

**CONTIGUOUS SHARED
COMMON DOCKING AGREEMENT
FOR EXISTING DOCKS**

THIS IS AN AGREEMENT by and between Hootkin Consulting Retirement Trust
Michael Hootkin, Trustee
(hereinafter "OWNER A"), whose address is 2401 SE 8th Street, Pompano
Beach, Florida, Tyler & Morgan Hunter (hereinafter "OWNER
B"), whose address is 2475 SE 8th Street, Pompano
Beach, Florida, and Michael Hunter and Sue Hunter (hereinafter
"OWNER C"), whose address is 2445 SE 8th St.,
Pompano Beach, Florida, and the CITY OF POMPANO BEACH (hereinafter "CITY"), a
municipal corporation of the State of Florida located at 100 West Atlantic Boulevard, Pompano
Beach, Florida 33060.

WHEREAS, OWNER A, OWNER B, and OWNER C desire to consent to lawfully
continuing the use of three connected docks each with portions on their individual properties and
each within five feet of the extended property line adjacent to their properties legally described
as follows:

See Exhibits "A" "B" and "C" attached hereto and made a part hereof.

WHEREAS, the placement of docks within five feet of the extended property line may
permit multiple property owners to retain their physically connected docks to form a contiguous
horizontal surface; and

WHEREAS, Section 151.03, "Structures in Waterways," of the Pompano Beach Code of
Ordinances requires that in order for adjacent property owners to join their docks within five feet

of an extended property line, the affected abutting property owners shall first enter into an agreement with the CITY which states they have reviewed and approved the proposed plans for erecting a structure within five feet of their extended property lines but in this instance, as-built drawings of same, and that they indemnify the CITY for any claim brought against the CITY in connection with said structure; and

WHEREAS, OWNER A, OWNER B, OWNER C, and CITY have reached an agreement regarding OWNER A, OWNER B, and OWNER C physically connecting their docks to form a continuous horizontal surface and desire to memorialize the agreement; and

IN CONSIDERATION of the mutual promises, terms and conditions contained herein, OWNER A, OWNER B, OWNER C and CITY agree as follows.

1. CITY is a party to this Agreement for the sole purpose of ensuring compliance with Section 151.03 (D), "Structures in Waterway" of the Pompano Beach Code of Ordinances. As such, this Agreement is made on the express condition that OWNER A, OWNER B, and OWNER C agree that CITY shall be held harmless and free from all claims for damages for injury or death to any person or property damage of any kind that occurs in connection with this Agreement. Further, OWNER A, OWNER B, and OWNER C shall indemnify CITY, its agents, officials, and employees against all liability, including legal and attorney's fees, resulting from any injury, death or damage described in this paragraph.

2. This Agreement shall be approved by the Office of the City Attorney for legal content and shall be of no effect until it is properly executed by all parties and recorded along with a copy of the approved plans in the Public Records of Broward County, Florida. CITY

assumes no responsibility for recording and must be provided a copy of the Agreement showing the recording information prior to permit issuance.

3. OWNER A, OWNER B, and OWNER C are individually and jointly responsible for compliance with all applicable Federal, state and local regulations pertaining to the maintenance and use of the shared docking facilities to the extent that connecting the docks may result in other existing improvements being rendered non-compliant such as may be the case with enforcement of the Residential Swimming Pool Safety Act, Chapter 515, Florida Statutes, and Florida Building Code Section 424.2.

4. The parties have reviewed and approved the as-built drawings plans for placement of docks within five feet of the extended property line, a copy of which are attached hereto and made a part hereof as "Exhibit D," and OWNER A, OWNER B, and OWNER C grant unto the other the full right to erect, maintain and keep such structure.

5. The parties have obtained and submitted for City approval, a signed and sealed letter from a Registered Florida Engineer attesting that all existing dock structures subject to this agreement are currently in sound condition and contain no structural defects, which is attached hereto and made a part hereof as "Exhibit E".

6. This agreement may not be terminated without the agreement of all parties.

7. The provisions contained herein shall be restrictions and covenants running with the land and shall be binding upon the heirs, successors, and assigns of the parties.

8. This agreement shall be of no effect until it is properly executed by all owners and CITY and is recorded in the Public Records of Broward County, Florida, and shall be considered to be a restriction running with the land and shall bind the heirs, successors, and assigns of the property owners.

9. No boat lifts shall be erected within five feet of the extended property line.
10. No vessels may be docked within the five feet of the extended property line.
11. Fire suppression systems shall be installed as required by applicable CITY, County, State of Florida and Federal law requirements. Fire suppression systems shall be shown on plans and maintained in full working order at all times.

IN WITNESS WHEREOF, the parties have executed this agreement on the respective date under each signature.

"CITY":

Witnesses:

CITY OF POMPANO BEACH

By: _____

LAMAR FISHER, MAYOR

Print Name: _____

By: _____

GREGORY P. HARRISON, CITY MANAGER

Print Name: _____

Attest:

ASCELETA HAMMOND, CITY CLERK

(SEAL)

Approved by:

MARK E. BERMAN, CITY ATTORNEY

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this _____ day of _____, 20__ by Lamar Fisher, as Mayor of the City of Pompano Beach, Florida, a municipal corporation, on behalf of the municipal corporation, who is personally known to me.

NOTARY'S SEAL:

NOTARY PUBLIC, STATE OF FLORIDA

(Name of Acknowledger Typed, Printed or Stamped)

Commission Number

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this _____ day of _____, 20__ by Gregory P. Harrison, as City Manager of the City of Pompano Beach, Florida, a municipal corporation, on behalf of the municipal corporation, who is personally known to me.

NOTARY'S SEAL:

NOTARY PUBLIC, STATE OF FLORIDA

(Name of Acknowledger Typed, Printed or Stamped)

Commission Number

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this _____ day of _____, 20__ by ASCELETA HAMMOND as City Clerk of the City of Pompano Beach, Florida, a municipal corporation, on behalf of the municipal corporation, who is personally known to me.

NOTARY'S SEAL:

NOTARY PUBLIC, STATE OF FLORIDA

(Name of Acknowledger Typed, Printed or Stamped)

Commission Number

"OWNER A":

Witnesses:

David Lee Norman
Print Name: DAVID LEE NORMAN

X Michael Houtkin
Michael Houtkin, Trustee
Houtkin Consulting Retirement Trust

Print Name: _____

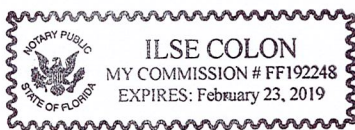
DATED: 6/28/17

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 28th day of June, 2017 by Michael Houtkin. He is personally known to me or has produced FL Driver License (type of identification) as identification.

