

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

Prepared by:

---

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

Folio Number: 5042-20-46-0020

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

**EASEMENT**

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

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

**RECITALS**

A. Grantor is the fee simple owner of the land legally described as being all of Parcel E of Runway Lakes II, according to the Plat thereof, recorded in Platy Book 156, Page 47, of the Public Records of Broward County, Florida, less and except those lands conveyed in Special Warranty Deed recorded September 16, 2016, in Instrument # 113935943 of the Public Records of Broward County, Florida ("Grantor's Land").

B. Grantor's Land borders on land with an improved building (the "Adjacent Building") located at 3200 SW 30 Avenue (shell building), Dania Beach, Florida 33312 (the range of addresses assigned by the Broward Sheriff's Office to the shell building is

3224 - 3236 SW 30 Avenue) and the owner of the Adjacent Building has requested that Grantor grant this easement.

B. Grantee desires an unrestricted and perpetual nonexclusive easement in, over, under, through, upon, and across a portion of Grantor's Land.

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

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

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

2. **Description of Property**. Grantor is the fee simple owner of Grantor's Land.

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

4. **Grantor's Use of Easement Area**. Grantor has reviewed the plans and drawings of all existing and proposed aboveground structures, improvements, asphalt, pavements, landscaping, walls, fences, underground piping, underground structures, duct banks, transformers, poles, retention areas, pavers, electric facilities, cables, and other utility facilities within the Easement Area. Except as permitted above, Grantor agrees that no obstructions that would preclude maintenance or improvement of

Grantee's Water and Wastewater Facilities may be placed in the Easement Area by Grantor or any other easement holder without Grantee's consent.

**[Signatures on Following Pages]**

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

<p>Signed, sealed and delivered in the presence of:</p> <p><u>[Signature]</u></p> <p>Name: <u>MITZI FUNES</u></p> <p><u>[Signature]</u></p> <p>Name: <u>Jennifer Gonzalez</u></p>	<p><b>GRANTOR:</b></p> <p>MSG Marina Mile LLC, a Florida limited liability company</p> <p>By: <u>[Signature]</u></p> <p>Name: <u>Saul Gilinski</u></p> <p>Title:</p>
-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------

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

By: [Signature]  
Name: Christina A. Blythe  
Title: Assistant County Attorney

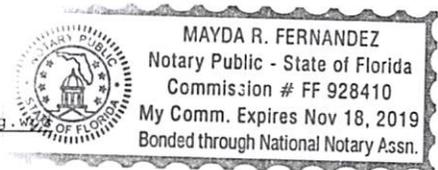
**ACKNOWLEDGMENT**

STATE OF FLORIDA        )  
                                          }  
COUNTY OF MIAMI-DADE }

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

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

State of Florida  
My Commission Expires: NOV. 18, 2019  
Commission Number: FF928410  
(Notary Seal)



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

**SKETCH & DESCRIPTION  
WATER EASEMENT  
A PORTION OF PARCEL 'E'  
(P.B. 166/47, B.C.R.)  
BROWARD COUNTY, FLORIDA**

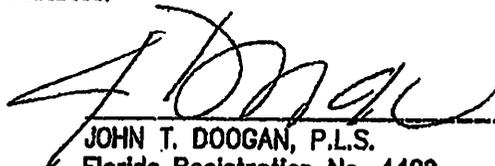
**SURVEYOR'S NOTES:**

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2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other Instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are assumed based on the south line of Parcel 'E' having a bearing of N89°21'30"E.
5. Data shown hereon was compiled from Instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: B.C.R. = Broward County Records; L.B. = Licensed Business; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; P.O.T. = Point of Termination.

