

Prepared by and return to:
Matt E Bales, Jr.
Attorney at Law
Bales & Bales, P.A.
4000 Ponce de Leon Blvd., Suite 470
Coral Gables, FL 33146
305-777-0411

Parcel Identification No. 513913-14-0012

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City of Pembroke Pines

EASEMENT DEDICATION

On this 5th day of January, 2017, Aldi (Florida) LLC, a Florida limited liability company, having an address at 1171 N. State Road 7, Royal Palm Beach, Florida 33411 (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, Pembroke Pines, 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, 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 party of the first part does 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 does

hereby grant a perpetual easement in, over, under, through, 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.

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 or the exercise of the rights of use there under.

Grantor grants to Grantee, a perpetual non-exclusive easement upon the servient estate whereby Grantee shall have reasonable access necessary to fully exercise Grantee's rights within the easement area.

The provision of the easement shall be binding on the parties hereto and their respective successors and assigns as a covenant running with and binding upon the servient estate.

The easement shall not be released or amended without 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.

This instrument contains the entire agreement between the parties relating to the rights granted and the obligations assumed pursuant to this instrument. Any oral representations or modifications concerning this instrument, shall be of no force and effect, excepting a subsequent modification reduced to writing, signed by the party to be charged therewith.

CAK

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

Signed, sealed and

delivered in the presence of:

ALDI (FLORIDA) LLC, a Florida limited liability company

By: Aldi Inc. (Pennsylvania), a Pennsylvania corporation, its sole member

By: [Signature]
Name: Christopher L. Hewitt
Title: Vice President

[Signature]
Witness Name: Jacob Ford
[Signature]
Witness Name: Eric Perriello

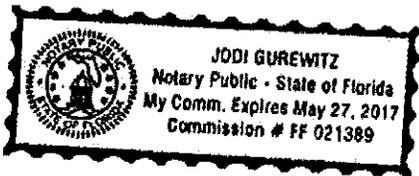
State of Florida
County of Palm Beach

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 Christopher Hewitt to me known to be the person described in and who executed the foregoing instrument and he/she acknowledged before me that he/she executed the same.

5th WITNESS my hand and official seal at 1171 N. State Road 7, Palm Beach County, Florida, this day of January, 2017.

[Notary Seal]

[Signature]
Notary Public
Printed Name: Jodi Gurewitz
My Commission Expires: May 27, 2017



[Handwritten initials]

EXHIBIT "A"

LEGAL DESCRIPTION

A portion of Tract "A" PINES 184 PLAT, according to the Plat thereof, as recorded in Plat Book 176, page 106, of the public records of Broward County, Florida, described as follows:

COMMENCE at the northwest corner of said Tract "A"; thence S01 degrees 47'05"E along the west line of said Tract "A", a distance of 328.77 feet to the POINT OF BEGINNING; thence N88 degrees 12'55"E, 327.74 feet to the east line of said Tract "A" thence S 01 degrees 46'54"E along said east line, also being the west right of way line of SW 184th Avenue, a distance of 231.90 feet; thence S 88degrees 12'55"W, 327.73 feet; thence N 01 degrees 47'05"W along the west line of said Tract "A", a distance of 231.90 feet to the POINT OF BEGINNING.

