

RESOLUTION NO.

1 A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF BROWARD  
2 COUNTY, FLORIDA, ACCEPTING AN EASEMENT, RELATED TO THE PROVISION OF  
3 WATER AND WASTEWATER SERVICES, OVER, ACROSS, UNDER, AND THROUGH  
4 REAL PROPERTY LOCATED IN THE CITY OF HOLLYWOOD, FLORIDA; AND  
5 PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

6  
7 WHEREAS, Griffin Road Owner LLC, a Delaware limited liability company  
8 ("Grantor"), is the owner of certain property located in the City of Hollywood, Florida  
9 ("Property"), which Property is more particularly described in the legal description and  
10 sketch made subject to the Easement Agreement, which is attached hereto and made a  
11 part hereof as Attachment 1;

12 WHEREAS, Broward County, Florida ("County"), requested from Grantor a  
13 nonexclusive and perpetual easement over, across, under, and through the Property for  
14 water mains, wastewater force mains, reclaimed water mains, and/or any other water and  
15 wastewater installations that may be required for purposes of providing water supply  
16 service for domestic, commercial, industrial, or other uses and for the collection of  
17 domestic, commercial, industrial, or other kinds of wastewater to and from the Property  
18 and other parcels of real property that may or may not abut and be contiguous to the  
19 Property ("Easement");

20 WHEREAS, Grantor is willing to grant such Easement to the County as provided  
21 in the Easement Agreement; and

22 WHEREAS, the Board of County Commissioners of Broward County, Florida  
23 ("Board"), has determined that acceptance of the Easement serves a public purpose and  
24 is in the best interest of the County, NOW, THEREFORE,

25 BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF  
26 BROWARD COUNTY, FLORIDA:

27 Section 1. The recitals set forth in the preamble to this Resolution are true,  
28 accurate, and incorporated by reference herein as though set forth in full hereunder.

29 Section 2. The Board hereby accepts the Easement as provided in the  
30 Easement Agreement attached to this Resolution as Attachment 1.

31 Section 3. The Easement Agreement shall be properly recorded in the Official  
32 Records of Broward County, Florida.

33 Section 4. Severability.

34 If any portion of this Resolution is determined by any court to be invalid, the invalid  
35 portion will be stricken, and such striking will not affect the validity of the remainder of this  
36 Resolution. If any court determines that this Resolution, in whole or in part, cannot be  
37 legally applied to any individual, group, entity, property, or circumstance, such  
38 determination will not affect the applicability of this Resolution to any other individual,  
39 group, entity, property, or circumstance.

40 | Section 5. Effective Date.

41 | This Resolution is effective upon adoption.

ADOPTED this            day of            , 2025.            **PROPOSED**

Approved as to form and legal sufficiency:  
Andrew J. Meyers, County Attorney

By: /s/ Stacey-Ann M. Rowe 07/23/2025  
Stacey-Ann M. Rowe (date)  
Senior Assistant County Attorney

By: /s/ Annika E. Ashton 07/23/2025  
Annika E. Ashton (date)  
Deputy County Attorney

SMR/sr  
Resolution Accepting Easement - Griffin Road Owner LLC  
07/23/2025  
iManage #1176359v1

Attachment 1

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

Prepared by:  
Margarita Jaramillo  
Broward County Water and Wastewater Services  
2555 West Copans Road  
Pompano Beach, Florida 33069  
and approved as to form by:  
Stacey-Ann M. Rowe  
Senior Assistant County Attorney

Folio Number: 5041-25-35-0070

**EASEMENT AGREEMENT**

This Easement Agreement ("Easement Agreement") is made this 25 day of May, 2025 ("Effective Date"), by Griffin Road Owner LLC, a Delaware Limited Liability Company ("Grantor") whose address is 375 Park Avenue, Suite 3000, New York, NY 10152, 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, commercial, industrial, or other use and for the collection of domestic, commercial, industrial, 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

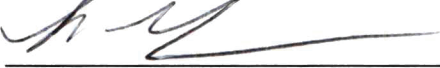
consideration, the sufficiency of which are hereby acknowledged, Grantor hereby declares as follows:

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 Agreement 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 Agreement 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 Agreement 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 Agreement, 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 Agreement 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 Agreement in its entirety in the Official Records of Broward County, Florida.

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

**GRANTOR**

Witness #1:



Signature

Leonard Luckman

Print Name of Witness

Address: 375 Park Ave Floor 30

New York NY 10152

Witness #2



Signature

Daniel Kaskel

Print Name of Witness

Address: 1550 Madruga Ave Suite 502

Coral Gables Florida 33146

Griffin Road Owner LLC

, a

Delaware Limited Liability Company

By 

Signature

Maurice Kaufman

Print Name

Member of Griffin Road Owner LLC

Title

21 day of MAY, 2025

**ACKNOWLEDGMENT**

STATE OF Florida

COUNTY OF Hicken - Dade

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 21 day of MAY, 2025, by Maurice Kaufman, the MEMBER, on behalf of Griffin Road Owner LLC, a Delaware Limited Liability Company, ☐ who is personally known to me or ☒ who has produced Drivers License 740 660 408 as identification.

State of Florida

My Commission Expires: 08/17/2028

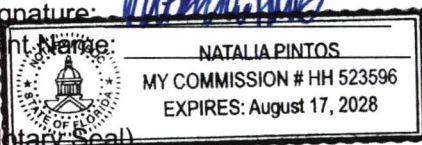
Commission Number: HH 523596

Notary Public 

Signature:

Print Name:

(Notary Seal)



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

By: Stacey-Ann M. Rowe Digitally signed by Stacey-Ann M. Rowe  
Date: 2025.07.23 12:19:54 -04'00'

Stacey-Ann M. Rowe

Senior Assistant County Attorney

**EXHIBIT "A"**  
**SKETCH & LEGAL DESCRIPTION**  
**FOR WATER & SEWER EASEMENT**

**THIS IS NOT A BOUNDARY SURVEY**

SECTION 25 TOWNSHIP 50 SOUTH RANGE 41 EAST  
LYING AND BEING IN HOLLYWOOD, BROWARD COUNTY, FLORIDA

PROPERTY ADDRESS: 4465 GRIFFIN ROAD, HOLLYWOOD, FL 33314  
PARCEL ID: 504125350070



**LOCATION MAP**  
SCALE = N.T.S.

**SURVEYOR'S NOTES:**

1. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY JOHN IBARRA & ASSOCIATES, INC.
2. THIS SKETCH IS BASED ON INFORMATION FURNISHED BY CLIENT OR CLIENT'S REPRESENTATIVE.
3. BEARINGS SHOWN HEREON ARE BASED ON PLAT.

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY: THIS "SKETCH OF LEGAL DESCRIPTION" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY: \_\_\_\_\_

**JOHN IBARRA**

(DATE)

SHEET 1 OF 6.  
NOT VALID WITHOUT  
SHEETS 1 THRU 6.

PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA  
(NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER)

|            |              |
|------------|--------------|
| DRAWN BY:  | JB           |
| DATE :     | 05/20/2025   |
| SCALE:     | NONE         |
| SURVEY NO: | 22-002572-42 |
| SHEET:     | 1 OF 6       |



**JOHN IBARRA & ASSOC., INC.**  
Professional Land Surveyors & Mappers  
WWW.IBARRALANDSURVEYORS.COM

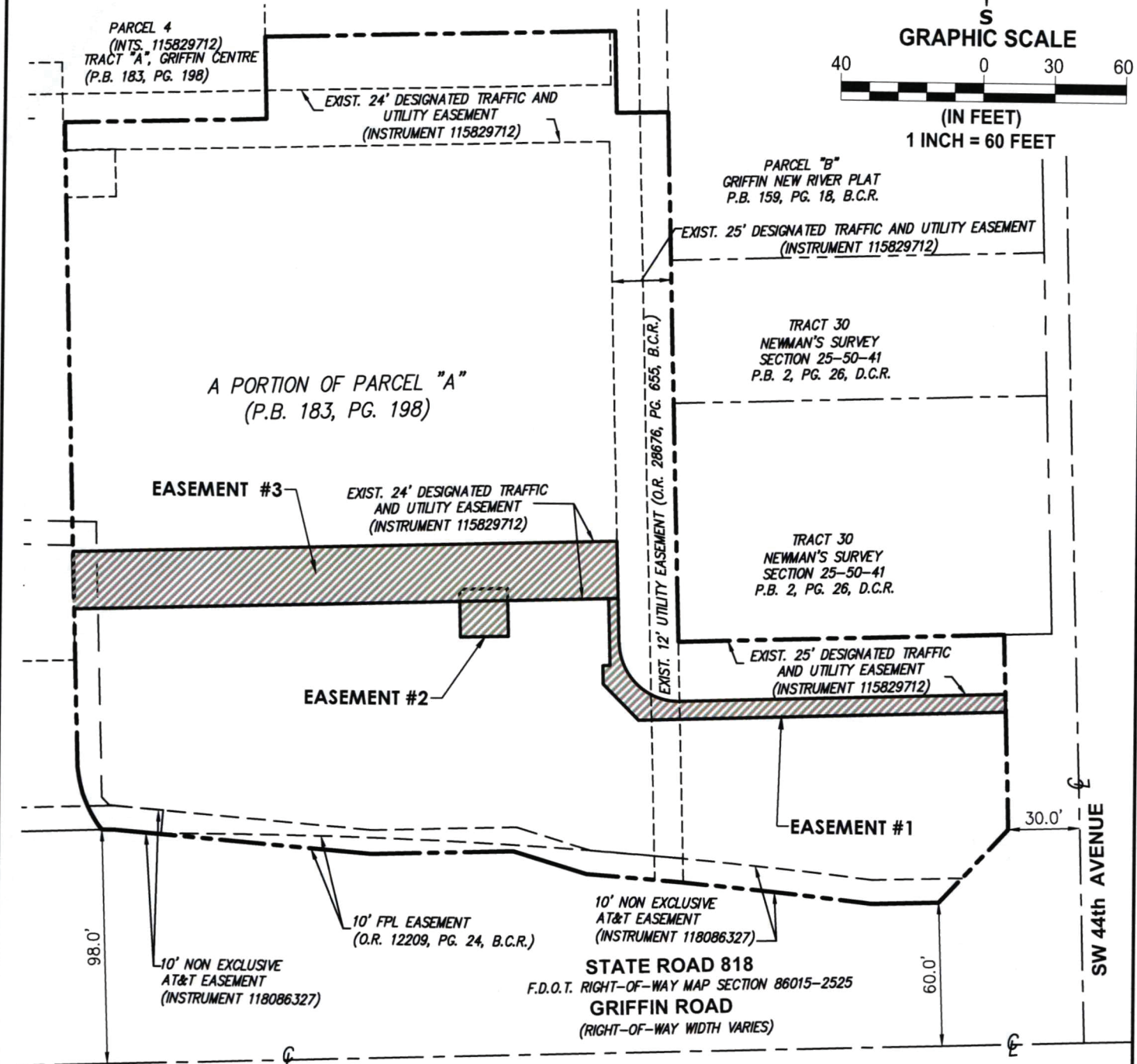
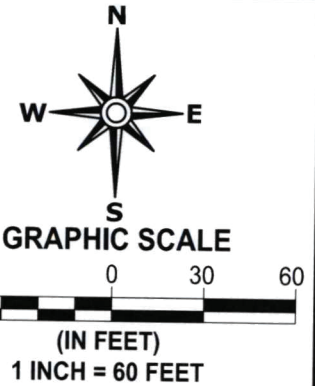
777 N.W. 72nd AVENUE  
SUITE 3025  
MIAMI, FLORIDA 33126  
PH: (305) 262-0400

3725 DEL PRADO BLVD. S.  
SUITE B  
CAPE CORAL, FL 33904  
PH: (239) 540-2660



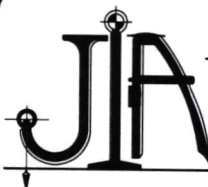
# WATER & SEWER EASEMENT LOCATION SKETCH

SECTION 25 TOWNSHIP 50 SOUTH RANGE 41 EAST  
LYING AND BEING IN HOLLYWOOD, BROWARD COUNTY, FLORIDA



SHEET 2 OF 6. NOT VALID WITHOUT SHEETS 1 THRU 6.

|            |              |
|------------|--------------|
| DRAWN BY:  | JB           |
| DATE :     | 05/20/2025   |
| SCALE:     | 1" = 60'     |
| SURVEY NO: | 22-002572-42 |
| SHEET:     | 2 OF 6       |



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PH: (305) 262-0400

3725 DEL PRADO BLVD. S.  
SUITE B  
CAPE CORAL, FL 33904  
PH: (239) 540-2660

# WATER & SEWER EASEMENT SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SECTION 25 TOWNSHIP 50 SOUTH RANGE 41 EAST  
LYING AND BEING IN HOLLYWOOD, BROWARD COUNTY, FLORIDA

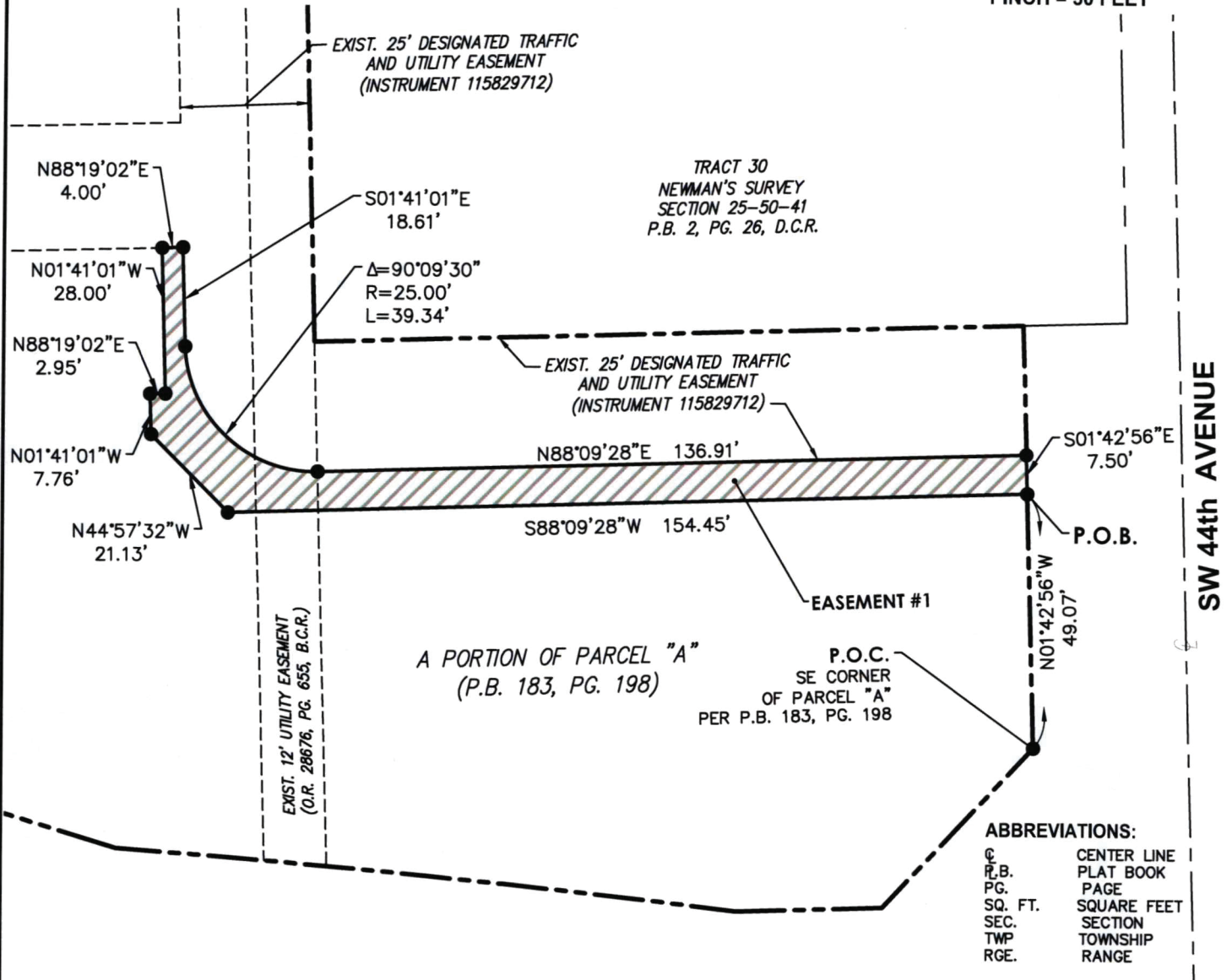


GRAPHIC SCALE



(IN FEET)