**CERTIFICATION:**

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

Date: 0/13/2019

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

**NOT VALID WITHOUT  
SHEETS 1 THRU 3**

<b>REVISIONS</b>     		<b>AVIROM &amp; ASSOCIATES, INC.</b> <b>SURVEYING &amp; MAPPING</b> 60 S.W. 2nd AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 (561) 392-2694 / <a href="http://www.AVIROMSURVEY.com">www.AVIROMSURVEY.com</a> <small>©2019 AVIROM &amp; ASSOCIATES, INC. all rights reserved. This sketch is the property of AVIROM &amp; ASSOCIATES, INC. and should not be reproduced or copied without written permission.</small>	<b>JOB #:</b> 10789-W2 <b>SCALE:</b> -- <b>DATE:</b> 08/07/2019 <b>BY:</b> W.R.E. <b>CHECKED:</b> J.T.D. <b>F.B. - PG. -</b> <b>SHEET:</b> 1 OF 3

**SKETCH & DESCRIPTION  
WATER EASEMENT  
A PORTION OF PARCEL 'E'  
(P.B. 156/47, B.C.R.)  
BROWARD COUNTY, FLORIDA**

**LAND DESCRIPTION:**

A Portion of Parcel 'E', RUNWAY LAKES II, according to the Plat thereof as recorded in Plat Book 156, Page 47, of the Public Records of Broward County, Florida; being described as follows:

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

Commence at the southwest corner of said Parcel 'E'; thence N89°21'30"E along the south line of said Parcel 'E', 407.47 feet to a point hereinafter referred to as Reference Point 'A', also being the Point of Beginning of said centerline, thence N00°42'26"W, 13.10 feet to the Point Of Termination of said centerline.

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

**TOGETHER WITH:**

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

Commence at the aforementioned Reference Point 'A'; thence N89°21'30"E along the south line of said Parcel 'E', 293.87 feet to the Point Of Beginning of said centerline; thence N00°42'26"W, 13.44 feet to the Point Of Termination of said centerline.

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

Said lands lying in Broward County, Florida.

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**REVISIONS**

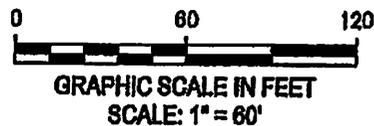



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<b>CHECKED:</b>	<b>J.T.D.</b>
<b>F.B.</b>	<b>- PG. -</b>
<b>SHEET:</b>	<b>2 OF 3</b>

**SKETCH & DESCRIPTION  
WATER EASEMENT  
A PORTION OF PARCEL 'E'  
(P.B. 156/47, B.C.R.)  
BROWARD COUNTY, FLORIDA**



**S.W. 30TH AVENUE**

**I-595**

**PARCEL 'E'  
(P.B. 156/47, B.C.R.)**

**SOUTH LINE PARCEL 'E'  
(P.B. 156/47, B.C.R.)  
BEARING REFERENCE  
P.O.T.**

**N00°42'26"W  
13.10'**

**N00°42'26"W  
13.44'**

**N89°21'30"E  
407.47' 7.5"**

**N89°21'30"E**

**293.87' 7.5"**

**P.O.C.  
SOUTHWEST CORNER  
PARCEL 'E'  
(P.B. 156/47, B.C.R.)**

**P.O.B.  
P.O.C.  
REFERENCE  
POINT 'A'**

**P.O.B.**

**NORTH LINE PARCEL 'A'  
(P.B. 158/18, B.C.R.)**

**A PORTION OF  
PARCEL 'A'  
(P.B. 158/18, B.C.R.)**

**EXISTING  
BUILDING**

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REVISIONS



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<b>CHECKED:</b>	<b>J.T.D.</b>
<b>F.B.</b>	<b>- PG. -</b>
<b>SHEET:</b>	<b>3 OF 3</b>

**SKETCH & DESCRIPTION  
WATER EASEMENT  
A PORTION OF PARCEL 'E'  
(P.B. 156/47, B.C.R.)  
BROWARD COUNTY, FLORIDA**

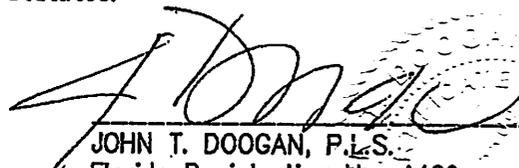
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**CERTIFICATION:**

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

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**SKETCH & DESCRIPTION  
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Commence at the southwest corner of said Parcel 'E'; thence N89°21'30"E along the south line of said Parcel 'E', 407.47 feet to a point hereinafter referred to as Reference Point 'A', also being the Point of Beginning of said centerline, thence N00°42'26"W, 13.10 feet to the Point Of Termination of said centerline.

