

MAINTENANCE AGREEMENT

THIS MAINTENANCE AGREEMENT (“Agreement”), entered into this ____ day of _____, 2026, by and between the CITY OF COCONUT CREEK, a Florida municipal corporation (hereinafter “City”) and COCOMAR PROPERTY OWNER, LLC, a Florida limited liability company, its successor and assigns (hereinafter “COCOMAR”):

WITNESSETH:

WHEREAS, Broward County (“County”), City and COCOMAR, have entered into that certain “Revocable License Agreement Between Broward County, Cocomar Property Owner, LLC, and City of Coconut Creek” approved by the City Commission on February 26, 2026, (the “Tri-Party License Agreement”) attached hereto and incorporated herein as **ATTACHMENT “A,”** to allow for the design, construction, and maintenance of certain improvements by COCOMAR within County Right-of-Way along Lyons Road; and

WHEREAS, COCOMAR, wishes to install and maintain Landscape Improvements on property located in the public right-of-way of Lyons Road owned and controlled by County , adjacent to real property owned by COCOMAR, upon which warehouse with office / flex space is being built, which property is generally located on the northwest corner of Lyons Road and Atlantic Boulevard and legally described in Exhibit A of the Tri-Party License Agreement, “Burdened Property” referred to as (“Property”).

NOW, THEREFORE, for and in consideration of the mutual promises and covenants herein contained, and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

ARTICLE 1. RECITALS

1.1 The above recitals are true and correct and are incorporated herein by reference.

ARTICLE 2. SCOPE OF SERVICES

- 2.1 COCOMAR will procure the design and construction of improvements to the area located in County Right-of-Way, as required by the Tri-Party License Agreement and more particularly described in Exhibit B of the Tri-Party License Agreement, "Revocable License Area." Such improvements will include, but are not limited to, the installation of a non-standard County sidewalk (shared-use path), landscaping and irrigation as provided in Exhibit C of the Tri-Party License Agreement, "Scope of Improvements."
- 2.2 COCOMAR, or its successors and assigns as owners of the Property will assume responsibility for the maintenance of all sidewalk, landscaping, and irrigation within the Revocable License Area to the specifications required in Exhibit D of the Tri-Party License Agreement, "Broward County Highway Construction and Engineering Division Revocable License Agreement Minimum Maintenance Performance Requirements" (the "Maintenance Obligations.")
- 2.3 If COCOMAR fails to complete any Maintenance Obligations, and County performs such Maintenance Obligations or is required to complete any restoration or repairs, or County requires that City perform any such Maintenance Obligations or to make any restoration or repairs pursuant to COCOMAR'S obligations under the Tri-Party License Agreement, or the City is invoiced by the County for any such Maintenance Obligations, restoration or repairs by the County, City will invoice COCOMAR for the costs thereof including the costs of any third party hired to perform the Maintenance Obligations, restoration or repairs. COCOMAR shall pay such invoice within thirty (30) days after receipt. Any balances outstanding after sixty (60) days shall accrue interest at the maximum permitted by law at the time of imposition.
- 2.4 COCOMAR must obtain any and all necessary approvals and/or licenses from any entity with a property interest in the Revocable License Area for both the installation and all on-going maintenance, including, but not limited to, County.
- 2.5 COCOMAR must maintain, for the life of this Agreement, and must require all contractors performing any portion of the work detailed in the Tri-Party License

Agreement, to obtain and keep in effect during its performance of any of the work detailed the Tri-Party License Agreement, the minimum insurance policies required by Exhibit E of the Tri-Party License Agreement, "Minimum Insurance Requirements." The City of Coconut Creek and Broward County must be listed as additional insureds on all certificates of insurance.

- 2.6 A copy of such proof of insurance and indemnification/hold harmless must be provided to the City of Coconut Creek and to Broward County prior to any contractor performing any portion of the work. Failure to comply with this Section will create a material breach of this Agreement and may result in termination of this Agreement.
- 2.7 Cocomar must comply with all requirements of the Tri-Party License Agreement. Any default of the Tri-Party License Agreement will be considered a default of this Agreement.