1 INCH = 30 FEET



SHEET 3 OF 6. NOT VALID WITHOUT SHEETS 1 THRU 6.

|            |              |
|------------|--------------|
| DRAWN BY:  | JB           |
| DATE :     | 05/20/2025   |
| SCALE:     | 1" = 30'     |
| SURVEY NO: | 22-002572-42 |
| SHEET:     | 3 OF 6       |

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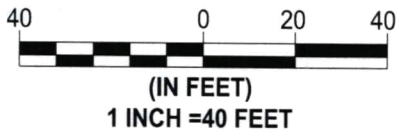
3725 DEL PRADO BLVD. S.  
SUITE B  
CAPE CORAL, FL 33904  
PH: (239) 540-2660

# **WATER & SEWER EASEMENT SKETCH TO ACCOMPANY LEGAL DESCRIPTION**

SECTION 25 TOWNSHIP 50 SOUTH RANGE 41 EAST  
LYING AND BEING IN HOLLYWOOD, BROWARD COUNTY, FLORIDA

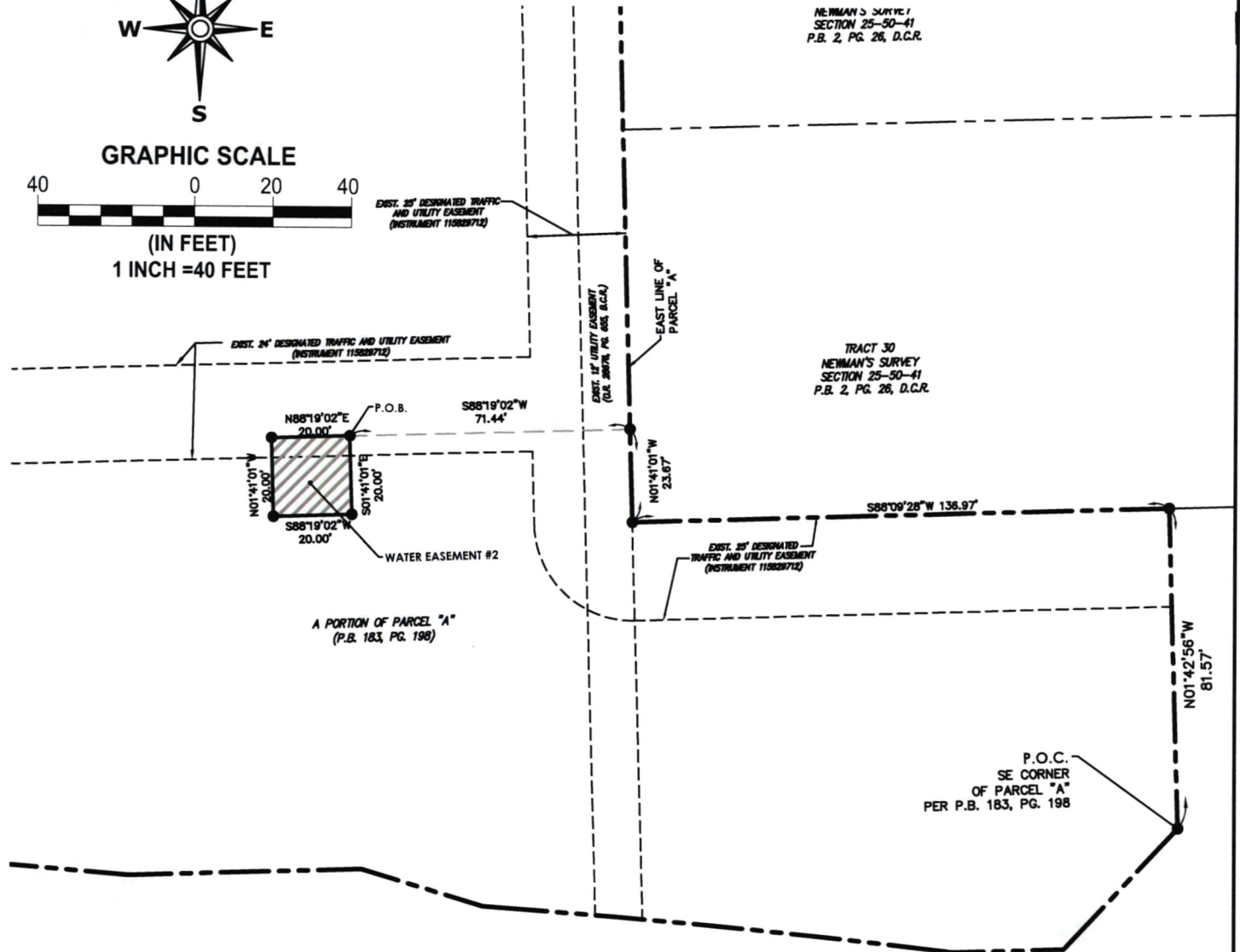


## **GRAPHIC SCALE**



NEWMAN'S SURVEY  
SECTION 25-50-41  
P.B. 2, PG. 26, D.C.R.

TRACT 30  
NEWMAN'S SURVEY  
SECTION 25-50-41  
P.B. 2, PG. 26, D.C.R.



## **ABBREVIATIONS:**

CL. CENTER LINE  
P.B. PLAT BOOK  
PG. PAGE  
SQ. FT. SQUARE FEET  
SEC. SECTION  
TWP. TOWNSHIP  
RGE. RANGE

**STATE ROAD 818**

(RIGHT-OF-WAY MAP SECTION 86015-2501)

**GRIFFIN ROAD**

(RIGHT-OF-WAY WIDTH VARIES)

SHEET 4 OF 6. NOT VALID WITHOUT SHEETS 1 THRU 6.

|            |              |
|------------|--------------|
| DRAWN BY:  | JB           |
| DATE :     | 05/20/2025   |
| SCALE:     | 1" = 40'     |
| SURVEY NO: | 22-002572-42 |
| SHEET:     | 4 OF 6       |



