; thence East parallel to said North Right-of-Way Line of State Road No. 814, a distance of 128 feet; thence South parallel to said West Line, a distance of 191 feet; thence West along said North Right-of-Way line, a distance of 128 feet, to the Point of Beginning.

## LEGAL DESCRIPTION FOR FOLIO NUMBER 4842 28 00 0360

The West 120.00 feet of the East 180.00 feet, of that portion of the South One-Half (S 1/2) of the West One-Half (W 1/2) of the Southeast One-Quarter (SE 1/4) of the Southeast One-Quarter (SE 1/4) of the Southwest One-Quarter (SW 1/4) of Section 28, Township 48 South, Range 42 East, Lying North of the Right-of-Way Line of Hammondville Road; Less the South 150 feet thereof. Said lands situate, lying, and being in the City of Pompano Beach, County of Broward, State of Florida.

Said land containing 19.688 square feet, or 0.4515 acres, more or lands.

EXHIBIT "B-1"

**AAC**

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## LEGAL DESCRIPTION FOR FOLIO NUMBER 4842 28 00 0355

A portion of the West One-Half (W 1/2) of the Southeast One-Quarter (SE 1/4) of the Southeast One-Quarter (SE 1/4) of the Southwest One-Quarter (SW 1/4) of Section 28, Township 48 South, Range 42 East, Broward County, Florida; and more fully described as follows:

Commencing at the Southeast corner of said West One-Half (W 1/2) of the Southeast One-Quarter (SE 1/4) of the Southeast One-Quarter (SE 1/4) of the Southwest One-Quarter (SW 1/4) of said Section 28; thence Westerly along the south line of said West One-Half (W 1/2) a distance of Fifty feet (50'); thence Northerly and parallel to the East line of said West One-Half a distance of 41.43 feet to the Point of Beginning; thence continue Northerly along the aforesaid course, a distance of 150 feet; thence Westerly making an included angle of 90°07' 24" a distance of 60 feet; thence Southerly making an included angle of 89° 52' 36" a distance of 150 feet; thence Easterly making an included angle of 90° 07' 24" a distance of 60 feet to the Point of Beginning.

## LEGAL DESCRIPTION FOR FOLIO NUMBER 4842 28 00 0361

A portion of the West One-Half (W 1/2) of the Southeast One-Quarter (SE 1/4) of the Southeast One-Quarter (SE 1/4) of the Southwest One-Quarter (SW 1/4) of Section 28, Township 48 South, Range 42 East, Broward County, Florida; and more fully described as follows:

Commencing at the Southeast corner of said West One-Half (W 1/2) of the Southeast One-Quarter (SE 1/4) of the Southeast One-Quarter (SE 1/4) of the Southwest One-Quarter (SW 1/4) of said Section 28; thence North 0°14' 08" West, along the East line of the said West One-Half (W 1/2) of the Southeast One-Quarter (SE 1/4) of the Southeast One-Quarter (SE 1/4) of the Southwest One-Quarter (SW 1/4) of Section 28, a distance of 150 feet North of and parallel with the South line of said Section 28, a distance of 50.00 feet; thence North 0°14' 08" West along the line 50.00 feet West of an parallel with the said East line of the West One-Half (W 1/2) of the Southeast One-Quarter (SE 1/4) of the Southeast One-Quarter (SE 1/4) of the Southwest One-Quarter (SW 1/4), a distance of 41.33 feet; thence North 89°53'28" East along the line 150.00 feet North of and parallel with the North Right-of-Way line of Hammondville Road, a distance of 50.00 feet; thence South 0°14'08" East, along the said East line of the West One-Half (W 1/2) of the Southeast One-Quarter (SE 1/4) of the Southeast One-Quarter (SE 1/4) of the Southwest One-Quarter (SW 1/4) of Section 28, a distance of 41.43 feet to the Point of Beginning.

