

UTILITY EASEMENT DEED

THIS INDENTURE, made this 29th day of October, 2010 between BRITOM LLC
Party of the first part, and the CITY OF MARGATE, Margate,
Florida, a municipal corporation organized and existing under the
laws of the State of Florida, Party of the second part.

WITNESSETH

WHEREAS, the party of the first part is the owner of the property situated in Broward County, Florida, and described more properly as contained in Exhibit "A" attached hereto, and

WHEREAS, the party of the second part desires an easement for water distribution lines and sewer collection lines, including hydrants, and / or other appropriate purposes incidental thereto, on, over and across said property, and

WHEREAS, the party of the first part is willing to grant such easement, and

NOW, THEREFORE, for and in consideration of the mutual covenants each to the other running and one dollar and other good and valuable considerations, the party of the first part does hereby grant unto the party of the second part, its successors and assigns, full and free right and authority to construct, maintain, repair, install and rebuild utility lines including hydrants, and incidental improvements within the perpetual easement which is granted by this document as specifically set out in Exhibit "B" attached hereto.

IN WITNESS WHEREOF, the party of the first part has hereunto set its hand and seal on the day first above written.

[Signature]
Witness
[Signature]
Witness

BRITOM, LLC

BY: [Signature]
Brian Fettner

STATE OF: Florida
COUNTY OF: Palm Beach

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, of Brian Fettner to me known as the person described in an who executed the foregoing Easement Deed, and who acknowledged before me that he executed the same for the purpose herein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at Boca Raton, FL the above stated County, this 29th day of October, 2010 A.D.

My Commission Expires: 2/11/2011

[Signature]
Notary Public



BRITOM, LLC, a Florida limited liability company

By:

Thomas Miko

Thomas Miko, Manager

Witness

Susie Gano

Witness

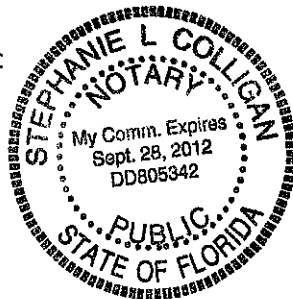
Michelle Whitaker

STATE OF: Florida
COUNTY OF: Palm Beach

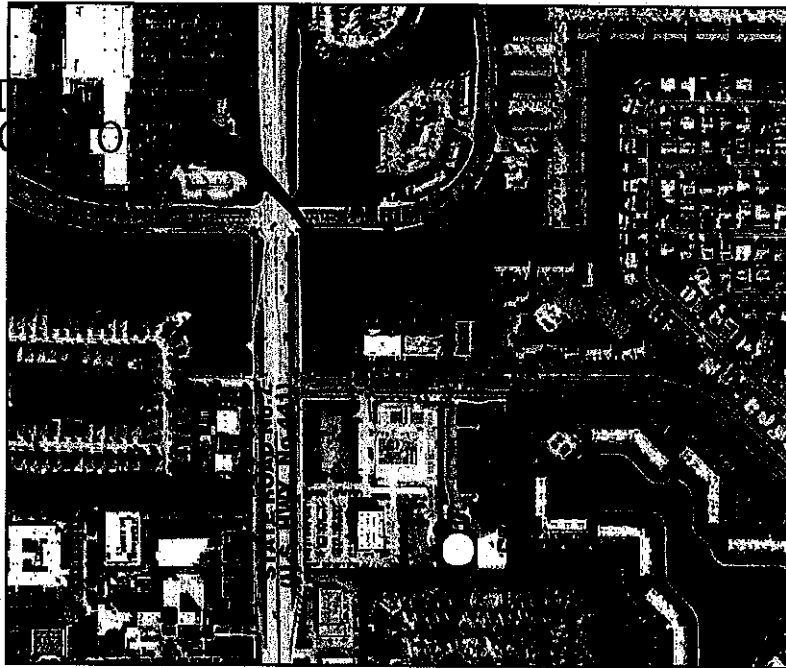
I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, of Thomas Miko to me known as the person described in and who executed the foregoing Utility Easement Deed, and who acknowledged before me that he executed the same for the purposed herein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at Palm Beach the above stated County, this 29 day of Oct, 2010 AD.

