

This instrument was prepared without
an opinion of title and after recording return to:

Matthew L. Grabinski, Esq.
Coleman, Yovanovich & Koester, P.A.
4001 Tamiami Trail North, Suite 300
Naples, Florida 34103
(239) 435-3535

(space above this line for recording data)

ACCESS EASEMENT AGREEMENT

THIS ACCESS EASEMENT AGREEMENT (this "**Easement**") is made and executed this ____ day of _____, 2025 by and among **STRADA CC DEVELOPMENT, LLC**, a Florida limited liability company, having an address at 1860 SW Fountainview Boulevard, Suite 200, #91, Port St. Lucie, FL 34986 ("**Strada**") and **JAMES'S PLACE, LLC**, a Massachusetts limited liability company, having an address at 265 Newbury Street, Peabody, MA 01960 ("**James's Place**") and **SELF STORAGE COCONUT CREEK PARKWAY COCONUT CREEK, LLC**, a Florida limited liability company, having an address at 1801 S Federal Highway, Boca Raton, FL 33432 ("**Self-Storage**") (Self-Storage and James's Place and Strada referred to collectively as, the "**Grantor**") and **CITY OF MARGATE**, a Florida municipal corporation, having an address at 5790 Margate Blvd, Margate, Florida 33063 ("**Grantee**").

RECITALS

WHEREAS, Strada and James's Place own certain real property located in Broward County, Florida, as more particularly described in Exhibit "A" attached hereto and by this reference made a part hereof (the "**Grantor Property**"). Grantor wishes to grant Grantee a perpetual easement for access over, across and upon certain portions of Grantors' Property (the "**Access Easement Area**"), attached hereto and more particularly described in "Exhibit B", subject to the terms and conditions specified herein.

NOW, THEREFORE, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration paid by Grantee, the receipt and sufficiency whereof are hereby acknowledged, Grantor provides as follows:

1. **Recitals.** The foregoing recitals are true and correct and are incorporated herein by reference.
2. **Grant of Easement.** Grantor hereby gives, grants, and conveys unto Grantee a perpetual, non-exclusive easement, to enter upon, over, and across the Access Easement Area for the purpose of ingress and egress to and from the Public Water Utility Easement.
3. **Running of Benefits and Burdens.** The obligations created hereunder shall burden the Access Easement Area and shall be binding upon any and all subsequent owners thereof.
4. **Indemnification.** The Grantor agrees to indemnify, defend, and hold the Grantee harmless from any and all damages, claims, or injuries caused by the actions of the Grantor or the Grantee, its employees, officials, representatives, and contractors, to the primary structures located on Grantor's Property, to Grantor's Property, to any real or personal property owned by third-parties located on Grantor's Property, or to any individuals on Grantor's Property as a result of Grantee's use of the Access Easement for any purpose whatsoever. The Grantor's obligation to indemnify and hold the Grantee harmless includes any and all court costs and reasonable attorney's fees and paralegal expenses incurred at both the trial and appellate levels.

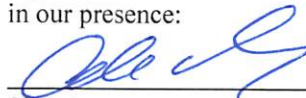
Nothing herein shall constitute a waiver of the Grantee's entitlement to sovereign immunity, or to the Grantee's protections pursuant to Section 768.28, Florida Statutes, as may be amended from time to time.

IN WITNESSES WHEREOF, Grantor hereby executes this Easement as of the date first written above.

GRANTOR:

STRADA CC DEVELOPMENT, LLC,
a Florida limited liability company

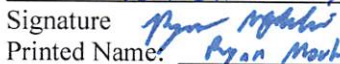
Signed, sealed and delivered
in our presence:



Signature

Printed Name: Andrew Weber

Address: 525 NW Lake Whitney PI
Unit 102
Port St Lucie, FL 34986

Signature 

Printed Name: Ryan Mouhalis

Address: 14230 SW 56th Ter
Port St. Lucie, FL 34987

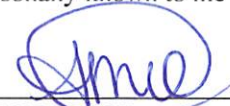
By: 

Name: Evan Mouhalis

Title: Mgr

STATE OF FLORIDA)
) ss.
COUNTY OF St. Lucie)

The foregoing instrument was acknowledged before me, this 1 of August, 2025, by Evan Mouhalis, as a Manager of STRADA CC DEVELOPMENT, LLC, a Florida limited liability corporation, on behalf of the corporation, who is ☒ personally known to me or () has produced _____ as evidence of identification.

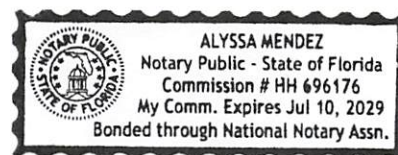


NOTARY PUBLIC

Name: Alyssa Mendez

(Type or Print)

My Commission Expires:



Signed, sealed and delivered
in our presence:

Signature

Printed Name: Evie Mahulis

Address: 9131 SW Pinnacle Pl
Port St Lucie, FL 34987

Signature

Printed Name: Ryan Mahulis

Address: 14030 SW SAFE TER.
Port St. Lucie, FL 34987

STATE OF Florida)
) ss.
COUNTY OF Broward)

The foregoing instrument was acknowledged before me, this 22 of February, 2025, by James R Motzkin, as Manager of JAMES'S PLACE, a Massachusetts limited liability company, on behalf of the corporation, who is (X) personally known to me or () has produced _____ as evidence of identification.

NOTARY PUBLIC

Name: Rayda Lynn Menendez
(Type or Print)

My Commission Expires:



GRANTOR:

SELF STORAGE COCONUT CREEK PARKWAY
COCONUT CREEK, LLC,
a Florida limited liability company

Signed, sealed and delivered
in our presence:

Lauren Edwards
Signature
Printed Name: Lauren Edwards
Address: 1801 S Federal Hwy
Boca Raton, FL 33432

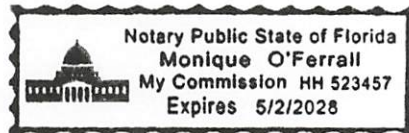
Mark Phinney
Signature
Printed Name: MARK PHINNEY
Address: 1801 S. FED HWY
BOCA RATON, FL 33432

By: Richard M. Stephano
Name: Richard M. STEPHANO
Title: MANAGER

STATE OF FLORIDA)
) ss.
COUNTY OF Palm Beach)

The foregoing instrument was acknowledged before me, this 11 of March, 2025, by Richard M. STEPHANO, as Manager of, as a Manager SELF STORAGE COCONUT CREEK PARKWAY COCONUT CREEK, LLC, a Florida limited liability corporation, on behalf of the corporation, who is (☒) personally known to me or () has produced _____ as evidence of identification.

