

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS that Strada CC Development, LLC, located at 1860 SW Fountainview Boulevard, Suite 200, #91, Port St. Lucie, FL 34986, James's Place, LLC located at 265 Newbury Street, Peabody, MA 01960 and Self Storage Coconut Creek Parkway Coconut Creek, LLC located at 1801 S. Federal Highway, Boca Raton, FL 33432 (hereinafter collectively referred to "Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to it paid by the CITY OF MARGATE, FLORIDA, a municipal corporation ("Grantee"), the receipt of which is hereby acknowledged, has granted, bargained, sold, transferred, set over and delivered, and by these presents does grant, bargain, sell, transfer, set over, and deliver unto Grantee, its successors and assigns, all those certain goods and chattels described as follows:

Water system, owned by Grantor, being the potable water lines, water mains, service laterals, hydrants, valves, fire lines and related facilities constructed within the right-of-way and/or property located at 1049 Lyons Road, Coconut Creek, FL 33063, which system is more completely described in Exhibit "A" and shown on the survey attached as Exhibit "B."

And the Grantor, for itself and its successors, hereby covenants to and with the Grantee, its successors and assigns, that it is the lawful owner of the said goods and chattels, that they are free from all liens and encumbrances, that it has good right to sell the same as aforesaid, and that it will warrant and defend the same against the lawful claims and demands of all persons whomsoever.

[THE REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK]

GRANTOR:

STRADA CC DEVELOPMENT, LLC,
a Florida limited liability company

Signed, sealed and delivered
in our presence:

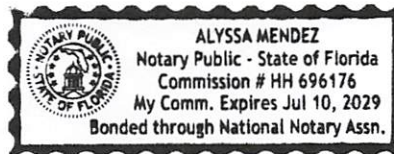
[Signature]
Signature
Printed Name: Andrew Wehr
Address: 525 NW Lake Whitney Pl
Unit 102
Port St Lucie, FL 34986
Signature [Signature]
Printed Name: Ryan Mouhalis
Address: 14030 SW 5th Tr
Port St Lucie, FL 34987

By: [Signature]
Name: Evan Mouhalis
Title: Mgr

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

The foregoing instrument was acknowledged before me, this 1st 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.

[Signature]
NOTARY PUBLIC
Name: Alyssa Mendez
(Type or Print)
My Commission Expires:



Signed, sealed and delivered
in our presence:

Signature

Printed Name: Erin Muhlis

Address: 9131 SW Pinnale Pl
Port St Lucie FL 34987

Signature

Printed Name: Ryan Muhlis

Address: 14030 SW Safi Ter
Port St. Lucie, FL 34987

STATE OF FLORIDA)

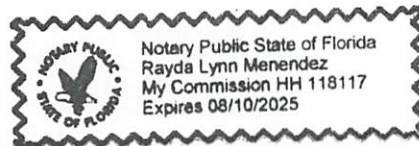
COUNTY OF Broward) ss.

The foregoing instrument was acknowledged before me, this 22 of February, 2025, by James Motzkin, as Manager of JAMES'S PLACE, a Massachusetts limited liability company, on behalf of the corporation, who is (☒) 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

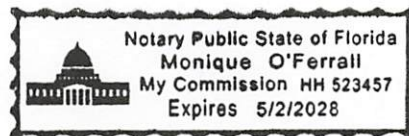
Mark Penney
Signature
Printed Name: MARK PENNEY
Address: 1801 S Fed Hwy
BOCA RATON, FL 33432

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"

SCHEDULE OF IMPROVEMENTS **EXHIBIT "A"**

WATER DISTRIBUTION

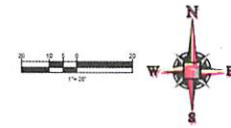
8"X6" Tapping Sleeve & Valve	3	EA	\$	7,000.00	\$	21,000.00
Fire Hydrant	4	EA	\$	5,000.00	\$	20,000.00
6" DDCA	3	EA	\$	14,000.00	\$	42,000.00
8" C900	700	LF	\$	94.00	\$	65,800.00
6" C900	120	LF	\$	89.00	\$	10,680.00
8" Line Stop	3	EA	\$	9,000.00	\$	27,000.00
8" 90 Degree Bend	5	EA	\$	850.00	\$	4,250.00
8" x 2" Tapped Plug	3	EA	\$	450.00	\$	1,350.00
8" Sleeve	3	EA	\$	800.00	\$	2,400.00
8" 45 Degree Bend	13	EA	\$	800.00	\$	10,400.00
8" x 8" Tee	1	EA	\$	1,100.00	\$	1,100.00
8" Gate Valve	2	EA	\$	3,500.00	\$	7,000.00
8" x 6" Tee	5	EA	\$	1,000.00	\$	5,000.00
8" Bell Restraints	31	EA	\$	300.00	\$	9,300.00
6" Gate Valve	7	EA	\$	3,000.00	\$	21,000.00
6" 90 Degree Bend	1	EA	\$	750.00	\$	750.00
6" x 2" Tapped Cap	2	EA	\$	400.00	\$	800.00
6" Sleeve	2	EA	\$	700.00	\$	1,400.00
6" 45 Degree Bend	2	EA	\$	700.00	\$	1,400.00
2" Water Service	3	EA	\$	4,000.00	\$	12,000.00
8" DIP	220	LF	\$	109.00	\$	23,980.00