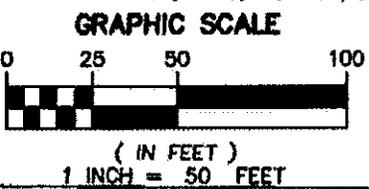
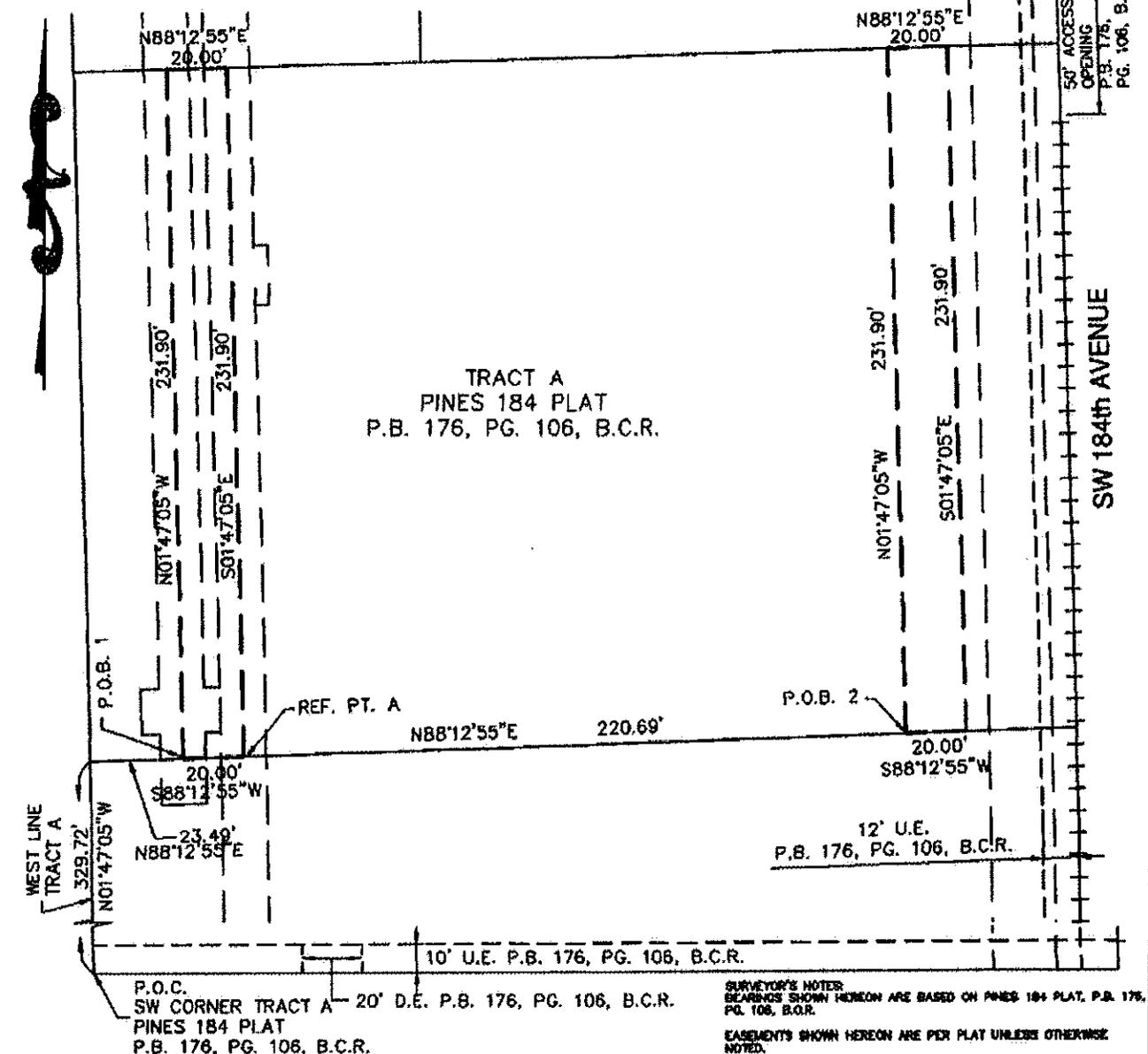
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EXHIBIT "B"

[SEE ATTACHED LEGAL DESCRIPTION AND SKETCHES]

CJK

DESCRIPTION : (20' DRAINAGE EASEMENT)
 A PORTION OF TRACT A PINES 184 PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 176, PAGE 106 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT A; THENCE ALONG WEST LINE OF SAID TRACT A NORTH 01°47'05" WEST 329.72 FEET; THENCE NORTH 88°12'55" EAST 31.00 FEET TO POINT OF BEGINNING NUMBER 1; THENCE NORTH 01°47'05" WEST 231.90 FEET; THENCE NORTH 88°12'55" EAST 20.00 FEET; THENCE SOUTH 01°47'05" EAST 231.90 FEET TO THE POINT HEREINAFTER REFERRED TO AS A REFERENCE POINT A; THENCE SOUTH 88°12'55" WEST 20.00 FEET TO POINT OF BEGINNING NUMBER 1;
 TOGETHER WITH:
 COMMENCE AT THE AFOREMENTIONED REFERENCE POINT A; THENCE NORTH 88°12'55" EAST 220.69 FEET TO POINT OF BEGINNING NUMBER 2; THENCE NORTH 01°47'05" WEST 231.90 FEET; THENCE NORTH 88°12'55" EAST 20.00 FEET; THENCE SOUTH 01°47'05" EAST 231.90 FEET; THENCE SOUTH 88°12'55" WEST 20.00 FEET TO POINT OF BEGINNING NUMBER 2.
 SAID LANDS SITUATE, LYING, AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA.



CERTIFIED TO:
 ALDI FLORIDA LLC.
 I HEREBY CERTIFY THAT THIS SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES (DOACS) BY CHAPTER 5A-17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES.
 DATED THIS 7th DAY OF JANUARY 2018.

