

LICENSE AGREEMENT
between
TSATAS ACQUISITIONS, LLC
and
CITY OF POMPANO BEACH

THIS AGREEMENT made and entered into this _____ day of June _____, 2017, by and between:

TSATAS ACQUISITIONS, LLC, a Florida limited liability company organized and existing under the laws of the State of Florida, having its principal office at 1800 Boulevard Chomedey, Laval, Quebec, H7T 2W2, referred to herein as "Licensor"

and

CITY OF POMPANO BEACH, a municipal corporation organized and existing under the laws of the State of Florida, having its principal office at 100 W. Atlantic Blvd., Pompano Beach, Florida, 33060, referred to herein as "Licensee,"

Whereas Licensor and Licensee desire to enter into a License Agreement ("Agreement") pursuant to which Licensee shall be permitted to utilize the Premises (as identified herein below) for the purpose of improving said Premises as a temporary parking lot during certain specific times of the year as described below and utilizing such parking lot to provide public parking during restricted periods in order to accommodate the public's need for additional parking during special events; now therefore,

W I T N E S S E T H:

1. DEMISE; DESCRIPTION OF PREMISES.

Licensor hereby grants a revocable license for the purpose of temporarily providing public parking and for no other purpose, the following described Premises situated in the City of Pompano Beach, County of Broward, State of Florida, and more particularly described in Exhibit "A," attached hereto and made a part hereof. As used in this Agreement, the term "Premises" refers to the real property owned by Licensor, described above, and to any improvements located on the property from time to time during the term of this Agreement. The Premises consists of a grassed surface vacant land being held by Licensor for development; Licensor has applied for site plan approval from the City of Pompano Beach and intends to develop several buildings including restaurants, retail and paved surface parking.

2. TERM.

a. The initial term of this Agreement shall be for specific dates listed below during a two (2) month period, commencing on the date of execution of this Agreement. As used in this Agreement, the expression "term of this Agreement" refers to such initial term and to any extension of the initial term as provided in Paragraph 2.b below.

- Commencing July 4, 2017 at 7:00 a.m. through the end of the same day, 11:00 p.m. (July 4 Celebration);

b. Licensee, provided it is not in default of any terms or conditions of this Agreement, shall have the option, if consented to by Licensor as provided herein in writing, but shall in no way be obligated, to seek additional days for parking for city festivals and holidays. The Licensee must request additional days by email to Licensor and Licensor must return the request with either denial or agreement.

c. Notwithstanding the foregoing Licensor shall have the right to terminate this Agreement at any time and for any reason with thirty (30) days advance written notice provided to Licensee, subject to the terms set forth below in Paragraph 5 and return to Licensee any earned rent paid in advance.

3. RENT.

The base rent for the initial term shall be at the rate of ten (\$10.00) Dollars per term, payable in advance, plus applicable Florida sales taxes, which Licensee shall pay to Licensor at the address listed on page 1 above, or at such other place as may be designated from time to time by Licensor.

4. USE OF PREMISES DURING THE SPECIFIC LICENSE DATES.

a. Licensee shall clean and maintain the Premises at Licensee's sole cost and expense, in conformity with City and commercial vacant land standards.

b. Licensee will use the Premises for public parking on a limited basis and will retain the services of its parking management contractor to manage the use of providing public parking to a professional standard. Licensee may on the specified dates described in Paragraph 2, charge for parking.

5. SECURITY DEPOSIT.

Simultaneously with the execution of this Agreement, the Licensee shall deposit with the Landlord the sum of \$10.00 to be held as collateral security for the payment of any rent and other sums of money payable by Licensee under this Agreement, and for the faithful performance of all other covenants and agreements of Licensee hereunder; the amount of said deposit, without interest, to be repaid to Licensee after the termination of this Agreement and any renewal thereof, provided Licensee shall have made all such payments, and performed all such covenants and agreements.

6. WARRANTIES OF TITLE AND QUIET POSSESSION.

Licensor covenants that Licensor is seized of the Licensed Premises in fee simple and has full right to make this Agreement and that Licensee shall have quiet and peaceable possession of the Licensed Premises during the term of this Agreement.