My Commission Expires:



Stephanie L. Colligan
Notary Public

SIT
LOC

LOCATION MAP

A PORTION OF SECTION 19, TOWNSHIP 48 SOUTH, RANGE 42 EAST
BROWARD COUNTY, FLORIDA
(NOT TO SCALE)

SURVEYOR'S NOTES:

- 1) -This is not a Boundary Survey, but only a GRAPHIC DEPICTION of the description shown hereon.
- 2) -Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- 3) -There may be additional Restrictions not shown on this Sketch & Legal that may be found in the Public Records of this County, Examination of ABSTRACT OF TITLE will be made to determine recorded instruments, if any affecting this property.
- 4) -North arrow direction and Bearings shown hereon are based on: an assumed value of S89°38'13"W along the South line of Tract "A", as shown in PLat Book 164 at Page 281, of the Public Records of Broward County, Florida.
- 5) -The Sketch and Legal Description shown herein is based on the information provided by the Client.
- 6) -No title research has been performed to determine if there are any conflict existing or arising out of the creation of the easements, Right of Ways, Parcel Descriptions, or any other type of encumbrances that the herein described legal may be utilizes for.

SURVEYOR'S CERTIFICATE:

I Hereby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the SKETCH AND LEGAL DESCRIPTION of the real property described hereon. I further certify that this sketch was prepared in accordance with the applicable provisions of Chapter 61G17-6, Florida Administrative Code.

Ford, Armenteros & Manucy, Inc. L.B. 6557

Date: September 16, 2010.

Revision 1:

Revision 2:

Edwin J. Fernandez
Edwin J. Fernandez, P.S.M.

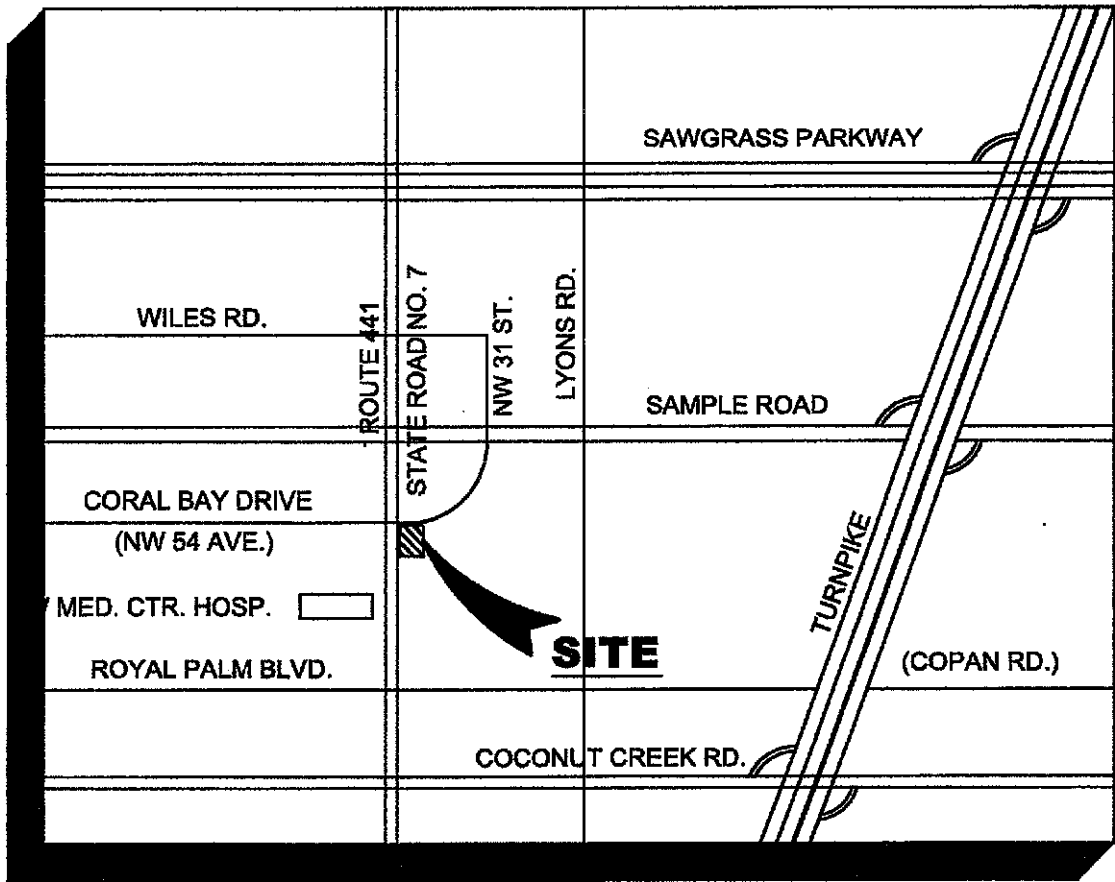
Professional Surveyor and Mapper
State of Florida, Registration No.5676

