

**UTILITY EASEMENT DEED**

THIS INDENTURE, made this 10 day of August, 2015 between ALLIANCE XVI, LLC, a Florida limited liability company, 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 the portion of said property described on Exhibit "B" attached hereto, 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 (\$1.00) 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.

NAB  
Witness  
Nancy Barbosa  
Print Name of Witness

Miguel  
Witness  
MIGUEL REYNALDOS  
Print Name of Witness

STATE OF: Florida  
COUNTY OF: Miami Dade

ALLIANCE XVI, LLC, a Florida limited liability company

BY: Robert Cambo  
Name: Robert Cambo, Manager

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, of Robert Cambo, as Manager of ALLIANCE XVI, LLC, a Florida limited liability company, to me known as the person described in and who executed the foregoing Easement Deed, and who acknowledged before me that he/she executed the same for the purpose herein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at the above stated County, this 10 day of August, 2015.  
My Commission Expires: 3/24/19

Noelle Bowman  
Notary Public  
Notary Public State of Florida  
Noelle Bowman  
My Commission FF 213328  
Expires 03/24/2019

**EXHIBIT A**

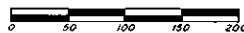
**LEGAL DESCRIPTION**

Parcel "A" of Central Park of Commerce, according to the Plat thereof, as recorded in Plat Book 119, Page 27, of the Public Records of Broward County, Florida.

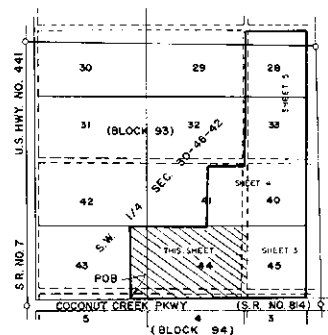
PREPARED BY  
RON CAHILL & ASSOCIATES INC  
6043 KIMBERLY BLVD NORTH LAUDERDALE, FL.

# CENTRAL PARK OF COMMERCE

A RESUBDIVISION OF TRACTS 28, 35, 40, 44, 45 AND A PORTION OF TRACT 44-BLOCK 93 AND A PORTION OF TRACTS 3, 4 AND 5 BLOCK 94, AND A PORTION OF CERTAIN VACATED RIGHT-OF-WAYS ABUTTING SAID TRACTS, ALL LYING WITHIN THE PLAT OF "PALM BEACH FARMS COMPANY PLAT NO 3" AS RECORDED IN PLAT BOOK 2, PAGE 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SECTION 30, TOWNSHIP 48 SOUTH, RANGE 42 EAST BROWARD COUNTY FLORIDA  
CITY OF MARGATE



