

This Instrument Prepared By, Or Under The
Supervision Of (And After Recording,
Return To):

Eric Coffman, Esq.
DUNAY, MISKEL AND BACKMAN LLP
14 SE 4th Street, Suite 36
Boca Raton, Florida 33432

(Reserved for Clerk of Court)

PARTIAL TERMINATION AND RELEASE OF EASEMENTS

THIS PARTIAL TERMINATION AND RELEASE OF EASEMENTS (this "**Partial Termination**") is made this ____ day of _____, 2025, is granted by the **CITY OF MARGATE**, a Florida municipal corporation, having a mailing address 5790 Margate Blvd., Margate, Florida 33063 ("**City**") in favor of **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 CC**") 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 CC collectively referred to herein as "**Strada**" and the City and Strada collectively referred to herein as the "**Parties**").

WHEREAS Strada is the owner and/or developer of that certain real property more particularly described in **Exhibit A** attached hereto and made a part hereof (the "**Strada Property**");

WHEREAS, reference is made to those certain Utility Easement Deeds in favor of the City, dated December 24, 2008 and recorded on January 6, 2009, in Official Records Book 45900, Page 166 and Official Records Book 45900, Page 170, respectively, in the Public Records of Broward County, Florida (collectively, the "**Utility Easements**") which easements encumber certain portions of the Strada Property and which easements also incumber other lands not owned by Strada;

WHEREAS, reference is also made to that certain Access Easement encumbering certain portions of the Property, in favor of the City, dated March 10, 2009, approved in accordance with City Resolution Number 16-191, and recorded on April 18, 2016 as Instrument Number 113638188, Public Records of Broward County, Florida (the "**Access Easement**"), which easement encumbers certain portions of the Strada Property and which easement also incumbers other lands not owned by Strada (the Access Easement and the Utility Easements, are collectively referred to herein as the "**Easements**");

WHEREAS, Strada has requested and the City has agreed to release and terminate the Easements and all rights and obligations provided therein with respect to the Strada Property.

NOW, THEREFORE, for and in consideration of the sum of one dollar (\$1.00) and other valuable consideration paid by Strada to the City, the receipt and sufficiency of which is hereby acknowledged by the City, the Parties agree as follows:

1. RECITALS. The foregoing recitals are true and accurate and are incorporated herein by reference.

2. PARTIAL TERMINATION. The Parties do hereby release and relinquish all of their respective right, title and interest in and to the Easements, but solely with respect to the Strada Property, and further agree that all portions of the Easements that encumber the Strada Property are hereby terminated and are null, void and no longer of any further force or effect; as a result of the foregoing, upon the execution and recording hereof, the Strada Property shall no longer be encumbered by the Easements. However, nothing herein shall in anyway impair, alter, or diminish the effect or encumbrance of the Easements on any other property not owned by Strada as of the date of the recording of this Partial Termination, as more particularly described in Exhibit "B", "C", and "D" which are incorporated herein by reference.

3. BINDING EFFECT. This Partial Termination is intended to, and does, constitute covenants that run with the land and will inure to the benefit of and be binding upon the Parties and their respective grantees, heirs, successors, and assigns.

4. COUNTERPARTS. This Partial Termination may be executed by the Parties hereto in separate counterparts, each of which when so executed and delivered will be deemed an original for all purposes, and all such counterparts will together constitute but one and the same instrument.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Parties have caused this Partial Termination to be executed as of the date first written above.

WITNESSES:


Print Name: Andrew Weitz

Print Name: Ryan Markakis

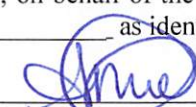
STRADA CC DEVELOPMENT, LLC, a Florida limited liability company

By: 
Name: Evan Markakis
Title: Manager

STATE OF FLORIDA

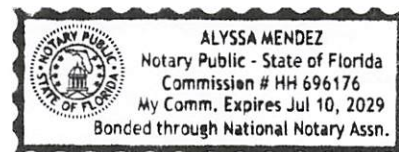
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 1 day of August, 2025 by Evan Markakis, the Manager of **STRADA CC DEVELOPMENT, LLC**, a Florida limited liability company, on behalf of the company who ☒ is personally known to me or ☐ has produced _____ as identification.


(Signature of person taking acknowledgment)

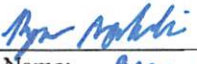
Alyssa Mendez
(Name typed, printed or stamped)

[NOTARY SEAL]

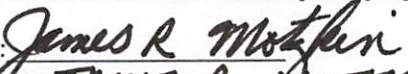


IN WITNESS WHEREOF, the Parties have caused this Partial Termination to be executed as of the date first written above.

WITNESSES:


Print Name: Evan Morkalis

Print Name: Ryan Morkalis

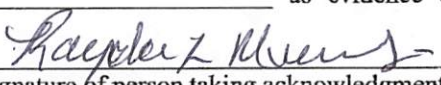
JAMES'S PLACE, LLC,
a Massachusetts limited liability company

By: 
Name: JAMES R. MOTZKIN
Title: Manager

STATE OF FLORIDA

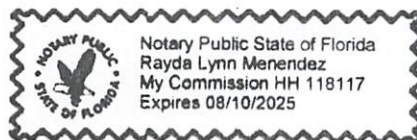
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 22 day of February, 2025 by James R. Motzkin, the Manager of JAMES'S PLACE, LLC, a Massachusetts limited liability company, on behalf of the corporation, who is ☒ personally known to me or ☐ has produced _____ as evidence of identification.


(Signature of person taking acknowledgment)

Rayda Lynn Menendez
(Name typed, printed or stamped)

[NOTARY SEAL]



IN WITNESS WHEREOF, the Parties have caused this Partial Termination to be executed as of the date first written above.

WITNESSES:

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

Lauren Edwards
Print Name: Lauren Edwards

Mark Penney
Print Name: MARK PENNEY

By: *Richard M. Stephan*
Name: RICHARD M. STEPHANO
Title: Manager

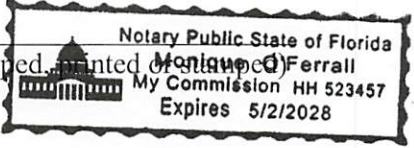
STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11 day of March, 2025 by RICHARD M. STEPHANO the Manager of **SELF STORAGE COCONUT CREEK PARKWAY COCONUT CREEK, LLC**, a Florida limited liability company, on behalf of the corporation, who is ☒ personally known to me or ☐ has produced _____ as evidence of identification.

M. O'Connell
(Signature of person taking acknowledgment)

[NOTARY SEAL]

(Name typed, printed, and stamped)
Notary Public State of Florida
Montague D. Ferrall
My Commission HH 523457
Expires 5/2/2028

ATTEST:

CITY OF MARGATE, a Florida municipal
corporation

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

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online
notarization, this ____ day of _____, 2025 by _____, as the _____
of **CITY OF MARGATE**, on behalf of the corporation who [] is personally known to me or [] has
produced _____ as identification.