## LEGAL DESCRIPTION FOR FOLIO NUMBER 4842 28 00 0430

A portion of the West One-Half (W 1/2) of the Southeast One-Quarter (SE 1/4) of the Southeast One-Quarter (SE 1/4) of the Southwest One-Quarter (SW 1/4) of Section 28, Township 48 South, Range 42 East, Broward County, Florida; and more fully described as follows:

Commencing at the Southeast corner of said West One-Half (W 1/2) of the Southeast One-Quarter (SE 1/4) of the Southeast One-Quarter (SE 1/4) of the Southwest One-Quarter (SW 1/4) of said Section 28; thence Westerly along the South line of said West One-Half (W 1/2) a distance of 50 feet; thence Northerly and parallel to the East line of said West One-Half (W 1/2) a distance of 41.43 feet to the Point of Beginning; thence continue Northerly along the aforesaid course, a distance of 150 feet; thence Westerly making an included angle of 90°07'24" a distance of 60 feet; thence Southerly making an included angle of 89°52'36" a distance of 150 feet thence Easterly making an included angle of 90°07'24" a distance of 60 feet to the Point of Beginning.

## LEGAL DESCRIPTION FOR FOLIO NUMBER 4842 28 00 0359


A PORTION OF THE EAST ONE-HALF (E-1/2) OF THE SOUTHWEST ONE QUARTER (SW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 28, TOWNSHIP 48 SOUTH, RANGE 42 EAST MORE FULLY DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 28) THENCE DUE EAST ALONG THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 672.90 FEET) THENCE NORTH 00°13'34" WEST, ALONG THE EAST LINE OF THE EAST ONE-HALF (E 1/2) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 28, A DISTANCE OF 190.79 FEET TO THE POINT OF BEGINNING) THENCE CONTINUING NORTH 00°13'34" EAST, ON SAID EAST LINE, A DISTANCE OF 143.71 FEET) THENCE NORTH 89°59'43" EAST, ON THE NORTH LINE OF THE SOUTH ONE-HALF (S 1/2) OF THE WEST ONE-HALF (W 1/2) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 28, A DISTANCE OF 156.39 FEET; THENCE SOUTH 00°14'08" EAST, A DISTANCE OF 143.43 FEET) THENCE SOUTH 89°53'28" WEST, A DISTANCE OF 156.42 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B-2"