ARTICLE 3. TERM AND TIME OF PERFORMANCE OF AGREEMENT

- 3.1 This Agreement will become effective upon the last date that this Agreement is executed by all parties to this Agreement and will continue in full force and effect until terminated.
- 3.2 All duties, obligations, and responsibilities of the parties to this Agreement, required by this Agreement, including the obligations and responsibilities under the Tri-Party License Agreement, will remain in full force unless written notice of termination by a party is provided pursuant to Section 4.5, "Termination," and Section 4.6, "Notices." Time will be deemed to be of the essence in performing the duties, obligations, and responsibilities required by this Agreement.

ARTICLE 4. MISCELLANEOUS

- 4.1 Public Records. The parties must comply with all public records requirements of Chapter 119, Florida Statutes, as may be required by law. The parties agree to:
 - a. Keep and maintain all records that ordinarily and necessarily would be required by the City in order to perform the services;
 - b. Upon request from the City's custodian of public records, provide the City

with a copy of the requested records or allow the records to be inspected or copies within a reasonable time at a cost that does not exceed the costs provided in Chapter 119, *Fla. Stat.*, or as otherwise provided by law;

- c. Ensure that public records that are exempt or confidential and exempt from public records disclosure are not disclosed except as authorized by law for the duration of the Agreement term and following completion of the Agreement if COCOMAR does not transfer the records to the City;
- d. Upon completion of the services within this Agreement, at no cost, either transfer to the City all public records in possession of COCOMAR or keep and maintain public records required by the City to perform the services. If COCOMAR transfers all public records to the City upon completion of the services, COCOMAR must destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. If COCOMAR keeps and maintains public records upon completion of the services, COCOMAR must meet all applicable requirements for retaining public records. All records stored electronically must be provided to the City, upon request from the City's custodian of public records, in a format that is compatible with the information technology systems of the City.

IF EITHER PARTY HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLA. STAT.*, TO THE VENDOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS AGREEMENT, CONTACT THE CITY'S CUSTODIAN OF PUBLIC RECORDS AT 954-973-6774, PublicRecords@coconutcreek.net, 4800 West Copans Road, Coconut Creek, FL 33063.

- 4.2 Assignment and Performance. This Agreement will be recorded and will run with the land and shall automatically bind all successors-in-interest with respect to the Property. Upon transfer of the Property, this Agreement shall be binding on the then property owner(s) and all successor property owners and COCOMAR shall have no

further liability or obligation under this Agreement. This Agreement shall automatically bind COCOMAR successors-in-interest, neither this Agreement nor any interest herein may be assigned, transferred, or encumbered without the written consent of the other parties hereto.

4.3 All Prior Agreements Superseded. This document incorporates and includes all prior negotiations, correspondence, conversations, agreements, or understandings applicable to the matters contained herein; and the parties agree that there are no commitments, agreements or understandings concerning the subject matter of this Agreement that are not contained in this document. Accordingly, the parties agree that no deviation from the terms hereof will be predicated upon any prior representations or agreements whether oral or written.

4.4 Amendments. No modification, amendment, or alteration in the terms or conditions contained herein will be effective unless contained in a written document executed with the same formality and of equal dignity herewith.

4.5 Termination.

a. This Agreement may be terminated by the City upon termination of the Tri-Party License Agreement, as long as COCOMAR has demonstrated full compliance with the Tri-Party License Agreement up until the date of termination and there are no outstanding invoices from County or incurred by City in the implementation of the Tri-Party License Agreement.

b. Notice of termination will be provided in accordance with the "Notices" section of this Agreement except that notice of termination by City Manager, which City Manager or his/her designee deems necessary to protect the public health, safety, or welfare may be verbal notice, which will be promptly confirmed in writing in accordance with the "Notices" section of this Agreement.