WALGREENS-MARGATE -SEWER EASEMENT



FORD, ARMENTEROS & MANUCY, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
MIAMI, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805

TYPE OF PROJECT:		SKETCH AND LEGAL DESCRIPTION	
SHEET NAME:		LOCATION MAP AND NOTES	
PREPARED FOR:		LCI CONSTRUCTION OF SOUTH FL.	
DRAWN BY: L.D.	DATE: September 16, 2010.	SHEET:	1
AWG. CHECKED BY:	SCALE: N/A		
CHECKED BY:	PROJECT No: 09-108-1002		



SITE LOCATION PLAN
NO SCALE

SURVEYOR'S NOTES:

- 1) -This is not a Boundary Survey, but only a GRAPHIC DEPICTION of the description shown hereon.
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SURVEYOR'S CERTIFICATE:

I Hereby Certify to the best of my knowledge and belief that this drawing is a true and correct representation of the SKETCH AND LEGAL DESCRIPTION of the real property described hereon. I further certify that this sketch was prepared in accordance with the applicable provisions of Chapter 5J-17 (Formerly 61G17-6), Florida Administrative Code.

Ford, Armenteros & Manucy, Inc. L.B. 6557

Date: January 20, 2011.

Revision 1:

Revision 2:

Edwin J. Fernandez, P.S.M.

Professional Surveyor and Mapper
State of Florida, Registration No.5676

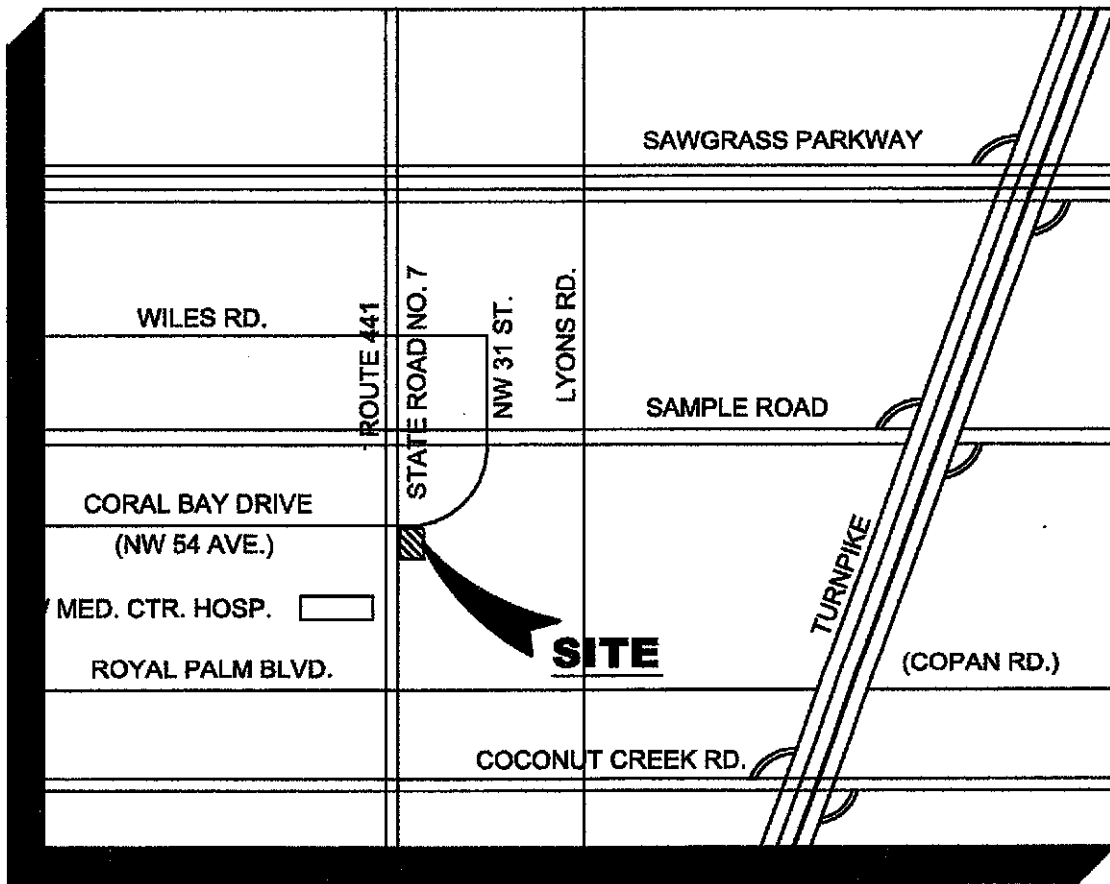
BRITOM LLC (ALEXANDER PLAT)

