

ACCESS EASEMENT

(For Access to Allow for the Maintenance of Water and Sewer)

THIS ACCESS EASEMENT is made and entered into this 17th day of April, 2018 by and between TVC Margate Co., L.L.C., hereinafter called the "Grantor", and the City of Margate, a Florida municipal corporation organized and existing under the laws of the State of Florida, herein referred to as "Grantee":

WITNESSETH: That, for and in consideration of the sum of one dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor hereby grants unto the Grantee, its successors and assigns, forever, a perpetual non-exclusive access easement as described in Exhibit "A" attached hereto and made a part hereof (the "Easement Area"), for the purposes of granting access for maintaining water and sewer lines, as installed under the Property owned by Grantor in the City of Margate further described on Exhibit "B" attached hereto and made a part hereof (the "Property"). Said Easement Area being situate, lying and being in Broward County, Florida.

The Easement Area and Property disturbed because of the exercise of any of the foregoing powers, shall be performed expeditiously and repaired and restored to its original condition by the Grantee. While exercising or performing any of the foregoing powers the Grantee shall do so in the least intrusive manner with the least amount interference with the ingress and egress to and from the Property and to minimize interference to the access within which the Easement Area lies and the occupants ongoing business(es) conducted on the Property

IN WITNESS WHEREOF, GRANTOR has caused this Access Easement to be executed in its name this 17th day of April 2018.

Witness:

[Signature]

SUSAN GOLDMAN

Print Name

Witness:

[Signature]
[Signature]

Print Name

GRANTOR:

TVC Margate Co., L.L.C.

By:

[Signature]
Stephen J. Bock

Its:

Manager

STATE OF: Michigan

COUNTY OF: Oakland

This foregoing Access Easement acknowledgement before me this 17th day of April 2018 by Susan Goldman

I HEREBY CERTIFY that on this day personally appeared Stephen J. Bock, manager of TVC Margate Co., L.L.C., to me known as the person described in and who executed the foregoing Access Easement and who acknowledged before me that he executed the same for the purposed therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at _____ the above stated County, this 17th day of April 2018 A.D.

[Signature]
Notary Public

State of Michigan

My Commission expires:

State of Michigan

My Commission expires:

SUSAN S. GOLDMAN
NOTARY PUBLIC, STATE OF MICHIGAN
COUNTY OF OAKLAND
MY COMMISSION EXPIRES 05-15-2019
ACTING IN THE COUNTY OF Oakland

EXHIBIT A
SKETCH AND DESCRIPTION
20' ACCESS EASEMENT
MARGATE DISTRICT HEADQUARTERS
(P.B. 88, PG. 14, B.C.R.)
CITY OF MARGATE

LAND DESCRIPTION:

A portion of Tract A, MARGATE DISTRICT HEADQUARTERS, according to the Plat thereof, as recorded in Plat Book 88, Page 14, of the Public Records of Broward County, being more particularly described as follows:

A strip of land, 20 feet wide, being 10 feet of each side of the following described centerline.

COMMENCE at the Northeast corner of said Tract A; thence S 89°33'02" W, along the north line of said Tract A, 332.44 feet to the POINT OF BEGINNING of said centerline; thence S 00°26'58" E, 35.92 feet; thence N 89°33'02" E, 49.19 feet to the POINT OF TERMINATION.

Sidelines of the said description will extend and shorten as needed to form a continuous strip of land and be common with the Property line shown hereon.

Said land lying in Broward County, Florida and containing 1,702 square feet more or less.

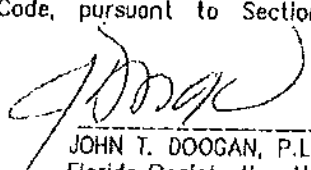
SURVEYOR'S REPORT:


1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are relative to the plat, MARGATE DISTRICT HEADQUARTERS, based on the north line of Tract A having a bearing of S 89°33'02" W.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: B.C.R. = Broward County Records; L.B. = Licensed Business; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; P.O.T. = Point of Termination; R/W = Right-of-Way.

CERTIFICATION:

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17.050 through 5J-17.052, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Date: 3/20/2018


JOHN T. DOOGAN, P.L.S.
Florida Registration No. 4409
AVIROM & ASSOCIATES, INC.
L.B. No. 3300

REVISIONS 		AVIROM & ASSOCIATES, INC. SURVEYING & MAPPING 50 S.W. 2nd AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 (561) 392-2594 / WWW.AVIROMSURVEY.COM	JOB #: 10482-2C
			SCALE: 1" = 30'
			DATE: 03/18/2018
			BY: S.R.L.
			CHECKED: J.T.D.
			F.B.: N/A PG.: N/A
		SHEET: 1 OF 2	

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SHEET: 2 OF 2

LEGAL DESCRIPTION

EXHIBIT "E"

SECTION 30, TOWNSHIP 48 SOUTH, RANGE 42 EAST
PARENT PARCEL FOLIO#: 4842-30-05-0010
PURPOSE: PARENT PARCEL

NOT VALID WITHOUT SHEET 5 OF 5

THIS IS NOT A SURVEY

LEGAL DESCRIPTION: PARENT PARCEL (BY SURVEYOR)

