

Return to:  
Broward County Real Property Section  
115 South Andrews Avenue, Room 501  
Fort Lauderdale, Florida 33301

Prepared by:

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Broward County Water and  
Waste Water Services  
2555 West Copans Road,  
Pompano Beach, Florida 33068  
and approved as to form by  
Broward County Office of the  
County Attorney

Folio Number: 5042-20-50-0012

RE: WWS Project Number: 2546  
Utility Connection permit #BCUCP-18-033

**EASEMENT**

**THIS EASEMENT** is given this 8 day of August, 2019, by MSG I-595 LLC, a Florida limited liability company, whose address is 2875 NE 191 Street, PH1B, Aventura, Florida 33180 ("Grantor"), to Broward County, a political subdivision of the State of Florida, whose address is 115 South Andrews Avenue, Room 423, Fort Lauderdale, Florida 33301 ("Grantee"):

(Wherever used herein the terms, "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations wherever the context so admits or requires).

**RECITALS**

A. Grantor is the fee simple owner of the Property, as defined in Section 2, located at 3200 SW 30 Avenue (shell building), Dania Beach, Florida 33312 (the range of addresses assigned by the Broward Sheriff's Office to the shell building is 3224 - 3236 SW 30 Avenue).

B. Grantee desires an unrestricted and perpetual nonexclusive easement in, over, under, through, upon, and across a portion of the Property.

C. Grantor is willing to grant such Easement, as specifically defined in Section 3, to Grantee.

**NOW, THEREFORE,** for and in consideration of the mutual terms and conditions contained herein, and the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby declare as follows:

1. **Recitals.** The recitals set forth above are true, accurate, and fully incorporated by reference herein.

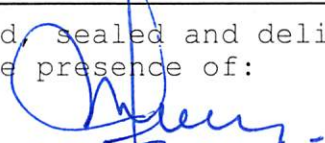

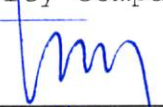
2. **Description of Property.** Grantor is the fee simple owner of that certain real property, as more particularly described in warranty deed dated February 7, 2017 and recorded on February 22, 2017 as Instrument # 114221255 in the Public Records of Broward County, Florida ("Property").

3. **Grant of Easement.** Grantor hereby grants to Grantee an unrestricted and perpetual nonexclusive easement in, over, under, through, upon, and across a portion of the Property, as more particularly described in **Exhibit A** with the accompanying sketch of description attached hereto and made a part hereof ("Easement Area"), to construct, maintain, repair, install, and rebuild thereon water mains, wastewater gravity mains, wastewater force mains, reclaimed water mains, and/or any other water or wastewater facilities (collectively, "Water and Wastewater Facilities") for purposes of providing water supply service for domestic or other uses and collecting domestic or other kinds of wastewater to and from Grantor's Property and other properties which may or may not abut and be contiguous to the Easement Area ("Easement"). Grantee may exercise its rights hereunder by and through Grantee's employees, licensees, agents, independent contractors, successors and assigns.

4. **Grantor's Use of Easement Area.** Grantor has submitted to Grantee plans and drawings of all existing and proposed aboveground structures, improvements, asphalt, pavements, landscaping, walls, fences, underground piping, underground structures, duct banks, transformers, poles, retention areas, pavers, electric facilities, cables, and other utility facilities within the Easement Area, and has obtained Grantee's approval of the same. Except as permitted above, Grantor agrees that no obstructions that would preclude maintenance or improvement of Grantee's Water and Wastewater Facilities may be placed in the Easement Area by Grantor or any other easement holder without Grantee's consent.

**[Signatures on Following Pages]**

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on this 8th day of August, 2019.

Signed, sealed and delivered in the presence of:  Name: <u>Mirzi Funes</u>  Name: <u>Jennifer Gonzalez</u>	<b>GRANTOR:</b> MSG I-595 LLC, a Florida limited liability company  By: _____ Name: <u>Saul Gilinski</u> Title: _____
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Approved as to form by the Office of the Broward County Attorney

By:   
Name: Christina A. Blythe  
Title: Assistant County Attorney

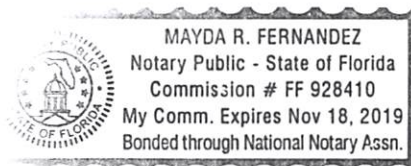
**ACKNOWLEDGMENT**

STATE OF FLORIDA        )  
  )  
COUNTY OF MIAMI-DADE }

The foregoing instrument was acknowledged before me this 8th day of August, 2019, by Saul Gilinski as Manager of MSG I-595 LLC, a Florida limited liability company, who is personally known to me or who has produced \_\_\_\_\_ as identification.

Notary Public: \_\_\_\_\_  
Signature:   
Print Name: MAYDA FERNANDEZ

State of Florida  
My Commission Expires: Nov. 18, 2019  
Commission Number: FF 928410  
(Notary Seal)



**EXHIBIT "A"**  
**EASEMENT PROPERTY**

**SKETCH & DESCRIPTION  
WATER EASEMENT  
A PORTION OF PARCEL 'A'  
(P.B. 158/18, B.C.R.)  
BROWARD COUNTY, FLORIDA**

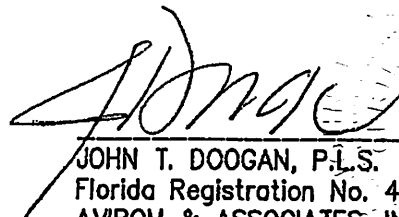
**SURVEYOR'S NOTES:**

1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this sketch by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are assumed based on the north line of Parcel 'A' having a bearing of N89°21'30"E.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: B.C.R. = Broward County Records; L.B. = Licensed Business; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; P.O.T. = Point of Termination.


**CERTIFICATION:**

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: 06/13/2019

  
\_\_\_\_\_  
JOHN T. DOOGAN, P.L.S.  
Florida Registration No. 4409  
AVIROM & ASSOCIATES, INC.  
L.B. No. 3300

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SHEETS 1 THRU 5**

<b>REVISIONS</b>			 <p><b>AVIROM &amp; ASSOCIATES, INC.</b> <b>SURVEYING &amp; MAPPING</b> 50 S.W. 2nd AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 (561) 392-2594 / <a href="http://www.AVIROMSURVEY.com">www.AVIROMSURVEY.com</a> © 2019 AVIROM &amp; ASSOCIATES, INC. all rights reserved. This sketch is the property of AVIROM &amp; ASSOCIATES, INC. and should not be reproduced or copied without written permission.</p>	<b>JOB #:</b> 10789-W
REVISED	W.R.E.	06/13/2019		<b>SCALE:</b> -
				<b>DATE:</b> 06/07/2019
				<b>BY:</b> W.R.E.
				<b>CHECKED:</b> J.T.D.
				<b>F.B. - PG. -</b>
			<b>SHEET:</b> 1 OF 5	

**NOT VALID WITHOUT  
SHEETS 1 THRU 5**

**SKETCH & DESCRIPTION  
WATER EASEMENT  
A PORTION OF PARCEL 'A'  
(P.B. 158/18, B.C.R.)  
BROWARD COUNTY, FLORIDA**

**LAND DESCRIPTION:**

A portion of Parcel 'A', ISGETTE'S RUNWAY, according to the Plat thereof as recorded in Plat Book 158, Page 18, of the Public Records of Broward County, Florida; being described as follows:

A 20.00 foot strip of land, 10.00 feet on each side of the following described centerline.

