

Return to Brooke McCranie
Commonwealth Land Title Insurance Co.
5690 W Cypress St., Ste A
Tampa, FL 33607
File # 5736510

11 pgs
\$95
This instrument prepared by or under the supervision of:

Danielle Gonzalez, Esq.
Greenberg, Traurig, P.A.
333 Avenue of the Americas
Miami, Florida 33131

After recording send to:
David B.H. Saye, Esq.
Mayer Brown LLP
214 North Tryon Street, Suite 3800
Charlotte, NC 28202

Consideration: \$77,250,000.00

(Space Reserved for Clerk of Court)

Parcel I.D. No. 484221-10-0100, 484221-10-0080, 484221-10-0150, 484221-10-0120

SPECIAL WARRANTY DEED

May THIS SPECIAL WARRANTY DEED is made and entered into as of the 25 day of May, 2016 by Pompano Industrial Center, Inc., a Delaware corporation (the "**Grantor**"), whose mailing address is c/o Invesco Advisers, Inc., 2001 Ross Avenue, Suite 3400, Dallas, TX 75201, to CLPF – Pompano Center, LLC, a Delaware limited liability company ("**Grantee**"), whose mailing address is c/o Clarion Partners, 1440 New York Avenue, Ste. 200, Washington, D.C. 20005. Wherever used herein, the terms "Grantor" and "Grantee" shall include all of the parties to this instrument and their successors and assigns.

WITNESSETH:

GRANTOR, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold, and by these presents does hereby grant, bargain and sell to Grantee and Grantee's heirs, successors and assigns forever, the following described land situate and being in Broward County, Florida (the "**Property**"), to wit:

PURCHASE AND SALE AGREEMENT
Pompano Business Center, Pompano Beach, FL

MIA 185286005v2

DRC

PZ20-12000045
1/6/2021

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

TOGETHER WITH all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

THIS CONVEYANCE is subject to: (A) taxes and assessments for the year 2016 and all subsequent years; (B) all laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority, including, but not limited to, all applicable building, zoning, land use and environmental ordinances and regulations; and (C) conditions, restrictions, limitations and easements of record listed on Exhibit B attached hereto and made a part hereof, if any, but this reference shall not operate to reimpose same.

TO HAVE and to hold the same in fee simple forever.

GRANTOR hereby covenants with Grantee that it is lawfully seized of the Property in fee simple, that it has good right and lawful authority to sell and convey the Property, that it hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but no others.

[Signature Page Follows]

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal as of the day and year first above written.

Signed, sealed and delivered in GRANTOR:
our presence:

Carol A. Browning
Print Name: Carol A. Browning

Ann O'Donnell
Print Name: Ann O'Donnell

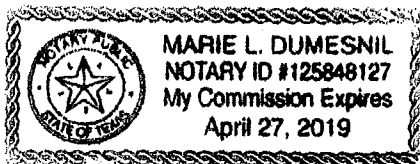
POMPANO INDUSTRIAL CENTER, INC.,
a Delaware corporation

By: [Signature]
Name: Ron Ragsdale
Title: Vice President

STATE OF Texas)
COUNTY OF Dallas) SS:

The foregoing instrument was acknowledged before me this 23rd day of May, 2016 by Ron Ragsdale the Vice President of Pompano Industrial Center, Inc., a Delaware corporation, on behalf of said corporation. She/he personally appeared before me, is personally known to me, or produced _____ as identification.

[NOTARIAL SEAL]



Notary: Marie L. Dumesnil
Print Name: Marie L. Dumesnil
Notary Public, State of: Texas
My Commission Expires: 4/27/2019

Signature page to Special Warranty Deed
Pompano Industrial Center, Inc.

DRC

PZ20-12000045
1/6/2021

Exhibit A

Legal Description

BUILDING E

Parcels 10 and 11, "ALPHA 250", according to the Plat thereof, as recorded in Plat Book 156, Page 26, Public Records of Broward County, Florida.

