

UTILITY EASEMENT DEED

THIS INDENTURE, made this 19 day of September, 2018
between LAKEWOOD RETAIL, LLC, a Delaware limited liability
company, 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.

Witness
Gilbert J. Weiss
Print Name of Witness

Witness
Heather Drenoski
Print Name of Witness

Lakewood Retail, LLC
BY: Robert Green,
(Name: Director)

PROVINCE OF: Ontario
REGION OF: York

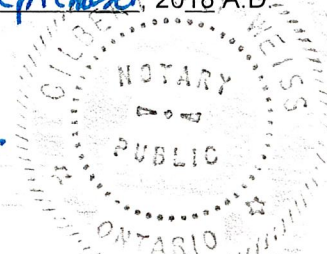
I HEREBY CERTIFY that on this day personally appeared Robert Green of
Lakewood Retail, LLC, a Delaware limited liability company, to me known as the person described in and
who executed the foregoing Easement Deed and who acknowledged before me that ~~he~~^{she} executed the
same for the purpose herein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal at Markham, Ontario
the above stated County, this 19 day of September, 2018 A.D.

Notary Public, Signature

My commission expires:

In Perpetuity
In Perpetuity



Approved for Execution

EXHIBIT A

LEGAL DESCRIPTION: (CUMBERLAND FARMS OUTPARCEL)

A PORTION OF TRACT "A", "LAKEWOOD COMMERCIAL", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 120, PAGE 27, AND A PORTION OF "MARGATE REALTY NO. 1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 42, PAGE 42, BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND A PORTION OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 48 SOUTH, RANGE 42 EAST LYING ADJACENT TO SAID PLATS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 31; THENCE SOUTH 88°44'58" EAST ALONG THE SOUTH LINE OF THENORTHWEST 1/4 OF SAID SECTION 31 FOR 196.99 FEET; THENCE NORTH 01°15'02" EAST 65.00 FEET TO A POINT ON THE SOUTH LINE OFSAID TRACT "A" AND THE NORTH RIGHT-OF-WAY LINE OF WEST ATLANTIC BOULEVARD, AS SHOWN ON SAID PLAT, BEING THE POINT OF BEGINNING; THENCE NORTH 88°44'58" WEST THIS AND THE FOLLOWING TWO (2) COURSES BEING ALONG SAID SOUTH LINE AND SAID NORTH RIGHT-OF-WAY LINE, 5.78 FEET; THENCE SOUTH 46°15'02" WEST ALONG SAID SOUTH LINE 7.07 FEET; THENCE NORTH 88°44'58" WEST ALONG SAID SOUTH LINE, 76.97 FEET TO THE EAST CORNER OF THE RIGHT-OF-WAY DONATION PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 37602, PAGE 1905, OF SAID PUBLIC RECORDS; THENCE NORTH 76°24'21" WEST, THIS AND THE FOLLOWING THREE (3) COURSES BEING ALONG THE NORTHERLY LINE OF SAID DONATION PARCEL, 20.93 FEET; THENCE NORTH 88°49'57" WEST 254.55 FEET; THENCE NORTH 43°49'57" WEST 9.19 FEET; THENCE NORTH 88°49'57" WEST 8.36 FEET TO THE INTERSECTION WITH THE WESTERLY BOUNDARY OF PARCEL 1, AS DESCRIBED IN OFFICIAL RECORDS BOOK 48845, PAGE 108 OF SAID PUBLIC RECORDS; THENCE NORTH 01°11'38" EAST, THIS AND THE FOLLOWING THREE (3) COURSES BEING ALONG SAID WESTERLY LINE, 32.75 FEET TO THE BEGINNING OF A CIRCULAR NON-TANGENT CURVE CONCAVE WESTERLY, FROM WHICH A RADIAL LINE BEARS NORTH 88°45'04" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 16°54'39", FOR AN ARC DISTANCE OF 59.03 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVE EASTERLY; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 16°54'35", FOR AN ARC DISTANCE OF 59.03 FEET TO A POINT OF TANGENCY; THENCE NORTH 01°14'53" EAST 20.52 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 12.00 FEET, A CENTRAL ANGLE OF 83°07'12", FOR AN ARC DISTANCE OF 17.41 FEET TO A POINT OF TANGENCY; THENCE NORTH 84°22'05" EAST 7.19 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHWESTERLY; THENCE EASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 4.80 FEET, A CENTRAL ANGLE OF 117°57'21", FOR AN ARC DISTANCE OF 9.88 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 90°00'00" EAST 26.22 FEET; THENCE NORTH 00°00'00" WEST 6.24 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 3.30 FEET, A CENTRAL ANGLE OF 91°13'56", FOR AN ARC DISTANCE OF 5.25 FEET TO A POINT OF TANGENCY; THENCE SOUTH 88°46'04" EAST 110.93 FEET; THENCE SOUTH 68°16'41" EAST 74.45 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHERLY; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 103.40 FEET, A CENTRAL ANGLE OF 20°25'27", FOR AN ARC DISTANCE OF 36.86 FEET TO A POINT OF TANGENCY; THENCE SOUTH 88°42'08" EAST 100.85 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHWESTERLY; THENCE EASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°03'36", FOR AN ARC DISTANCE OF 31.44 FEET TO A POINT OF TANGENCY; THENCE SOUTH 01°21'28" WEST 51.75 FEET; THENCE SOUTH 05°26'27" EAST 63.03 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE WESTERLY; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 44.40 FEET, A CENTRAL ANGLE OF 14°49'50", FOR AN ARC DISTANCE OF 11.49 FEET TO A POINT OF TANGENCY; THENCE SOUTH 09°23'23" WEST 13.34 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA AND CONTAINING 67,574 SQUARE FEET (1.5513 ACRES), MORE OR LESS.