Commence at the northwest corner of said Parcel 'A'; thence N89°21'30"E along the north line of said Parcel 'A', 128.64 feet; thence S00°38'30"E, 18.01 feet to the Point Of Beginning of said centerline; thence N89°17'34"E, 278.85 feet to a point hereinafter referred to as Reference Point 'A'; thence continue N89°17'34"E, 293.87 feet to a point hereinafter referred to as Reference Point 'B'; thence continue N89°17'34"E, 30.09 feet; thence S45°42'26"E, 21.21 feet; thence S00°42'26"E, 261.35 feet to a point hereinafter referred to as Reference Point 'C'; thence continue S00°42'26"E, 24.92 feet; thence S44°17'34"W, 21.21 feet; thence S89°17'34"W, 196.04 feet to a point hereinafter referred to as Reference Point 'D'; thence continue S89°17'34"W, 130.36 feet to a point hereinafter referred to as Reference Point 'E'; thence continue S89°17'34"W, 234.99 feet to a point hereinafter referred to as Reference Point 'F'; thence continue S89°17'34"W, 41.42 feet; thence N45°42'26"W, 21.21 feet; thence N00°42'26"W, 73.42 feet to the a point hereinafter referred to as Reference Point 'G'; thence continue N00°42'26"W, 198.89 feet to a point hereinafter referred to as Reference Point 'H'; thence continue N00°42'26"W, 13.96 feet; thence N44°17'34"E, 21.21 feet to the Point Of Beginning of said centerline.

The sidelines of the said description will extend or shorten to form a continuous strip of land.

TOGETHER WITH:

A 15.00 foot strip of land, 7.50 feet on each side of the following described centerline.

Begin at the aforementioned Reference Point 'A'; thence N00°42'26"W, 17.69 feet to the Point of Termination of said centerline and also being the north line of said Parcel 'A'.

The sidelines of the said description will extend or shorten to form a continuous strip of land and be common to the owners property line as needed.

TOGETHER WITH:

A 15.00 foot strip of land, 7.50 feet on each side of the following described centerline.

Begin at the aforementioned Reference Point 'B'; thence N00°42'26"W, 17.36 feet to the Point Of Termination of said centerline and also being the north line of said Parcel 'A'.


The sidelines of the said description will extend or shorten to form a continuous strip of land and be common to the owners property line as needed.

TOGETHER WITH:

A 15.00 foot strip of land, 7.50 feet on each side of the following described centerline.

Begin at the aforementioned Reference Point 'C'; thence N89°17'34"E, 30.80 feet to the Point Of Termination of said centerline.

The sidelines of the said description will extend or shorten to form a continuous strip of land.

<b>REVISIONS</b>			 <p><b>AVIROM &amp; ASSOCIATES, INC.</b> SURVEYING &amp; MAPPING 50 S.W. 2nd AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 (561) 392-2594 / www.AVIROMSURVEY.com © 2019 AVIROM &amp; ASSOCIATES, INC. all rights reserved. This sketch is the property of AVIROM &amp; ASSOCIATES, INC. and should not be reproduced or copied without written permission.</p>	<b>JOB #:</b> 10789-W
REVISED	W.R.E.	06/13/2019		<b>SCALE:</b> -
				<b>DATE:</b> 08/07/2019
				<b>BY:</b> W.R.E.
				<b>CHECKED:</b> J.T.D.
				<b>F.B.</b> - PG. -
			<b>SHEET:</b> 2 OF 5	

**NOT VALID WITHOUT  
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**SKETCH & DESCRIPTION  
WATER EASEMENT  
A PORTION OF PARCEL 'A'  
(P.B. 158/18, B.C.R.)  
BROWARD COUNTY, FLORIDA**

**LAND DESCRIPTION:**

TOGETHER WITH:

A 20.00 foot strip of land, 10.00 feet on each side of the following described centerline.

Begin at the aforementioned Reference Point 'D'; thence S00°42'26"E, 58.06 feet; thence S22°46'11"E, 16.83 feet; thence S00°42'26"E, 42.50 feet to the Point Of Termination of said centerline.

The sidelines of the said description will extend or shorten to form a continuous strip of land and be common to the owners property line as needed.

TOGETHER WITH:

A 27.00 foot strip of land, 13.50 feet on each side of the following described centerline.

Begin at the aforementioned Reference Point 'E'; thence N00°42'26"W, 44.90 feet to the Point Of Termination of said centerline.

The sidelines of the said description will extend or shorten to form a continuous strip of land.

TOGETHER WITH:

A 20.00 foot strip of land, 10.00 feet on each side of the following described centerline.

Begin at the aforementioned Reference Point 'F'; thence S00°42'26"E, 116.16 feet to the Point Of Termination of said centerline.

The sidelines of the said description will extend or shorten to form a continuous strip of land and be common to the owners property line as needed.

TOGETHER WITH:

A 15.00 foot strip of land, 7.50 feet on each side of the following described centerline.

Begin at the aforementioned Reference Point 'G'; thence S89°17'34"W, 30.80 feet to the Point Of Termination of said centerline.

The sidelines of the said description will extend or shorten to form a continuous strip of land.


TOGETHER WITH:

A 15.00 foot strip of land, 7.50 feet on each side of the following described centerline.

Begin at the aforementioned Reference Point 'H'; thence S89°17'34"W, 34.78 feet to the Point Of Termination of said centerline.

The sidelines of the said description will extend or shorten to form a continuous strip of land.

Said lands lying in Broward County, Florida.

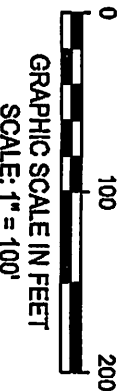
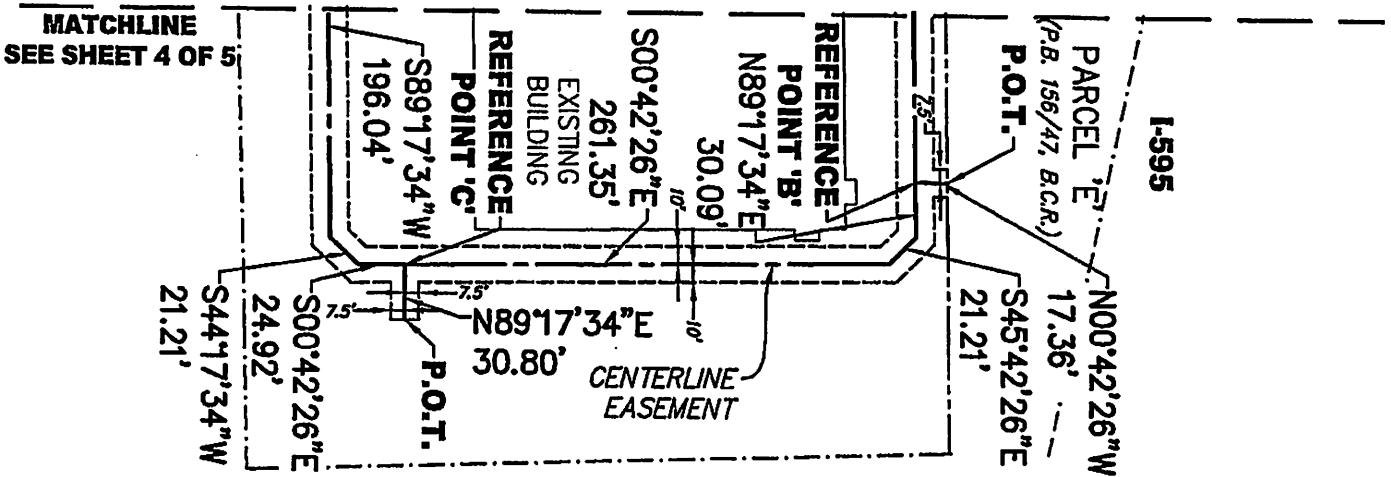
<b>REVISIONS</b>		 <p><b>AVIROM &amp; ASSOCIATES, INC.</b> <b>SURVEYING &amp; MAPPING</b> 50 S.W. 2nd AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 (561) 392-2594 / <a href="http://www.AVIROMSURVEY.com">www.AVIROMSURVEY.com</a> <small>©2019 AVIROM &amp; ASSOCIATES, INC. all rights reserved. This sketch is the property of AVIROM &amp; ASSOCIATES, INC. and should not be reproduced or copied without written permission.</small></p>	<b>JOB #:</b> 10789-W
REVISED	W.R.E. 06/13/2019		<b>SCALE:</b> -
			<b>DATE:</b> 06/07/2019
			<b>BY:</b> W.R.E.
			<b>CHECKED:</b> J.T.D.
			<b>F.B.</b> - PG. -
		<b>SHEET:</b> 3 OF 5	