BUILDING H

Parcel 8, "ALPHA 250", according to the Plat thereof, as recorded in Plat Book 156, Page 26, Public Records of Broward County, Florida.

BUILDING I

Parcels 14 and 15, "ALPHA 250", according to the Plat thereof, as recorded in Plat Book 156, Page 26, Public Records of Broward County, Florida.

TOGETHER WITH the South Half of vacated Northwest 20th Street, as vacated by Ordinance No. 99-45 by the City of Pompano Beach recorded July 20, 1999, in Official Records Book 29676, Page 1625, Public Records of Broward County, Florida, over the following described land to wit:

The South Half of the following described land:

All of Northwest 20th Street, of the plat of "ALPHA 250", according to the Plat thereof, as recorded in Plat Book 156, Page 26, of the Public Records of Broward County, Florida, more particularly described as follows:

Beginning at the Easterly most Southeast corner of Parcel 12 of said "ALPHA 250" Plat; thence South 01 degrees 20 minutes 49 seconds East, 130.00 feet to the Easterly most Northeast corner of Parcel 15 of said Plat; thence North 46 degrees 20 minutes 49 seconds West, along the Northerly boundary of said Parcel 15, a distance of 49.50 feet; thence South 88 degrees 39 minutes 11 seconds West, along the North line of said Parcel 15, a distance of 349.01 feet to a point on the arc of a tangent curve, concave to the Southeast, having a radius of 25.00 feet; thence Southwesterly along the arc of said curve through a central angle of 42 degrees 50 minutes 00 seconds, a length of 18.69 feet to a point of reverse curvature, concave to the North, East and South having a radius of 50.00 feet; thence Westerly, Northerly and Easterly along the arc of said reverse curve, through a central angle of 265 degrees 40 minutes 01 seconds, an arc distance of 231.84 feet to a point of reverse curvature, concave to the Northeast, having a radius of 25.00 feet; thence Southeasterly along the arc of said reverse curve, through a central angle of 42 degrees 50 minutes 00 seconds, an arc distance of 18.69 feet to a point of tangency; thence North 88 degrees 39 minutes 11 seconds East, along the South boundary of said Parcel 12, a distance of 349.01 feet; thence North 43 degrees 39 minutes 11 seconds East, along the Northerly boundary of said Parcel 12, a distance of 49.50 feet to the POINT OF BEGINNING. Said lands lying in the City of Pompano Beach of Broward County, Florida.

TOGETHER WITH the Non-Exclusive Easement created by that certain Declaration of Reciprocal Access Easements by Pompano Business Center, LLC, a Georgia limited

liability company, recorded January 17, 2001, in Official Records Book 31191, Page 871, as amended by Corrective Amendment to Declaration of Reciprocal Access Easement dated 6-15-01, recorded 6/15/01, in Official Records Book 31725, Page 1035, CF No. Public Records of Broward County, Florida, over the following described land:

JOINT ACCESS EASEMENT BUILDINGS I & G

A portion of Parcels 12, 13 and 14, together with a portion of Northwest 20th Street (vacated per official records Book 29676, Page 1625) all of the Plat entitled "ALPHA 250" according to the Plat thereof, as recorded in Plat Book 156, Page 26, of the Public Records of Broward County, Florida, being more particularly described as follows:

Commencing at the Northwest corner of said Parcel 14, said point also being the southwest corner of said Parcel 13; thence North 88 degrees, 39 minutes, 11 seconds East along the south boundary of said Parcel 13, a distance of 57.35 feet to the point of beginning; thence North 01 degrees, 20 minutes, 49 seconds West, 33.25 feet; thence North 88 degrees, 39 minutes 11 seconds east, 781.00 feet to a point on the existing west right-of-way line of N.W. 25th Avenue (60' wide right-of-way); thence South 01 degrees 20 minutes 49 seconds East, 40.00 feet; thence south 88 degrees 39 minutes 11 seconds West, 781.00 feet; thence North 01 degrees 20 minutes 49 seconds West, 6.75 feet to the point of beginning. Said lands lying in the City of Pompano Beach, Broward County, Florida.

