

June 20, 2023

VIA ELECTRONIC MAIL
AND FED EX

Ms. Norka Rodriguez
Registered Agent
95 Showroom Corp., Brauser Group #3 Inc.
2705 Burriss Road
Davie, FL 33314

Re: U-Haul Company of Florida's Site Development Work, Pompano Beach, Florida

Dear Norka:

I hope this letter finds you well. We wanted to provide you with an update of U-Haul Company of Florida's ("U-Haul") proposed infrastructure improvements in and around its property located at 820 SW 12th Avenue, Pompano Beach, Florida ("U-Haul Property"). U-Haul will be submitting the necessary agreements, easements and permits in order to perform the on and off-site development work to construct its proposed storage facility (the "Project"), and the City is requesting that U-Haul obtain additional consents from its neighbors, including from 95 Showroom Corp. ("95") and Brauser Group #3 Inc. ("Brauser") (collectively, the "Adjacent Owners").

If you recall, on December 19, 2019, U-Haul provided you, as the Registered Agent for the Adjacent Owners, with a summary of work that U-Haul will be performing on and around the U-Haul property, including within the Access Road, as part of the infrastructure and right-of-way improvements (the "Proposed Work"). On behalf of the Adjacent Owners you provided a signed consent demonstrating that there were no objections to the Proposed Work (see letter attached as **Exhibit 1**). On September 2, 2021, representatives from U-Haul, Stuart Teller, your attorney, you and I met at the U-Haul Property, where we showed you updated plans and discussed some minor changes to the Proposed Work, and again, there were no objections. The Proposed Work, as amended, was approved by the City on May 22, 2022.

On April 17, 2023, U-Haul submitted additional plans to amend its approved site plan in order to develop just a warehouse use, instead of self-storage and a warehouse. As part of this submittal, it is necessary to make the following minor change to the agreed upon and approved Proposed Work, as amended (collectively, the "Work"):

Ms. Norka Rodriguez

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- The gravity sewer line and utility easement within the Access Road will be shifted slightly to the south, as shown on the ROW Abandonment Plans (the Approved Plan and the Modified Plan showing the slight change) are attached as composite **Exhibit 2**.

All of the remaining Proposed Work items, as amended, will stay the same.

Additionally, as part of the Work and because the sewer line will be turned over to the City to own and maintain after installation, a 12 foot utility easement will need to be granted to the City by 95 and Brauser. U-Haul will prepare the easements and any collateral documents, at its sole cost, for the Adjacent Owners to sign. U-Haul will also be granting the Adjacent Owners access and utility easements over U-Haul's Property.

The relocation and installation of the overhead utilities are currently in process. Again, all costs associated with the Work will be paid by U-Haul, and U-Haul is committed to minimizing or eliminating the impact of construction activities or service or access interruptions to the Adjacent Owners' properties and the Access Road.

As designated agent for the owner of the 95 Showroom Corp. and Brauser Group #3 Inc. properties, including the Access Road, would you please sign below to acknowledge the minor plan change and to demonstrate that you have no objections to the Work and proposed easements, as set forth herein.

Sincerely yours,

Heidi Davis Knapik

Heidi Davis Knapik

Attachments

cc: Stuart Teller, Esquire *(via email)*
Mario Martinez *(via email)*
Davina Bean *(via email)*
Matthew Giani *(via email)*

95 Showroom Corp. and Brauser Group #3 Inc. have reviewed the revised plans for the Work and acknowledge and consent to the Work, which will be performed by U-Haul at U-Haul's sole cost and expense.

