

Prepared by:

Name: Christina Bilenki, Esq
Address: 14 SE 4th Street, Suite 36
City, State, Zip: Boca Raton, FL 33432

Return to:

City Clerk, City of Coconut Creek
4800 West Copans Road
Coconut Creek, FL 33063

Property appraiser's PIN(s):

4742 32 11 0010

UTILITY EASEMENT

(Water, Wastewater, and General Utilities)
(From a corporation)

THIS UTILITY EASEMENT is made and entered into this 18 day of OCTOBER, 2017 by and between BMOC-MIA (FL) LLC (name of Corporation), a Delaware (State of incorporation) limited liability company, which has its principal place of business at c/o W.P. Carey Inc., 50 Rockefeller Plaza, 2nd Floor, New York, NY 10020 (insert full street address), hereinafter called the Grantor, and the **CITY OF COCONUT CREEK**, a Florida municipal corporation, which has a post office address of 4800 West Copans Road, Coconut Creek, Florida 33063, hereinafter referred to as Grantee:

WITNESSETH: That, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor hereby grants unto the Grantee, its successors and assigns, forever, a perpetual utility easement for water, wastewater, purposes and for any other utility purposes that the Grantee may deem necessary, granting unto said Grantee full and free right and authority to install, construct, operate, maintain, repair, replace and reconstruct said utilities as Grantee may deem necessary over, across, through, in and under that certain parcel of land described as:

SEE LEGAL DESCRIPTION AND SKETCH ATTACHED AS EXHIBIT "A"

situate, lying and being in Broward County, Florida upon refund of the maintenance bond amount by Grantee to Grantor as provided in Exhibit "A" attached hereto.

IN WITNESS WHEREOF, GRANTOR, has caused this Utility Easement to be executed in its name and its corporate seal to be affixed, by its duly authorized officers, this 18 day of OCTOBER, 2017.

GRANTOR:

BMOC - MIA (FL) LLC
(Name of granting corporation)

a Delaware limited liability company
(Here insert state of incorporation)

By: North Broward Preparatory School, LLC

by: [Signature]
John Lehman
Managing Director

Witness:

Mary Ann Holck
MARYANN HOLCK
(Print/type/stamp name of witness.)

Witness:

[Signature]
Alexandra Winandi
(Print/type/stamp name of witness.)

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing Utility Easement was acknowledged before me this 18th day of Oct., 2017 by John Lehman, as Managing Director of North Broward Preparatory School, LLC (name and title), for BMOC-MIA (FL) LLC (name of grantor corporation), a Delaware (state or place of incorporation) corporation. He/she/they is/are personally known to me or has/have produced _____ (type of ID) and _____ type of ID), respectively, as identification.

[Signature]
Notary Public-State of

SEVIL DALTON
(Print/type/stamp name of Notary Public)

