

Item # 3

ADDITIONAL MATERIAL
Regular Meeting
October 19, 2021

SUBMITTED AT THE REQUEST OF
PUBLIC WORKS
DEPARTMENT



Public Works Department • Water and Wastewater Services
WATER AND WASTEWATER ENGINEERING DIVISION
2555 West Copans Road • Pompano Beach Florida 33069
PHONE: 954-831-0745 • FAX: 954 831-0798/0925

MEMORANDUM

Date: October 11, 2021

To: Broward County Board of County Commissioners

Thru: Bertha Henry, County Administrator

Thru: Trevor M. A. Fisher, P.E., MBA, Acting Director of Public Works

From: Greg Balicki, P.E., Director, Water and Wastewater Engineering Division **GREG BALICKI**

Re: Agenda Item 3 for the October 19, 2021; Replacement Exhibits 1 and 2, Resolutions Accepting Easements for RPT Realty LP and RGMZ

Digitally signed by GREG
BALICKI
Date: 2021.10.11 15:11:13
-04'00'

Regarding Agenda Item No. 3: The Board's consideration of Item #3 will be based on the easements that were added to Exhibits 1 and 2, distributed as Additional Material.

Attachments:

Exhibit 1 – Resolution Accepting Easement – RPT Realty LP
Exhibit 2 – Resolution Accepting Easement – RGMZ

c: Christina Blythe, Assistant County Attorney
Alan Garcia, P.E., Director, Water and Wastewater Services

**EASEMENTS TO
BE ADDED TO
EXHIBIT 1**

Return to:
Broward County Water and
Wastewater Services Engineering Division
2555 West Copans Road
Pompano Beach, Florida 33069

Prepared by:
Margarita Jaramillo, Land Development Coordinator
Broward County Water and Wastewater Services
2555 West Copans Road
Pompano Beach, Florida 33068
and Approved as to form by:
Claudia Capdesuner
Assistant County Attorney

Folio Number: 5042-06-02-0020

WSS Project No.: 105322

EASEMENT

This Easement, is made this 6 day of May, 2021 ("Effective Date"), by RPT Realty, L.P., a Delaware limited partnership ("Grantor") whose address is 19 West 44th Street, Suite 1002, New York, New York 10036, in favor of Broward County, a political subdivision of the State of Florida ("Grantee"), whose address is Governmental Center, 115 South Andrews Avenue, Fort Lauderdale, Florida 33301. Grantor and Grantee are hereinafter referred to collectively as the "Parties," and individually referred to as a "Party."

(Wherever used herein the terms, "Grantor" and "Grantee" shall include 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 following property located in Broward County, Florida (the "Property"):

See Exhibit A with accompanying sketch of description attached hereto and made a part hereof

- B. Grantee desires a nonexclusive and perpetual easement over, across, under, and through the Easement Area, as defined in Section 2, for water mains, wastewater force mains, reclaimed water mains, and/or for any other water and wastewater installations which may be required for the purpose of providing water supply service for domestic or other use and for the collection of domestic or other kinds of wastewater to and from properties, inclusive of the Property, which may or may not abut and being contiguous to the easement ("Easement").

- C. Grantor is willing to grant the Easement to Grantee under the terms herein.

NOW, THEREFORE, for and in consideration of the mutual terms and conditions contained herein, and the sum of one dollar (\$1.00), and other good and valuable consideration, the sufficiency of which are hereby acknowledged, Grantor hereby declares as follows:

1. The recitals set forth above are true and accurate, and fully incorporated by reference herein.
2. Grantor hereby grants unto Grantee, its licensees, agents, and independent contractors, the Easement together with any incidental or necessary appurtenances thereto ("Easement Area"), which Easement Area is further described in **Exhibit A** attached hereto and made a part hereof.
3. Grantor agrees that no obstructions that would interfere with the maintenance or improvement of Grantee's facilities may be placed in the Easement Area without Grantee's prior consent.
4. Grantee shall, at its sole cost and expense, restore the surface of the Easement Area to the same condition which existed prior to the commencement of Grantee's access, maintenance, or repair to the Easement Area.
5. Grantor retains the right to engage in any activities on, over, under, across, or through the Easement Area and shall, for its own purpose, utilize the Property in any manner that does not unreasonably interfere with the Easement.
6. This Easement may be amended, altered, or modified only by written agreement between the Parties, or their heirs, assigns, or successors-in-interest, which shall be recorded in the Official Records of Broward County, Florida.
7. This Easement shall run with the land and shall be binding upon and inure to the benefit of the Parties hereto and their respective heirs, executors, administrators, successors, and assigns.
8. This Easement shall be interpreted and construed in accordance with and governed by the laws of the State of Florida. The Parties agree and accept that jurisdiction of any controversies or legal problems arising out of this Easement, and any action involving the enforcement or interpretation of any rights hereunder, shall be exclusively in the state courts of the Seventeenth Judicial Circuit in Broward County, Florida, and venue for litigation arising out of this Easement shall be exclusively in such state courts, forsaking any other jurisdiction which either Party may claim by virtue of residency or other jurisdictional device.
9. Grantee, at its own expense, shall record this fully executed Easement in its entirety in the Official Records of Broward County, Florida.

[The remainder of this page is intentionally left blank]

IN WITNESS WHEREOF, the undersigned has signed and sealed this Instrument on the respective date under its signature and certifies that he/she has the authority to execute this Instrument.

GRANTOR

Witness #1:

Conny Perez
Signature

Craig Benigno
Print Name of Witness

Witness #2

[Signature]
Signature

Mikayla Lynch
Print Name of Witness

RPT Realty, L.P., a Delaware limited partnership

By *[Signature]*
Signature

Mike Fitzmaurice
Print Name

CFO
Title

6 day of May, 2021

ACKNOWLEDGMENT

STATE OF New York
COUNTY OF New York

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 6 day of May, 2021, by Mike Fitzmaurice, the CFO, on behalf of RPT Realty, LP a Delaware limited partnership who is personally known to me or who has produced ID as identification.

Notary Public:
[Signature]
Signature:
Print Name: Maggie V. Miles

State of New York
My Commission Expires: 4/03/25
Commission Number: 01M16556529



Approved as to form by the Office of the
Broward County Attorney

By: Christina A Blythe Digitally signed by Christina A Blythe
Date: 2021.07.21 16:35:28 -04'00'
Christina A. Blythe
Assistant County Attorney

**EXHIBIT A
EASEMENT**

DESCRIPTION: UTILITY EASEMENT

A PARCEL OF LAND LYING IN TRACT "Y", OF BROWARD ESTATES, SECTION TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 19, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA, WITHIN SECTION 6, TOWNSHIP 50 SOUTH, RANGE 42 EAST, CITY OF PLANTATION, BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


COMMENCE AT THE NORTHEAST CORNER TRACT "A", OF MAYHUE'S PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 99, PAGE 9, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA; THENCE S.02°24'20"E., ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 183.92 FEET TO THE **POINT OF BEGINNING**; THENCE N.88°08'30"E., A DISTANCE OF 54.95 FEET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF THAT UTILITY EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 29522, PAGE 500 OF SAID PUBLIC RECORDS; THENCE S.01°51'30"E ALONG THE SAID NORTHERLY EXTENSION AND THE WEST OF SAID EASEMENT, AND ITS SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 25.00 FEET; THENCE S.88°08'30"W., A DISTANCE OF 54.71 FEET TO SAID EAST LINE OF TRACT "A"; THENCE N.02°24'20"W ALONG SAID EAST LINE OF TRACT "A", A DISTANCE OF 25.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 1,370 SQUARE FEET, OR 0031 ACRES, MORE OR LESS.

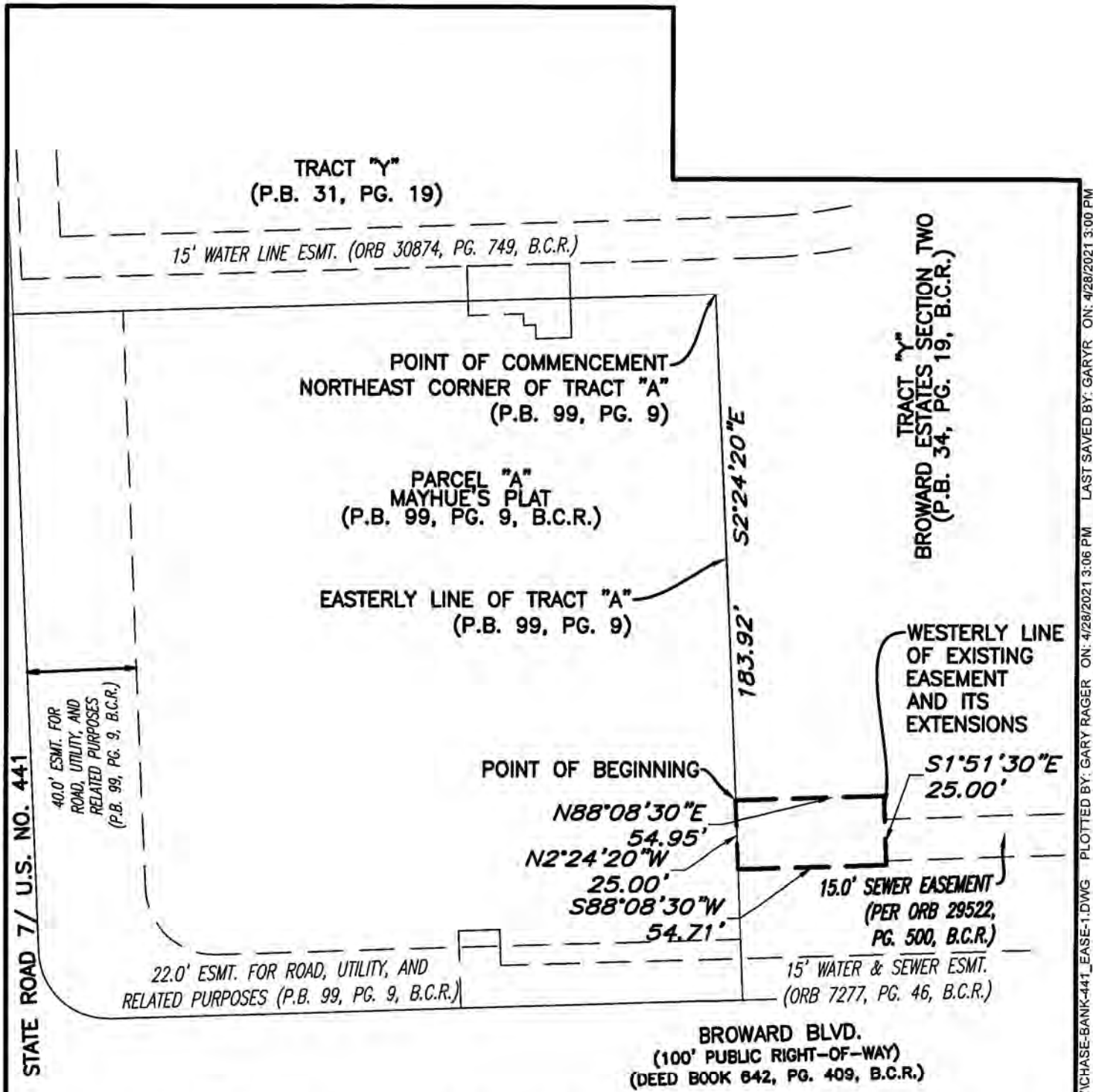
LEGEND

- | | |
|----------------------------------|-----------------------------------|
| P.O.B. -- POINT OF BEGINNING | B.C.R. -- BROWARD COUNTY RECORDS |
| P.O.C. -- POINT OF COMMENCEMENT | ESMT -- EASEMENT |
| P.B. -- PLAT BOOK | 6-50-42 -- SECTION-TOWNSHIP-RANGE |
| D.B. -- DEED BOOK | R -- RADIUS |
| O.R./ORB -- OFFICIAL RECORD BOOK | L -- ARC LENGTH |
| R.P.B. -- ROAD PLAT BOOK | D -- DELTA ANGLE |
| PG./PG(s) -- PAGE(s) | |