(Signature of person taking acknowledgment)

(Name typed, printed or stamped)

[NOTARY SEAL]

EXHIBIT "A"

Strada 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;

Strada 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;

Strada 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.



SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870**EXHIBIT "B"****LEGAL DESCRIPTION: WATER & SEWER EASEMENT TERMINATION**

THAT CERTAIN WATER AND SEWER EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 45900, PAGE 166 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING PORTION OF SAID EASEMENT (SHEET 4):

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:

COMMENCING AT THE WESTERNMOST NORTHEAST CORNER OF SAID TRACT B; THENCE ALONG THE NORTH LINE OF SAID TRACT B THE FOLLOWING TWO (2) DESCRIBED COURSES AND DISTANCES; (1) SOUTH 88°52'35" WEST 300.00 FEET; (2) NORTH 87°41'24" WEST 132.13 FEET; THENCE SOUTH 02°18'36" WEST 9.98 FEET TO A POINT ON SAID EASEMENT BOUNDARY; THENCE ALONG SAID BOUNDARY THE FOLLOWING ELEVEN (11) DESCRIBED COURSES AND DISTANCES; (1) SOUTH 04°44'13" WEST 4.75 FEET; (2) SOUTH 00°27'29" WEST 53.53 FEET; (3) SOUTH 46°01'57" EAST 3.26 FEET; (4) NORTH 88°52'34" EAST 24.75 FEET; (5) SOUTH 46°58'18" EAST 13.38 FEET; (6) SOUTH 01°22'51" EAST 164.17 FEET TO A POINT HEREINAFTER REFERRED TO AS **REFERENCE POINT "A"**; (7) NORTH 88°43'43" EAST 103.38 FEET; (8) NORTH 44°57'26" EAST 11.08 FEET; (9) NORTH 00°00'00" WEST 30.97 FEET TO **POINT OF BEGINNING #1**; (10) CONTINUE NORTH 00°00'00" WEST 11.53 FEET; (11) NORTH 90°00'00" EAST 3.83 FEET TO A POINT ON THE EAST LINE OF THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 49793, PAGE 1369 OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA AND A POINT ON THE ARC OF A CIRCULAR NON-TANGENT CURVE CONCAVE EASTERLY FROM WHICH A RADIAL LINE BEARS SOUTH 89°16'01" EAST; THENCE ALONG SAID EAST LINE THE FOLLOWING TWO (2) DESCRIBED COURSES AND DISTANCES; (1) SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 212.00 FEET, A CENTRAL ANGLE OF 01°19'54", FOR AN ARC DISTANCE OF 4.93 FEET TO A POINT OF TANGENCY; (2) SOUTH 00°35'52" EAST 6.53 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL; THENCE SOUTH 88°52'35" WEST ALONG SAID SOUTH LINE 3.89 FEET TO **POINT OF BEGINNING #1**.

LEGAL DESCRIPTION CONTINUED ON SHEET 2

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 NORTH 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.: 72861-B

DATE: 5/09/24

WATER & SEWER EASEMENT TERMINATION

COCONUT CREEK BROWARD COUNTY, FL

FOR: STRADA COCONUT CREEK

SHEET 1 OF 5

THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 THROUGH 5**John F
Pulice**Digitally signed by
John F Pulice

Date: 2024.05.14

- 12:27:04 PM '09'
- ☐ 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



EXHIBIT "B"

LEGAL DESCRIPTION: WATER & SEWER EASEMENT TERMINATION
CONTINUED FROM SHEET 1

LESS AND EXCEPT THE FOLLOWING PORTION OF SAID EASEMENT (SHEET 5):

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:

COMMENCING AT THE AFOREMENTIONED REFERENCE POINT "A"; THENCE SOUTH 56°57'57" WEST 22.80 FEET TO **POINT OF BEGINNING #2** THENCE ALONG THE BOUNDARY OF SAID EASEMENT THE FOLLOWING THREE (3) COURSES AND DISTANCES; (1) SOUTH 88°43'43" WEST 116.24 FEET; (2) SOUTH 44°42'17" WEST 10.35 FEET; (3) SOUTH 00°48'21" EAST 160.01 FEET TO A POINT ON THE ARC OF A CIRCULAR NON-TANGENT CURVE CONCAVE NORTHEAST FROM WHICH A RADIAL LINE BEARS NORTH 55°25'04" EAST; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 33°27'31", FOR AN ARC DISTANCE OF 14.60 FEET TO A POINT OF TANGENCY; THENCE NORTH 01°07'25" WEST 132.75 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'01", FOR AN ARC DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE NORTH 88°52'35" EAST 90.10 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 32°55'44", FOR AN ARC DISTANCE OF 14.37 FEET TO **POINT OF BEGINNING #2**.

SAID LANDS LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA.

