

September 14, 2016

Ms. Paola West
City of Pompano Beach
100 West Atlantic Blvd.
Suite 360
Pompano Beach, FL. 33060

VIA FEDERAL EXPRESS

Re: Letter of Intent for proposed 5 foot dedication to the City of Pompano Beach, as associated with the redevelopment of 3257-3299 N. Federal Highway, Pompano Beach, FL.

Dear Ms. West,

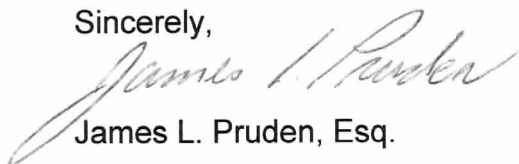
This office represents 1307 South Wabash, LLC ("Owner"), who is the current property owner of the center consisting of the street addresses between 3151 and 3299 North Federal Highway, Pompano Beach, FL. (the "Center").

In conjunction with the redevelopment of the north end of the Center (between the addresses of 3257-3299) by RaceTrac Petroleum, Inc. pursuant to the terms of a ground lease with the Owner and the corresponding City approved Site Plan for same (the "RaceTrac Site"), the Owner has acknowledged the requirement of Chapter 155 of the Code of Ordinances of the City of Pompano Beach, Section 155.5101 providing, in part, that *"If a development site fronts on and obtains vehicular access from an existing street, the developer shall be required to dedicate additional right-of-way along the street frontage or in the vicinity of the development and to provide roadway, bikeway, sidewalk, and other access and circulation improvements within the street right-of-way where the city determines such improvements are reasonably necessary to ensure the safe, convenient, efficient, and orderly accommodation of vehicular and pedestrian traffic demands and impacts generated by the proposed development."* With respect to the foregoing, the approved Site Plan for the RaceTrac Site reflects a required 5 foot dedication along the west and north boundaries of the RaceTrac Site (that being along the indicated portions of NE 17th Avenue and NE 33rd Street respectively) so as to satisfy the requirements of Section 155.5101 (hereinafter the "Dedication").

The purpose of this letter of intent is to confirm the Owner's intent and agreement to convey by way of the enclosed original executed deed for the Dedication to the City of Pompano Beach (the "Dedication Deed"), subject only to the approval by resolution of the City Commission accepting the Dedication from 1307 South Wabash, LLC.

To the extent that the City Commission approves the Dedication and accepts the Dedication Deed, please provide this office with a copy of the recorded Dedication Deed. If there are any questions or comments with respect to the above, please feel free to contact me at the phone number and/or email address provided above.

Sincerely,

A handwritten signature in cursive script, reading "James L. Pruden".

James L. Pruden, Esq.

cc.	Greg Berkowitz	1307 South Wabash, LLC	via Email
	Mike Griffin	RaceTrac Petroleum, Inc.	via Email
	Michelle Hill	RaceTrac Petroleum, Inc.	via Email
	Paola A. West	Principal Planner City of Pompano Beach	via Email