7. USES PROHIBITED.

Licensee shall not use or permit the Licensed Premises, or any part thereof, to be used for any purpose other than the purpose for which the Premises are Licensed. No use shall be made or permitted to be made of the Premises, or acts done, that will cause a cancellation of any insurance policy covering the Premises; nor shall Licensee sell, or permit to be kept, used, or sold, in or about the Premises, any article prohibited by the standard form of fire insurance policies. Licensee shall, at its sole cost, comply with all requirements, pertaining to the Licensed Premises, of any insurance organization or company, necessary for the maintenance of insurance, as provided in this Agreement, covering any improvements and appurtenances at any time located on the Licensed Premises and approved in advance by Licensor.

8. WASTE AND NUISANCE PROHIBITED.

During the term of this Agreement, Licensee shall comply with all applicable laws affecting the Licensed Premises, the breach of which might result in any penalty on Licensor or forfeiture of Licensor's title to the Premises. Licensee shall not commit or suffer to be committed any waste or nuisance on the Licensed Premises.

9. LICENSOR'S RIGHT OF ENTRY.

Licensee shall permit Licensor and Licensor's agents and employees to enter the Licensed Premises at all reasonable times for the purpose of inspecting the Premises, or for the purpose of posting notices of non-responsibility for alterations, additions, or repairs, without any rebate of rent and without any liability to Licensee for any loss of occupation or quiet enjoyment of the Premises.

10. SUBLETTING AND ASSIGNMENT.

Licensee may not assign nor sublet the Premises in whole or in part at any time without Licensor's written consent, which said consent may be withheld by Licensor in its sole discretion. Licensor's consent to any such assignment or sublease shall not release Licensee from, or otherwise affect in any manner, any of Licensee's obligations under this Agreement nor shall any such consent to an assignment be deemed to be consent to any subsequent assignment. Any assignment without consent shall be void, and shall, at the option of Licensor, terminate this Agreement. Neither this Agreement nor the Leasehold estate of Licensee nor any interest of Licensee under this Lease in the Premises or any buildings or improvements on it shall be subject to involuntary assignment, transfer, or sale, or to assignment, transfer, or sale by operation of law in any manner whatsoever, and any attempted involuntary assignment, transfer, or sale shall be

void and of no effect and shall, at the option of Licensor, terminate this Lease in which event the Licensor shall be exempt from any penalty provided for in Section 5 hereinabove.

11. NOTICES.

All notices, demands, or other writings in this Lease provided to be given or made or sent, or which may be given or made or sent, by either party to this Agreement to the other, shall be deemed to have been fully given or made or sent when made in writing for overnight delivery service, with postage prepaid, and registered and addressed as follows:

TO LICENSOR: Tsatas Acquisitions, LLC
Attn: Efstathios Tsatas, Managing Member
2335 E. Atlantic Boulevard, Suite 300
Pompano Beach, Florida 33062
steve@madisonsnyc.com

COPY TO: Spyredes Law Firm, P.A.
4400 North Federal Highway, Suite 408
Boca Raton, Florida 33431

TO LICENSEE: Suzette Sibble, Assistant City Manager
City of Pompano Beach
100 W. Atlantic Blvd., 4th Floor
Pompano Beach, Florida 33060
suzette.sibble@copbfl.com

COPY TO: Mark E. Berman, City Attorney
City of Pompano Beach
100 W. Atlantic Blvd., 4th Floor
Pompano Beach, Florida 33060
mark.berman@copbfl.com

The address to which any notice, demand, or other writing may be given or made or sent to any party mentioned above may be changed by written notice given by the party mentioned above.

12. TAXES AND ASSESSMENTS.

a. Licensor agrees to pay any and all real estate taxes or charges or special assessments by ad valorem which at any time may be levied by any federal, state, county, city or any real estate tax assessment levying body upon the Premises, or any temporary and limited possessory right which Licensor may have in or to the Premises. However, Licensee shall be solely obligated to pay any tangible personal property taxes assessed against any fixtures, equipment, or other personal property installed in or brought onto the Licensed Premises by Licensee and for all sales tax collections and remittances.

b. Notwithstanding the foregoing provision, Licensor shall, after notifying Licensee

of its intention to do so, have the right in its own name or behalf, or in the name and behalf of Licensee hereto, to contest in good faith by all appropriate proceedings the amount, applicability or validity of any such tax or assessment, and in good faith by all appropriate proceedings the amount, applicability or validity of any such tax or assessment.