AAC

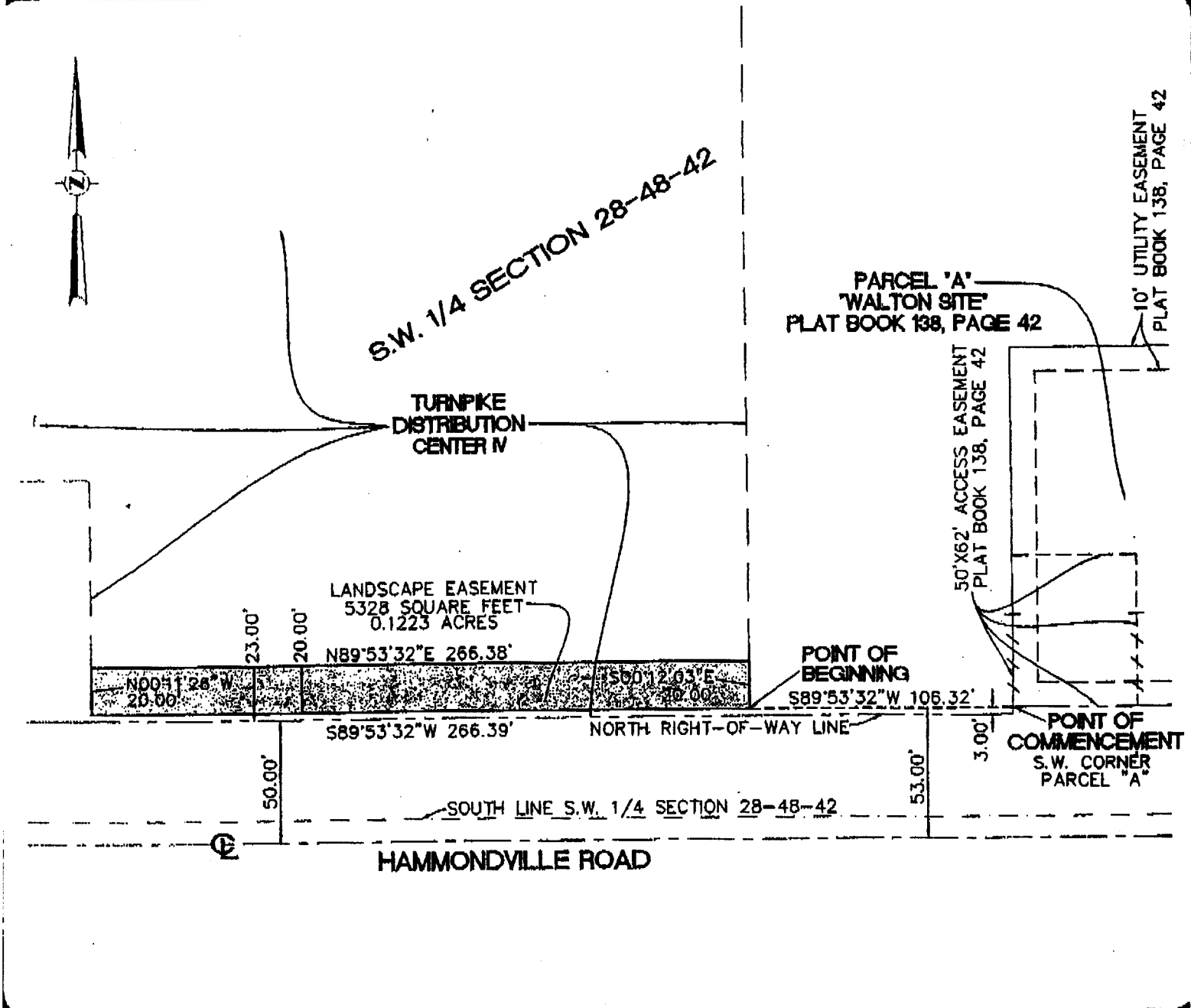
PZ17-12000028

8/3/2021



SKETCH AND LEGAL DESCRIPTION  
BY  
**PULICE LAND SURVEYORS, INC.**  
5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351  
TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778  
E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION #LB3870





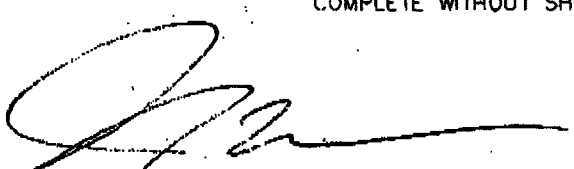

<p>FILE: INTEGRATED TITLE SERVICES, INC.</p> <p>SCALE: 1"=60'</p> <p>ORDER NO.: 50184-5</p> <p>DATE: 10/13/06</p> <p>20' LANDSCAPE EASEMENT</p> <p>POMPANO BEACH, BROWARD COUNTY, FLORIDA</p> <p>FOR: TURNPIKE DISTRIBUTION CENTER IV</p>	<p>SHEET 1 OF 2</p> <p style="text-align: right;">THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2</p> <div style="text-align: center;">  <p>John F. Pulice, Reg. Land Surveyor #2691 Beth Burns, Reg. Land Surveyor #6136 State of Florida</p> </div>
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EXHIBIT "C-1"

AAC

PZ17-12000028  
8/3/2021




SKETCH AND LEGAL DESCRIPTION

By

**PULICE LAND SURVEYORS, INC.**

5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

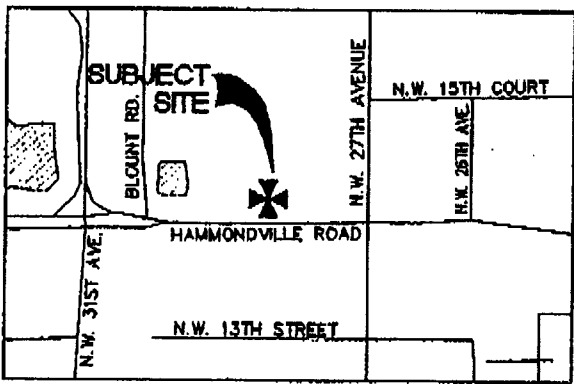
TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778  
E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION #LB3870