4.6 Notices. In order for a notice to a party to be effective under this Agreement, notice must be sent via U.S. first-class mail with a contemporaneous copy via e-mail to the addresses listed below and shall be effective upon mailing. The addresses for notice will remain as set forth herein unless and until changed by providing notice of such change in accordance with the provisions of this section.

FOR COCOMAR:
Attn: Herbert Klotz
465 Meeting Street, Ste 500
Charleston, SC 29403
HKLOTZ@GREYSTAR.COM

FOR COCONUT CREEK:
Attn: City Manager
4800 West Copans Road
Coconut Creek, FL 33063
citymanager@coconutcreek.net

With a copy to City Attorney at
the same street address and
cityattorney@coconutcreek.net

- 4.7 Interpretation. The language of this Agreement has been agreed to by the parties to express their mutual intent and no rule of strict construction will be applied against either party hereto. The headings contained in this Agreement are for reference purposes only and will not affect in any way the meaning or interpretation of this Agreement. All personal pronouns used in this Agreement will include the other gender, and the singular will include the plural, and vice versa, unless the context otherwise requires. Terms such as "herein," "hereof," "hereunder," and "hereinafter" refer to this Agreement as a whole and not to any particular sentence, paragraph, or section where they appear, unless the context otherwise requires. Whenever reference is made to a section or article of this Agreement, such reference is to the section or article as a whole, including all of the subsections of such section, unless the reference is made to a particular subsection or subparagraph of such section or article.
- 4.8 Third Party Beneficiaries. The parties do not intend to directly or substantially benefit a third party by this Agreement. Therefore, the parties acknowledge that there are no third-party beneficiaries to this Agreement and that no third party will be entitled to assert a right or claim against either of them based upon this Agreement.
- 4.9 Materiality and Waiver of Breach. The parties agree that each requirement, duty,

and obligation set forth herein was bargained for at arms-length and is agreed to by the parties in exchange for quid pro quo, that each is substantial and important to the formation of this Agreement, and that each is, therefore, a material term hereof. A party's failure to enforce any provision of this Agreement will not be deemed a waiver of such provision or modification of this Agreement. A waiver of any breach of a provision of this Agreement will not be deemed a waiver of any subsequent breach and will not be construed to be a modification of the terms of this Agreement.

- 4.10 Compliance with Laws. The parties must comply with all federal, state, and local laws, codes, ordinances, rules, and regulations in performing their duties, responsibilities, and obligations related to this Agreement.
- 4.11 Severability. In the event any part of this Agreement is found to be unenforceable by any court of competent jurisdiction, that part will be deemed severed from this Agreement and the balance of this Agreement will remain in full force and effect.
- 4.12 Joint Preparation. This Agreement has been jointly prepared by the parties hereto, and will not be construed more strictly against any one (1) party.
- 4.13 Priority of Provisions. If there is a conflict or inconsistency between any term, statement, requirement, or provision of any exhibit attached hereto, any document or events referred to herein, or any document incorporated into this Agreement by reference and a term, statement, requirement, or provision of this Agreement, the term, statement, requirement, or provision contained in Articles 1 through 7 of this Agreement will prevail and be given effect.
- 4.14 Law, Jurisdiction, Venue, Waiver of Jury Trial. This Agreement will be interpreted and construed in accordance with and governed by the laws of the state of Florida. All parties acknowledge and accept that jurisdiction of any controversies or legal problems arising out of this Agreement, and any action involving the enforcement or interpretation of any rights hereunder, will be exclusively in the state courts of the Seventeenth Judicial Circuit in Broward County, Florida, and venue for litigation arising out of this Agreement will be exclusively in such state courts, forsaking any other jurisdiction which either party may claim by virtue of its residency or other jurisdictional device. **BY ENTERING INTO THIS AGREEMENT, THE PARTIES**

HEREBY EXPRESSLY WAIVE ANY RIGHTS THE PARTIES MAY HAVE TO A TRIAL BY JURY OF ANY CIVIL LITIGATION RELATED TO THIS AGREEMENT.