13. REPAIRS AND DESTRUCTION OF IMPROVEMENTS.

a. Maintenance of improvements; compliance with laws. Throughout the term of this Agreement, limited to the specific License days only, Licensee shall, at its own cost and without any expense to Licensors, keep and maintain the Premises, including all grassed areas that may be a part of the Premises and all appurtenances to the Premises, including sidewalks adjacent to the Premises, in good, sanitary, and neat order, condition and repair. Licensee will not maintain any buildings on the site. Except as specifically provided in this Agreement, during the term of this Agreement, Licensee shall restore and rehabilitate any improvements of any kind that may be destroyed or damaged by fire, casualty, or any other cause whatsoever. Licensors shall not be obligated to make any repairs, replacements, or renewals of any kind whatsoever to the Licensed Premises or improvements on it. Licensee shall also comply with and abide by all federal, state, county, municipal, and other governmental statutes, ordinances, laws, and regulations affecting the Premises, the improvements on the Premises, or any activity or condition on or in the Premises, including, without limitation, compliance with the Americans with Disabilities Act as to all improvements on or to the Licensed Premises.

14. UTILITIES.

Licensors shall fully and promptly pay for all water, gas, heat, light, power, telephone service, and all other public utilities furnished to the Premises throughout the term of this Agreement, and all other costs and expenses in connection with the use, operation and maintenance of the Premises and all activities conducted on the Premises. Licensee shall have no responsibility of any kind for any of those costs and expenses except for the equipment and facilities installed by Licensee. Licensee agrees to install one or more hose bibs, location and type to be approved in advance by Licensors, within the Premises so that Licensee may attach a one hundred foot water hose, which Licensee will provide, to hose down any unsightly waste and to more easily comply with Paragraph 15 (a).

15. LIENS.

a. Licensee's duty to keep Premises free of liens. Licensee shall keep all of the Premises and every part of the improvements at any time located on the Premises free and clear of any mechanics', materialmen's, construction, and other liens arising out of or in connection with work or labor done, services performed, or materials or appliances used or furnished in connection with any operations of Licensee, any alteration, improvement, or repairs or additions which Licensee may make or permit or cause to be made, or any work or construction, by or permitted by Licensee on or about the Premises, or any obligations of any kind incurred by Licensee. Licensee shall at all times promptly and fully pay and discharge all claims on which any lien may or could be based, and Licensee shall indemnify Licensors and all of the Premises and all improvements on the Premises against all liens and claims of liens and suits or other proceedings pertaining to those liens. Licensee shall give Licensors written notice no less than ten (10) days in advance of the commencement of any construction, alteration, addition, improvement, or repair

estimated to cost in excess of \$1,000 in order that Licensor may post appropriate notices of Licensor's non-responsibility.

b. Contesting liens. If Licensee desires to contest any lien, Licensee shall notify Licensor of its intention to do so within ten (10) days after the filing of the lien. In such a case, and provided that Licensee shall on demand protect Licensor by a good and sufficient surety bond against any lien and cost, liability, or damage arising out of such contest, Licensee shall not be in default under this Agreement until thirty (30) days after the final determination of the validity of the lien, within which time Licensee shall satisfy and discharge the lien to the extent held valid. However, the satisfaction and discharge of any such lien shall not, in any case, be delayed until execution is had on any judgment rendered on it, and any delay shall be a default of Licensee under this Agreement. In the event of any such contest, Licensee shall protect and indemnify Licensor against all loss, expense, and damage resulting from the contest.