WATER EASEMENT



FORD, ARMENTEROS & MANUCY, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
MIAMI, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805

TYPE OF PROJECT:		SKETCH AND LEGAL DESCRIPTION	
SHEET NAME:		LOCATION MAP AND NOTES	
PREPARED FOR:		LCI CONSTRUCTION OF SOUTH FL.	
DRAWN BY:	L.D.	DATE:	January 20, 2011.
DWG. CHECKED BY:		SCALE:	N/A
CHECKED BY:		PROJECT No:	09-108-5801
		SHEET:	1
		of 3 SHEETS	



SITE LOCATION PLAN
NO SCALE

SURVEYOR'S NOTES:

- 1) -This is not a Boundary Survey, but only a GRAPHIC DEPICTION of the description shown hereon.
- 2) -Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.
- 3) -There may be additional Restrictions not shown on this Sketch & Legal that may be found in the Public Records of this County, Examination of ABSTRACT OF TITLE will be made to determine recorded instruments, if any affecting this property.
- 4) -North arrow direction and Bearings shown hereon are based on: an assumed value of S89°38'13"W along the South line of Tract "A", as shown in PLat Book 164 at Page 281, of th Public Records of Broward County, Florida.
- 5) -The Sketch and Legal Description shown herein is based on the information provided by the Client.
- 6) -No title research has been performed to determine if there are any conflict existing or arising out of the creation of the easements, Right of Ways, Parcel Descriptions, or any other type of encumbrances that the herein described legal may be utilizes for.

SURVEYOR'S CERTIFICATE:

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Ford, Armenteros & Manucy, Inc. L.B. 6557

Date: January 20, 2011.

Revision 1:

Revision 2:

Edwin J. Fernandez, P.S.M.

Professional Surveyor and Mapper
State of Florida, Registration No.5676

BRITOM LLC (CORAL GATE COMMERCIAL)

WATER EASEMENT



FORD, ARMENTEROS & MANUCY, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
MIAMI, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805

TYPE OF PROJECT: SKETCH AND LEGAL DESCRIPTION		
SHEET NAME: LOCATION MAP AND NOTES		
PREPARED FOR: LCI CONSTRUCTION OF SOUTH FL.		
DRAWN BY: L.D.	DATE: January 20, 2011.	SHEET: 1 OF 3 SHEETS
DWG. CHECKED BY:	SCALE: N/A	
CHECKED BY:	PROJECT No: 09-108-5801	

LEGAL DESCRIPTION:

A portion of Parcel "A" of "ALEXANDER PLAT", according to the plat thereof, as recorded in Plat Book 164, at Page 28, and a Portion of Tract "A" of "CORAL GATE COMMERCIAL", according to the plat thereof, as recorded in Plat Book 98, at Page 17, of the Public Records of Broward County, Florida, being more particularly described as follows:

Commence at the Northeast corner of said Tract "A" of "CORAL GATE COMMERCIAL"; thence S89deg38min13secW, along the South Line of said Tract "A", for a distance of 104.20 feet to the POINT OF BEGINNING a 12.00 feet wide SEWER EASEMENT, lying 6.00 feet on each side of the following described centerline (shortening or extending the side lines so as to create a continuous strip of land); said Point also being the REFERENCE POINT "A"; thence S03deg15min48secE, for a distance of 59.65 feet, thence N89deg38min13secE for a distance of 5.70 feet to the POINT OF TERMINATION of the aforementioned centerline, said point is coincident with the centerline of 12.00 feet SEWER EASEMENT, as recorded in O.R. 11437, at Page 489 of the Public Records of Broward County, Florida.

TOGETHER WITH:

Begin at the aforementioned Point "A"; thence N03deg15min48secW, along the centerline of said 12.00 feet wide SEWER Easement, lying 6.00 feet on each side of the following described centerline (shortening and extending the side lines so as to create a continuous strip of land); for a distance of 50.92 feet to the POINT OF TERMINATION, of the aforementioned centerline.