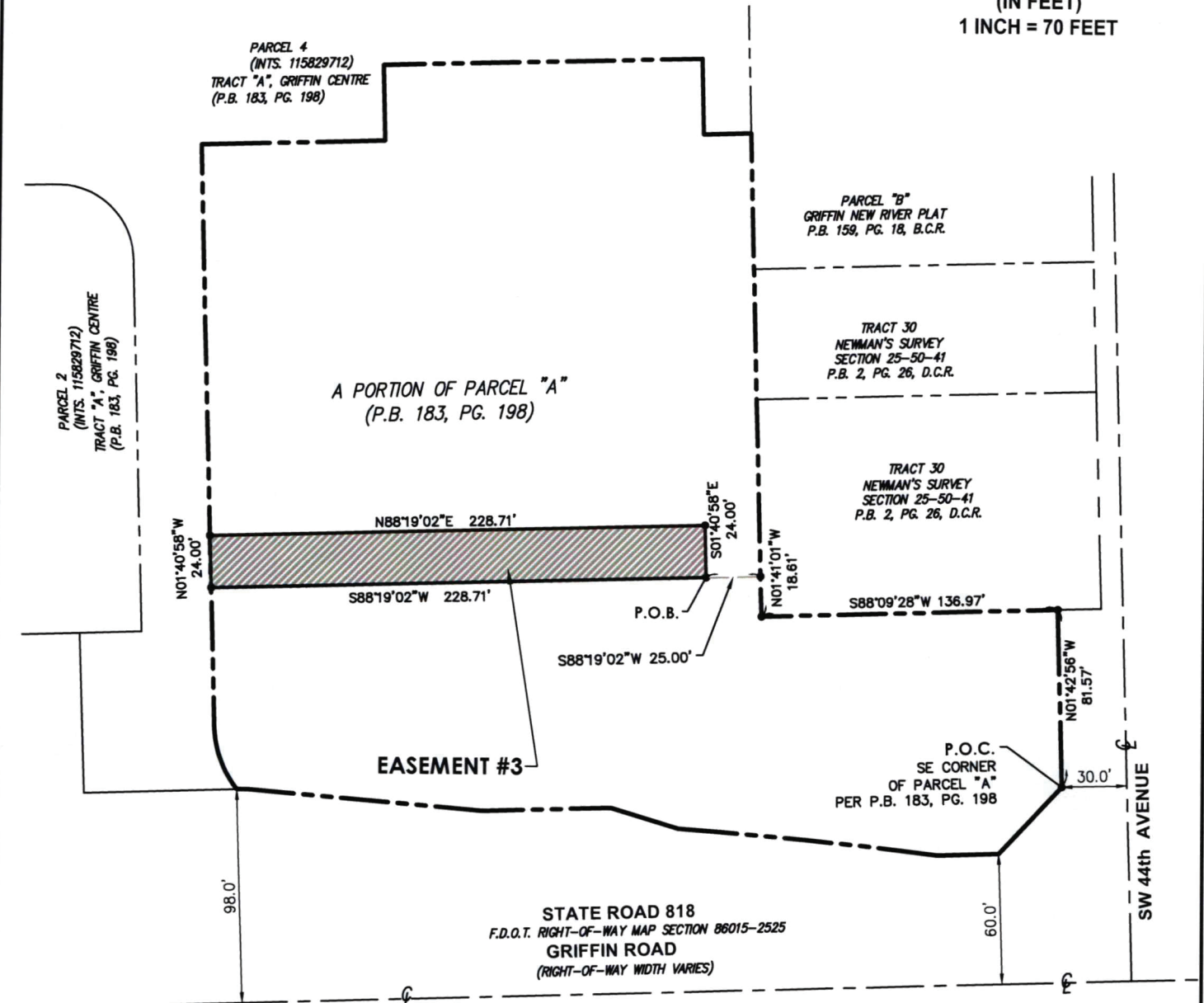
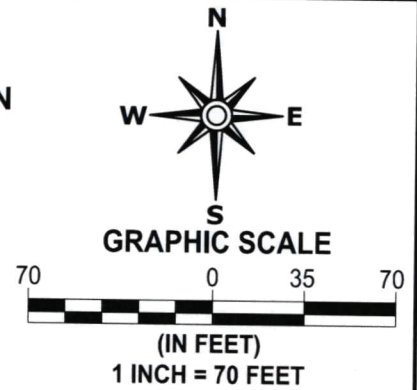
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# WATER & SEWER EASEMENT SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SECTION 25 TOWNSHIP 50 SOUTH RANGE 41 EAST  
LYING AND BEING IN HOLLYWOOD, BROWARD COUNTY, FLORIDA



SHEET 5 OF 6. NOT VALID WITHOUT SHEETS 1 THRU 6.

|            |              |
|------------|--------------|
| DRAWN BY:  | JB           |
| DATE :     | 05/20/2025   |
| SCALE:     | 1" = 70'     |
| SURVEY NO: | 22-002572-42 |
| SHEET:     | 5 OF 6       |



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## WATER & SEWER EASEMENT LEGAL DESCRIPTION TO ACCOMPANY SKETCH

SECTION 25 TOWNSHIP 50 SOUTH RANGE 41 EAST  
LYING AND BEING IN HOLLYWOOD, BROWARD COUNTY, FLORIDA

### EASEMENT #1 - LEGAL DESCRIPTION:

A PORTION OF LAND BEING A PORTION OF PARCEL "A", GRIFFIN CENTRE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 183, PAGES 197 AND 198, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 01°42'56" EAST, ALONG THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 49.07 FEET TO THE POINT OF BEGINNING; THENCE S88°09'28"W FOR A DISTANCE 154.45 FEET; THENCE N44°57'32"W FOR A DISTANCE OF 21.13 FEET; THENCE N01°41'01"W FOR A DISTANCE OF 7.76 FEET; THENCE N88°19'02"E FOR A DISTANCE 2.95 FEET; THENCE N01°41'01"W FOR A DISTANCE 28.00 FEET; THENCE N88°19'02"E FOR A DISTANCE 4.00 FEET; THENCE S01°41'01"E FOR A DISTANCE 18.61 FEET TO A POINT OF CURVATURE, CONCAVE TO THE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°09'30" AND AN ARC DISTANCE OF 39.34 FEET TO THE POINT OF TANGENCY; THENCE N88°09'28"E FOR A DISTANCE OF 136.91 FEET; THENCE S01°42'56"E FOR A DISTANCE OF 7.50 FEET TO THE POINT OF BEGINNING.

CONTAINING APPROXIMATELY 1511 SQ.FT.

### EASEMENT #2 - LEGAL DESCRIPTION:

A PORTION OF LAND BEING A PORTION OF PARCEL "A", GRIFFIN CENTRE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 183, PAGES 197 AND 198, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 01°42'56" EAST, ALONG THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 81.57 FEET TO THE POINT; THENCE S88°09'28"W FOR A DISTANCE 136.97 FEET; THENCE N01°41'01"W FOR A DISTANCE 23.67 FEET; THENCE S88°19'02"W FOR A DISTANCE 71.44 FEET TO POINT OF BEGINNING; THENCE S01°41'01"E FOR A DISTANCE 20.00 FEET; THENCE S88°19'02"W FOR A DISTANCE OF 20.00 FEET; THENCE N01°41'01"W FOR A DISTANCE OF 20.00 FEET; THENCE N88°19'02"E FOR A DISTANCE 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING APPROXIMATELY 400 SQ.FT.

### EASEMENT #3- LEGAL DESCRIPTION:

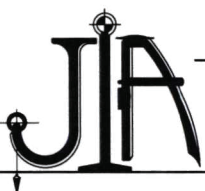
A PORTION OF LAND BEING A PORTION OF PARCEL "A", GRIFFIN CENTRE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 183, PAGES 197 AND 198, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 01°42'56" EAST, ALONG THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 81.57 FEET TO THE POINT; THENCE S88°09'28"W FOR A DISTANCE 136.97 FEET; THENCE N01°41'01"W FOR A DISTANCE 18.61 FEET; THENCE S88°19'02"W, FOR A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE S88°19'02"W FOR A DISTANCE 228.71 FEET; THENCE N01°40'58"W FOR A DISTANCE OF 24.00 FEET; THENCE N88°19'02"E FOR A DISTANCE OF 228.71 FEET; THENCE S01°40'58"E FOR A DISTANCE 24.00 FEET TO THE POINT OF BEGINNING.

CONTAINING APPROXIMATELY 5,489 SQ.FT.

