

July 24, 2019

BY FEDEX

Chris Lagerbloom, City Manager
City of Fort Lauderdale
100 N. Andrews Avenue
7th Floor
Fort Lauderdale, FL 33301

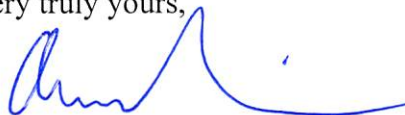
RE: Parker Playhouse – FPL Easement

Dear Chris:

Enclosed please find the original easement from the City of Fort Lauderdale to FPL for the Parker Playhouse project and the original Joinder and Consent by Lessee executed by Robert B. Lochrie III, as Chairman of the Performing Arts Center Authority.

Should you have any questions, please feel free to call me.

Very truly yours,



Andrew J. Schein, Esq.

Enclosure

Work Request No. 8766756

Sec. 2, Twp 50 S, Rge 42 E

Parcel I.D. 504202320010
(Maintained by County Appraiser)

EASEMENT (BUSINESS)

This Instrument Prepared By

Name: Troy Lewis
Co. Name: FPL
Address: 3020 NW 19th ST
Fort Lauderdale, FL 33311

The undersigned, in consideration of the payment of \$1.00 and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, grant and give to Florida Power & Light Company, its affiliates, licensees, agents, successors, and assigns ("FPL"), a non-exclusive easement forever for the construction, operation and maintenance of overhead and underground electric utility facilities (including wires, poles, guys, cables, conduits and appurtenant equipment) to be installed from time to time; with the right to reconstruct, improve, add to, enlarge, change the voltage as well as the size of, and remove such facilities or any of them within an easement described as follows:

Reserved for Circuit Court

See Exhibit "A" ("Easement Area")

Together with the right to permit any other person, firm, or corporation to attach wires to any facilities hereunder and lay cable and conduit within the Easement Area and to operate the same for communications purposes; the right of ingress and egress to the Easement Area at all times; the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the Easement Area; the right to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of the Easement Area, which might interfere with or fall upon the lines or systems of communications or power transmission or distribution; and further grants, to the fullest extent the undersigned has the power to grant, if at all, the rights hereinabove granted on the Easement Area heretofore described, over, along, under and across the roads, streets or highways adjoining or through said Easement Area.

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on July 26, 2019

Signed, sealed and delivered in the presence of:

Donna Varisco
(Witness Signature)
Print Name: Donna Varisco
(Witness)

Mary J. Matthews
(Witness Signature)
Print Name: Mary J. Matthews
(Witness)

Entity name City of Fort Lauderdale

By: [Signature]

Print Name: Chris Lagerbloom, City Manager

Print Address: 100 North Andrews Avenue

Fort Lauderdale, FL 33301

STATE OF Florida AND COUNTY OF Broward. The foregoing instrument was acknowledged before me this 26 day of July, 2019 by Chris Lagerbloom Roberto Hernandez the City Manager of the City of Fort Lauderdale a municipal corporation, who is personally known to me or has produced _____ as identification, and who did (did not) take an oath.
(Type of Identification)

My Commission Expires:



GINA RIZZUTI-SMITH
MY COMMISSION # GG 083510
EXPIRES: March 15, 2021
Bonded Thru Budget Notary Services

[Signature]
Notary Public, Signature

Print Name Gina Rizzuti-Smith

APPROVED AS TO FORM:

[Signature]
ALAIN E. BOILEAU
CITY ATTORNEY



McLAUGHLIN ENGINEERING COMPANY

LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309
PHONE (954) 763-7611 * FAX (954) 763-7615

SCALE 1" = 30'

SKETCH AND DESCRIPTION 16' X 16' FPL EASEMENT PARKER PLAYHOUSE

LEGAL DESCRIPTION:

A portion of Tract "A", THEATER CENTER, according to the plat thereof, as recorded in Plat Book 53, Page 5, of the public records of Broward County, Florida, more fully described as follows:

Commencing at the Northwest corner of said Tract "A"; thence South 89°59'00" East, on the North line of said Tract "A", a distance of 111.50 feet to the Point of Beginning; thence continuing South 89°59'00" East, on said North line, a distance of 16.00 feet; thence South 00°00'00" East, on the West right-of-way line of N.E. 7th Avenue, a distance of 16.00 feet; thence North 89°59'00" West, a distance of 16.00 feet; thence North 00°00'00" East, a distance of 16.00 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 256 square feet or 0.0059 acres more or less.

LOT 6, BLOCK 251, PROGRESSO
(PLAT BOOK BOOK 2, PG. 18, D.C.R.)
NORTH LINE, TRACT "A"

S89°59'00"E

111.50'

POINT OF BEGINNING
POINT OF COMMENCEMENT
NW CORNER, TRACT "A"

16' X 16' FPL EASEMENT
(256 SQUARE FEET)

TRACT "A", THEATER CENTER (PLAT BOOK 63, PG. 5, B.C.R.)

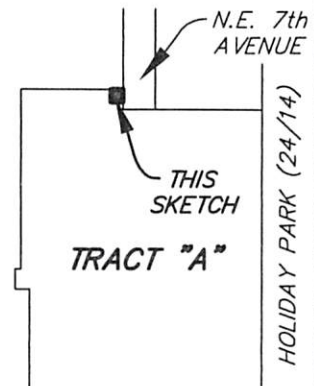
CERTIFICATION

Certified Correct. Dated at
Fort Lauderdale, Florida this
24th day of May, 2019.