Said lands lying in the City of Margate, Broward County, Florida.

Note:

The center line of the Easement described above is approximately coincident with the center line of the Drainage lines shown on the Sewer Collection System As-built Drawing of WALGREENS MARGATE, prepared by FORD ARMENTEROS & MANUCY, INC., dated 01/191/2010.

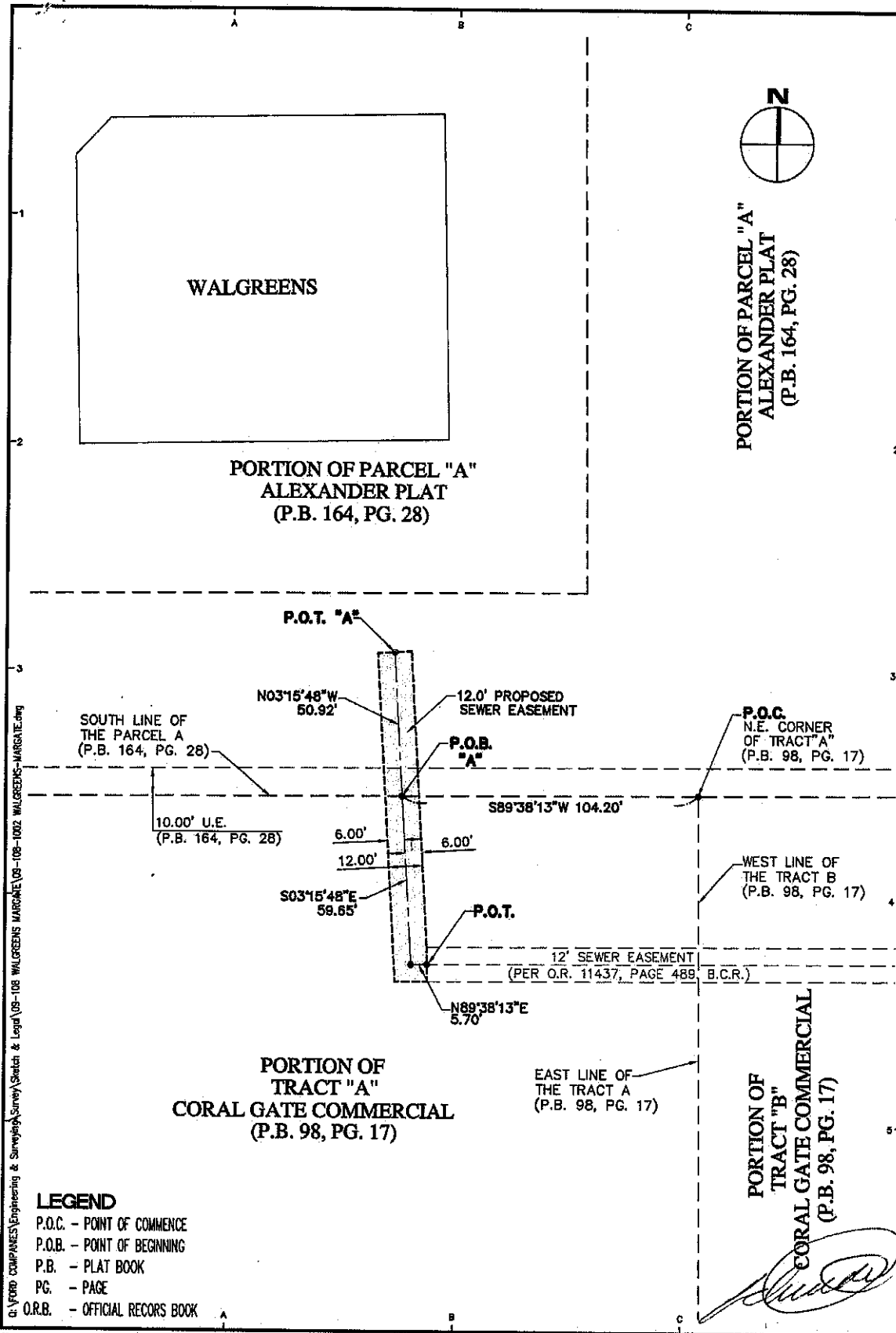
Containing 1,395.23 Sq. Ft.