TRACT A, MARGATE DISTRICT HEADQUARTERS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 88, PAGE 14, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID TRACT A; THENCE SOUTH 01°10'00" EAST ALONG THE EAST LINE OF SAID TRACT A AND THE WEST RIGHT OF WAY LINE OF N.W. 55TH AVENUE, FOR A DISTANCE OF 250.00 FEET TO THE SOUTH LINE OF SAID TRACT A;

THENCE SOUTH 89°32'02" WEST, ALONG SAID SOUTH LINE, FOR A DISTANCE OF 630.20 FEET TO THE WEST LINE OF SAID TRACT A AND THE EAST RIGHT OF WAY LINE OF STATE ROAD NO. 7;

THENCE NORTH 01°00'34" WEST, ALONG SAID WEST LINE OF SAID TRACT A AND THE EAST RIGHT OF WAY LINE OF STATE ROAD NO. 7, FOR A DISTANCE OF 250.18 FEET TO THE NORTH LINE OF SAID TRACT A AND THE SOUTH RIGHT OF WAY LINE OF COPANS ROAD;

THENCE NORTH 89°33'02" EAST, ALONG SAID NORTH LINE OF TRACT A AND SOUTH RIGHT OF WAY LINE OF COPANS ROAD, FOR A DISTANCE OF 629.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.62 ACRES MORE OR LESS.

SURVEYOR'S NOTES:

1. THIS IS A LEGAL DESCRIPTION WITH A SKETCH AS DEFINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE. SAID SURVEY MEETS THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
2. THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH AMERICAN DATUM 1983, 2011 ADJUSTMENT, FLORIDA STATE PLANE, COORDINATE SYSTEM, EAST ZONE. THIS REFERENCE WAS ESTABLISHED BY USING TOPCON GRS RECEIVERS WITH THE TRIMBLE VRN (VIRTUAL REFERENCE NETWORK) AND TIED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) NETWORK CONTROL FOR STATE ROAD 7 AS DEPICTED ON A SPECIFIC PURPOSE SURVEY, FDOT PROJECT ID 230012-1-32-04. MORE PARTICULARLY THE SOUTH LINE OF THE SUBJECT PARCEL BEARS SOUTH 09°32'02" WEST AS SHOWN.
3. THIS LEGAL DESCRIPTION AND SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. ADDITIONS OR DELETIONS TO THIS SURVEY MAP OR REPORT BY OTHER THAN THE SIGNED PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNED PARTY OR PARTIES.

ABBREVIATIONS:

FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
ID	IDENTIFICATION
LB	LICENSED BUSINESS
NAD	NORTH AMERICAN DATUM
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
P.C.	PAGE
R/W	RIGHT OF WAY
S.F.	SQUARE FEET
S.R.	STATE ROAD

TO: TVC MARGATE CO., L.L.C.

THIS "LEGAL DESCRIPTION & SKETCH" COMPLIES WITH THE STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND BREVARD COUNTY PUBLIC WORKS FINANCE & CONSTRUCTION ADMINISTRATION CHECKLIST.

DATE OF LAST MODIFICATION: 12-9-15

HURT STAFFINGER
FLORIDA SURVEYOR & MAPPER
REGISTRATION No. 6496
NOT VALID UNLESS SIGNED AND SEALED

PREPARED FOR AND CERTIFY TO:

BROWARD COUNTY

PREPARED BY:

Bowman
CONSULTING

Bowman Consulting Group, Ltd.
4450 W. EAU GALLIE BLVD., Suite 232
MELBOURNE, FL 32934
Phone: (321) 255-5434
Fax: (321) 255-7751
www.bowmanconsulting.com