- 4.15 Incorporation by Reference. Any and all Recital clauses stated above are true and correct and are incorporated herein by reference. The attached Exhibits are incorporated into and made a part of this Agreement.
- 4.16 Representation of Authority. Each individual executing this Agreement on behalf of a party hereto hereby represents and warrants that he or she is, on the date he or she signs this Agreement, duly authorized by all necessary and appropriate action to execute this Agreement on behalf of such party and does so with full and legal authority.
- 4.17 Counterparts. This Agreement may be executed in one (1) or more counterparts, each of which will be an original, but together such counterparts will constitute only one (1) instrument.
- 4.18 Recording. This Agreement will be recorded in the Public Records of Broward County, Florida, and is intended to be, and is, a continuing obligation of COCOMAR, its successors and assigns, (a) to install, maintain and replace, if necessary, Landscape Improvements, (b) to bear the total financial responsibility for such installation, maintenance and replacement, and (c) to bear the liability for injury, if any, arising from the installation, maintenance and replacement of said Landscape Improvements.
- 4.19 Indemnification. COCOMAR, its successors and assigns, must indemnify and hold harmless the City from and against any and all claims, damages, losses and expense, including reasonable attorney's fees and costs actually incurred, whether incurred in litigation, appeals, or otherwise, arising out of, or resulting from, the performance of work under this Agreement; provided that any such claim, damages, loss or expense which (a) is attributable to bodily injury, or to injury to, or destruction of, tangible property (other than for the work itself) including the loss of use resulting therefrom, and (b) is caused in whole, or in part, by any negligent act or omission of COCOMAR, any contractor, or subcontractor, employed by COCOMAR, or anyone directly or indirectly employed by any of them, or anyone for whose acts any of them may be

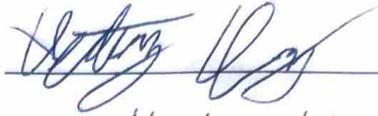
liable, the indemnification obligation under this section will not be limited in any way by any limitation on the amount or type of damages, compensation or benefits payable by or for COCOMAR, or any contractor or subcontractor, under worker's compensation acts, disability benefit acts or any other employee benefit acts. Nothing in this section will affect the immunity of the City pursuant to Chapter 768, Florida Statutes. In the event COCOMAR assigns its obligations herein after written agreement of the City, City hereby agrees that COCOMAR will have no further obligations or liabilities following the recordation of such assignment in the Public Records of Broward County, Florida. COCOMAR must obtain the approval of the City of any assignment of the obligations herein prior to such assignment being effective or the release of COCOMAR from any obligations hereunder. The City will not unreasonably withhold such approval upon written request.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals on the day and year first above written.

COCOMAR PROPERTY OWNER, LLC



Witness

By: 

Printed Name: Herbert Klotz

Printed Name: Austin Judd

As (Title): Vice President

Date: 2/25/2026



Witness

Printed Name: Sergio Clave

STATE OF Florida)
) SS
COUNTY OF Broward)

The foregoing instrument was acknowledged before me this 25 day of February 2026
by physical presence or by online notarization, by Herbert Klotz as
Vice President (title) of COCOMAR PROPERTY OWNER, LLC who is personally known
to me or produced to me or produced to me by _____ as
identification of _____

(SEAL) 
My commission expires 11/12/2029

NOTARY PUBLIC:

CKielty
Print name: Christie Kielty

**MAINTENANCE AGREEMENT BETWEEN THE CITY OF COCONUT CREEK AND
COCOMAR PROPERTY OWNER, LLC**

CITY OF COCONUT CREEK,

By: _____
Sheila N. Rose, City Manager

ATTEST:

Joseph J. Kavanagh, City Clerk

APPROVED AS TO LEGAL FORM AND
SUFFICIENCY:

Terrill C. Pyburn, City Attorney

ATTACHMENT "A"
"Tri-County License Agreement"

"Revocable License Agreement Between Broward
County, Cocomar Property Owner, LLC, and City
of Coconut Creek"