NOTARY'S SEAL:



Ilse Colon
NOTARY PUBLIC, STATE OF FLORIDA

Ilse Colon
(Name of Acknowledger Typed, Printed or Stamped)

FF192248
Commission Number

"OWNER B":

Witnesses:

David L. Norman
Print Name: DAVID LEE NORMAN

X Tyler, Michael Hunter

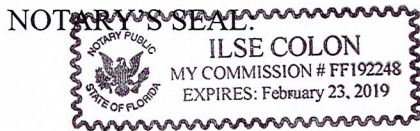
DATED: 6/28/17

Print Name: _____

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 28th day of June, 2017 by Tyler Michael Hunter. He is personally known to me or has produced FL Driver License (type H 536-813-83-297-0 of identification) as identification.



Ilse Colon
NOTARY PUBLIC, STATE OF FLORIDA

Ilse Colon
(Name of Acknowledger Typed, Printed or Stamped)

FF192248
Commission Number

"OWNER B":

Witnesses:

David Lee Norman Morgan Hunter
Print Name: DAVID LEE NORMAN Morgan Hunter

Print Name: _____

DATED: July 13, 2017

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 13th day of July, 2017 by Morgan C. Hunter. He is personally known to me or has produced DHic state of Florida Exp. 3.3.2020 (type of identification) as identification.

NOTARY'S SEAL:



Rita M. Franco
Notary Public
State of Florida

My Commission Expires 12/06/2020
NOTARY PUBLIC, STATE OF FLORIDA
Commission No. GG-52959

Rita M. Franco
(Name of Acknowledger Typed, Printed or Stamped)

GG 52959
Commission Number

"OWNER C":

Witnesses:

David Lee Norman
Print Name: DAVID LEE NORMAN

Tyler Michael Hunter
Tyler Michael Hunter, POA
for Michael Hunter, Sue Hunter
DATED: 6/28/17

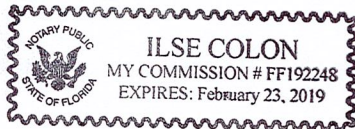
Print Name: _____

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 28th day of June, 2017 by Tyler Michael Hunter. He is personally known to me or has produced FL Driver License (type H 536-813-83-297-0 of identification) as identification.

NOTARY'S SEAL:



Ilse Colon
NOTARY PUBLIC, STATE OF FLORIDA

Ilse Colon
(Name of Acknowledger Typed, Printed or Stamped)

FF192248
Commission Number

:ds
6/7/17
l:agr/eng/2017-733

**Greater Fort Lauderdale REALTORS® - IMAPP**

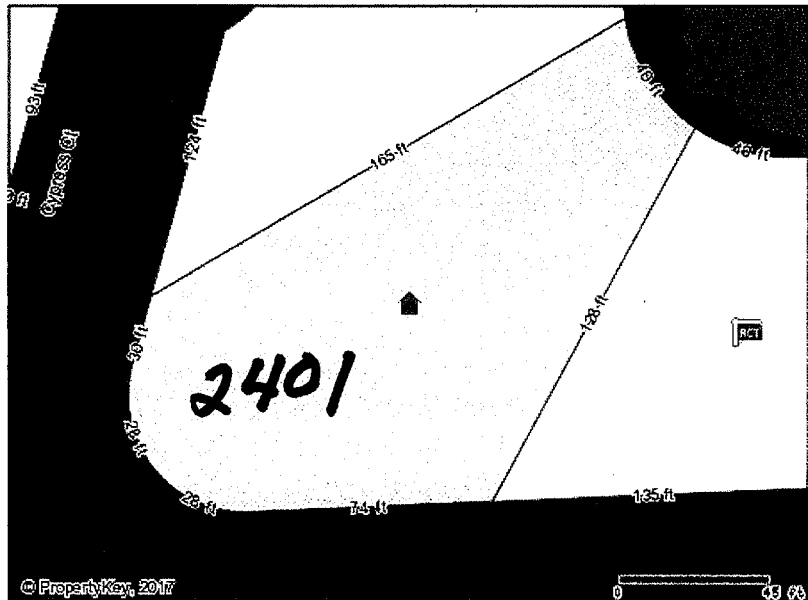
Broward County Tax Report - 2401 SE 8TH ST, POMPANO BEACH, FL 33062-6735

PROPERTY A**PROPERTY INFORMATION**

PID # 4943-06-26-0550
Property Type: Residential
Property Address:
 2401 SE 8TH ST
 POMPANO BEACH, FL 33062-6735
Current Owner:
 CONSULTING RETIREMENT HOUTKIN TRUST
Tax Mailing Address:
 2295 NW CORPORATE BLVD STE 230
 BOCA RATON, FL 33431-7326
Use Code: 01 / SINGLE FAMILY
Total Land Area:
 0.3278 acres / 14,277 sf
Land Areas:
 1. Single Family (01)
Waterfront: Yes - 11
Subdivision:
 SANTA BARBARA SHORES
Census Tract/Block: 030902 / 2003
Twn: 49E / **Rng:** 43S / **Sec:** 06
Block: / **Lot:**
Latitude: 26.22131
Longitude: -80.099168

Legal Description:

SANTA BARBARA SHORES 33-21 B LOT 26 BLK 2



☐ Residential ☐ Agricultural ☐ Government ☐ Water
☐ Commercial ☐ Industrial ☐ Other ☐ Condo
☒ Active ☐ Sold ☐ Pending ☐ Withdrawn ☐ Expired