CLIENT: MOUHALIS CAPITAL MANAGEMENT

SCALE: N/A

DRAWN: MMM

ORDER NO.: 72861-B

DATE: 5/09/24

WATER & SEWER EASEMENT TERMINATION

COCONUT CREEK BROWARD COUNTY, FL

FOR: STRADA COCONUT CREEK

SHEET 2 OF 5

THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 THROUGH 5



SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

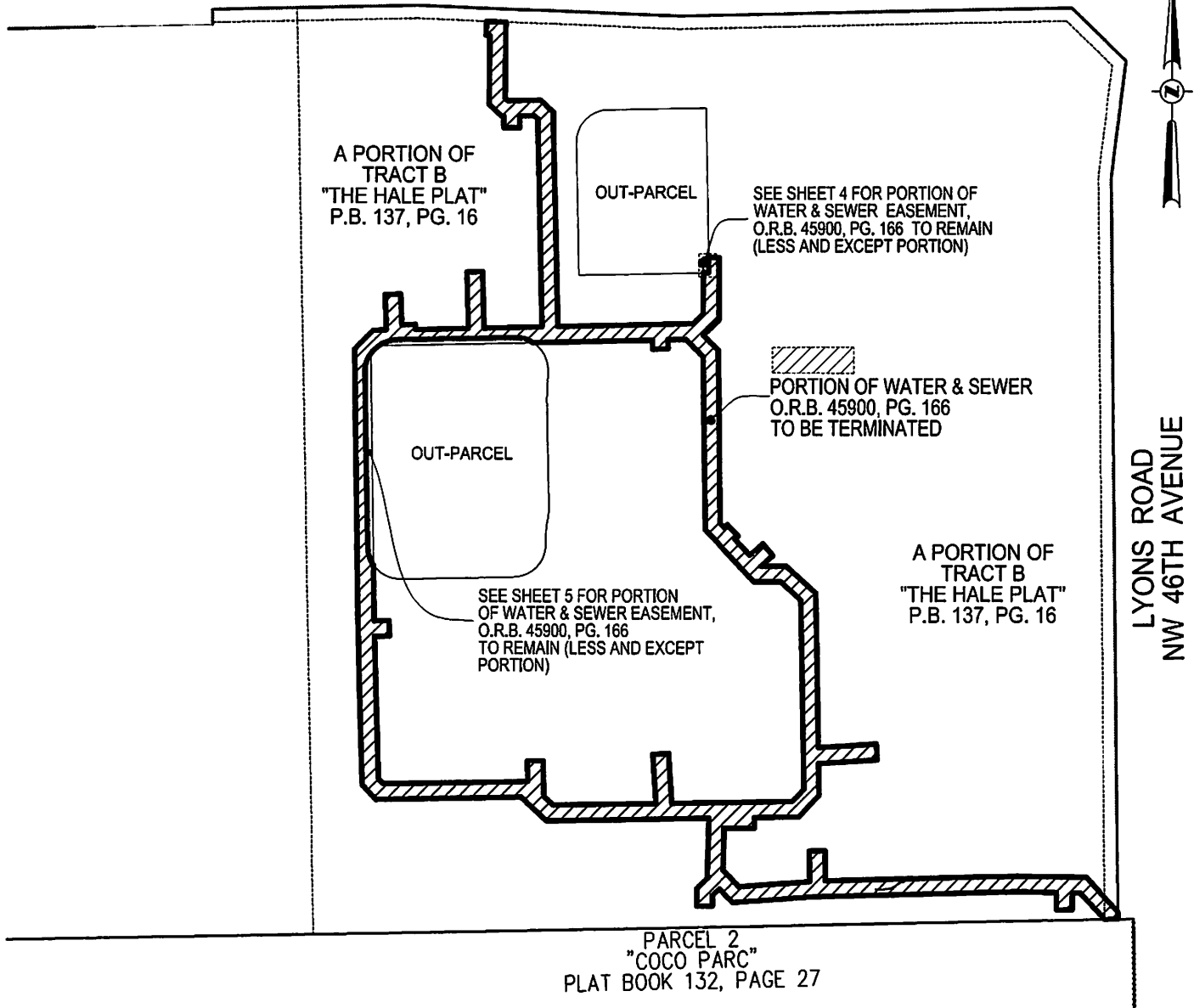
TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870



EXHIBIT "B"

COCONUT CREEK PARKWAY



CLIENT: MOUHALIS CAPITAL MANAGEMENT

SCALE: 1"=120'

DRAWN: MMM

ORDER NO.: 72861-B

DATE: 4/09/24

WATER & SEWER EASEMENT TERMINATION

COCONUT CREEK BROWARD COUNTY, FL

FOR: STRADA COCONUT CREEK

SHEET 3 OF 5

THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 THROUGH 5

LEGEND & ABBREVIATIONS:

----- NON-VEHICULAR ACCESS LINE
O.R.B. OFFICIAL RECORDS BOOK
P.B. PLAT BOOK
PG. PAGE



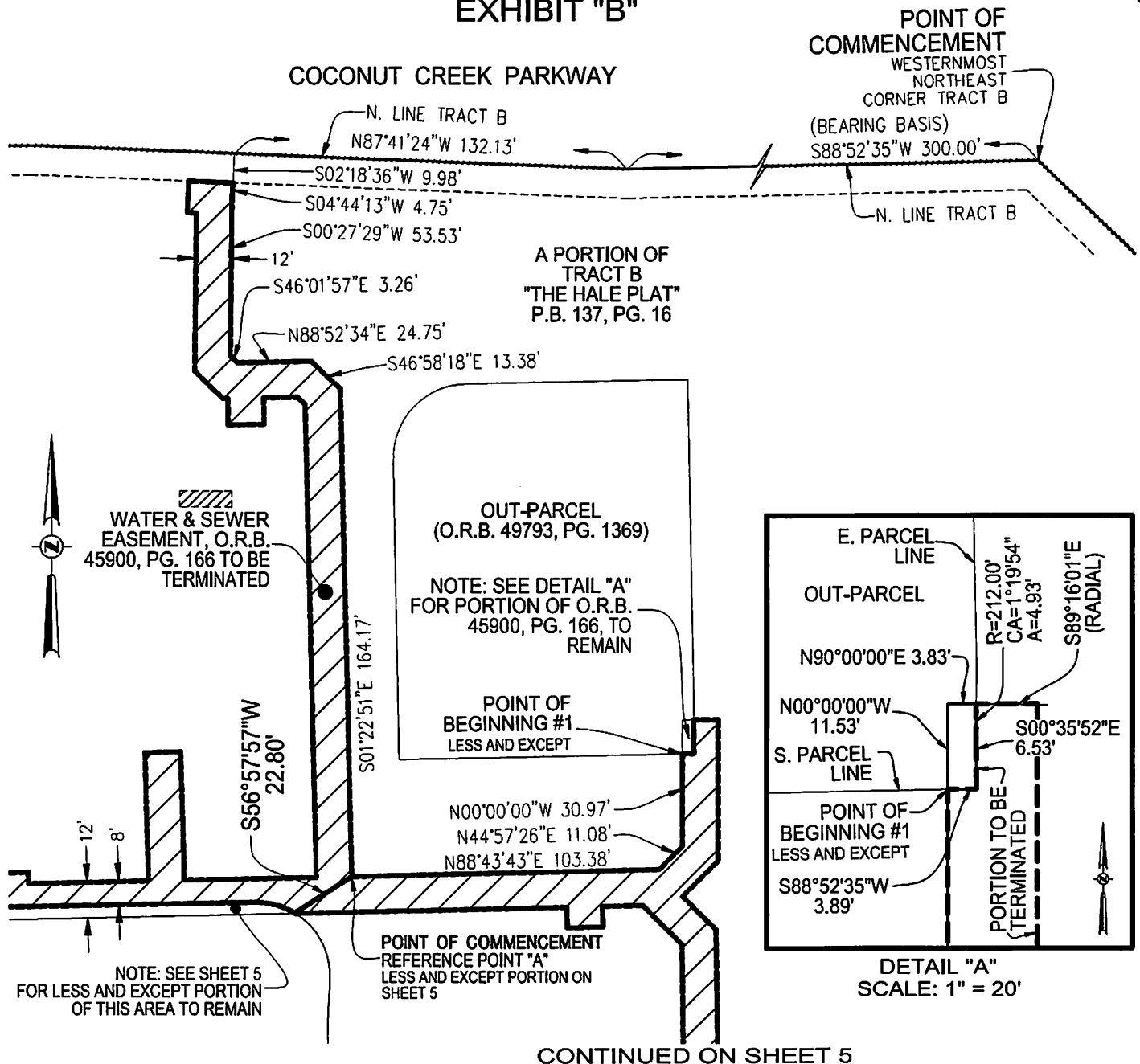
SKETCH AND LEGAL DESCRIPTION

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

**EXHIBIT "B"**

CONTINUED ON SHEET 5

CLIENT: MOUHALIS CAPITAL MANAGEMENT

SCALE: 1" = 50'