Return recorded copy to:
Broward County Highway Construction &
Engineering Division
Attn: Timothy Gray
1 North University Drive, Suite 300B
Plantation, FL 33324-2038

Document reviewed by:
Jason Kruszka
Assistant County Attorney
115 S. Andrews Avenue, Room 423
Fort Lauderdale, FL 33301

Folios: 484231250010, 484231270010,
484231310020

NOTICE: PURCHASERS, GRANTEEES, HEIRS, SUCCESSORS, AND ASSIGNS OF ANY INTEREST IN THE BURDENED PARCEL SET FORTH IN EXHIBIT A ARE HEREBY PUT ON NOTICE OF THE OBLIGATIONS SET FORTH WITHIN THIS AGREEMENT, WHICH SHALL RUN WITH THE BURDENED PARCEL.

**REVOCABLE LICENSE AGREEMENT BETWEEN BROWARD COUNTY,
COCOMAR PROPERTY OWNER, LLC, AND CITY OF COCONUT CREEK**

This Revocable License Agreement (“Agreement”) between Broward County, a political subdivision of the State of Florida (“County”), Cocomar Property Owner, LLC, a Delaware limited liability company, authorized to do business in the State of Florida (“Licensee”), and City of Coconut Creek, a municipal corporation organized and existing under the laws of the State of Florida (“City”) (each a “Party” and collectively referred to as the “Parties”), is entered into and effective as of the date this Agreement is fully executed by the Parties (the “Effective Date”).

RECITALS

- A. Licensee is the owner of property described in the attached **Exhibit A** (“Burdened Property”).
- B. The revocable license area as set forth in **Exhibit B** (“Revocable License Area”) is a right-of-way located on Lyons Road.
- C. County owns and controls the Revocable License Area and the portions of Lyons Road that appear in Exhibit B, both of which lie within the jurisdictional boundaries of City.
- D. The Burdened Property is adjacent to the Revocable License Area.
- E. Licensee seeks, and County is amenable to, Licensee’s nonexclusive access and use of the Revocable License Area to make certain improvements in the Revocable License Area, as

set forth in **Exhibit C** (the “Improvements”), and to maintain and repair the Improvements, as set forth in **Exhibit D** (the “Maintenance Obligations”).

F. The Improvements and maintenance thereof will benefit the residents of both County and City.

G. City, through formal action of its governing body taken on the ____ day of _____, 20__, has accepted responsibility for the Maintenance Obligations and other such obligations of Licensee under the terms of this Agreement should Licensee fail to comply with such obligations.

Now, therefore, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

ARTICLE 1. DEFINITIONS

- 1.1. **Approved Plans** means the construction and installation documents and specifications depicting and defining the Improvements, including all materials to be installed in the Revocable License Area as referenced in the plans submitted to and approved in writing by the Contract Administrator, and filed under Project Reference Number 240417002.
- 1.2. **Board** means the Board of County Commissioners of Broward County, Florida.
- 1.3. **Contract Administrator** means the Director of the Broward County Highway Construction and Engineering Division, or written designee.
- 1.4. **Division** means the Broward County Highway Construction and Engineering Division.

ARTICLE 2. GRANT OF REVOCABLE LICENSE

- 2.1. County hereby grants to Licensee a revocable license for the limited, nonexclusive access and use of the Revocable License Area solely for the purposes of making the Improvements, performing the Maintenance Obligations, and taking other actions as may be required by this Agreement. The Improvements must meet County’s Minimum Standards Applicable to Public Right-of-Way Under Broward County Jurisdiction as described in Section 25.1, Exhibit 25.A, of the Broward County Administrative Code.
- 2.2. Other than for the purposes identified in this Agreement, Licensee may not use the Revocable License Area for any other purpose whatsoever without written amendment of this Agreement executed with the same formalities as this Agreement. Licensee may not use or permit the Revocable License Area to be used in any manner that will violate the terms of this Agreement or any law, administrative rule, or regulation of any applicable governmental entity or agency.
- 2.3. County retains full and unrestricted access to the Revocable License Area at all times.
- 2.4. Throughout the duration of this Agreement, and notwithstanding any other term or condition of this Agreement, County retains the right in its sole discretion to modify, reconfigure, improve, convey, or abandon the Revocable License Area, and to make any improvements