M. O'Ferrall
NOTARY PUBLIC
Name: Monique O'Ferrall
(Type or Print)
My Commission Expires: May 2, 2028



GRANTEE:

CITY OF MARGATE, FLORIDA,
a Florida municipal corporation

ATTEST:

By: _____
Jennifer M. Johnson, MMC, City Clerk

By: _____
Arlene R. Schwartz, Mayor

Approved as to form and legal sufficiency:

By: _____
David N. Tolces, City Attorney

STATE OF FLORIDA)
) ss.
COUNTY OF BROWARD)

THIS IS TO CERTIFY, that on this _____ day of _____, 2025, before me, an officer duly authorized to take acknowledgements in the State and County aforesaid, personally appear _____ as _____ of CITY OF MARATE, a Florida municipal corporation, who [] is personally known to me or [] produced _____ as identification.

NOTARY PUBLIC
Name: _____
 (Type or Print)
My Commission Expires:

EXHIBIT "A"

Grantor's Property – James's Place, LLC

Certain real property located in Broward County, Florida more particularly described as follows:

A PORTION OF TRACT B OF "THE HALE PLAT" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 137 AT PAGE 16 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT B; THENCE SOUTH 88°52'35" WEST ALONG THE SOUTH LINE OF SAID TRACT B 417.37 FEET; THENCE NORTH 01°07'25" WEST 466.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°52'35" WEST 197.92 FEET; THENCE NORTH 01°07'25" WEST 244.12 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL B; THENCE ALONG SAID NORTH LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) NORTH 88°52'35" EAST 92.11 FEET; 2) SOUTH 87°41'24" EAST 106.00 FEET; THENCE SOUTH 01°07'25" EAST 237.77 FEET TO THE POINT OF BEGINNING;

Grantor's Property – Self Storage Coconut Creek Parkway Coconut Creek, LLC

Certain real property located in Broward County, Florida more particularly described as follows:

A PORTION OF TRACT B OF "THE HALE PLAT" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 137 AT PAGE 16 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT B; THENCE SOUTH 88°52'35" WEST ALONG THE SOUTH LINE OF SAID TRACT B 433.28 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°52'35" WEST ALONG SAID SOUTH LINE 182.01 FEET; THENCE NORTH 01°07'25" WEST 259.00 FEET; THENCE NORTH 88°52'35" EAST 182.01 FEET; THENCE SOUTH 01°07'25" EAST 259.00 FEET TO THE POINT OF BEGINNING;

Grantor's Property – Strada CC Development, LLC

Certain real property located in Broward County, Florida more particularly described as follows:

A PORTION OF TRACT B OF "THE HALE PLAT" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 137 AT PAGE 16 OF THE PUBLIC RECORDS OF

BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT B; THENCE SOUTH 88°52'35" WEST ALONG THE SOUTH LINE OF SAID TRACT B 433.28 FEET; THENCE NORTH 01°07'25" WEST 268.93 FEET; THENCE NORTH 88°52'35" EAST 133.83 FEET; THENCE NORTH 00°36'58" WEST 10.32 FEET; THENCE NORTH 88°52'35" EAST 222.16 FEET; THENCE NORTH 00°36'58" WEST 94.92 FEET; THENCE NORTH 89°23'02" EAST 79.67 FEET TO A POINT ON THE EAST LINE OF SAID TRACT B ; THENCE SOUTH 00°36'58" EAST ALONG SAID EAST LINE 373.47 FEET TO THE POINT OF BEGINNING;

AND TOGETHER WITH:

A PORTION OF TRACT B OF "THE HALE PLAT" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 137 AT PAGE 16 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT B; THENCE SOUTH 88°52'35" WEST ALONG THE SOUTH LINE OF SAID TRACT B 79.68 FEET; THENCE NORTH 00°36'58" WEST 279.26 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°52'35" WEST 222.16 FEET; THENCE NORTH 00°36'58" WEST 96.89 FEET; THENCE NORTH 89°22'59" EAST 222.15 FEET; THENCE SOUTH 00°36'58" EAST 94.92 FEET TO THE POINT OF BEGINNING;

AND TOGETHER WITH:

A PORTION OF TRACT B OF "THE HALE PLAT" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 137 AT PAGE 16 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT B; THENCE SOUTH 88°52'35" WEST ALONG THE SOUTH LINE OF SAID TRACT B 301.84 FEET; THENCE NORTH 00°36'58" WEST 268.94 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°52'35" WEST 133.82 FEET; THENCE SOUTH 01°07'25" EAST 9.93 FEET; THENCE SOUTH 88°52'35" WEST 182.01 FEET; THENCE NORTH 01°07'25" WEST 207.01 FEET; THENCE NORTH 88°52'35" EAST 197.92 FEET; THENCE NORTH 01°07'25" WEST 237.77 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL B; THENCE ALONG SAID NORTH LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) SOUTH 87°41'24" EAST 94.36 FEET; 2) NORTH 88°52'35" EAST 60.06 FEET; THENCE SOUTH 00°36'58" EAST 322.29 FEET; THENCE SOUTH 89°23'02" WEST 32.53 FEET; THENCE SOUTH 00°36'58" EAST 107.21 FEET TO THE POINT OF BEGINNING;

LESS-OUT 1: (4848 BUILDING AT STRADA CONDOMINIUM)

