

City of Pembroke Pines

EASEMENT DEDICATION

On this 4/14 day of May, 20 18,

IVT Westfork Plaza Pembroke Pines, LLC having an address of 3025 Highland Parkway, Ste 350, Downers Grove, IL 60515, (hereinafter "GRANTOR"), expressly grants an easement to the City of Pembroke Pines, a municipal corporation of the State of Florida, having an address at 10100 Pines Boulevard, Florida 33026-3900, (hereinafter "GRANTEE"), subject to the following provisions and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations paid by GRANTEE to GRANTOR, receipt of which is hereby acknowledged by both parties.

GRANTOR is the fee simple owner of that parcel of real property, known as Building C at Westfork Plaza, 15995 Pines Blvd., a legal description of which is attached hereto as Exhibit "A", and incorporated by reference herein, (hereinafter "The Servient Estate").

GRANTOR hereby grants, bargains and sells to grantee, its successors and assigns, a perpetual easement under, over and upon a portion of the servient estate, a legal description of which is attached hereto as Exhibit "B" and incorporated by reference herein, (hereinafter "the easement area")

GRANTEE may use the easement area for and in consideration of the mutual covenants each to the other running and one dollar and other good and valuable considerations, the part of the first part do hereby grant unto the party of the second part, its successors and assigns, full and free right and authority to construct, maintain, repair, install, and rebuild water and/or sanitary sewerage facilities on and do hereby grant a perpetual easement in, over, under, though, upon and/or across the above described lands for said purposes.

GRANTEE'S right to utilize the Easement area shall be exclusive to the extent that GRANTOR shall grant no easement or license, nor make any covenants, having the effect of permitting use of the Easement area by one other than GRANTEE, except GRANTOR may furnish an easement to other utilities that cross this easement at right angles and provided, further, that any such easements do not interfere with the easement granted herein. Notwithstanding the forgoing, in no event shall these restrictions apply to existing easements of easements that predate this easement dedication.

GRANTOR may, for its own purposes, utilize the Easement area and shall retain a right of free ingress and egress under, over and upon the Easement area; provided that, in no event, shall any of the rights herein reserved to GRANTOR impede the easement herein granted of the exercise of the rights of use there under.

The provision of the easement shall be binding on the GRANTOR its successors and assigns as a covenant running with and binding upon the Easement area.

This easement shall not be released or amended without the express written consent of the GRANTEE as evidenced by a document signed with the same formalities as this document.

GRANTEE shall record this document in the Public Records of Broward County, Florida.

IN WITNESS WHEREOF, Grantor has hereunto set this hand and seal on the day and year first above written.

Signed, sealed and

Delivered in the presence of:

(GRANTOR)

Sarah Slagch

Witness

Andy M

Witness

IVT Westfork Plaza Pembroke Pines, LLC, a Delaware limited liability company
By: IVT OP Limited Partnership, a Delaware limited partnership, its sole member
By: IVT OP GP, LLC, a Delaware limited liability company, its general partner
By: InvenTrust Properties Corp., a Maryland corporation, its sole member

By: Christy L. David
Its: Sr. Vice President & Secretary

STATE OF ~~FLORIDA~~ ILLINOIS
COUNTY OF ~~BROWARD~~ DUPAGE

I HEREBY CERTIFY that on this day, before me, an Officer duly authorized in the State aforesaid and in the county aforesaid to take acknowledgements, personally appeared Christy L. David
Known to be the person described in and who executed the foregoing instrument and She
Acknowledged before me that She executed the same.

WITNESS My hand and official seal at ~~Broward County, Florida~~, this 4th day of May, 20 18.
My Commission Expires:



EXHIBIT "A"

LEGAL DESCRIPTION OF SERVIENT ESTATE

PARCEL 1 – FEE ESTATE:

Parcel A of WESTFORK COMMERCIAL PLAT, according to the Plat thereof, recorded in Plat Book 160, Page 14 of the Public Records of Broward County, Florida.

Said lands lying, situated and being in Broward County, Florida.