**95 Showroom Corp.
Brauser Group #3 Inc.**

Norka Rodriguez

Norka Rodriguez, as Registered Agent

6/22/2023

Date

ACTIVE 1002775.1

PZ23-12000014

08/16/2023

DRC

EXHIBIT 1

DRC

PZ23-12000014
08/16/2023



U-HAUL COMPANY OF FORT LAUDERDALE

801 SOUTH WEST 12TH AVENUE • POMPAÑO BEACH, FLORIDA 33069-4529 • PHONE: (954) 781-3822

December 19th, 2019

Ms. Norka Rodriguez
2705 Burris Road
Davie, FL 33314

**RE: U-Haul Proposed Vacation of SW 10th Ave. Right-of-Way
801 SW 10th Ave, Pompano Beach, FL 33069**

Dear Ms. Rodriguez,

Please accept this letter as U-Haul Company of Florida's intent to vacate a portion of the SW 10th Avenue right-of-way adjacent to the property located at 820-878 SW 12th Ave, Pompano Beach, FL 33069, hereinafter referred to as the "subject property". Along with this right-of-way vacation, U-Haul will dedicate a 60' wide right-of-way adjacent to the I-95 right-of-way that will provide access to the subject property from SW 8th Street. U-Haul will construct a new 24' wide two-way roadway in this dedicated portion of right-of-way, as well as relocate all existing utilities within the SW 10th Avenue portion to be vacated.

Below is a summary of work that U-Haul will be performing on and around the subject property as part of this right-of-way vacation and dedication:

- Construction of new 24' wide roadway adjacent to the I-95 right-of-way connecting SW 8th Street and the NE corner of the parking lot servicing the subject property.
- Relocation of FPL, Comcast, and AT&T overhead utilities that currently run along the western side of the portion of SW 10th Ave to be vacated. These utilities will be re-routed above ground in the right-of-way and on U-Haul's property, with one proposed utility pole being located on the subject property in the location where overhead wires currently exist.
- Around the proposed utility pole on the subject property, FPL will require the property owners consent to grant them a 10' utility easement.
- Relocation of gravity sewer main running along the western swale of the portion of SW 10th Ave to be vacated. The proposed gravity sewer will connect to an existing manhole along the western side of the subject property and will run west through the "Access Road" property to connect to an existing gravity sewer in the Andrews Avenue right-of-way. This new gravity sewer will be a public sewer, and therefor will require the consent of the property owner of the "Access Road" property to grant the City of Pompano Beach a 12' utility easement over this sewer.
- As part of the sewer relocation, the existing sewer lateral servicing the subject property will be re-routed to tie into this new sewer.
- Relocation of existing water service to the subject property. The new 2" water service will be re-routed from SW 8th Street through the new right-of-way to be dedicated by U-Haul. A water meter for this service will be placed along the northern property line of the subject property. From this point, the new 2" water service will be a private service and will run along the back of the existing parking spaces along the northern property line of the subject property and will tie into the existing water service near the NW corner of the building on the subject property.

DRC

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PZ23-12000014

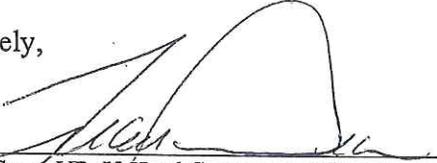
08/16/2023

- Installation of new 6" watermain running from SW 8th Street south towards the northern property line of the subject property. This watermain will terminate with a new fire hydrant to provide fire protection service to the subject property. The subject property does not currently have direct access to a fire hydrant for fire protection service.
- Upgrading the existing 6" watermain along SW 8th Street with a new 8" watermain. This watermain will also be extended farther to the west to connect to an existing 12" watermain on the west side of Andrews Avenue.

U-Haul Company of Florida will be responsible for obtaining all necessary permits and providing all plans and documents required to perform all of the work mentioned above that will affect the subject property. All costs associated with this work will be paid by U-Haul. U-Haul will work with the owner of the subject property and "Access Road" property to minimize or eliminate the impact of construction activities on the affected parties. The proposed utility and roadway relocations will occur in a way to minimize or eliminate any service or access interruptions to the subject property and "Access Road".

As designated agent for the owner of the subject property and the "Access Road" property, please sign below to acknowledge these proposed improvements and to demonstrate that you have no objections to the proposed improvements or conditions described above.