**CHASE BANK, W. BROWARD BLVD & S.R. 7 PLANTATION, FL
SKETCH AND DESCRIPTION - UTILITY EASEMENT (SEWER)**

REVISIONS				Prepared For: SOUTHEASE GENERAL CONSTRUCTION	
No.	Date	Description	Dwn.	APRIL 28, 2021	
				SURVEYOR'S CERTIFICATE	
				This certifies that this Sketch and Description of the property was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.	
				Gary A. Rager FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS4828	
Sheet No. 1 of 2 Sheets				NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	
				 GeoPoint Surveying, Inc.	
				4152 W. Blue Heron Blvd. Phone: (561) 444-2720 Suite 105 www.geopointsurveying.com Riviera Beach, FL 33404 Licensed Business Number LB 7768	
				Drawn:GAR	Date: 04/28/21
				Check:SM	P.C.: - N/A
				Field Book: - N/A	Data File: - N/A
				Section: 6 Twn. 50 Rng. 42	
				Job #:CHASE-441-1	

DWG NAME: W:\CHASE BANK BROWARD 441\SURVEY\CHASE-BANK-441_EASE-1.DWG PLOTTED BY: GARY RAGER ON: 4/28/2021 3:06 PM LAST SAVED BY: GARYR ON: 4/28/2021 3:00 PM



**CHASE BANK, W. BROWARD BLVD & S.R. 7 PLANTATION, FL
SKETCH AND DESCRIPTION - UTILITY EASEMENT (SEWER)**

REVISIONS			
No.	Date	Description	Dwn.

Prepared For: **SOUTHEASE GENERAL CONSTRUCTION**

APRIL 28, 2021

NOT A BOUNDARY SURVEY



GeoPoint
Surveying, Inc.

4152 W. Blue Heron Blvd.
Suite 105
Riviera Beach, FL 33404

Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business Number LB 7768

Drawn: GAR	Date: 04/28/21	Date File: - N/A
Check: SM	P.C.: - N/A	Field Book: - N/A



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Foreign Limited Partnership

RPT REALTY, L.P.

Cross Reference Name

RAMCO-GERSHENSON PROPERTIES, L.P.

Filing Information

Document Number	B9600000125
FEI/EIN Number	38-3212115
Date Filed	04/11/1996
State	DE
Status	ACTIVE
Last Event	LP AMENDMENT AND NAME CHANGE
Event Date Filed	12/26/2018
Event Effective Date	NONE

Principal Address

19 West 44th Street
Suite 1002
New York, NY 10036

Changed: 04/23/2021

Mailing Address

19 West 44th Street
Suite 1002
New York, NY 10036

Changed: 04/23/2021

Registered Agent Name & Address

CT CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Name Changed: 08/26/2004

Address Changed: 08/26/2004

General Partner Detail

Name & Address

Document Number D97000000035

RPT REALTY

19 West 44th Street
Suite 1002
New York, NY 10036

Annual Reports

Report Year	Filed Date
2019	03/19/2019
2020	06/04/2020
2021	04/23/2021

Document Images

04/23/2021 -- ANNUAL REPORT	View image in PDF format
06/04/2020 -- ANNUAL REPORT	View image in PDF format
03/19/2019 -- ANNUAL REPORT	View image in PDF format
12/26/2018 -- LP Amendment and Names Change	View image in PDF format
02/05/2018 -- ANNUAL REPORT	View image in PDF format
02/09/2017 -- ANNUAL REPORT	View image in PDF format
02/22/2016 -- ANNUAL REPORT	View image in PDF format
04/28/2015 -- ANNUAL REPORT	View image in PDF format
04/18/2014 -- ANNUAL REPORT	View image in PDF format
04/23/2013 -- ANNUAL REPORT	View image in PDF format
04/13/2012 -- ANNUAL REPORT	View image in PDF format
04/26/2011 -- ANNUAL REPORT	View image in PDF format
03/18/2010 -- ANNUAL REPORT	View image in PDF format
04/20/2009 -- ANNUAL REPORT	View image in PDF format
03/17/2008 -- ANNUAL REPORT	View image in PDF format
02/24/2007 -- ANNUAL REPORT	View image in PDF format
02/02/2006 -- ANNUAL REPORT	View image in PDF format
05/11/2005 -- ANNUAL REPORT	View image in PDF format
08/26/2004 -- Reg. Agent Change	View image in PDF format
03/19/2004 -- ANNUAL REPORT	View image in PDF format
02/24/2003 -- ANNUAL REPORT	View image in PDF format
10/01/2002 -- ANNUAL REPORT	View image in PDF format
03/30/2001 -- ANNUAL REPORT	View image in PDF format
05/03/2000 -- ANNUAL REPORT	View image in PDF format
10/19/1998 -- ANNUAL REPORT	View image in PDF format
12/31/1997 -- Amendment	View image in PDF format
12/16/1997 -- ANNUAL REPORT	View image in PDF format
03/10/1997 -- ANNUAL REPORT	View image in PDF format
04/11/1996 -- DOCUMENTS PRIOR TO 1997	View image in PDF format



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Declaration of Trust

RPT REALTY

Filing Information

Document Number D9700000003E
FE/EIN Number NONE
Date Filed 12/12/1997
State MD
Status ACTIVE
Last Event AMENDMENT
Event Date Filed 04/30/2019
Event Effective Date NONE

Principal Address

31500 NORTHWESTERN HWY SUITE 300
FARMINGTON HILLS, MI 48334

Changed: 07/26/2004

Mailing Address

31500 NORTHWESTERN HWY SUITE 300
FARMINGTON HILLS, MI 48334

Changed: 07/26/2004

Registered Agent Name & Address

C T CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Officer/Director Detail

Name & Address

Title TRUSTEE

GERSHENSON, DENNIS
31500 NORTHWESTERN HWY SUITE 300
FARMINGTON HILLS, MI 48334

Title TRUSTEE

GOLDBERG, ARTHUR H

9 STONE HILL DRIVE NORTH
MANHASSET, NY 11030

Title EXECUTIVE VP

CLARK, CATHERINE
31500 NORTHWESTERN HWY SUITE 300
FARMINGTON HILLS, MI 48334

Title TRUSTEE

BLANK, STEPHEN R
47 BETSY ROSS DR.
WARREN, NJ

Title TRUSTEE

SHAHON, LAURIE M
181 BERKELEY PLACE
BROOKLYN, NY 11217

Title TRUSTEE

PASHCOW, JOEL
261 VIA BELLARIA
PALM BEACH, FL 33480

Title TRUSTEE

NETTINA, DAVID J
BRIARWOOD ASSOCIATES
260 WASHINGTON AVENUE EXTENSION
SUITE 101
ALBANY, NY 12203

Title PRESIDENT/ CEO/ TRUSTEE

HARPER, BRIAN
19 W. 44TH ST., 10TH FLOOR
STE. 1002
NEW YORK, NY 10036

Title EVP/SEC/CFO

FITZMAURICE, MICHAEL
19 W 44TH STREET
10TH FLOOR
SUITE 1002
NEW YORK, NY 10036

Title SVP/CAO

MERK, RAYMOND

31500 NORTHWESTERN HWY SUITE 300
FARMINGTON HILLS, MI 48334

Title TRUSTEE

FEDERICO, RICHARD
9290 E. THOMPSON PEAK #111
SCOTTSDALE, AZ 85255

Title TRUSTEE

WEISS, ANDREA
27400 SR 44E
EUSTIS, FL 32736

Annual Reports

No Annual Reports Filed

Document Images

04/30/2019 -- Amendment	View image in PDF format
03/05/2019 -- Name Change	View image in PDF format
04/19/2017 -- Amendment	View image in PDF format
12/31/1997 -- Name Change	View image in PDF format
12/12/1997 -- Declaration of Trust	View image in PDF format

State of Delaware
Secretary of State
Division of Corporations
Delivered 11:51 AM 05/01/2014
FILED 10:45 AM 05/01/2014
SRV 140545619 - 2463564 FILE

CERTIFICATE OF MERGER
OF
RLV BOCA SPC LLC,
RLV GP COCOA COMMONS LLC,
RLV GP CYPRESS POINT LLC,
RLV GP HUNTER'S SQUARE LLC,
RLV GP MARKETPLACE LLC,
RLV GP ORCHARD LLC,
RLV GP TROY II LLC,
RLV GP WEST BROWARD LLC,
RLV GP WINCHESTER CENTER LLC,
BOCA MISSION LP,
RLV COCOA COMMONS LP,
RLV CYPRESS POINT LP,
RLV HUNTER'S SQUARE LP,
RLV MARKETPLACE LP,
RLV ORCHARD LP,
RLV TROY II LP,
RLV WEST BROWARD LP,
AND
RLV WINCHESTER CENTER LP,
INTO
RAMCO-GERSHENSON PROPERTIES, L.P.

The undersigned limited partnership

DOES HEREBY CERTIFY:

FIRST: That the names and states of formation of each of the constituent companies of the merger are as follows:

NAME	STATE OF INCORPORATION
RLV BOCA SPC LLC	Delaware
RLV GP COCOA COMMONS LLC	Delaware
RLV GP CYPRESS POINT LLC	Delaware
RLV GP HUNTER'S SQUARE LLC	Delaware
RLV GP MARKETPLACE LLC	Delaware
RLV GP ORCHARD LLC	Delaware
RLV GP TROY II LLC	Delaware
RLV GP WEST BROWARD LLC	Delaware
RLV GP WINCHESTER CENTER LLC	Delaware

BOCA MISSION LP	Delaware
RLV COCOA COMMONS LP	Delaware
RLV CYPRESS POINT LP	Delaware
RLV HUNTER'S SQUARE LP	Delaware
RLV MARKETPLACE LP	Delaware
RLV ORCHARD LP	Delaware
RLV TROY II LP	Delaware
RLV WEST BROWARD LP	Delaware
RLV WINCHESTER CENTER LP	Delaware
RAMCO-GERSHENSON PROPERTIES, L.P.	Delaware

SECOND: That the Agreement and Plan of Merger among the parties to the merger has been approved, adopted, certified, executed and acknowledged by each of the constituent companies in accordance with the requirements of Section 17-211 of the Delaware Limited Partnership Act.