LESS AND EXCEPT THEREFROM THE FOLLOWING LANDS:

A portion of Parcel "A" of WESTFORK COMMERCIAL PLAT, according to the Plat thereof, as recorded in Plat Book 160, Page 14, of the Public Records of Broward County, Florida, said portion being more particularly described as follows:

COMMENCE at the Southerly most Southwest corner of said Parcel "A"; thence along the South line of said Parcel "A" North 89 degrees 39' 59" East 349.23 feet; thence continue along the South line of said Parcel "A" North 89 degrees 25' 02" East 35.73 feet to the POINT OF BEGINNING; thence North 54 degrees 56' 21" West 68.79 feet; thence North 00 degree 20' 01" West 230.68 feet; thence North 89 degrees 25' 02" East 256.73 feet; thence South 00 degree 34' 58" East 270.76 feet to the South line of said Parcel "A"; thence along the South line of said Parcel "A" South 89 degrees 25' 02" West 201.83 feet to the POINT OF BEGINNING.

Bearings are based on a Plat bearing South 89 degrees 25' 02" West along the South line of Parcel "A".

Said lands situate, lying and being in Broward County, Florida.

AND LESS AND EXCEPT:

A portion of Parcel "A" of WESTFORK COMMERCIAL PLAT, according to the Plat thereof, as recorded in Plat Book 160, Page 14, of the Public Records of Broward County, Florida, and being more particularly described as follows:

COMMENCE at the West quarter (W 1/4) corner of Section 16, Township 51 South, Range 40 East, as shown on said plat; thence along the South line of the North one-half (N 1/2) of said Section 16, North 89 degrees 25' 02" East 1064.15 feet; thence North 00 degree 34' 58" West 100.00 feet to the POINT OF BEGINNING lying on the South line of said Parcel "A"; thence continue North 00 degrees 34' 58" West 236.00 feet; thence North 89 degrees 25' 02" East 199.67 feet to a point of curvature of a 30.00 foot radius curve concave to the Southwest; thence Southeasterly along said curve through a central angle of 90 degrees 00' 00" an arc distance of 47.12 feet; thence South 00 degree 34' 58" East 206.00 feet to the South line of said Parcel "A"; thence along said South line South 89 degrees 25' 02" West 229.67 feet to the POINT OF BEGINNING.

Said lands situate, lying and being in Broward County, Florida.

AND LESS AND EXCEPT:

A portion of Parcel "A" of WESTFORK COMMERCIAL PLAT, according to the Plat thereof, as recorded in Plat Book 160, Page 14 of the Public Records of Broward County, Florida, said portion being more particularly described as follows:

BEGIN at the Southernmost of the Southwest corners of said Parcel "A"; thence along the Westerly line of said Parcel "A" for the following four (4) courses: (1) North 45 degrees 20' 01" West (Plat bearing 49.50 feet; (2) North 00 degree 20' 01" West 100.78 feet; (3) North 06 degrees 30' 35" East 100.72 feet; (4) North 00 degree 20' 01" West 47.33 feet; thence North 89 degrees 40' 00" East 289.11 feet to a point on a 38.00 foot radius non-tangent curve concave to the Southwest whose radius point bears South 28 degrees 12' 11" West; thence Southeasterly along said curve through a central angle of 61 degrees 27' 48" an arc distance of 40.76 to a point of tangency; thence South 00 degree 20' 01" East 128.60 feet to a point of curvature of 250.00 foot radius curve concave to the East; thence along said curve through a central angle of 13 degrees 36' 02" an arc distance of 59.34 feet to a point of non-tangency; thence South 00 degrees 20' 01" East 62.35 feet to a point on the South line of said Parcel "A"; thence along the said South line South 89 degrees 39' 59" West 292.96 feet to the POINT OF BEGINNING.

Said lands situate, lying and being in Broward County, Florida.

AND LESS AND EXCEPT:

A portion of Parcel "A" of WESTFORK COMMERCIAL PLAT, according to the Plat thereof, as recorded in Plat Book 160, Page 14, of the Public Records of Broward County, Florida, said portion being more particularly described as follows:

COMMENCE at the West quarter corner of Section 16, Township 51 South, Range 40 East; thence on a Grid North bearing of North 01 degree 46' 13" West (based on said Plat) 100.03 feet to the South boundary of said Parcel "A"; thence along said boundary North 89 degrees 39' 59" East 2.29 feet to an angle point in said boundary; thence along said boundary North 89 degrees 25' 02" East 540.66 feet to the POINT OF BEGINNING; thence North 00 degree 34' 58" West 72.12 feet to a point of curvature of a 138.50 foot radius curve concave to the East; thence Northerly along said curve through a central angle of 35 degrees 48' 23" an arc distance of 86.55 feet to a point of tangency; thence North 35 degrees 13' 25" East 86.80 feet to a point of curvature of a 30.00 foot radius curve concave to the Southeast; thence Northeasterly along said curve through a central angle of 54 degrees 11' 37" an arc distance of 28.38 feet to a point of tangency; thence North 89 degrees 25' 02" East 122.20 feet; thence South 00 degrees 34' 58" East 236.00 feet to the South boundary of said Parcel "A"; thence along said boundary South 89 degrees 25' 02" West 223.49 feet to the POINT OF BEGINNING.

Basis of bearing is South 89 degrees 25' 02" West along the South line of said plat.

AND LESS AND EXCEPT:

A portion of Parcel "A" of WESTFORK COMMERCIAL PLAT, according to the Plat thereof, as recorded in Plat Book 160, Page 14 of the Public Records of Broward County, Florida, said portion being more particularly described as follows:

COMMENCE at the Southernmost Southwest corner of said Parcel "A"; thence along the South boundary of said Parcel "A" on a grid North bearing of North 89 degrees 39' 59" East (based on said plat) 349.23 feet to an angle point in said boundary; thence continue along said boundary, North 89 degrees 25' 02" East 237.56 feet to the POINT OF BEGINNING; thence North 00 degree 34' 58" West 282.28 feet; thence North 89 degrees 40' 00" East 64.74 feet to a point of curvature of a 302.75 foot radius curve concave to the South; thence Easterly along said curve through a central angle of 11 degrees 15' 46"; an arc distance of 59.51 feet to a point of tangency; thence South 79 degrees 04' 14" East 149.09 feet to a point of curvature of a 33.00 foot radius curve concave to the Southwest; thence Southeasterly and Easterly and Southwesterly along said curve through a central angle of 116 degrees 37' 05" an arc distance of 67.17 feet to a point of reverse curvature of a 196.50 foot radius curve concave to the North; thence Easterly along said curve through a central angle of 38 degrees 07' 49" an arc distance of 130.77 feet to a point of tangency; thence South 00 degree 34' 58" East 72.12 feet to the South boundary of said Parcel "A"; thence along said South boundary, South 89 degrees 25' 02" West 245.10 feet to the POINT OF BEGINNING.

Said lands situate, lying and being in Broward County, Florida.

AND LESS AND EXCEPT:

A portion of Parcel "A," WESTFORK COMMERCIAL PLAT, according to the plat thereof as recorded in Plat Book 160, Page 14, of the Public Records of Broward County, Florida, being described as follows.

Commence at the Southwest corner of said WESTFORK COMMERCIAL PLAT; thence North 00 degrees 20' 01" West, along the West line of said plat, a distance of 135.78 feet; thence North 06 degrees 30' 35" East, a distance of 100.72 feet; thence North 00 degrees 20' 01" West, a distance of 64.22 feet to a point of curvature of a curve concave to the East; thence Northerly and Northeasterly along said curve having a radius of 1733.00 feet, a central angle of 00 degrees 42' 07", for an arc distance of 21.23 feet to the POINT OF BEGINNING; thence continue along said curve a central angle of 19 degrees 22' 59", for an arc distance of 586.27 feet to a point on a non-tangent line; thence North 89 degrees 58' 51" East, a distance of 276.22 feet; thence North 84 degrees 07' 21" East, a distance of 137.19 feet; thence North 89 degrees 19' 59" East, a distance of 101.63 feet to a point of curvature of a curve concave to the southwest; thence Easterly, Southeasterly and Southerly along said curve having a radius of 150.00 feet a central angle of 70 degrees 45' 03", for an arc distance of 185.22 feet to a point of reverse curvature of a curve concave to the Northeast; thence Southerly and Southeasterly along said curve having a radius of 968.00 feet, a central angle of 13 degrees 10' 27", for an arc distance of 221.57 feet to a point of reverse