Foreclosures

VALUE INFORMATION

| | <u>2012</u> | <u>2013</u> | <u>2014</u> | <u>2015</u> | <u>2016</u> |
|---|-------------|-------------|-------------|-------------|-------------|
| Building Value: | \$351,920 | \$103,830 | \$103,830 | \$103,830 | \$103,830 |
| Land Value: | \$421,170 | \$421,170 | \$421,170 | \$421,170 | \$454,720 |
| Just Market Value: | \$773,090 | \$525,000 | \$525,000 | \$525,000 | \$558,550 |
| Percent Change: | - n/a - | -32.09% | 0% | 0% | 6.39% |
| Total Assessed Value: | \$773,090 | \$525,000 | \$525,000 | \$525,000 | \$558,550 |
| Homestead Exemption: | NO | NO | NO | NO | NO |
| Total Exemptions: | \$0 | \$0 | \$0 | \$0 | \$0 |
| Taxable Value: | \$773,090 | \$525,000 | \$525,000 | \$525,000 | \$558,550 |
| Millage Rate: | 21.3750 | 21.3493 | -n/a- | -n/a- | -n/a- |
| Ad Valorem Taxes: | | | | | \$11,273.57 |
| Non-Ad Valorem Taxes: | | | | | \$134.00 |
| Total Tax Amount: | \$16,646.81 | \$11,342.40 | \$11,156.28 | \$11,099.85 | \$11,407.57 |
| Taxing District(s): 1511 | | | | | |
| *Non-Ad Valorem Levies: POMPANO BEACH FIRE RESCUE (\$134.00) | | | | | |

Link To County Tax Collector

SALES INFORMATION

| | | | | | |
|--|----------------------------|-----------------------|-----|--------------------|----------------------------------|
| Deed Type: | Rerecorded Deed Correction | Price: | \$0 | Qualifiers: | U ¹ |
| Sale Date: | 11/27/2012 | Recorded Date: | | Document # | Bk 49271/Pg 1287 |
| Grantor: | HOUTKIN BRAD | Grantee: | | | HOUTKIN CONSULTING RETIREMENT TR |
| Qualifier Flags: Q=Qualified, U=Unqualified, O=Other (see note), M=Multiple, P=Partial, V=Vacant, I=Improved | | | | | |
| ¹ NON-MONETARY TRANSACTION, ² UNQUALIFIED, ³ QUALIFIED SALE, ⁴ UNQUALIFIED - OTHER | | | | | |

| BUILDING INFORMATION | | | | | |
|---|----------------------------|-----------------------|--|--------------|------------|
| 1. Single Family Residence | Beds: 0 | Bldg Area: 5,578 sf | Year Built: 1978 act / 1978 eff | Units: 1 | |
| | Baths: | Living Area: 5,002 sf | Adjusted Area: 4,963 sf | Stories: 2.0 | |
| Exterior: | Concrete Brick Composition | | Interior: | Plaster | |
| Flooring: | Wood | | Roof Material: | Clay Tile | |
| Heat Type: | | | Heat Fuel: | | |
| Feature | Units/Size | Dimensions | Feature | Units/Size | Dimensions |
| CONCRETE/PATIOS, FLOORS | 1,820 SF | 182 x 10 | SPECIAL PAVER DRIVEWAY | 1 | 1 x 1 |
| POOL RESIDENTIAL | 392 | 392 x 1 | CONCRETE/PATIOS, FLOORS | 6 | 6 x 1 |
| Building Subareas: | | | (1.8) - TWO STORY - 990 sf (1,782 sf adj) | | |
| (1.3) L/G - LIVING/GARAGE - 528 sf (686 sf adj) | | | P 1/3 - PORCH - 48 sf (16 sf adj) | | |
| (1.0) - ONE STORY - 2,419 sf (2,419 sf adj) | | | (0.8) UPPER FL - UPPER FLOOR - 75 sf (60 sf adj) | | |
| POOLR - POOL - 392 sf (392 sf adj) | | | CONC - CONCRETE - 1,826 sf (1,826 sf adj) | | |
| | | | Building Sketch (link to county) | | |
| Covered Parking: Yes ; GARAGE - 528 sf | | | Pool: Yes Pool Size: 392 sf | | |

| Assigned Schools | | | | |
|---|--------|------------|---------------|-----------|
| School Name | Grades | Enrollment | School Rating | Distance |
| McNab Elementary School | PK-5 | 664 | B (2015/2016) | 0.8 mile |
| Below Average Teachers Below Average Class Sizes | | | | |
| Pompano Beach Middle School | 6-8 | 1,022 | C (2015/2016) | 1.7 mile |
| Below Average Teachers Large Class Sizes Below Average Standardized Testing Scores | | | | |
| Blanche Ely High School | 9-12 | 2,041 | C (2015/2016) | 2.5 miles |
| Below Average Teachers Large Class Sizes Below Average Standardized Testing Scores | | | | |
| Source: National Center for Education Statistics, 2014-2015 ; Florida Dept of Education, 2015-2016 | | | | |

| FLOOD ZONE DETAILS | | | | |
|---|------|---|-----------------------------|-------------------|
| Zone | BFE | Description | CID | Panel # Published |
| X | | Area that is determined to be outside the 1% and 0.2% chance floodplains. | 12005512011C0376H08/18/2014 | |
| *Primary flood hazard status area. Other flood hazard areas that occur on this property: | | | | |
| AE | 5 ft | Areas of 100-year flood; base flood elevations and flood hazard factors determined. | 12005512011C0376H08/18/2014 | |
| Note: When multiple zones are listed, the actual status may depend on where the structure is located on the property. | | | | |
| This property is at risk of storm surge inundation from storms rated Category 5 or greater. | | | | |
| Source: FEMA National Flood Hazard Layer (NFHL), updated 03/27/2017 | | | | |

