

UTILITY EASEMENT DEED

THIS INDENTURE, made this 15th day of November, 2017
between T.S. Margate Co., Ltd, Party of
the first part, and the CITY OF 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.

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 hereby grants
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 set its hand and seal on the day first above
written.

Kelly A Ruiz
Witness
Kelly A Ruiz
Print Name of Witness

Richard Brennan
Witness
Richard Brennan
Print Name of Witness

T.S. MARGATE CO., LTD.,
a Florida limited partnership

By: Margate Corporate, Inc.,
a Florida corporation, General Partner

By: Steven Levin, Vice President
(Name:)

STATE OF: FLORIDA
COUNTY OF: PALM BEACH

I HEREBY CERTIFY that on this day personally appeared Steven Levin of
T.S. Margate Co., Ltd 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 Palm Beach
the above stated County, this 15th day of November, 2017 A.D.

JAMES
Notary Public State of Florida at Large

My commission expires:

EXT6025.2016.30 REV 2 - 06/20/2016



AUDREY J JAMES
Commission # GG 118869
Expires June 26, 2021
Bonded Thru Budget Notary Services

EXHIBIT A

Site Address	2402-2534 N STATE ROAD 7, MARGATE FL 33063	ID #	4842 30 19 0010
Property Owner	T S MARGATE CO LTD %SOUTHERN MANAGMENT & DEV	Millage	1212
Mailing Address	P.O. BOX 11229 KNOXVILLE TN 37939	Use	16
Abbreviated Legal Description	MARGATE COMMERCIAL CENTER 121-28 B TRACT A		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

Property Assessment Values Click here to see 2017 Exemptions and Taxable Values as reflected on the Nov. 1, 2017 tax bill.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2018	\$4,659,650	\$7,199,030	\$11,858,680	\$11,858,680	
2017	\$4,659,650	\$7,199,030	\$11,858,680	\$11,548,280	\$248,541.72
2016	\$4,659,650	\$6,306,530	\$10,966,180	\$10,498,440	\$232,429.14

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$11,858,680	\$11,858,680	\$11,858,680	\$11,858,680
Portability	0	0	0	0
Assessed/SOH	\$11,858,680	\$11,858,680	\$11,858,680	\$11,858,680
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$11,858,680	\$11,858,680	\$11,858,680	\$11,858,680

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
6/1/1993	CET	\$2,178,000	21192 / 992	\$8.00	582,456	SF
12/1/1985	WD	\$13,775,000				
				Adj. Bldg. S.F. (Card, Sketch)		137563
				Eff./Act. Year Built: 1986/1985		

[illegible]

Please Note: The City of Margate levies a non-ad valorem fire assessment. The fire assessment, if any, is not included in the tax amounts shown above.

Exhibit B

WATER LINE EASEMENT
PORTION OF TRACT "A"
MARGATE COMMERCIAL CENTER
PLAT BOOK 121, PAGE 28
BROWARD COUNTY RECORDS

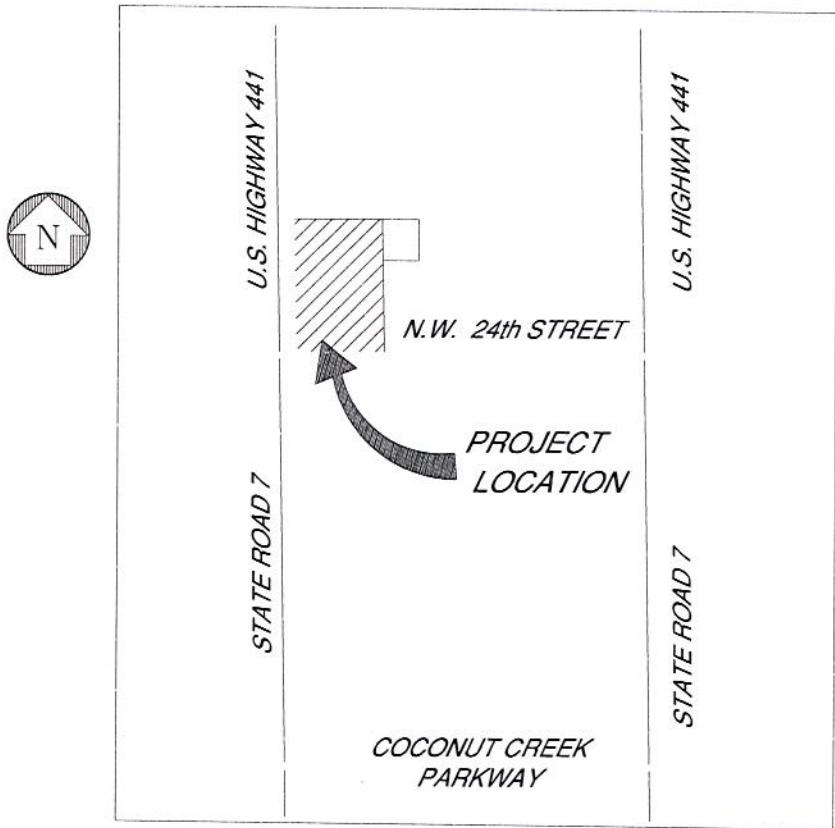
12 FOOT WATER LINE EASEMENT

A portion of TRACT "A" MARGATE COMMERCIAL CENTER, according to the Plat thereof, as recorded in Plat Book 121, Page 28 of the Public Records of Broward County, Florida.

COMMENCE at the Southeast corner of said TRACT "A"; THENCE, on the East line of said TRACT "A", North 01° 08' 36" West, a distance 332.52' to the POINT OF BEGINNING of said 12 FOOT WATER LINE EASEMENT; THENCE South 88° 47' 10" West, a distance of 41.18 feet to the POINT OF TERMINATION.