EXHIBIT B



SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778

E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



LEGAL DESCRIPTION: (10' UTILITY EASEMENT)

A PORTION OF TRACT "A", "LAKEWOOD COMMERCIAL", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 120, PAGE 27, AND A PORTION OF "MARGATE REALTY NO. 1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 42, PAGE 42, BOTH RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND A PORTION OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 48 SOUTH, RANGE 42 EAST LYING ADJACENT TO SAID PLATS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 31; THENCE NORTH 02°06'23" EAST 64.35 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°49'57" WEST 10.00 FEET; THENCE NORTH 00°13'26" WEST 23.77 FEET; THENCE NORTH 51°48'25" WEST 44.77 FEET; THENCE NORTH 01°10'03" EAST 120.77 FEET; THENCE NORTH 45°36'45" EAST 52.72 FEET TO THE INTERSECTION WITH A WEST LINE OF THE 10 FOOT WIDE WATER MAIN EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 33857, PAGE 776 OF SAID PUBLIC RECORDS; THENCE SOUTH 88°30'44" EAST 10.00 FEET TO THE INTERSECTION WITH AN EAST LINE OF SAID EASEMENT; THENCE SOUTH 01°51'14" WEST 4.08 FEET; THENCE SOUTH 45°36'45" WEST 52.65 FEET; THENCE SOUTH 01°10'03" WEST 111.70 FEET; THENCE SOUTH 51°48'25" EAST 44.62 FEET; THENCE SOUTH 00°13'26" EAST 3.43 FEET; THENCE SOUTH 89°57'04" EAST 10.46 FEET; THENCE SOUTH 00°02'56" WEST 10.00 FEET; THENCE NORTH 89°57'04" WEST 10.41 FEET; THENCE SOUTH 00°13'26" EAST 15.41 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA AND CONTAINING 2,524 SQUARE FEET, MORE OR LESS.

NOTES:

- 1) BEARINGS ARE BASED ON THE SOUTH LINE NW 1/4 SECTION 31-48-42, BEING S88°44'58"E.
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

FILE: THOMAS ENGINEERING GROUP

SCALE: N/A

DRAWN: L.S.

