

ACCESS EASEMENT

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

THIS ACCESS EASEMENT is made and entered into this 10, day of August, 2015 by and between ALLIANCE XVI, LLC, a Florida limited liability company, hereinafter called the Grantor, and the City of Margate, a Florida municipal corporation organized and existing under the laws of the State of Florida, hereinafter referred to as Grantee:

WITNESSETH

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

NOW, THEREFORE, 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 access easement as described in Exhibit "B", attached hereto and made a part hereof, for the purposes of granting access for maintaining water and sewer in the portion of said property described in Exhibit "B" attached hereto and made a part hereof. Situate, lying and being Broward County, Florida,

IN WITNESS WHEREOF, GRANTOR, has caused this Access Easement to be executed in its name this _____ day of _____, 20__.

Witness:

[Signature]

Nanyu Barbosa
Print Name

Witness:

[Signature]

MIGUEL REYNALDOS
Print Name

GRANTOR:

ALLIANCE XVI, LLC, a Florida limited liability company
[Signature]

Print Name: Robert Cambo, Manager

Witness:

Print Name

STATE OF: Florida
COUNTY OF: Miami-Dade

This foregoing Access Easement acknowledged before me this 10 day of August, 2015 by Robert Cambo

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 Access Easement, 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

[Signature]
Notary Public




EXHIBIT A

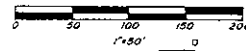
LEGAL DESCRIPTION

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.

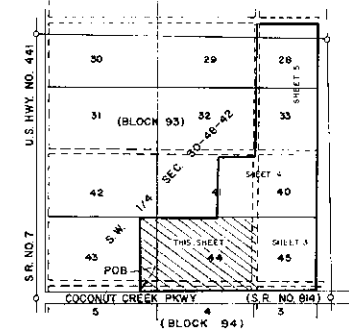
PREPARED BY
RON CANILL & ASSOCIATES INC
6043 KIMBERLY BLVD NORTH LAUDERDALE, FL.

CENTRAL PARK OF COMMERCE

A RESUBDIVISION OF TRACTS 28, 33, 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 94 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. 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 non-vehicular access line at the following locations:
 Lot 1, Block 1, within 150' North of the South Lot line
 Lots 1 & 2, Block 2, 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 1 & 2, Block 3, within 25' North of and 100' South 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 of 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 hereon are zoned B-3, all Lots North of Parcels "A" and "B" are zoned M-1 & (124,080) indicates square footage of Parcel or lot

	Sq. Ft.	ACRES
Road R/W	101,848	2.33
Canal R/W	255,284	5.86
Parcels "A" & "B"	1,452,785	33.14
Block 1	1,102,441	25.31
Block 2	908,532	20.75
Block 3	350,124	8.04
Total This Plat	2,418,974	55.49