SHEET 6 OF 6. NOT VALID WITHOUT SHEETS 1 THRU 6.

|            |              |
|------------|--------------|
| DRAWN BY:  | JB           |
| DATE :     | 05/20/2025   |
| SCALE:     | NONE         |
| SURVEY NO: | 22-002572-42 |
| SHEET:     | 6 OF 6       |



**JOHN IBARRA & ASSOC., INC.**  
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Return to:  
Broward County Water and  
Wastewater Services Division  
2555 West Copans Road  
Pompano Beach, Florida 33069

Prepared by:  
Margarita Jaramillo  
Broward County Water and  
Wastewater Services Division  
2555 West Copans Road  
Pompano Beach, Florida 33069  
and approved as to form by:  
Stacey-Ann M. Rowe  
Senior Assistant County Attorney

Folio Number: 504125-35-0070

### **MORTGAGE SUBORDINATION AGREEMENT**

The undersigned ("Mortgagee") is the owner and holder of that certain mortgage dated the 20 day of October, 2022, and recorded on October 21, 2022, as Instrument Number 118473530 or in the Official Records Book      Pages     , in the Official Records of Broward County, Florida ("Mortgage").

**Wherein**, Griffin Road Owner LLC, a Delaware limited liability company, **a**, whose Post Office address is 375 Park Avenue, Suite 3000 New York NY 10152, is Mortgagor and which Mortgage encumbers all or part of the property described in the Easement to Broward County, Florida, attached hereto as Exhibit A, and by this reference made a part hereof. Mortgagee hereby agrees that the lien of said Mortgage and any and all instruments of security incident to said Mortgage and all right, title, and interest of Mortgagee in the property described in the attached Easement is hereby made subject, subordinate, and inferior to the attached Easement. The subordination of the right, title, and interest of Mortgagee in the aforesaid property is without restriction or limitation to the amount of indebtedness, whether principal, interest, future advances, capitalized interest or otherwise.

[Signatures on the following page]

**IN WITNESS WHEREOF**, the undersigned Mortgagee has executed this Mortgage Subordination Agreement, this 12 day of May, 2025.

Signed, sealed and delivered  
in the presence of:

[Signature]

Witness signature

CRACIA AVILA

Print/Type Name

Address: 9327 SW 4th LN  
MIAMI, FL 33174

[Signature]

Witness signature

ALVARO LUIS SORRIS

Print/Type Name

Address: 13221 S.W. 25th  
MIAMI, FL 33175

Ocean Bank, a Florida banking corporation

Mortgagee

By: [Signature]

Authorized Signor

Robert Norona, Senior Vice President

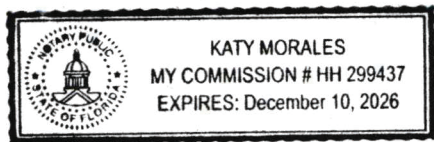
Print/Type Name and Title

12<sup>th</sup> day of May 2025

**ACKNOWLEDGEMENT**

STATE OF Florida )  
COUNTY OF Miami Dade )

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 12 day of May, 2025, by Robert Norona as Senior Vice President of Ocean Bank, a Florida banking corporation, known to me to be the person described herein, or who produced Person known to me as identification, and who did/did not take an oath.



(SEAL)

NOTARY PUBLIC:

[Signature]

(Signature)

(Print Name)

Katy Morales

My commission expires: 12/10/2026

**Exhibit A**  
Easement to Broward County

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

Prepared by:  
Margarita Jaramillo  
Broward County Water and Wastewater Services  
2555 West Copans Road  
Pompano Beach, Florida 33069  
and approved as to form by:  
Stacey-Ann M. Rowe  
Senior Assistant County Attorney

Folio Number: 5041-25-35-0070

### **EASEMENT AGREEMENT**

This Easement Agreement ("Easement Agreement") is made this 25 day of May, 2025 ("Effective Date"), by Griffin Road Owner LLC, a Delaware Limited Liability Company ("Grantor") whose address is 375 Park Avenue, Suite 3000, New York, NY 10152, 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, commercial, industrial, or other use and for the collection of domestic, commercial, industrial, 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 Agreement 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 Agreement 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 Agreement 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 Agreement, 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 Agreement 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 Agreement in its entirety in the Official Records of Broward County, Florida.

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

**GRANTOR**

Witness #1:



Signature

Leonard Luckman

Print Name of Witness

Address: 375 Park Ave Floor 30

New York NY 10152

Witness #2



Signature

Daniel Kaskel

Print Name of Witness

Address: 1550 Madruga Ave Suite 502

Coral Gables Florida 33146

Griffin Road Owner LLC, a

Delaware Limited Liability Company

By   
Signature

Maurice Kaufman

Print Name

Member of Griffin Road Owner LLC

Title

21 day of MAY, 2025

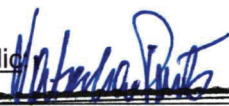
**ACKNOWLEDGMENT**

STATE OF Florida

COUNTY OF Hicken - Dade

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 21 day of MAY, 2025, by Maurice Kaufman, the MEMBER, on behalf of Griffin Road Owner LLC, a Delaware Limited Liability Company, ☐ who is personally known to me or ☒ who has produced Drivers License 740 660 408 as identification.

State of Florida  
My Commission Expires: 08/17/2028  
Commission Number: HH 523596

Notary Public  
Signature:   
Print Name: NATALIA PINTOS  
MY COMMISSION # HH 523596  
EXPIRES: August 17, 2028  
(Notary Seal)

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

By: Stacey-Ann M. Rowe Digitally signed by Stacey-Ann M. Rowe  
Date: 2025.07.23 12:19:54 -04'00'  
Stacey-Ann M. Rowe  
Senior Assistant County Attorney

**EXHIBIT "A"**  
**SKETCH & LEGAL DESCRIPTION**  
**FOR WATER & SEWER EASEMENT**

**THIS IS NOT A BOUNDARY SURVEY**

SECTION 25 TOWNSHIP 50 SOUTH RANGE 41 EAST  
LYING AND BEING IN HOLLYWOOD, BROWARD COUNTY, FLORIDA

PROPERTY ADDRESS: 4465 GRIFFIN ROAD, HOLLYWOOD, FL 33314  
PARCEL ID: 504125350070



**LOCATION MAP**  
SCALE = N.T.S.

**SURVEYOR'S NOTES:**

1. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY JOHN IBARRA & ASSOCIATES, INC.
2. THIS SKETCH IS BASED ON INFORMATION FURNISHED BY CLIENT OR CLIENT'S REPRESENTATIVE.
3. BEARINGS SHOWN HEREON ARE BASED ON PLAT.

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY: THIS "SKETCH OF LEGAL DESCRIPTION" OF THE PROPERTY DESCRIBED HEREON, HAS RECENTLY BEEN SURVEYED AND DRAWN UNDER MY SUPERVISION, AND COMPLIES WITH THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 472.027, FLORIDA STATUTES.

BY: \_\_\_\_\_

**JOHN IBARRA**

(DATE)

SHEET 1 OF 6.  
NOT VALID WITHOUT  
SHEETS 1 THRU 6.

PROFESSIONAL LAND SURVEYOR NO.: 5204 STATE OF FLORIDA  
(NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER)

|            |              |
|------------|--------------|
| DRAWN BY:  | JB           |
| DATE :     | 05/20/2025   |
| SCALE:     | NONE         |
| SURVEY NO: | 22-002572-42 |
| SHEET:     | 1 OF 6       |



