

Prepared by and return to:  
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PIN # 5039 35 13 0010

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**PUBLIC RIGHT-OF-WAY DEED**

THIS INDENTURE made this 13<sup>th</sup> day of July, 2018, between CA Miami 20700 GR LLC, a Delaware limited liability company, (hereinafter the "Grantor"), with a mailing address of 3000 Olympic Blvd., Suite 2120, Santa Monica, CA 90404, and the **CITY OF PEMBROKE PINES, FLORIDA**, a Florida municipal corporation, (hereinafter the "Grantee"), with a mailing address of 601 City Center Way, Pembroke Pines, Florida 33025.

W I T N E S S E T H:

That Grantor, for and in consideration of the mutual promises herein contained and other good and valuable consideration, does hereby grant, remise, release, quit claim and convey unto the Grantee, its successors and assigns, all right, title, interest, claim and demand which the party of the first part has in and to the following-described land, situate, lying and being in the County of Broward, State of Florida, to-wit:

Land Description:

The South 10 feet of Parcel A, FRANKLIN ACADEMY 6-12, according to the plat thereof, as recorded in Plat Book 181, Pages 189-193, of the Public Records of Broward County, Florida.

The land described above is shown on the Sketch and Description attached hereto as Exhibit A.

This Deed is made for the purpose of giving and granting to the Grantee, its successors and assigns, a right-of-way and easement in and to said lands for public roadway, street, and public utility purposes and the maintenance thereof.

That this right-of-way shall be subject only to those easements, restrictions, and reservation of record. The Grantor agrees to provide for the release of any and all mortgages or liens encumbering this right-of-way.

The Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever claimed by, through or under it, that it has good right and lawful authority to grant the above-described right-of-way and that the same is unencumbered. Where the context of this Right-of-Way Deed allows or permits, the same shall include the successors or assigns of the parties.

TO HAVE AND TO HOLD THE SAME, together with all and singular the appurtenances thereto belonging or in anywise incident or appertaining, and all the estate, right, title, interest, and claim whatsoever of the said party of the first part, in law or in equity to the only proper use, benefit, and behalf of the Grantee, its successors and assigns.

IN WITNESS WHEREOF, said Grantor has hereunto set its hand and seal the date first above written.

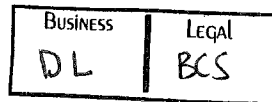
Signed, sealed and delivered  
in our presence:

CA Miami 20700 GR LLC,  
a Delaware limited liability company

Rg  
Roshan Sonthalia  
(Print or Type Name)

By: [Signature]  
Bari Sherman, Vice President

[Signature]  
Lynne Lovasco  
(Print or Type Name)



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Los Angeles )

On July 13, 2018, before me, Elizabeth Valera Notary Public, personally appeared Bari Cooper Sherman who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument, the person or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Elizabeth Valera (Seal)

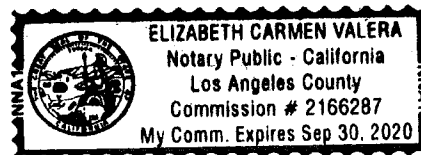


Exhibit A

Sketch and Description

See attached