THIRD: That the name of the surviving company of the merger is RAMCO-GERSHENSON PROPERTIES, L.P., a Delaware limited partnership.

FOURTH: That the Certificate of Limited Partnership of RAMCO-GERSHENSON PROPERTIES, L.P., a Delaware limited partnership, which is the surviving company, shall continue in full force and effect as the Certificate of Limited Partnership of the surviving company.

FIFTH: That the Agreement and Plan of Merger is on file at the principal place of business of the surviving company, the address of which is 31500 Northwestern Highway, Suite 300, Farmington Hills, Michigan 48334.

SIXTH: That a copy of the Agreement and Plan of Merger will be furnished, on request and without cost, to any stockholder or member of any constituent company.

SEVENTH: That this Certificate of Merger shall be effective on May 31, 2014.

IN WITNESS WHEREOF, the parties have executed this Certificate this 1st day of May, 2014.

RAMCO-GERSHENSON PROPERTIES, L.P.,
a Delaware limited partnership

By: Ramco-Gershenson Properties Trust,
a Maryland real estate investment trust,
its general partner

By: /s/ Dennis Gershenson
Dennis Gershenson, President

RETAUER & RETAW
State of Delaware
Secretary of State
Division of Corporations
Delivered 03:17 PM 05/05/2014
FILED 03:17 PM 05/05/2014
SRV 140563792 - 2463564 FILE

**State of Delaware
Certificate of Correction
of a Limited Partnership to be
filed pursuant to Section 17-213(a)**

1. The name of the Limited Partnership is: RAMCO-GERSHENSON PROPERTIES, L.P.
2. That a Certificate of Merger was filed by the Secretary of State of Delaware on May 1, 2014, and that said Certificate requires correction as permitted by Section 17-213 of the Limited Partnership Act.

3. The inaccuracy or defect of said Certificate to be corrected is as follows:

Article Seventh indicated that the merger would be effective on May 31, 2014.

4. The Certificate is hereby corrected to read as follows:

The effective date in Article Seventh shall be May 23, 2014.

RAMCO-GERSHENSON PROPERTIES TRUST

By: /s/ Dennis Gershenson

General Partner(s)

Name: Dennis Gershenson


Print or Type
President and CEO

FILED

Affidavit to the Florida secretary of State to amend the qualification of
Ramco-Gershenson Properties Trust

A Maryland Trust

In accordance with Section 609.02 of the Florida Statutes, pertaining to
Common Law Declarations of Trust, the undersigned, the President and
Chief Executive Officer of Ramco-Gershenson Properties Trust
(D97000000035), a Maryland trust, hereby affirms in order to change the
name of the trust from Ramco-Gershenson Properties Trust to RPT Realty.

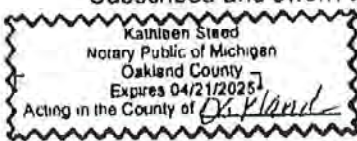


Name: Brian Harper

President and Chief Executive Officer

State of Michigan
County of Oakland

Subscribed and sworn to before me on December 18, 2018 (Date)



Kathleen Steed
(Signature of Notary)

Kathleen Steed
(Printed name of Notary)

Ⓢ Ⓜ
(Seal impression)

My commission, issued by the State of Michigan expires on 4-21-2025



RPT Realty, Inc.
19 W 44th Street, Suite 1002
New York, NY 10036

March 5, 2019

State of Florida
Department of State
P.O. Box 6327
Tallahassee, Florida 32314

Re: Name Change- Consent to use of name

Dear Sir/Madam:

On December 21, 2018, Ramco-Gershenson, Inc. changed its name to RPT Realty, Inc. Ramco-Gershenson Properties Trust (the "Trust") desires to change its name in Florida to RPT Realty by filing the required documentation. RPT Realty, Inc. hereby consents to such name change and the use of such name by the Trust.

Very truly yours,

A handwritten signature in black ink, appearing to read "H. Omlberg", written over the typed name and title.

Heather R. Omlberg
Senior Vice President, Senior Counsel

RIGHT OF ENTRY

I/We RPT REALTY, L.P., the owner(s) of the property commonly identified as 3809-3951 W. Broward Boulevard, PLANTATION, FL 33311, 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. 105322, said lands being more particularly described as follows:

See Exhibit "A"

A portion of Folio No. 5042-06-02-0020

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 6 day of May, 2021.

WITNESSES:

Craig Benigno
Witness 1 Signature

Craig Benigno
Witness 1 Print Name

[Signature]
Witness 2 Signature

Mikayla Lynch
Witness 2 Print Name

OWNER(S):

[Signature]
Owner Signature

Mike Fitzmaurice
Print Owner Name

Owner Signature

Print Owner Name

19 WEST 44TH STREET, SUITE 1002, NEW YORK, NY 10036 / (248) 592-6234
Address and Telephone No.

Return to:
Broward County Water and
Wastewater Services Engineering Division
2555 West Copans Road
Pompano Beach, Florida 33069

Prepared by:
Margarita Jaramillo, Land Development Coordinator
Broward County Water and Wastewater Services
2555 West Copans Road
Pompano Beach, Florida 33068
and Approved as to form by:
Claudia Capdesuner
Assistant County Attorney

Folio Number: 5042-06-02-0020

WSS Project No.: 105322

EASEMENT

This Easement, is made this 6 day of May, 2021 ("Effective Date"), by RPT Realty, L.P., a Delaware limited partnership ("Grantor") whose address is 19 West 44th Street, Suite 1002, New York, New York 10036, in favor of Broward County, a political subdivision of the State of Florida ("Grantee"), whose address is Governmental Center, 115 South Andrews Avenue, Fort Lauderdale, Florida 33301. Grantor and Grantee are hereinafter referred to collectively as the "Parties," and individually referred to as a "Party."

(Wherever used herein the terms, "Grantor" and "Grantee" shall include 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 following property located in Broward County, Florida (the "Property"):

See Exhibit A with accompanying sketch of description attached hereto and made a part hereof

- B. Grantee desires a nonexclusive and perpetual easement over, across, under, and through the Easement Area, as defined in Section 2, for water mains, wastewater force mains, reclaimed water mains, and/or for any other water and wastewater installations which may be required for the purpose of providing water supply service for domestic or other use and for the collection of domestic or other kinds of wastewater to and from properties, inclusive of the Property, which may or may not abut and being contiguous to the easement ("Easement").
- C. Grantor is willing to grant the Easement to Grantee under the terms herein.

NOW, THEREFORE, for and in consideration of the mutual terms and conditions contained herein, and the sum of one dollar (\$1.00), and other good and valuable consideration, the sufficiency of which are hereby acknowledged, Grantor hereby declares as follows:

1. The recitals set forth above are true and accurate, and fully incorporated by reference herein.
2. Grantor hereby grants unto Grantee, its licensees, agents, and independent contractors, the Easement together with any incidental or necessary appurtenances thereto ("Easement Area"), which Easement Area is further described in **Exhibit A** attached hereto and made a part hereof.
3. Grantor agrees that no obstructions that would interfere with the maintenance or improvement of Grantee's facilities may be placed in the Easement Area without Grantee's prior consent.
4. Grantee shall, at its sole cost and expense, restore the surface of the Easement Area to the same condition which existed prior to the commencement of Grantee's access, maintenance, or repair to the Easement Area.
5. Grantor retains the right to engage in any activities on, over, under, across, or through the Easement Area and shall, for its own purpose, utilize the Property in any manner that does not unreasonably interfere with the Easement.
6. This Easement may be amended, altered, or modified only by written agreement between the Parties, or their heirs, assigns, or successors-in-interest, which shall be recorded in the Official Records of Broward County, Florida.
7. This Easement shall run with the land and shall be binding upon and inure to the benefit of the Parties hereto and their respective heirs, executors, administrators, successors, and assigns.
8. This Easement shall be interpreted and construed in accordance with and governed by the laws of the State of Florida. The Parties agree and accept that jurisdiction of any controversies or legal problems arising out of this Easement, and any action involving the enforcement or interpretation of any rights hereunder, shall be exclusively in the state courts of the Seventeenth Judicial Circuit in Broward County, Florida, and venue for litigation arising out of this Easement shall be exclusively in such state courts, forsaking any other jurisdiction which either Party may claim by virtue of residency or other jurisdictional device.
9. Grantee, at its own expense, shall record this fully executed Easement in its entirety in the Official Records of Broward County, Florida.

[The remainder of this page is intentionally left blank]

IN WITNESS WHEREOF, the undersigned has signed and sealed this Instrument on the respective date under its signature and certifies that he/she has the authority to execute this Instrument.

GRANTOR

Witness #1:

Craig Benigno
Signature

Craig Benigno
Print Name of Witness

RPT Realty, L.P., a Delaware limited partnership

By Michael Dignam
Signature

Mike Fitzmaurice
Print Name

Witness #2

Mikayla Lynch
Signature

Mikayla Lynch
Print Name of Witness

CFO
Title

6 day of May, 2021

ACKNOWLEDGMENT

STATE OF New York
COUNTY OF New York

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 6 day of May, 2021, by Mike Fitzmaurice the CFO, on behalf of RPT Realty, LP a Delaware limited partnership who is personally known to me or who has produced _____ as identification.

Notary Public:
Maggie V. Miles
Signature
Print Name: MAGGIE V. MILES

State of New York
My Commission Expires: 4/07/25
Commission Number: 0148336529

(Notary Seal)



Approved as to form by the Office of the
Broward County Attorney

By: Christina A Blythe
Christina A. Blythe
Assistant County Attorney
Digitally signed by Christina A Blythe
Date: 2021.07.21 16:36:15 -04'00'

**EXHIBIT A
EASEMENT**

DESCRIPTION: UTILITY EASEMENT (WATER)

A PARCEL OF LAND LYING IN TRACT "Y", OF BROWARD ESTATES, SECTION TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 19, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA, WITHIN SECTION 6, TOWNSHIP 50 SOUTH, RANGE 42 EAST, CITY OF PLANTATION, BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER TRACT "A", OF MAYHUE'S PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 99, PAGE 9, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA; THENCE S.88°15'10"W., ALONG THE NORTH LINE OF SAID TRACT "A", A DISTANCE OF 53.74 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE S.88°15'10"W. ALONG SAID NORTH LINE, A DISTANCE OF 37.45 FEET; THENCE N.01°45'31"W TO THE SOUTHERLY LINE OF THAT UTILITY EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 30874, PAGE 749 OF SAID PUBLIC RECORDS; THENCE N.88°14'29"E ALONG THE SAID SOUTHERLY LINE OF SAID EASEMENT, A DISTANCE OF 37.45 FEET; THENCE S.01°45'31"E., A DISTANCE OF 12.99 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 486 SQUARE FEET, OR 0.011 ACRES, MORE OR LESS.