PLAT BOOK 119 PAGE 27  
SHEET 2 OF 5 SHEETS



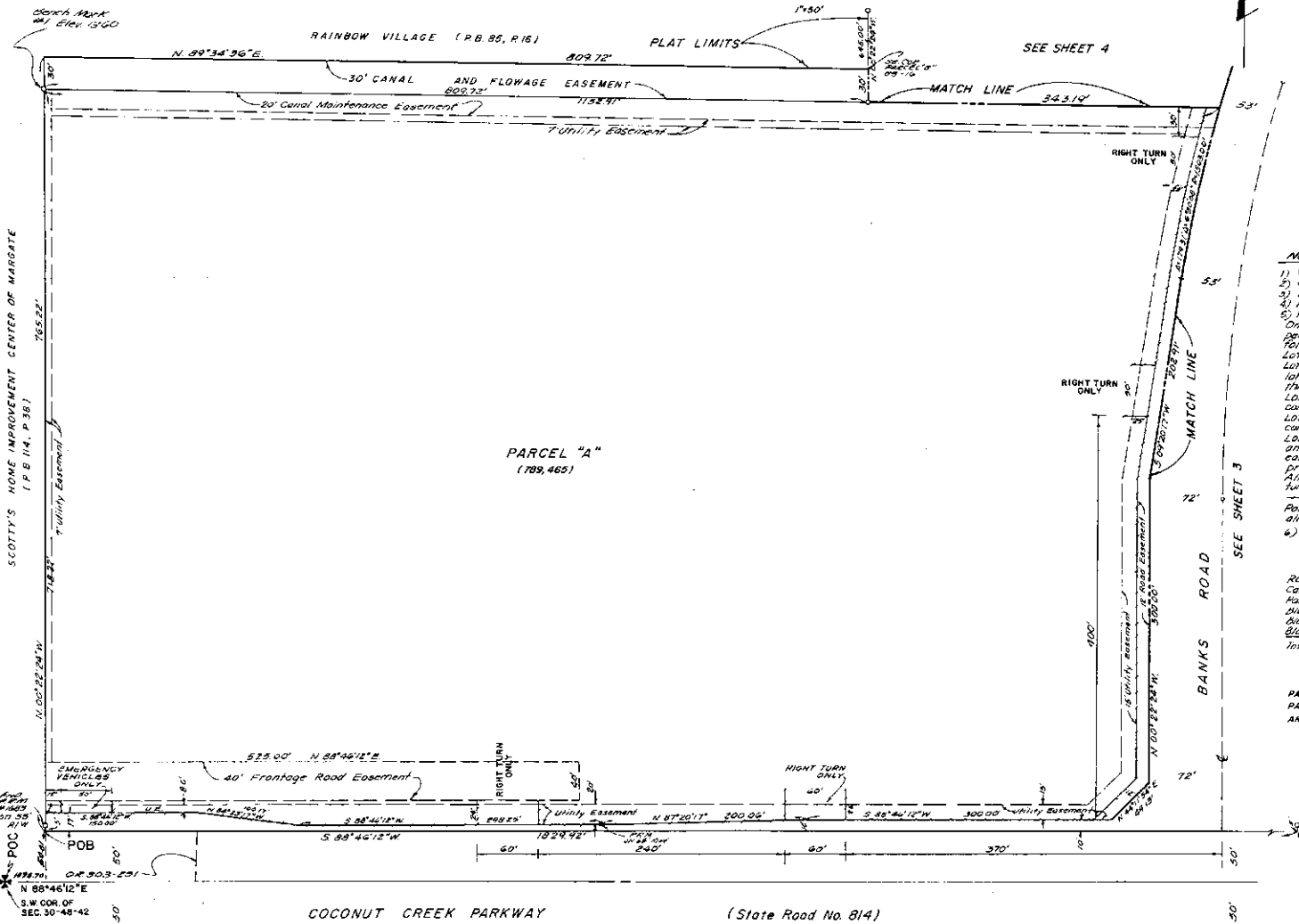
LOCATION MAP  
NOT TO SCALE

## NOTES

- 1) P.M. indicates Permanent Reference Monument
  - 2) P.C.P. indicates Permanent Control Point
  - 3) Bearings are based on Assumed Datum
  - 4) P.O.C. indicates Point of Commencement
  - 5) P.O.B. indicates Point of Beginning
- One point of ingress and egress to Banks Road will be permitted across the north vehicular access line at the following locations:  
Lot 1, Block 1, within 150' North of the south lot line  
Lots 1 & 2, Block 3, within 25' North of and 125' South of the common lot line, a 50' wide by 50' deep easement will be required of this turnout  
Lots 5 & 6, Block 2, within 25' South of and 175' North of the common lot line  
Lots 7 & 8, Block 3, within 25' South of the common lot line and the North line of Lot 8, a 50' wide by 50' deep easement will be required at this turnout to the North property line  
All turnouts shall be 50' wide and restricted to right turn only.  
--- indicates non vehicular access line  
Parcels "A" and "B" as shown herein are zoned B-3, all Lots North of Parcels "A" and "B" are zoned M-1.  
6) (124,030) indicates square footage of Parcel or lot

	Sq. Ft.	Acres
Road R/W	381,538	8.75
Canal R/W	255,284	5.86
Parcels "A" thru "E"	1,252,789	28.74
Block 1	209,441	4.81
Block 2	208,352	4.77
Block 3	356,129	8.06
Total This Plat	2,405,919	55.09