My commission expires: July 23, 2021

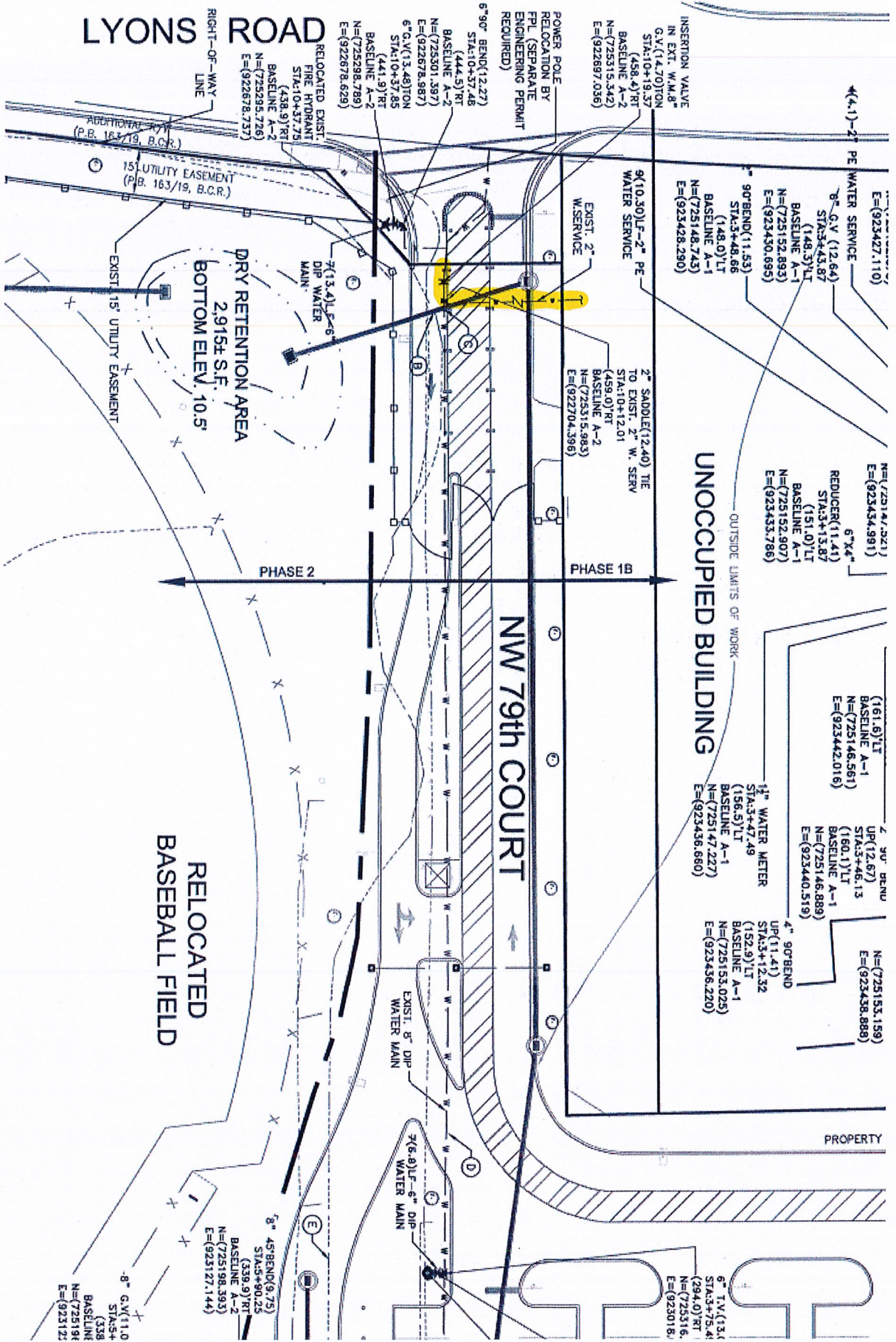
My commission number is: GG 127106



SEVIL DALTON
Commission # GG 127106
Expires July 23, 2021
Bonded Thru Budget Notary Services

(N.P. Seal)

Exhibit "A"



NORTH BROWARD PREPARATORY SCHOOL ATHLETIC & WELLNESS CENTER
EXHIBIT A

SKETCH & DESCRIPTION
WATER EASEMENT
 A PORTION OF PARCEL 'A'
 (P.B. 183, PG. 103, B.C.R.)
 CITY OF COCONUT CREEK

LAND DESCRIPTION:

A portion of Parcel 'A', NORTH BROWARD SCHOOL REPLAT, as recorded in Plat Book 183, Page 103 (Instrument #114528147), of the Public Records of Broward County, Florida; being described as follows:

A 12.00 foot strip of land being 6.00 feet on each side of the following described centerline:

Commence at the most northwesterly north corner of said Parcel 'A'; thence N89°34'58"E along the northerly line of said Parcel 'A', 14.34 feet to the **Point Of Beginning** of said centerline; thence S01°54'27"W, 43.53 feet to the **Point Of Termination** of said centerline.

Sidelines of said description will extend or shorten to form a continuous strip of land.

Said lands lying in the City of Coconut Creek, Broward County, Florida.