**JOHN IBARRA & ASSOC., INC.**  
**Professional Land Surveyors & Mappers**

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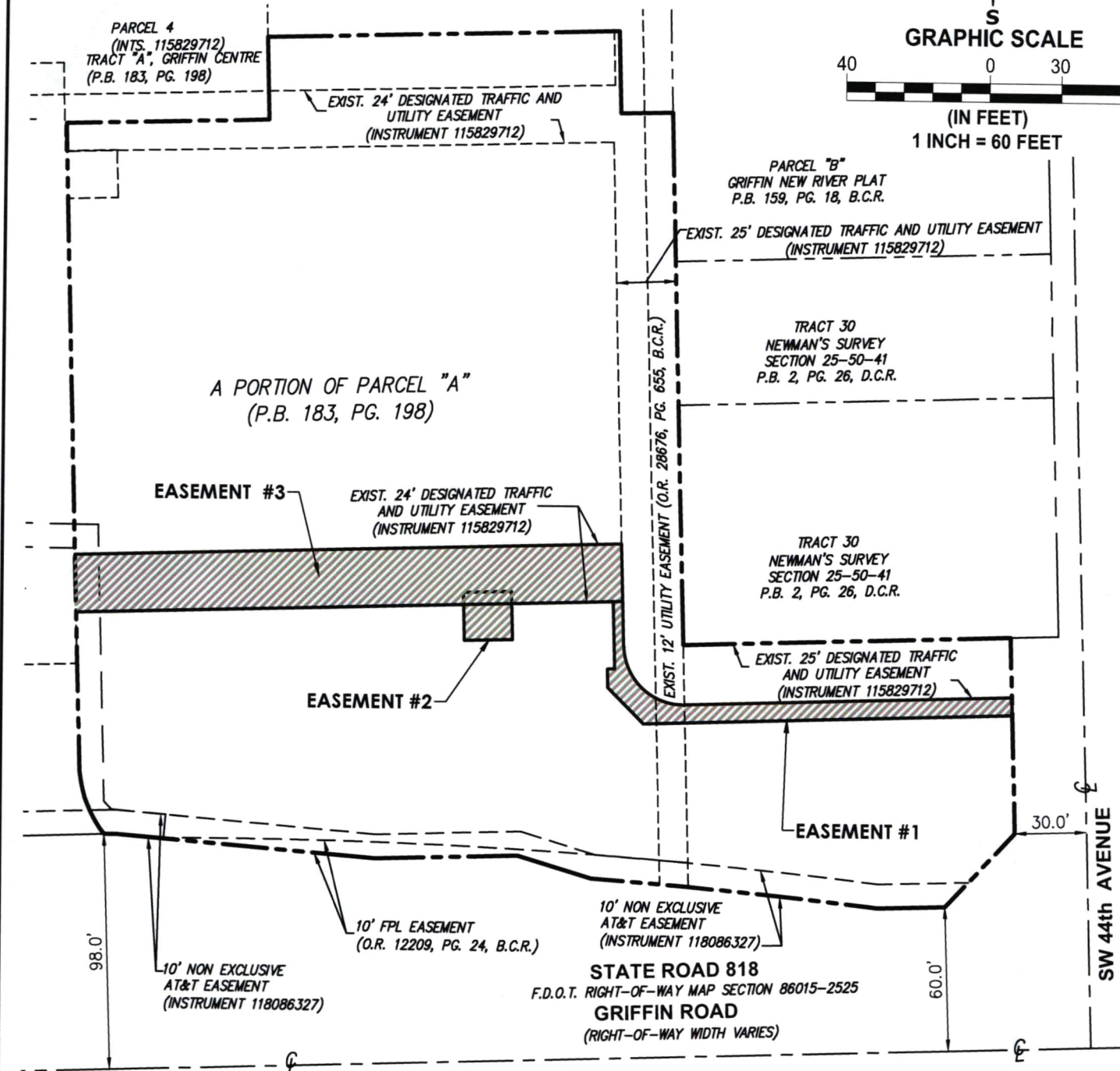
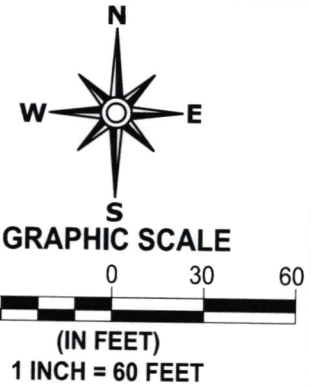
777 N.W. 72nd AVENUE  
SUITE 3025  
MIAMI, FLORIDA 33126  
PH: (305) 262-0400

3725 DEL PRADO BLVD. S.  
SUITE B  
CAPE CORAL, FL 33904  
PH: (239) 540-2660



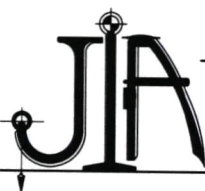
# **WATER & SEWER EASEMENT LOCATION SKETCH**

SECTION 25 TOWNSHIP 50 SOUTH RANGE 41 EAST  
LYING AND BEING IN HOLLYWOOD, BROWARD COUNTY, FLORIDA



SHEET 2 OF 6. NOT VALID WITHOUT SHEETS 1 THRU 6.

|            |              |
|------------|--------------|
| DRAWN BY:  | JB           |
| DATE :     | 05/20/2025   |
| SCALE:     | 1" = 60'     |
| SURVEY NO: | 22-002572-42 |
| SHEET:     | 2 OF 6       |



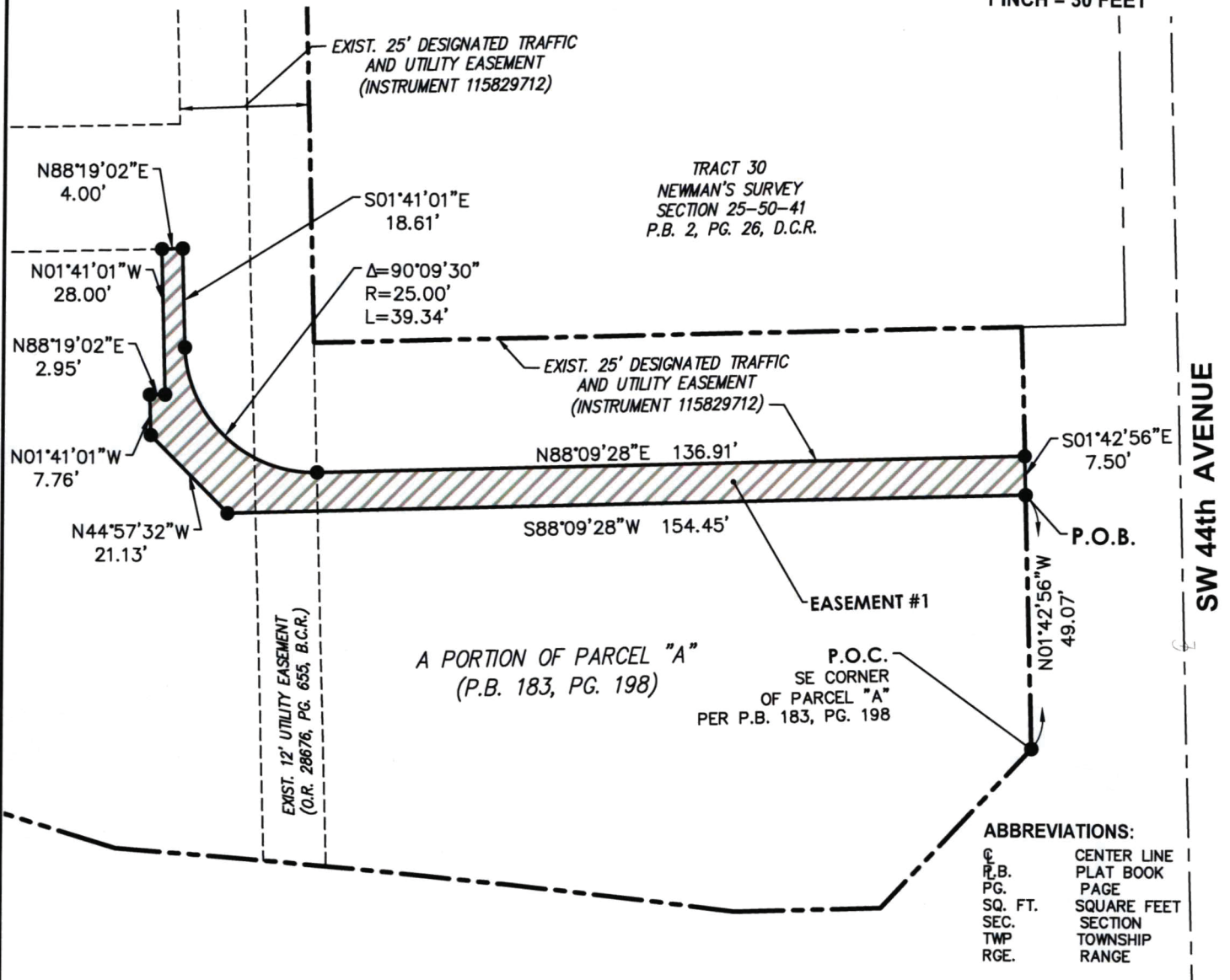
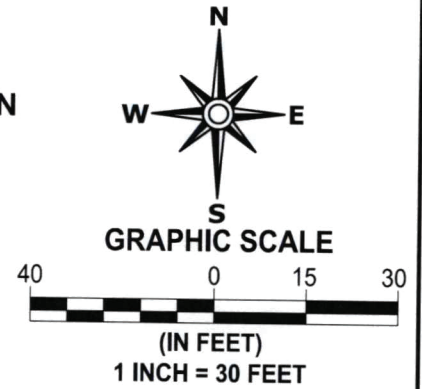
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# WATER & SEWER EASEMENT SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SECTION 25 TOWNSHIP 50 SOUTH RANGE 41 EAST  
LYING AND BEING IN HOLLYWOOD, BROWARD COUNTY, FLORIDA