Sincerely,



Frank Grau, VP, U-Haul Company of Florida

1-2-20

Date



Norka Rodriguez, Registered Agent, 1-95 Showroom Corp.

1-2-20

Date

DRC

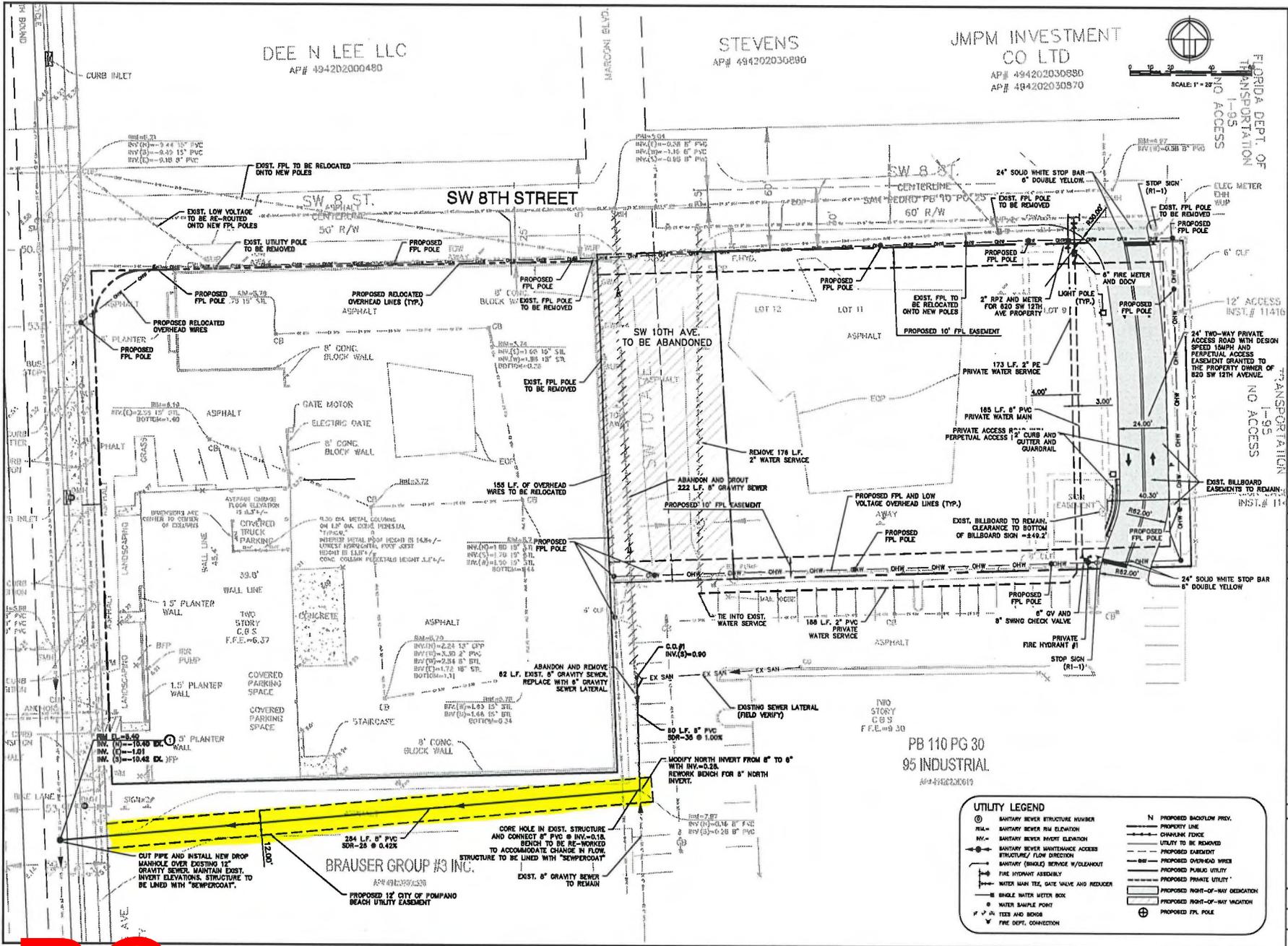
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08/16/2023