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**TOGETHER WITH:**

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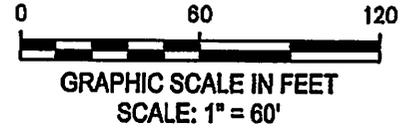
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<b>SHEET:</b> 2 OF 3		

**SKETCH & DESCRIPTION  
WATER EASEMENT**  
A PORTION OF PARCEL 'E'  
(P.B. 156/47, B.C.R.)  
BROWARD COUNTY, FLORIDA



**S.W. 30TH AVENUE**

**I-595**

**PARCEL 'E'**  
(P.B. 156/47, B.C.R.)

SOUTH LINE PARCEL 'E'  
(P.B. 156/47, B.C.R.)  
BEARING REFERENCE  
**P.O.T.**

**N00°42'26"W**  
13.10'

**N00°42'26"W**  
13.44' **P.O.T.**

**N89°21'30"E**  
407.47' 7.5'

**N89°21'30"E**

293.87'

7.5' 7.5'

**P.O.C.**  
SOUTHWEST CORNER  
PARCEL 'E'  
(P.B. 156/47, B.C.R.)

**P.O.B.**  
**P.O.C.**  
**REFERENCE**  
**POINT 'A'**

**P.O.B.**

NORTH LINE PARCEL 'A'  
(P.B. 158/18, B.C.R.)

A PORTION OF  
PARCEL 'A'  
(P.B. 158/18, B.C.R.)

EXISTING  
BUILDING

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**REVISIONS**




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<b>CHECKED:</b>	<b>J.T.D.</b>
<b>F.B.</b>	<b>- PG. -</b>
<b>SHEET:</b>	<b>3 OF 3</b>

**RIGHT OF ENTRY**

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

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

**See Exhibit "A"**

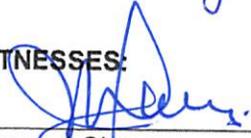
**A portion of Folio No.** 504220460020

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

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

8 day of August, 2019.

**WITNESSES:**

  
Witness 1 Signature

Mitzi Funes

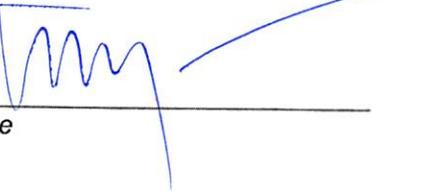
Witness 1 Print Name

  
Witness 2 Signature

Jennifer Gonzalez

Witness 2 Print Name

**OWNER(S):**

  
Owner Signature

Saul Gilinski, Manager

Print Owner Name

\_\_\_\_\_  
Owner Signature

\_\_\_\_\_  
Print Owner Name

2875 NE 191st, PH1B,ventura, FL 33186  
Address and Telephone No. (305) 935 5175

**EXHIBIT A**  
**MSG MARINA LLC MILE PROPERTY**

ALL OF PARCEL E OF RUNWAY LAKES II, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 156, PAGE 47, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS AND EXCEPT THOSE LANDS CONVEYED IN SPECIAL WARRANTY DEED RECORDED SEPTEMBER 16, 2016, IN INSTR # 113935943 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**SKETCH & DESCRIPTION  
WATER EASEMENT  
A PORTION OF PARCEL 'E'  
(P.B. 168/47, B.C.R.)  
BROWARD COUNTY, FLORIDA**

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<p><b>REVISIONS</b></p> <table border="1"> <tr><td> </td><td> </td></tr> </table>													 <p><b>AVIROM &amp; ASSOCIATES, INC.</b> <b>SURVEYING &amp; MAPPING</b> 50 S.W. 2nd AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 (861) 392-2694 / <a href="http://www.AVIROMSURVEY.com">www.AVIROMSURVEY.com</a> <small>©2019 AVIROM &amp; ASSOCIATES, INC. all rights reserved. This sketch is the property of AVIROM &amp; ASSOCIATES, INC. and should not be reproduced or copied without written permission.</small></p>	<p><b>JOB #:</b> 10789-W2 <b>SCALE:</b> -- <b>DATE:</b> 06/07/2019 <b>BY:</b> W.R.E. <b>CHECKED:</b> J.T.D. <b>F.B.</b> -- <b>PG.</b> -- <b>SHEET:</b> 1 OF 3</p>

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Commence at the aforementioned Reference Point 'A'; thence N89°21'30"E along the south line of said Parcel 'E', 293.87 feet to the Point Of Beginning of said centerline; thence N00°42'26"W, 13.44 feet to the Point Of Termination of said centerline.