ORDER NO.: 64627B

DATE: 5/8/18

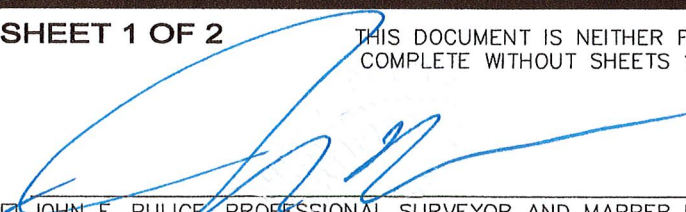
10' UTILITY EASEMENT

MARGATE, BROWARD COUNTY, FLORIDA

FOR: CUMBERLAND FARMS

SHEET 1 OF 2

THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 AND 2


☒ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
STATE OF FLORIDA



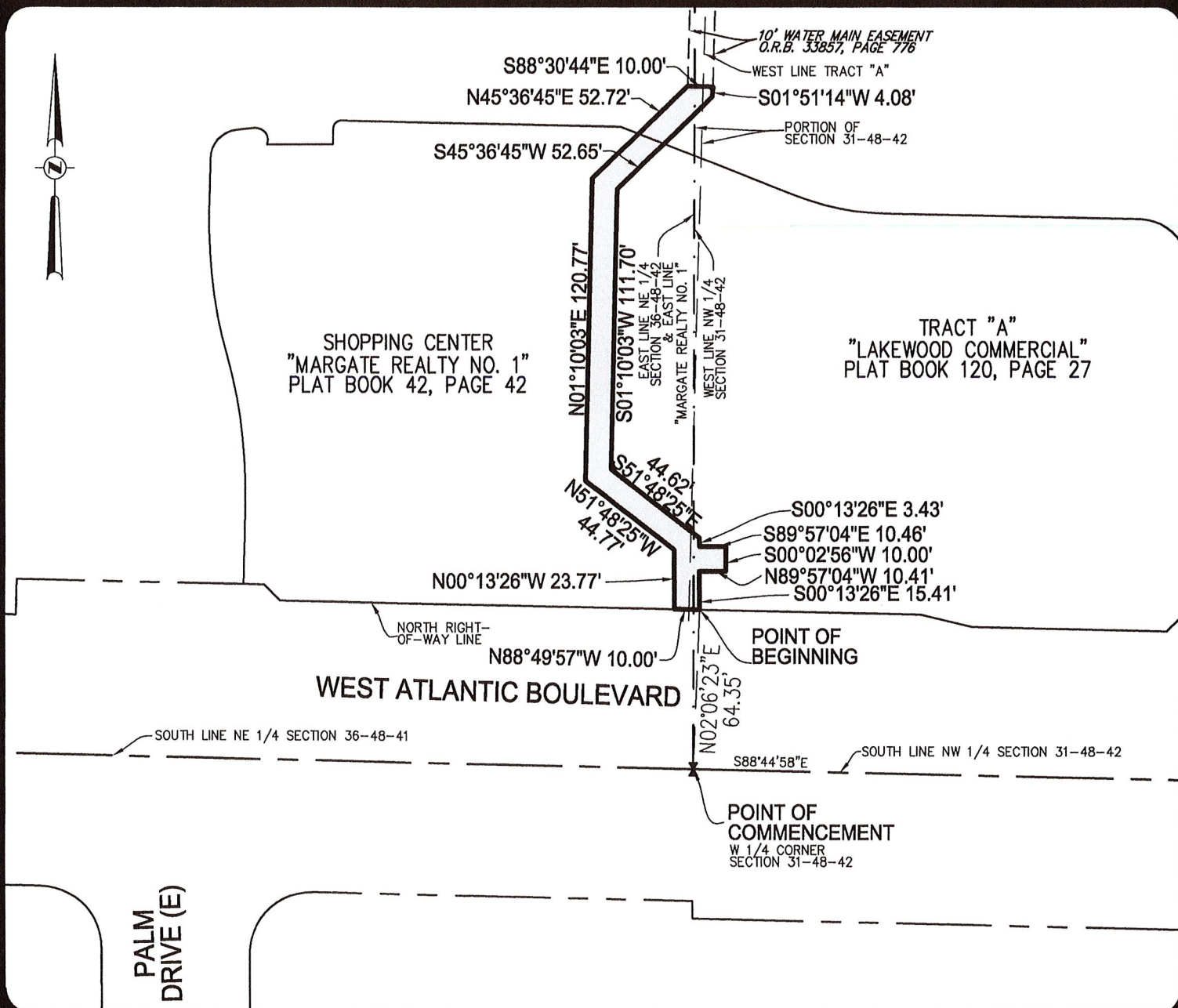
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E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



FILE: THOMAS ENGINEERING GROUP

SCALE: 1"=50'

DRAWN: L.S.

ORDER NO.: 64627B

DATE: 5/8/18

10' UTILITY EASEMENT

MARGATE, BROWARD COUNTY, FLORIDA

FOR: CUMBERLAND FARMS

SHEET 2 OF 2

THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 AND 2

LEGEND:

O.R.B.

OFFICIAL RECORDS BOOK



QUARTER SECTION CORNER



SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.

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LEGAL DESCRIPTION: (10' SEWER EASEMENT)

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COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 31; THENCE NORTH 00°46'13" EAST 190.28 FEET TO THE POINT OF BEGINNING; THENCE NORTH 57°52'48" WEST 185.55 FEET; THENCE NORTH 88°16'26" WEST 37.09 FEET; THENCE NORTH 01°14'53" EAST 10.00 FEET; THENCE SOUTH 88°16'26" EAST 39.89 FEET; THENCE SOUTH 57°52'48" EAST 188.27 FEET; THENCE SOUTH 32°07'12" WEST 10.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA AND CONTAINING 2,254 SQUARE FEET, MORE OR LESS.

NOTES:

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- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

FILE: THOMAS ENGINEERING GROUP

SCALE: N/A

DRAWN: L.S.