thereon. Specifically, Licensee acknowledges and agrees that the roadway, right-of-way area, and/or the Revocable License Area may be temporarily or permanently reconfigured, modified, or moved by County or its agents at any time without any liability to Licensee. County will provide Licensee with at least thirty (30) days' written notice of any such modification to the Revocable License Area to allow Licensee to remove or relocate the Improvements, which removal or relocation shall be at Licensee's sole expense.

2.5. This Agreement is merely a right to access and use and grants no estate in the Revocable License Area to Licensee, City, or any other party.

ARTICLE 3. LICENSEE'S OBLIGATIONS

3.1. Licensee shall make application to the Division for a permit to perform the Improvements as set forth in the Approved Plans. Licensee may not proceed with the Improvements until all required permits have been issued and all permit conditions for commencement of the Improvements have been satisfied.

3.2. Licensee may not make any alterations to any previously permitted Improvements without first obtaining a permit from the Division and the written approval from the Contract Administrator for such alterations.

3.3. Licensee shall make the Improvements at its own expense and in full accordance with the Approved Plans and to the Contract Administrator's satisfaction. Licensee shall not be entitled to any compensation from County for making the Improvements.

3.4. Following Licensee's installation of the Improvements and County's approval of same (as set forth in Article 5), Licensee shall provide County with signed and sealed certified as-built drawings and warranties for all work performed as set forth in the Approved Plans.

3.5. Once the Improvements have been made, Licensee shall perform the Maintenance Obligations at its own expense and in accordance with the requirements set forth in Exhibit D. As part of the Maintenance Obligations, Licensee shall keep the Improvements and the Revocable License Area clean, sanitary, and in good condition consistent with industry-standard maintenance standards and techniques. The Maintenance Obligations shall include all repair and replacement of materials due to any cause, including but not limited to normal wear and tear, acts of God, vandalism, and accidents. Licensee shall promptly replace all defective or unsightly materials, as well as any materials that the Contract Administrator determines, in their reasonable discretion, should be replaced for safety reasons or because such materials would interfere with any County property or County operations. All replacements must be approved in writing in advance by the Contract Administrator.

3.6. If Licensee takes any action or makes any omission that causes or results in alteration or damage to County property, Licensee shall, at its own expense, restore such property to its condition before the alteration or damage. If Licensee fails to make such restoration within thirty (30) days after County's request, County may make the restoration or exercise its rights as provided in Article 4 of this Agreement. If County elects to make the restoration, it will invoice

the Licensee for the costs thereof. Licensee shall pay such invoice within thirty (30) days after receipt.

3.7. If Licensee takes any action or makes any omission that causes or results in alteration to the Revocable License Area (or any materials on the Revocable License Area), which alteration is not specified in the Approved Plans, Licensee shall, at its own expense, restore the Revocable License Area to its condition before the alteration was made, or to such condition as approved in writing by the Contract Administrator. If Licensee fails to make such restoration within thirty (30) days after County's request, County may make the restoration or exercise its rights as provided in Article 4 of this Agreement. If County elects to make the restoration, it will invoice Licensee for the costs thereof. Licensee shall pay such invoice within thirty (30) days after receipt.

3.8. If Licensee takes any action or makes any omission that causes or results in damage to the Revocable License Area (or any materials on the Revocable License Area), Licensee shall, at its own expense, repair such damage. If Licensee fails to make such repair within thirty (30) days after County's request, County may make the repair or exercise its rights as provided in Article 4 of this Agreement. If County elects to make the repair, it will invoice Licensee for the costs thereof. Licensee shall pay such invoice within thirty (30) days after receipt.

3.9. If any Improvements in the Revocable License Area are serviced by any utilities (including but not limited to electricity, water, sewage, or gas), Licensee shall be solely responsible for the cost of such utilities and shall establish its own billing account directly with each utility company.