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

Said lands lying in Broward County, Florida.

**NOT VALID WITHOUT  
SHEETS 1 THRU 3**

**REVISIONS**

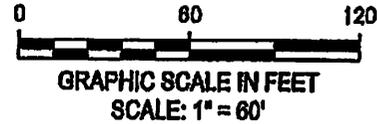



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<b>JOB#:</b>	<b>10789-W2</b>
<b>SCALE:</b>	<b>--</b>
<b>DATE:</b>	<b>08/19/2010</b>
<b>BY:</b>	<b>W.R.E.</b>
<b>CHECKED:</b>	<b>J.T.D.</b>
<b>F.B.</b>	<b>-- PG. --</b>
<b>SHEET:</b>	<b>2 OF 3</b>

**SKETCH & DESCRIPTION  
WATER EASEMENT  
A PORTION OF PARCEL 'E'  
(P.B. 158/47, B.C.R.)  
BROWARD COUNTY, FLORIDA**



**S.W. 30TH AVENUE**

**I-595**

**PARCEL 'E'  
(P.B. 156/47, B.C.R.)**

**SOUTH LINE PARCEL 'E'  
(P.B. 156/47, B.C.R.)  
BEARING REFERENCE  
P.O.T.**

**N00°42'26"W  
13.10'**

**N00°42'26"W  
13.44'**

**N89°21'30"E  
407.47' 7.5'**

**N89°21'30"E**

**293.87'**

**P.O.C.  
SOUTHWEST CORNER  
PARCEL 'E'  
(P.B. 156/47, B.C.R.)**

**P.O.B.  
P.O.C.  
REFERENCE  
POINT 'A'**

**P.O.B.**

**NORTH LINE PARCEL 'A'  
(P.B. 158/18, B.C.R.)**

**A PORTION OF  
PARCEL 'A'  
(P.B. 158/18, B.C.R.)**

**EXISTING  
BUILDING**

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**REVISIONS**




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<b>JOB #:</b>	<b>10789-W2</b>
<b>SCALE:</b>	<b>1" = 60'</b>
<b>DATE:</b>	<b>08/13/2019</b>
<b>BY:</b>	<b>W.R.E.</b>
<b>CHECKED:</b>	<b>J.T.D.</b>
<b>F.B.</b>	<b>- PG. -</b>
<b>SHEET:</b>	<b>3 OF 3</b>

**OPINION OF TITLE**

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

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

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

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

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

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

MSG Marina Mile LLC, a Florida limited liability company

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

**Subject to the following:**

---

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

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

Mortgage, Assignment of Rents and Security Agreement from MSG Marina Mile LLC, a Florida limited liability company to City National Bank of Florida, dated December 15, 2017 and recorded December 18, 2017 at Instrument No. 114782351 of the Public Records of Broward County, Florida.

Aut

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

1. Joint Access Easement Agreement recorded in Official Records Book 44427, Page 357, as amended in Instrument No. 113187790, Public Records of Broward County, Florida.
2. All matters contained on the Plat of RUNWAY LAKES II, as recorded in Plat Book 156, Page 47 of the Public Records of Broward County, Florida.
3. Declaration of Restrictive Covenant recorded in Official Records Book 49746, Page 771 of the Public Records of Broward County, Florida.
4. Drainage Easement Agreement recorded August 3, 2007, in Official Records Book 44427, Page 372, of the Public Records of Broward County, Florida.
5. Temporary Easement in favor of the State of Florida Department of Transportation recorded September 16, 2016 in INSTR #113935945, of the Public Records of Broward County, Florida.
6. Perpetual Easement in favor of the State of Florida Department of Transportation recorded September 16, 2016 in INSTR # 113935947.