A PORTION OF TRACT B, THE HALE PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 137, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT B; THENCE SOUTH 88 DEGREES 52'35" WEST, ALONG THE SOUTH BOUNDARY OF SAID TRACT B, A DISTANCE OF 615.29 FEET; THENCE NORTH 01 DEGREES 07'25" WEST, A DISTANCE OF 296.25 FEET; THENCE NORTH 88 DEGREES 52'35" EAST, A DISTANCE OF 47.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 07'25" WEST, A DISTANCE OF 132.75 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHERLY AND EASTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00'00", FOR AN ARC DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY; THENCE NORTH 88 DEGREES 52'35" EAST, A DISTANCE OF 90.10 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE EASTERLY AND SOUTHERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 18'16", FOR AN ARC DISTANCE OF 39.40 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WESTERLY; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 89.00 FEET, A CENTRAL ANGLE OF 5 DEGREES 42'30", FOR AN ARC DISTANCE OF 8.87 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 111.00 FEET, A CENTRAL ANGLE OF 6 DEGREES 00'46", FOR AN ARC DISTANCE OF 11.65 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 01 DEGREES 07'25" EAST, A DISTANCE OF 78.54 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 89.00 FEET, A CENTRAL ANGLE OF 9 DEGREES 56'10", FOR AN ARC DISTANCE OF 15.43 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 111.00 FEET, A CENTRAL ANGLE OF 9 DEGREES 33'07", FOR AN ARC DISTANCE OF 18.51 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHERLY AND WESTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89 DEGREES 36'57", FOR AN ARC DISTANCE OF 39.10 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 88 DEGREES 52'35" WEST, A DISTANCE OF 86.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE WESTERLY AND NORTHERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00'00", FOR AN ARC DISTANCE OF 39.27 FEET TO THE POINT OF BEGINNING.

LESS-OUT 2: (HAPPINESS, INC - REGIONS BANK)

A PORTION OF TRACT B, THE HALE PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 137, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT B: THENCE NORTH 00 DEGREES 36'58" WEST, ALONG THE EAST BOUNDARY OF SAID TRACT B, A DISTANCE OF 373.48 FEET; THENCE SOUTH 89 DEGREES 23'02" WEST, A DISTANCE OF 311.48 FEET, THENCE NORTH 00 DEGREES 35'52" EAST, A DISTANCE OF 124.78 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 52'35" WEST, A DISTANCE OF 99.17 FEET; THENCE NORTH 01 DEGREES 07'25" WEST, A DISTANCE OF 101.03 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHEASTERLY AND EASTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 00'00", FOR AN ARC DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY; THENCE NORTH 88 DEGREES 52'35" EAST, A DISTANCE OF 74.50 FEET; THENCE SOUTH 01 DEGREES 07'25" EAST, A DISTANCE OF 106.57 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 188.00 FEET, A CENTRAL ANGLE OF 2 DEGREES 07'54", FOR AN ARC LENGTH OF 6.99 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 212.00 FEET, A CENTRAL ANGLE OF 1 DEGREES 36'21", FOR AN ARC LENGTH OF 5.94 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00 DEGREES 35'52" EAST, A DISTANCE OF 6.53 FEET; TO THE POINT OF BEGINNING.

EXHIBIT "B"

Access Easement Area

Certain real property located in Broward County, Florida more particularly described as follows:



SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870

**LEGAL DESCRIPTION: ACCESS EASEMENT**

A PORTION OF TRACT B, "THE HALE PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 137, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING (POINT OF BEGINNING #1) AT THE SOUTHEAST CORNER OF SAID TRACT B; THENCE SOUTH 88°52'43" WEST ALONG THE SOUTH LINE OF SAID TRACT B 18.56 FEET; THENCE NORTH 42°07'03" WEST 15.77 FEET; THENCE SOUTH 01°01'54" EAST 9.82 FEET; THENCE SOUTH 88°58'06" WEST 24.00 FEET; THENCE NORTH 01°01'54" WEST 20.07 FEET; THENCE NORTH 88°54'29" WEST 13.15 FEET; THENCE SOUTH 01°21'40" EAST 22.70 FEET TO A POINT OF INTERSECTION WITH SAID SOUTH LINE; THENCE SOUTH 88°52'35" WEST ALONG SAID SOUTH LINE 24.00 FEET; THENCE NORTH 01°21'40" WEST 23.04 FEET; THENCE SOUTH 88°38'20" WEST 139.02 FEET; THENCE SOUTH 85°56'02" WEST 63.35 FEET; THENCE NORTH 43°41'38" WEST 6.75 FEET; THENCE SOUTH 88°52'28" WEST 136.42 FEET TO A POINT HEREINAFTER REFERRED TO AS **REFERENCE POINT "A"**; THENCE NORTH 01°07'25" WEST 80.82 FEET; THENCE SOUTH 88°52'35" WEST 30.00 FEET; THENCE NORTH 01°07'25" WEST 24.00 FEET; THENCE NORTH 88°52'35" EAST 12.49 FEET; THENCE NORTH 01°26'58" WEST 9.43 FEET; THENCE NORTH 88°33'02" EAST 17.57 FEET; THENCE NORTH 01°07'25" WEST 80.35 FEET; THENCE SOUTH 89°23'02" WEST 12.33 FEET; THENCE NORTH 45°36'58" WEST 37.92 FEET; THENCE SOUTH 89°23'02" WEST 104.32 FEET; THENCE NORTH 45°36'58" WEST 22.52 FEET; THENCE NORTH 01°07'25" WEST 61.10 FEET; THENCE NORTH 45°47'33" WEST 32.72 FEET; THENCE NORTH 01°07'25" WEST 1.76 FEET; THENCE NORTH 44°12'27" EAST 22.77 FEET; THENCE SOUTH 45°47'33" EAST 9.69 FEET; THENCE NORTH 01°07'25" WEST 119.73 FEET; THENCE NORTH 88°52'35" EAST 36.69 FEET; THENCE NORTH 02°13'49" WEST 22.87 FEET; THENCE NORTH 87°46'11" EAST 33.12 FEET; THENCE SOUTH 02°13'49" EAST 23.51 FEET; THENCE NORTH 88°52'35" EAST 29.74 FEET; THENCE NORTH 01°42'01" WEST 35.74 FEET; THENCE NORTH 88°35'17" EAST 24.00 FEET; THENCE SOUTH 01°42'01" EAST 35.86 FEET; THENCE NORTH 88°52'35" EAST 25.54 FEET; THENCE NORTH 43°52'35" EAST 18.10 FEET; THENCE NORTH 01°22'51" WEST 130.41 FEET; THENCE NORTH 46°58'19" WEST 3.46 FEET; THENCE SOUTH 88°52'34" WEST 5.38 FEET; THENCE SOUTH 01°07'27" EAST 20.97 FEET; THENCE SOUTH 88°52'33" WEST 24.00 FEET; THENCE NORTH 01°07'26" WEST 17.00 FEET; THENCE NORTH 46°01'57" WEST 10.43 FEET; THENCE SOUTH 88°52'35" WEST 9.59 FEET; THENCE NORTH 01°07'25" WEST 24.00 FEET; THENCE NORTH 88°52'35" EAST 6.49 FEET; THENCE NORTH 00°27'29" EAST 28.88 FEET; THENCE NORTH 87°35'45" WEST 24.57 FEET; THENCE NORTH 02°24'15" EAST 27.09 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID TRACT B; THENCE SOUTH 87°41'24" EAST ALONG SAID NORTH LINE 47.67 FEET; THENCE SOUTH 00°27'29" WEST 54.59 FEET; THENCE NORTH 88°52'35" EAST 141.11 FEET TO A POINT ON THE ARC OF A CIRCULAR NON-TANGENT CURVE CONCAVE NORTHWESTERLY FROM WHICH A RADIAL LINE BEARS NORTH 05°22'58" WEST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 23.75 FEET, A CENTRAL ANGLE OF 23°08'06", FOR AN ARC DISTANCE OF 9.59 FEET TO A POINT OF NON-TANGENCY AND A POINT ON THE ARC OF A CIRCULAR NON-TANGENT CURVE CONCAVE NORTHWESTERLY FROM WHICH A RADIAL LINE BEARS NORTH 21°53'03" WEST; THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 9.44 FEET, A CENTRAL ANGLE OF 70°06'38", FOR AN ARC DISTANCE OF 11.55 FEET TO A POINT OF TANGENCY; THENCE NORTH 01°59'41" WEST 17.38 FEET TO A POINT ON THE ARC OF A CIRCULAR NON-TANGENT CURVE CONCAVE FROM WHICH A RADIAL LINE BEARS SOUTH 88°22'18" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 36.48 FEET, A CENTRAL ANGLE OF 29°54'43", FOR AN ARC DISTANCE OF 19.04 FEET TO A POINT OF NON-TANGENCY ON SAID NORTH LINE; THENCE NORTH 88°52'35" EAST ALONG SAID NORTH LINE 16.17 FEET TO A POINT ON THE ARC OF A CIRCULAR NON-TANGENT CURVE CONCAVE SOUTHWESTERLY FROM WHICH A RADIAL LINE BEARS SOUTH 69°02'20" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 68.69 FEET, A CENTRAL ANGLE OF 16°48'13", FOR AN ARC DISTANCE OF 20.14 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 01°42'30" EAST 17.60 FEET TO A POINT ON THE ARC OF A CIRCULAR NON-TANGENT CURVE CONCAVE