LEGEND

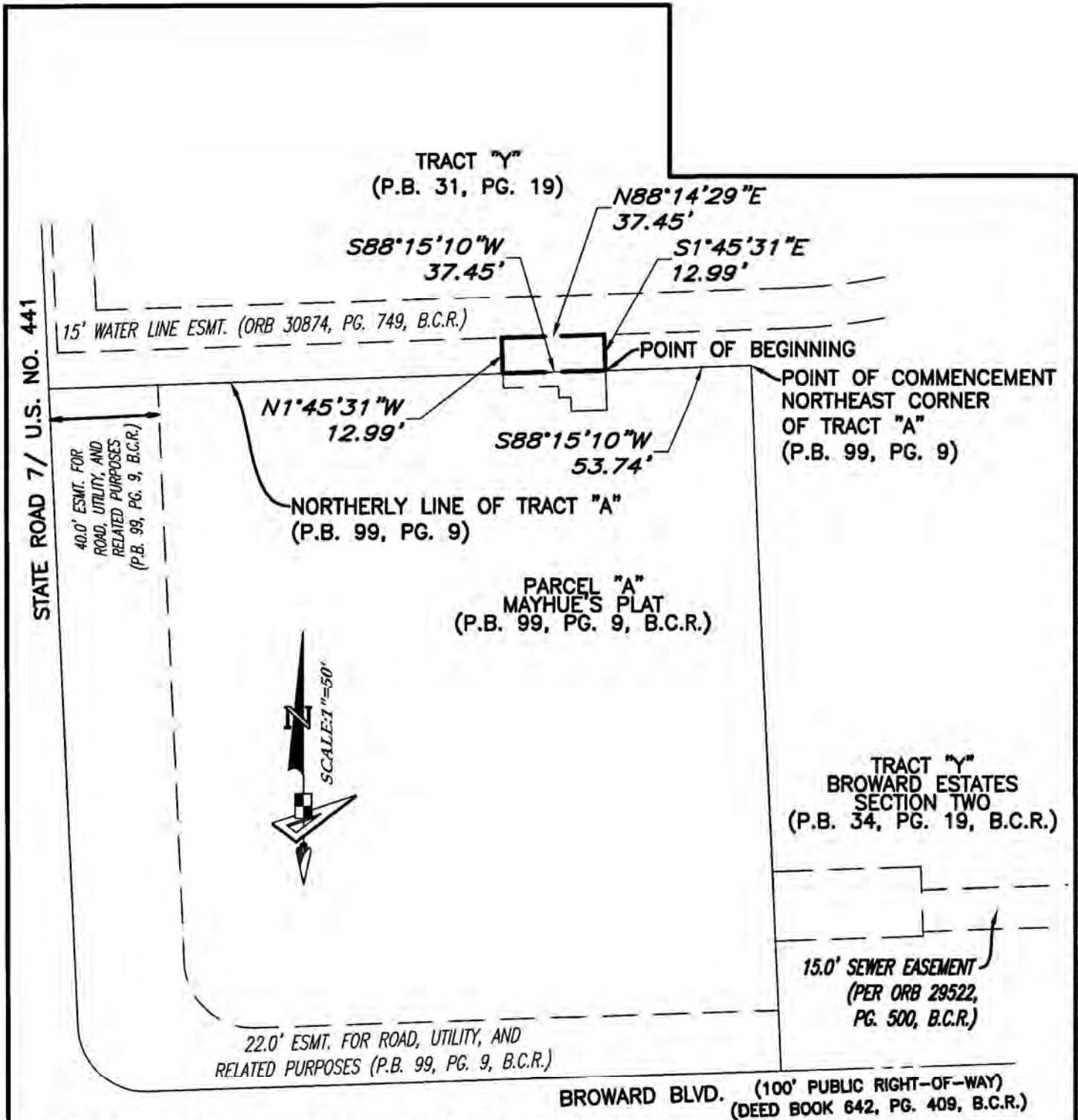
- | | |
|---|--|
| <i>P.O.B.</i> -- POINT OF BEGINNING | <i>B.C.R.</i> -- BROWARD COUNTY RECORDS |
| <i>P.O.C.</i> -- POINT OF COMMENCEMENT | <i>ESMT</i> -- EASEMENT |
| <i>P.B.</i> -- PLAT BOOK | <i>6-50-42</i> -- SECTION-TOWNSHIP-RANGE |
| <i>D.B.</i> -- DEED BOOK | <i>R</i> -- RADIUS |
| <i>O.R./ORB</i> -- OFFICIAL RECORD BOOK | <i>L</i> -- ARC LENGTH |
| <i>R.P.B.</i> -- ROAD PLAT BOOK | <i>D</i> -- DELTA ANGLE |
| <i>PG./PG(s)</i> -- PAGE(S) | |

**CHASE BANK, W. BROWARD BLVD & S.R. 7 PLANTATION, FL
SKETCH AND DESCRIPTION - UTILITY EASEMENT (WATER)**



REVISIONS				Prepared For: SOUTHEASE GENERAL CONSTRUCTION		
No.	Date	Description	Dwn.	Date: APRIL 28, 2021	 GeoPoint Surveying, Inc. 41 52 W. Blue Heron Blvd. Phone: (561) 444-2720 Suite 105 www.geopointsurvey.com Riviera Beach, FL 33404 Licensed Business Number LB 7768	
				SURVEYOR'S CERTIFICATE This certifies that this Sketch and Description of the property was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. Gary Rager <small>Digitally signed by Gary Rager DN: cn=Gary A. Rager, o=GeoPoint Surveying, Inc., ou=Professional Surveyors and Mappers, c=US Date: 2021.04.28 15:15:47 -0400</small> Gary A. Rager FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS4828		
Sheet No. 1 of 2 Sheets				NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER Drawn: GAR Date: 04/28/21 Data File: - N/A Check: SM P.C.: - N/A Field Book: - N/A Section: 6 Twn. 50 Rng. 42 Job #: CHASE-441-2		

DWG NAME: W:\CHASE BANK BROWARD 441\SURVEY\CHASE-BANK-441_EASE-2.DWG PLOTTED BY: GARY RAGER ON: 4/28/2021 3:08 PM LAST SAVED BY: GARYR ON: 4/28/2021 2:59 PM



**CHASE BANK, W. BROWARD BLVD & S.R. 7 PLANTATION, FL
SKETCH AND DESCRIPTION - UTILITY EASEMENT (WATER)**

REVISIONS			
No.	Date	Description	Dwn.

Prepared For: **SOUTHEAST GENERAL CONSTRUCTION**
 Date: **APRIL 28, 2021**

NOT A BOUNDARY SURVEY



GeoPoint
Surveying, Inc.

4152 W. Blue Heron Blvd. Phone: (561) 444-2720
 Suite 105 www.geopointsurvey.com
 Riviera Beach, FL 33404 Licensed Business Number LB 7768

Drawn: GAR	Date: 04/28/21	Data File: - N/A
Check: SM	P.C.: - N/A	Field Book: - N/A
Section: 6 Twn. 50 Rng. 42	Job #: CHASE-441-2	

DWG NAME: W:\CHASE BANK BROWARD 441\SURVEY\CHASE-BANK-441_EASE-2.DWG PLOTTED BY: GARY RAGER ON: 4/28/2021 3:08 PM LAST SAVED BY: GARY RAGER ON: 4/28/2021 2:59 PM



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Foreign Limited Partnership

RPT REALTY, L.P.

Cross Reference Name

RAMCO-GERSHENSON PROPERTIES, L.P.

Filing Information

Document Number	B96000000125
FEI/EIN Number	38-3212115
Date Filed	04/11/1996
State	DE
Status	ACTIVE
Last Event	LP AMENDMENT AND NAME CHANGE
Event Date Filed	12/26/2018
Event Effective Date	NONE

Principal Address

19 West 44th Street
Suite 1002
New York, NY 10036

Changed: 04/23/2021

Mailing Address

19 West 44th Street
Suite 1002
New York, NY 10036

Changed: 04/23/2021

Registered Agent Name & Address

C T CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Name Changed: 08/26/2004

Address Changed: 08/26/2004

General Partner Detail

Name & Address

Document Number D97000000035

RPT REALTY

19 West 44th Street
Suite 1002
New York, NY 10036

Annual Reports

Report Year	Filed Date
2019	03/19/2019
2020	06/04/2020
2021	04/23/2021

Document Images

04/23/2021 -- ANNUAL REPORT	View image in PDF format
06/04/2020 -- ANNUAL REPORT	View image in PDF format
03/19/2019 -- ANNUAL REPORT	View image in PDF format
12/26/2018 -- LP Amendment and Names Change	View image in PDF format
02/05/2018 -- ANNUAL REPORT	View image in PDF format
02/09/2017 -- ANNUAL REPORT	View image in PDF format
02/22/2016 -- ANNUAL REPORT	View image in PDF format
04/28/2015 -- ANNUAL REPORT	View image in PDF format
04/18/2014 -- ANNUAL REPORT	View image in PDF format
04/23/2013 -- ANNUAL REPORT	View image in PDF format
04/13/2012 -- ANNUAL REPORT	View image in PDF format
04/26/2011 -- ANNUAL REPORT	View image in PDF format
03/18/2010 -- ANNUAL REPORT	View image in PDF format
04/29/2009 -- ANNUAL REPORT	View image in PDF format
03/17/2008 -- ANNUAL REPORT	View image in PDF format
02/24/2007 -- ANNUAL REPORT	View image in PDF format
02/02/2006 -- ANNUAL REPORT	View image in PDF format
05/11/2005 -- ANNUAL REPORT	View image in PDF format
08/26/2004 -- Reg. Agent Change	View image in PDF format
03/19/2004 -- ANNUAL REPORT	View image in PDF format
02/24/2003 -- ANNUAL REPORT	View image in PDF format
10/01/2002 -- ANNUAL REPORT	View image in PDF format
03/30/2001 -- ANNUAL REPORT	View image in PDF format
05/03/2000 -- ANNUAL REPORT	View image in PDF format
10/19/1998 -- ANNUAL REPORT	View image in PDF format
12/31/1997 -- Amendment	View image in PDF format
12/16/1997 -- ANNUAL REPORT	View image in PDF format
03/10/1997 -- ANNUAL REPORT	View image in PDF format
04/11/1996 -- DOCUMENTS PRIOR TO 1997	View image in PDF format



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Declaration of Trust

RPT REALTY

Filing Information

Document Number	D9700000003E
FE/EIN Number	NONE
Date Filed	12/12/1997
State	MD
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	04/30/2019
Event Effective Date	NONE

Principal Address

31500 NORTHWESTERN HWY SUITE 300
FARMINGTON HILLS, MI 48334

Changed: 07/26/2004

Mailing Address

31500 NORTHWESTERN HWY SUITE 300
FARMINGTON HILLS, MI 48334

Changed: 07/26/2004

Registered Agent Name & Address

C T CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Officer/Director Detail