LESS that portion of said Easement lying within the legal description of Building I.

TOGETHER WITH the Non-Exclusive Easement created by that certain Declaration of Easements by Pompano Business Center, LLC, a Georgia Limited Liability Company, recorded January 17, 2001, in Official Records Book 31191, Page 886, Public Records of Broward County, Florida, over the following described land:

A portion of Parcel 12, as shown on "ALPHA 250", according to the Plat thereof, as recorded in Plat Book 156, Page 26, TOGETHER WITH that portion of Northwest 20th Street (a public road right of way) as shown on said Plat, lying North of the centerline of said public road right of way and as vacated by Official Records Book 29676, Page 1625, all of the Public Records of Broward County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of Parcel 13, as shown on said Plat; thence North 88 degrees 39 minutes 11 seconds East, along the South line of said Parcel 13 and the Easterly extension thereof, a distance of 744.65 feet to the POINT OF BEGINNING; thence North 01 degrees 20 minutes 49 seconds West, 60.16 feet; thence North 46 degrees 20 minutes 49 seconds West, 38.91 feet; thence North 01 degrees 20 minutes 49 seconds West, 25.75 feet; thence North 88 degrees 39 minutes 11 seconds East, 109.22 feet; thence South 01 degrees 20 minutes 49 seconds East, 12.00 feet; thence South 88 degrees 39 minutes 11 seconds West, 66.00 feet; thence South 01 degrees 20 minutes 49 seconds East, 11.00 feet; thence South 88 degrees 39 minutes 11 seconds West, 29.00

feet; thence South 46 degrees 20 minutes 49 seconds East, 35.78 feet; thence South 01 degrees 20 minutes 49 seconds East, 65.13 feet; thence South 88 degrees 39 minutes 11 seconds West, 12.00 feet to the POINT OF BEGINNING. Said lands lying in the City of Pompano Beach, Broward County, Florida.

All of Parcels 12 and 13, ALPHA 250 PLAT, according to the Plat thereof, as recorded in Plat Book 156, Page 26, of the Public Records of Broward County, Florida (A/K/A Building G)

Exhibit B**Permitted Encumbrances**

1. Taxes and assessments for the year 2016 and subsequent years, which are not yet due and payable.
2. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of "ALPHA 250", recorded in Plat Book 156, Page 26, as amended by Agreement for Amendment of Notation on Plat recorded in Official Records Book 29264, Page 1894, and as affected by Ordinance No. 99-45 recorded July 20, 1999 in Official Records Book 29676, Page 1625, and Resolution 1999-1460 recorded November 20, 1999 in Official Records Book 30036, Page 1185, said Plat further amended by Agreement for Amendment of Notation on Plat recorded October 19, 2004 in Official Records Book 38390, Page 1651; Resolution 2006-108 recorded March 24, 2006 in Official Records Book 41695, Page 1469; Agreement for Amendment of Notation on Plat recorded November 18, 2010 in Official Records Book 47531, Page 1689; Agreement for Amendment of Notation on Plat recorded January 6, 2012 in Official Records Book 48429, Page 1122, of the Public Records of Broward County, Florida, and shown on that certain ALTA/ACSM Land Title Survey of Pompano Business Center, dated 4/29/2016, last revised May 18, 2016, prepared by Robert Krisak, Professional Land Surveyor, State of Florida, of Keith & Schnars, P.A., under Project No. 15948C.
3. Reservations for Oil, Gas, Mineral, Canal and State/County Road Right of Ways as contained Deed No. 2247 from the Board of Commissioners of Everglades Drainage District dated January 16, 1945 in Deed Book 470, Page 383, said mineral reservations having been modified by Non-Use Commitment No. 1239, recorded July 12, 2000 in Official Records Book 30176, Page 1472.