(LEGAL DESCRIPTION CONTINUED ON SHEET 2)

CLIENT: MOUHALIS CAPITAL MANAGEMENT

SCALE: N/A

DRAWN: MMM

ORDER NO.: 72695

DATE: 4/03/24

ACCESS EASEMENT

COCONUT CREEK BROWARD COUNTY, FL

FOR: STRADA COCONUT CREEK

SHEET 1 OF 7

**John F
Pulice**

- ☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
☐ MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660
STATE OF FLORIDA

THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 THROUGH 7

Digitally signed by

John F Pulice

Date: 2024.04.03

16:02:00 -04'00'



SKETCH AND LEGAL DESCRIPTION
BY
PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870



LEGAL DESCRIPTION: ACCESS EASEMENT

(LEGAL DESCRIPTION CONTINUED FROM SHEET 1)

NORTHEASTERLY FROM WHICH A RADIAL LINE BEARS SOUTH 85°05'39" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 9.84 FEET, A CENTRAL ANGLE OF 84°11'10", FOR AN ARC DISTANCE OF 14.45 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 88°41'26" EAST 6.56 FEET TO A POINT HEREINAFTER REFERRED TO AS **REFERENCE POINT "B"**; THENCE SOUTH 00°37'21" EAST 122.78 FEET; THENCE SOUTH 59°31'06" WEST 15.64 FEET TO A POINT ON THE ARC OF A CIRCULAR NON-TANGENT CURVE CONCAVE SOUTHEASTERLY FROM WHICH A RADIAL LINE BEARS SOUTH 29°11'52" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 8.12 FEET, A CENTRAL ANGLE OF 36°38'34", FOR AN ARC DISTANCE OF 5.19 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 23°13'29" WEST 2.85 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE EASTERLY; THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 3.20 FEET, A CENTRAL ANGLE OF 49°52'18", FOR AN ARC DISTANCE OF 2.78 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 00°35'52" EAST 104.70 FEET TO A POINT HEREINAFTER REFERRED TO AS **REFERENCE POINT "C"**; THENCE SOUTH 89°20'35" WEST 1.33 FEET; THENCE SOUTH 01°07'25" EAST 79.12 FEET; THENCE SOUTH 12°17'29" EAST 10.10 FEET; THENCE SOUTH 01°07'25" EAST 10.91 FEET; THENCE NORTH 88°52'35" EAST 31.56 FEET; THENCE SOUTH 01°07'25" EAST 17.81 FEET; THENCE SOUTH 89°58'12" EAST 9.73 FEET; THENCE SOUTH 47°36'42" EAST 27.01 FEET; THENCE NORTH 88°52'35" EAST 101.27 FEET; THENCE SOUTH 01°07'22" EAST 177.87 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHEASTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 34.00 FEET, A CENTRAL ANGLE OF 77°58'02", FOR AN ARC DISTANCE OF 46.27 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 88°52'28" EAST 2.83 FEET; THENCE NORTH 85°51'40" EAST 57.62 FEET; THENCE NORTH 88°59'04" EAST 34.40 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID TRACT B; THENCE SOUTH 00°37'06" EAST ALONG SAID EAST LINE 61.09 FEET TO **POINT OF BEGINNING #1**.