Name & Address

Title TRUSTEE

GERSHENSON, DENNIS
31500 NORTHWESTERN HWY SUITE 300
FARMINGTON HILLS, MI 48334

Title TRUSTEE

GOLDBERG, ARTHUR H

9 STONE HILL DRIVE NORTH
MANHASSET, NY 11030

Title EXECUTIVE VP

CLARK, CATHERINE
31500 NORTHWESTERN HWY SUITE 300
FARMINGTON HILLS, MI 48334

Title TRUSTEE

BLANK, STEPHEN R
47 BETSY ROSS DR.
WARREN, NJ

Title TRUSTEE

SHAHON, LAURIE M
181 BERKELEY PLACE
BROOKLYN, NY 11217

Title TRUSTEE

PASHCOW, JOEL
261 VIA BELLARIA
PALM BEACH, FL 33480

Title TRUSTEE

NETTINA, DAVID J
BRIARWOOD ASSOCIATES
260 WASHINGTON AVENUE EXTENSION
SUITE 101
ALBANY, NY 12203

Title PRESIDENT/ CEO/ TRUSTEE

HARPER, BRIAN
19 W. 44TH ST., 10TH FLOOR
STE. 1002
NEW YORK, NY 10036

Title EVP/SEC/CFO

FITZMAURICE, MICHAEL
19 W 44TH STREET
10TH FLOOR
SUITE 1002
NEW YORK, NY 10036

Title SVP/CAO

MERK, RAYMOND

31500 NORTHWESTERN HWY SUITE 300
FARMINGTON HILLS, MI 48334

Title TRUSTEE

FEDERICO, RICHARD
9290 E. THOMPSON PEAK #111
SCOTTSDALE, AZ 85255

Title TRUSTEE

WEISS, ANDREA
27400 SR 44E
EUSTIS, FL 32736

Annual Reports

No Annual Reports Filed

Document Images

04/30/2019 -- Amendment	View image in PDF format
03/05/2019 -- Name Change	View image in PDF format
04/19/2017 -- Amendment	View image in PDF format
12/31/1997 -- Name Change	View image in PDF format
12/12/1997 -- Declaration of Trust	View image in PDF format

State of Delaware
Secretary of State
Division of Corporations
Delivered 11:51 AM 05/01/2014
FILED 10:45 AM 05/01/2014
SRV 140545619 - 2463564 FILE

CERTIFICATE OF MERGER
OF
RLV BOCA SPC LLC,
RLV GP COCOA COMMONS LLC,
RLV GP CYPRESS POINT LLC,
RLV GP HUNTER'S SQUARE LLC,
RLV GP MARKETPLACE LLC,
RLV GP ORCHARD LLC,
RLV GP TROY II LLC,
RLV GP WEST BROWARD LLC,
RLV GP WINCHESTER CENTER LLC,
BOCA MISSION LP,
RLV COCOA COMMONS LP,
RLV CYPRESS POINT LP,
RLV HUNTER'S SQUARE LP,
RLV MARKETPLACE LP,
RLV ORCHARD LP,
RLV TROY II LP,
RLV WEST BROWARD LP,
AND
RLV WINCHESTER CENTER LP,
INTO
RAMCO-GERSHENSON PROPERTIES, L.P.

The undersigned limited partnership

DOES HEREBY CERTIFY:

FIRST: That the names and states of formation of each of the constituent companies of the merger are as follows:

NAME	STATE OF INCORPORATION
RLV BOCA SPC LLC	Delaware
RLV GP COCOA COMMONS LLC	Delaware
RLV GP CYPRESS POINT LLC	Delaware
RLV GP HUNTER'S SQUARE LLC	Delaware
RLV GP MARKETPLACE LLC	Delaware
RLV GP ORCHARD LLC	Delaware
RLV GP TROY II LLC	Delaware
RLV GP WEST BROWARD LLC	Delaware
RLV GP WINCHESTER CENTER LLC	Delaware

BOCA MISSION LP	Delaware
RLV COCOA COMMONS LP	Delaware
RLV CYPRESS POINT LP	Delaware
RLV HUNTER'S SQUARE LP	Delaware
RLV MARKETPLACE LP	Delaware
RLV ORCHARD LP	Delaware
RLV TROY II LP	Delaware
RLV WEST BROWARD LP	Delaware
RLV WINCHESTER CENTER LP	Delaware
RAMCO-GERSHENSON PROPERTIES, L.P.	Delaware

SECOND: That the Agreement and Plan of Merger among the parties to the merger has been approved, adopted, certified, executed and acknowledged by each of the constituent companies in accordance with the requirements of Section 17-211 of the Delaware Limited Partnership Act.

THIRD: That the name of the surviving company of the merger is RAMCO-GERSHENSON PROPERTIES, L.P., a Delaware limited partnership.

FOURTH: That the Certificate of Limited Partnership of RAMCO-GERSHENSON PROPERTIES, L.P., a Delaware limited partnership, which is the surviving company, shall continue in full force and effect as the Certificate of Limited Partnership of the surviving company.

FIFTH: That the Agreement and Plan of Merger is on file at the principal place of business of the surviving company, the address of which is 31500 Northwestern Highway, Suite 300, Farmington Hills, Michigan 48334.

SIXTH: That a copy of the Agreement and Plan of Merger will be furnished, on request and without cost, to any stockholder or member of any constituent company.

SEVENTH: That this Certificate of Merger shall be effective on May 31, 2014.

2014. IN WITNESS WHEREOF, the parties have executed this Certificate this 1st day of May,

RAMCO-GERSHENSON PROPERTIES, L.P.,
a Delaware limited partnership

By: Ramco-Gershenson Properties Trust,
a Maryland real estate investment trust,
its general partner

By: /s/ Dennis Gershenson
Dennis Gershenson, President

STATE OF DELAWARE
State of Delaware
Secretary of State
Division of Corporations
Delivered 03:17 PM 05/05/2014
FILED 03:17 PM 05/05/2014
SRV 140563792 - 2463564 FILE

**State of Delaware
Certificate of Correction
of a Limited Partnership to be
filed pursuant to Section 17-213(a)**

1. The name of the Limited Partnership is: _____
RAMCO-GERSHENSON PROPERTIES, L.P.

2. That a Certificate of Merger _____ was filed by the Secretary of State of Delaware on May 1, 2014, and that said Certificate requires correction as permitted by Section 17-213 of the Limited Partnership Act.

3. The inaccuracy or defect of said Certificate to be corrected is as follows:

Article Seventh indicated that the merger would be effective on May 31, 2014.

4. The Certificate is hereby corrected to read as follows:

The effective date in Article Seventh shall be May 23, 2014.

RAMCO-GERSHENSON PROPERTIES TRUST
By: /s/ Dennis Gershenson
General Partner(s)

Name: Dennis Gershenson
Print or Type
President and CEO



RPT Realty, Inc.
19 W 44th Street, Suite 1002
New York, NY 10036

March 5, 2019

State of Florida
Department of State
P.O. Box 6327
Tallahassee, Florida 32314

Re: Name Change- Consent to use of name

Dear Sir/Madam:

On December 21, 2018, Ramco-Gershenson, Inc. changed its name to RPT Realty, Inc. Ramco-Gershenson Properties Trust (the "Trust") desires to change its name in Florida to RPT Realty by filing the required documentation. RPT Realty, Inc. hereby consents to such name change and the use of such name by the Trust.

Very truly yours,

A handwritten signature in black ink, appearing to read "H. Onberg", is written over the typed name and title.

Heather R. Onberg
Senior Vice President, Senior Counsel

OPINION OF TITLE

Broward County Land Development Code - Section 5-189(c)(3)
Florida Statutes Chapter 177

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 a proposed water and sewer easement covering the real property, hereinafter described, it is hereby certified that the First American Title Insurance Company Commitment No. 102881020A-CLE reflects a comprehensive search of the Public Records affecting the below described property covering the period from the beginning to the 23rd day of April, 2021, at the hour of 7:30 a.m. inclusive, of the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

Names of all Owner(s) of Record:

RPT REALTY, L.P., a Delaware limited partnership, successor by name change to Ramco-Gershenson Properties, L.P., a Delaware limited partnership, successor by name change to RLV West Broward LP, a Delaware limited partnership (the "Partnership")

Further, I am of the opinion that based the Florida Department of State Division of Corporations official website, Michael Fitzmaurice, as Executive President, Secretary and CFO, is authorized to execute all on behalf of said Partnership.

Subject to the following:

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

None.

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

1. Easement in favor of Florida Power & Light Company recorded in Official Records Book 28824, Page 1454.
2. Cross-Access Easement Agreement recorded in Official Records Book 28895, Page 978.as modified by that certain Easements, Covenants and Restrictions Agreement recorded in Instrument No. 117102098.
3. Perpetual, Unrestricted Utility Easement for Governmental Services recorded in Official Records Book 29396, Page 138.
4. Grant of Easements by and between Pollo Operations, Inc. and West Broward Retail Partners Limited Partnership recorded in Official Records Book 38035, Page 710.
5. Access Easement Agreement recorded in Instrument No. 116181304.
6. Reciprocal Drainage Easement Agreement recorded in Instrument No. 116510845.
7. Easements, Covenants and Restrictions Agreement from RPT Realty, L.P. to RGMZ West Broward Shopping Center OP 1 CH LLC, a Delaware limited liability company, recorded in Official Records Instrument no. 117102098.

I HEREBY CERTIFY that the foregoing Title Commitment 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 27th day of May, 2021.



Janna P. Lhota
Florida Bar No. 946117

EXHIBIT "A"

Parcel 1 – Utility Easement (Water)

A PARCEL OF LAND LYING IN TRACT "Y", OF BROWARD ESTATES, SECTION TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 19, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA, WITHIN SECTION 6, TOWNSHIP 50 SOUTH, RANGE 42 EAST, CITY OF PLANTATION, BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER TRACT "A", OF MAYHUE'S PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 99, PAGE 9, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA; THENCE S.88°15'10"W., ALONG THE NORTH LINE OF SAID TRACT "A", A DISTANCE OF 53.74 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE S.88°15'10"W. ALONG SAID NORTH LINE, A DISTANCE OF 37.45 FEET; THENCE N.01°45'31"W TO THE SOUTHERLY LINE OF THAT UTILITY EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 30874, PAGE 749 OF SAID PUBLIC RECORDS; THENCE N.88°14'29"E ALONG THE SAID SOUTHERLY LINE OF SAID EASEMENT, A DISTANCE OF 37.45 FEET; THENCE S.01°45'31"E., A DISTANCE OF 12.99 FEET TO THE **POINT OF BEGINNING**.