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EXHIBIT B



Greater Fort Lauderdale REALTORS® - IMAPP

Broward County Tax Report - 2475 SE 8TH ST, POMPANO BEACH, FL 33062-6735

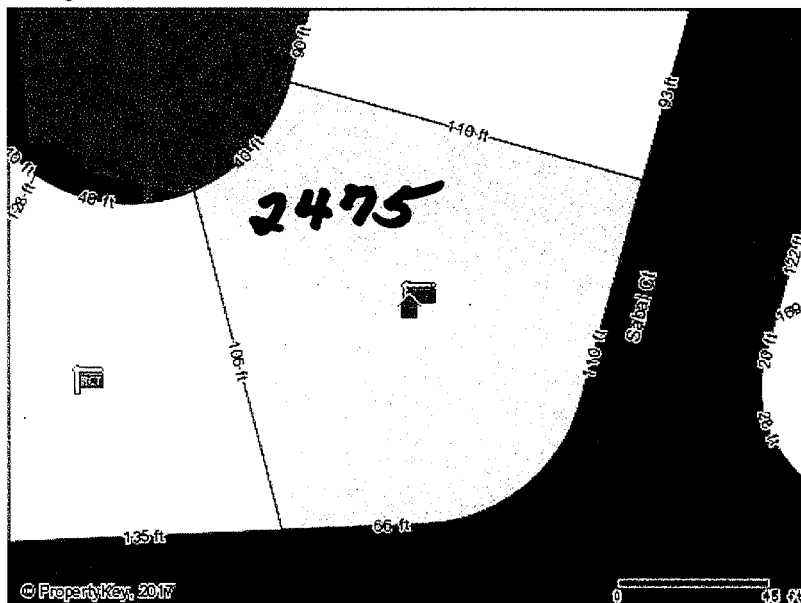
PROPERTY B

PROPERTY INFORMATION

PID # 4943-06-26-0570
Property Type: Residential
Property Address:
 2475 SE 8TH ST
 POMPANO BEACH, FL 33062-6735
Current Owner:
 TYLER M HUNTER
Tax Mailing Address:
 2475 SE 8TH ST
 POMPANO BEACH, FL 33062-6735
Use Code: 01 / SINGLE FAMILY
Total Land Area:
 0.2916 acres / 12,700 sf
Land Areas:
 1. Single Family (01)
Waterfront: Yes - 11
Subdivision:
 SANTA BARBARA SHORES
Census Tract/Block: 030902 / 2003
Twn: 49E / **Rng:** 43S / **Sec:** 06
Block: / **Lot:**
Latitude: 26.221329
Longitude: -80.098563

Legal Description:

SANTA BARBARA SHORES 33-21 B LOT 28 BLK 2



☐ Residential ☐ Agricultural ☐ Government ☐ Water
☐ Commercial ☐ Industrial ☐ Other ☐ Condo
☒ Active ☐ Sold ☐ Pending ☐ Withdrawn ☐ Expired

Foreclosures

VALUE INFORMATION

| | 2012 | 2013 | 2014 | 2015 | 2016 |
|------------------------------|-------------|-------------|-------------|-------------|-------------|
| Building Value: | \$291,740 | \$291,740 | \$315,770 | \$336,790 | \$336,790 |
| Land Value: | \$374,650 | \$374,650 | \$374,650 | \$374,650 | \$404,500 |
| Just Market Value: | \$666,390 | \$666,390 | \$690,420 | \$711,440 | \$741,290 |
| Percent Change: | - n/a - | 0% | 3.61% | 3.04% | 4.2% |
| Total Assessed Value: | \$666,390 | \$666,390 | \$676,380 | \$681,790 | \$686,560 |
| Homestead Exemption: | YES | YES | YES | YES | YES |
| Total Exemptions: | \$50,000 | \$50,000 | \$50,000 | \$50,000 | \$50,000 |
| Taxable Value: | \$616,390 | \$616,390 | \$626,380 | \$631,790 | \$636,560 |
| Millage Rate: | 21.3750 | 21.3493 | -n/a- | -n/a- | -n/a- |
| Ad Valorem Taxes: | | | | | \$13,020.74 |
| Non-Ad Valorem Taxes: | | | | | \$134.00 |
| Total Tax Amount: | \$13,483.74 | \$13,480.49 | \$13,470.68 | \$13,512.23 | \$13,154.74 |

Taxing District(s): 1511
***Non-Ad Valorem** POMPANO BEACH FIRE RESCUE (\$134.00)
Levies:

Link To County Tax Collector

SALES INFORMATION

| | | | | | |
|-------------------------|--------------------------|-------------------------|----------------|--------------------|--------------------------|
| Deed Type: | Warranty Deed | Price: | \$726,000 | Qualifiers: | Q ¹ IR |
| Sale Date: | 05/20/2011 | Recorded Date: | | Document # | Bk 47958/Pg 1754 |
| Grantor: | ONDO, GEORGE D & KAREN J | Grantee: | HUNTER TYLER M | Document # | Bk 48712/Pg 1726 |
| Mortgage Amount: | \$265,000 | Instrument Date: | 04/17/2012 | Borrower: | HUNTER, TYLER M |
| Lender: | WELLS FARGO BANK | | | | |

Qualifier Flags: Q=Qualified, U=Unqualified, O=Other (see note), M=Multiple, P=Partial, V=Vacant, I=Improved
¹ QUALIFIED SALE

| BUILDING INFORMATION | | | | | |
|---|-------------------------------------|--|--|--|-------------------|
| 1. Single Family Residence | Beds: 3 Baths: 3.0 | Bldg Area: 3,615 sf Living Area: 2,925 sf | Year Built: 1972 act / 1972 eff Adjusted Area: 3,242 sf | Units: 1 Stories: 1.0 | |
| Exterior: | Concrete Brick Composition | Interior: | Plaster | | |
| Flooring: | Tile | Roof Material: | Roll Composition | | |
| Heat Type: | | Heat Fuel: | | | |
| Feature | Units/Size | Dimensions | Feature | Units/Size | Dimensions |
| 1 CAR STRAIGHT PAVER DRIVEWAY | 3 SF | 1 x 3 | PAVERS/PATIOS, FLOORS | 673 | 673 x 1 |
| POOL RESIDENTIAL | 479 | 479 x 1 | TILE ON PILING/PATIOS, FLOORS | 1 | 1 x 1 |
| 8 INCH C.B. REINFORCED WALL | 460 SF | 5 x 92 | TILE ON PILING/PATIOS, FLOORS | 1,160 SF | 116 x 10 |
| Building Subareas: | | | G 1/2 - GARAGE - 500 sf (250 sf adj) | | |
| POOLR - POOL - 420 sf (420 sf adj) | | | (1.0) - ONE STORY - 2,925 sf (2,925 sf adj) | | |
| CONC - CONCRETE - 583 sf (583 sf adj) | | | CONC - CONCRETE - 1,006 sf (1,006 sf adj) | | |
| P 1/3 - PORCH - 190 sf (63 sf adj) | | | | | |
| | | | Building Sketch (link to county) | | |
| Covered Parking: Yes ; GARAGE - 500 sf | | | Pool: Yes Pool Size: 479 sf | | |

| Assigned Schools | | | | |
|---|--------|------------|---------------|-----------|
| School Name | Grades | Enrollment | School Rating | Distance |
| McNab Elementary School | PK-5 | 664 | B (2015/2016) | 0.8 mile |
| ● Below Average Teachers ● Larger Class Sizes | | | | |
| Pompano Beach Middle School | 6-8 | 1,022 | C (2015/2016) | 1.7 mile |
| ● Below Average Teachers ● Large Class Sizes ● Below Average Standardized Testing Scores | | | | |
| Blanche Ely High School | 9-12 | 2,041 | C (2015/2016) | 2.6 miles |
| ● Below Average Teachers ● Large Class Sizes ● Below Average Standardized Testing Scores | | | | |
| Source: National Center for Education Statistics, 2014-2015 ; Florida Dept of Education, 2015-2016 | | | | |

| FLOOD ZONE DETAILS | | | | |
|---|------|---|-----------------------------|-------------------|
| Zone | BFE | Description | CID | Panel # Published |
| X | | Area that is determined to be outside the 1% and 0.2% chance floodplains. | 12005512011C0376H08/18/2014 | |
| *Primary flood hazard status area. Other flood hazard areas that occur on this property: | | | | |
| AE | 5 ft | Areas of 100-year flood; base flood elevations and flood hazard factors determined. | 12005512011C0376H08/18/2014 | |
| Note: When multiple zones are listed, the actual status may depend on where the structure is located on the property. | | | | |
| ▲ This property is at risk of storm surge inundation from storms rated Category 5 or greater. | | | | |
| Source: FEMA National Flood Hazard Layer (NFHL), updated 03/27/2017 | | | | |

