

Return to:
Frank J. Guiliano, PSM
Highway Construction and
Engineering Division
1 N University Drive, Suite 300
Plantation, FL 33324-2038

This Instrument prepared by:
Catherine A. Donn
c/o Craven Thompson & Assoc., Inc.
3563 NW 53 ST, Ft Lauderdale, FL 33309
Folio Number: 5041 2310 0021

ROAD EASEMENT

THIS INDENTURE, made this 14 day of March, 2018, by RAG DAVIE LLC, a Florida limited liability company, existing under the laws of Florida, and having its principal place of business at 1801 S FEDERAL HIGHWAY, BOCA RATON, FL 33432, first party, to BROWARD COUNTY, a political subdivision of the State of FLORIDA, whose Post Office address is Broward County Governmental Center, 115 South Andrews Avenue, Fort Lauderdale, Florida 33301, second party:

(Wherever used herein the terms, "first party" and "second party" 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).

WITNESSETH

WHEREAS, the first party is the owner of a property situated, lying and being in Broward County, Florida, and described as follows:

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

WHEREAS, the second party desires an easement for public roadway and/or other appropriate purposes incidental thereto, on, over and across said property, and

WHEREAS, the first party is willing to grant such an easement,

NOW THEREFORE, for and in consideration of the mutual covenants each to the other running and one dollar (\$1.00) and other good and valuable considerations, the first party does hereby grant unto the second party, its successors and assigns, full and free right and authority to construct, maintain, repair, install and rebuild facilities for the above stated purposes and does hereby grant a perpetual easement on, over and across the above-described property for said purposes.

ACKNOWLEDGEMENT

IN WITNESS WHEREOF, the first party has caused these presents to be duly executed in its name ~~and its corporate seal to be hereto affixed~~, attested by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

RAG DAVIE LLC,
a Florida limited liability company
Corporation Name

Elizabeth Sohn
Witness (Signature)

By: Richard M. Stephan
Title: Manager

Elizabeth Sohn
Print Name

RICHARD M. STEPHANO
Print Name

Carol M. Zoldos
Witness (Signature)

Attest: _____
Title: _____

CAROL M. ZOLDOS
Print Name

Print Name

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 14 day of March, 2018, by Richard M. Stephan as Manager of RAG DAVIE LLC, a Florida limited liability company, on behalf of the corporation. He/she is personally known to me or has produced _____ as identification and did not take an oath.

(SEAL)



Elizabeth Marie Sohn
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG171264
Expires 4/20/2022

Elizabeth Sohn
NOTARY PUBLIC
(Signature of person taking acknowledgment)

(Name of officer taking acknowledgment)
Typed, printed or stamped

My commission expires:

(Commission No.)

MORTGAGE SUBORDINATION AGREEMENT

The undersigned ("Mortgagee") is the owner and holder of that certain Mortgage, Assignment of Leases and Rents and Security Agreement dated and recorded on the 5th day of May, 2016, and recorded as Instrument # 113676980, of the Public Records of Broward County, Florida.

Wherein, RAG Davie, LLC, whose Post Office address is 1201 East Hillsboro Blvd., Deerfield Beach, FL 33441, is Mortgagor and which mortgage encumbers all or part of the property described in the attached Easement to Broward County, Florida, attached hereto 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 Easement is hereby made subject, subordinate and inferior to the 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.

IN WITNESS WHEREOF, the undersigned Mortgagee has executed this Mortgage Subordination Agreement, this 23 day of March, 2018.

Signed, sealed and delivered
in the presence of:

MORTGAGEE:

Anna Pool
Witness

MUTUAL OF OMAHA BANK

Anna Pool
Print Name

By: [Signature]

[Signature]
Witness
VERONICA M. MCCUNN
Print Name

Title: SENIOR VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF
COUNTY OF

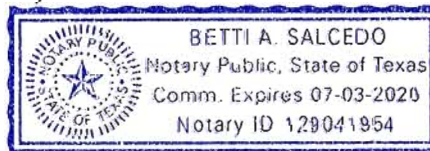
The foregoing instrument was acknowledged before me this 23rd day of March, 2018, by Chris Martineau, of Mutual of Omaha Bank, a national bank, on behalf of the corporation, and who is personally known to me.