16. INDEMNIFICATION OF LICENSOR.

Licensor shall not be liable for any claim, loss, injury, death, or damage to persons or property which at any time may be suffered or sustained by Licensee or by any person who may at any time be using or occupying or visiting the Licensed Premises or be in, on, or about the Premises, whether the claim, loss, injury, death or damage shall be caused by or in any way result from or arise out of any act, omission, or negligence of Licensee or of any occupant, sublease, visitor or user of any portion of the Premises, or shall result from or be caused by any other matter or thing. Licensee shall indemnify Licensor against all claims, liability, loss, or damage whatsoever on account of any such claim, loss, injury, death, or damage. Licensee waives all claims against Licensor for damages to the improvements that are now on or will later be placed or built on the Premises and to the property of Licensee in, on or about the Premises, and for injuries to persons or property in or about the Premises, from any cause arising at any time. The foregoing release paragraph shall be understood to also release each and every of the Licensor's partners, members and its and their officers, directors, attorneys, employees and lenders, and all of their respective agents, predecessors, successors and assigns (the "Released Parties").

In the event of an asserted claim, the Licensee shall provide the Licensor reasonably timely written notice of same, and thereafter the Licensee shall at its own expense defend, protect and save harmless the Licensor and the Released Parties against said claim or any loss or liability thereunder. Licensor shall be entitled to select the attorney of its choice to represent it in such proceedings. In the further event the Licensee shall fail to so defend and/or indemnify and save harmless, then in such instance the Released Parties shall have full rights to defend, pay or settle said claim on their behalf and with full rights to recourse against the Licensee for all fees, costs, expenses and payments made or agreed to be paid to discharge said claim so long as Licensor provides written notice to Licensee of same at least seven (7) days prior to assuming the defense, payment or settlement of any such claim.

17. ATTORNEY'S FEES.

If any action at law or in equity shall be brought to recover any rent under this Agreement, or for or on account of any breach of this Agreement, or to enforce or interpret any of the covenants, terms, or conditions of this Agreement, or for the recovery of the possession of the Licensed Premises, the prevailing party shall be entitled to recover from the other party as part of the

prevailing party's costs reasonable attorney's fees, the amount of which shall be fixed by the court and shall be made a part of any judgment or decree rendered.

18. REDELIVERY OF PREMISES.

a. Upon the expiration or sooner termination of this Agreement, Licensee shall surrender the Premises to Licensor in good order and condition subject to the following provisions:

i. Licensee shall remove all parking pay stations and equipment, if any, from the Premises on or before the expiration or termination date of this Agreement, and repair any damage caused by such removal and return the area to the condition it existed prior to the installation of the parking pay stations;

ii. All other parking lot improvements on the Premises, including the asphalt or other parking surface, striping, parking spot curbs or stops, and all lighting fixtures shall remain on the Premises as the property of Licensor;

iii. Licensee may install signage reflecting the days and hours of operation of the temporary public parking lot, said signage complying with City codes and regulations governing same.

19. REMEDIES CUMULATIVE.

All remedies conferred on Licensor shall be deemed cumulative and no one exclusive of the other, or of any other remedy conferred by law.

20. INSURANCE.

Licensee shall provide insurance for all improvements made to the Premises. Licensee further agrees to maintain a qualified insurance program in the limits specified in Florida Statute 768.28 with Licensor as a named additional insured. The insurance program shall provide for general and automobile and Workers Compensation and Employers Liability Coverage. Licensee shall provide Licensor with a Certificate of Insurance evidencing Licensee's insurance program prior to the commencement date of this Agreement and approved by Licensor's Risk Manager. In the event that Licensee's insurance program is modified during the Term of this Agreement, Licensee shall provide Licensor with at least thirty (30) days prior written notice.

21. PROHIBITION OF INVOLUNTARY ASSIGNMENT.

Neither this Agreement nor the Leasehold estate of Licensee nor any interest of Licensee under the Agreement in the Premises or in the improvements on the Premises shall be subject to involuntary assignment, transfer, or sale, or to assignment, transfer, or sale by operation of law in any manner whatsoever, except through statutory merger, consolidation, devise, or intestate succession. Any such attempt at involuntary assignment, transfer, or sale shall be void and of no effect.