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Greater Fort Lauderdale REALTORS® - IMAPP

Broward County Tax Report - 2445 SE 8TH ST, POMPANO BEACH, FL 33062-6735

PROPERTY 'C'**PROPERTY INFORMATION****PID #** 4943-06-26-0560**Property Type:** Residential**Property Address:**2445 SE 8TH ST
POMPANO BEACH, FL 33062-6735**Current Owner:**

MICHAEL & SUE HUNTER

Tax Mailing Address:800 E PRICE RD
MIDLAND, MI 48642-7914**Use Code:** 01 / SINGLE FAMILY**Total Land Area:**

0.2204 acres / 9,600 sf

Land Areas:

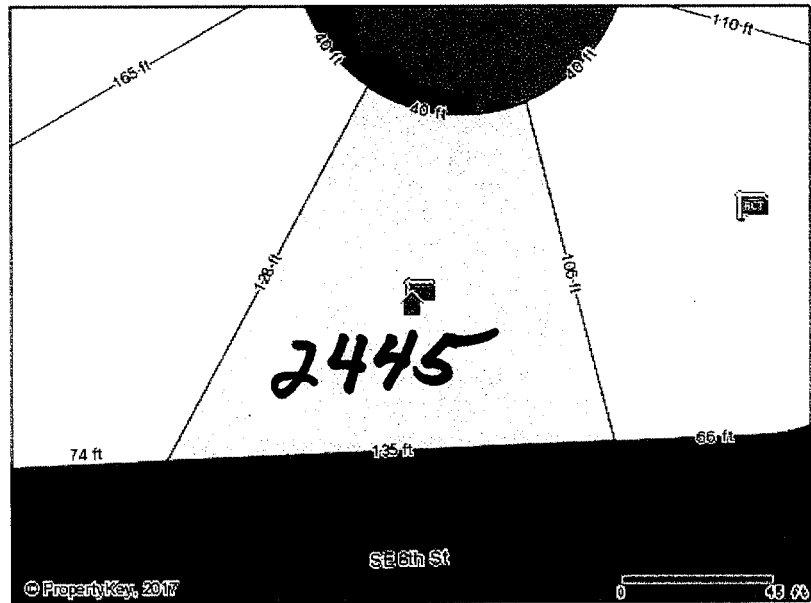
1. Single Family (01)

Waterfront: Yes - 11**Subdivision:**

SANTA BARBARA SHORES

Census Tract/Block: 030902 / 2003**Twn:** 49E / **Rng:** 43S / **Sec:** 06**Block / Lot:****Latitude:** 26.221267**Longitude:** -80.098868**Legal Description:**

SANTA BARBARA SHORES 33-21 B LOT 27 BLK 2



☐ Residential
☐ Commercial
☐ Agricultural
☐ Industrial
☐ Government
☐ Other
☐ Water
☐ Condo

☐ Active
☐ Sold
☐ Pending
☐ Withdrawn
☐ Expired

Foreclosures

VALUE INFORMATION

| | 2012 | 2013 | 2014 | 2015 | 2016 |
|------------------------------|-------------|-------------|-------------|-------------|-------------|
| Building Value: | \$461,390 | \$461,390 | \$484,020 | \$519,110 | \$519,110 |
| Land Value: | \$283,200 | \$283,200 | \$283,200 | \$283,200 | \$305,760 |
| Just Market Value: | \$744,590 | \$744,590 | \$767,220 | \$802,310 | \$824,870 |
| Percent Change: | - n/a - | 0% | 3.04% | 4.57% | 2.81% |
| Total Assessed Value: | \$744,590 | \$744,590 | \$767,220 | \$802,310 | \$824,870 |
| Homestead Exemption: | NO | NO | NO | NO | NO |
| Total Exemptions: | \$0 | \$0 | \$0 | \$0 | \$0 |
| Taxable Value: | \$744,590 | \$744,590 | \$767,220 | \$802,310 | \$824,870 |
| Millage Rate: | 21.3750 | 21.3493 | -n/a- | -n/a- | -n/a- |
| Ad Valorem Taxes: | | | | | \$16,648.85 |
| Non-Ad Valorem Taxes: | | | | | \$134.00 |
| Total Tax Amount: | \$16,037.61 | \$16,030.48 | \$16,241.62 | \$16,892.10 | \$16,782.85 |

Taxing District(s): 1511

***Non-Ad Valorem:** POMPANO BEACH FIRE RESCUE (\$134.00)

Levies:

[Link To County Tax Collector](#)

SALES INFORMATION

| | | | | | |
|-------------------|--------------|-----------------------|------------------|--------------------|------------------|
| Deed Type: | Quitclaim | Price: | \$0 | Qualifiers: | U ¹ |
| Sale Date: | 10/09/2012 | Recorded Date: | | Document # | Bk 49223/Pg 1896 |
| Grantor: | GRAY, JOHN T | Grantee: | THG HOLDINGS LLC | | |

Qualifier Flags: Q=Qualified, U=Unqualified, O=Other (see note), M=Multiple, P=Partial, V=Vacant, I=Improved