KAREN A. LYNCH
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA REGISTRATION NO. 8837
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SURVEYOR'S NOTES:
 BEARINGS SHOWN HEREON ARE BASED ON PINES 184 PLAT, P.B. 176, PG. 106, B.C.R.

EASEMENTS SHOWN HEREON ARE PER PLAT UNLESS OTHERWISE NOTED.

THERE IS A NON-VEHICULAR ACCESS LINE ALONG THE EAST BOUNDARY OF TRACT A

ABBREVIATIONS:
 P.O.C. = POINT OF COMMENCEMENT
 P.O.B. = POINT OF BEGINNING
 P.B. = PLAT BOOK
 PG = PAGE
 D.C.R. = DADE COUNTY RECORDS
 B.C.R. = BROWARD COUNTY RECORDS
 U.E. = UTILITY EASEMENT
 O.R.B. = OFFICIAL RECORDS BOOK
 REF. = REFERENCE
 D.E. = DRAINAGE EASEMENT

LYNCH SURVEYING AND MAPPING
 2431 Largo Drive
 Miramar, Florida 33023
 754-243-3832
 CERTIFICATE OF AUTHORIZATION NO. 8008

DESCRIPTION: (UTILITY EASEMENT)

A PORTION OF TRACT A OF PINES 84 PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 176, PAGE 106 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT A; THENCE ALONG THE WEST LINE OF SAID TRACT A, NORTH 01°47'05" WEST 329.72 FEET; THENCE NORTH 88°12'55" EAST 23.49 FEET TO POINT OF BEGINNING NUMBER 1; THENCE NORTH 01°46'54" WEST 8.34 FEET; THENCE SOUTH 88°13'06" WEST 8.28 FEET; THENCE NORTH 01°47'05" WEST 15.00 FEET TO A POINT HEREINAFTER REFERRED TO AS REFERENCE POINT 'A'; THENCE NORTH 88°13'06" EAST 8.28 FEET; THENCE NORTH 01°46'54" WEST 208.56 FEET; THENCE NORTH 88°12'55" EAST 15.00 FEET; THENCE SOUTH 01°46'54" EAST 208.56 FEET; THENCE NORTH 88°13'06" EAST 5.01 FEET; THENCE SOUTH 01°47'05" EAST 15.00 FEET; THENCE SOUTH 88°13'06" WEST 5.01 FEET; THENCE SOUTH 01°46'54" EAST 8.34 FEET; THENCE SOUTH 88°12'55" WEST 15.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED PORTION OF SAID TRACT A:

COMMENCE AT THE AFORESAID REFERENCE POINT A; THENCE NORTH 88°12'55" EAST 5.00 FEET TO POINT OF BEGINNING NUMBER 2; THENCE NORTH 88°12'55" EAST 15.00 FEET; THENCE SOUTH 01°47'05" EAST 59.96 FEET; THENCE NORTH 88°13'06" EAST 4.55 FEET; THENCE SOUTH 01°47'05" EAST 20.05 FEET; THENCE SOUTH 88°13'06" WEST 4.55 FEET; THENCE SOUTH 01°47'05" EAST 151.89 FEET TO A POINT HEREINAFTER REFERRED TO AS REFERENCE POINT B; THENCE SOUTH 88°12'55" WEST 15.00 FEET; THENCE NORTH 01°47'05" WEST 231.90 FEET TO POINT OF BEGINNING NUMBER 2;

TOGETHER WITH THE FOLLOWING DESCRIBED PORTION OF SAID TRACT A:

COMMENCE AT THE AFORESAID REFERENCE POINT B; THENCE NORTH 88°12'55" EAST 241.02 FEET TO POINT OF BEGINNING NUMBER 3; THENCE NORTH 01°48'54" WEST 231.90 FEET; THENCE NORTH 88°12'47" EAST 20.00 FEET; THENCE SOUTH 01°46'54" EAST 231.90 FEET; THENCE SOUTH 88°12'55" WEST 20.00 FEET TO POINT OF BEGINNING NUMBER 3.