EXHIBIT 2

DRC

PZ23-12000014
08/16/2023



FLORIDA DEPT. OF TRANSPORTATION
NO. 1-95
NO. ACCESS

SCALE: 1" = 20'

DRAWN BY: JWG
CHECKED BY: BRS
DESIGNED BY: BRS
APPROVED BY: S.D.A.
SCALE: 1" = 20'

SEAL

FOR THE FIRM, BY:
Mathew J. Gianj
Date: 09.24.14
08:48:44-0000
MATHEW GIANJ, P.E.
FLA. P.E. NO. 84028

DATE: JANUARY 2021
JOB NO. 1121A.00
SHEET CE2A

S.D.A. SHAH & ASSOCIATES
ENGINEERING ARCHT. NO. 1824
34110 N. Andromeda Avenue East, Pompano Beach, FL 33064
PH: 954-943-9433 • FAX: 954-783-4754

U-HAUL SELF-STORAGE
POMPANO BEACH, BROWARD COUNTY, FLORIDA
RIGHT-OF-WAY ABANDONMENT PLAN

DRC

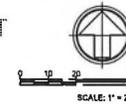
PZ23-1200014

Approved Plan

DEE N LEE LLC
AP# 494202000480

STEVENS
AP# 494202030890

JMPM INVESTMENT
CO LTD
AP# 494202030880
AP# 494202030870



FLORIDA DEPT. OF
TRANSPORTATION
NO. 1-95
NO. ACCESS

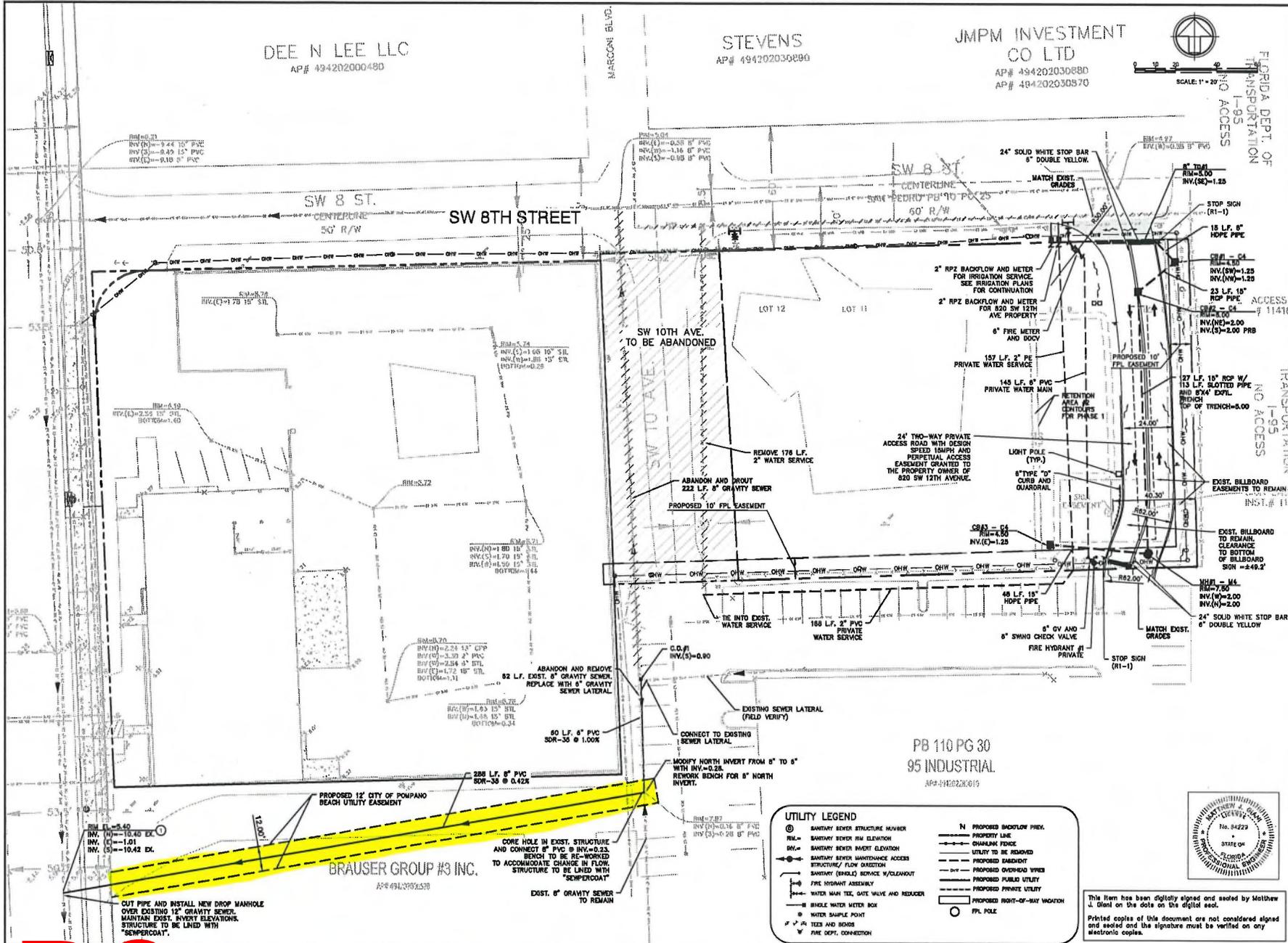


Table with columns for revision number, description, and date. Includes entries for 'NO. ACCESS' and 'NO. ACCESS'.

SDA CONSULTING ENGINEERS
ENGINEERING & SURVEYING & PLANNING
ENGINEERING AUTH. NO. 5634 SURVEYING LIC. NO. 1B-6456
3410 N. Andrews Avenue East, Pompano Beach, FL 33064