¹ UNQUALIFIED - OTHER, ² QUALIFIED SALE, ³ QUALIFIED

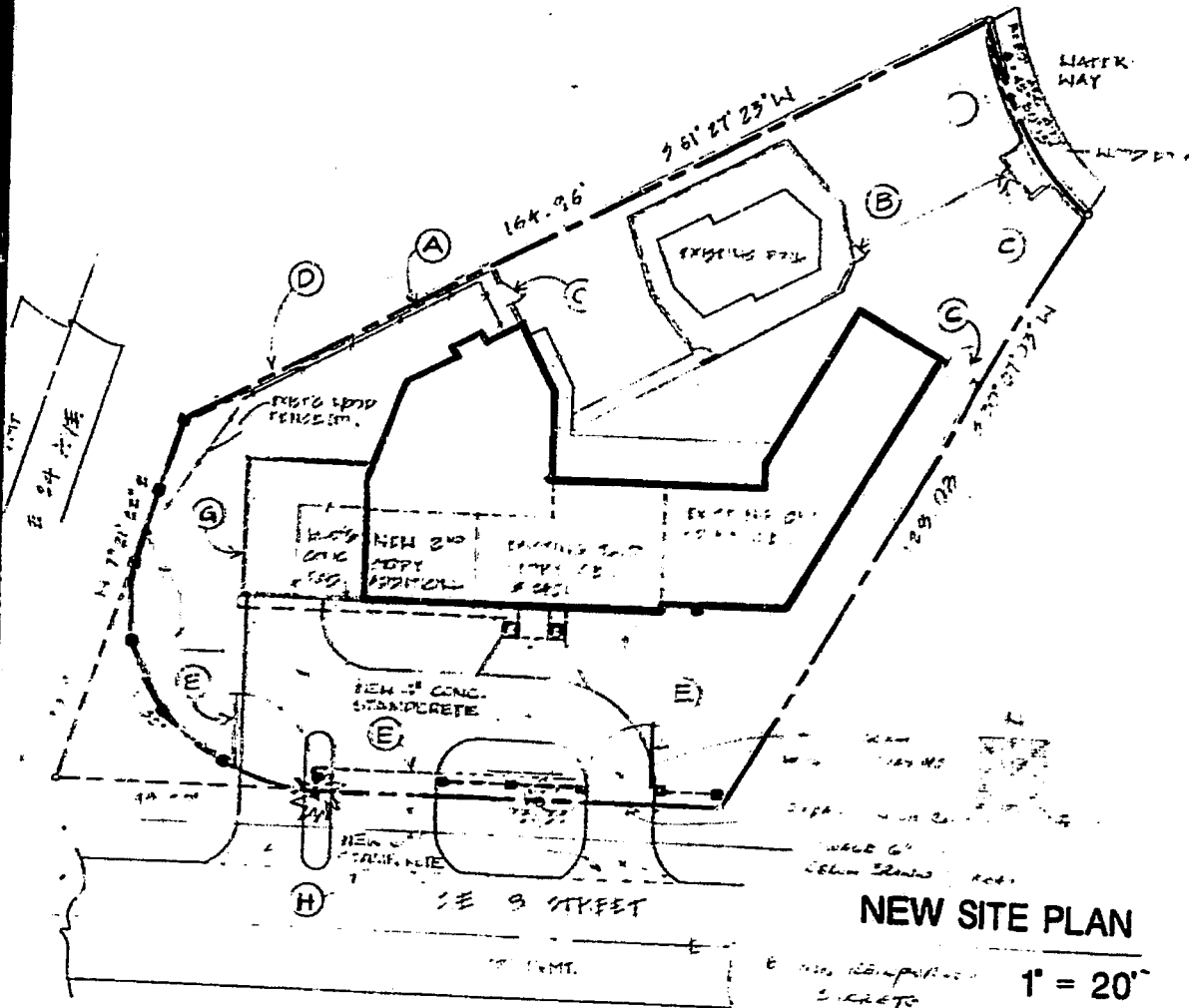
| BUILDING INFORMATION | | | | | | |
|--|----------------------------|-------------------|--|--|-------------------|---|
| 1. Single Family Residence | | Beds: 5 | Bldg Area: 3,535 sf | Year Built: 1967 act / 1967 eff | | Units: 1 |
| | | Baths: 3.5 | Living Area: 3,500 sf | Adjusted Area: 3,658 sf | | Stories: 2.0 |
| Exterior: | Concrete Brick Composition | | | Interior: | Plaster | |
| Flooring: | Wood | | | Roof Material: | Concrete Tile | |
| Heat Type: | | | | Heat Fuel: | | |
| Feature | Units/Size | Dimensions | Feature | Units/Size | Dimensions | |
| 1 CAR STRAIGHT PAVER DRIVEWAY | 3 SF | 1 x 3 | PAVERS ON PILING | 949 | 949 x 1 | |
| POOL/PILING | 417 | 417 x 1 | | | | |
| Building Subareas: | | | (1.8) - TWO STORY - 1,390 sf (2,502 sf adj) | | | |
| (1.3) - ONE STORY - VOLUME CEILING - 520 sf (676 sf adj) | | | (1.1) - ONE STORY - VOLUME CEILING - 130 sf (143 sf adj) | | | |
| P 1/2 - PORCH - 35 sf (18 sf adj) | | | (1.0) - ONE STORY - 70 sf (70 sf adj) | | | |
| POOLR - POOL - 360 sf (360 sf adj) | | | TERRZ - TERRAZO - 820 sf (820 sf adj) | | | |
| | | | | | | Building Sketch (link to county) |
| Covered Parking: No | | | | | | Pool: Yes Pool Size: 329 sf |

| Assigned Schools | | | | |
|---|--------|------------|---------------|-----------|
| School Name | Grades | Enrollment | School Rating | Distance |
| Mcnab Elementary School | PK-5 | 664 | B (2015/2016) | 0.8 mile |
| ● Below Average Teachers ● Larger Class Sizes | | | | |
| Pompano Beach Middle School | 6-8 | 1,022 | C (2015/2016) | 1.7 mile |
| ● Below Average Teachers ● Large Class Sizes ● Below Average Standardized Testing Scores | | | | |
| Blanche Ely High School | 9-12 | 2,041 | C (2015/2016) | 2.6 miles |
| ● Below Average Teachers ● Large Class Sizes ● Below Average Standardized Testing Scores | | | | |
| Source: National Center for Education Statistics, 2014-2015 ; Florida Dept of Education, 2015-2016 | | | | |

| FLOOD ZONE DETAILS | | | | |
|---|------|---|-----------------------------|-------------------|
| Zone | BFE | Description | CID | Panel # Published |
| X | | Area that is determined to be outside the 1% and 0.2% chance floodplains. | 12005512011C0376H08/18/2014 | |
| *Primary flood hazard status area. Other flood hazard areas that occur on this property: | | | | |
| AE | 5 ft | Areas of 100-year flood; base flood elevations and flood hazard factors determined. | 12005512011C0376H08/18/2014 | |
| Note: When multiple zones are listed, the actual status may depend on where the structure is located on the property. | | | | |
| ▲ This property is at risk of storm surge inundation from storms rated Category 4 or greater. | | | | |
| Source: FEMA National Flood Hazard Layer (NFHL), updated 03/27/2017 | | | | |

© PropertyKey, Inc., 2017 | Information is believed accurate but not guaranteed and should be independently verified.