C:\FORD COMPANIES\Engineering & Surveying\Survey\Sketch & Legal\09-108 WALGREENS MARGATE\09-108-1002 WALGREENS-MARGATE.dwg

WALGREENS-MARGATE -SEWER EASEMENT

FORD, ARMENTEROS & MANUCY, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
MIAMI, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805

TYPE OF PROJECT:		SKETCH AND LEGAL DESCRIPTION	
SHEET NAME:		LEGAL DESCRIPTION TO ACCOMPANY SKETCH	
PREPARED FOR:		LCI CONSTRUCTION OF SOUTH FL.	
DRAWN BY:	L.D.	DATE:	September 16, 2010.
CHK. CHECKED BY:		SCALE:	N/A
CHECKED BY:		PROJECT No:	09-108-1002
		SHEET:	2
		OF 3 SHEETS	



WALGREENS-MARGATE-SEWER EASEMENT



FORD, ARMENTEROS & MANUCY, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
MIAMI, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805

TYPE OF PROJECT:	SKETCH AND LEGAL DESCRIPTION	
SHEET NAME:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION	
PREPARED FOR:	LCI CONSTRUCTION OF SOUTH FL.	
DRAWN BY:	L.D.	DATE: September 16, 2010.
DATE CHECKED BY:		SCALE: 1"=40'
CHECKED BY:		PROJECT NO: 09-108-1002

3

OF 3 SHEETS

C:\FORD COMPANIES\Engineering & Surveying\Survey\Sketch & Legal\09-108 WALGREENS MARGATE\09-108-5801 WATER EASEMENT (PARCEL OWNER).dwg

LEGAL DESCRIPTION:

Exhibit B: Water

A portion of Parcel "A" of "ALEXANDER PLAT", according to the plat thereof, as recorded in Plat Book 164, at Page 28, of the Public Records of Broward County, Florida, being more particularly described as follows:

Commence at the Most Westerly Northwest corner of said Parcel "A" of "ALEXANDER PLAT"; thence N44deg17min52secE, for a distance of 39.80 feet; thence S48deg47min30secE, for a distance of 9.68 feet; thence S01deg04min23secE, for a distance of 232.36 feet; thence N88deg55min10secE, for a distance of 6.74 feet to REFERENCE POINT "B"; thence continue N88deg55min10secE, for a distance of 186.47 feet to REFERENCE POINT "C"; thence continue N88deg55min10secE, for a distance of 4.66 feet; thence N22deg16min24secE for a distance of 25.93 feet; thence N01deg01min33secW, for a distance of 178.83 feet; thence N88deg27min10secE, for a distance of 26.77 feet to the POINT OF BEGINNING a 10.00 feet wide WATER EASEMENT, lying 5.00 feet on each side of the following described centerline (shortening or extending the side lines so as to create a continuous strip of land); thence continue N88deg27min10secE, for a distance of 115.76 feet; thence N35deg06min19secE, for a distance of 20.79 feet; thence N08deg37min16secW, for a distance of 16.06 feet to the POINT OF TERMINATION of the aforementioned centerline. The side lines of said easement to be shortened or prolonged to meet at angle point with the boundary lines of said Parcel A.

TOGETHER WITH:

Commence at the aforementioned Point "B"; thence S01deg04min50secE, for a distance of 17.15 feet to to the POINT OF BEGINNING a 10.00 feet wide WATER EASEMENT, lying 5.00 feet on each side of the following described centerline (shortening or extending the side lines so as to create a continuous strip of land); thence continue S01deg04min50secE, for a distance of 66.32 feet; thence S88deg55min10secW, for a distance of 20.50 feet to the POINT OF TERMINATION of the aforementioned centerline.

TOGETHER WITH:

Commence at the aforementioned Point "C"; thence S01deg04min50secE, for a distance of 19.49 feet POINT OF BEGINNING a 10.00 feet wide WATER EASEMENT, lying 5.00 feet on each side of the following described centerline (shortening or extending the side lines so as to create a continuous strip of land); thence continue S01deg04min50secE, for a distance of 11.99 feet; thence S88deg55min10secW, for a distance of 18.42 feet to the POINT OF TERMINATION of the aforementioned centerline.

Said lands lying in the City of Margate, Broward County, Florida.

Note:

The center line of the Easement described above is approximately coincident with the center line of the Water lines shown on the Water Distribution System As-built Drawing of WALGREENS MARGATE, prepared by FORD ARMENTEROS & MANUCY, INC., dated 01/19/2010.

Containing 2,698.58 Sq. Ft.