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

LYNCH SURVEYING AND MAPPING

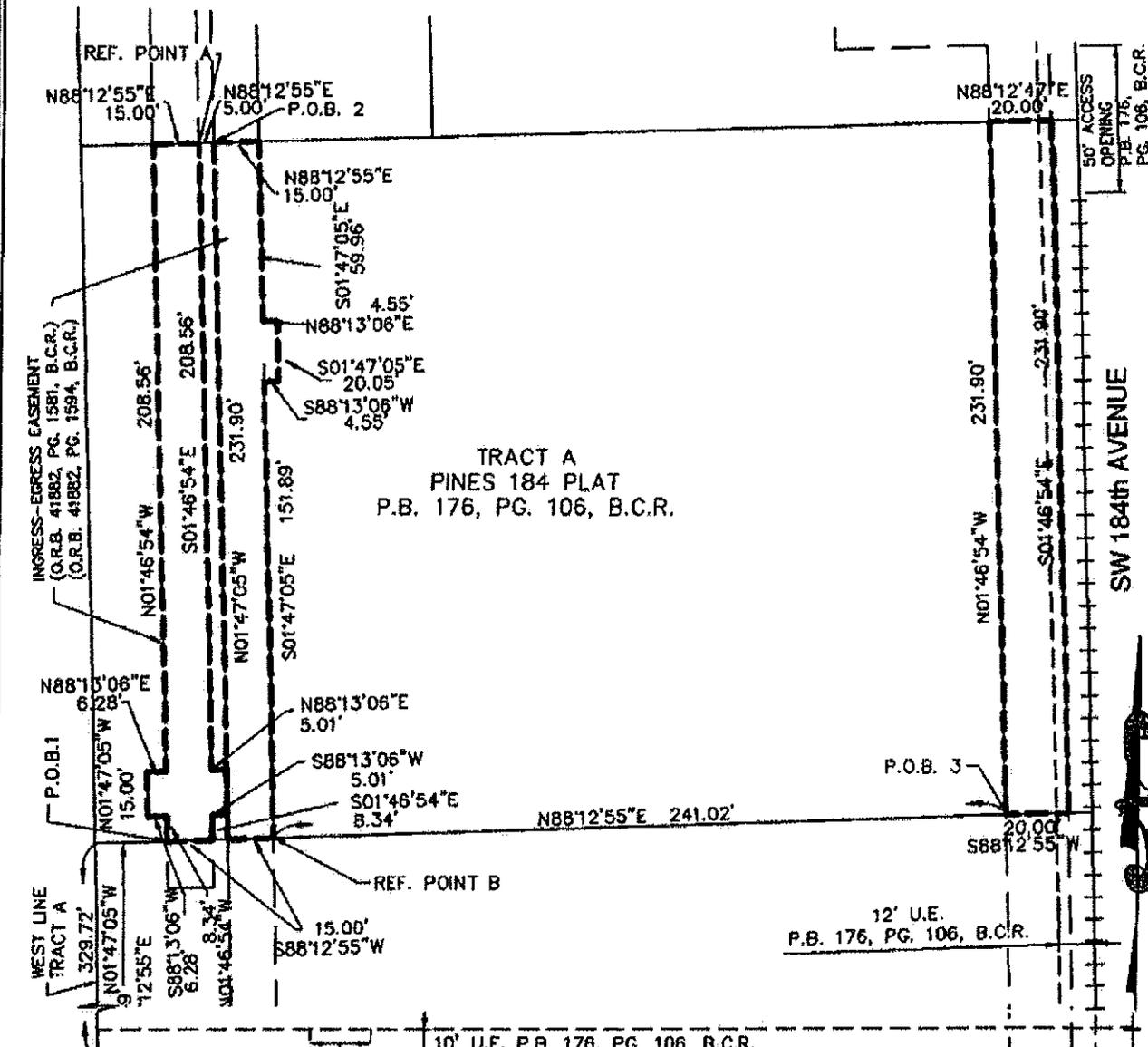
2431 Largo Drive
Miramar, Florida 33023
754-245-3632

CERTIFICATE OF AUTHORIZATION NO. 8008

SKETCH & DESCRIPTION

PROJECT
PINES CROSSING

WML/KL



INGRESS-EGRESS EASEMENT
(O.R.B. 41882, PG. 1581, B.C.R.)
(O.R.B. 41882, PG. 1594, B.C.R.)

TRACT A
PINES 184 PLAT
P.B. 176, PG. 106, B.C.R.

50' ACCESS
OPENING
P.B. 176,
PG. 106, B.C.R.

WEST LINE
TRACT A

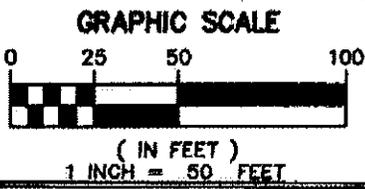
P.O.C.
SW CORNER TRACT A
PINES 184 PLAT
P.B. 176, PG. 106, B.C.R.

12' U.E.
P.B. 176, PG. 106, B.C.R.

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DATED THIS 7th DAY OF JANUARY 2018.

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