Note: The other reservations contained in said Deed No. 2247 were released by Release of Reservations No. 17251, recorded July 12, 2000 in Official Records Book 30176, Page 1476.
4. Agreement between Broward County and City of Pompano Beach Relating to Roadway Concurrence Sati faction for Broward County Plat No. 1, recorded April 15, 1992 in Official Records Book 19384, Page 608.
5. Resolution No. 92-588 of the Board of County Commissioners of Broward County, Florida, recorded June 25, 1992 in Official Records Book 19619, Page 448.
6. Utilities Enhancement Agreement (Water and Wastewater Service) by and between Broward County, Florida, and Pompano Business Center, LLC, a Georgia limited liability company recorded February 24, 1999 in Official Records Book 29264, Page 1869, and as recorded in Official Records Book 29265, Page 1041 of the public records of Broward County, Florida.

7. Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Pompano Business Center made by Pompano Business Center, LLC, a Georgia limited liability company, as Declarant, dated May 27, 1999 and recorded May 28, 1999 in Official Records Book 29497, Page 1876, Assignment and Assumption Agreement by and between Pompano Business Center Owners Association, Inc., a Florida non-profit corporation and Pompano Business Center, LLC, a Georgia limited liability company recorded June 15, 2000, in Official Records Book 30589, Page 979, as amended by First Amendment to Declaration of Restrictive Covenants, Agreements, Easements, Charges and Liens for Pompano Business Center recorded June 15, 2001 in Official Records Book 31725, Page 1031.
8. Easement - Including Generators and Fuel Supply Systems by and between Gary J. Minor, Vice President, Grantor, and BellSouth Telecommunications, Inc., a Georgia corporation, Grantee, recorded August 11, 1999 in Official Records Book 29744, Page 1195. (As to Building I), and shown on that certain ALTA/ACSM Land Title Survey of Pompano Business Center, dated 4/29/2016, last revised May 18, 2016, prepared by Robert Krisak, Professional Land Surveyor, State of Florida, of Keith & Schnars, P.A., under Project No. 15948C.
9. Easement by and between Pompano Business Center, LLC, a Georgia limited liability company, Grantor, and Broward County, Florida, Grantee, recorded December 9, 1999 in Official Records Book 30084, Page 1992; Bill of Sale Absolute recorded December 9, 1999 in Official Records Book 30084, Page 1985, and shown on that certain ALTA/ACSM Land Title Survey of Pompano Business Center, dated 4/29/2016, last revised May 18, 2016, prepared by Robert Krisak, Professional Land Surveyor, State of Florida, of Keith & Schnars, P.A., under Project No. 15948C. (As to Building E)
10. Indemnification Agreement by and between Pompano Business Center, LLC, a Georgia limited liability company and The City of Pompano Beach recorded December 18, 1999 in Official Records Book 30110, Page 1232. (As to Building H)
11. Access Easement by and between Pompano Business Center, LLC, a Georgia limited liability company, Grantor, and Broward County, Florida, Grantee, recorded December 18, 1999 in Official Records Book 30110, Page 1233, and shown on that certain ALTA/ACSM Land Title Survey of Pompano Business Center, dated 4/29/2016, last revised May 18, 2016, prepared by Robert Krisak, Professional Land Surveyor, State of Florida, of Keith & Schnars, P.A., under Project No. 15948C. (As to Building H)
12. Easement by and between Pompano Business Center, LLC, a Georgia limited liability company, Grantor, and Broward County, Florida, Grantee, recorded December 23, 1999 in Official Records Book 30127, Page 631; Bill of Sale Absolute recorded December 23, 1999 in Official Records Book 30127, Page 627. (As to Building G and Building I), and shown on that certain ALTA/ACSM Land Title Survey of Pompano Business Center, dated 4/29/2016, last revised May 18, 2016, prepared by Robert Krisak, Professional Land Surveyor, State of Florida, of Keith & Schnars, P.A., under Project No. 15948C (as to Bldg G only)