Parcel 2 – Utility Easement

A PARCEL OF LAND LYING IN TRACT "Y", OF BROWARD ESTATES, SECTION TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34, PAGE 19, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA, WITHIN SECTION 6, TOWNSHIP 50 SOUTH, RANGE 42 EAST, CITY OF PLANTATION, BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER TRACT "A", OF MAYHUE'S PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 99, PAGE 9, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA; THENCE S.02°24'20"E., ALONG THE EAST LINE OF SAID TRACT "A", A DISTANCE OF 183.92 FEET TO THE **POINT OF BEGINNING**; THENCE N.88°08'30"E., A DISTANCE OF 54.95 FEET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF THAT UTILITY EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 29522, PAGE 500 OF SAID PUBLIC RECORDS; THENCE S.01°51'30"E ALONG THE SAID NORTHERLY EXTENSION AND THE WEST OF SAID EASEMENT, AND ITS SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 25.00 FEET; THENCE S.88°08'30"W., A DISTANCE OF 54.71 FEET TO SAID EAST LINE OF TRACT

"A"; THENCE N.02°24'20"W ALONG SAID EAST LINE OF TRACT "A", A
DISTANCE OF 25.00 FEET TO THE **POINT OF BEGINNING.**

State of Delaware
Secretary of State
Division of Corporations
Delivered 11:51 AM 05/01/2014
FILED 10:45 AM 05/01/2014
SRV 140545619 - 2463564 FILE

CERTIFICATE OF MERGER
OF
RLV BOCA SPC LLC,
RLV GP COCOA COMMONS LLC,
RLV GP CYPRESS POINT LLC,
RLV GP HUNTER'S SQUARE LLC,
RLV GP MARKETPLACE LLC,
RLV GP ORCHARD LLC,
RLV GP TROY II LLC,
RLV GP WEST BROWARD LLC,
RLV GP WINCHESTER CENTER LLC,
BOCA MISSION LP,
RLV COCOA COMMONS LP,
RLV CYPRESS POINT LP,
RLV HUNTER'S SQUARE LP,
RLV MARKETPLACE LP,
RLV ORCHARD LP,
RLV TROY II LP,
RLV WEST BROWARD LP,
AND
RLV WINCHESTER CENTER LP,
INTO
RAMCO-GERSHENSON PROPERTIES, L.P.

The undersigned limited partnership

DOES HEREBY CERTIFY:

FIRST: That the names and states of formation of each of the constituent companies of the merger are as follows:

NAME	STATE OF INCORPORATION
RLV BOCA SPC LLC	Delaware
RLV GP COCOA COMMONS LLC	Delaware
RLV GP CYPRESS POINT LLC	Delaware
RLV GP HUNTER'S SQUARE LLC	Delaware
RLV GP MARKETPLACE LLC	Delaware
RLV GP ORCHARD LLC	Delaware
RLV GP TROY II LLC	Delaware
RLV GP WEST BROWARD LLC	Delaware
RLV GP WINCHESTER CENTER LLC	Delaware

BOCA MISSION LP	Delaware
RLV COCOA COMMONS LP	Delaware
RLV CYPRESS POINT LP	Delaware
RLV HUNTER'S SQUARE LP	Delaware
RLV MARKETPLACE LP	Delaware
RLV ORCHARD LP	Delaware
RLV TROY II LP	Delaware
RLV WEST BROWARD LP	Delaware
RLV WINCHESTER CENTER LP	Delaware
RAMCO-GERSHENSON PROPERTIES, L.P.	Delaware

SECOND: That the Agreement and Plan of Merger among the parties to the merger has been approved, adopted, certified, executed and acknowledged by each of the constituent companies in accordance with the requirements of Section 17-211 of the Delaware Limited Partnership Act.

THIRD: That the name of the surviving company of the merger is RAMCO-GERSHENSON PROPERTIES, L.P., a Delaware limited partnership.

FOURTH: That the Certificate of Limited Partnership of RAMCO-GERSHENSON PROPERTIES, L.P., a Delaware limited partnership, which is the surviving company, shall continue in full force and effect as the Certificate of Limited Partnership of the surviving company.

FIFTH: That the Agreement and Plan of Merger is on file at the principal place of business of the surviving company, the address of which is 31500 Northwestern Highway, Suite 300, Farmington Hills, Michigan 48334.

SIXTH: That a copy of the Agreement and Plan of Merger will be furnished, on request and without cost, to any stockholder or member of any constituent company.

SEVENTH: That this Certificate of Merger shall be effective on May 31, 2014.

IN WITNESS WHEREOF, the parties have executed this Certificate this 1st day of May,
2014.

RAMCO-GERSHENSON PROPERTIES, L.P.,
a Delaware limited partnership

By: Ramco-Gershenson Properties Trust,
a Maryland real estate investment trust,
its general partner

By: /s/ Dennis Gershenson _____
Dennis Gershenson, President

STATEWATER & WASTEWATER
INDUSTRIAL GROUP, INC.
State of Delaware
Secretary of State
Division of Corporations
Delivered 03:17 PM 05/05/2014
FILED 03:17 PM 05/05/2014
SRV 140563792 - 2463564 FILE

**State of Delaware
Certificate of Correction
of a Limited Partnership to be
filed pursuant to Section 17-213(a)**

1. The name of the Limited Partnership is: RAMCO-GERSHENSON PROPERTIES, L.P.
2. That a Certificate of Merger was filed by the Secretary of State of Delaware on May 1, 2014, and that said Certificate requires correction as permitted by Section 17-213 of the Limited Partnership Act.

3. The inaccuracy or defect of said Certificate to be corrected is as follows:

Article Seventh indicated that the merger would be effective on May 31, 2014.

4. The Certificate is hereby corrected to read as follows:

The effective date in Article Seventh shall be May 23, 2014.

RAMCO-GERSHENSON PROPERTIES TRUST

By: /s/ Dennis Gershenson

General Partner(s)

Name: Dennis Gershenson


Print or Type
President and CEO

FILED

Affidavit to the Florida secretary of State to amend the qualification of
Ramco-Gershenson Properties Trust

A Maryland Trust

In accordance with Section 609.02 of the Florida Statutes, pertaining to
Common Law Declarations of Trust, the undersigned, the President and
Chief Executive Officer of Ramco-Gershenson Properties Trust
(D97000000035), a Maryland trust, hereby affirms in order to change the
name of the trust from Ramco-Gershenson Properties Trust to RPT Realty.

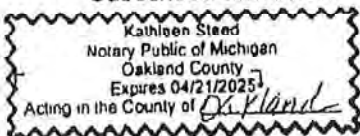


Name: Brian Harper

President and Chief Executive Officer

State of Michigan
County of Oakland

Subscribed and sworn to before me on December 18, 2018 (Date)



Kathleen Steed
(Signature of Notary)

Kathleen Steed
(Printed name of Notary)

⌋ ⌋
(Seal impression)

My commission, issued by the State of Michigan expires on 4-21-2025



RPT Realty, Inc.
19 W 44th Street, Suite 1002
New York, NY 10036

March 5, 2019

State of Florida
Department of State
P.O. Box 6327
Tallahassee, Florida 32314

Re: Name Change- Consent to use of name

Dear Sir/Madam:

On December 21, 2018, Ramco-Gershenson, Inc. changed its name to RPT Realty, Inc. Ramco-Gershenson Properties Trust (the "Trust") desires to change its name in Florida to RPT Realty by filing the required documentation. RPT Realty, Inc. hereby consents to such name change and the use of such name by the Trust.

Very truly yours,

A handwritten signature in black ink, appearing to read "H. Onberg", written over the typed name and title.

Heather R. Onberg
Senior Vice President, Senior Counsel

**EASEMENTS TO
BE ADDED TO
EXHIBIT 2**

Return to:
Broward County Water and
Wastewater Services Engineering Division
2555 West Copans Road
Pompano Beach, Florida 33069

Prepared by:
Margarita Jaramillo, Land Development Coordinator
Broward County Water and Wastewater Services
2555 West Copans Road
Pompano Beach, Florida 33068
and Approved as to form by:
Claudia Capdesuner
Assistant County Attorney

Folio Number: 504206020020

WSS Project No. 105322

EASEMENT

This Easement, is made this 8 day of January, 2021 ("Effective Date"), by RGMZ West Broward Shopping Center OP 1 CH LLC, a Delaware limited liability company ("Grantor") whose address is 19 W. 44th Street, Suite 1002, New York, New York 10036, in favor of Broward County, a political subdivision of the State of Florida ("Grantee"), whose address is Governmental Center, 115 South Andrews Avenue, Fort Lauderdale, Florida 33301. Grantor and Grantee are hereinafter referred to collectively as the "Parties," and individually referred to as a "Party."

(Wherever used herein the terms, "Grantor" and "Grantee" shall include 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 following property located in Broward County, Florida (the "Property"):

See Exhibit A with accompanying sketch of description attached hereto and made a part hereof

- B. Grantee desires a nonexclusive and perpetual easement over, across, under, and through the Easement Area, as defined in Section 2, for water mains, wastewater force mains, reclaimed water mains, and/or for any other water and wastewater installations which may be required for the purpose of providing water supply service for domestic or other use and for the collection of domestic or other kinds of wastewater to and from properties, inclusive of the Property, which may or may not abut and being contiguous to the easement ("Easement").
- C. Grantor is willing to grant the Easement to Grantee under the terms herein.

NOW, THEREFORE, for and in consideration of the mutual terms and conditions contained herein, and the sum of one dollar (\$1.00), and other good and valuable consideration, the sufficiency of which are hereby acknowledged, Grantor hereby declares as follows:

1. The recitals set forth above are true and accurate, and fully incorporated by reference herein.
2. Grantor hereby grants unto Grantee, its licensees, agents, and independent contractors, the Easement together with any incidental or necessary appurtenances thereto ("Easement Area"), which Easement Area is further described in **Exhibit A** attached hereto and made a part hereof.
3. Grantor agrees that no obstructions that would interfere with the maintenance or improvement of Grantee's facilities may be placed in the Easement Area without Grantee's prior consent.
4. Grantee shall, at its sole cost and expense, restore the surface of the Easement Area to the same condition which existed prior to the commencement of Grantee's access, maintenance, or repair to the Easement Area.
5. Grantor retains the right to engage in any activities on, over, under, across, or through the Easement Area and shall, for its own purpose, utilize the Property in any manner that does not unreasonably interfere with the Easement.
6. This Easement may be amended, altered, or modified only by written agreement between the Parties, or their heirs, assigns, or successors-in-interest, which shall be recorded in the Official Records of Broward County, Florida.
7. This Easement shall run with the land and shall be binding upon and inure to the benefit of the Parties hereto and their respective heirs, executors, administrators, successors, and assigns.
8. This Easement shall be interpreted and construed in accordance with and governed by the laws of the State of Florida. The Parties agree and accept that jurisdiction of any controversies or legal problems arising out of this Easement, and any action involving the enforcement or interpretation of any rights hereunder, shall be exclusively in the state courts of the Seventeenth Judicial Circuit in Broward County, Florida, and venue for litigation arising out of this Easement shall be exclusively in such state courts, forsaking any other jurisdiction which either Party may claim by virtue of residency or other jurisdictional device.
9. Grantee, at its own expense, shall record this fully executed Easement in its entirety in the Official Records of Broward County, Florida.

[The remainder of this page is intentionally left blank]

IN WITNESS WHEREOF, the undersigned has signed and sealed this Instrument on the respective date under its signature and certifies that he/she has the authority to execute this Instrument.