EXHIBIT D



MODIFICATIONS :

- A. REMOVE EXISTING FENCE
- B. 42" HIGH ALUM. PICKET FENCE W/ 3' GATE
- C. 48" HIGH ALUM. PICKET FENCE W/ 3' GATE
- D. EXISTING NEIGHBORS FENCE UNDISTURBED
- E. NEW 12' SWINGING GATES (2), NEW 20' SLIDING GATE (1)
- F. NEW 16' MASONRY COLUMNS (12)
- G. NEW GARAGE ADDITION
- H. NEW 6' CONG. STAMPERE EXTENDS 45' OF FRONT COVERING 40% OF SWALE AREA

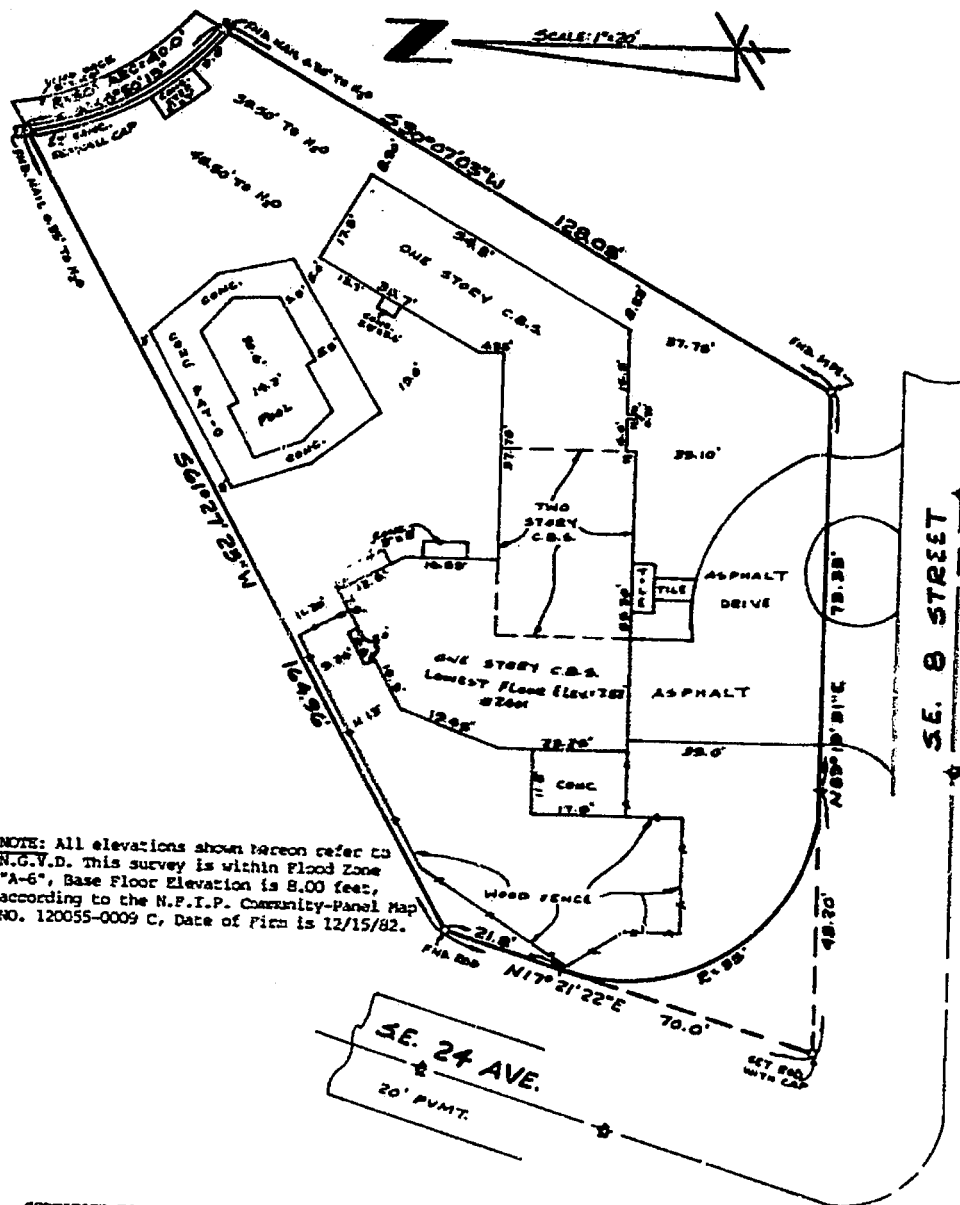
d. & architects planners inc.
1701 E. Atlantic Blvd. Suite 5
Pompano Beach, FL 33060

1-16-89

[Signature]

12-6-88 / SHT-K-1

ALTERATIONS & ADDITION TO:
MR. SALVATORE PEPITONE
2401 S.E 8th S.T. POMPAÑO BEACH
•FLORIDA•



NOTE: All elevations shown hereon refer to N.G.V.D. This survey is within Flood Zone "A-6", Base Floor Elevation is 8.00 feet, according to the N.F.P. Community-Panel Map NO. 120055-0009 C, Date of Firm is 12/15/82.

CERTIFIED TO: FIRST UNION NATIONAL BANK OF FLORIDA, and/or its assigns as their interest may appear; ATTORNEY'S TITLE INSURANCE FUND, INC.; JAMES, BIELEJESKI, AND AURELIUS, P.A.; SALVATORE PEPITONE & BARBARA ROMMER, his wife.

DESCRIPTION:

Lot 26, Block 2, SANTA BARBARA SHORES, according to the plat thereof, as recorded in Plat Book 33, Page 21, of the Public Records of Broward County, Florida.

PROPERTY ADDRESS: 2401 S.E. 8th Street; Pompano Beach, FL. 33062

This Survey meets the Minimum Technical Standards of the Florida Board of Land Surveyors pursuant to Chapter 475.027, F.S.
NOTE: The property described hereon has not been abstracted to reflect any encumbrances thereon by the undersigned and/or DAVIS ASSOCIATES, INC.

