

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS that Lakewood Retail, LLC, a Delaware limited liability company, ("Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to it paid by the CITY OF MARGATE, FLORIDA, a municipal corporation ("Grantee"), the receipt of which is hereby acknowledged, has granted, bargained, sold, transferred, set over and delivered, and by these presents does grant, bargain, sell, transfer, set over, and deliver unto Grantee, its successors and assigns, all those certain goods and chattels described as follows:

Water and sanitary sewer systems, and storm drainage systems, owned by Grantor, being the potable water lines and/or sewage collection lines, water mains, service laterals, hydrants, valves, fire lines and related facilities constructed within the right-of-way and/or property of Lakewood Retail, LLC, a Delaware limited liability company, which system is more completely described in Exhibit "A" and shown on the survey attached as Exhibit "B." Nothing herein shall vacate easements previously conveyed on this property.

And the Grantor, for itself and its successors, hereby covenants to and with the Grantee, its successors and assigns, that it is the lawful owner of the said goods and chattels, that they are free from all liens and encumbrances, that it has good right to sell the same as aforesaid, and that it will warrant and defend the same against the lawful claims and demands of all persons whomsoever.

Signed in the presence of:

Witness

Heather Drenoski

Print Name of Witness

2851 John Street, Suite One, Markham, ON L3R5R7
Address of Witness

Lakewood Retail, LLC, a Delaware limited liability company, by its Member, Lakewood Retail Holdings, LLC

By: _____

Grantor: Robert S. Green, Director

2851 John Street, Suite 1, Markham, ON L3R5R7
Address of Grantor

By: _____

Grantee: _____, Mayor

By: _____

Grantee: _____, City Manager

Province of Ontario

Region of York

On the 31st day of July, 2019, before me, the undersigned, personally appeared Robert S. Green, Director, of Lakewood Retail, LLC, a Delaware limited liability company, by its member, Lakewood Retail Holdings, LLC, on behalf of the company, who acknowledged that he executed the foregoing instrument, and is personally known to me or has produced identification.

Heather Clarke-Ball
NOTARY PUBLIC, ~~STATE OF FLORIDA~~ Province of Ontario

My Commission Expires: In Perpetuity

Approved
For Execution



EXHIBIT A



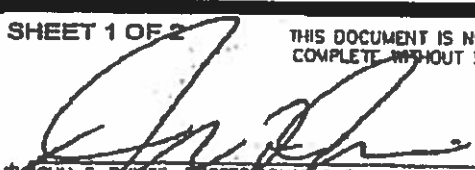
C & R General Contractors, Inc.

Cumberland Farms-Margate				
Water & Sewer Breakdown				
Water Line in Easement	Quantity	Unit	Cost	Total
8" DIP	260	LF	\$ 110	\$ 28,600
8" Gate Valves	2	Ea	\$ 900	\$ 1,800
2" Saddles	2	Ea	\$ 425	\$ 850
45 Degree Fittings	4	EA	\$ 880	\$ 3,520
			Total	\$ 34,770
Sewer Line in Easement				
Manhole	1	Ea	\$ 7,800	\$ 7,800
8" PVC and Fittings	181	LF	\$ 70	\$ 12,670
			Total	\$ 20,470
Total Water & Sewer Final Costs:				\$ 55,240

NEA

Richard Ackner
C & R General Contractors
Vice President Construction Operations
561-307-4935

EXHIBIT "B"

	SKETCH AND LEGAL DESCRIPTION PULICE LAND SURVEYORS, INC. 6381 NOB HILL ROAD SUNRISE, FLORIDA 33351 TELEPHONE: (954) 572-1777 • FAX (954) 572-1778 E-MAIL: surveys@puliceandsons.com <small>CERTIFICATE OF AUTHORIZATION LB#3870</small>															
LEGAL DESCRIPTION: (10' UTILITY EASEMENT) A PORTION OF SHOPPING CENTER PARCEL OF "MARGATE REALTY NO. 1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 42, PAGE 42, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE WEST QUARTER CORNER OF SECTION 31, TOWNSHIP 48 SOUTH, RANGE 42 EAST; THENCE NORTH 06°26'38" WEST 68.15 FEET TO THE POINT OF BEGINNING, THENCE NORTH 88°58'05" WEST 140.51 FEET; THENCE NORTH 84°05'15" WEST 20.79 FEET; THENCE NORTH 43°49'57" WEST 2.70 FEET; THENCE NORTH 88°49'57" WEST 8.36 FEET; THENCE NORTH 01°11'38" EAST 27.46 FEET; THENCE SOUTH 88°48'22" EAST 10.04 FEET; THENCE SOUTH 00°50'28" WEST 19.32 FEET; THENCE SOUTH 84°05'15" EAST 21.30 FEET; THENCE SOUTH 88°58'05" EAST 139.86 FEET; THENCE SOUTH 00°13'26" EAST 10.00 FEET TO THE POINT OF BEGINNING. SAID EASEMENT SITUATE, LYING AND BEING IN THE CITY OF MARGATE, BROWARD COUNTY, FLORIDA AND CONTAINING 1,892 SQUARE FEET, MORE OR LESS.																
NOTES: 1) BEARINGS ARE BASED ON THE SOUTH LINE OF THE NW 1/4 OF 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. 4) ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY RECORDS UNLESS OTHERWISE NOTED.																
<table border="1" style="width: 100%; border-collapse: collapse;"><tr><td colspan="2">FILE: THOMAS ENGINEERING GROUP</td></tr><tr><td>SCALE: N/A</td><td>DRAWN: L.S.</td></tr><tr><td colspan="2">ORDER NO.: 86041</td></tr><tr><td colspan="2">DATE: 5/21/19</td></tr><tr><td colspan="2">10' UTILITY EASEMENT</td></tr><tr><td colspan="2">MARGATE, BROWARD COUNTY, FLORIDA</td></tr><tr><td colspan="2">FOR: CUMBERLAND FARMS</td></tr></table>			FILE: THOMAS ENGINEERING GROUP		SCALE: N/A	DRAWN: L.S.	ORDER NO.: 86041		DATE: 5/21/19		10' UTILITY EASEMENT		MARGATE, BROWARD COUNTY, FLORIDA		FOR: CUMBERLAND FARMS	
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<div style="display: flex; justify-content: space-between;"><div>SHEET 1 OF 2</div><div>THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2</div></div> <div style="text-align: center; margin-top: 20px;"> <input checked="" type="checkbox"/> JOHN F. PIDGE, PROFESSIONAL SURVEYOR AND MAPPER LS2691 <input type="checkbox"/> BETH BRUNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136 <input type="checkbox"/> VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274 STATE OF FLORIDA</div>																