GRANTOR

Witness #1:

[Signature]
Signature

Amanda Collier
Print Name of Witness

_____, a
**RGMZ West Broward Shopping Center
OP 1 CH LLC**, a Delaware limited liability
company

By [Signature]
Signature

Timothy Collier
Print Name

EVP of Leasing
Title

26 day of January, 2021

Witness #2

[Signature]
Signature

Casey Bailey
Print Name of Witness

ACKNOWLEDGMENT

STATE OF New York
COUNTY OF Westchester

The foregoing instrument was acknowledged before me, by means of [] physical presence or [] online notarization, this 26th day of Jan, 2021 by [Insert name of person authorized to sign for the business], the [Insert the title of the person authorized to sign], on behalf of [Insert the name of the business entity], a [Insert the business type e.g., Florida corporation, Florida limited liability company, Florida limited partnership] [] who is personally known to me or [] who has produced _____ as identification.

Notary Public:

[Signature]
Signature: _____
Print Name: _____

State of _____
My Commission Expires: _____
Commission Number: _____

(Notary Seal)

Approved as to form by the Office of the
Broward County Attorney

By: Christina A Blythe Digitally signed by Christina A Blythe
Date: 2021.07.21 16:36:54 -04'00'
Christina A. Blythe
Assistant County Attorney

HOWLAND R. GORDON
Notary Public, State of New York
Reg. No. 02GO6398210
Qualified in Queens County
Commission Expires September 23, 2023

EXHIBIT A
EASEMENT

DESCRIPTION: UTILITY EASEMENT (WATER)

A PARCEL OF LAND LYING IN TRACT "A", OF MAYHUE'S PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 99, PAGE 9, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA, WITHIN SECTION 6, TOWNSHIP 50 SOUTH, RANGE 42 EAST, CITY OF PLANTATION, BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER TRACT "A", OF MAYHUE'S PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 99, PAGE 9, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA; THENCE S.88°15'10"W., ALONG THE NORTH LINE OF SAID TRACT "A", A DISTANCE OF 53.74 FEET TO THE **POINT OF BEGINNING**; THENCE S.01°45'31"E., A DISTANCE OF 14.41 FEET; THENCE S.88°14'29"W., A DISTANCE OF 13.00 FEET; THENCE N.01°45'31"W, A DISTANCE OF 5.02 FEET; THENCE S.88°14'29"W., A DISTANCE OF 4.33 FEET; THENCE N.01°45'31"W, A DISTANCE OF 4.16 FEET; THENCE S.88°14'29"W., A DISTANCE OF 20.12 FEET; THENCE N.01°45'31"W., A DISTANCE OF 5.24 FEET TO SAID NORTHERLY LINE OF TRACT "A" THENCE N.88°15'10"E. ALONG SAID NORTHERLY LINE OF TRACT "A", A DISTANCE OF 37.45 FEET TO THE **POINT OF BEGINNING**.

CONTAINING: 333 SQUARE FEET, OR 0.007 ACRES, MORE OR LESS.

LEGEND

- | | |
|---|--|
| <i>P.O.B.</i> -- POINT OF BEGINNING | <i>B.C.R.</i> -- BROWARD COUNTY RECORDS |
| <i>P.O.C.</i> -- POINT OF COMMENCEMENT | <i>ESMT</i> -- EASEMENT |
| <i>P.B.</i> -- PLAT BOOK | <i>6-50-42</i> -- SECTION-TOWNSHIP-RANGE |
| <i>D.B.</i> -- DEED BOOK | <i>R</i> -- RADIUS |
| <i>O.R./ORB</i> -- OFFICIAL RECORD BOOK | <i>L</i> -- ARC LENGTH |
| <i>R.P.B.</i> -- ROAD PLAT BOOK | <i>D</i> -- DELTA ANGLE |
| <i>PG./PG(s)</i> -- PAGE(s) | |

**CHASE BANK, W. BROWARD BLVD & S.R. 7 PLANTATION, FL
SKETCH AND DESCRIPTION - UTILITY EASEMENT (WATER)**

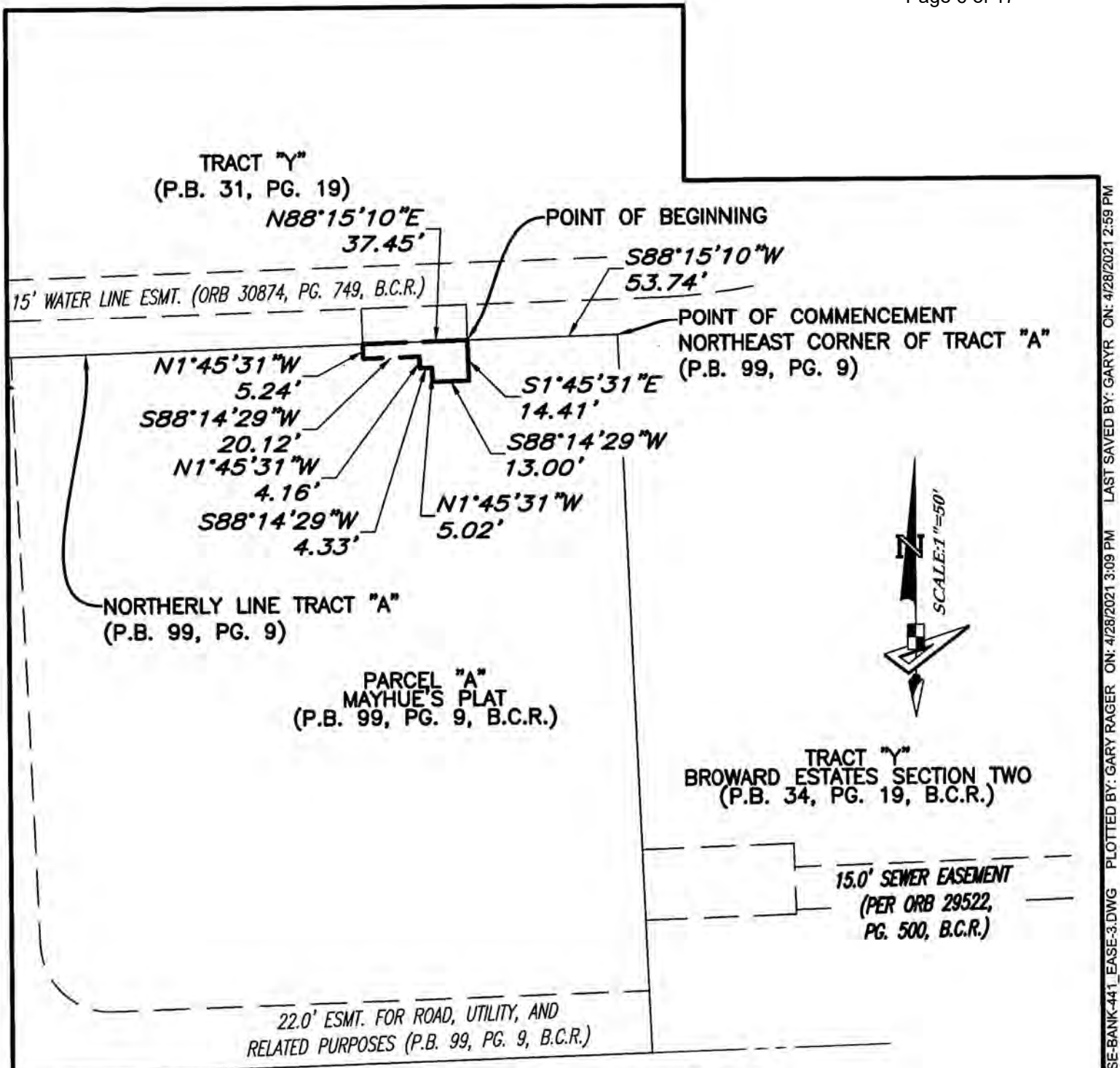


REVISIONS				Prepared For: SOUTHEASE GENERAL CONSTRUCTION	
No.	Date	Description	Dwn.	Date:	APRIL 28, 2021
				SURVEYOR'S CERTIFICATE This certifies that this Sketch and Description of the property was made under my supervision and meets the Standards of Practice set forth by the Florida Board of Professional Surveyors & Mappers in Chapter 5J-17.050, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. Digitally signed by Gary Rager DN: c=US, st=Florida, s=Tampa, o=GeoPoint Surveying, Inc., ou=Professional Surveyor and Mapper, cn=Gary Rager, email=Gar@geopointsurvey.com Date: 2021.04.28 15:15:06 -0400	
				Gary Rager Gary A. Rager FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. LS4828	
Sheet No. 1 of 2 Sheets				NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	
Drawn: GAR		Date: 04/28/21		Data File: - N/A	
Check: SM		P.C.: - N/A		Field Book: - N/A	
Section: 6 Twn. 50 Rng. 42				Job #: CHASE-441-3	

GeoPoint
Surveying, Inc.

4152 W. Blue Heron Blvd. Phone: (561) 444-2720
Suite 105 www.geopointsurvey.com
Riviera Beach, FL 33404 Licensed Business Number LB 7768

DWG NAME: W:\CHASE BANK BROWARD 441\SURVEY\CHASE-BANK-441_EASE-3.DWG PLOTTED BY: GARY RAGER ON: 4/28/2021 3:09 PM LAST SAVED BY: GARY R. ON: 4/28/2021 2:59 PM



**BROWARD BLVD.
(100' PUBLIC RIGHT-OF-WAY)
(DEED BOOK 642, PG. 409, BCR)**

**CHASE BANK, W. BROWARD BLVD & S.R. 7 PLANTATION, FL
SKETCH AND DESCRIPTION - UTILITY EASEMENT (WATER)**

REVISIONS			
No.	Date	Description	Dwn.

Prepared For: **SOUTHEAST GENERAL CONSTRUCTION**

Date: **APRIL 28, 2021**

NOT A BOUNDARY SURVEY

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



GeoPoint
Surveying, Inc.

4152 W. Blue Heron Blvd. Phone: (561) 444-2720
Suite 105 www.geopointsurvey.com
Riviera Beach, FL 33404 Licensed Business Number LB 7768

Drawn: GAR	Date: 04/28/21	Data File: - N/A
Check: SM	P.C.: - N/A	Field Book: - N/A
Section: 6 Twn. 50 Rng. 42	Job #: CHASE-441-3	

DWG NAME: W:\CHASE BANK BROWARD 441\SURVEY\CHASE-BANK-441_EASE-3.DWG PLOTTED BY: GARY RAGER ON: 4/28/2021 3:09 PM LAST SAVED BY: GARYR ON: 4/28/2021 2:59 PM



Site Address	2 N STATE ROAD 7, PLANTATION FL 33311	ID #	5042 06 41 0010
Property Owner	RGMZ WEST BROWARD SHOPPING CENTER OP 1 CH LLC	Millage	2212
Mailing Address	PO BOX 4900 SCOTTSDALE AZ 85261-4900	Use	10
Abbr Legal Description	MAYHUE'S PLAT 99-9 B PARCEL 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)**.

