



City of Pompano Beach  
Department of Development Services  
Planning & Zoning Division

P&Z#: 17-27000003

100 W. Atlantic Blvd Pompano Beach, FL 33060  
Phone: 954.786.4634 Fax: 954.786.4666

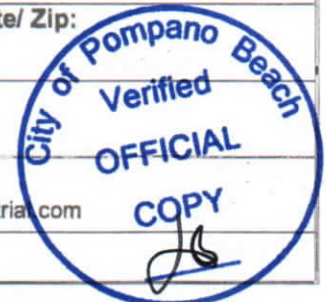
Request for Vacation

Request for Vacation

Request for Vacation		
<input checked="" type="checkbox"/> Easement Vacation	<input type="checkbox"/> Right-of-Way Vacation	
Street Address: 1570 SW 13th Court, Pompano Beach, Florida	Folio Number: 4942-03-36-0010	Zoning District: Industrial
Subdivision: 1570 SW 13th Court Plat	Block:	Lot: Tract "A"
Type of Easement (if applicable): FPL		
Does Petitioner have any financial interest in properties near or abutting this property? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, explain: _____		
Improvements Located on Property:		

Applicant	Landowner (Owner of Record)
Business Name (if applicable): Becknell Services L.L.C.	Business Name (if applicable): 1570 SW 13th Court Florida Becknell Investors LLC <del>1570 SW 13th Court Becknell Investors LLC</del>
Print Name and Title: J. Mark Shapland, COO & EVP	Print Name and Title: James Fishman Authorized Signatory
Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
Date: 8/23/17	Date: 8/23/17
Street Address: 4242 South 1st Avenue, Suite D	Street Address: 2750 E. 146 St., #200
Mailing Address City/ State/ Zip: Lyons, IL 60534	Mailing Address City/ State/ Zip: Carmel, IN 46033
Phone Number: 708-221-9157	Phone Number: 317-669-6000
Email: mshapland@becknellindustrial.com	Email: mshapland@becknellindustrial.com
Email of ePlan agent (if different): cpence@ibigroup.com	

per 1/29/18 email from James Fishman



P&Z

PZ17-27000003

3/28/2018



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**Request for Vacation**

**Reason for Request**

(A separate sheet may be attached for additional information.):

During the platting process we contacted the utility companies and they replied that they had no interest in any easement on this Plat. However, FPL wanted to have an easement for an existing power pole that was not covered by any Agreements. This power pole does not service our project or any of the abutting properties. In the future, as we go through the Site Plan approval process, we will be requesting easements, if required, preferably underground to service our new building. As stated above, there is no need or reason to keep an old power pole that does not service anything, nor be compatible with our new building design.

J. Mark Shapland, COO & EVP  
Name of Petitioner

Owners Developer/GC Division  
Petitioner's Interest in Property



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Request for Vacation

**OWNER'S CERTIFICATE**

This is to certify that I am the owner of the subject lands described in this application and that I have authorized the filing of the aforesaid application for easement vacation.

**Owner's Name:** 1570 SW 13th Court, Florida - Becknell Investors LLC  
(Print or Type) By: Becknell Industrial Operating Partnership, L.P., its sole member  
By: Becknell Industrial Operating Partnership GP LLC, its general partner

**Address:** 2750 E. 146 St., #200  
Carmel, IN 46033  
(Zip Code)

**Phone:** 317-869-6000

**Email address:** mshapland@becknellindustrial.com

  
(Signature of Owner or Authorized Official)  
Authorized Signatory

SWORN AND SUBSCRIBED before me this 23<sup>rd</sup> day of August

Susan Engle  
NOTARY PUBLIC, STATE OF ~~FLORIDA~~ CONNECTICUT

(Name of Notary Public: Print, stamp, or Type as Commissioned.)

- ☒ Personally know to me, or  
☐ Produced Identification:

(Type of Identification Produced)



**P&Z**

PZ17-27000003  
3/28/2018



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**From:** Terry Levin <tlevin@becknellindustrial.com>  
**Sent:** Wednesday, September 13, 2017 3:43 PM  
**To:** Matthew Edge  
**Subject:** RE: Becknell - 1570 SW 13th Court

Will await legal feedback. Can you please still provide a contact for Patrick to review this with directly.

I will work on application update, failed to catch that.

**BECKNELL**  
**I N D U S T R I A L**

*Terry*

Building Relationships | Developing Solutions

**Terry Levin, P.E. | Vice President - Engineering**

P: 708.221.9157

F: 708.443.9301

C: 219.771.6464

[tlevin@becknellindustrial.com](mailto:tlevin@becknellindustrial.com)

4242 South 1<sup>st</sup> Avenue | Suite D | Lyons, IL 60534

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**From:** Matthew Edge [mailto:Matthew.Edge@copbfl.com]  
**Sent:** Wednesday, September 13, 2017 2:24 PM  
**To:** Terry Levin  
**Cc:** pharrington@harringtontock.com  
**Subject:** RE: Becknell - 1570 SW 13th Court

Terry,

This is the response from our Legal Department:

*"The Unanimous Written Consent of The Board of Managers of Becknell Industrial Operating Partnership GP, LLC refers to the General Partner's Limited Liability Company Agreement dated December 20, 2011, (as amended, the "Operating Agreement"). Please have them send you a copy of this agreement for the City Attorney to review.*

*Also, on the application the name of the business is not complete. The full name of the owner is: 1570 SW 13<sup>th</sup> Court Florida Becknell Investors, LLC. This will need to be corrected."*

You may email me with the agreement for our counsel to review, but the amended application must have original signatures. Let me know if you need anything further.