[Signature]
Signature of Notary taking acknowledgement

My commission expires: 7/3/20

Name of Officer taking acknowledgement
(typed, printed or stamped)

(SEAL)



FOR: ROSEMURGY PROPERTIES

SKETCH AND DESCRIPTION

LEGAL DESCRIPTION:

A PORTION OF PARCEL B, 1-595 COMMERCE CENTER PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 179, PAGE 24, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID PARCEL B; THENCE NORTH 14°44'11" EAST, ALONG THE WEST BOUNDARY OF SAID PARCEL B, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 14°44'11" EAST, ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 3.90 FEET THENCE SOUTH 38°20'20" EAST, A DISTANCE OF 23.06 FEET; THENCE SOUTH 14°14'04" WEST, A DISTANCE OF 8.49 FEET; THENCE NORTH 30°15'49" WEST, A DISTANCE OF 26.07 FEET TO THE POINT OF BEGINNING

SAID LANDS SITUATE IN THE TOWN OF DAVIE, BROWARD COUNTY, FLORIDA. CONTAINING 114 SQUARE FEET OR 0.003 ACRES MORE OR LESS.

NOTES:

BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING AND ARE REFERENCED TO THE CENTERLINE OF DAVIE ROAD AS SHOWN ON 1-595 COMMERCE CENTER PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 179, PAGE 24, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, WHICH BEARS NORTH 14°44'11" EAST.

THIS SKETCH AND DESCRIPTION CONSISTS OF 2 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHER.

CERTIFICATE:

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY WAS MADE ON THE GROUND, CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5J-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

Craven Thompson & Associates, Inc.
LICENSED BUSINESS NUMBER #271




Digitally signed by Douglas M Davie
DN: c=US, o=Craven Thompson and Associates, ou=Craven Thompson and Associates, cn=Douglas M Davie,
0.9.2342.19200300.100.1.1=A01097C0000015F4EC
ED04000042AD
Date: 2018.03.12 13:28:20 -04'00'

