

"Draft"

EXHIBIT "2"

Work Request No. _____

Sec 34 Twp 53 S, Rge 42 E

Parcel I.D. 02-3226-001-0460

(Maintained by County Appraiser)

Form 3722 (Stocked) Rev. 6/11

**NON-EXCLUSIVE UNDERGROUND
EASEMENT (BUSINESS)**

This Instrument Prepared By

Name: Gisela Torres, Esq.

Co. Name: City of Miami Beach

Address: 1700 Convention Center Dr

Miami Beach, Florida 33139

pg 1 of 2

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 licensees, agents, successors, and assigns ("FPL"), a non-exclusive easement forever for the construction, operation and maintenance of underground electric utility facilities (including cables, conduits, 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:

See Exhibit "A" ("Easement Area")

Reserved for Circuit Court

Together with the right to permit FPL to attach wires to any facilities hereunder and lay cable and conduit within the easement and to operate the same only for FPL's 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; 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 _____, 20__.

Signed, sealed and delivered in the presence of:

Grantor: City of Miami Beach

(Witness' Signature)

By: _____

Print Name: _____

Address: 1700 Convention Center Drive, Miami Beach,
FL 33139

Print Name: Eric T. Carpenter, P.E., City
Manager

Print Address: _____
1700 Convention Center Dr., Miami Beach, FL

(Witness' Signature)

Print Name: _____

Address: 1700 Convention Center Drive, Miami Beach, FL
33139

STATE OF _____ AND COUNTY OF _____. The foregoing instrument was acknowledged before me this _____ day of _____, 20__, by _____, the _____ of _____, a _____, who is personally known to me or has produced _____ as identification, by means of ___ physical presence or ___ online notarization. (Type of Identification)

My Commission Expires: _____

Notary Public, Signature

Print Name

"Draft"

Non-Exclusive Underground Easement (Business) - 02-3226-001-0460

Signed, witnessed, executed and acknowledged on this ____ day of _____, 2024.

GROUND LESSEE:

WITNESSES:

Individual Signature

Print Name

Address: _____

Individual Signature

Print Name

Address: _____

CFC-MB I, LLC, an Arizona limited liability company

BY: COMMUNITY FINANCE CORPORATION, an Arizona nonprofit corporation, its sole member

Individual Signature

Print Name

STATE OF _____)
COUNTY OF _____)

SS:

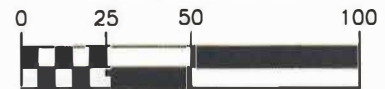
The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this ____ day of _____, 2024 by _____, as _____ of COMMUNITY FINANCE CORPORATION, an Arizona nonprofit corporation, as sole member of CFC-MB I LLC, an Arizona limited liability company, who is personally known to me or produced _____ as identification and did not take an oath.

[NOTARIAL SEAL]

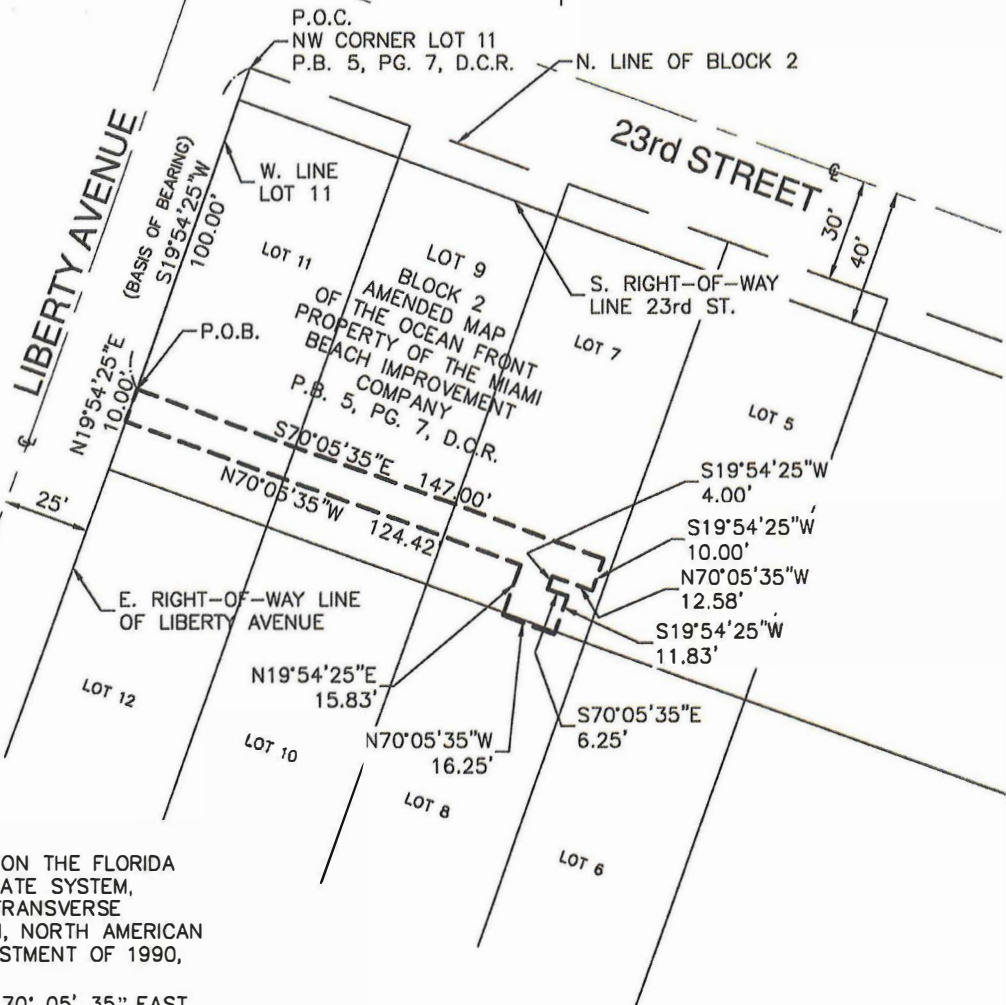
Notary: _____
Print Name: _____
NOTARY PUBLIC, STATE OF _____
My commission expires _____

FILE NO.
SH-1

GRAPHIC SCALE



(IN FEET)
1 INCH = 50 FEET



SURVEYOR'S NOTE:

BEARINGS ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT OF 1990, (NAD 83/90).

A BEARING OF SOUTH 70° 05' 35" EAST HAS BEEN ESTABLISHED ALONG THE NORTH LINE OF BLOCK 2.

ABBREVIATIONS:

PG. - PAGE
P.B. - PLAT BOOK
D.C.R. - DADE COUNTY RECORDS
P.O.C. - POINT OF COMMENCEMENT
P.O.B. - POINT OF BEGINNING
CL - CENTERLINE

MILLER LEGG

South Florida Office: 5747 N. Andrews Way
Ft. Lauderdale, Florida - 33309-2384
954-436-7000 - Fax: 954-436-8664
www.millerlegg.com

Certificate of Authorization L.B. 6680

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

SKETCH & DESCRIPTION

PROJECT NO.
20-00141

FILE NO.
SH-2