DRAWN: MMM

ORDER NO.: 72861-B

DATE: 4/09/24

WATER & SEWER EASEMENT TERMINATION

COCONUT CREEK BROWARD COUNTY, FL

FOR: STRADA COCONUT CREEK

SHEET 4 OF 5

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COMPLETE WITHOUT SHEETS 1 THROUGH 5**LEGEND & ABBREVIATIONS:**

----- NON-VEHICULAR ACCESS LINE

A	ARC LENGTH
CA	CENTRAL ANGLE
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
R.	RADIUS



SKETCH AND LEGAL DESCRIPTION

BY

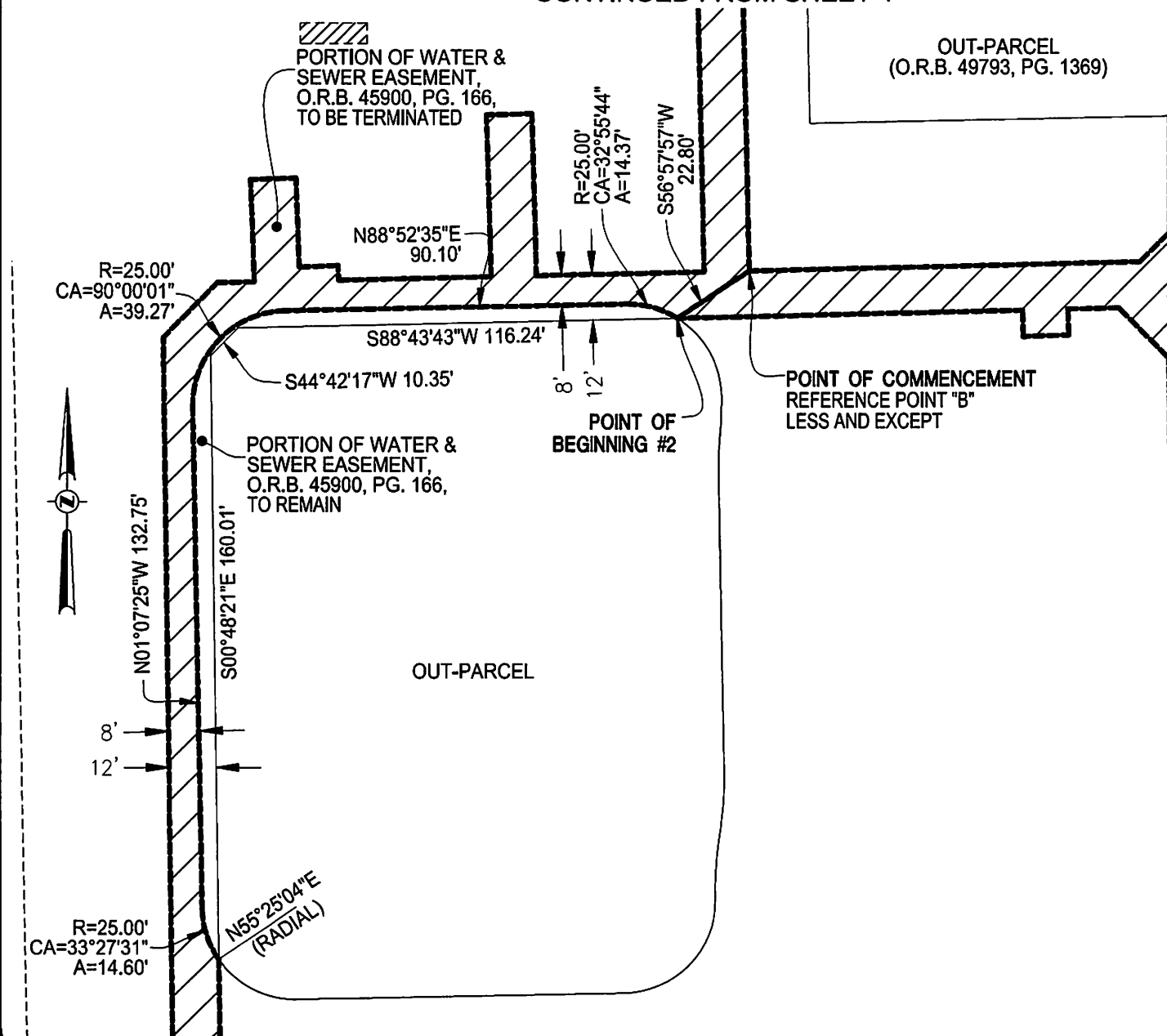
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CERTIFICATE OF AUTHORIZATION LB#3870

**EXHIBIT "B"**

CONTINUED FROM SHEET 4



CLIENT: MOUHALIS CAPITAL MANAGEMENT

SCALE: 1" = 40'

DRAWN: MMM

ORDER NO.: 72861-B

DATE: 4/09/24

WATER & SEWER EASEMENT TERMINATION

COCONUT CREEK BROWARD COUNTY, FL

FOR: STRADA COCONUT CREEK

SHEET 5 OF 5

THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 THROUGH 5

LEGEND & ABBREVIATIONS:

A	ARC LENGTH
CA	CENTRAL ANGLE
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
R.	RADIUS