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

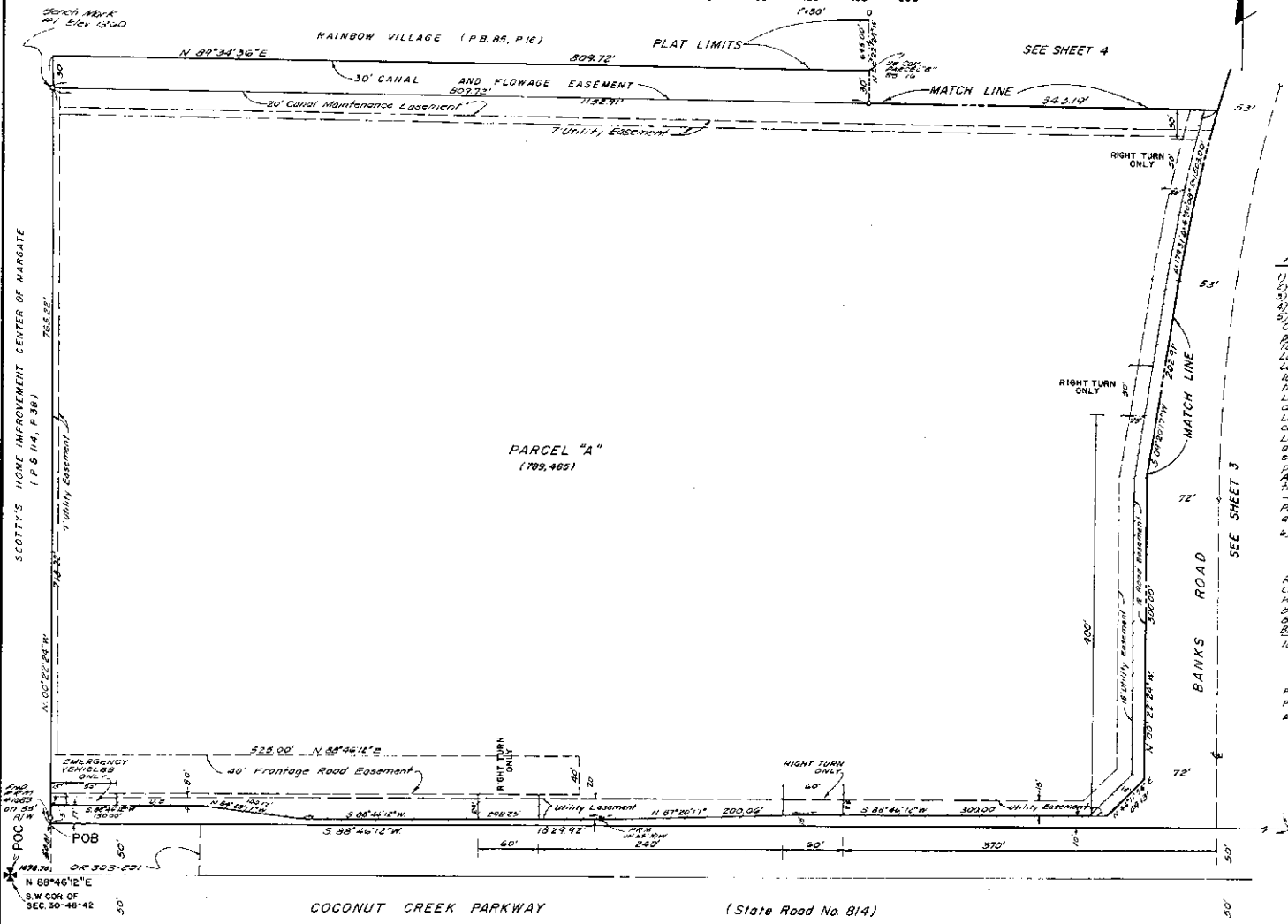
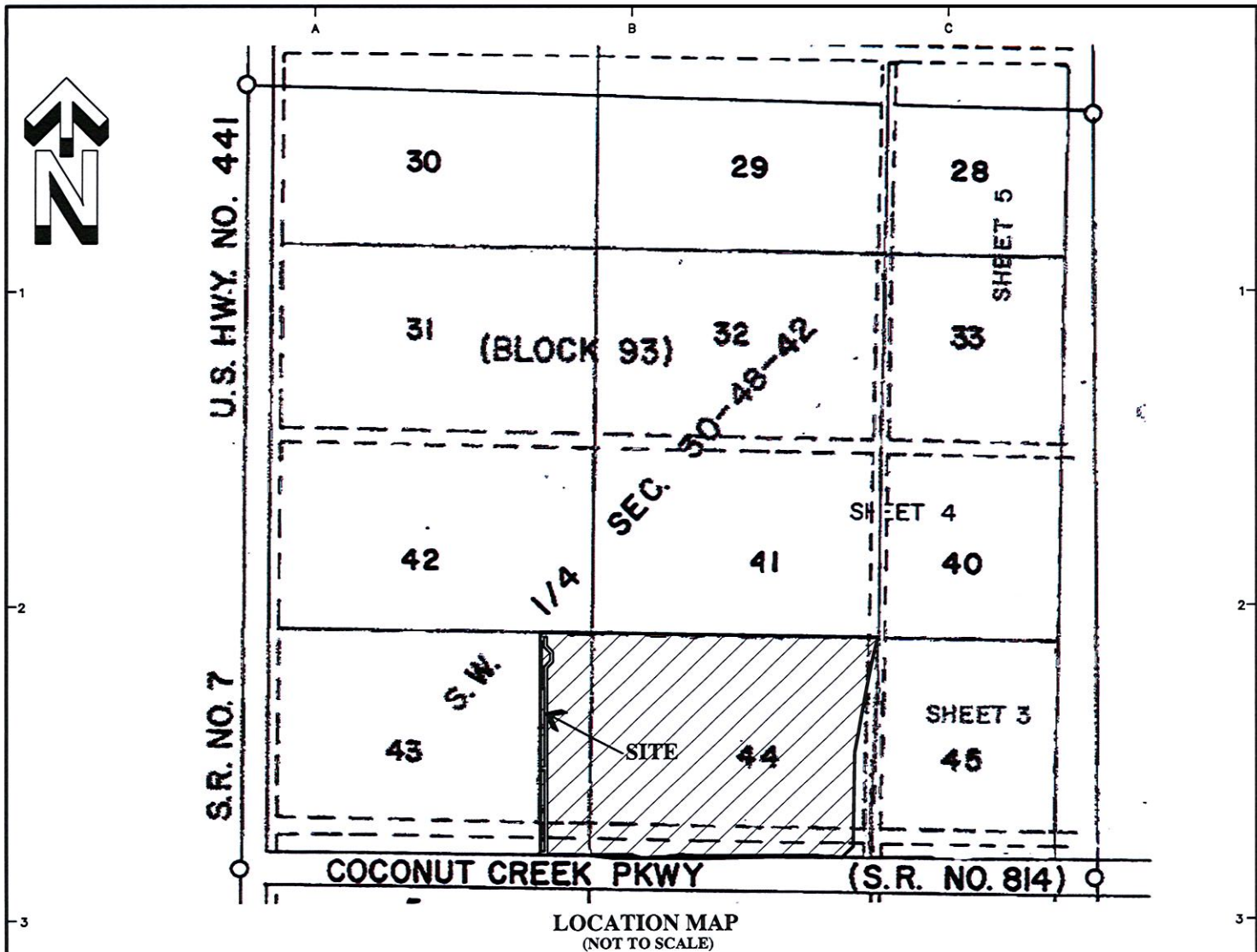