SKETCH & DESCRIPTION  
**WATER EASEMENT**  
A PORTION OF PARCEL 'A'  
(P.B. 158/18, B.C.R.)  
BROWARD COUNTY, FLORIDA



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**REVISIONS**

REVISED W.R.E. 06/13/2019



**AVIROM & ASSOCIATES, INC.**  
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50 S.W. 2nd AVENUE, SUITE 102  
BOCA RATON, FLORIDA 33432  
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JOB #:	10789-W
SCALE:	1" = 100'
DATE:	06/07/2019
BY:	W.R.E.
CHECKED:	J.T.D.
F.B. - PG.	-
SHEET:	5 OF 5

**RIGHT OF ENTRY**

I/We MSG I-595 LLC, the owner(s) of the property commonly identified as I-595 Business Center, do hereby grant and give freely without coercion, the right of access and entry to said property to BROWARD COUNTY, a political subdivision of the State of Florida, and its agencies, contractors, and subcontractors thereof, for the purpose of the construction, maintenance, repair, installation, and replacement of all water and sewer facilities and related facilities as shown within all utility easements described on the approved record drawings.

BCWWS Project No. 2546, said lands being more particularly described as follows:

**See Exhibit "A"**

A portion of Folio No. 504220500012

This right of access and entry shall end upon execution and recording of the utility easement by the Broward County Board of Commissioners.

For the consideration and purposes set forth herein, I/we set my/our hand(s) this

8 day of August, 2019.


**WITNESSES:**

  
\_\_\_\_\_

Witness 1 Signature

Mitzi Funes

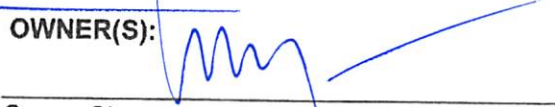
Witness 1 Print Name

  
\_\_\_\_\_

Witness 2 Signature

Jennifer Gonzalez

Witness 2 Print Name

**OWNER(S):**   
\_\_\_\_\_

Owner Signature

Saul Gilinski, Manager

Print Owner Name

\_\_\_\_\_

Owner Signature

\_\_\_\_\_

Print Owner Name

2875 NE 191 St PH10, Aventura  
Address and Telephone No. (305) 935-5175 FL 33180

**EXHIBIT A**

**MSG I-595 PROPERTY**

A portion of Parcel A of "ISGETTE'S RUNWAY", as recorded in Plat Book 158, Page 18 of the Public Records of Broward County, Florida, said portion being more particularly described as follows:

Begin at the Northwest corner of said Parcel "A" ; thence along the North line of said Parcel "A", North 89°20'00" East 772.87 feet ; thence South 01°55'03" East 381.80 feet ; thence South 88°49'41" West 220.24 feet ; thence South 00°54'58" East 67.09 feet ; thence South 89°29'20" West 557.01 feet to the West line of said Parcel "A"; thence along said West line North 02°43'28" West 61.15 feet; thence continue along said West line, North 00°58'15" West 388.12 feet to the Point of Beginning.

LESS and except that certain parcel conveyed for right of way to the City of Hollywood by Special Warranty Deed recorded in Official Records Book 45738, Page 975, of the Public Records of Broward County, Florida, described as follows:

A portion of Parcel "A", "ISGETTE'S RUNWAY", according to the Plat thereof as recorded in Plat Book 158, Page 18 of the Public Records of Broward County, Florida, described as follows:

Begin at the Northwest corner of said Parcel "A"; thence along the North line of said Parcel "A", North 89°19'57" East 7.00 feet; thence along a line parallel with and 7.00 feet East of the West line of said Parcel "A", South 00°58'17" East 350.00 feet; thence along a line parallel with and 350.00 feet South of said North line of Parcel "A", North 89°19'57" East 3.00 feet; thence along a line parallel with and 10.00 feet West of said West line of Parcel "A", South 00°58'17" East 40.00 feet; thence along a line parallel with and 390.00 feet South of said North line of Parcel "A", South 89°19'57" West 2.96 feet; thence along a line parallel with and 7.00 feet East of said West line of Parcel "A", South 02°43'30" East 9.04 feet; thence North 87°16'30" East 12.00 feet; thence along a line parallel with and 19.00 feet East of said West line of Parcel "A", South 02°43'30" East 50.00 feet; thence South 87°16'30" West 19.00 feet; thence along said West line next 2 (Two) courses: (1) North 02°43'30" West 60.34 feet; (2) North 00°58'17" West 388.97 feet to the Point of Beginning.

**SKETCH & DESCRIPTION  
WATER EASEMENT  
A PORTION OF PARCEL 'A'  
(P.B. 158/18, B.C.R.)  
BROWARD COUNTY, FLORIDA**

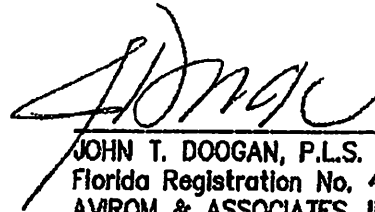
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3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are assumed based on the north line of Parcel 'A' having a bearing of N89°21'30"E.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: B.C.R. = Broward County Records; L.B. = Licensed Business; P.B. = Plot Book; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; P.O.T. = Point of Termination.


**CERTIFICATION:**

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: 06/13/2019

  
JOHN T. DOOGAN, P.L.S.  
Florida Registration No. 4409  
AVIROM & ASSOCIATES, INC.  
L.B. No. 3300

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<b>REVISIONS</b>		 <p><b>AVIROM &amp; ASSOCIATES, INC.</b> <b>SURVEYING &amp; MAPPING</b> 60 S.W. 2nd AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 (561) 392-2594 / <a href="http://www.AVIROMSURVEY.com">www.AVIROMSURVEY.com</a> <small>©2019 AVIROM &amp; ASSOCIATES, INC. all rights reserved. This sketch is the property of AVIROM &amp; ASSOCIATES, INC. and should not be reproduced or copied without written permission.</small></p>	JOB #:	10789-W
REVISED	W.R.E. 06/13/2019		SCALE:	-
			DATE:	06/07/2019
			BY:	W.R.E.
			CHECKED:	J.T.D.
			F.B.	- PG. -
		SHEET:	1 OF 5	

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**SKETCH & DESCRIPTION  
WATER EASEMENT  
A PORTION OF PARCEL 'A'  
(P.B. 158/18, B.C.R.)  
BROWARD COUNTY, FLORIDA**

**LAND DESCRIPTION:**

A portion of Parcel 'A', ISGETTE'S RUNWAY, according to the Plat thereof as recorded in Plat Book 158, Page 18, of the Public Records of Broward County, Florida; being described as follows:

A 20.00 foot strip of land, 10.00 feet on each side of the following described centerline.