SKETCH AND LEGAL DESCRIPTION

BY

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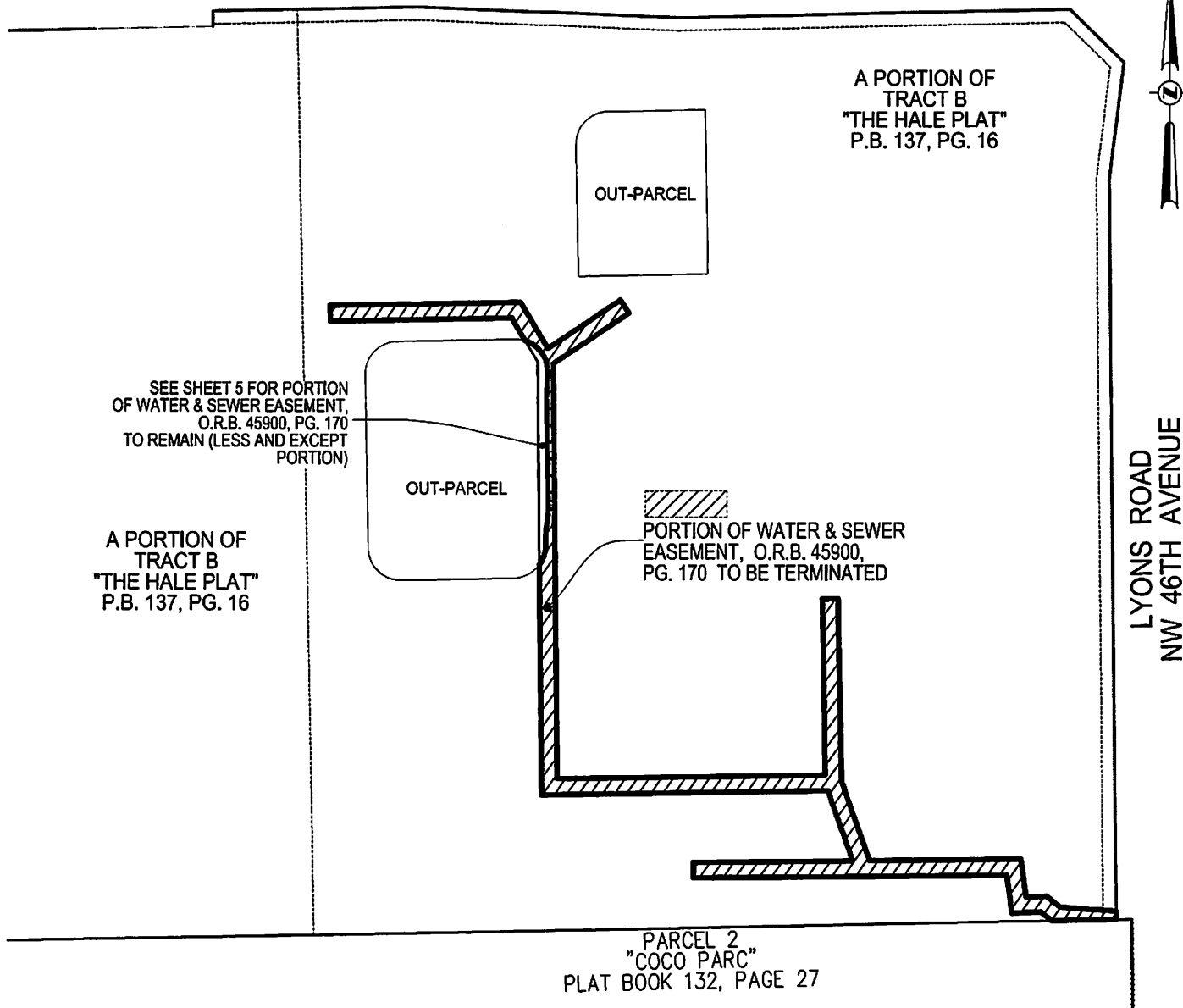
TELEPHONE: (954) 572-1777 • E-MAIL: surveys@pulicelandsurveyors.com

CERTIFICATE OF AUTHORIZATION LB#3870



EXHIBIT "C"

COCONUT CREEK PARKWAY



CLIENT: MOUHALIS CAPITAL MANAGEMENT

SCALE: 1"=120'

DRAWN: MMM

ORDER NO.: 72861-C

DATE: 4/09/24

WATER & SEWER EASEMENT TERMINATION

COCONUT CREEK BROWARD COUNTY, FL

FOR: STRADA COCONUT CREEK

SHEET 3 OF 5

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COMPLETE WITHOUT SHEETS 1 THROUGH 5



SKETCH AND LEGAL DESCRIPTION

BY

PULICE LAND SURVEYORS, INC.

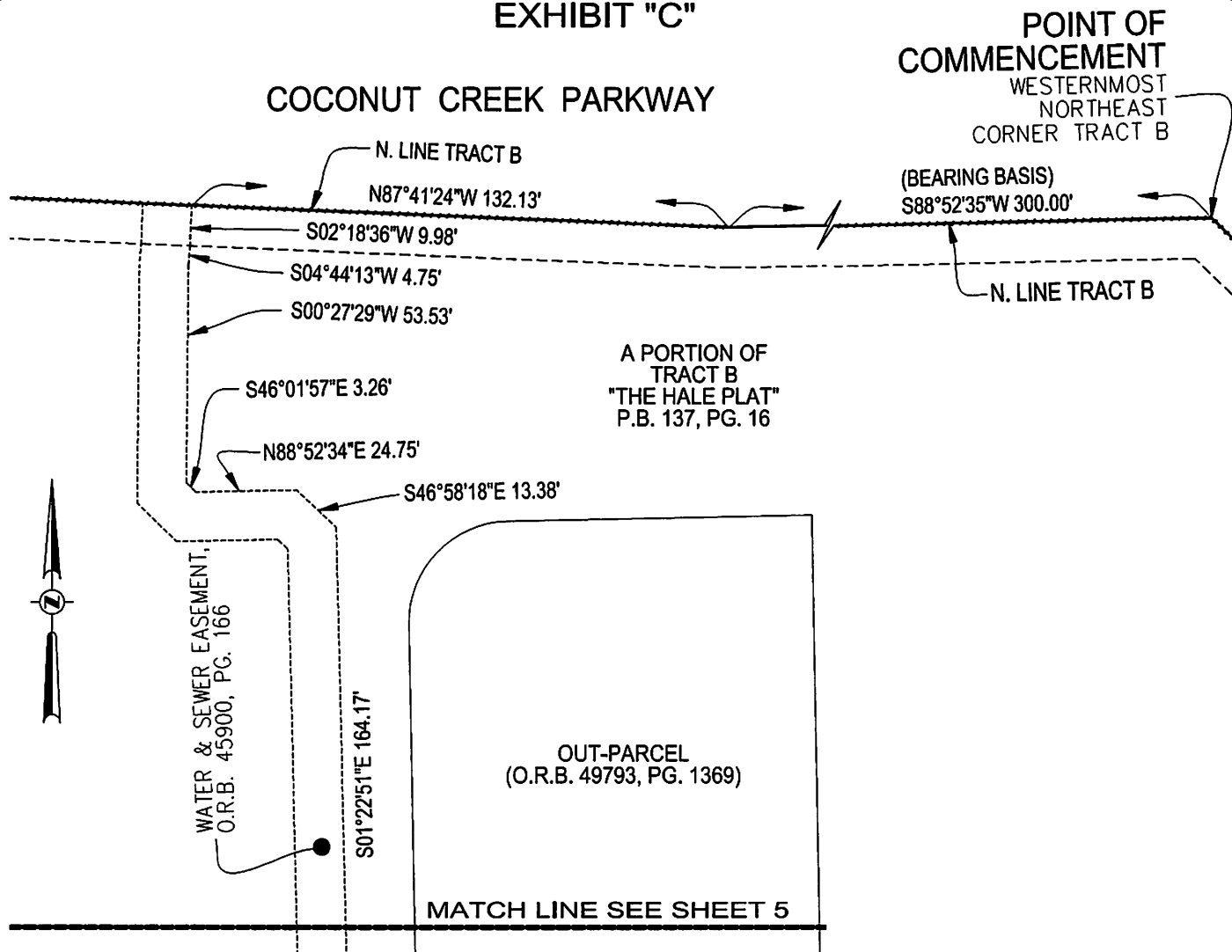
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CERTIFICATE OF AUTHORIZATION LB#3870