**Opinion on Authority to Execute Declaration of Restrictive Covenants.** The Manager of MSG Marina Mile LLC is Saul Gilinski, who, acting alone, is authorized by the company's operating agreement and authority documents to sign all documents on behalf of the company including but not limited to the Declaration of Restrictive Covenants for Private Roadways and Access.

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

Respectfully submitted this 21 day of August, 2019.

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

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

**SKETCH & DESCRIPTION  
WATER EASEMENT  
A PORTION OF PARCEL 'E'  
(P.B. 168/47, B.C.R.)  
BROWARD COUNTY, FLORIDA**

**SURVEYOR'S NOTES:**

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

**CERTIFICATION:**

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

Date: 06/13/2019



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

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SHEETS 1 THRU 3**

<b>REVISIONS</b>      	 <p><b>AVIROM &amp; ASSOCIATES, INC.</b> <b>SURVEYING &amp; MAPPING</b> 60 S.W. 2nd AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 (561) 392-2694 / <a href="http://www.AVIROMSURVEY.com">www.AVIROMSURVEY.com</a> <small>©2019 AVIROM &amp; ASSOCIATES, INC. all rights reserved. This sketch is the property of AVIROM &amp; ASSOCIATES, INC. and should not be reproduced or copied without written permission.</small></p>	<b>JOB #:</b> 10789-W2
		<b>SCALE:</b> -
		<b>DATE:</b> 08/07/2019
		<b>BY:</b> W.R.E.
		<b>CHECKED:</b> J.T.D.
		<b>F.B.</b> - PG. -
<b>SHEET:</b> 1 OF 3		

**SKETCH & DESCRIPTION  
WATER EASEMENT  
A PORTION OF PARCEL 'E'  
(P.B. 166/47, B.C.R.)  
BROWARD COUNTY, FLORIDA**

**LAND DESCRIPTION:**

A Portion of Parcel 'E', RUNWAY LAKES II, according to the Plat thereof as recorded in Plat Book 156, Page 47, of the Public Records of Broward County, Florida; being described as follows:

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

Commence at the southwest corner of said Parcel 'E'; thence N89°21'30"E along the south line of said Parcel 'E', 407.47 feet to a point hereinafter referred to as Reference Point 'A', also being the Point of Beginning of said centerline, thence N00°42'26"W, 13.10 feet to the Point Of Termination of said centerline.

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

**TOGETHER WITH:**

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

Commence at the aforementioned Reference Point 'A'; thence N89°21'30"E along the south line of said Parcel 'E', 293.87 feet to the Point Of Beginning of said centerline; thence N00°42'26"W, 13.44 feet to the Point Of Termination of said centerline.