**ABBREVIATIONS:**  
 C. CENTER LINE  
 P.B. PLAT BOOK  
 PG. PAGE  
 SQ. FT. SQUARE FEET  
 SEC. SECTION  
 TWP. TOWNSHIP  
 RGE. RANGE

SHEET 3 OF 6. NOT VALID WITHOUT SHEETS 1 THRU 6.

|            |              |
|------------|--------------|
| DRAWN BY:  | JB           |
| DATE :     | 05/20/2025   |
| SCALE:     | 1" = 30'     |
| SURVEY NO: | 22-002572-42 |
| SHEET:     | 3 OF 6       |

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 PH: (305) 262-0400

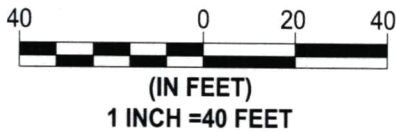
3725 DEL PRADO BLVD. S.  
 SUITE B  
 CAPE CORAL, FL 33904  
 PH: (239) 540-2660

# WATER & SEWER EASEMENT SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SECTION 25 TOWNSHIP 50 SOUTH RANGE 41 EAST  
LYING AND BEING IN HOLLYWOOD, BROWARD COUNTY, FLORIDA

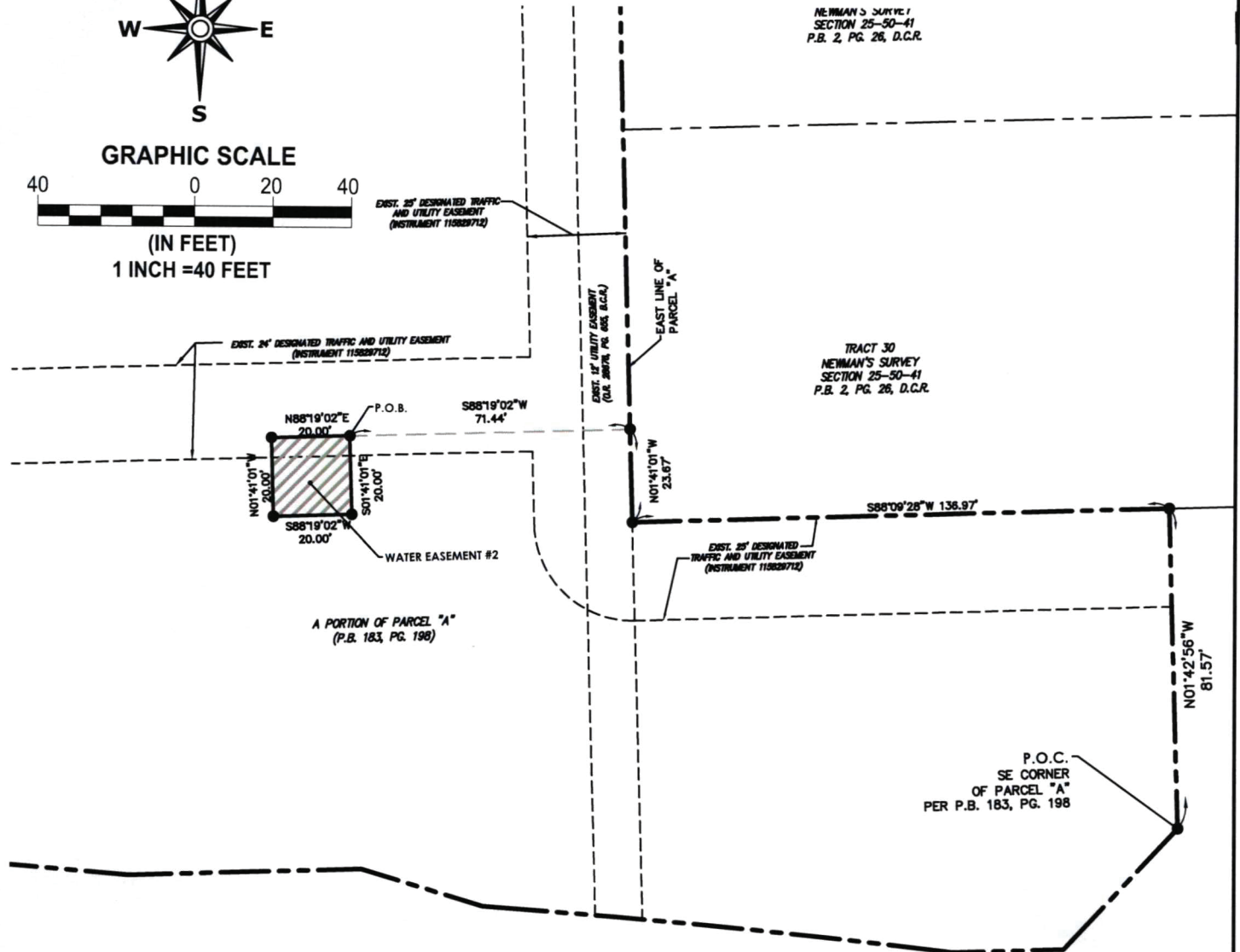


GRAPHIC SCALE



NEWMAN'S SURVEY  
SECTION 25-50-41  
P.B. 2, PG. 26, D.C.R.

TRACT 30  
NEWMAN'S SURVEY  
SECTION 25-50-41  
P.B. 2, PG. 26, D.C.R.



## ABBREVIATIONS:

CL. CENTER LINE  
P.B. PLAT BOOK  
PG. PAGE  
SQ. FT. SQUARE FEET  
SEC. SECTION  
TWP. TOWNSHIP  
RGE. RANGE

STATE ROAD 818

FLORIDA RIGHT-OF-WAY MAP SECTION 86015-2501

GRIFFIN ROAD

(RIGHT-OF-WAY WIDTH VARIES)

SHEET 4 OF 6. NOT VALID WITHOUT SHEETS 1 THRU 6.

|            |              |
|------------|--------------|
| DRAWN BY:  | JB           |
| DATE :     | 05/20/2025   |
| SCALE:     | 1" = 40'     |
| SURVEY NO: | 22-002572-42 |
| SHEET:     | 4 OF 6       |