CERTIFICATE:
I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF SURVEY OF THE ABOVE DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION.

ALLEN R. DAVIS
REG. LAND SURVEYOR 8875
STATE OF FLORIDA

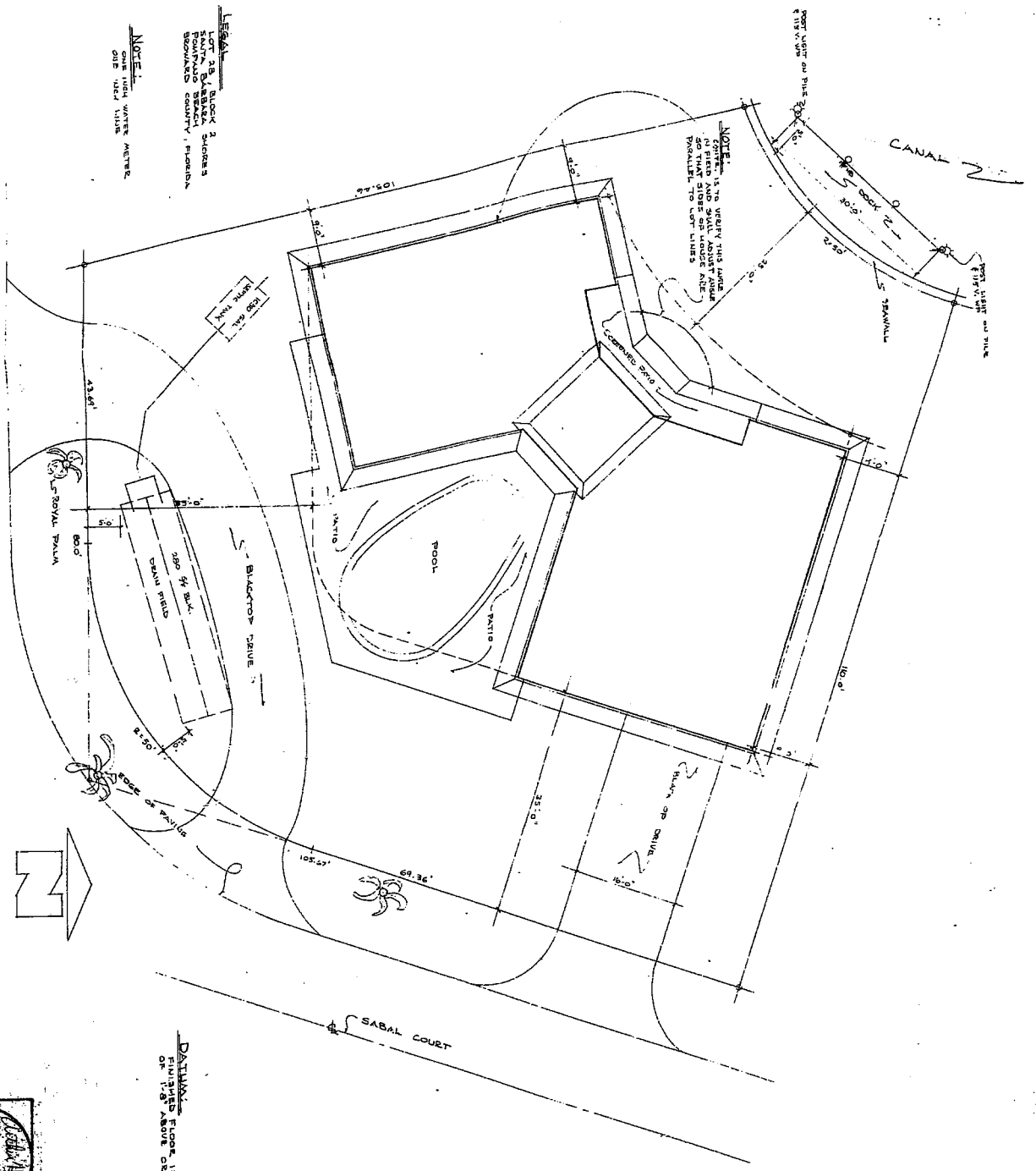
DATE JULY 27, 1988



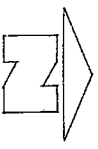
DAVIS ASSOCIATES, INC.

Consulting Civil and Environmental Engineers Land Surveyors Land Development Consultants Planners
1034 E. ATLANTIC BOULEVARD - POMPAÑO BEACH, FLA. 33060
phone: (305) 782-9447

| | |
|----------|----------|
| SCALE | 1" = 20' |
| DRAWN BY | D. D. C. |
| DATE | 7/27/88 |
| JOB NO. | 125888 |
| EQ./PG. | 71/29 |



Plot Plan
SCALE 1/4" = 1'-0"



- NOTES:
1. ALL METAL LATH "C" BE GALVAL
 2. BLOCK LATH BE GALVAL
 3. ALL LUMBER YELLOW PINE
 4. EXTERIOR DOOR FRAMES TO BE TREATED YELLOW PINE
 5. ALL SLIDING GLASS DOORS TO HAVE TREATED GLASS
 6. STRUCTURE TO BE 200' P.I.
 7. ALL REINFORCING BARS SHALL BE #4
 8. ALL WIRE REINFORCING MESH

FINISHED FLOOR IS TO BE A MIN. OF 1'-8" ABOVE CROWN OF ROAD.

HILLSBORO BUILDING
FT. LAUDERDALE, FLA.

Architect's Seal: A.I.A. (American Institute of Architects)

Architect: J. M. LAUDERDALE

Address: 2000 E. 1st St., Ft. Lauderdale, Fla.

Phone: 337-2000

EXHIBIT E

PRM ENGINEERING & CONTRACTING, INCORPORATED CGC 059902

June 26, 2017

City of Pompano Beach
100 W. Atlantic Boulevard
Pompano Beach, FL. 33060

ATTN: Mr. John Sfiropoulos, City Engineer

RE: Contiguous Shared Common Docking Agreement for 2401, 2445, and 2475 SE 8th Street, Pompano Beach, FL.

SUBJ: Exhibit E – Statement of Existing Dock and Seawall Structures

Dear Mr. Sfiropoulos,

The purpose of this letter is to notify you that the docks and seawalls of the above referenced properties have been inspected, and are currently in sound condition and contain no structural defects.

If you have any questions, or need additional information, please do not hesitate to contact me.

Respectfully Submitted,