curvature of a curve concave to the Southwest; thence Southeasterly and Southerly along said curve having a radius of 575.00 feet, a central angle of 31 degrees 30' 54", for an arc distance of 316.27 feet to a point of compound curvature of a curve concave to the Northwest; thence Southerly, Southwesterly and Westerly along said curve having a radius of 31.43 feet, a central angle of 102 degrees 17' 47", for an arc distance of 56.17 feet to a point tangency; thence North 79 degrees 11' 02" West, a distance of 133.96 feet to a point of curvature of a curve concave to the South; thence Westerly along the arc of said curve having a radius of 250.00 feet, having a central angle of 11 degrees 12' 30", for an arc distance of 48.91 feet to a point of tangency; thence South 89 degrees 36' 27" West a distance of 351.09 feet; thence North 87 degrees 47' 42" West, a distance of 131.65 feet; thence North 83 degrees 39' 26" West, a distance of 48.03 feet; thence North 89 degrees 57' 58" West, a distance of 203.25 feet to the POINT OF BEGINNING.

AND LESS AND EXCEPT:

A portion of Parcel "A," WESTFORK COMMERCIAL PLAT, according to the plat thereof as recorded in Plat Book 160, Page 14, of the Public Records of Broward County, Florida being described as follows:

Commence at the Southwest corner of said WESTFORK COMMERCIAL PLAT; thence North 00 degrees 20' 01" West, along the West line of said plat, a distance of 135.78 feet; thence North 06 degrees 30' 35" East, a distance of 100.72 feet; thence North 00 degrees 20' 01" West, a distance of 64.22 feet to a point of curvature of a curve concave to the East; thence Northerly and Northeasterly along said curve having a radius of 1733.00 feet a central angle of 00 degrees 42' 07", for an arc distance of 21.23 feet; thence continue along said curve a central angle of 19 degrees 22' 59", for an arc distance of 586.27 feet; thence continue along said curve a central angle of 02 degrees 45' 50", for an arc distance of 83.60 feet to the POINT OF BEGINNING; thence continue along said curve a central angle of 00 degrees 09' 05", for an arc distance of 4.58 feet; thence North 67 degrees 20' 00" West, along a line radial to the last and Next described curves, a distance of 12.00 feet to a point on curve concave to the East; thence Northeasterly along said curve having a radius of 1745.00 feet, a central angle of 5 degrees 59' 08", for an arc distance of 182.30 feet; thence South 76 degrees 43' 34" East, non-radial to the last described curve, a distance of 161.27 feet; thence South 00 degrees 00' 00" West, a distance 173.12 feet to a point of curvature of a curve concave to the North, having a radial bearing of North 03 degrees 17' 57" West; thence Westerly along said curve having a radius of 400.00 feet, a central angle of 16 degrees 54' 23", for an arc distance of 118.03 feet to a point of tangency; thence North 76 degrees 23' 34" West, a distance of 112.58 feet to the POINT OF BEGINNING. Said land situate, lying and being in Broward County, Florida. Basis of bearings is South 89 degrees 39' 58" West along South line of N 1/2 of Section 17, Township 51 South, Range 40 East on said plat.

DESCRIPTION : (UTILITY EASEMENT)