Commence at the northwest corner of said Parcel 'A'; thence N89°21'30"E along the north line of said Parcel 'A', 128.64 feet; thence S00°38'30"E, 18.01 feet to the Point Of Beginning of said centerline; thence N89°17'34"E, 278.85 feet to a point hereinafter referred to as Reference Point 'A'; thence continue N89°17'34"E, 293.87 feet to a point hereinafter referred to as Reference Point 'B'; thence continue N89°17'34"E, 30.09 feet; thence S45°42'26"E, 21.21 feet; thence S00°42'26"E, 261.35 feet to a point hereinafter referred to as Reference Point 'C'; thence continue S00°42'26"E, 24.92 feet; thence S44°17'34"W, 21.21 feet; thence S89°17'34"W, 196.04 feet to a point hereinafter referred to as Reference Point 'D'; thence continue S89°17'34"W, 130.36 feet to a point hereinafter referred to as Reference Point 'E'; thence continue S89°17'34"W, 234.99 feet to a point hereinafter referred to as Reference Point 'F'; thence continue S89°17'34"W, 41.42 feet; thence N45°42'26"W, 21.21 feet; thence N00°42'26"W, 73.42 feet to the a point hereinafter referred to as Reference Point 'G'; thence continue N00°42'26"W, 198.89 feet to a point hereinafter referred to as Reference Point 'H'; thence continue N00°42'26"W, 13.96 feet; thence N44°17'34"E, 21.21 feet to the Point Of Beginning of said centerline.

The sidelines of the said description will extend or shorten to form a continuous strip of land.

TOGETHER WITH:

A 15.00 foot strip of land, 7.50 feet on each side of the following described centerline.

Begin at the aforementioned Reference Point 'A'; thence N00°42'26"W, 17.69 feet to the Point of Termination of said centerline and also being the north line of said Parcel 'A'.

The sidelines of the said description will extend or shorten to form a continuous strip of land and be common to the owners property line as needed.

TOGETHER WITH:

A 15.00 foot strip of land, 7.50 feet on each side of the following described centerline.

Begin at the aforementioned Reference Point 'B'; thence N00°42'26"W, 17.36 feet to the Point Of Termination of said centerline and also being the north line of said Parcel 'A'.


The sidelines of the said description will extend or shorten to form a continuous strip of land and be common to the owners property line as needed.

TOGETHER WITH:

A 15.00 foot strip of land, 7.50 feet on each side of the following described centerline.

Begin at the aforementioned Reference Point 'C'; thence N89°17'34"E, 30.80 feet to the Point Of Termination of said centerline.

The sidelines of the said description will extend or shorten to form a continuous strip of land.

<b>REVISIONS</b>		 <p><b>AVIROM &amp; ASSOCIATES, INC.</b> <b>SURVEYING &amp; MAPPING</b> 50 S.W. 2nd AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 (661) 392-2694 / <a href="http://WWW.AVIROMSURVEY.COM">WWW.AVIROMSURVEY.COM</a> <small>©2019 AVIROM &amp; ASSOCIATES, INC. All rights reserved. This sketch is the property of AVIROM &amp; ASSOCIATES, INC. and should not be reproduced or copied without written permission.</small></p>	<b>JOB #:</b> 10789-W
REVISED	W.R.E. 08/13/2019		<b>SCALE:</b> --
			<b>DATE:</b> 08/07/2019
			<b>BY:</b> W.R.E.
			<b>CHECKED:</b> J.T.D.
			<b>F.B.</b> -- PG. --
		<b>SHEET:</b> 2 OF 5	

**NOT VALID WITHOUT  
SHEETS 1 THRU 8**

**SKETCH & DESCRIPTION  
WATER EASEMENT  
A PORTION OF PARCEL 'A'  
(P.B. 168/18, B.C.R.)  
BROWARD COUNTY, FLORIDA**

**LAND DESCRIPTION:**

TOGETHER WITH:

A 20.00 foot strip of land, 10.00 feet on each side of the following described centerline.

Begin at the aforementioned Reference Point 'D'; thence S00°42'26"E, 58.06 feet; thence S22°46'11"E, 16.83 feet; thence S00°42'26"E, 42.50 feet to the Point Of Termination of said centerline.

The sidelines of the said description will extend or shorten to form a continuous strip of land and be common to the owners property line as needed.

TOGETHER WITH:

A 27.00 foot strip of land, 13.50 feet on each side of the following described centerline.

Begin at the aforementioned Reference Point 'E'; thence N00°42'26"W, 44.90 feet to the Point Of Termination of said centerline.

The sidelines of the said description will extend or shorten to form a continuous strip of land.

TOGETHER WITH:

A 20.00 foot strip of land, 10.00 feet on each side of the following described centerline.

Begin at the aforementioned Reference Point 'F'; thence S00°42'26"E, 118.16 feet to the Point Of Termination of said centerline.

The sidelines of the said description will extend or shorten to form a continuous strip of land and be common to the owners property line as needed.

TOGETHER WITH:

A 15.00 foot strip of land, 7.50 feet on each side of the following described centerline.

Begin at the aforementioned Reference Point 'G'; thence S89°17'34"W, 30.80 feet to the Point Of Termination of said centerline.

The sidelines of the said description will extend or shorten to form a continuous strip of land.

TOGETHER WITH:

A 15.00 foot strip of land, 7.50 feet on each side of the following described centerline.

Begin at the aforementioned Reference Point 'H'; thence S89°17'34"W, 34.78 feet to the Point Of Termination of said centerline.

The sidelines of the said description will extend or shorten to form a continuous strip of land.

Said lands lying in Broward County, Florida.