EXHIBIT "C"



CLIENT: MOUHALIS CAPITAL MANAGEMENT

SCALE: 1" = 40'

DRAWN: MMM

ORDER NO.: 72861-C

DATE: 4/09/24

WATER & SEWER EASEMENT TERMINATION

COCONUT CREEK BROWARD COUNTY, FL

FOR: STRADA COCONUT CREEK

SHEET 4 OF 5

THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 THROUGH 5

LEGEND & ABBREVIATIONS:

----- NON-VEHICULAR ACCESS LINE

A	ARC LENGTH
CA	CENTRAL ANGLE
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
R.	RADIUS



SKETCH AND LEGAL DESCRIPTION

BY

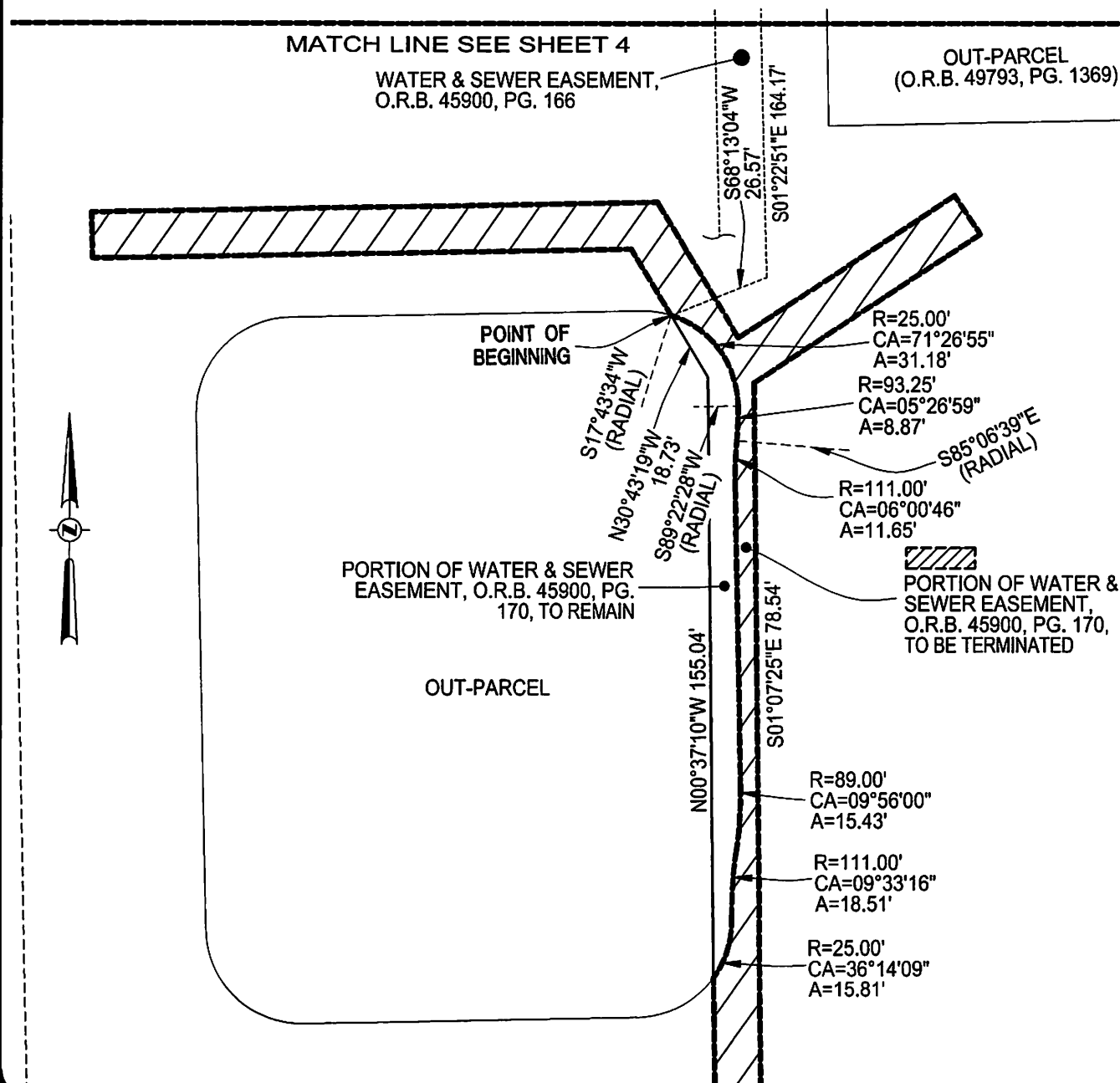
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CERTIFICATE OF AUTHORIZATION LB#3870

**EXHIBIT "C"**

MATCH LINE SEE SHEET 4

WATER & SEWER EASEMENT,
O.R.B. 45900, PG. 166OUT-PARCEL
(O.R.B. 49793, PG. 1369)

CLIENT: MOUHALIS CAPITAL MANAGEMENT

SCALE: 1" = 40'

DRAWN: MMM

ORDER NO.: 72861-C

DATE: 4/09/24

WATER MAIN EASEMENT

COCONUT CREEK BROWARD COUNTY, FL

FOR: STRADA COCONUT CREEK

SHEET 5 OF 5

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COMPLETE WITHOUT SHEETS 1 THROUGH 5

LEGEND & ABBREVIATIONS:

A	ARC LENGTH
CA	CENTRAL ANGLE
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
R.	RADIUS



SKETCH AND LEGAL DESCRIPTION

BY

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SUNRISE, FLORIDA 33351

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

CERTIFICATE OF AUTHORIZATION LB#3870

**EXHIBIT "D"****LEGAL DESCRIPTION: WATER LINE EASEMENT TERMINATION**

THAT CERTAIN WATER LINE EASEMENT AS RECORDED IN INSTRUMENT NUMBER 113638188 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING PORTION OF SAID EASEMENT (SHEET 4):

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:

COMMENCING AT THE WESTERNMOST NORTHEAST CORNER OF SAID TRACT B; THENCE ALONG THE NORTH LINE OF SAID TRACT B THE FOLLOWING TWO (2) DESCRIBED COURSES AND DISTANCES; (1) SOUTH 88°52'35" WEST 300.00 FEET; (2) NORTH 87°41'24" WEST 130.50 FEET; THENCE SOUTH 02°18'36" WEST 9.78 FEET TO A POINT ON SAID EASEMENT BOUNDARY; THENCE ALONG SAID BOUNDARY THE FOLLOWING TEN (10) DESCRIBED COURSES AND DISTANCES; (1) SOUTH 00°27'29" WEST 58.28 FEET; (2) SOUTH 46°01'57" EAST 3.26 FEET; (3) NORTH 88°52'34" EAST 24.75 FEET; (4) SOUTH 46°58'18" EAST 13.38 FEET; (5) SOUTH 01°22'51" EAST 164.17 FEET TO A POINT HEREINAFTER REFERRED TO AS **REFERENCE POINT "A"**; (6) NORTH 88°43'43" EAST 103.38 FEET; (7) NORTH 44°57'26" EAST 11.08 FEET; (8) NORTH 00°00'00" WEST 30.88 FEET TO **POINT OF BEGINNING #1**; (9) CONTINUE NORTH 00°00'00" WEST 11.62 FEET; (10) NORTH 90°00'00" EAST 1.84 FEET TO A POINT ON THE EAST LINE OF THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 49793, PAGE 1369 OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA AND A POINT ON THE ARC OF A CIRCULAR NON-TANGENT CURVE CONCAVE EASTERLY FROM WHICH A RADIAL LINE BEARS SOUTH 89°14'00" EAST; THENCE ALONG SAID EAST LINE THE FOLLOWING TWO (2) DESCRIBED COURSES AND DISTANCES; (1) SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 212.00 FEET, A CENTRAL ANGLE OF 01°21'55", FOR AN ARC DISTANCE OF 5.05 FEET TO A POINT OF TANGENCY; (2) SOUTH 00°35'52" EAST 6.53 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL; THENCE SOUTH 88°52'35" WEST ALONG SAID SOUTH LINE 1.90 FEET TO THE **POINT OF BEGINNING #1**.

LEGAL DESCRIPTION CONTINUED ON SHEET 2

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 NORTH 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.: 72861-A

DATE: 5/08/24

WATER LINE EASEMENT TERMINATION

COCONUT CREEK BROWARD COUNTY, FL

FOR: STRADA COCONUT CREEK

SHEET 1 OF 5

THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 THROUGH 5**John F****Pulice**

Digitally signed by

John F Pulice

Date: 2024.05.14

- ☐ 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



EXHIBIT "D"

LEGAL DESCRIPTION: WATER LINE EASEMENT TERMINATION

CONTINUED FROM SHEET 1

LESS AND EXCEPT THE FOLLOWING PORTION OF SAID EASEMENT (SHEET 5):

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:

COMMENCING AT THE AFOREMENTIONED REFERENCE POINT "A"; THENCE SOUTH 59°38'01" WEST 24.64 FEET TO **POINT OF BEGINNING #2** THENCE ALONG THE BOUNDARY OF SAID EASEMENT THE FOLLOWING SEVEN (7) COURSES AND DISTANCES; (1) SOUTH 88°43'43" WEST 114.59 FEET; (2) SOUTH 44°42'17" WEST 13.57 FEET; (3) SOUTH 00°48'21" EAST 133.05 FEET; (4) NORTH 89°11'39" EAST 11.61 FEET; (5) SOUTH 00°48'21" EAST 10.00 FEET; (6) SOUTH 89°11'39" WEST 11.29 FEET; (7) SOUTH 02°35'01" EAST 14.78 FEET; TO A POINT ON THE ARC OF A CIRCULAR NON-TANGENT CURVE CONCAVE NORTHEASTERLY FROM WHICH A RADIAL LINE BEARS NORTH 55°31'57" EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 33°20'38", FOR AN ARC DISTANCE OF 14.55 FEET TO A POINT OF TANGENCY; THENCE NORTH 01°07'25" WEST 132.75 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHEASTERLY; THENCE NORTHWESTERLY, NORTHERLY AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'01", FOR AN ARC DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE NORTH 88°52'35" EAST 90.10 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHWESTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 32°30'35", FOR AN ARC DISTANCE OF 14.18 FEET TO **POINT OF BEGINNING #2**.

SAID LANDS LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA.

CLIENT: MOUHALIS CAPITAL MANAGEMENT

SCALE: N/A

DRAWN: MMM

ORDER NO.: 72861-A

DATE: 5/08/24

WATER LINE EASEMENT TERMINATION

COCONUT CREEK BROWARD COUNTY, FL

FOR: STRADA COCONUT CREEK

SHEET 2 OF 5

THIS DOCUMENT IS NEITHER FULL NOR
COMPLETE WITHOUT SHEETS 1 THROUGH 5



SKETCH AND LEGAL DESCRIPTION

BY

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SUNRISE, FLORIDA 33351

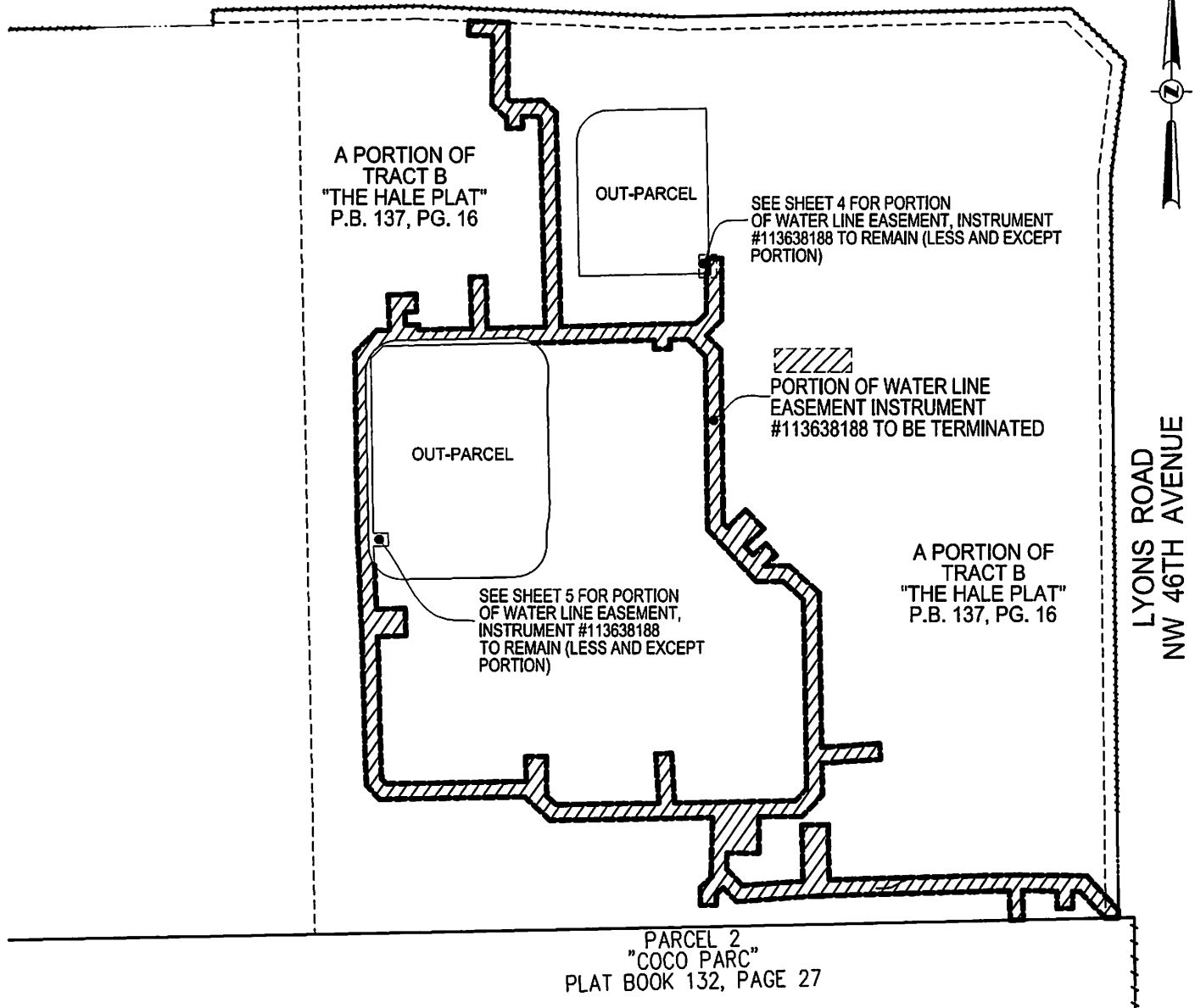
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CERTIFICATE OF AUTHORIZATION LB#3870