Sincerely,  
Matt Edge



**P&Z**

**PZ17-27000003**  
**3/28/2018**

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**From:** Matthew Edge  
**Sent:** Wednesday, September 13, 2017 12:09 PM  
**To:** 'Terry Levin'  
**Cc:** [pharrington@harringtontock.com](mailto:pharrington@harringtontock.com)  
**Subject:** RE: Becknell - 1570 SW 13th Court

Terry,

I have forwarded the information you have provided to our legal department and am waiting on their reply. They will be better off determining what we need in order to accept Mr. Fishman's signature.

I will follow up with you once I receive their response.

Sincerely,  
Matt Edge



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**From:** Terry Levin [<mailto:tlevin@becknellindustrial.com>]  
**Sent:** Wednesday, September 13, 2017 11:10 AM  
**To:** Matthew Edge  
**Cc:** Luis Bencosme; [pharrington@harringtontock.com](mailto:pharrington@harringtontock.com)  
**Subject:** RE: Becknell - 1570 SW 13th Court  
**Importance:** High

This is not a recordable document, it is an internal operations document assigning authority to members of the ownership entity by the board.

I think this matter needs to be reviewed between your legal contact on these matters and our legal to review this issue as there is no single simple document to address this.

I have copied my legal contact, Patrick Harrington. His full contact info is below. Please pass along to your legal rep and have them reach out, or provide legal contact for us to reach out to.

Patrick Harrington  
Harrington & Tock LLC  
201 West Springfield Avenue  
Suite 601  
Champaign, Illinois 61820  
Telephone: 217-352-4167  
Facsimile: 217-352-8707  
[pharrington@harringtontock.com](mailto:pharrington@harringtontock.com)

Thanks!

*Terry*

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Terry Levin, P.E. | Vice President - Engineering

P: 708.221.9157

F: 708.443.9301

# BECKNELLBECKNELL

## I N D U S T R I A L I N D U S T R I A L

Building Relationships | Developing Solutions Building Relationships | Developing Solutions

[mailto:Matthew.Edge@copbfl.com]

**Sent:** Wednesday, September 13, 2017 8:46 AM

**To:** Terry Levin

**Cc:** Luis Bencosme

**Subject:** RE: Becknell - 1570 SW 13th Court

C: 219.771.6464

[tlevin@becknellindustrial.com](mailto:tlevin@becknellindustrial.com)

4242 South 1<sup>st</sup> Avenue | Suite D | Lyons, IL 60534

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**From:** Matthew Edge

Terry,

Thank you for your response. If you would be able to send a Certified Copy of this document that indicates that it has been recorded, it can be used to allow Mr. Fishman to sign on behalf of the Becknell Corporation. Please let me know when this will be sent.

Thanks,

Matt Edge



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**From:** Terry Levin [mailto:tlevin@becknellindustrial.com]

**Sent:** Wednesday, August 30, 2017 2:47 PM

**To:** Luis Bencosme

**Subject:** RE: Becknell - 1570 SW 13th Court

This is what legal has sent in regards to documentation on James Fishman and his authority as part of BIOP. Please review with your legal and verify this will satisfy your needs as it pertains to the owner signature on the easement vacation application.

Thank you,

*Terry*

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Terry Levin, P.E. | Vice President - Engineering

P: 708.221.9157

F: 708.443.9301

C: 219.771.6464

[tlevin@becknellindustrial.com](mailto:tlevin@becknellindustrial.com)

4242 South 1<sup>st</sup> Avenue | Suite D | Lyons, IL 60534

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**From:** Luis Bencosme [mailto:Luis.Bencosme@copbfl.com]

**Sent:** Wednesday, August 30, 2017 10:37 AM

**P&Z**

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3/28/2018

**To:** Terry Levin  
**Subject:** RE: Becknell - 1570 SW 13th Court

Terry:

# BECKNELL INDUSTRIAL

Building Relationships | Developing Solutions

Should you have additional questions, you may contact me at (954) 786-4652.

Per our phone conversation, you will contact your legal department to get the recorded documents for the Becknell Industrial Operating Partnership, which list James Fishman as a person authorized member of the partnership.

Best regards,



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**From:** Terry Levin [<mailto:tlevin@becknellindustrial.com>]

**Sent:** Wednesday, August 30, 2017 11:07 AM

**To:** Luis Bencosme

**Subject:** Becknell - 1570 SW 13th Court

Luis,

I think I lost you on the phone and get busy signal when trying you back. I have pulled up the sunbiz info and I would like to confirm a couple items to get the required authorizations correct.

Please give me a call back to chat.

Thanks!

*Terry*

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**Terry Levin, P.E. | Vice President - Engineering**

P: 708.221.9157

F: 708.443.9301

C: 219.771.6464

[tlevin@becknellindustrial.com](mailto:tlevin@becknellindustrial.com)

4242 South 1<sup>st</sup> Avenue | Suite D | Lyons, IL 60534

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**From:** james.fishman@ubs.com  
**Sent:** Monday, January 29, 2018 1:24 PM  
**To:** Matthew Edge  
**Cc:** jessica.king@ubs.com  
**Subject:** Becknell - 1570 SW 13th Court  
**Attachments:** BecknellFL.Pompano.Revised Application\_Esmt Vacation\_2017-08-24.pdf; Legal Disclaimer.txt

Matt,

In connection with the attached Application, please change the Owner's Name from "1570 SW 13th Court Becknell Investors LLC" to "1570 SW 13th Court Florida Becknell Investors LLC".

Regards,

Jim

James M. Fishman  
Executive Director, Co-Head of Asset Management  
UBS Realty Investors LLC  
Real Estate & Private Markets  
10 State House Square  
15th Floor  
Hartford, CT 06103-3604  
Tel. 860-616-9054  
Fax 860-616-9006