**REVISIONS**

REVISED W.R.E. 08/13/2019



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JOB #: 10789-W

SCALE: --

DATE: 08/07/2019

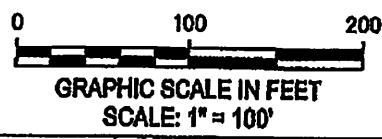
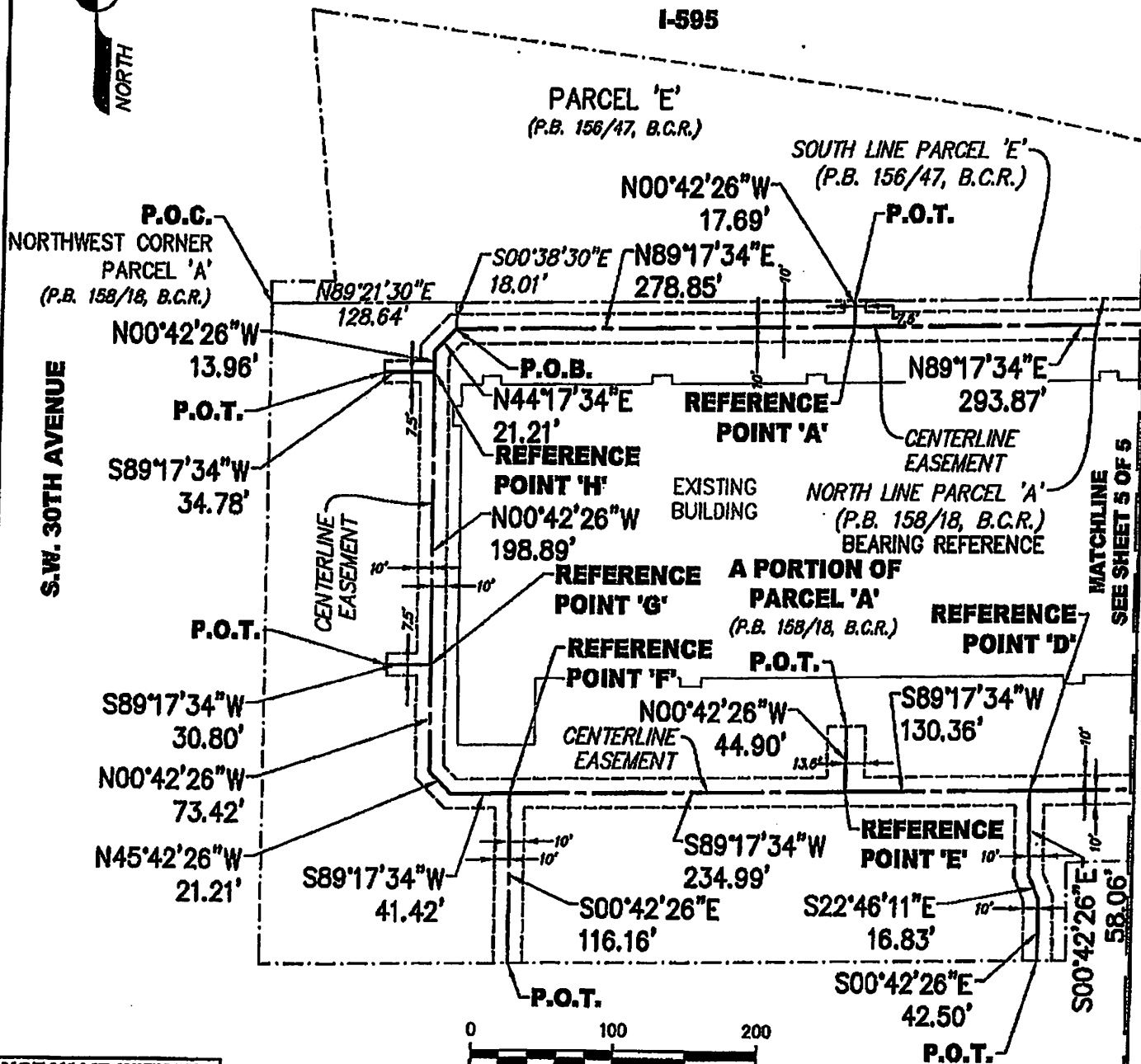
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CHECKED: J.T.D.

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SHEET: 3 OF 8

**SKETCH & DESCRIPTION  
WATER EASEMENT  
A PORTION OF PARCEL 'A'  
(P.B. 158/18, B.C.R.)  
BROWARD COUNTY, FLORIDA**



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REVISED	W.R.E.	06/13/2019



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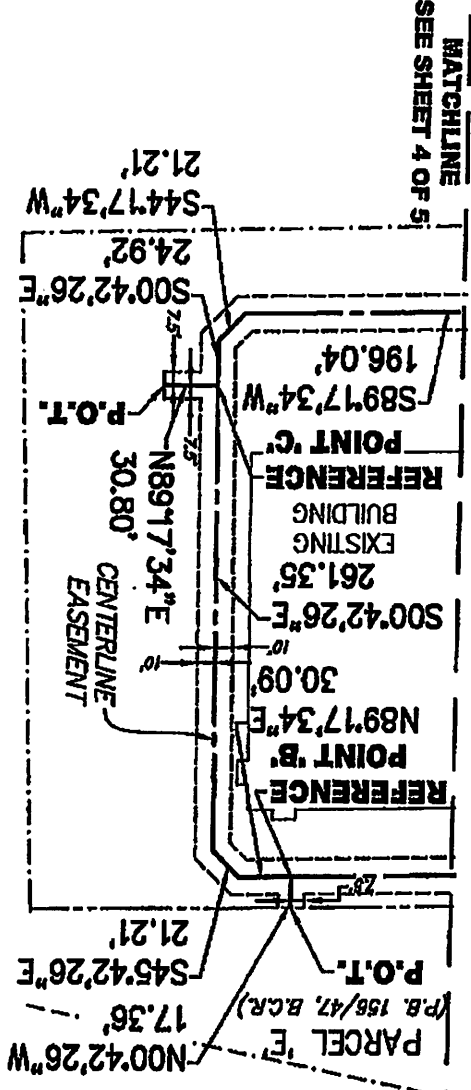
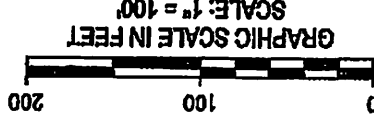
JOB #:	10789-W
SCALE:	1" = 100'
DATE:	06/07/2019
BY:	W.R.E.
CHECKED:	J.T.D.
F.B.:	- PG. -
SHEET:	4 OF 5

JOB #:	10789-W
SCALE:	1" = 100'
DATE:	06/07/2019
BY:	W.R.E.
CHECKED:	J.T.D.
F.B. - PG. -	--
SHEET:	6 OF 6

**AVIRON & ASSOCIATES, INC.**  
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**SKETCH & DESCRIPTION**  
 A PORTION OF PARCEL 'A'  
 (P.B. 168/18, B.C.R.)  
 BROWARD COUNTY, FLORIDA  
 I-595





**OPINION OF TITLE**

**To: Broward County Board of County Commissioners**

With the understanding that this Opinion of Title is furnished to Broward County Board of County Commissioners, as inducement for acceptance of the proposed Easement under WWS Project Number 2546 covering the real property, hereinafter described, it is hereby certified that the following report reflects a comprehensive search of the Public Records affecting the real described property covering the period from the beginning to the day of August 5, 2019 at 5:00 P.M., inclusive, of the following described property:

**Legal Description** (*must match plat legal description*)

Include reference to and copy(ies) of original deeds vesting title to current owner(s):

See **Exhibit "A"** attached hereto and made a part hereof for the description of Easement Property.

I am of the opinion that on the last mentioned dated, the fee simple title to the above-described real property was vested in:

MSG I-595 LLC, a Florida limited liability company

**NOTE:** If any property owner is a partnership or trust, please include the names of all partner(s) or trustee(s) who are required to execute the plat dedication.

**Subject to the following:**

---

**Mortgage(s) of Record** (*if none, state none*):

(If any mortgage holder is a partnership or trust, please include the names of all partner(s) or trustee(s) who are required to execute the plat dedication.

None

**List of easements and Rights-of-Way lying within the boundaries of project** (*if none, state none*). (Attach copies of all recorded document(s) [excluding recorded plats].

1. Utility Easement along the North and West 10 feet, and restrictions as shown Isgette's Runway, recorded in Plat Book 158, Page 18, as affected by the Agreement for Amendment of Notations on Plat recorded in Official Records Book 45688, Page 623 and in Official Records Book 45823, Page 309, of the Public Records of Broward County, Florida.
2. Bus Shelter Easement on the Northwest corner of Parcel as shown on plat recorded in Plat Book 158, Page 18, with Agreement recorded in Official Records Book 45804, Page 807, of the Public Records of Broward County, Florida.