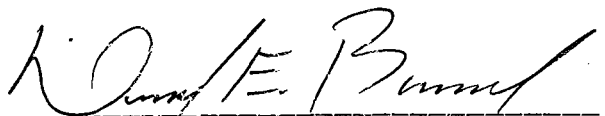
SURVEYOR'S NOTES:

1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this sketch by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are relative to said plat, based on the northerly line of Parcel 'A' having a bearing of N89°34'58"E.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: B.C.R. = Broward County Records; F.B. = Field Book; L.B. = Licensed Business; P.B. = Plat Book; P.B.C.R. = Palm Beach County Records; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; P.O.T. = Point of Termination.

CERTIFICATION:

I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17.050 through 5J-17.052, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Date: 10/13/17

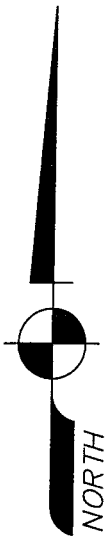
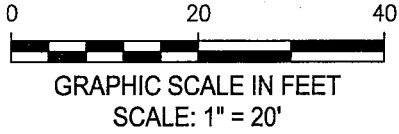


DAVID ERIC BREAUX, Jr., P.L.S.
 Florida Registration No. 5957
 AVIROM & ASSOCIATES, INC.
 L.B. No. 3300

**NOT VALID WITHOUT
 SHEETS 1 AND 2**

<p>REVISIONS</p> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/>	 <p>AVIROM & ASSOCIATES, INC. SURVEYING & MAPPING 50 S.W. 2nd AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 (561) 392-2594 / www.AVIROMSURVEY.com <small>© 2017 AVIROM & ASSOCIATES, INC. all rights reserved. This sketch is the property of AVIROM & ASSOCIATES, INC. and should not be reproduced or copied without written permission.</small></p>	<p>JOB #: 5729-95 SCALE: - DATE: 10/12/2017 BY: W.R.E. CHECKED: D.E.B. F.B. - PG. - SHEET: 1 OF 2</p>
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SKETCH & DESCRIPTION
WATER EASEMENT
 A PORTION OF PARCEL 'A'
 (P.B. 183, PG. 103, B.C.R.)
 CITY OF COCONUT CREEK



A PORTION OF
 TRACT 25, BLOCK 83
 (P.B. 2/45-54, P.B.C.R.)

LYONS ROAD

P.O.C.
 MOST NORTHWESTERLY
 NORTH CORNER PARCEL 'A'
 (P.B. 183/103, B.C.R.)

N89°34'58"E
 14.34'

P.O.B.

NORTHERLY LINE
 PARCEL 'A'
 (P.B. 183/103, B.C.R.)
 BEARING BASIS

N89°34'58"E

PARCEL 'A'
 (P.B. 183/103, B.C.R.)

N00°26'03"W
 45.00'

S01°54'27"W
 43.53'

CENTERLINE EASEMENT

P.O.T.

WEST LINE
 PARCEL 'A'
 (P.B. 183/103, B.C.R.)

N47°47'37"E
 39.97'

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 SURVEYING & MAPPING

50 S.W. 2nd AVENUE, SUITE 102
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SCALE:	1" = 20'
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F.B.	- PG. -
SHEET:	2 OF 2

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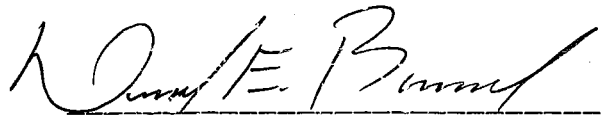
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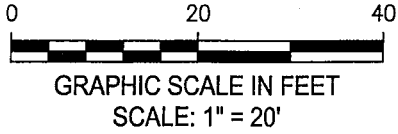
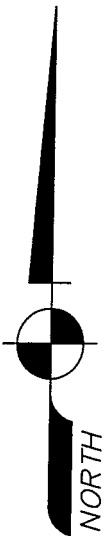


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