ORDER NO.: 65089

DATE: 8/29/18

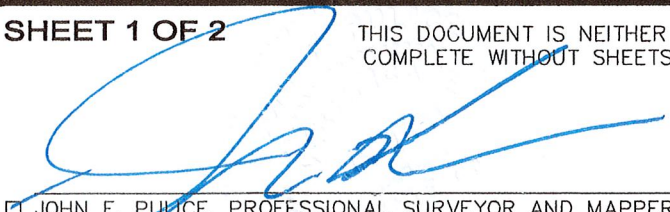
10' SEWER EASEMENT

MARGATE, BROWARD COUNTY, FLORIDA

FOR: CUMBERLAND FARMS

SHEET 1 OF 2

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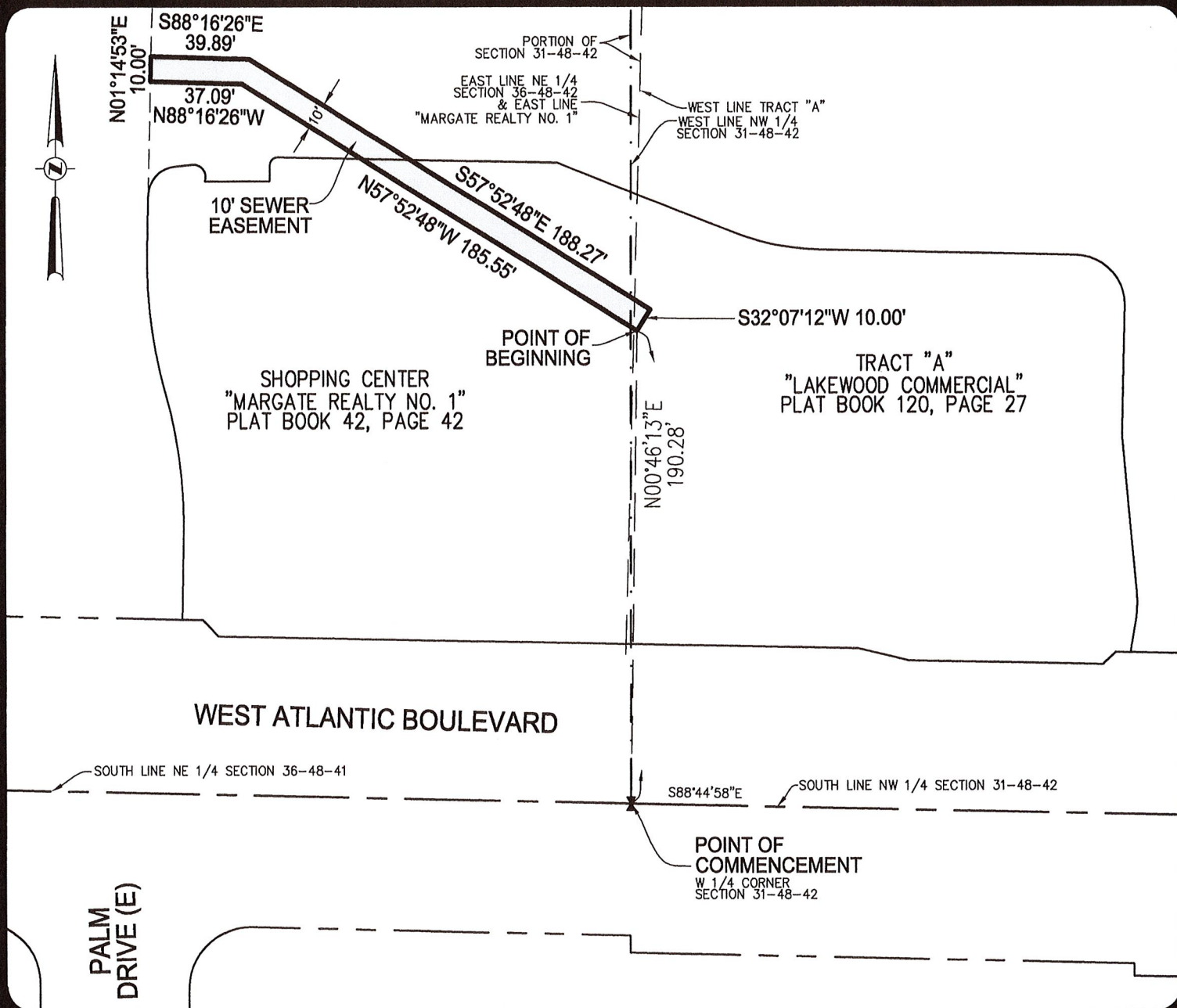
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SCALE: 1"=50'

DRAWN: L.S.

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DATE: 8/29/18

10' SEWER EASEMENT

MARGATE, BROWARD COUNTY, FLORIDA

FOR: CUMBERLAND FARMS

SHEET 2 OF 2

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COMPLETE WITHOUT SHEETS 1 AND 2

LEGEND:

O.R.B. OFFICIAL RECORDS BOOK
X QUARTER SECTION CORNER