NOTES:

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an embossed surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown assume the North line of Tract "A", as South 89°59'00" East.

EXHIBIT "A"



SANDY NININGER DRIVE
(N.E. 8th STREET)

SITE LAYOUT
NOT TO SCALE

WEST
R/W LINE
N.E. 7th
AVENUE
(40' R/W)
NORTH LINE,
TRACT "A"

McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida.

FIELD BOOK NO. _____

DRAWN BY: JMMjr

JOB ORDER NO. V-4315

CHECKED BY: _____

REF. DWG.: 18-3-15

C: \JMMjr\2019\V4315 (FPL)

JOINDER AND CONSENT BY LESSEE OF FLORIDA POWER AND LIGHT UTILITY EASEMENT

THIS INDENTURE, made 15 day of July, 2019 by and between:

CITY OF FORT LAUDERDALE, a municipal corporation of the
State of Florida, whose principal address is 100 North Andrews Avenue, Fort Lauderdale, FL 33301
(hereinafter "CITY")
and

PERFORMING ARTS CENTER AUTHORITY, an independent special
district organized under the laws of the State of Florida,
whose principal address is
201 Southwest Fifth Avenue, Fort Lauderdale, Florida 33312
(hereinafter "LESSEE")

That LESSEE, holder of a leasehold interest pursuant to that certain lease signed and executed by
and between the LESSEE and the CITY, on February 14, 2018. In consideration of Ten Dollars (\$10.00)
and other good and valuable consideration received from CITY, does hereby join and consent to
execution and delivery of the foregoing Florida Power and Light Utility Easement.

IN WITNESS OF THE FOREGOING, the LESSEE has set its hand and seal the day and year
first written above.

PERFORMING ARTS CENTER AUTHORITY, an
independent special district organized under the laws of
the State of Florida.

WITNESSES:
Andrew Schein
Print Name: Andrew Schein
Nicole M Kessler
Print Name: Nicole M Kessler

By: Robert B Lamm III
Print Name: Robert B Lamm III
Title: Chair

(CORPORATE SEAL, IF ANY)

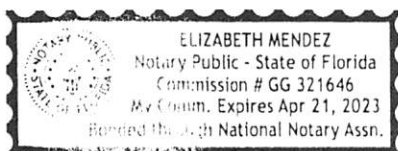
ATTEST:

(NAME) (POSITION)

ACKNOWLEDGMENT

STATE OF Florida :
COUNTY OF Broward :

The foregoing instrument was acknowledged before me this 15 day of July, 2019, by
Robert B Lamm III, as Chair of Performing Arts Center Authority, who is
personally known to me or who produced n/a as identification.



Elizabeth Mendez
Notary Public
Printed Notary Name
Commission No. 660 321646
My Commission Expires: 4/21/23



DOCUMENT ROUTING FORM

Today's Date: 7/25/2019

1000
7/26/19

DOCUMENT TITLE: Parker Playhouse – FPL Easement

COMM. MTG. DATE: 7/9/19 CAM #: 19-0685 ITEM #: CR-13 CAM attached: ☐ YES ☒ NO

Routing Origin: _____ Router Name/Ext: MJ Matthews x 5364 Action Summary attached: ☐ YES ☒ NO

Capital Investment / Community Improvement Projects defined as having a life of at least 10 years and a cost of at least \$50,000 and shall mean improvements to real property (land, buildings, or fixtures) that add value and/or extend useful life, including major repairs such as roof replacement, etc. Term "Real Property" include: land, real estate, realty, or real.

CIP FUNDED: ☐ YES ☒ NO

2) City Attorney's Office: Documents to be signed/routed? ☐ YES ☒ NO # of originals attached: 1

Is attached Granicus document Final? ☐ YES ☒ NO Approved as to Form: ☐ YES ☒ NO

Date to CCO: N/A

Attorney's Name

Initials

3) City Clerk's Office: # of originals: N/A Routed to: _____ Ext _____ Date: 7/26/19

4) City Manager's Office: CMO LOG #: Jul - 75 Document received from: A. Schein, Lochrie & Chakas

Assigned to: CHRIS LAGERBLOOM ☐ ROB HERNANDEZ ☒ RHODA MAE KERR ☒
CHRIS LAGERBLOOM as CRA Executive Director ☐

☐ APPROVED FOR C. LAGERBLOOM'S SIGNATURE ☐ N/A C. LAGERBLOOM TO SIGN

PER DCM: R. Hernandez _____ (Initial/Date) R. KERR _____ (Initial/Date)

☐ PENDING APPROVAL (See comments below)

Comments/Questions: _____

Forward 1 originals to ☐ Mayor ☒ CCO Date: _____

5) Mayor/CRA Chairman: Please sign as indicated. Forward _____ originals to CCO for attestation/City seal (as applicable) Date: _____

INSTRUCTIONS TO CITY CLERK'S OFFICE

City Clerk: Retains N/A original and forwards _____ originals to: _____ (Name/Dept/Ext)

Attach _____ certified Reso # _____ ☐ YES ☐ NO

Original Route form to CAO