22. DEFAULT.

a. In the event of any breach of this Agreement by Licensee, Licensor, in addition to the other rights or remedies Licensor may have, shall have the immediate right of reentry and may remove all persons and property from the Premises. Any property may be removed and stored in a public warehouse or elsewhere at the cost of, and for the account of, Licensee. Should Licensor elect to reenter, as provided in this agreement, or should it take possession pursuant to legal proceedings or pursuant to any notice provided for by law, Licensor may terminate this Agreement.

b. No reentry or taking possession of the Licensed Premises by Licensor shall be construed as an election on the part of Licensor to terminate this Agreement unless a written notice of Licensor's intention to terminate this Agreement is given to Licensee or unless the termination of the Agreement is decreed by a court of competent jurisdiction.

c. Should Licensor at any time terminate this Agreement for any breach, in addition to any other remedy it may have, Licensor may recover from Licensee all damages incurred by reason of the breach, including the cost of recovering the Premises, and including the worth at the time of the termination of the amount of rent and charges equivalent to rent reserved in this Agreement for the remainder of the stated Term, all of which amounts shall be immediately due and payable from Licensee to Licensor.

23. MARKET FOR SALE OR DEVELOPMENT

Licensor shall have the absolute right to construct buildings, parking, or other improvements and to sell, assign, mortgage, or otherwise encumber or dispose of Licensor's interest in the Premises including, without limitation, erecting any type of for sale or future development sign on or adjacent to the Premises and taking any further action in connection therewith or related thereto. No such action by the Licensor shall be considered to be a disruption of Licensee's quiet enjoyment of the Premises.

Licensee shall execute an estoppel certificate presented by Licensor within ten (10) days of receipt of written request from Licensor to do so.

24. SURRENDER OF LICENSE.

The voluntary or other surrender of this License by Licensee, or a mutual cancellation of this Agreement, shall not work a merger, and shall, at the option of Licensor, terminate all or any portions of this Agreement.

25. WAIVER.

The waiver by Licensor of, or the failure of Licensor to take action with respect to any breach of, any term, covenant, or condition contained in this Agreement shall not be deemed to be a waiver of that term, covenant, condition, or subsequent breach, or of any other term, covenant, or condition contained in the Agreement. The subsequent acceptance of rent under this Agreement by Licensor shall not be deemed to be a waiver of any preceding breach by Licensee of any term, covenant, or condition of this Agreement, other than the failure of Licensee to pay the particular rental so accepted, regardless of Licensor's knowledge of the preceding breach at the time of acceptance of rent.

26. **PARTIES BOUND.**

The covenants and conditions contained in this Agreement shall, subject to the provisions as to assignment, transfer, and subletting, apply to and bind the heirs, successors, executors, administrators, and assigns of all of the parties to this Agreement. All of the parties to this Agreement shall be jointly and severally liable under the Agreement.

27. **TIME OF THE ESSENCE.**

Time is of the essence of this Agreement and of every covenant, term, condition, and provision of this Agreement.

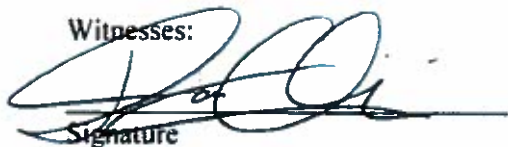
28. **SECTION CAPTIONS.**

The captions appearing under the section number designations of this Agreement are for convenience only and are not a part of this Agreement and do not in any way limit or amplify the terms and provisions of this Agreement.

SIGNATURE PAGES FOLLOW

"LICENSOR":

Witnesses:


Signature

Donald Olson
Print Name

TSATAS ACQUISITIONS, LLC
a Florida limited liability company

By: 
Efsthios Tsatas, Managing Member


Signature

Molly Janki
Print Name



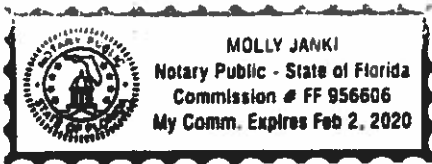
6/26/2017

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 26th day of June, 2017, by Efstathios Tsatas, as Managing Member of TSATAS ACQUISITIONS, LLC, a Florida limited liability company. He is personally known to me or has produced Canadian Driver's License (type of identification) as identification.