TOTAL \$ 288,610.00

EXHIBIT "B"

CITY OF MARGATE
PERMIT NO. 23-00200095

ELEVATIONS ARE BASED ON
NORTH AMERICAN VERTICAL
DATUM (NAVD) OF 1989.



THOMAS
ENGINEERING & ARCHITECTURE
1100 N. W. 10th St., Suite 100
Fort Lauderdale, FL 33304
Phone: (954) 561-1234
Fax: (954) 561-1235
www.thomasengr.com

NO.	DATE	DESCRIPTION	BY
13	01/20/24	REV FOR MARGATE	MAC
14	02/08/24	REV FOR MARGATE	MAC
15	06/18/24	REV FOR MARGATE	MAC
16	07/02/24	REV FOR MARGATE	MAC

Sunshine
Call 811 or visit sunshine11.com two business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

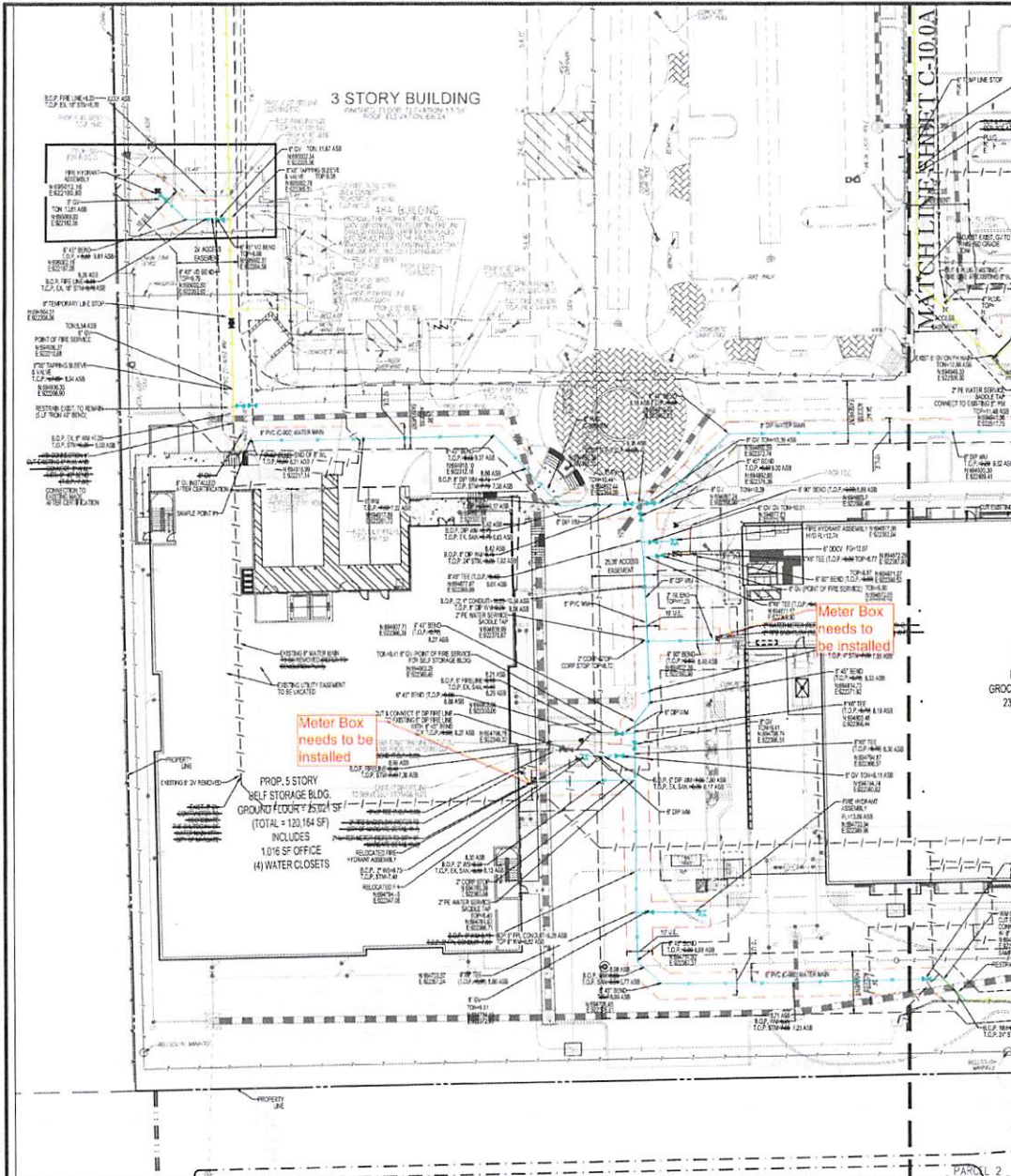
PROJECT NO.	F230014
DESIGNED BY	MAC
CHECKED BY	MAC
DATE	07/02/24