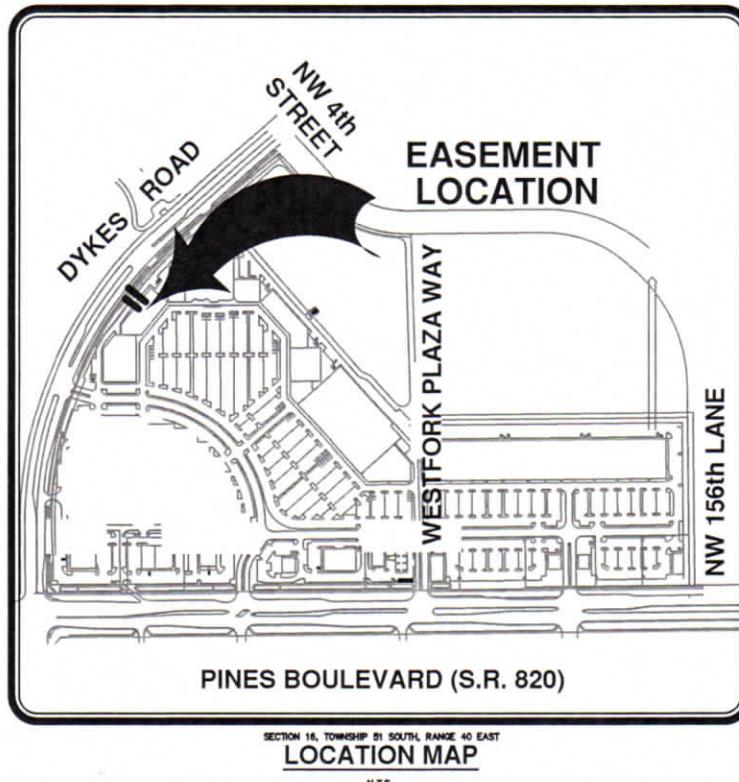
A PORTION OF PARCEL A OF "WESTFORK COMMERCIAL PLAT" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 160, PAGE 14 OF THE PUBLIC RECORDS OF BROWARD COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHERNMOST NORTHWEST CORNER OF SAID PARCEL A; THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID PARCEL A THE FOLLOWING FIVE (5) COURSES: (1) SOUTH 48°08'37" WEST 185.08 FEET; (2) SOUTH 54°59'04" WEST 100.75 FEET; (3) SOUTH 48°08'37" WEST 85.05 FEET; (4) SOUTH 41°51'23" EAST 12.00 FEET; (5) SOUTH 48°08'37" WEST 227.99 FEET; THENCE SOUTH 41°51'23" EAST 27.40 FEET TO POINT OF BEGINNING #1; THENCE SOUTH 40°36'10" EAST 54.93 FEET; THENCE SOUTH 49°23'04" WEST 15.00 FEET; THENCE NORTH 40°36'10" WEST 52.27 FEET TO THE POINT HEREINAFTER REFERRED TO AS A REFERENCE POINT A; THENCE NORTH 39°19'55" EAST 15.23 FEET TO POINT OF BEGINNING #1.

TOGETHER WITH:

COMMENCE AT THE AFORESAID REFERENCE POINT A; THENCE SOUTH 39°19'55" WEST 18.01 FEET TO THE POINT OF BEGINNING #2; THENCE SOUTH 43°23'48" EAST 55.09 FEET; THENCE SOUTH 46°36'12" WEST 15.00 FEET; THENCE NORTH 43°23'48" WEST 53.13 FEET; THENCE NORTH 39°19'55" EAST 15.12 FEET TO THE POINT OF BEGINNING #2.

SAID LANDS SITUATE, LYING, AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA.



SEE SHEET 2 OF 2 FOR SKETCH

SKETCH & DESCRIPTION

THIS SKETCH DOES NOT
REPRESENT A BOUNDARY SURVEY

DATE	REVISIONS		

CERTIFIED TO:

WESTFORK PLAZA

I HEREBY CERTIFY THAT THIS SKETCH MEETS STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
DATED THIS 12th DAY OF MARCH 2018 A.D.

MILLER LEGG
South Florida Office: 5747 N. Andrews Way
Ft. Lauderdale, Florida 33309-2364
954-436-7000 • Fax: 954-436-8664
www.millerlegg.com

KAREN A. LYNCH
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTRATION No. 5837
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
CERTIFICATE OF AUTHORIZATION: LB6680

PROJECT NO.