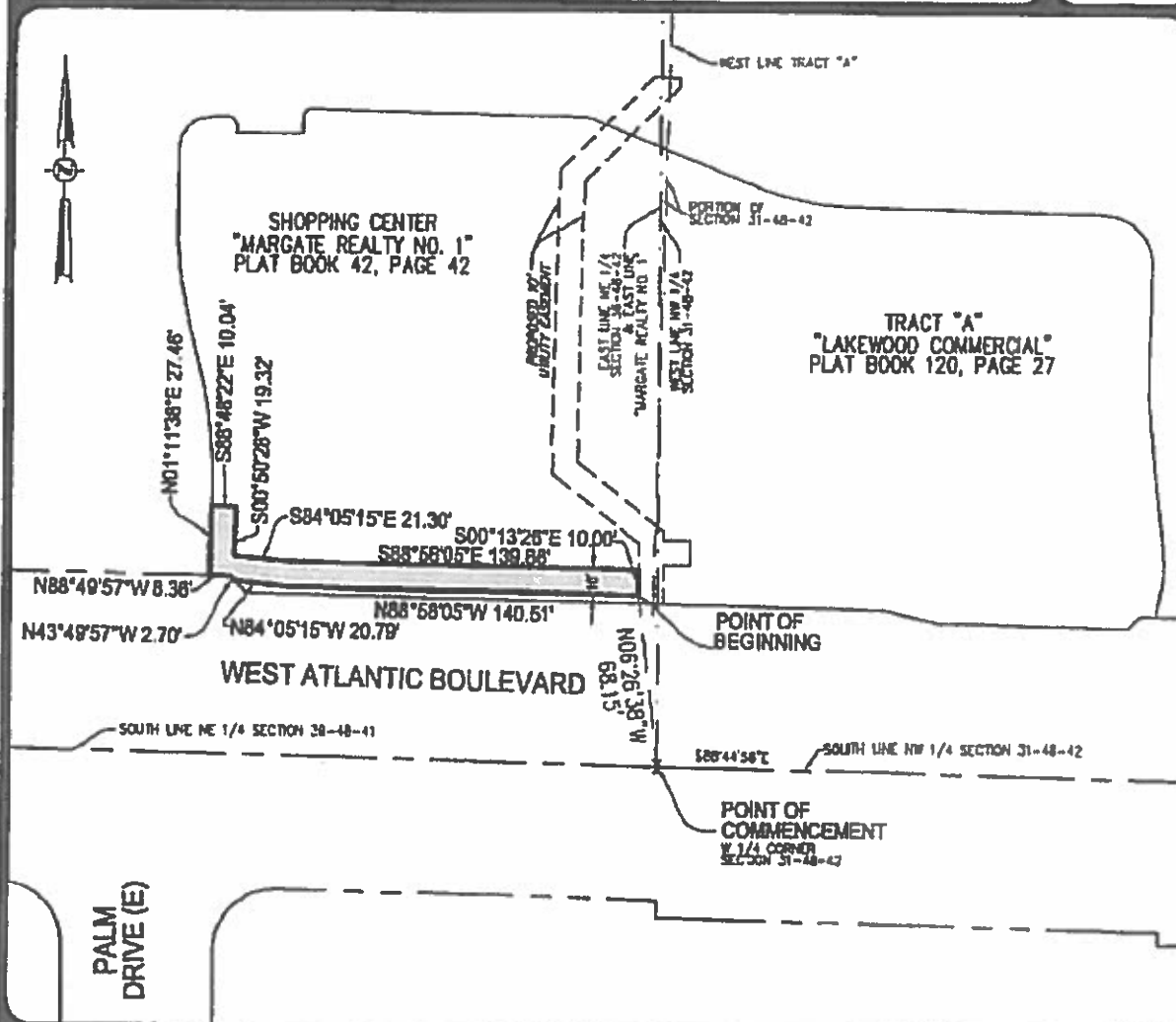


SKETCH AND LEGAL DESCRIPTION
BY
PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE (954) 572-1777 FAX: (954) 572-1775

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



FILE: THOMAS ENGINEERING GROUP

SCALE: 1"=80'

DRAWN: L.S.

ORDER NO.: 88041

DATE: 5/21/19

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

X QUARTER SECTION CORNER