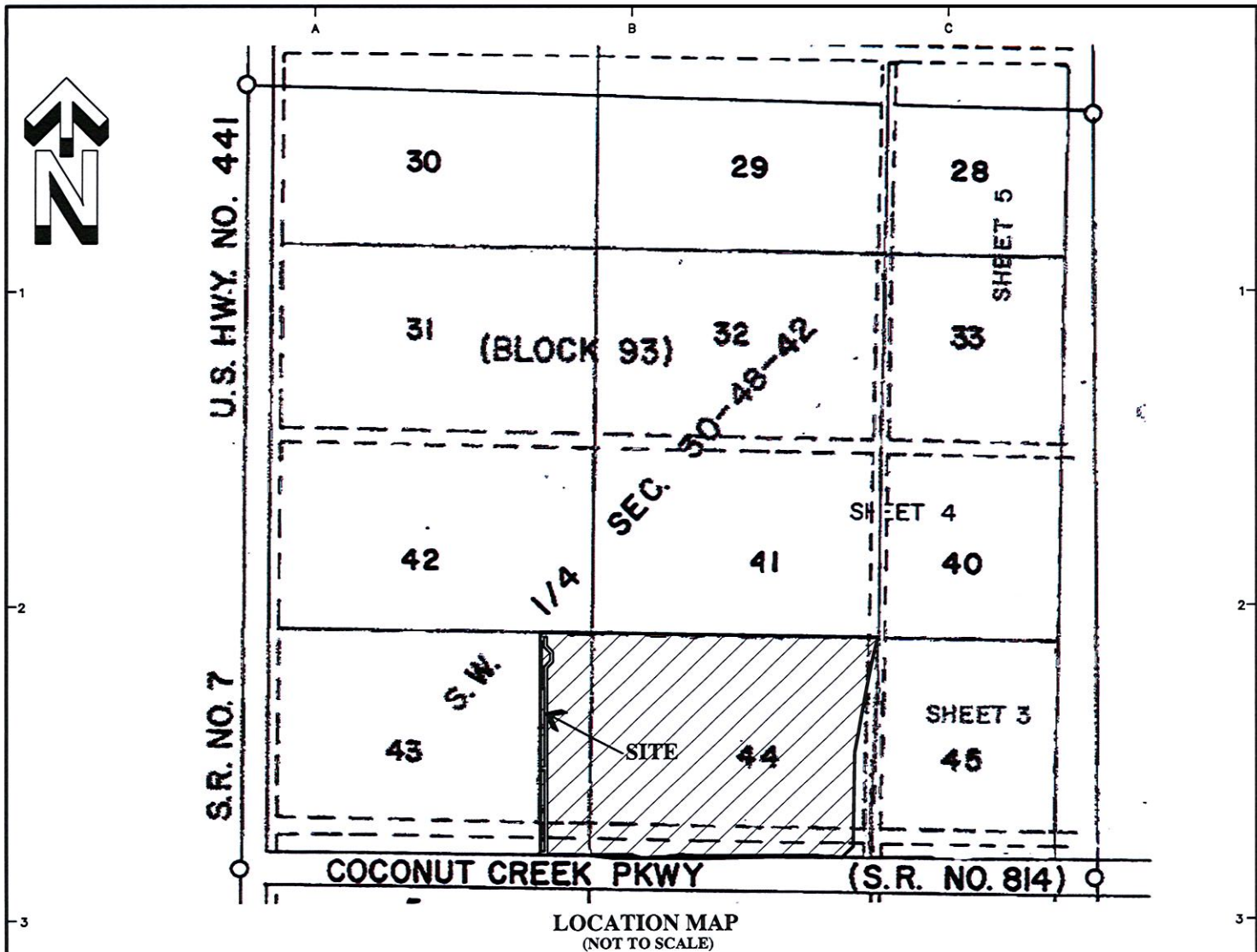
PARCEL "A" IS RESTRICTED TO 179,500 SQ. FT. OF SHOPPING CENTER, PARCEL "B" TO 110,000 SQ. FT. OF OFFICE BLDG. AND THE REMAINING AREA TO 300,000 SQ. FT. OF WAREHOUSE USE ONLY



**EXHIBIT B**  
**EASEMENT**



Q:\FORD COMPANIES\ENGINEERING AND SURVEY\SURVEY\SKETCH AND LEGAL\01A167-5801 WATER LINE EASEMENT.DWG



#### 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: N89deg34min36secE along the North line of Parcel "A", as shown on recorded Plat Book 119, at Page 27, 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 utilized 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 5J-17 (Formerly 61G17-6), Florida Administrative Code.

*Ford, Armenteros & Fernandez, Inc. L.B. 6557*

Date: July 31, 2015.