EXHIBIT "D"

COCONUT CREEK PARKWAY



CLIENT: MOUHALIS CAPITAL MANAGEMENT

SCALE: 1"=120'

DRAWN: MMM

ORDER NO.: 72861-A

DATE: 4/08/24

WATER LINE EASEMENT TERMINATION

COCONUT CREEK BROWARD COUNTY, FL

FOR: STRADA COCONUT CREEK

SHEET 3 OF 5

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THROUGH 5

LEGEND & ABBREVIATIONS:

—/—/— NON-VEHICULAR ACCESS LINE
O.R.B. OFFICIAL RECORDS BOOK
P.B. PLAT BOOK
PG. PAGE



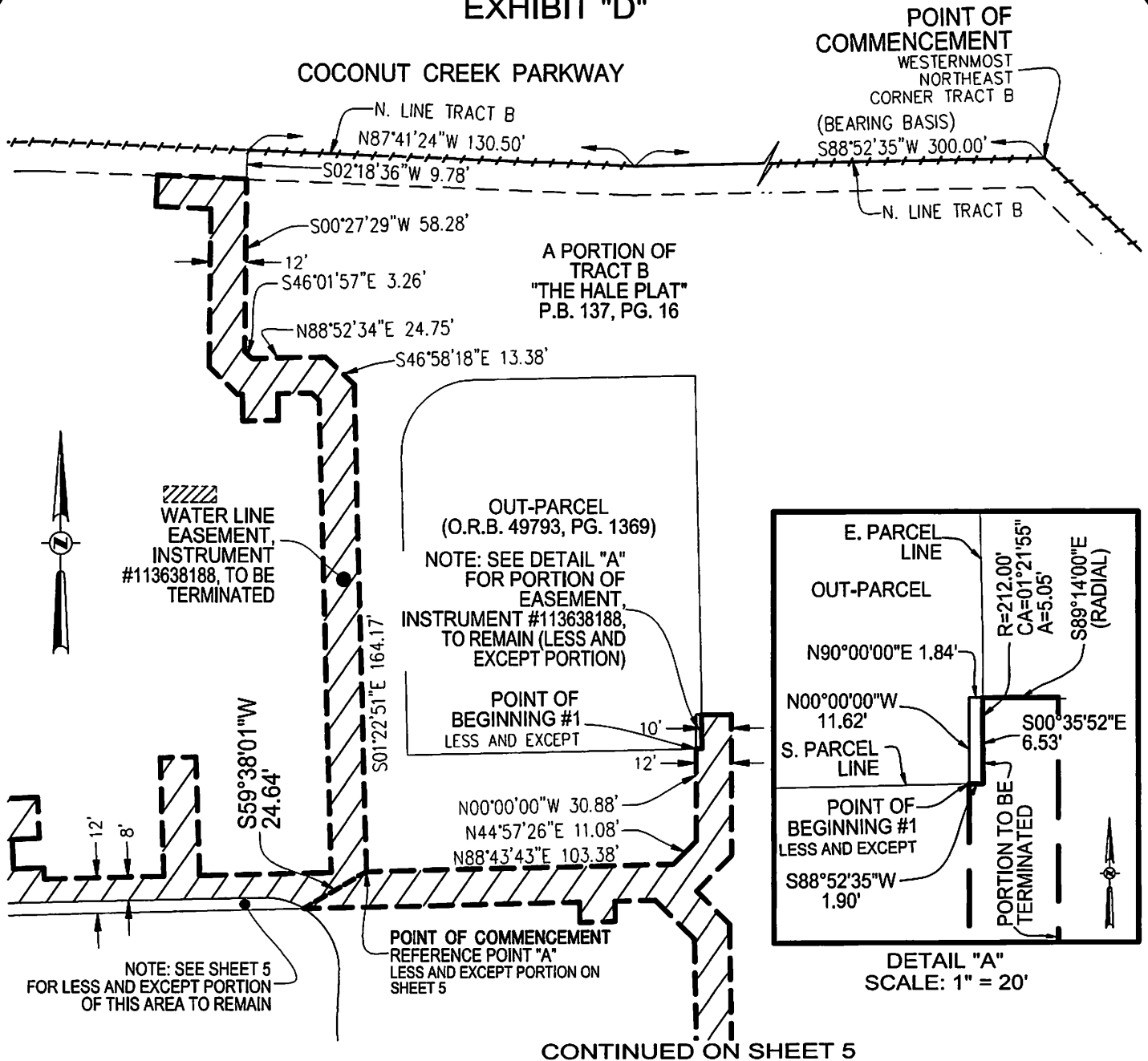
SKETCH AND LEGAL DESCRIPTION

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**EXHIBIT "D"**

CLIENT: MOUHALIS CAPITAL MANAGEMENT

SCALE: 1" = 50'

DRAWN: MMM

ORDER NO.: 72861-A

DATE: 4/08/24

WATER LINE EASEMENT TERMINATION

COCONUT CREEK BROWARD COUNTY, FL

FOR: STRADA COCONUT CREEK

SHEET 4 OF 5

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O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
R.	RADIUS

FOR: STRADA COCONUT CREEK