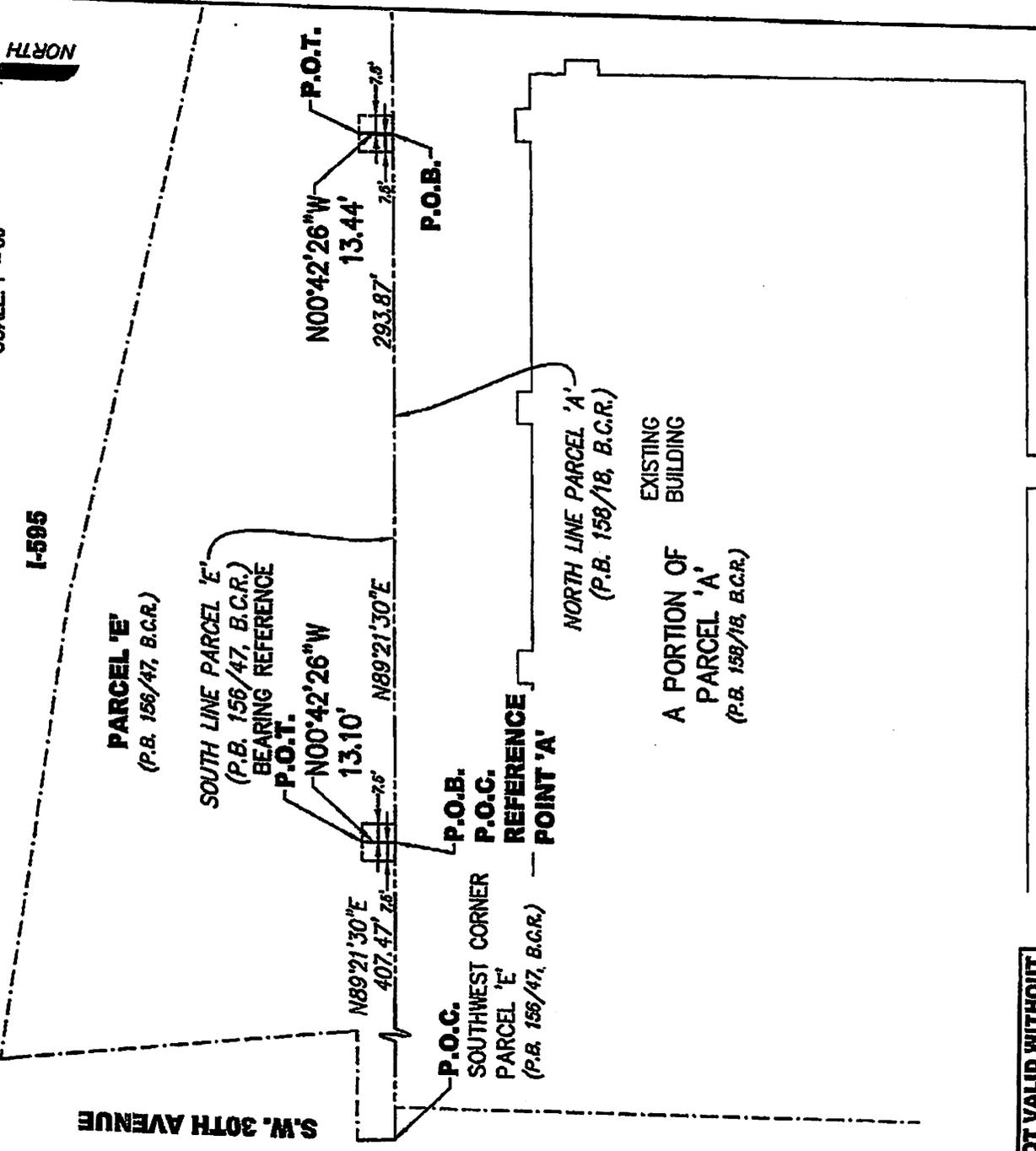
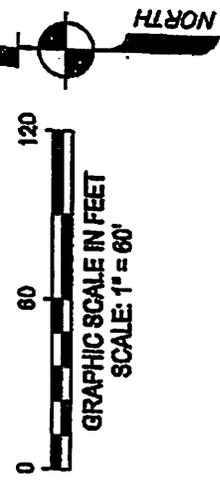
The sidelines of the said description will extend or shorten to form a continuous strip of land and be common to the owners property line as needed.

Said lands lying in Broward County, Florida.

**NOT VALID WITHOUT  
SHEETS 1 THRU 3**

<b>REVISIONS</b>      	 <p><b>AVIROM &amp; ASSOCIATES, INC.</b>  <b>SURVEYING &amp; MAPPING</b>          50 S.W. 2nd AVENUE, SUITE 102          BOCA RATON, FLORIDA 33432          (861) 392-2594 / <a href="http://www.AVIROMSURVEY.com">www.AVIROMSURVEY.com</a>  <small>© 1989 AVIROM &amp; ASSOCIATES, INC. all rights reserved.          This sketch is the property of AVIROM &amp; ASSOCIATES, INC.          and should not be reproduced or copied without written permission.</small></p>	<b>JOB #:</b> 10789-W2
		<b>SCALE:</b> -
		<b>DATE:</b> 08/13/2019
		<b>BY:</b> W.R.E.
		<b>CHECKED:</b> J.T.D.
		<b>F.B.:</b> - PG. -
<b>SHEET:</b> 2 OF 3		