PROJECT:
STRADA OVERALL
FOR:
MOUHALIS CAPITAL MANAGEMENT
1400 S.W. 10th St., Suite 100, Fort Lauderdale, FL 33304
Phone: (954) 561-1234
Fax: (954) 561-1235
www.mouhaliscap.com

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ENGINEERING & ARCHITECTURE
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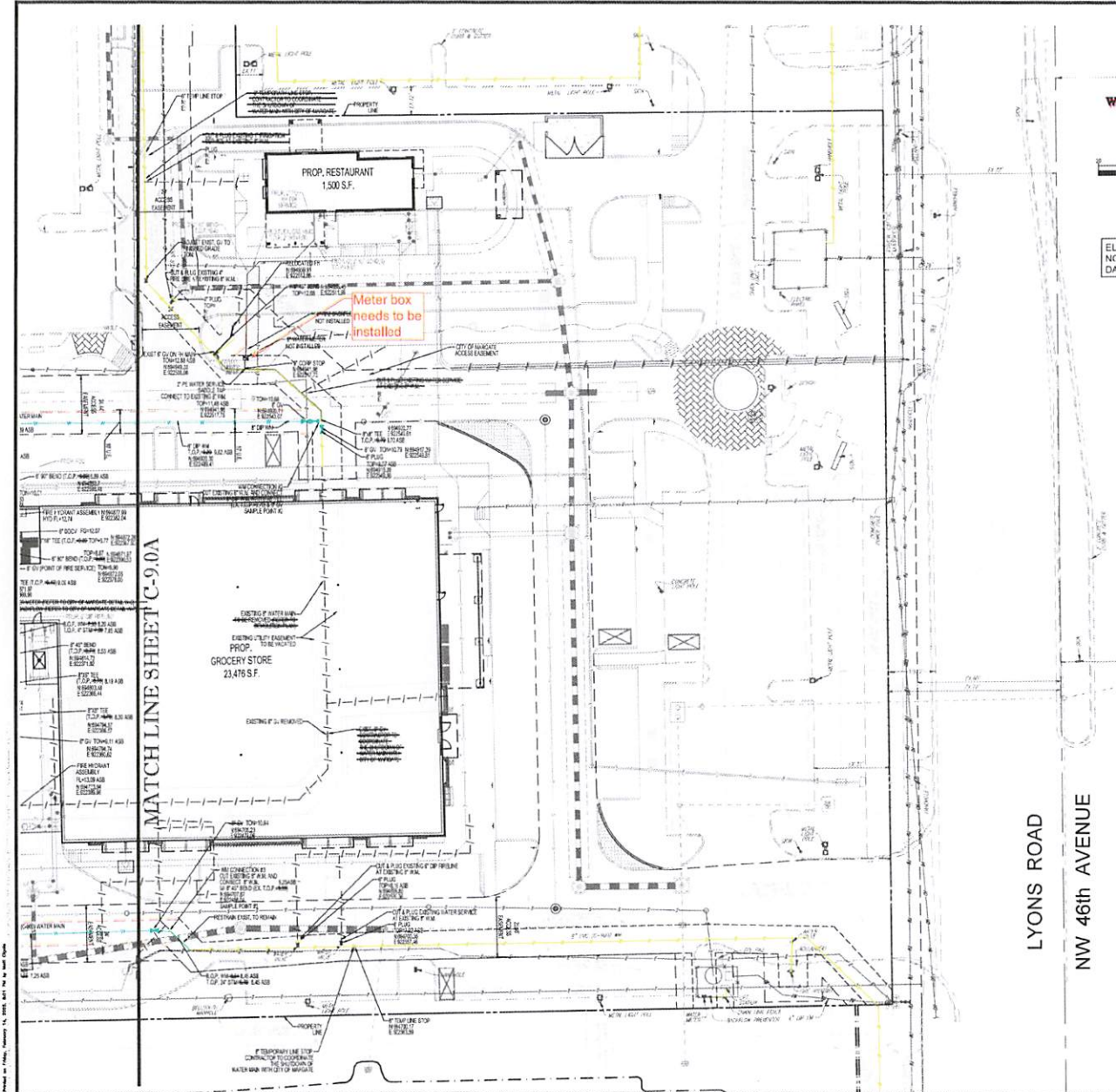