Lying and being in Section 30, Township 48 South, Range 42 East,

Area containing 494.2 Square Feet, more or less.



Section 30, Township 48 South, Range 42 East,

Surveyor's Certificate

I hereby certify that the attached "SKETCH AND LEGAL" was prepared in accordance with Chapter 5J-17, as set forth by The Florida Board of Surveyors and Mappers, pursuant to Section 472.027, Florida Statutes.

LEGEND

- O.R..B. = OFFICIAL RECORD BOOK
- P.B. = PLAT BOOK
- PG. = PAGE
- R/W = RIGHT OF WAY
- ℄ = CENTER LINE

THIS SURVEY MAP OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

[Signature] 10-25-17
PEDRO L. MARTINEZ P.S.M.
REGISTERED SURVEYOR AND MAPPER
#5443 STATE OF FLORIDA.

LEGAL DESCRIPTION



MARTINEZ AND MARTINEZ, INC.
BUSINESS LICENSE # 7702
WEB SITE: WWW.MARTINEZANDMARTINEZ.COM
E-MAIL: PLSPSM@GMAIL.COM
TELEPHONE MOBILE #: 786-277-4851
7179 WEST 13th AVENUE HIALEAH, FLORIDA 33014

DATE: 10-25-2017

DRAW: JKB

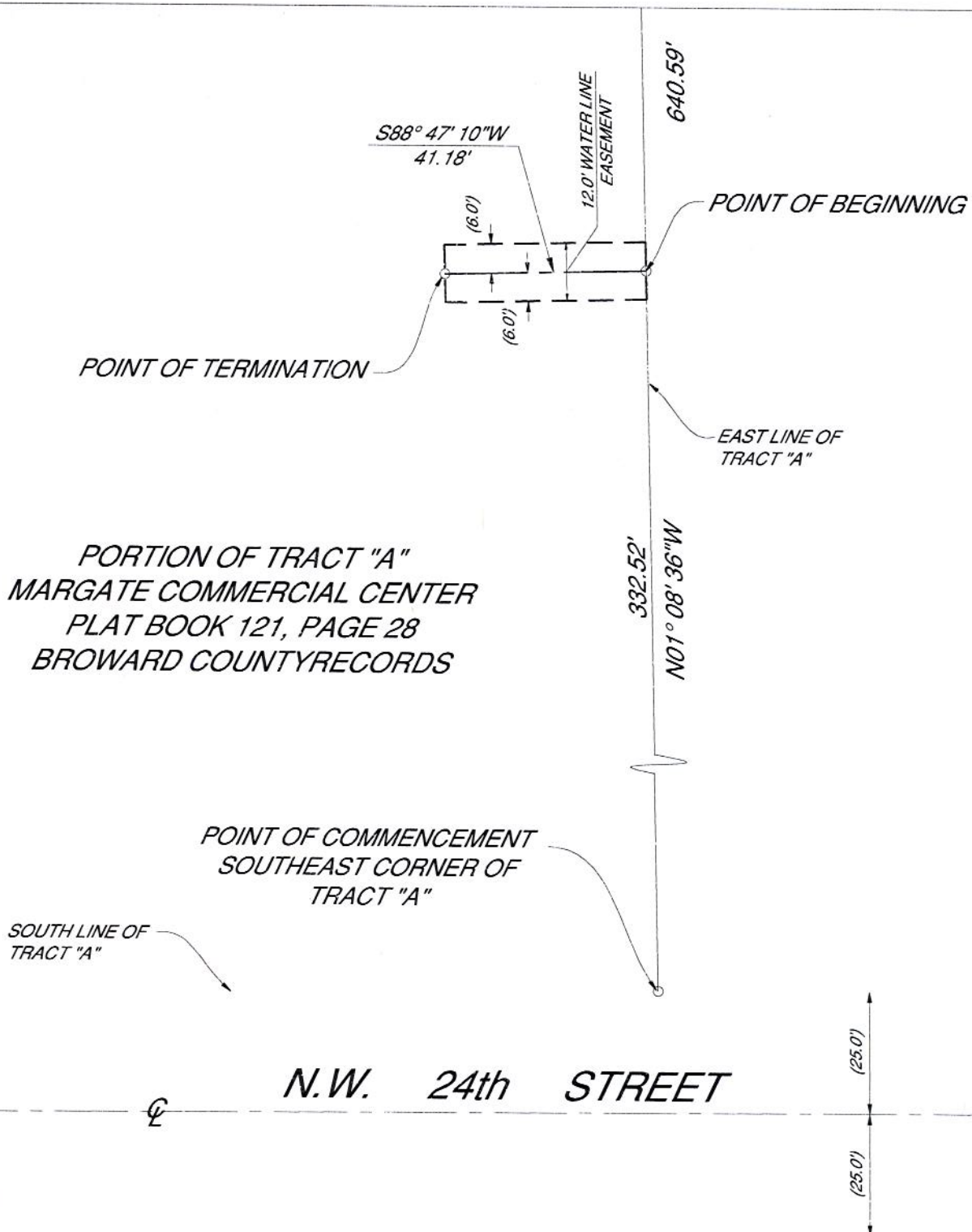
REV.:

CHECK: P.L.M.

12' WATER LINE EASEMENT



WATER LINE EASEMENT
PORTION OF TRACT "A"
MARGATE COMMERCIAL CENTER
PLAT BOOK 121, PAGE 28
BROWARD COUNTY RECORDS



BEARINGS ARE BASED ON EAST LINE OF
TRACT "A", PLAT BOOK 121, PAGE 28, B.C.R.

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SKETCH



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SHEET 2 OF 2