Revision:

*Omar Armenteros, P.S.M.*  
Professional Surveyor and Mapper  
State of Florida, Registration No.3679

## COCONUT CREEK CENTER - 10' WIDE WATER LINE EASEMENT



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

TYPE OF PROJECT: SKETCH AND LEGAL DESCRIPTION		
SHEET NAME: LOCATION MAP AND SURVEYOR'S NOTES		
PREPARED FOR: ALLIANCE COMPANIES		
DRAWN BY: E.R.	DATE: JULY 31, 2015.	SHEET: 1 OF 4 SHEETS
DWG. CHECKED BY:	SCALE: AS SHOWN	
CHECKED BY:	PROJECT No: 01A167-5801	

**LEGAL DESCRIPTION:**

A portion of Parcel "A" of CENTRAL PARK OF COMMERCE, according to the Plat thereof, as recorded in Plat Book 119, Page 27, of the Public Records of Broward County, Florida, being more particularly described as follows:

Commence at the Southwest corner of said Parcel "A"; thence N01deg13min48secW, along the Westerly line of said Parcel "A", for a distance of 5.00 feet to the POINT OF BEGINNING of a 10.00 feet wide Water Main 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 N88deg46min12secE for a distance of 17.96 feet; thence N00deg23min18secW for a distance of 274.94 feet to a point hereinafter refers to as REFERENCE POINT "A"; thence continue N00deg23min18secW for a distance of 325.95 feet; thence N44deg16min41secE for a distance of 26.23 feet; thence N00deg11min09secE for a distance of 28.06 feet; thence N44deg21min18secW for a distance of 28.12 feet; thence N00deg01min18secW for a distance of 28.80 feet to the POINT OF TERMINATION, of the aforementioned centerline. (The sidelines to be shortened or prolonged to meet at angle point with the West line of said Parcel "A")

**TOGETHER WITH:**

Commence at the aforementioned Point "A"; thence S89deg36min42secW, for a distance of 16.34 feet to the POINT OF TERMINATION.

Containing 7,413.31 Square Feet

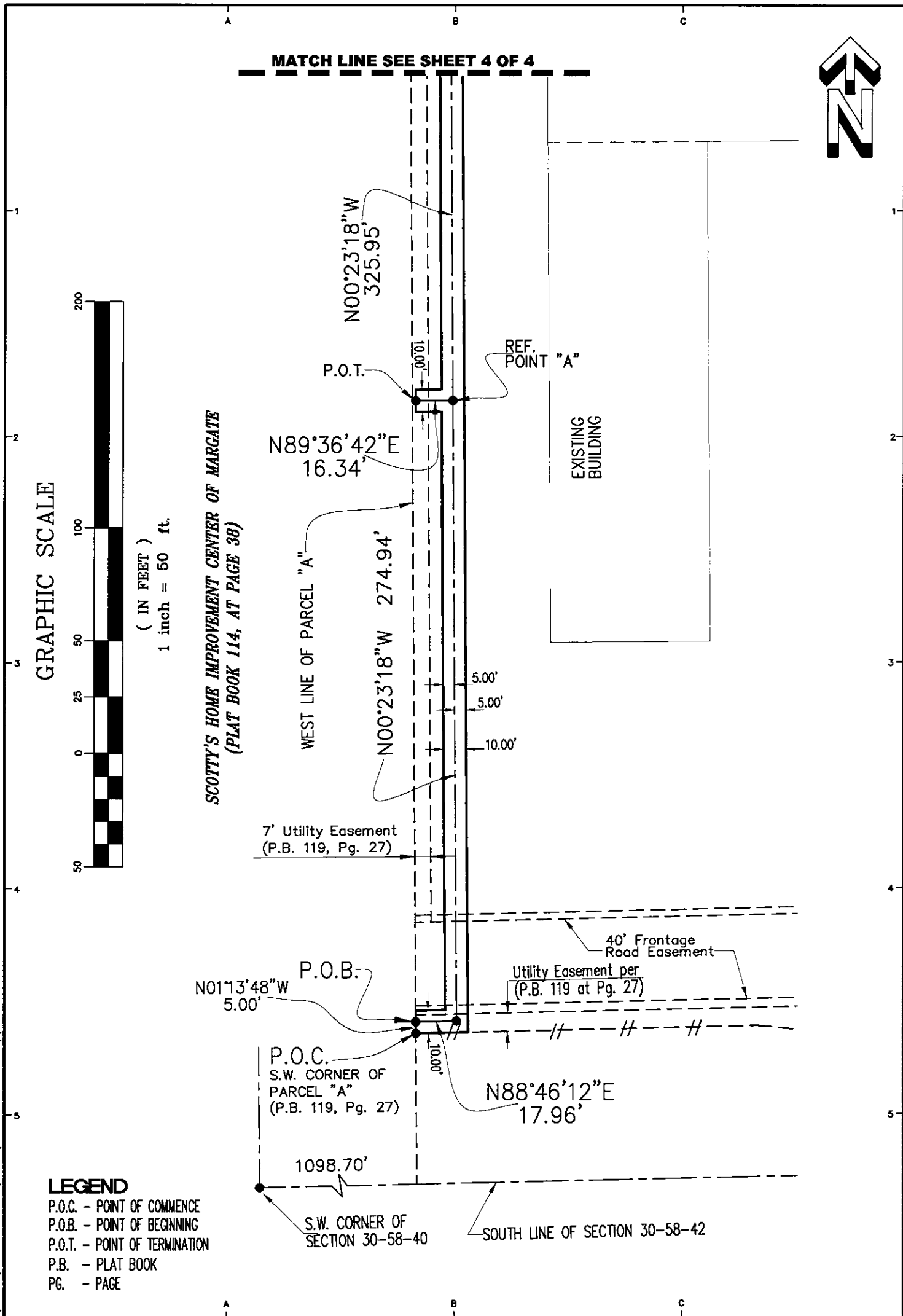
**COCONUT CREEK CENTER - 10' WIDE WATER LINE EASEMENT**