NOTARY'S SEAL:



Molly Janki
NOTARY PUBLIC, STATE OF FLORIDA

Molly Janki
(Name of Acknowledger Typed, Printed or Stamped)

FF 956606
Commission Number

“LICENSEE”:

Witnesses:

CITY OF POMPANO BEACH

By: _____
LAMAR FISHER, MAYOR

By: _____
GREGORY P. HARRISON, CITY MANAGER

Attest:

(SEAL)

ASCELETA HAMMOND
CITY CLERK

Approved As To Form:

MARK E. BERMAN
CITY ATTORNEY

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instruments were acknowledged before me this _____ day of _____, 2017 by **LAMAR FISHER** as Mayor, **GREGORY P. HARRISON** as City Manager and **ASCELETA HAMMOND** as City Clerk of the City of Pompano Beach, Florida, a municipal corporation, on behalf of the municipal corporation, who are personally known to me.

NOTARY’S SEAL:

NOTARY PUBLIC, STATE OF FLORIDA

(Name of Acknowledger Typed, Printed or Stamped)

Commission Number

CLS:jrm
3/16/17
L:agr/manager/2017-472

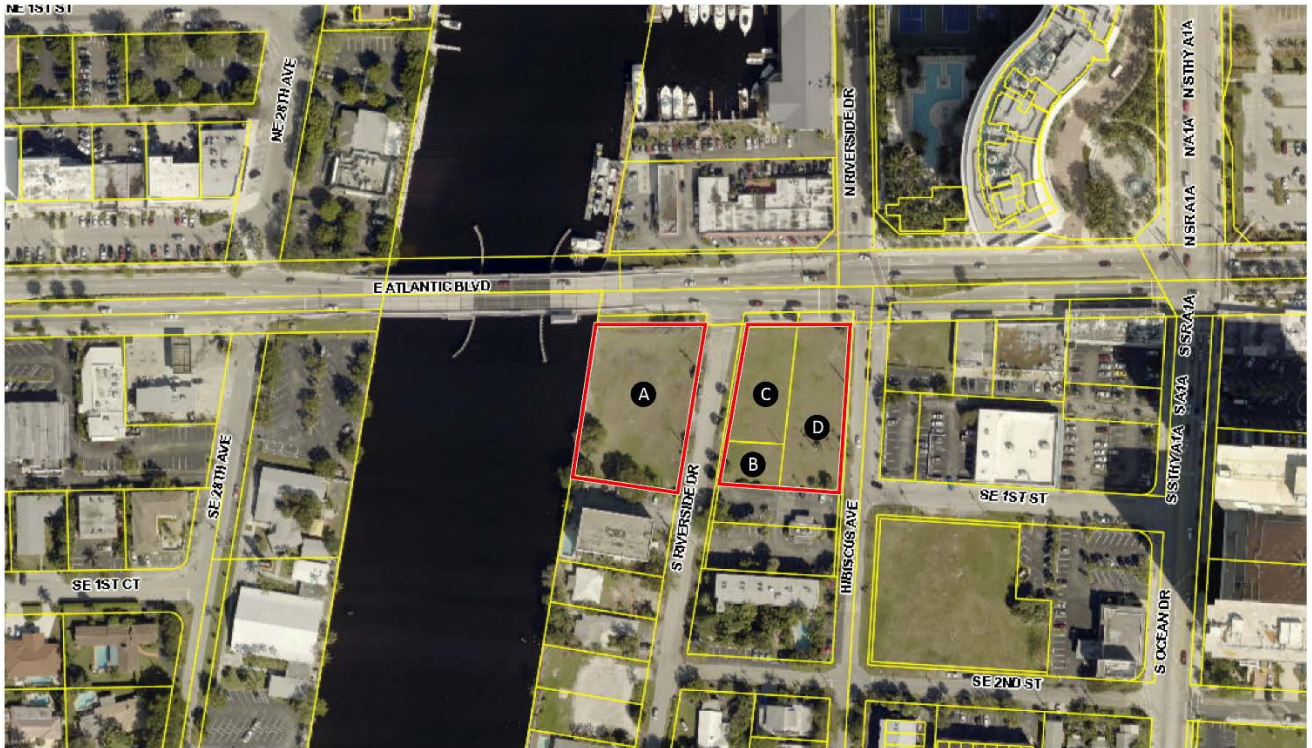
EXHIBIT A

PREMISES

Refer to attached descriptions by the Broward County Property Appraisers including the following ID numbers:

4943 06 11 0440
4943 06 11 0030
4943 06 11 0020
4943 06 11 0010

The Premises do not include the convenience store and its paved parking lot.