**SKETCH & DESCRIPTION  
WATER EASEMENT  
A PORTION OF PARCEL 'E'  
(P.B. 158/47, B.C.R.)  
BROWARD COUNTY, FLORIDA**



**NOT VALID WITHOUT  
SHEETS 1 THRU 3**

**REVISIONS**

<b>JOB #:</b>	10789-W2
<b>SCALE:</b>	1" = 60'
<b>DATE:</b>	08/13/2018
<b>BY:</b>	W.R.E.
<b>CHECKED:</b>	J.T.D.
<b>F.B.:</b>	PG. --
<b>SHEET:</b>	3 OF 3

**AVIROM & ASSOCIATES, INC.**  
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INSTR # 113118065 Page 1 of 5, Recorded 07/17/2015 at 04:55 PM  
Broward County Commission, Doc. D \$156626.40 Deputy Clerk ERECORD

This instrument prepared by:  
Akerman LLP  
One SE Third Avenue  
25th Floor  
Miami, Florida 33131  
Attn: Susanne Zabloudil

Return to:  
Theodore J. Klein, Esq.  
8030 Peters Road  
Building D, Suite 104  
Plantation, Florida 33324

Parcel I.D. No.: 504220-46-0020; 504220-58-0011; 504220-50-0010

(Reserved for Clerk of Court)

2596 2  
BRIDGE  
MARINA  
MILE

### SPECIAL WARRANTY DEED

**THIS SPECIAL WARRANTY DEED** is made and entered into as of the 1 day of July, 2015 by **BRIDGE MARINA MILE, LLC**, a Florida limited liability company (the "Grantor"), whose mailing address is 350 West Hubbard Street, Suite 430, Chicago, Illinois 60654, to **MSG MARINA MILE LLC**, a Florida limited liability company (the "Grantee"), whose mailing address is 2875 NE 191<sup>st</sup> Street, PH1B, Aventura, Florida 33180. Wherever used herein, the terms "Grantor" and "Grantee" shall include all of the parties to this instrument and their successors and assigns.

### WITNESSETH:

**GRANTOR**, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold, and by these presents does grant, bargain and sell, to Grantee, and Grantee's successors and assigns forever, the following property located in Broward County, Florida (the "Property"), to-wit:

**SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.**

**THIS CONVEYANCE** is subject to: (a) taxes and assessments for the year 2015 and subsequent years not yet due and payable; (b) easements, conditions, restrictions, matters, limitations and reservations of public record, if any, but this reference shall not operate to reimpose same; and (c) existing zoning ordinances and other restrictions as may be imposed by applicable governmental authority.

**TOGETHER WITH** all the tenements, hereditaments and appurtenances therunto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD** unto Grantee and Grantee's successors and assigns in fee simple forever.



**EXHIBIT A  
LEGAL DESCRIPTION**

**PARCEL 1 (FEE SIMPLE ESTATE):**

A PARCEL OF LAND, BEING A PORTION OF PARCEL "A", "ISGETTE'S" RUNWAY", ACCORDING TO THE PLAT, THEREOF AS RECORDED IN PLAT BOOK 158, PAGE 18 AND A PORTION OF PARCEL "A", "DJP AIRPORT WEST PLAT, ACCORDING TO THE PLAT, THEREOF AS RECORDED IN PLAT BOOK 178, PAGE 69, ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID PARCEL "A", ISGETTE'S RUNWAY;

THENCE N.89°20'00"E. ALONG THE NORTHERLY LINE OF SAID PARCEL "A", A DISTANCE OF 772.98 FEET, TO THE POINT OF BEGINNING(#1) OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE S.01°57'05"E., A DISTANCE OF 381.80 FEET, TO A REFERENCE POINT "A", SAID POINT BEING ON THE WESTERLY EXTENSION OF THE NORTH LINE OF PARCEL "H", "RUNWAY LAKES III", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 156, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE N.88°49'41"E., ALONG SAID WESTERLY EXTENSION, A DISTANCE OF 78.35 FEET

THENCE N.01°56'24"W., A DISTANCE OF 381.11 FEET, TO A POINT ON THE NORTHERLY LINE OF SAID PARCEL "A"

THENCE S.89°20'00"W., ALONG SAID NORTHERLY LINE, A DISTANCE OF 78.44 FEET, TO THE POINT OF BEGINNING #1.