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021*	\$1,182,020		\$1,182,020	\$832,930	
2020	\$804,430	\$1,006,940	\$1,811,370	\$1,530,850	\$36,177.52
2019	\$804,430	\$587,260	\$1,391,690	\$1,391,690	\$31,463.81

2021* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,182,020	\$1,182,020	\$1,182,020	\$1,182,020
Portability	0	0	0	0
Assessed/SOH	\$832,930	\$1,182,020	\$832,930	\$832,930
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	\$832,930	\$1,182,020	\$832,930	\$832,930

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
1/2/2021	SWD-T	\$100	117041991	\$18.00	65,668	SF
2/10/2005	SW*	\$15,775,000	39079 / 34			
9/29/1997	WD*	\$3,950,000	27081 / 303			
9/1/1989	QCD		17165 / 295			
				Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
					PG	PL		
L								
1						10		



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Foreign Limited Liability Company

RGMZ WEST BROWARD SHOPPING CENTER OP 1 CH LLC

Filing Information

Document Number M21000001432
FE/EIN Number NONE
Date Filed 02/04/2021
State DE
Status ACTIVE

Principal Address

C/O RPT REALTY
 19 W 44TH STREET, SUITE 1002
 NEW YORK, NY 10036

Mailing Address

C/O RPT REALTY
 19 W 44TH STREET, SUITE 1002
 NEW YORK, NY 10036

Registered Agent Name & Address

CT CORPORATION SYSTEM
 1200 SOUTH PINE ISLAND ROAD
 PLANTATION, FL 33324

Authorized Person(s) Detail

Name & Address

Title MBR

RPT REALTY, L.P.

19 W 44TH STREET
 NEW YORK, NY 10036

Annual Reports

No Annual Reports Filed

Document Images

[02/04/2021 -- Foreign Limited](#)

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Detail by Entity Name

Foreign Limited Partnership

RPT REALTY, L.P.

Cross Reference Name

RAMCO-GERSHENSON PROPERTIES, L.P.

Filing Information

Document Number	B96000000125
FEI/EIN Number	38-3212115
Date Filed	04/11/1996
State	DE
Status	ACTIVE
Last Event	LP AMENDMENT AND NAME CHANGE
Event Date Filed	12/26/2018
Event Effective Date	NONE

Principal Address

19 West 44th Street
Suite 1002
New York, NY 10036

Changed: 04/23/2021

Mailing Address

19 West 44th Street
Suite 1002
New York, NY 10036

Changed: 04/23/2021

Registered Agent Name & Address

C T CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Name Changed: 08/26/2004

Address Changed: 08/26/2004

General Partner Detail

Name & Address

Document Number D97000000035

RPT REALTY

19 West 44th Street
Suite 1002
New York, NY 10036

Annual Reports

Report Year	Filed Date
2019	03/19/2019
2020	06/04/2020
2021	04/23/2021

Document Images

04/23/2021 -- ANNUAL REPORT	View image in PDF format
06/04/2020 -- ANNUAL REPORT	View image in PDF format
03/19/2019 -- ANNUAL REPORT	View image in PDF format
12/26/2018 -- LP Amendment and Names Change	View image in PDF format
02/05/2018 -- ANNUAL REPORT	View image in PDF format
02/09/2017 -- ANNUAL REPORT	View image in PDF format
02/22/2016 -- ANNUAL REPORT	View image in PDF format
04/28/2015 -- ANNUAL REPORT	View image in PDF format
04/18/2014 -- ANNUAL REPORT	View image in PDF format
04/23/2013 -- ANNUAL REPORT	View image in PDF format
04/13/2012 -- ANNUAL REPORT	View image in PDF format
04/26/2011 -- ANNUAL REPORT	View image in PDF format
03/18/2010 -- ANNUAL REPORT	View image in PDF format
04/20/2009 -- ANNUAL REPORT	View image in PDF format
03/17/2008 -- ANNUAL REPORT	View image in PDF format
02/24/2007 -- ANNUAL REPORT	View image in PDF format
02/02/2006 -- ANNUAL REPORT	View image in PDF format
05/11/2005 -- ANNUAL REPORT	View image in PDF format
08/26/2004 -- Reg. Agent Change	View image in PDF format
03/19/2004 -- ANNUAL REPORT	View image in PDF format
02/24/2003 -- ANNUAL REPORT	View image in PDF format
10/01/2002 -- ANNUAL REPORT	View image in PDF format
03/30/2001 -- ANNUAL REPORT	View image in PDF format
05/03/2000 -- ANNUAL REPORT	View image in PDF format
10/19/1998 -- ANNUAL REPORT	View image in PDF format
12/31/1997 -- Amendment	View image in PDF format
12/16/1997 -- ANNUAL REPORT	View image in PDF format
03/10/1997 -- ANNUAL REPORT	View image in PDF format
04/11/1996 -- DOCUMENTS PRIOR TO 1997	View image in PDF format



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Declaration of Trust

RPT REALTY

Filing Information

Document Number	D97000000035
FEI/EIN Number	NONE
Date Filed	12/12/1997
State	MD
Status	ACTIVE
Last Event	AMENDMENT
Event Date Filed	04/30/2019
Event Effective Date	NONE

Principal Address

31500 NORTHWESTERN HWY SUITE 300
FARMINGTON HILLS, MI 48334

Changed: 07/26/2004

Mailing Address

31500 NORTHWESTERN HWY SUITE 300
FARMINGTON HILLS, MI 48334

Changed: 07/26/2004

Registered Agent Name & Address

C T CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Officer/Director Detail

Name & Address

Title TRUSTEE

GERSHENSON, DENNIS
31500 NORTHWESTERN HWY SUITE 300
FARMINGTON HILLS, MI 48334

Title TRUSTEE

GOLDBERG, ARTHUR H

9 STONE HILL DRIVE NORTH
MANHASSET, NY 11030

Title EXECUTIVE VP

CLARK, CATHERINE
31500 NORTHWESTERN HWY SUITE 300
FARMINGTON HILLS, MI 48334

Title TRUSTEE

BLANK, STEPHEN R
47 BETSY ROSS DR.
WARREN, NJ

Title TRUSTEE

SHAHON, LAURIE M
181 BERKELEY PLACE
BROOKLYN, NY 11217

Title TRUSTEE

PASHCOW, JOEL
261 VIA BELLARIA
PALM BEACH, FL 33480

Title TRUSTEE

NETTINA, DAVID J
BRIARWOOD ASSOCIATES
260 WASHINGTON AVENUE EXTENSION
SUITE 101
ALBANY, NY 12203

Title PRESIDENT/ CEO/ TRUSTEE

HARPER, BRIAN
19 W, 44TH ST., 10TH FLOOR
STE. 1002
NEW YORK, NY 10036

Title EVP/SEC/CFO

FITZMAURICE, MICHAEL
19 W 44TH STREET
10TH FLOOR
SUITE 1002
NEW YORK, NY 10036

Title SVP/CAO

MERK, RAYMOND

31500 NORTHWESTERN HWY SUITE 300
FARMINGTON HILLS, MI 48334

Title TRUSTEE

FEDERICO, RICHARD
9290 E. THOMPSON PEAK #111
SCOTTSDALE, AZ 85255

Title TRUSTEE

WEISS, ANDREA
27400 SR 44E
EUSTIS, FL 32736

Annual Reports

No Annual Reports Filed

Document Images

04/30/2019 -- Amendment	View image in PDF format
03/05/2019 -- Name Change	View image in PDF format
04/19/2017 -- Amendment	View image in PDF format
12/31/1997 -- Name Change	View image in PDF format
12/12/1997 -- Declaration of Trust	View image in PDF format

OPINION OF TITLE

Broward County Land Development Code - Section 5-189(c)(3)
Florida Statutes Chapter 177

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 a proposed water and sewer easement covering the real property, hereinafter described, it is hereby certified that the First American Title Insurance Company Commitment No. 102881020A-CLE reflects a comprehensive search of the Public Records affecting the below described property covering the period from the beginning to the 23rd day of April, 2021, at the hour of 7:30 a.m. inclusive, of the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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

Names of all Owner(s) of Record:

RGMZ West Broward Shopping Center OP 1 CH LLC, a Delaware limited liability company (the "Company")

Further, I am of the opinion that based on the Amended and Restated Limited Liability Company Agreement dated as of March 5, 2021, that either Timothy Collier, as Executive Vice President Leasing or Michael Fitzmaurice, as Chief Financial Officer, each in their respective capacity, is authorized to execute all on behalf of said Company.

Subject to the following:

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

An Open-End Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing executed by RGMZ West Broward Shopping Center OP 1 CH LLC, a Delaware limited liability company and/in favor of KeyBank National Association, its successors and assigns, as Administrative Agent, for its benefit

and the benefit of Lenders filed March 05, 2021 recorded in Official Records Instrument No. 117102099.

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

1. Perpetual Easement in favor of the State of Florida Department of Transportation recorded in Official Records Book 23003, Page 645.
2. Easement in favor of Florida Power & Light Company recorded in Official Records Book 28824, Page 1454.
3. Cross-Access Easement Agreement recorded in Official Records Book 28895, Page 978, as modified by that certain Easements, Covenants and Restrictions Agreement recorded in Instrument No. 117102098.
4. Perpetual, Unrestricted Utility Easement for Governmental Services recorded in Official Records Book 29396, Page 138.
5. Grant of Easements by and between Pollo Operations, Inc. and West Broward Retail Partners Limited Partnership recorded in Official Records Book 38035, Page 710.
6. Access Easement Agreement recorded in Instrument No. 116181304.
7. Reciprocal Drainage Easement Agreement recorded in Instrument No. 116510845.
8. Easements, Covenants and Restrictions Agreement from RPT Realty, L.P. to RGMZ West Broward Shopping Center OP 1 CH LLC, a Delaware limited liability company, recorded in Official Records Instrument no. 117102098.

I HEREBY CERTIFY that the foregoing Title Commitment 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 27th day of May, 2021.



Janna P. Lhota
Florida Bar No. 946117

Exhibit "A"

DESCRIPTION: UTILITY EASEMENT (WATER)

A PARCEL OF LAND LYING IN TRACT "A", OF MAYHUE'S PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 99, PAGE 9, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA, WITHIN SECTION 6, TOWNSHIP 50 SOUTH, RANGE 42 EAST, CITY OF PLANTATION, BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER TRACT "A", OF MAYHUE'S PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 99, PAGE 9, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA; THENCE S.88°15'10"W., ALONG THE NORTH LINE OF SAID TRACT "A", A DISTANCE OF 53.74 FEET TO THE **POINT OF BEGINNING**; THENCE S.01°45'31"E., A DISTANCE OF 14.41 FEET; THENCE S.88°14'29"W., A DISTANCE OF 13.00 FEET; THENCE N.01°45'31"W, A DISTANCE OF 5.02 FEET; THENCE S.88°14'29"W., A DISTANCE OF 4.33 FEET; THENCE N.01°45'31"W, A DISTANCE OF 4.16 FEET; THENCE S.88°14'29"W., A DISTANCE OF 20.12 FEET; THENCE N.01°45'31"W., A DISTANCE OF 5.24 FEET TO SAID NORTHERLY LINE OF TRACT "A" THENCE N.88°15'10"E. ALONG SAID NORTHERLY LINE OF TRACT "A", A DISTANCE OF 37.45 FEET TO THE **POINT OF BEGINNING**.