LESS AND EXCEPT THE FOLLOWING:

COMMENCE AT THE AFOREMENTIONED **REFERENCE POINT "A"**; THENCE NORTH 43°52'32" EAST 33.94 FEET TO **POINT OF BEGINNING #2**; THENCE NORTH 01°07'25" WEST 4.91 FEET; THENCE NORTH 89°06'27" EAST 25.44 FEET; THENCE NORTH 00°53'33" WEST 24.00 FEET; THENCE SOUTH 89°06'27" WEST 25.53 FEET; THENCE NORTH 01°07'25" WEST 63.86 FEET; THENCE NORTH 43°33'02" EAST 2.41 FEET; THENCE NORTH 01°26'58" WEST 16.10 FEET; THENCE NORTH 88°52'35" EAST 29.90 FEET; THENCE NORTH 01°07'25" WEST 24.00 FEET; THENCE SOUTH 88°52'35" WEST 30.04 FEET; THENCE NORTH 01°26'58" WEST 14.82 FEET; THENCE NORTH 89°33'22" EAST 24.22 FEET; THENCE NORTH 00°26'38" WEST 24.00 FEET; THENCE SOUTH 89°33'22" WEST 17.56 FEET; THENCE NORTH 44°23'02" EAST 34.10 FEET; THENCE NORTH 89°23'02" EAST 134.04 FEET; THENCE SOUTH 01°01'11" EAST 20.07 FEET; THENCE NORTH 88°58'49" EAST 24.02 FEET; THENCE NORTH 01°01'11" WEST 23.36 FEET; THENCE NORTH 88°52'35" EAST 33.68 FEET TO A POINT ON THE ARC OF A CIRCULAR NON-TANGENT CURVE CONCAVE SOUTHWESTERLY FROM WHICH A RADIAL LINE BEARS SOUTH 19°14'00" WEST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 165.00 FEET, A CENTRAL ANGLE OF 12°51'47", FOR AN ARC DISTANCE OF 37.04 FEET TO A POINT OF COMPOUND CURVATURE; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 56°47'50", FOR AN ARC DISTANCE OF 14.87 FEET TO A POINT OF TANGENCY; THENCE SOUTH 01°06'24" EAST 144.86 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHWESTERLY; THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°58'53", FOR AN ARC DISTANCE OF 39.26 FEET TO A POINT OF TANGENCY; THENCE SOUTH 88°52'28" WEST 239.13 FEET TO **POINT OF BEGINNING #2**.

(LEGAL DESCRIPTION CONTINUED ON SHEET 3)

CLIENT: MOUHALIS CAPITAL MANAGEMENT

SCALE: N/A

DRAWN: MMM

ORDER NO.: 72695

DATE: 4/03/24

ACCESS EASEMENT

COCONUT CREEK BROWARD COUNTY, FL

FOR: STRADA COCONUT CREEK

SHEET 2 OF 7

THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 THROUGH 7

☐ JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
☐ VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
☐ MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660
STATE OF FLORIDA



SKETCH AND LEGAL DESCRIPTION
BY
PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870



LEGAL DESCRIPTION: ACCESS EASEMENT

(LEGAL DESCRIPTION CONTINUED FROM SHEET 2)

LESS AND EXCEPT THE FOLLOWING:

COMMENCE AT THE AFOREMENTIONED **REFERENCE POINT "B"**; THENCE SOUTH 45°28'45" WEST 33.31 FEET TO **POINT OF BEGINNING #3**; THENCE SOUTH 00°37'21" EAST 83.53 FEET TO A POINT ON THE ARC OF A CIRCULAR NON-TANGENT CURVE CONCAVE SOUTHEASTERLY FROM WHICH A RADIAL LINE BEARS SOUTH 34°11'29" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 40.36 FEET, A CENTRAL ANGLE OF 35°39'16", FOR AN ARC DISTANCE OF 25.12 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 00°19'16" EAST 23.38 FEET; THENCE SOUTH 88°52'35" WEST 1.90 FEET; THENCE SOUTH 00°00'00" EAST 11.35 FEET; THENCE SOUTH 44°06'32" WEST 16.32 FEET; THENCE SOUTH 88°48'57" WEST 75.09 FEET; THENCE NORTH 46°09'14" WEST 18.38 FEET; THENCE NORTH 01°07'24" WEST 136.01 FEET; THENCE NORTH 88°52'35" EAST 118.45 FEET TO **POINT OF BEGINNING #3**.

LESS AND EXCEPT THE FOLLOWING:

COMMENCE AT THE AFOREMENTIONED **REFERENCE POINT "C"**; THENCE NORTH 42°46'39" WEST 51.68 FEET TO **POINT OF BEGINNING #4**; THENCE SOUTH 01°11'03" EAST 138.04 FEET; THENCE SOUTH 43°07'36" EAST 16.18 FEET; THENCE SOUTH 01°07'25" EAST 17.08 FEET; THENCE SOUTH 43°52'35" WEST 11.31 FEET; THENCE SOUTH 88°52'35" WEST 72.23 FEET; THENCE NORTH 82°01'16" WEST 4.67 FEET; THENCE NORTH 65°40'01" WEST 2.94 FEET; THENCE SOUTH 88°52'35" WEST 148.54 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHEASTERLY; THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", FOR AN ARC DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE NORTH 01°07'25" WEST 145.75 FEET; THENCE NORTH 43°52'35" EAST 16.97 FEET; THENCE NORTH 88°52'35" EAST 103.10 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHWESTERLY; THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 52°50'43", FOR AN ARC DISTANCE OF 23.06 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 88°43'43" EAST 80.63 FEET; THENCE SOUTH 01°33'00" EAST 6.94 FEET; THENCE NORTH 88°27'00" EAST 24.00 FEET; THENCE NORTH 01°33'00" WEST 6.82 FEET; THENCE NORTH 88°44'00" EAST 10.40 FEET TO **POINT OF BEGINNING #4**.

SAID LANDS LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, AND CONTAINING A TOTAL OF 79,328 SQUARE FEET, MORE OR LESS.

NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS ARE BASED ON STATE PLANE COORDINATES AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT, FL-E ZONE, WITH THE SOUTH LINE OF TRACT B BEING S88°52'35"W
3. THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
4. ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS.