SHEET TITLE:
WATER MAIN ONLY PLAN AS-BUILT
SHEET NUMBER:
C-9.0A



--- EXISTING WATER MAIN TO BE REMOVED

UTILITY LEGEND	
EXISTING NOTE	TYPICAL NOTE TEXT
---	SANITARY SEWER LATERAL
---	UNDERGROUND WATER LINE
---	UNDERGROUND ELECTRIC LINE
---	UNDERGROUND GAS LINE
---	OVERHEAD WIRE
---	UNDERGROUND TELEPHONE LINE
---	UNDERGROUND CABLE LINE
---	STORM SEWER
---	SANITARY SEWER MAIN
---	HYDRANT
---	SANITARY MANHOLE
---	STORM MANHOLE
---	CATCH BASIN
---	VALVE
---	WATER VALVE
---	RELEASE VALVE
---	BACKFLOW PREVENTER
---	WATER METER
---	CLEAN OUT



CITY OF MARGATE
PERMIT NO. 23-00200095

ELEVATIONS ARE BASED ON
NORTH AMERICAN VERTICAL
DATUM (NAVD) OF 1988.

UTILITY LEGEND		
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	SANITARY SEWER	—
	LETTER	—
	UNDERGROUND WATER LINE	—
	UNDERGROUND ELECTRIC LINE	—
	UNDERGROUND GAS LINE	—
	OVERHEAD PIPE	—
	UNDERGROUND TELEPHONE LINE	—
	UNDERGROUND CABLE LINE	—
	STORM SEWER	—
	SANITARY SEWER MANHOLE	+
	WIDENING	+
	SANITARY MANHOLE	⊙
	STORM MANHOLE	⊙
	CATCH BASIN	⊙
	VAULT	⊙
	WATER VALVE	⊙
	WATER RELEASE	Z
	BACKFLOW PREVENTER	Z
	WATER METER	⊙
	CLEAN OUT	⊙

REFER TO SANITARY SEWER AND WATER
MAIN NOTES ON SHEET C-9.0

— / — / — EXISTING WATER MAIN
TO BE REMOVED

THOMAS ENGINEERING & SURVEYING
10000 W. 11th Avenue, Suite 200
Fort Lauderdale, FL 33309
P: 954.333.7370
F: 954.333.7371
www.thomaseg.com

REVISIONS

NO.	DATE	DESCRIPTION	BY	CHKD.
13	01/03/24	REV PER MARGATE	MJC	
14	02/04/24	REV PER MARGATE & ENG	MJC	

Sunshine 88

Call 811 or visit sunshine11.com for 8 business days before digging to have buried facilities located and marked.

Check positive response codes before you dig!

PROJECT NO. F23014
DRAWN BY: MJC
CHECKED BY: MJC
DATE: 02/04/24

PROJECT: **STRADA OVERALL**

FOR: **MOUHALIS CAPITAL MANAGEMENT**

THESE PLANS AND SPECIFICATIONS WERE PREPARED BY THE ENGINEER, UNDER THE CLOSE PERSONAL SUPERVISION AND CONTROL OF THE ENGINEER, AND THE ENGINEER ACCEPTS RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS OF THE SAME. THE ENGINEER'S OFFICE IS NOT PROVIDING ANY GUARANTEE OR WARRANTY FOR THE ACCURACY OR COMPLETENESS OF THE SAME.

COCONUT CREEK

THOMAS ENGINEERING & SURVEYING

8300 W. 11th Avenue
Fort Lauderdale, FL 33309
P: 954.333.7370
F: 954.333.7371
www.thomaseg.com

Professional Engineer Seal

State of Florida
No. 90864
Exp. 12/31/25

SHEET TITLE

WATER MAIN ONLY PLAN

AS-BUILT

C-10.0A