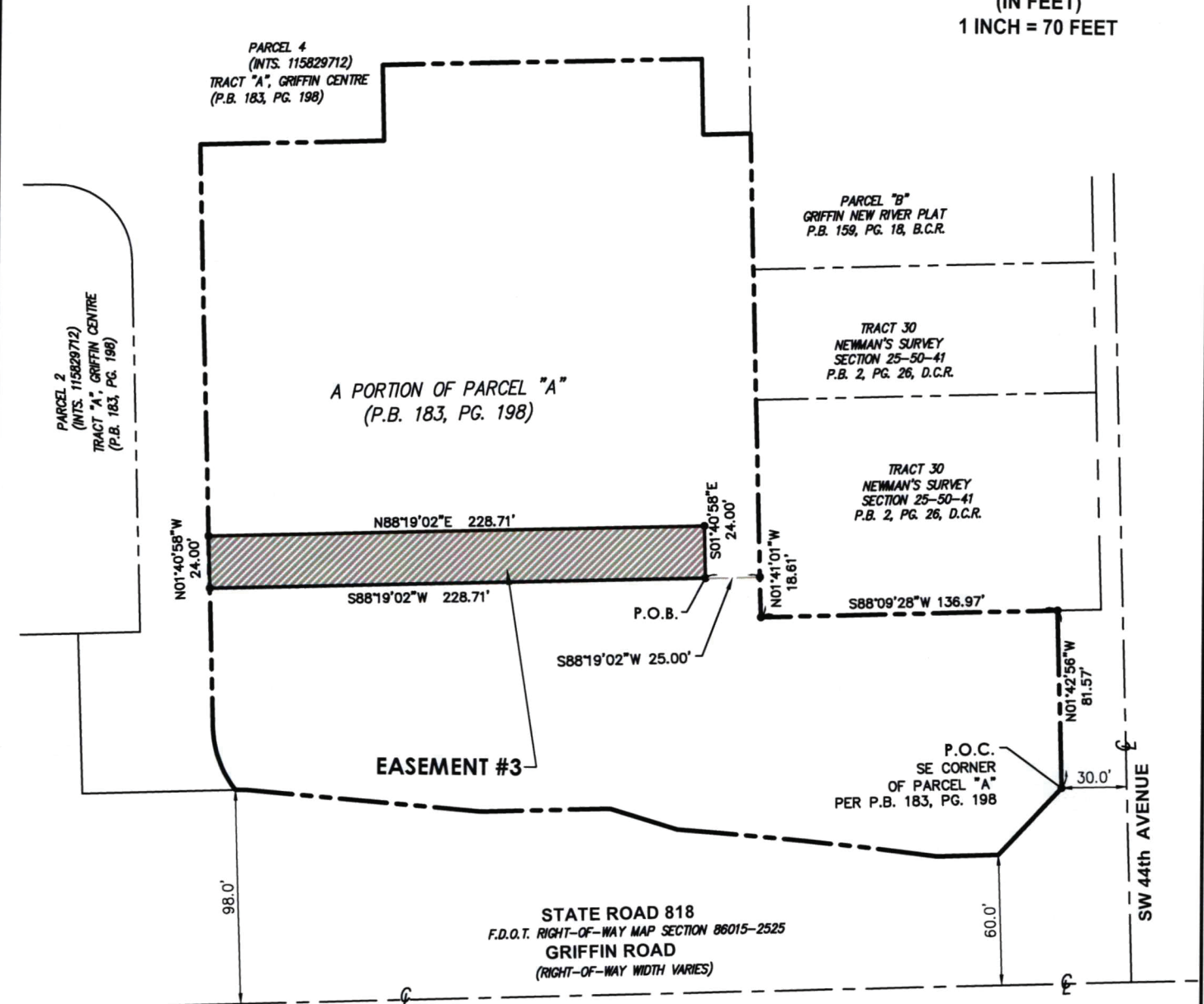
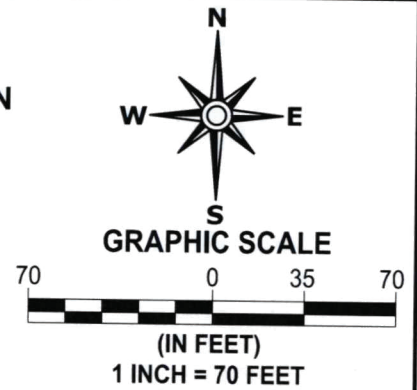
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# WATER & SEWER EASEMENT SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SECTION 25 TOWNSHIP 50 SOUTH RANGE 41 EAST  
LYING AND BEING IN HOLLYWOOD, BROWARD COUNTY, FLORIDA



SHEET 5 OF 6. NOT VALID WITHOUT SHEETS 1 THRU 6.

|            |              |
|------------|--------------|
| DRAWN BY:  | JB           |
| DATE :     | 05/20/2025   |
| SCALE:     | 1" = 70'     |
| SURVEY NO: | 22-002572-42 |
| SHEET:     | 5 OF 6       |

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## WATER & SEWER EASEMENT LEGAL DESCRIPTION TO ACCOMPANY SKETCH

SECTION 25 TOWNSHIP 50 SOUTH RANGE 41 EAST  
LYING AND BEING IN HOLLYWOOD, BROWARD COUNTY, FLORIDA

### EASEMENT #1 - LEGAL DESCRIPTION:

A PORTION OF LAND BEING A PORTION OF PARCEL "A", GRIFFIN CENTRE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 183, PAGES 197 AND 198, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 01°42'56" EAST, ALONG THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 49.07 FEET TO THE POINT OF BEGINNING; THENCE S88°09'28"W FOR A DISTANCE 154.45 FEET; THENCE N44°57'32"W FOR A DISTANCE OF 21.13 FEET; THENCE N01°41'01"W FOR A DISTANCE OF 7.76 FEET; THENCE N88°19'02"E FOR A DISTANCE 2.95 FEET; THENCE N01°41'01"W FOR A DISTANCE 28.00 FEET; THENCE N88°19'02"E FOR A DISTANCE 4.00 FEET; THENCE S01°41'01"E FOR A DISTANCE 18.61 FEET TO A POINT OF CURVATURE, CONCAVE TO THE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°09'30" AND AN ARC DISTANCE OF 39.34 FEET TO THE POINT OF TANGENCY; THENCE N88°09'28"E FOR A DISTANCE OF 136.91 FEET; THENCE S01°42'56"E FOR A DISTANCE OF 7.50 FEET TO THE POINT OF BEGINNING.

CONTAINING APPROXIMATELY 1511 SQ.FT.

### EASEMENT #2 - LEGAL DESCRIPTION:

A PORTION OF LAND BEING A PORTION OF PARCEL "A", GRIFFIN CENTRE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 183, PAGES 197 AND 198, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 01°42'56" EAST, ALONG THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 81.57 FEET TO THE POINT; THENCE S88°09'28"W FOR A DISTANCE 136.97 FEET; THENCE N01°41'01"W FOR A DISTANCE 23.67 FEET; THENCE S88°19'02"W FOR A DISTANCE 71.44 FEET TO POINT OF BEGINNING; THENCE S01°41'01"E FOR A DISTANCE 20.00 FEET; THENCE S88°19'02"W FOR A DISTANCE OF 20.00 FEET; THENCE N01°41'01"W FOR A DISTANCE OF 20.00 FEET; THENCE N88°19'02"E FOR A DISTANCE 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING APPROXIMATELY 400 SQ.FT.

### EASEMENT #3- LEGAL DESCRIPTION:

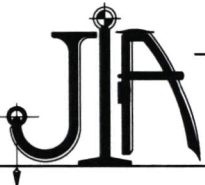
A PORTION OF LAND BEING A PORTION OF PARCEL "A", GRIFFIN CENTRE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 183, PAGES 197 AND 198, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 01°42'56" EAST, ALONG THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 81.57 FEET TO THE POINT; THENCE S88°09'28"W FOR A DISTANCE 136.97 FEET; THENCE N01°41'01"W FOR A DISTANCE 18.61 FEET; THENCE S88°19'02"W, FOR A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE S88°19'02"W FOR A DISTANCE 228.71 FEET; THENCE N01°40'58"W FOR A DISTANCE OF 24.00 FEET; THENCE N88°19'02"E FOR A DISTANCE OF 228.71 FEET; THENCE S01°40'58"E FOR A DISTANCE 24.00 FEET TO THE POINT OF BEGINNING.

CONTAINING APPROXIMATELY 5,489 SQ.FT.

SHEET 6 OF 6. NOT VALID WITHOUT SHEETS 1 THRU 6.

|            |              |
|------------|--------------|
| DRAWN BY:  | JB           |
| DATE :     | 05/20/2025   |
| SCALE:     | NONE         |
| SURVEY NO: | 22-002572-42 |
| SHEET:     | 6 OF 6       |



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