PH: 954-943-9433 • FAX: 954-783-4754

DRAWN BY: JMG
CHECKED BY: JMG
DESIGNED BY: JMG
APPROVED BY: S.D.A.
SCALE: 1"=20'

U-HAUL
SW 12TH AVENUE
POMPAHO BEACH, BROWARD COUNTY, FLORIDA
RIGHT-OF-WAY ABANDONMENT PLAN

SEAL
FOR THE FIRM, BY:
MATHIEW GUN, P.E.
FLA. P.E. NO. 64229

DATE: FEBRUARY 2023
JOB NO.: 1121A.10
SHEET: CEZA

UTILITY LEGEND
BINARY SEWER STRUCTURE NUMBER
BINARY SEWER R/W ELEVATION
BINARY SEWER INVERT ELEVATION
BINARY SEWER MAINTENANCE ACCESS
STRUCTURE FLOW DIRECTION
SANITARY (SINK) SERVICE W/OLEADOUT
FIRE HYDRANT ASSEMBLY
WATER MAIN TEE, GATE VALVE AND REDUCER
WATER SAMPLE POINT
TEES AND BOUGS
FIRE DEPT. CONNECTION
N PROPOSED SLOPE PREV.
PROPERTY LINE
CHAIRMAN FENCE
UTILITY TO BE REACHED
PROPOSED EASEMENT
PROPOSED OVERHEAD WIRES
PROPOSED PUBLIC UTILITY
PROPOSED PRIVATE UTILITY
PROPOSED NORTH-OF-WAY WOODEN
FPL POLE



This item has been digitally signed and sealed by Mathiew J. Gun on the date on the digital seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

11/21/23 11:41 AM SW: This is the right-of-way location(111) ROW location Plan, 6/7/2023 12:02:27 PM, DWG: Twp PFC.plt

DRC

PZ23-1200014

Modified Plan