**LEGAL DESCRIPTION: LANDSCAPE EASEMENT**


A 20.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF PARCEL "A", "WALTON SITE", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 138, PAGE 42 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 89°53'32" WEST ON A LINE PARALLEL TO AND 3.00 FEET NORTH OF THE NORTH RIGHT-OF-WAY LINE OF HAMMONDVILLE ROAD 106.32 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°53'32" WEST ON SAID PARALLEL LINE 266.39 FEET; THENCE NORTH 00°11'26" WEST 20.00 FEET; THENCE NORTH 89°53'32" EAST 266.38 FEET; THENCE SOUTH 00°12'03" EAST 20.00 FEET TO THE POINT OF BEGINNING.  
CONTAINING 5,328 SQUARE FEET, 0.1223 ACRES.



VICINITY MAP  
NOT TO SCALE

**NOTES:**

- 1) BEARINGS ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF HAMMONDVILLE ROAD BEING N89°56'58"E.
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 4)  DENOTES: CENTERLINE.

FILE: INTEGRATED TITLE SERVICES, INC.	SHEET 2 OF 2  THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2
SCALE: N/A	
ORDER NO: 50184-5	
DATE: 10/13/06	
20' LANDSCAPE EASEMENT	
POMPANO BEACH, BROWARD COUNTY, FLORIDA	
FOR: TURNPIKE DISTRIBUTION CENTER IV	

EXHIBIT "C-2"

## SKETCH AND LEGAL DESCRIPTION

BY

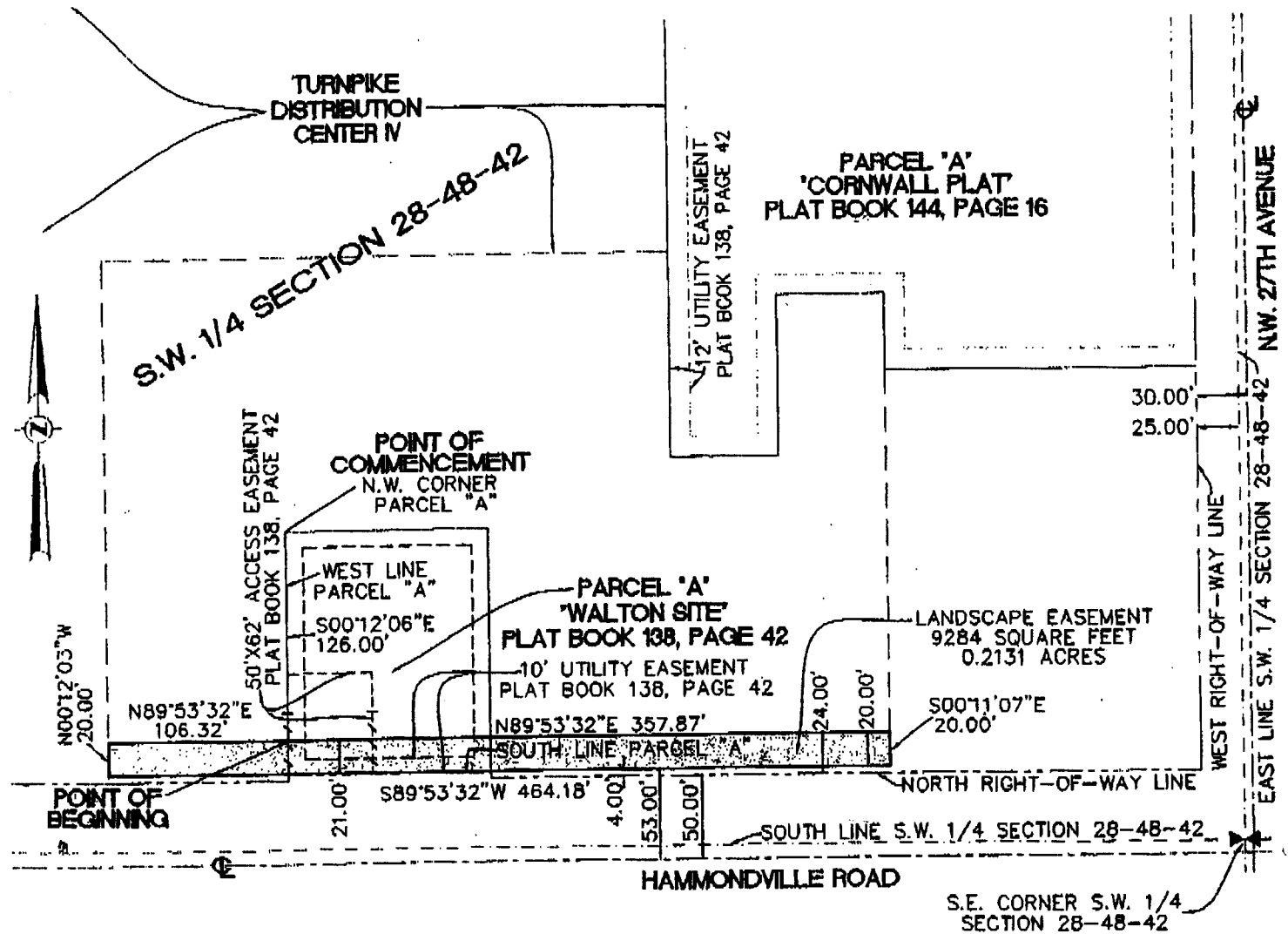
**PULICE LAND SURVEYORS, INC.**5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION #LB3870