CLIENT: MOUHALIS CAPITAL MANAGEMENT

SCALE: N/A

DRAWN: MMM

ORDER NO.: 72695

DATE: 4/03/24

ACCESS EASEMENT

COCONUT CREEK BROWARD COUNTY, FL

FOR: STRADA COCONUT CREEK

SHEET 3 OF 7

THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 THROUGH 7

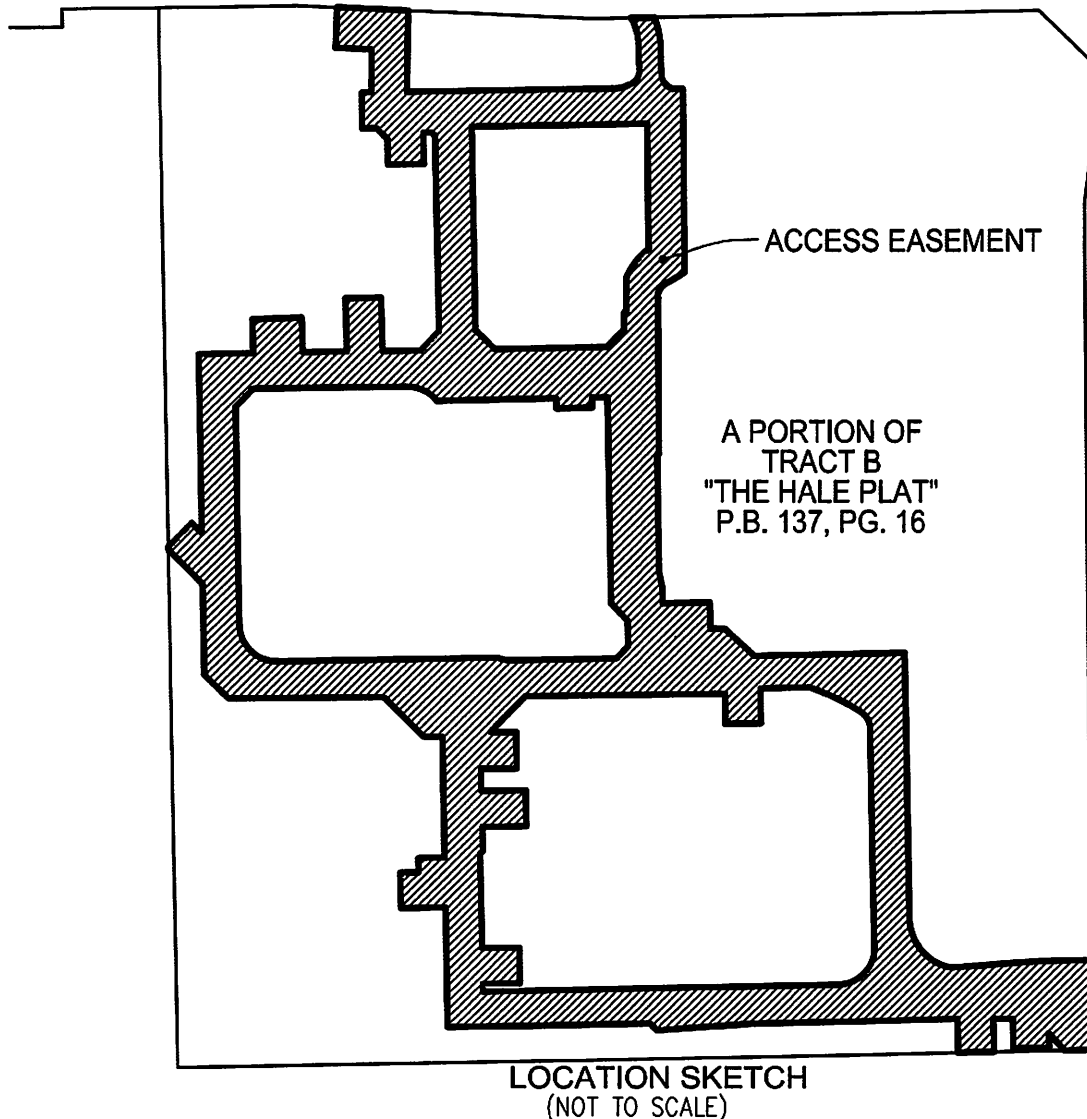


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CERTIFICATE OF AUTHORIZATION LB#3870



COCONUT CREEK PARKWAY



LYONS ROAD
NW 46TH AVENUE

LOCATION SKETCH
(NOT TO SCALE)