BRITOM LLC (ALEXANDER PLAT)

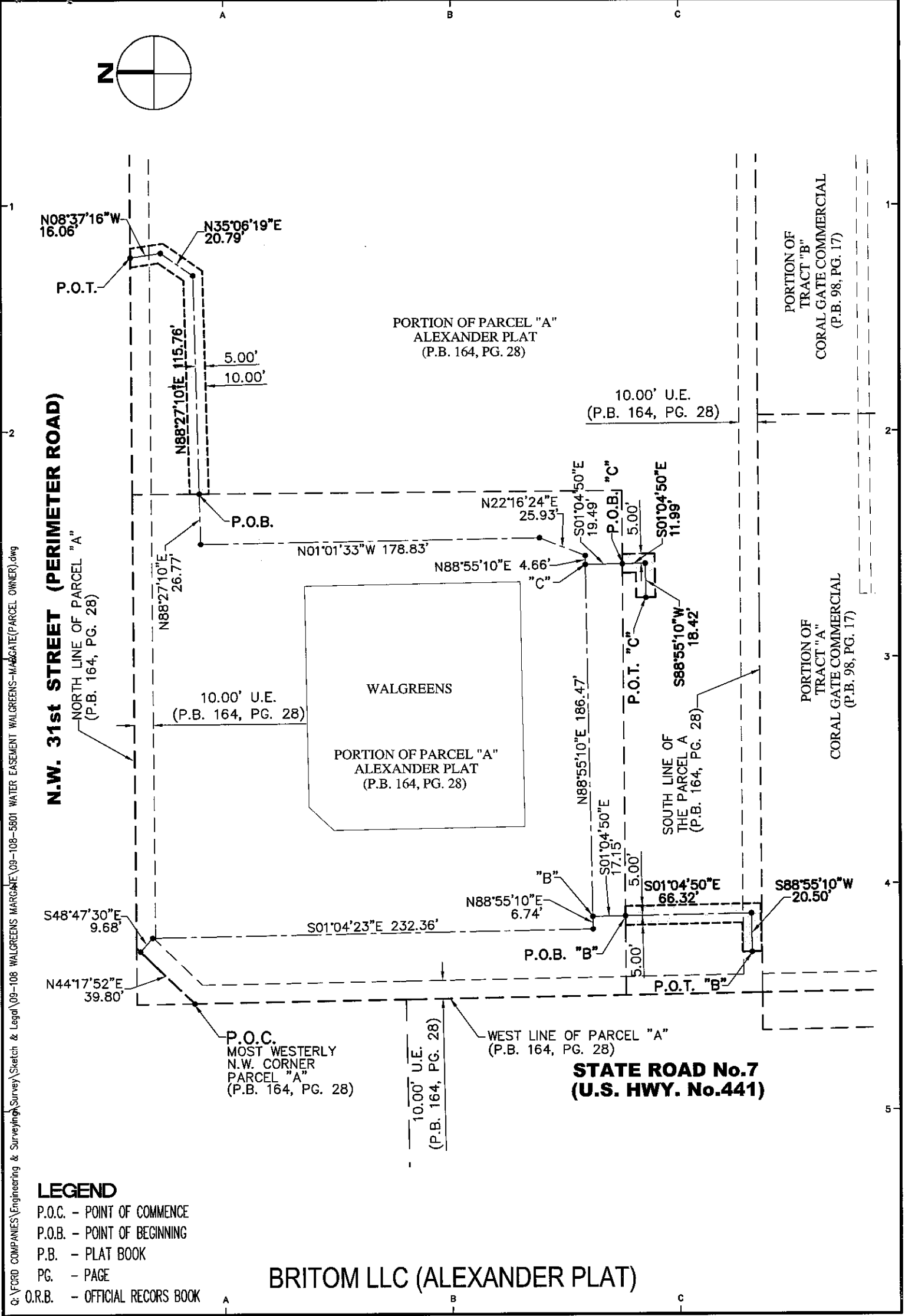
WATER EASEMENT



FORD, ARMENTEROS & MANUCY, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
MIAMI, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805

TYPE OF PROJECT: SKETCH AND LEGAL DESCRIPTION		
SHEET NAME: LEGAL DESCRIPTION TO ACCOMPANY SKETCH		
PREPARED FOR: LCI CONSTRUCTION OF SOUTH FL.		
DRAWN BY: L.D.	DATE: January 20, 2011.	SHEET: 2 of 3 SHEETS
DWG. CHECKED BY:	SCALE: N/A	
CHECKED BY:	PROJECT No: 09-108-5801	