PLS

PLS



FILE: INTEGRATED TITLE SERVICES, INC.

SCALE: 1"=100'

ORDER NO.: 50184-6

DATE: 10/16/06

20' LANDSCAPE EASEMENT

POMPANO BEACH, BROWARD COUNTY, FLORIDA

FOR: TURNPIKE DISTRIBUTION CENTER IV

SHEET 1 OF 2

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

John F. Pulice, Reg. Land Surveyor #2691  
Beth Burns, Reg. Land Surveyor #6136  
State of Florida

EXHIBIT "D-1"

AAC

PZ17-12000028

8/3/2021





## SKETCH AND LEGAL DESCRIPTION

BY  
**PULICE LAND SURVEYORS, INC.**

5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

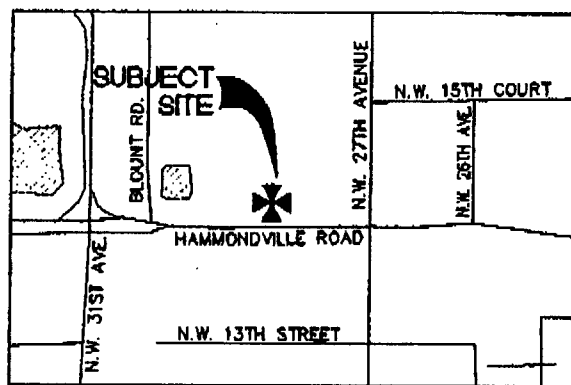
E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION #LB3870

**LEGAL DESCRIPTION: LANDSCAPE EASEMENT**

A 20.00 FOOT WIDE STRIP OF LAND BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


COMMENCE AT THE NORTHWEST CORNER OF PARCEL "A", "WALTON SITE", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 138, PAGE 42 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 00°12'06" EAST ON THE WEST LINE OF SAID PARCEL "A" 126.00 FEET TO THE INTERSECTION WITH A LINE LYING 21.00 FEET NORTH OF THE SOUTH LINE OF SAID PARCEL "A" AND TO THE POINT OF BEGINNING; THENCE NORTH 89°53'32" EAST ON SAID LINE AND ON THE EASTERLY EXTENSION OF SAID LINE 357.87 FEET; THENCE SOUTH 00°11'07" EAST 20.00 FEET TO THE INTERSECTION WITH A LINE PARALLEL TO AND 4.00 FEET NORTH OF THE NORTH RIGHT-OF-WAY LINE OF HAMMONDVILLE ROAD; THENCE SOUTH 89°53'32" WEST ON SAID PARALLEL LINE 464.18 FEET; THENCE NORTH 00°12'03" WEST 20.00 FEET TO THE WESTERLY EXTENSION OF THE AFOREMENTIONED LINE LYING 21.00 FEET NORTH OF THE SOUTH LINE OF SAID PARCEL "A"; THENCE NORTH 89°53'32" EAST ON SAID WESTERLY EXTENSION 106.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 9,284 SQUARE FEET, 0.2131 ACRES.