CLIENT: MOUHALIS CAPITAL MANAGEMENT

SCALE: N/A

DRAWN: MMM

ORDER NO.: 72695

DATE: 4/03/24

ACCESS EASEMENT

COCONUT CREEK BROWARD COUNTY, FL

FOR: STRADA COCONUT CREEK

SHEET 4 OF 7

THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 THROUGH 7



SKETCH AND LEGAL DESCRIPTION

BY

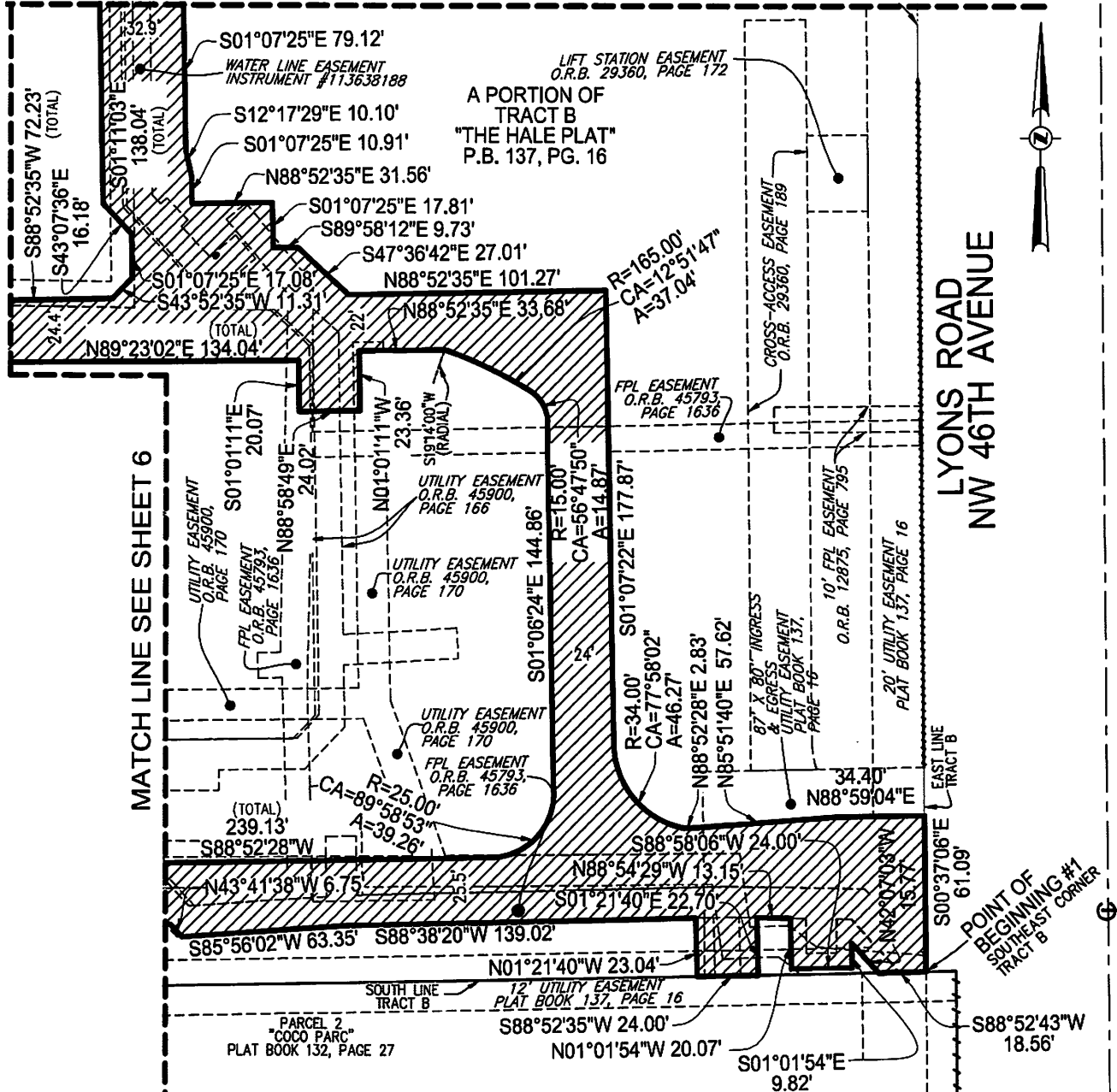
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CERTIFICATE OF AUTHORIZATION LB#3870



MATCH LINE SEE SHEET 7



CLIENT: MOUHALIS CAPITAL MANAGEMENT

SCALE: 1" = 60'

DRAWN: MMM

ORDER NO.: 72695

DATE: 4/03/24

ACCESS EASEMENT

COCONUT CREEK BROWARD COUNTY, FL

FOR: STRADA COCONUT CREEK

SHEET 7 OF 7

THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 THROUGH 7

LEGEND & ABBREVIATIONS:

	CENTERLINE
	NON-VEHICULAR ACCESS LINE
A	ARC LENGTH
CA	CENTRAL ANGLE
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
P.G.	PAGE
R.	RADIUS



SKETCH AND LEGAL DESCRIPTION

BY

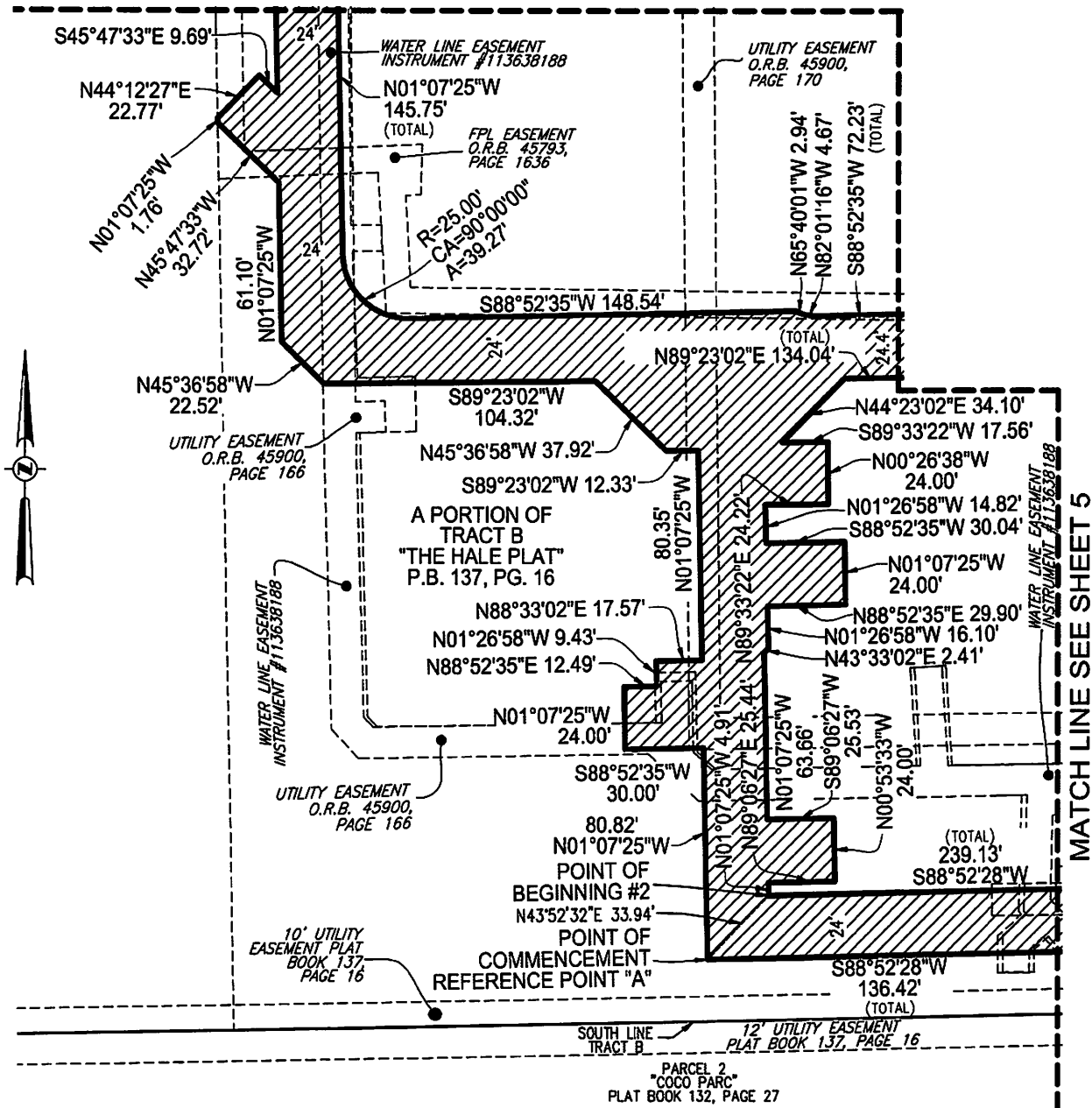
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CERTIFICATE OF AUTHORIZATION LB#3870