3. Replacement Easement Agreement by and between Waste Corporation of Florida, Inc., and Southern Waste Systems, Ltd., as recorded in Official Records Book 42588, Page 1502, replacing the Easement Agreement by and between Waste Corporation of Florida, Inc., and Southern Waste Systems, Ltd., as recorded in Official Records Book 31239, Page 355, of the Public Records of Broward County, Florida.
4. Declaration of Covenants, Conditions and Restrictions recorded January 12, 2007 in Official Records Book 43427, Page 998, of the Public Records of Broward County, Florida, as amended by that certain Amended and Restated Declaration of Covenants, Conditions and Restrictions recorded on August 3, 2007 in Official Records Book 44427, Page 347 of the Public Records of Broward County, Florida.
5. Joint Access Easement Agreement by and between Marina Mile Park of Commerce, LLC, a Florida limited liability company and Pantropic Power, Inc., a Florida corporation recorded on August 3, 2007 in Official Records Book 44427, Page 357, as modified by the First Amendment to Joint Access Easement Agreement recorded August 24, 2015 in Clerk's Instrument No. 113187790, of the Public Records of Broward County, Florida.
6. Drainage Easement Agreement by and between Marina Mile Park of Commerce, LLC a Florida limited liability company and Pantropic. Power, Inc., a Florida corporation recorded on August 3, 2007 in Official Records Book 44427, Page 372, of the Public Records of Broward County, Florida.
7. Replacement Easement Agreement by and between Waste Corporation of Florida, Inc., and Southern Waste Systems, Ltd., as recorded in Official Records Book 42588, Page 1502, replacing the Easement Agreement by and between Waste Corporation of Florida, Inc., and Southern Waste Systems, Ltd., as recorded in Official Records Book 31239, Page 355, of the Public Records of Broward County, Florida
8. Security/Lien Agreement, Installation of Required Improvements recorded November 20, 2008 in Official Records Book 45823, Page 328, which contains provisions for a lien or assessment.
9. Declaration of Restrictive Covenants for private Paved Roadways and Access between Marina Mile Park of Commerce, LLC and Pantropic Power, Inc. recorded November 20, 2008 in Official Records Book 45823, Page 348, as amended by First Amendment recorded in Clerk's Instrument No. 112920354.
10. Easement by Pantropic Power, Inc. in favor of Broward County, Florida, recorded March 31, 2015 in Clerk's Instrument No. 112898051.
11. Access easement recorded in Official Records Book 31239, Page 363. (As to easement parcels).

Am

12. Agreement for Amendment of Notation on Plat recorded at Instrument No. 115148264 of the Public Records of Broward County, Florida.
13. Security/Lien Agreement Installation of Required Improvements recorded September 27, 2018 in Instrument Number 115349917, of the Public Records of Broward County, Florida, which contains provisions for a lien or assessments.
14. Declaration of Restrictive Covenants For Private Paved Roadways and Access recorded September 27, 2018 in Instrument Number 115349919, of the Public Records of Broward County, Florida.
15. Easement(s) granted to Florida Power & Light Company, recorded March 18, 2019 in Instrument Number 115679446, of the Public Records of Broward County, Florida.

**Opinion on Authority to Execute Amendment to Nonvehicular Access Lines and Related Agreement.** The Manager of MSG I-595 LLC is Saul Gilinski, who, acting alone, is authorized by the company's operating agreement and authority documents to sign all documents on behalf of the company including but not limited to the Easement.

I HEREBY CERTIFY that the foregoing report reflects a comprehensive search of the Public Records of Broward County, Florida, affecting the above described property. I further certify that I am an attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of the Florida Bar.

Respectfully submitted this 21 day of August, 2019.



---

RICHARD G. COKER, JR.  
FLA. BAR NO. 338842

**EXHIBIT "A"**  
**"EASEMENT PROPERTY"**

**SKETCH & DESCRIPTION  
WATER EASEMENT  
A PORTION OF PARCEL 'A'  
(P.B. 158/18, B.C.R.)  
BROWARD COUNTY, FLORIDA**


**SURVEYOR'S NOTES:**

1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this sketch by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other Instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are assumed based on the north line of Parcel 'A' having a bearing of N89°21'30"E.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: B.C.R. = Broward County Records; L.B. = Licensed Business; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; P.O.T. = Point of Termination.


**CERTIFICATION:**

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: 06/13/2019

  
\_\_\_\_\_  
JOHN T. DOOGAN, P.L.S.  
Florida Registration No. 4409  
AVIROM & ASSOCIATES, INC.  
L.B. No. 3300

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REVISED	W.R.E. 06/13/2019		<b>SCALE:</b> -
			<b>DATE:</b> 08/07/2019
			<b>BY:</b> W.R.E.
			<b>CHECKED:</b> J.T.D.
			<b>F.B. - PG. -</b>
		<b>SHEET:</b> 1 OF 5	

**NOT VALID WITHOUT  
SHEETS 1 THRU 5**

**SKETCH & DESCRIPTION  
WATER EASEMENT  
A PORTION OF PARCEL 'A'  
(P.B. 168/18, B.C.R.)  
BROWARD COUNTY, FLORIDA**

**LAND DESCRIPTION:**

A portion of Parcel 'A', ISGETTE'S RUNWAY, according to the Plat thereof as recorded in Plat Book 158, Page 18, of the Public Records of Broward County, Florida; being described as follows:

A 20.00 foot strip of land, 10.00 feet on each side of the following described centerline.

Commence at the northwest corner of said Parcel 'A'; thence N89°21'30"E along the north line of said Parcel 'A', 128.64 feet; thence S00°38'30"E, 18.01 feet to the Point Of Beginning of said centerline; thence N89°17'34"E, 278.85 feet to a point hereinafter referred to as Reference Point 'A'; thence continue N89°17'34"E, 293.87 feet to a point hereinafter referred to as Reference Point 'B'; thence continue N89°17'34"E, 30.09 feet; thence S45°42'26"E, 21.21 feet; thence S00°42'26"E, 261.35 feet to a point hereinafter referred to as Reference Point 'C'; thence continue S00°42'26"E, 24.92 feet; thence S44°17'34"W, 21.21 feet; thence S89°17'34"W, 196.04 feet to a point hereinafter referred to as Reference Point 'D'; thence continue S89°17'34"W, 130.36 feet to a point hereinafter referred to as Reference Point 'E'; thence continue S89°17'34"W, 234.99 feet to a point hereinafter referred to as Reference Point 'F'; thence continue S89°17'34"W, 41.42 feet; thence N45°42'26"W, 21.21 feet; thence N00°42'26"W, 73.42 feet to the a point hereinafter referred to as Reference Point 'G'; thence continue N00°42'26"W, 198.89 feet to a point hereinafter referred to as Reference Point 'H'; thence continue N00°42'26"W, 13.96 feet; thence N44°17'34"E, 21.21 feet to the Point Of Beginning of said centerline.

The sidelines of the said description will extend or shorten to form a continuous strip of land.

TOGETHER WITH:

A 15.00 foot strip of land, 7.50 feet on each side of the following described centerline.

Begin at the aforementioned Reference Point 'A'; thence N00°42'26"W, 17.69 feet to the Point of Termination of said centerline and also being the north line of said Parcel 'A'.

The sidelines of the said description will extend or shorten to form a continuous strip of land and be common to the owners property line as needed.

TOGETHER WITH:

A 15.00 foot strip of land, 7.50 feet on each side of the following described centerline.

Begin at the aforementioned Reference Point 'B'; thence N00°42'26"W, 17.36 feet to the Point Of Termination of said centerline and also being the north line of said Parcel 'A'.


The sidelines of the said description will extend or shorten to form a continuous strip of land and be common to the owners property line as needed.

TOGETHER WITH:

A 15.00 foot strip of land, 7.50 feet on each side of the following described centerline.

Begin at the aforementioned Reference Point 'C'; thence N89°17'34"E, 30.80 feet to the Point Of Termination of said centerline.

The sidelines of the said description will extend or shorten to form a continuous strip of land.