- Ⓐ Property Id # 494306110440
- Ⓑ Property Id # 494306110030
- Ⓒ Property Id # 494306110020
- Ⓓ Property Id # 494306110010

Map of the Premises

[Click here to display your 2016 Tax Bill.](#)

Site Address	101 S RIVERSIDE DRIVE, POMPANO BEACH	ID #	4943 06 11 0440
Property Owner	TSATAS ACQUISITIONS LLC	Millage	1511
Mailing Address	1800 CHOMEDEY *LAVAL QC CA H7T 2W3	Use	10
Abbreviated Legal Description	POMPANO BEACH PARK 21-20 B LOT 1 LESS N 15 FOR ST RD 814 2 LESS N 15 FOR ST RD 814, 3 BLK 5		

The just values displayed below were set in compliance with [Sec. 193.011, Fla. Stat.](#), and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values					
Click here to see 2016 Exemptions and Taxable Values to be reflected on the Nov. 1, 2016 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2017	\$2,043,500		\$2,043,500	\$2,043,500	
2016	\$2,043,500		\$2,043,500	\$2,043,500	\$41,245.19
2015	\$2,043,500		\$2,043,500	\$2,043,500	\$42,683.20

IMPORTANT: The 2017 values currently shown are "roll over" values from 2016. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2017, to see the actual proposed 2017 assessments and portability values.

2017 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$2,043,500	\$2,043,500	\$2,043,500	\$2,043,500
Portability	0	0	0	0
Assessed/SOH	\$2,043,500	\$2,043,500	\$2,043,500	\$2,043,500
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$2,043,500	\$2,043,500	\$2,043,500	\$2,043,500

Sales History -- Search Subdivision Sales				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
11/9/2011	SWD-Q	\$1,900,000	48324 / 1498	\$61.00	33,500	SF
12/10/2010	SWD-Q	\$1,500,000	47598 / 33			
9/3/2009	QC*-T		46505 / 1996			
9/3/2009	QC*-T		46505 / 1675			
1/19/2005	SW*	\$42,500,000	38942 / 665			
				Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
15								
L								
1								

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[Click here to display your 2016 Tax Bill.](#)

Site Address	S RIVERSIDE DRIVE, POMPANO BEACH	ID #	4943 06 11 0030
Property Owner	TSATAS ACQUISITIONS LLC	Millage	1511
Mailing Address	1800 CHOMEDEY *LAVAL QC CA H7T 2W3	Use	10
Abbreviated Legal Description	POMPANO BEACH PARK 21-20 B LOT 3 LESS THAT PT LYING E OF S EXT OF W/L OF LOT 1, LESS W 5 LOT 3 BLK 1		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values					
Click here to see 2016 Exemptions and Taxable Values to be reflected on the Nov. 1, 2016 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2017	\$161,520		\$161,520	\$144,900	
2016	\$161,520		\$161,520	\$131,730	\$2,864.52
2015	\$123,300		\$123,300	\$119,760	\$2,527.20

IMPORTANT: The 2017 values currently shown are "roll over" values from 2016. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2017, to see the actual proposed 2017 assessments and portability values.

