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

	a Florida illilled liability company
Signed, sealed and delivered	
in our presence:	A
11	Ву:
(lileo)	_ / /-
Signature	Name: Evan Mahuli
Printed Name: Archen Weh	. 4
Address: 525 NW Lake Whother Pl	Title:
Unit 102	U
POA Sty Wir Fr 34986	
Signature Am Mohit	
Printed Name: Nan Movhalis	
Address: 14036 Sw Sufi Ter	
Port of lucit, FL 34987	
STATE OF FLORIDA)	
) ss.	
COUNTY OF St. WGe)	
	1st Overel
The foregoing instrument was acknowled	dged before me, this of HUQUT
, 2025, by Evan Mouhalis, as a Manager	of STRADA CC DEVELOPMENT, LLC, a Florida limited
liability corporation, on behalf of the corporatio	n, who is (\square) personally known to me or () has produced
as evidence	of identification.
	$(\mathcal{M}(\mathcal{M}))$
	NOTARY PUBLIC
	Name: Alussia Mendel
	(Type or Print)
	My Commission Expires:

	ALYSSA MENDEZ
	Notary Public - State of Florida Commission # HH 696176
	My Comm. Expires Jul 10, 2029
	Bonded through National Notary Assn.

GRANTOR:

JAMES'S PLACE, LLC, a Massachusetts limited liability company Signed, sealed and delivered in our presence: Signature Name: Printed Name: Title: Address: FL Signature Printed Name: Address: STATE OF FLORIDA) ss. COUNTY OF Bookerd as evidence of identification. produced

> Notary Public State of Florida Rayda Lynn Menendez My Commission HH 118117 Expires 08/10/2025

My Commission Expires:

(Type or Print)

GRANTOR:

SELF STORAGE COCONUT CREEK PARKWAY COCONUT CREEK, LLC,

a Florida limited liability company

Signed, sealed and delivered	
in our presence:	By: Rideal M. Syphin
Same Solwards	
Signature	Name: Richard M. STEPHAND
Printed Name: Lauren Edwards	A A A W A A A A A
Address: 1861 S Federal thry	Title: MANAGER
Boca Raten, FL 33432	
a: All All-	
Signature Mark Thenne	
Printed Name: MARK PHANE	
Address: 1801 S Fab dwy	
FOCA KATON, FL SSASL	
STATE OF FLORIDA)	
COUNTY OF Palm Beach) ss.	
The foregoing instrument was acknowle	dged before me, this 11 of March
. 2025, by Pichard M. STEPHAN	, as Manager of , as a Manager SELF STORAGE
	CREEK, LLC, a Florida limited liability corporation, on
	personally known to me or () has produced
	of identification.
	M. Ofinal
	NOTARY PUBLIC
	Name: Minique O'lewall
	(Type or Print)
	My Commission Expires: May 2, 2028
	11-13-00





GRANTEE:

CITY OF MARGATE, FLORIDA, a Florida municipal corporation

ATTEST:	
By:	Ву:
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)	
COUNTY OF BROWARD)	
authorized to take acknowledgements in the	day of, 2025, before me, an officer duly he State and County aforesaid, personally appear Y OF MARATE, a Florida municipal corporation, who [] 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" Steeve	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"