MATCH LINE SEE SHEET 7



CLIENT: MOUHALIS CAPITAL MANAGEMENT

SCALE: 1" = 60'

DRAWN: MMM

ORDER NO.: 72695

DATE: 4/03/24

ACCESS EASEMENT

COCONUT CREEK BROWARD COUNTY, FL

FOR: STRADA COCONUT CREEK

SHEET 6 OF 7

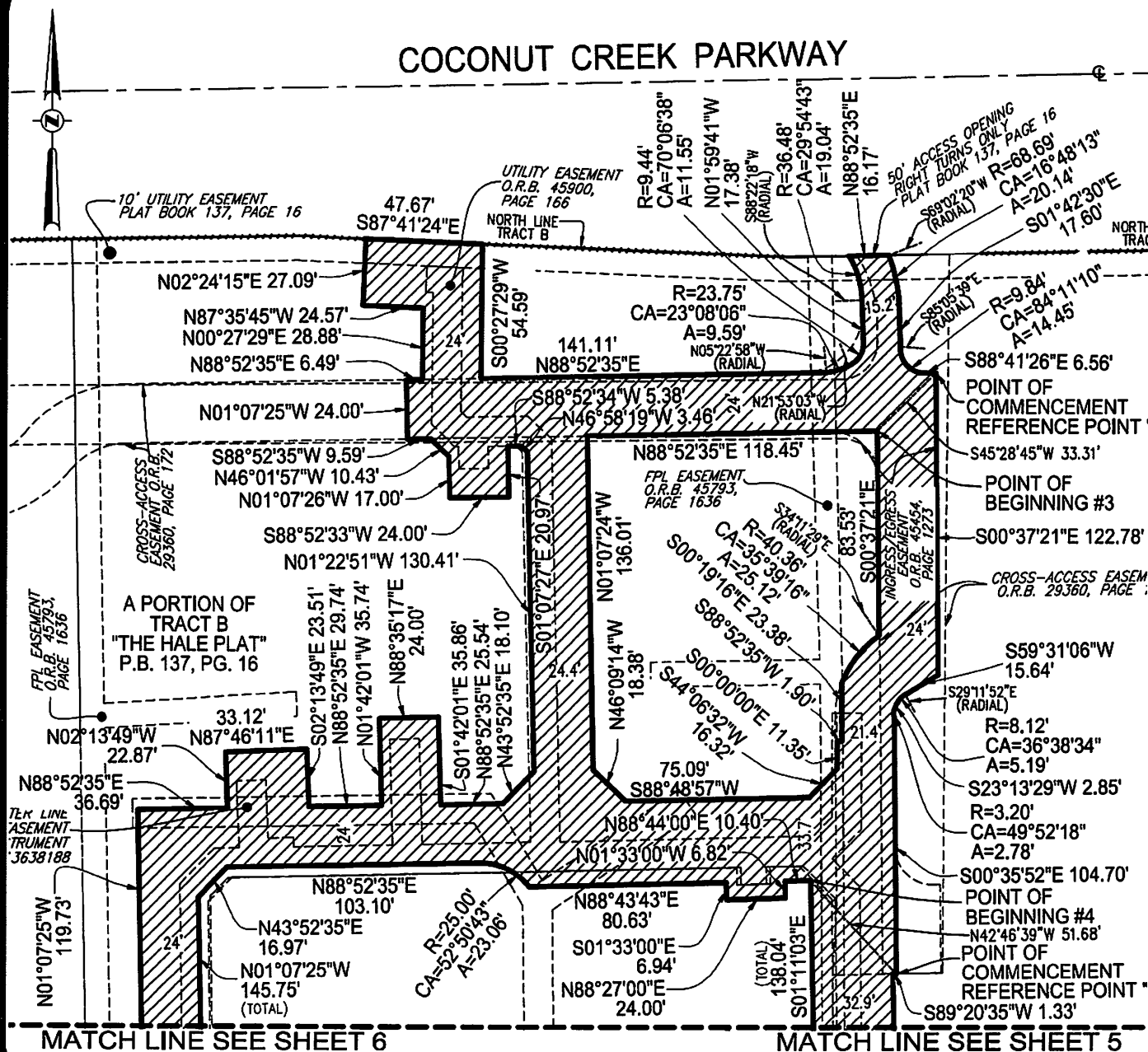
THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 THROUGH 7

LEGEND & ABBREVIATIONS:

CL CENTERLINE
- - - - - NON-VEHICULAR ACCESS LINE
A ARC LENGTH
CA CENTRAL ANGLE
O.R.B. OFFICIAL RECORDS BOOK
P.B. PLAT BOOK
PG. PAGE
R. RADIUS



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FOR: STRADA COCONUT CREEK

C	CENTERLINE
-----	NON-VEHICULAR ACCESS LINE
A	ARC LENGTH
CA	CENTRAL ANGLE
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
R.	RADIUS