2017 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$161,520	\$161,520	\$161,520	\$161,520
Portability	0	0	0	0
Assessed/SOH	\$144,900	\$161,520	\$144,900	\$144,900
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$144,900	\$161,520	\$144,900	\$144,900

Sales History -- Search Subdivision Sales				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
12/22/2011	DR*-T	\$100	48432 / 1055	\$32.75	4,932	SF
11/9/2011	WD*-E	\$1,300,000	48324 / 1523			
9/22/2004	DR*	\$100	39101 / 352			
12/29/2000	WD*	\$800,000	31148 / 448			
				Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
15								
L								
1								

[If you see a factual error on this page, please click here to notify us.](#)

[Click here to display your 2016 Tax Bill.](#)

Site Address	3200 E ATLANTIC BOULEVARD, POMPANO BEACH	ID #	4943 06 11 0020
Property Owner	TSATAS ACQUISITIONS LLC	Millage	1511
Mailing Address	1800 CHOMEDEY *LAVAL QC CA H7T 2W3	Use	10
Abbreviated Legal Description	POMPANO BEACH PARK 21-20 B THAT PT LOT 1 AS DESC IN OR 1168/516,2 LESS PT DESC IN OR 1168/519 & LESS N 15 FOR ST RD 814,LESS N 5 LOT 2 & W 5 LOT 2 BLK 1		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values					
Click here to see 2016 Exemptions and Taxable Values to be reflected on the Nov. 1, 2016 tax bill.					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2017	\$587,670		\$587,670	\$527,690	
2016	\$587,670		\$587,670	\$479,720	\$10,428.00
2015	\$436,110		\$436,110	\$436,110	\$9,109.19

IMPORTANT: The 2017 values currently shown are "roll over" values from 2016. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2017, to see the actual proposed 2017 assessments and portability values.

2017 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$587,670	\$587,670	\$587,670	\$587,670
Portability	0	0	0	0
Assessed/SOH	\$527,690	\$587,670	\$527,690	\$527,690
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$527,690	\$587,670	\$527,690	\$527,690

Sales History -- Search Subdivision Sales				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
12/22/2011	DR*-T	\$100	48432 / 1055	\$47.50	12,372	SF
11/9/2011	WD*-E	\$1,300,000	48324 / 1523			
9/22/2004	DR*	\$100	39101 / 352			
12/29/2000	WD*	\$800,000	31148 / 448			

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
15								
L								
1								

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[Click here to display your 2016 Tax Bill.](#)

Site Address	3218 E ATLANTIC BOULEVARD, POMPANO BEACH	ID #	4943 06 11 0010
Property Owner	TSATAS ACQUISITIONS LLC	Millage	1511
Mailing Address	1800 CHOMEDEY *LAVAL QC CA H7T 2W3	Use	10
Abbreviated Legal Description	POMPANO BEACH PARK 21-20 B LOT 1 BLK 1 LESS:COMM NE COR LOT 2 SW 33.46 TO POB,E 0.10,S 24.12 NE 24.12 TO POB & POR LOT 2 DESC AS COMM SW COR LOT 1,N 91.73 TO POB,W 0.15,NE 36.18,S 36.18 TO POB & POR LOT 3 LYING E OF SLY EXT OF W/L OF LOT 1,LESS N 20 OF LOT & LESS E 5 OF LOTS 1 & 3 FOR R/W		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values
[Click here to see 2016 Exemptions and Taxable Values to be reflected on the Nov. 1, 2016 tax bill.](#)

Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2017	\$844,600		\$844,600	\$758,390	
2016	\$844,600		\$844,600	\$689,450	\$14,987.09
2015	\$626,780		\$626,780	\$626,780	\$13,091.75

IMPORTANT: The 2017 values currently shown are "roll over" values from 2016. These numbers will change frequently online as we make various adjustments until they are finalized on June 1. Please check back here AFTER June 1, 2017, to see the actual proposed 2017 assessments and portability values.

2017 Exemptions and Taxable Values by Taxing Authority

	County	School Board	Municipal	Independent
Just Value	\$844,600	\$844,600	\$844,600	\$844,600
Portability	0	0	0	0
Assessed/SOH	\$758,390	\$844,600	\$758,390	\$758,390
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$758,390	\$844,600	\$758,390	\$758,390

Sales History -- Search Subdivision Sales

Date	Type	Price	Book/Page or CIN
11/4/2011	WD*-E	\$2,200,000	48389 / 1470
9/19/2002	WD*	\$900,000	33953 / 1359
9/12/2001	QCD	\$100	32390 / 1695
2/16/1993	QC*	\$418,300	23510 / 605

Land Calculations

Price	Factor	Type
\$47.50	17,781	SF
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments

Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
15								
L								
1								

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