**VICINITY MAP**  
NOT TO SCALE

**NOTES:**

- 1) BEARINGS ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF HAMMONDVILLE ROAD BEING N89°56'58"E.
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 4)  DENOTES: CENTERLINE.

**FILE: INTEGRATED TITLE SERVICES, INC.**

**SCALE: N/A**

**ORDER NO.: 50184-6**

**DATE: 10/16/06**

**20' LANDSCAPE EASEMENT**

**POMPANO BEACH, BROWARD COUNTY, FLORIDA**

**FOR: TURNPIKE DISTRIBUTION CENTER IV**

**SHEET 2 OF 2**

THIS DOCUMENT IS NEITHER FULL NOR  
COMPLETE WITHOUT SHEETS 1 AND 2

**EXHIBIT "D-2"**

**AAC**

PZ17-12000028

8/3/2021

PLS

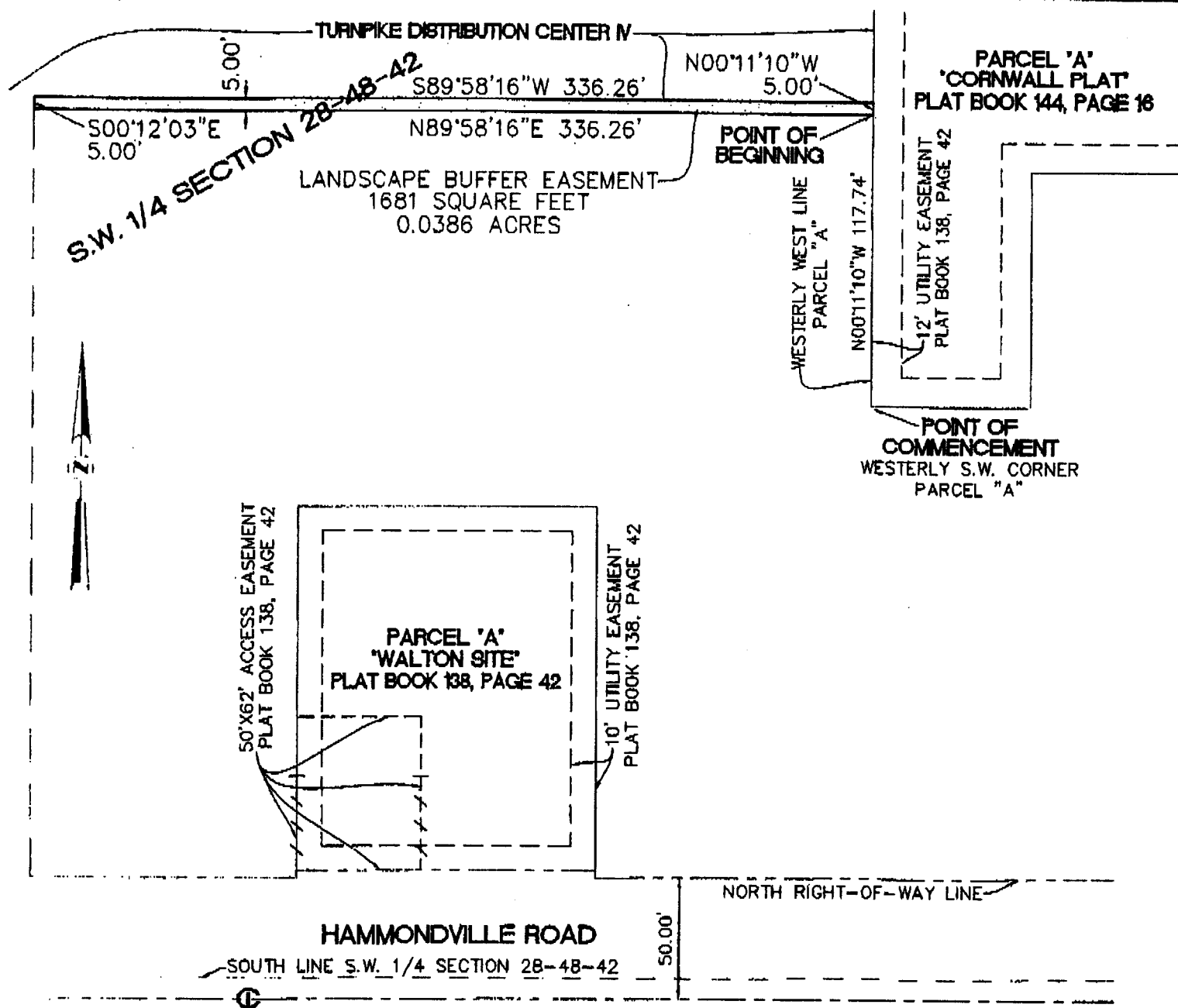
## SKETCH AND LEGAL DESCRIPTION

**PULICE LAND SURVEYORS, INC.**5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION #LB3870

PLS



FILE: INTEGRATED TITLE SERVICES, INC.

SCALE: 1"=60'

ORDER NO: 50184-8

DATE: 10/16/06

5' LANDSCAPE BUFFER EASEMENT

POMPANO BEACH, BROWARD COUNTY, FLORIDA

FOR: TURNPIKE DISTRIBUTION CENTER IV

SHEET 1 OF 2

THIS DOCUMENT IS NEITHER FULL NOR  
COMPLETE WITHOUT SHEETS 1 AND 2

John F. Pulice, Reg. Land Surveyor #2691  
Beth Burns, Reg. Land Surveyor #6136  
State of Florida

EXHIBIT "E-1"

AAC

PZ17-12000028

8/3/2021





## SKETCH AND LEGAL DESCRIPTION

By

**PULICE LAND SURVEYORS, INC.**5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

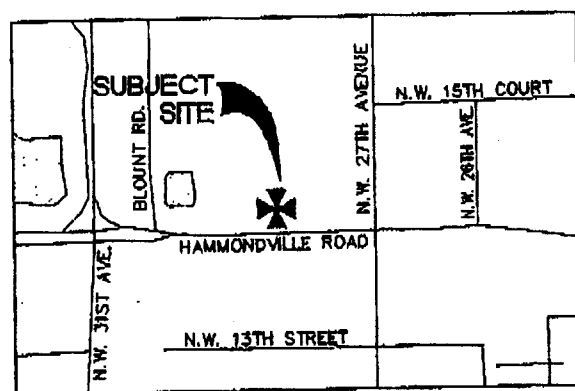