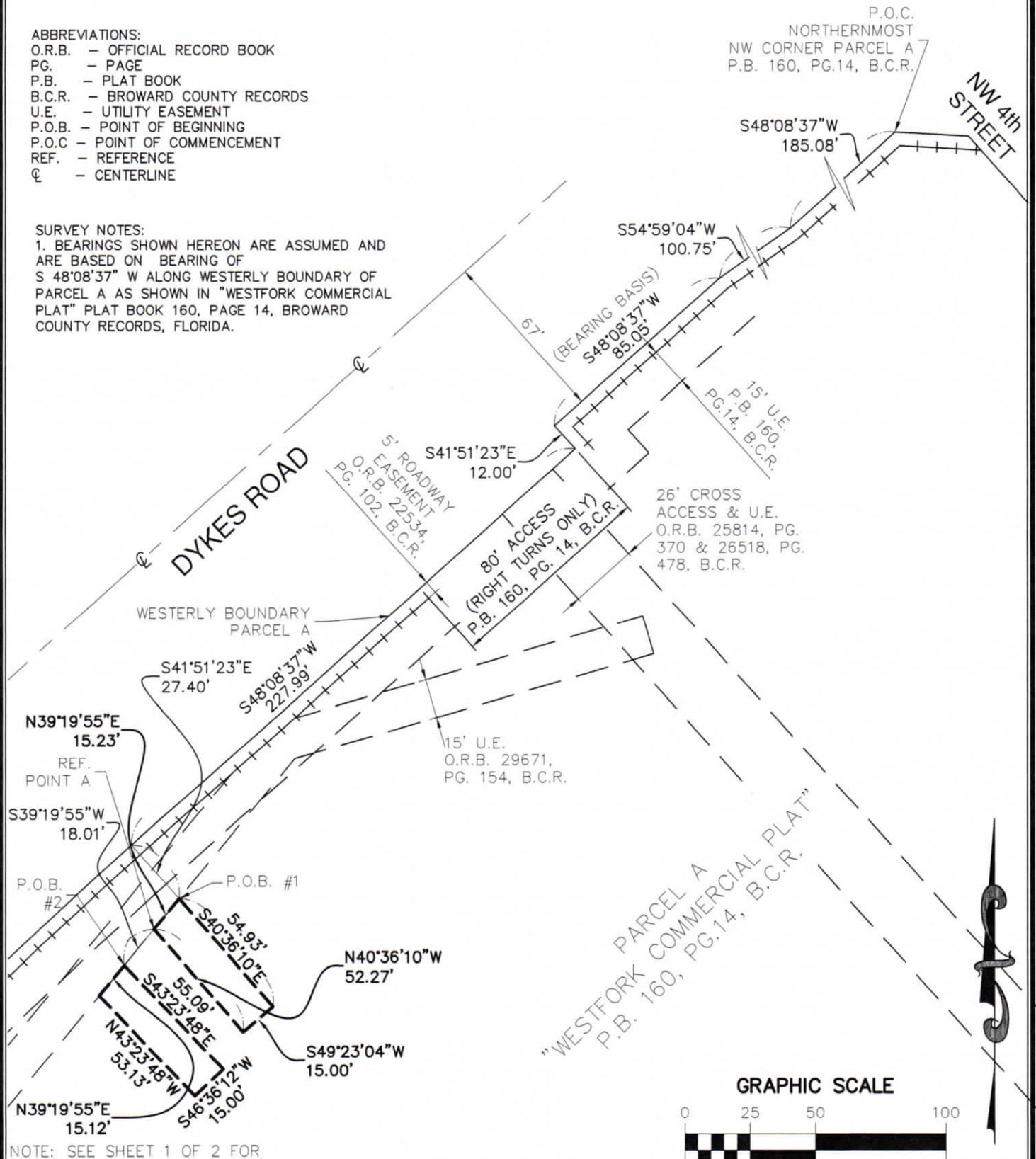
FILE NO.

16-00063

SH-1

ABBREVIATIONS:
 O.R.B. - OFFICIAL RECORD BOOK
 PG. - PAGE
 P.B. - PLAT BOOK
 B.C.R. - BROWARD COUNTY RECORDS
 U.E. - UTILITY EASEMENT
 P.O.B. - POINT OF BEGINNING
 P.O.C - POINT OF COMMENCEMENT
 REF. - REFERENCE
 C - CENTERLINE

SURVEY NOTES:
 1. BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED ON BEARING OF
 S 48°08'37" W ALONG WESTERLY BOUNDARY OF
 PARCEL A AS SHOWN IN "WESTFORK COMMERCIAL
 PLAT" PLAT BOOK 160, PAGE 14, BROWARD
 COUNTY RECORDS, FLORIDA.



NOTE: SEE SHEET 1 OF 2 FOR
 DESCRIPTION

MILLER LEGG
 South Florida Office: 5747 N. Andrews Way
 Ft. Lauderdale, Florida - 33309-2354
 954-436-7000 - Fax: 954-436-8664
www.millerlegg.com

Certificate of Authorization L.B. 6680

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

SKETCH & DESCRIPTION

PROJECT NO.

16-00063

FILE NO.

SH-2