EXHIBIT B

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	

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


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



FORD, ARMENTEROS & FERNANDEZ, INC.

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DORAL, FLORIDA 33172

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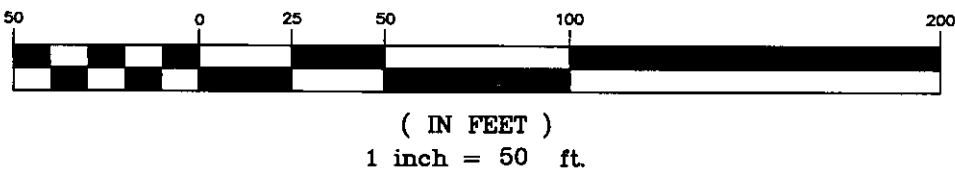
TYPE OF PROJECT:		LEGAL DESCRIPTION TO ACCOMPANY SKETCH	
SHEET NAME:		LOCATION MAP AND SURVEYOR'S NOTES	
PREPARED FOR:		ALLIANCE COMPANIES	
DRAWN BY:	E.R.	DATE:	JULY 31, 2015.
DWG. CHECKED BY:		SCALE:	AS SHOWN
CHECKED BY:		PROJECT No:	01A167-5801

SHEET:

2

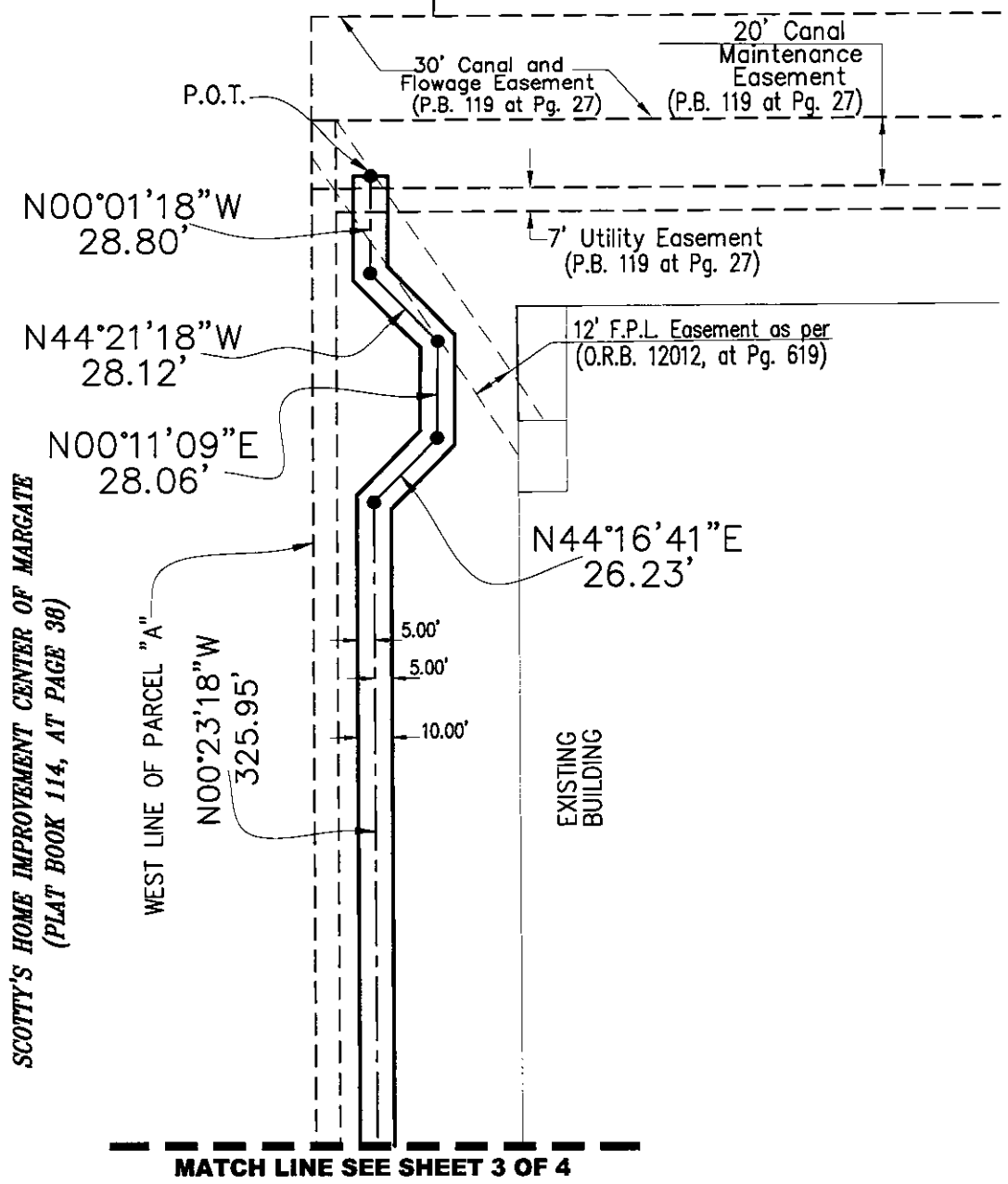
of 4 SHEETS

GRAPHIC SCALE



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: 4 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