Florida Certificate of Authorization No. LB8030

DRAWN BY: RT

CHECKED BY: KS

PROJECT NO. 8536-01-001

REVISIONS

SECTION 30
TOWNSHIP 48 SOUTH
RANGE 42 EAST

DATE: 12/9/15

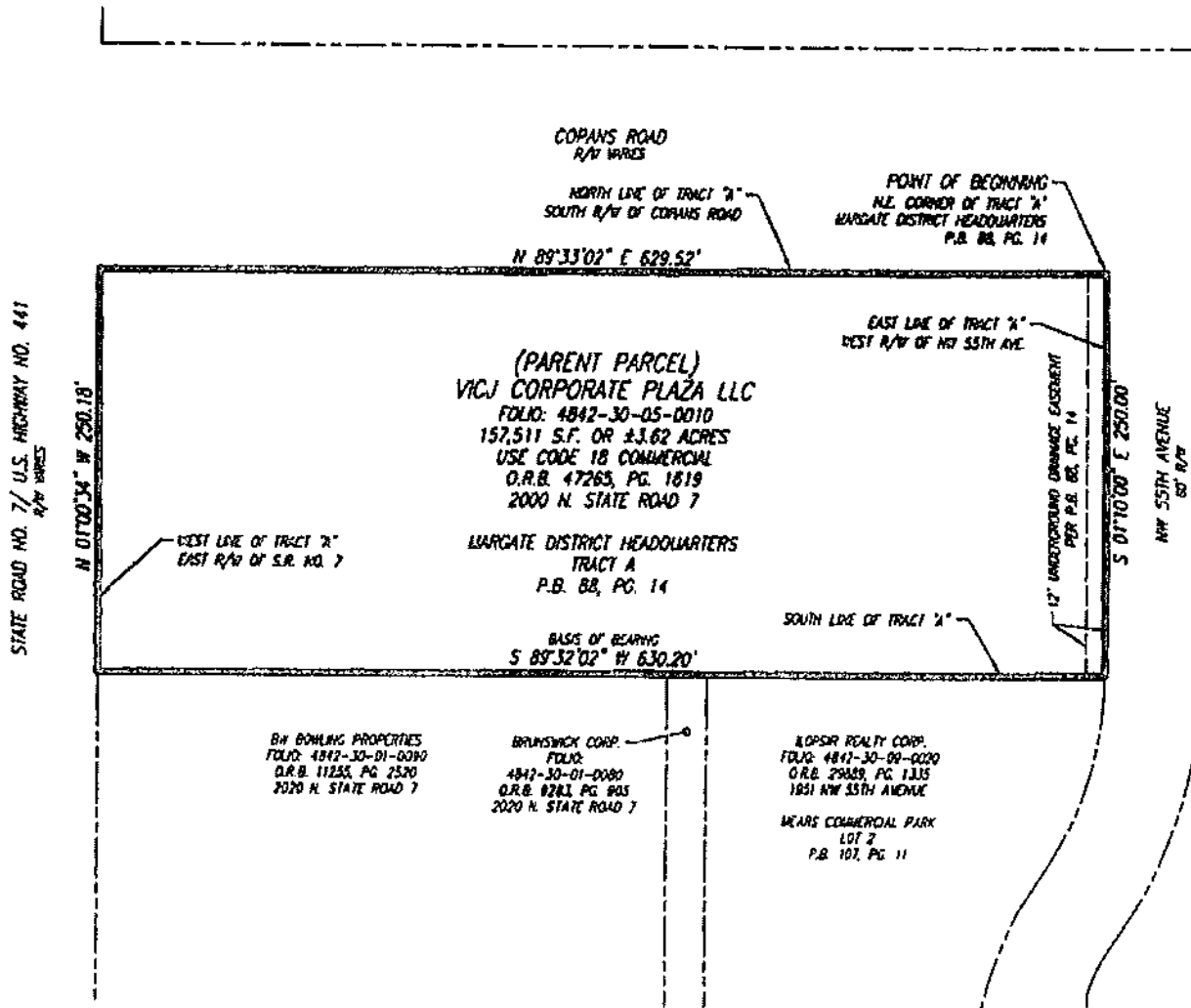
DRAWING:
8536-A-BP LEASE LEGALS

SKETCH OF DESCRIPTION

EXHIBIT "A"

SECTION 30, TOWNSHIP 48 SOUTH, RANGE 42 EAST
PARENT PARCEL FOLIO: 4842-30-05-0010
PURPOSE: PARENT PARCEL

NOT VALID WITHOUT SHEET 3 OF 5
THIS IS NOT A SURVEY



PREPARED BY:

Bowman
CONSULTING
Bowman Consulting Group, Ltd.
4450 W EAU GALLE BLVD, Suite 232
MELBOURNE, FL 32934

Phone: (321) 255-5434
Fax: (321) 255-7751
www.bowmanconsulting.com

SCALE:

1" = 100'

PROJECT NO.:

8536-01-001

SECTION 30
TOWNSHIP 48 SOUTH
RANGE 42 EAST

CONSENT OF MORTGAGEE TO UTILITY EASEMENT

CIBC Bank USA, successor by merger to The PrivateBank and Trust Company, mortgagee of TVC Margate Co., L.L.C., hereby consents to the granting of the Utility Easement as above referenced.

CIBC Bank USA, an Illinois banking corporation,
Successor by merger to The PrivateBank and Trust
Company

By: 
Brian Ramesbottom
Its: Managing Director

ACKNOWLEDGMENT

STATE OF MICHIGAN) ss
COUNTY OF OAKLAND)

19th

The foregoing instrument was acknowledged before me this ___ day of April 2018 by Brian Ramesbottom,
Managing Director CIBC Bank USA..

Wendy M. Wilecott
Notary Public Oakland County, Michigan.
My Commission Expires: 10-01-2021

CONSENT OF TENANT TO ACCESS EASEMENT

WAWA FLORIDA, L.L.C. hereby consents to the granting of the Access Easement as above referenced.

WAWA FLORIDA, LLC

By: [Signature]
Its: President

ACKNOWLEDGMENT

STATE OF Pennsylvania) ss
COUNTY OF Delaware

The foregoing instrument was acknowledged before me this 25 day of April 2018 by Kevin Wiggins
The President of Wawa Florida, LLC

[Signature: Wendy L. Marshall]
Notary Public Delaware County, Michigan. Pennsylvania

My Commission Expires: _____