TOGETHER WITH:

COMMENCE AT THE AFOREMENTIONED REFERENCE POINT "A";

THENCE S.88°49'41"W., ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID PARCEL "H", A DISTANCE OF 220.24 FEET;

THENCE S.00°54'58"E., A DISTANCE OF 66.92 FEET TO THE POINT OF BEGINNING (#2) OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE CONTINUE S.00°54'58"E., A DISTANCE OF 217.09 FEET, TO A POINT ON THE SOUTHERLY LINE OF PARCEL "A", OF SAID "ISGETTE'S" RUNWAY" PLAT;

THENCE S.89°29'20"W., ALONG SAID SOUTHERLY LINE, A DISTANCE OF 533.90 FEET;

THENCE N.06°46'17"E., A DISTANCE OF 0.13 FEET, TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE WEST A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF N.89°50'32"E.;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 07°27'45" AND A RADIUS OF 2729.00 FEET FOR AN ARC DISTANCE OF 117.29 FEET TO A POINT ON A

INSTR # 113118065 Page 4 of 5

**PARCEL 2 (FEE SIMPLE ESTATE):**

ALL OF PARCEL E OF RUNWAY LAKES II, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 156, PAGE 47, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**PARCEL 3 (NON-EXCLUSIVE EASEMENT):**

ACCESS EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 RECORDED IN OFFICIAL RECORDS BOOK 31239, PAGE 363, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF PARCEL H RUNWAY LAKES III, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 156, PAGE 44, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH A PORTION OF PARCEL A, ISGETTE'S RUNWAY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 158, PAGE 18, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING ALL MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL H; THENCE SOUTH 00°54'58" EAST, ON THE EAST LINE OF SAID PARCEL H, AND ON THE MOST EASTERLY LINE OF SAID PARCEL "A", A DISTANCE OF 292.11 FEET; THENCE SOUTH 88°43'35" WEST, ON THE SOUTH LINE OF SAID PARCEL A, A DISTANCE OF 187.58 FEET; THENCE SOUTH 89°29'20" WEST, ON THE SAID SOUTH LINE A DISTANCE OF 716.40 FEET; THENCE NORTH 00°54'58" WEST, A DISTANCE OF 284.18 FEET; THENCE NORTH 88°49'41" EAST, ON THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID PARCEL H, AND ON THE SAID NORTH LINE, A DISTANCE OF 903.96 FEET TO THE POINT OF BEGINNING.

**PARCEL 4 (NON-EXCLUSIVE EASEMENT):**

ACCESS EASEMENT FOR THE BENEFIT OF PARCEL 1 AS DESCRIBED IN JOINT ACCESS EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 44427, PAGE 357, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**PARCEL 5 (NON-EXCLUSIVE EASEMENT):**

STORMWATER DRAINAGE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS DESCRIBED IN THAT CERTAIN DRAINAGE EASEMENT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 44427, PAGE 372, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**PARCEL 6 (FEE SIMPLE ESTATE):**

A PARCEL OF LAND BEING A PORTION OF PARCEL "A", "DJP AIRPORT WEST PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 178, PAGES 69 AND 70 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID PARCEL "A"; OF SAID DJP AIRPORT WEST PLAT

THENCE N.02°43'28"W., ALONG THE WEST LINE OF SAID PARCEL "A", A DISTANCE OF 301.05 FEET;

THENCE N.06°46'17"E., ALONG SAID WEST LINE, A DISTANCE OF 99.86 FEET TO THE NORTHWEST

INSTR # 113118065 Page 5 of 5, End of Document

TWO COURSES BEING COINCIDENT WITH THE SOUTHERLY LINE OF SAID PARCEL.

**PARCEL 7 (NON-EXCLUSIVE EASEMENT):**

**EASEMENT FOR INSTALLATION AND MAINTENANCE OF UTILITY LINES FROM SOUTHERN WASTE SYSTEMS, LTD., A FLORIDA LIMITED PARTNERSHIP, TO BRIDGE MARINA MILE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, RECORDED IN OFFICIAL RECORDS BOOK 50125, PAGE 726.**