<b>REVISIONS</b>			 <p><b>AVIROM &amp; ASSOCIATES, INC.</b> <b>SURVEYING &amp; MAPPING</b> 50 S.W. 2nd AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 (561) 392-2594 / <a href="http://www.AVIROMSURVEY.com">www.AVIROMSURVEY.com</a> ©2019 AVIROM &amp; ASSOCIATES, INC. all rights reserved. This sketch is the property of AVIROM &amp; ASSOCIATES, INC. and should not be reproduced or copied without written permission.</p>	<b>JOB #:</b> 10789-W
REVISED	W.R.E.	08/13/2019		<b>SCALE:</b> --
				<b>DATE:</b> 08/07/2019
				<b>BY:</b> W.R.E.
				<b>CHECKED:</b> J.T.D.
				<b>F.B.:</b> -- PG. --
			<b>SHEET:</b> 2 OF 6	

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**SKETCH & DESCRIPTION  
WATER EASEMENT  
A PORTION OF PARCEL 'A'  
(P.B. 168/18, B.C.R.)  
BROWARD COUNTY, FLORIDA**

**LAND DESCRIPTION:**

**TOGETHER WITH:**

A 20.00 foot strip of land, 10.00 feet on each side of the following described centerline.

Begin at the aforementioned Reference Point 'D'; thence S00°42'26"E, 58.06 feet; thence S22°46'11"E, 16.83 feet; thence S00°42'26"E, 42.50 feet to the Point Of Termination of said centerline.

The sidelines of the said description will extend or shorten to form a continuous strip of land and be common to the owners property line as needed.

**TOGETHER WITH:**

A 27.00 foot strip of land, 13.50 feet on each side of the following described centerline.

Begin at the aforementioned Reference Point 'E'; thence N00°42'26"W, 44.90 feet to the Point Of Termination of said centerline.

The sidelines of the said description will extend or shorten to form a continuous strip of land.

**TOGETHER WITH:**

A 20.00 foot strip of land, 10.00 feet on each side of the following described centerline.

Begin at the aforementioned Reference Point 'F'; thence S00°42'26"E, 118.16 feet to the Point Of Termination of said centerline.

The sidelines of the said description will extend or shorten to form a continuous strip of land and be common to the owners property line as needed.

**TOGETHER WITH:**

A 15.00 foot strip of land, 7.50 feet on each side of the following described centerline.

Begin at the aforementioned Reference Point 'G'; thence S89°17'34"W, 30.80 feet to the Point Of Termination of said centerline.

The sidelines of the said description will extend or shorten to form a continuous strip of land.


**TOGETHER WITH:**

A 15.00 foot strip of land, 7.50 feet on each side of the following described centerline.

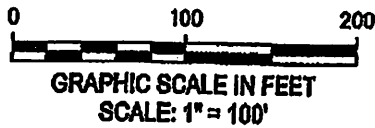
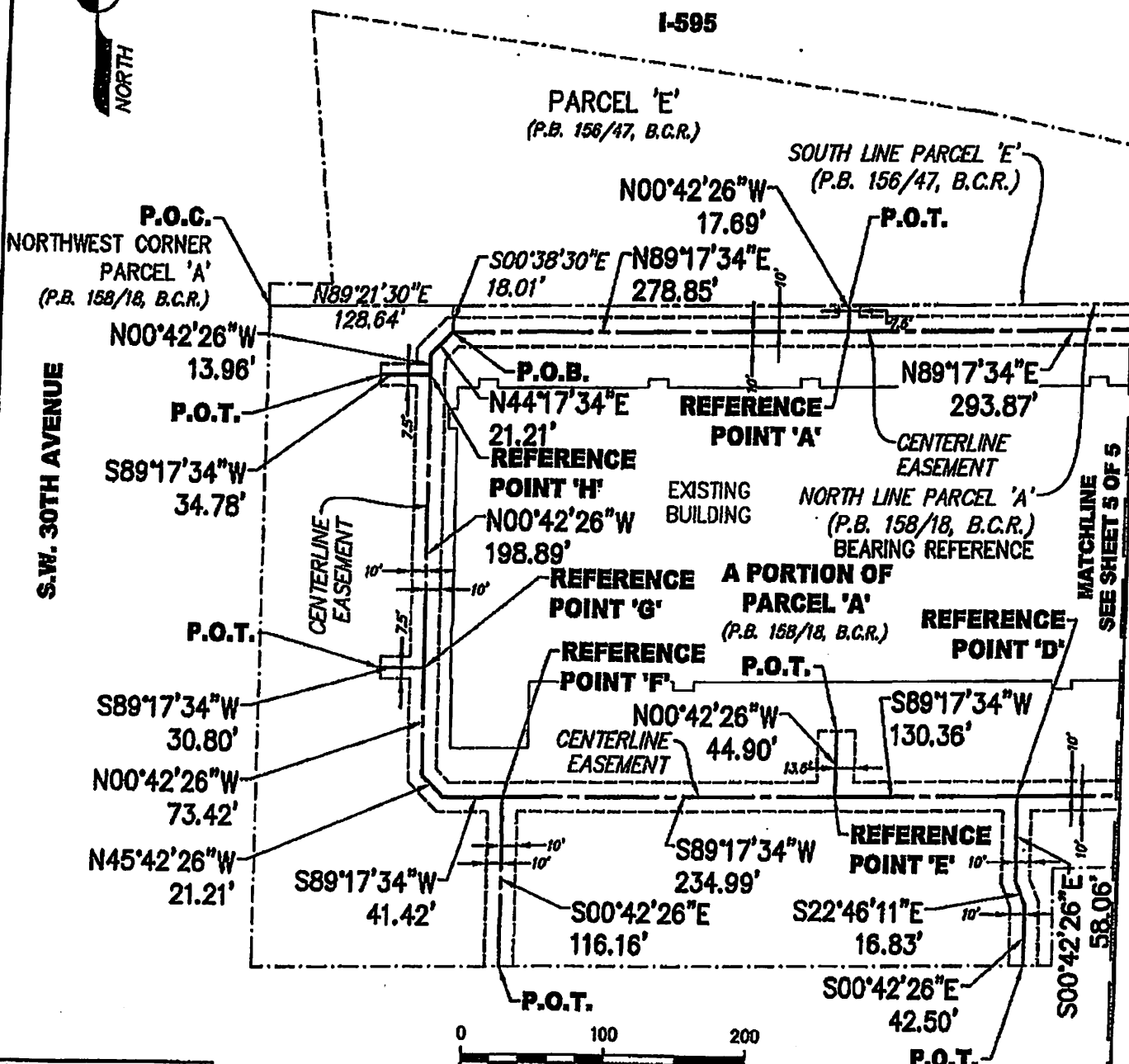
Begin at the aforementioned Reference Point 'H'; thence S89°17'34"W, 34.78 feet to the Point Of Termination of said centerline.

The sidelines of the said description will extend or shorten to form a continuous strip of land.

Said lands lying in Broward County, Florida.