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1950 N.W. 94th AVENUE, 2nd FLOOR  
DORAL, FLORIDA 33172  
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FAX (305) 470-2805

TYPE OF PROJECT:		LEGAL DESCRIPTION TO ACCOMPANY SKETCH	
SHEET NAME:		LOCATION MAP AND SURVEYOR'S NOTES	
PREPARED FOR:		ALLIANCE COMPANIES	
DRAWN BY:	E.R.	DATE:	JULY 31, 2015.
DWG. CHECKED BY:		SCALE:	AS SHOWN
CHECKED BY:		PROJECT No:	01A167-5801
			SHEET: 2
			of 4 SHEETS

Q:\FORD COMPANIES\ENGINEERING AND SURVEY\SURVEY\SKETCH AND LEGAL\01A167-5801 COCONUT CREEK CENTER\01A167-5801 WATER LINE EASEMENT.DWG



## COCONUT CREEK CENTER - 10' WIDE WATER LINE EASEMENT



**FORD, ARMENTEROS & FERNANDEZ, INC.**  
1950 N.W. 94th AVENUE, 2nd FLOOR  
DORAL, FLORIDA 33172  
PH. (305) 477-6472  
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TYPE OF PROJECT:		SKETCH TO ACCOMPANY LEGAL DESCRIPTION	
SHEET NAME:		LOCATION MAP AND SURVEYOR'S NOTES	
PREPARED FOR:		ALLIANCE COMPANIES	
DRAWN BY:	E.R.	DATE:	JULY 31, 2015.
DWG. CHECKED BY:		SCALE:	1"=50'
CHECKED BY:		PROJECT No:	01A167-5801

SHEET:

3

OF 4 SHEETS

GRAPHIC SCALE

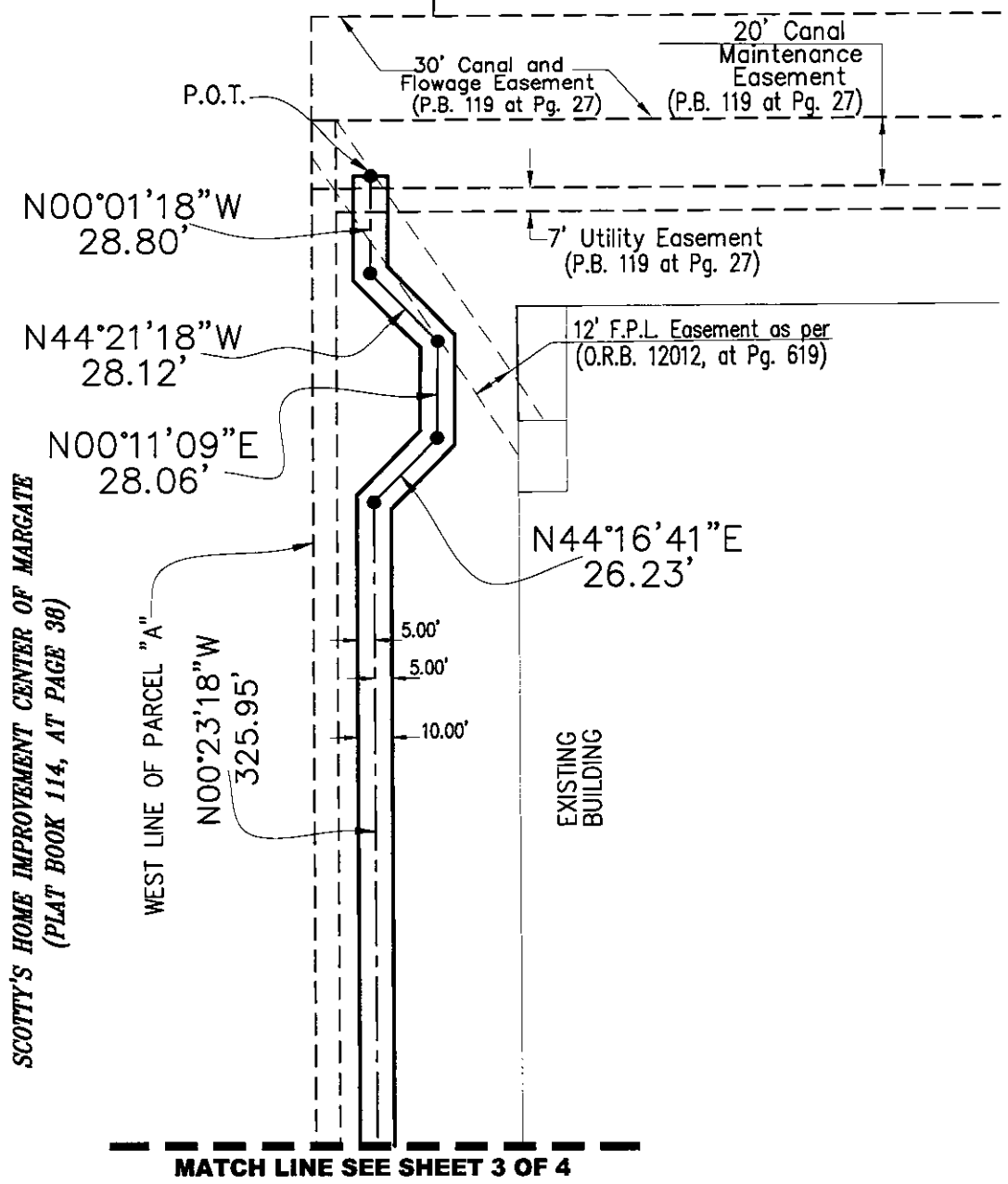


( IN FEET )  
1 inch = 50 ft.



PARCEL "B" RAINBOW VILLAGE  
(PLAT BOOK 85, AT PAGE 16)

RJS COMMERCE CENTER CONDO UNIT 1  
(ZONED RESIDENTIAL)



LEGEND

- P.O.C. - POINT OF COMMENCE
- P.O.B. - POINT OF BEGINNING
- P.O.T. - POINT OF TERMINATION
- P.B. - PLAT BOOK
- PG. - PAGE

COCONUT CREEK CENTER - 10' WIDE WATER LINE EASEMENT



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TYPE OF PROJECT: SKETCH TO ACCOMPANY LEGAL DESCRIPTION		
SHEET NAME: LOCATION MAP AND SURVEYOR'S NOTES		
PREPARED FOR: ALLIANCE COMPANIES		
DRAWN BY: E.R.	DATE: JULY 31, 2015.	SHEET: <b>4</b> OF 4 SHEETS
DWG. CHECKED BY:	SCALE: 1"=50'	
CHECKED BY:	PROJECT No: 01A167-5801	

C:\FORD COMPANIES\ENGINEERING AND SURVEY\SKETCH AND LEGAL\01A165 (COCONUT CREEK CENTER)\01A167-5801 WATER LINE EASEMENT.DWG