DOUGLAS M. DAVIE
PROFESSIONAL SURVEYOR AND MAPPER NO 4343
STATE OF FLORIDA

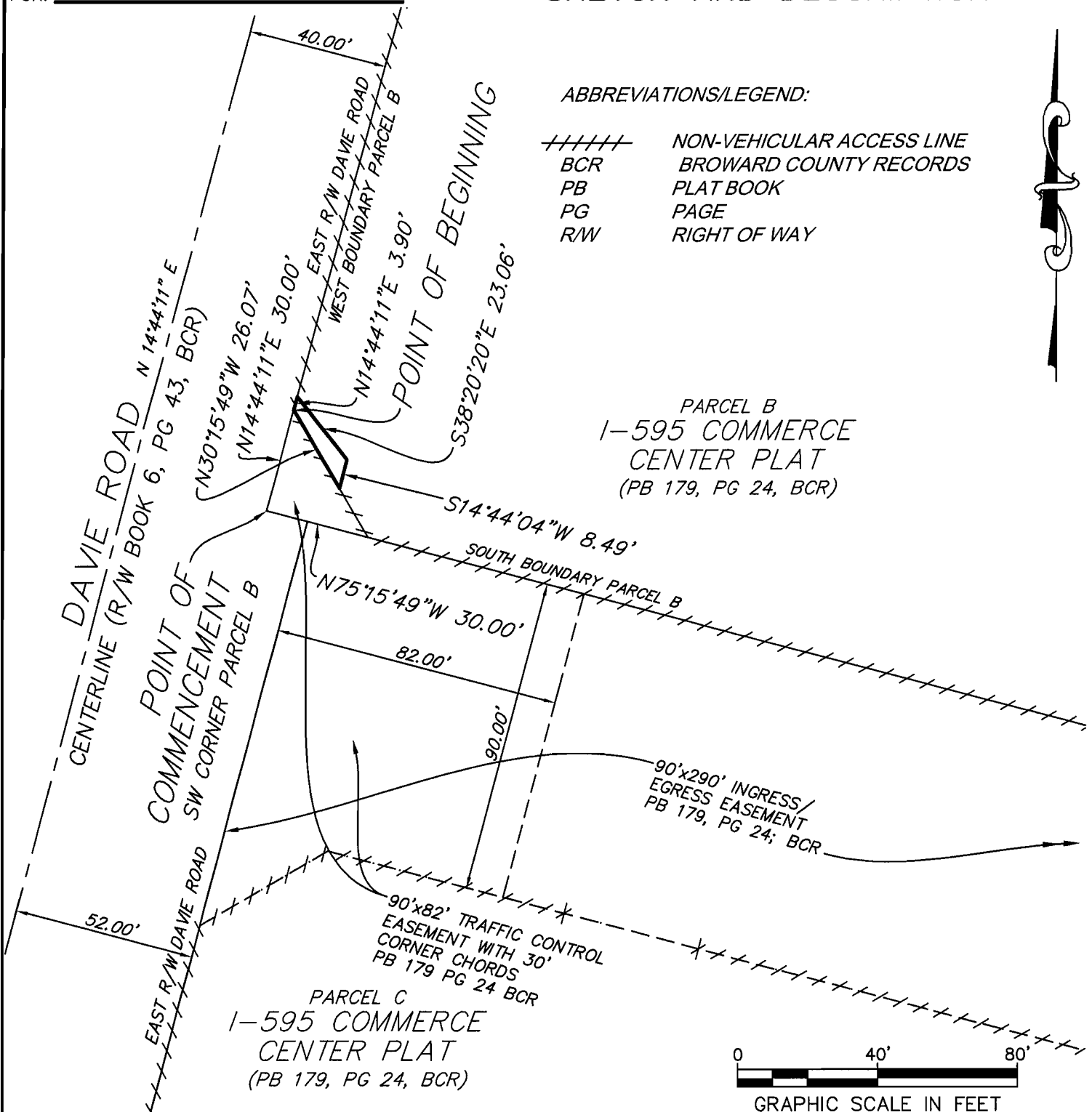
THIS SKETCH AND DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR A UNIQUE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNDER CHAPTER RULES 5J-17.061 & 5J-17.062 FLORIDA ADMINISTRATIVE CODE.

R:\SURVEY\2007\07-0009-PARC3400\DRAWINGS\07_0009 SD_SWK ESMT

THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon. The undersigned and CRAVEN THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for right-of-way and/or easements of record.	UPDATES and/or REVISIONS	DATE	BY	CK'D
	REVISE TO COVER FUTURE SIDEWALK	3/12/18	DMD	DMD
 CRAVEN • THOMPSON & ASSOCIATES, INC. ENGINEERS • PLANNERS • SURVEYOR'S 3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL.: (954) 739-6400 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271 MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2018	JOB NO.: 07-0009-612-11	SHEET 1 OF 2 SHEETS		
	DRAWN BY: DMD	F.B. N/A	PG. N/A	
	CHECKED BY: RAY	DATED: 01-22-18		

FOR: **ROSEMURGY PROPERTIES**

SKETCH AND DESCRIPTION



R:\SURVEY\2007\07-0009-PARC3400\DRAWINGS\07_0009 SD_SWK ESMT

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UPDATES and/or REVISIONS	DATE	BY	CK'D
REVISE TO COVER FUTURE SIDEWALK	3/12/18	DMD	DMD

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 ENGINEERS • PLANNERS • SURVEYOR'S
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JOB NO.: 07-0009-612-11	SHEET 2 OF 2 SHEETS
DRAWN BY: DMD	F.B. N/A PG. N/A
CHECKED BY: RAY	DATED: 01-22-18