C:\FORD COMPANIES\Engineering & Surveying\Survey\Sketch & Legal\09-108 WALGREENS MARGATE\09-108-5801 WATER EASEMENT WALGREENS-MARGATE(PARCEL OWNER).dwg



WATER EASEMENT



FORD, ARMENTEROS & MANUCY, INC.
1950 N.W. 94th AVENUE, 2nd FLOOR
MIAMI, FLORIDA 33172
PH. (305) 477-6472
FAX (305) 470-2805

TYPE OF PROJECT: SKETCH AND LEGAL DESCRIPTION		
SHEET NAME: SKETCH TO ACCOMPANY LEGAL DESCRIPTION		
PREPARED FOR: LCI CONSTRUCTION OF SOUTH FL.		
DRAWN BY: L.D.	DATE: January 20, 2011.	SHEET: 3 OF 3 SHEETS
DWG. CHECKED BY:	SCALE: 1"=60'	
CHECKED BY:	PROJECT No: 09-108-5801	

A B C

LEGAL DESCRIPTION:

A portion of Tract "A" of "CORAL GATE COMMERCIAL", according to the plat thereof, as recorded in Plat Book 98, at Page 17, of the Public Records of Broward County, Florida, being more particularly described as follows:

Commence at the Most Westerly Northwest corner of Parcel "A" of "ALEXANDER PLAT", according to the plat thereof, as recorded in Plat Book 164, at Page 28, of the Public Records of Broward County, Florida,; thence N44deg17min52secE, for a distance of 39.80 feet; thence S48deg47min30secE, for a distance of 9.68 feet; thence S01deg04min23secE, for a distance of 232.36 feet; thence N88deg55min10secE, for a distance of 6.74 feet; thence S01deg04min50secE, for a distance of 88.99 feet to the POINT OF BEGINNING a 10.00 feet wide WATER EASEMENT, lying 5.00 feet on each side of the following described centerline (shortening or extending the side lines so as to create a continuous strip of land); thence continue S01deg04min50secE, for a distance of 47.04 feet to the POINT OF TERMINATION of the aforementioned centerline. The side lines of said easement to be shortened or prolonged to meet at angle point with the boundary lines of said Parcel A.

Said lands lying in the City of Margate, Broward County, Florida.

Note:
The center line of the Easement described above is approximately coincident with the center line of the Water lines shown on the Water Distribution System As-built Drawing of WALGREENS MARGATE, prepared by FORD ARMENTEROS & MANUCY, INC., dated 01/19/2010.

Containing 470.43 Sq. Ft.

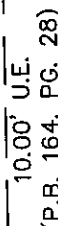
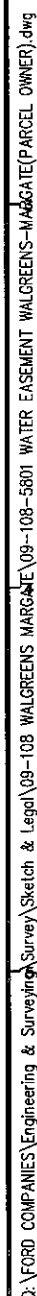
BRITOM LLC (CORAL GATE COMMERCIAL)

WATER EASEMENT



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MIAMI, FLORIDA 33172
PH. (305) 477-6472
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TYPE OF PROJECT: SKETCH AND LEGAL DESCRIPTION		
SHEET NAME: LEGAL DESCRIPTION TO ACCOMPANY SKETCH		
PREPARED FOR: LCI CONSTRUCTION OF SOUTH FL.		
DRAWN BY: L.D.	DATE: January 20, 2011.	SHEET: 2 OF 3 SHEETS
DWG. CHECKED BY:	SCALE: N/A	
CHECKED BY:	PROJECT No: 09-108-5801	



P.O.C. - POINT OF COMMENCE
P.O.B. - POINT OF BEGINNING
P.B. - PLAT BOOK
PG. - PAGE
R.B. - OFFICIAL RECORDS BOOK

BRITOM LLC (CORAL GATE COMMERCIAL)



TYPE OF PROJECT:			SKETCH AND LEGAL DESCRIPTION		
SHEET NAME:			SKETCH TO ACCOMPANY LEGAL DESCRIPTION		
PREPARED FOR:			LCI CONSTRUCTION OF SOUTH FL.		
DRAWN BY: L.D.		DATE: January 20, 2011.		SHEET: <div style="font-size: 48pt; text-align: center;">3</div> <div style="text-align: right;">OF 3 SHEETS</div>	
DWS. CHECKED BY:		SCALE: 1"=60'			
CHECKED BY:		PROJECT No: 09-108-5801			