<b>REVISIONS</b>		 <p><b>AVIROM &amp; ASSOCIATES, INC.</b> <b>SURVEYING &amp; MAPPING</b> 50 S.W. 2nd AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 (561) 392-2594 / <a href="http://www.AVIROMSURVEY.com">www.AVIROMSURVEY.com</a> <small>©2019 AVIROM &amp; ASSOCIATES, INC. all rights reserved. This sketch is the property of AVIROM &amp; ASSOCIATES, INC. and should not be reproduced or copied without written permission.</small></p>	<b>JOB #:</b> 10789-1W
REVISED	W.R.E. 08/13/2019		<b>SCALE:</b> --
			<b>DATE:</b> 08/07/2019
			<b>BY:</b> W.R.E.
			<b>CHECKED:</b> J.T.D.
			<b>F.R.</b> -- <b>PG.</b> --
		<b>SHEET:</b> 3 OF 5	

**SKETCH & DESCRIPTION  
WATER EASEMENT**  
A PORTION OF PARCEL 'A'  
(P.B. 158/18, B.C.R.)  
BROWARD COUNTY, FLORIDA



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REVISED	W.R.E.	08/13/2019

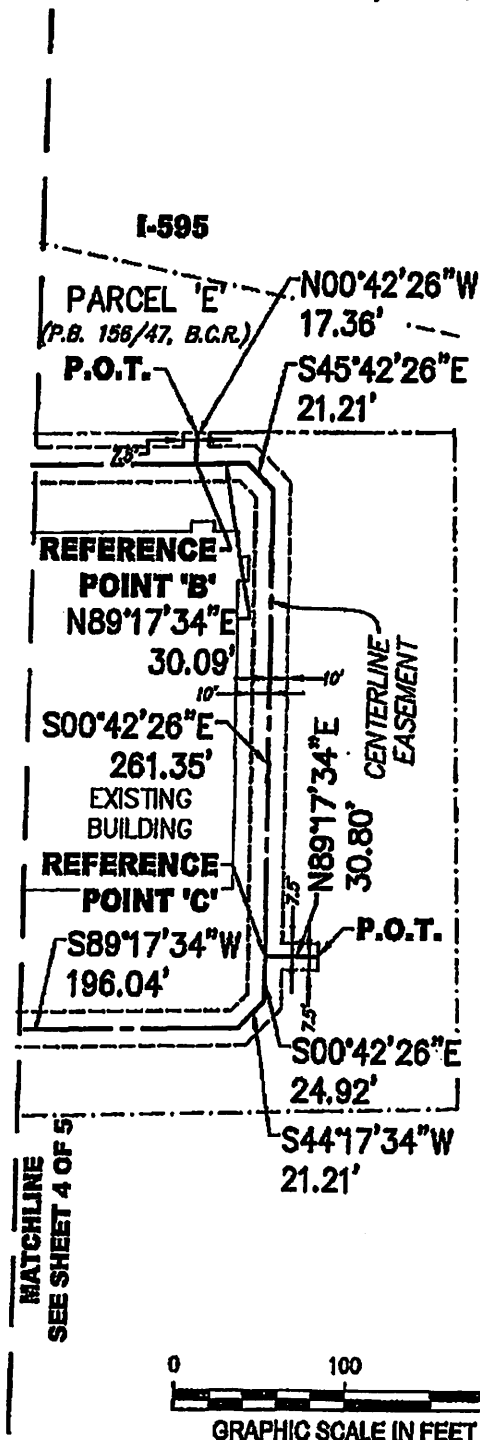


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F.B. - PG. -	- -
SHEET:	4 OF 5



**SKETCH & DESCRIPTION  
WATER EASEMENT  
A PORTION OF PARCEL 'A'  
(P.B. 158/18, B.C.R.)  
BROWARD COUNTY, FLORIDA**



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REVISED	W.R.E.	08/13/2019



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SHEET:	6 OF 6

Prepared by:  
John G. Admire, Esq.  
Attorney at Law  
Sullivan, Admire & Sullivan, P.A.  
2555 Ponce de Leon Boulevard, Suite 320  
Coral Gables, FL 33134  
305-444-6121  
Return to:  
Ted Klein, Esq.  
8030 Peters Road, Suite D-104  
Plantation, FL 33324  
954-370-2533

File Number: 16-218Pantropic  
Parcel Identification No. 504220-50-0012

[Space Above This Line For Recording Data]

### Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 7<sup>th</sup> day of February, 2017 between Pantropic Power, Inc., a Florida corporation whose post office address is 8205 Northwest 58 Street, Miami, FL 33166 of the County of Miami-Dade, State of Florida, grantor\*, and MSG I-595 LLC, a Florida limited liability company whose post office address is 2875 NE 191 Street, PH1B, Aventura, FL 33180 of the County of Miami-Dade, State of Florida, grantee\*,

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to-wit:

A portion of Parcel "A", of "ISGETTE'S RUNWAY", as recorded in Plat Book 158, Page 18, of the Public Records of Broward County, Florida, said portion being more particularly described as follows:

Begin at the Northwest corner of said Parcel "A"; thence along the North line of said Parcel "A", North 89°20'00" East 772.87 feet; thence South 01°55'03" East 381.80 feet; thence South 88°49'41" West 220.24 feet; thence South 00°54'58" East 67.09 feet; thence South 89°29'20" West 357.01 feet to the West line of said Parcel "A"; thence along said West line North 02°43'28" West 61.15 feet; thence continue along said West line, North 00°58'15" West 388.12 feet to the Point of Beginning.

LESS and except that certain parcel conveyed for right of way to the City of Hollywood by Special Warranty Deed recorded in Official Records Book 45738, Page 975, of the Public Records of Broward County, Florida, described as follows:

A portion of Parcel "A", "ISGETTE'S RUNWAY", according to the Plat thereof as recorded in Plat Book 158, Page 18, of the Public Records of Broward County, Florida, described as follows:

Begin at the Northwest corner of said Parcel "A"; thence along the North line of said Parcel "A", North 89°19'57" East 7.00 feet; thence along a line parallel with and 7.00 feet East of the West line of said Parcel "A", South 00°58'17" East 350.00 feet; thence along a line parallel with and 350.00 feet South of said North line of Parcel "A", North 89°19'57" East 3.00 feet; thence along a line parallel with and 10.00 feet West of said West line of Parcel "A", South 00°58'17" East 40.00 feet; thence along a line parallel with and 350.00 feet South of said North line of Parcel "A", South 89°19'57" West 2.96 feet; thence along a line parallel with and 7.00 feet East of said West line of Parcel "A", South 02°43'30" East 9.04 feet; thence North 87°16'30" East 12.00 feet; thence along a line parallel with and 19.00 feet East of said West line of Parcel "A", South 02°43'30" East 50.00 feet; thence South 87°16'30" West 19.00 feet; thence along said West line next 2 (Two) courses: (1) North 02°43'30" West 60.34 feet; (2) North 00°58'17" West 388.97 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Dania Beach, Broward County, Florida.

Together with the perpetual, non-exclusive easements for ingress and egress for the benefit of the insured lands more particularly described in the following instruments:

a. Joint Access Easement Agreement by and between Marina Mile Park of Commerce, LLC, a Florida limited liability company and Pantropic Power, Inc., a Florida corporation recorded on August 3, 2007 in Official Records Book 44427, Page 357, as modified by the First Amendment to Joint Access Easement Agreement recorded August 24, 2015 in Clerk's Instrument No. 113187790, of the Public Records of Broward County, Florida.

Return To:  
Chicago Title Insurance Company  
2400 Maitland Center Parkway STE-200  
Maitland, FL 32751  
Attention: Tammy Scott  
File No. 1111.0622015

DoubleTimes

(2)

b. Declaration of Restrictive Covenants for private Paved Roadways and Access between Marina Mile Park of Commerce, LLC and Pantropic Power, Inc. recorded November 20, 2008 in Official Records Book 45823, Page 348, as amended by First Amendment recorded in Clerk's Instrument No. 112920354.

Subject to taxes for 2017 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

\* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Madelene Fernandez  
Witness Name: Madelene Fernandez

Pantropic Power, Inc., Florida corporation  
By: Luis Botas  
Luis Botas, President

(Corporate Seal)

Damen Stewart  
Witness Name: Damen Stewart



State of Florida  
County of Miami-Dade

The foregoing instrument was acknowledged before me this 17 day of February, 2017 by Luis Botas, President of Pantropic Power, Inc., a Florida corporation, on behalf of the corporation. He  is personally known to me or  has produced a driver's license as identification.

[Notary Seal]

Raul Sanchez  
Notary Public, State of Florida  
Printed Name: RAUL SANCHEZ  
My Commission Expires: 5/16/2018