13. Easement by and between Pompano Business Center, LLC, a Georgia limited liability company, Grantor, and Broward County, Florida, Grantee, recorded July 20, 2000 in Official Records Book 30691, Page 1778; Bill of Sale Absolute recorded July 20, 2000 in Official Records Book 30691, Page 1774, and shown on that certain ALTA/ACSM Land Title Survey of Pompano Business Center, dated 4/29/2016, last revised May 18, 2016, prepared by Robert Krisak, Professional Land Surveyor, State of Florida, of Keith & Schnars, P.A., under Project No. 15948C (As to Building H).
14. Terms, conditions, provisions and burdened easements as set forth in Declaration of Reciprocal Access Easements by Pompano Business Center, LLC, a Georgia limited liability company, recorded January 17, 2001 in Official Records Book 31191, Page 871, as amended by Corrective Amendment to Declaration of Reciprocal Access Easement dated June 15, 2001, recorded June 15, 2001 in Official Records Book 31725, Page 1035, and shown on that certain ALTA/ACSM Land Title Survey of Pompano Business Center, dated 4/29/2016, last revised May 18, 2016, prepared by Robert Krisak, Professional Land Surveyor, State of Florida, of Keith & Schnars, P.A., under Project No. 15948C. (As to Building G and Building I)
15. Terms, conditions, provisions and burdened easements as set forth in Declaration of Easements by Pompano Business Center, LLC, a Georgia limited liability company, recorded January 17, 2001 in Official Records Book 31191, Page 886, as amended by Amendment to Declaration of Easement recorded June 15, 2001 in Official Records Book 31725, Page 1042, and shown on that certain ALTA/ACSM Land Title Survey of Pompano Business Center, dated 4/29/2016, last revised May 18, 2016, prepared by Robert Krisak, Professional Land Surveyor, State of Florida, of Keith & Schnars, P.A., under Project No. 15948C. (As to Building G and Building I)
16. Easement by and between Pompano Business Center, LLC, a Georgia limited liability company, Grantor, and Broward County, Florida, Grantee, recorded March 22, 2001 in Official Records Book 31397, Page 792; Bill of Sale Absolute recorded March 22, 2001 in Official Records Book 31397, Page 804, and shown on that certain ALTA/ACSM Land Title Survey of Pompano Business Center, dated 4/29/2016, last revised May 18, 2016, prepared by Robert Krisak, Professional Land Surveyor, State of Florida, of Keith & Schnars, P.A., under Project No. 15948C. (As to Building I)
17. Agreement to Allocate Development Rights by and between Pompano Business Center, LLC, a Georgia limited liability company and Pompano Industrial Center, Inc., a Delaware corporation dated June 15, 2001 and recorded June 15, 2001 in Official Records Book 31725, Page 1137. (As to Building E, Building H, and Building I)
18. Agreement to Allocate Development Rights by and between Pompano Business Center, LLC, a Georgia limited liability company and Pompano Industrial Center, Inc., a Delaware corporation dated October 18, 2004 and recorded October 22, 2004 in Official Records Book

38414, Page 1265, as re-recorded November 10, 2004 in Official Records Book 38514, Page 561. (As to Building G)

19. Rights of tenants, as tenants only, under unrecorded leases assigned by Grantor to Grantee as of the date of this deed.
20. ALTA/ACSM Land Title Survey of Pompano Business Center, dated 4/29/2016, last revised May 18, 2016, prepared by Robert Krisak, Professional Land Surveyor, State of Florida, of Keith & Schnars, P.A., under Project No. 15948C, sets forth the following matters:
 - a. edge of water and top of bank as to existing lake along southern boundary of Bldg. "I", northern and western boundary of Bldg. "G", and southern boundary of Bldg. "E"