E-MAIL: surveys@puliceandsurveyors.com CERTIFICATE OF AUTHORIZATION #LB3870

**LEGAL DESCRIPTION: LANDSCAPE BUFFER EASEMENT**

A 500 FOOT WIDE STRIP OF LAND BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WESTERLY SOUTHWEST CORNER OF PARCEL "A", "CORNWALL PLAT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 144, PAGE 16 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 00°11'10" WEST ON THE WESTERLY WEST LINE OF SAID PARCEL "A" 117.74 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°11'10" WEST ON SAID WESTERLY WEST LINE 5.00 FEET; THENCE SOUTH 89°58'16" WEST 336.26 FEET; THENCE SOUTH 00°12'03" EAST 5.00 FEET; THENCE NORTH 89°58'16" EAST 336.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,681 SQUARE FEET, 0.0386 ACRES.



**VICINITY MAP**  
NOT TO SCALE

**NOTES:**

- 1) BEARINGS ARE BASED ON THE NORTH RIGHT-OF-WAY LINE OF HAMMONDVILLE ROAD BEING N89°56'58"E.
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 4)  $\oplus$  DENOTES: CENTERLINE.

FILE: INTEGRATED TITLE SERVICES, INC.

SHEET 2 OF 2

THIS DOCUMENT IS NEITHER FULL NOR  
COMPLETE WITHOUT SHEETS 1 AND 2

SCALE: N/A

ORDER NO.: 50184-8

DATE: 10/16/06

5' LANDSCAPE BUFFER EASEMENT

POMPANO BEACH, BROWARD COUNTY, FLORIDA

FOR: TURNPIKE DISTRIBUTION CENTER IV

EXHIBIT "E-2"

**AAC**

PZ17-12000028

8/3/2021