3.10. If any Improvements in the Revocable License Area contain an irrigation or water pump system, Licensee shall maintain and repair same in compliance with the requirements set forth in Exhibit D and all applicable rules and regulations of the applicable South Florida Water Management District.

3.11. Licensee shall provide the Contract Administrator with immediate verbal notice, followed by prompt written notice (in the manner set forth in Article 8 of this Agreement), of any condition in the Revocable License Area that might present a risk of damage to the Revocable License Area or adjacent property or might pose a risk of injury to any person. Licensee shall contact the appropriate emergency services (fire rescue, police, Florida Power & Light, etc.) immediately upon identification of any potential risk of injury to any person and shall keep a written record of all contact made, including the person(s) with whom Licensee has communicated.

3.12. Licensee shall also provide the Contract Administrator with immediate verbal notice, followed by prompt written notice (in the manner set forth in Article 8 of this Agreement), of any damage to the Revocable License Area or any injury to any person in the Revocable License Area.

3.13. Licensee may retain a third party to make the Improvements and/or perform the Maintenance Obligations. If Licensee retains a third party for such purpose(s), Licensee shall enter into a written contract with the third party under which the third party must agree to make the Improvements and/or perform the Maintenance Obligations in accordance with the requirements of this Agreement. Licensee shall provide the Contract Administrator with a copy of any such contract(s) upon request by Contract Administrator. Contracting with a third party as

contemplated by this section shall not relieve Licensee of any of its obligations under this Agreement.

ARTICLE 4. CITY'S OBLIGATIONS

4.1. If Licensee fails to timely comply with any of the requirements set forth in Sections 3.5 and 3.10, upon written demand by Contract Administrator, City shall, at its own expense, immediately perform the Maintenance Obligations for the duration of this Agreement. In addition, if Licensee fails to timely comply with any of the requirements in Article 3, upon written demand by Contract Administrator, City shall, at its own expense, cure any and all deficiencies or failures by Licensee identified in the Contract Administrator's written notice to City. City shall cure such deficiencies and failures within thirty (30) days after such notice. If City fails to timely comply with its obligations under this section, County may fulfill such obligations and invoice City for the costs thereof. City shall pay such invoice within thirty (30) days after receipt.

4.2. City may retain a third party to perform the Maintenance Obligations. If City retains a third party for such purpose(s), City shall enter into a written contract with the third party under which the third party must agree to perform the Maintenance Obligations in accordance with the requirements of this Agreement. City shall provide the Contract Administrator with a copy of any such contract(s) upon request by Contract Administrator. Contracting with a third party as contemplated by this section shall not relieve City of any of its obligations under this Agreement.

ARTICLE 5. COUNTY'S OBLIGATIONS

5.1. County shall review Licensee's application for permit to determine whether to issue a permit for the Approved Plans and shall issue a permit only if the Approved Plans comply with all applicable County permitting requirements.

5.2. County shall inspect the Improvements and may reject work that does not conform to the Approved Plans, as determined by County in its sole discretion.

5.3. After receiving signed and sealed certified as-built drawings that the Improvements are in conformance with the Approved Plans, and receiving a request for a final inspection, County shall perform a final inspection of the Improvements and notify Licensee and City of County's final approval or rejection of the Improvements.

5.4. County shall have no further obligations under this Agreement other than those stated in Section 2.1 and this article but may exercise any and all rights it has under this Agreement.

ARTICLE 6. RISK OF LOSS

All Improvements not permanently affixed to the Revocable License Area shall remain the property of Licensee, and all risk of loss for the Improvements (whether permanently affixed or not) shall be Licensee's risk alone. However, Licensee may not remove, replace, or alter any of the Improvements without the Contract Administrator's prior written consent and any required permitting.

ARTICLE 7. TERM AND TERMINATION

7.1. This Agreement shall begin on the Effective Date and continue in perpetuity unless terminated as provided in this article.

7.2. This Agreement may be terminated for cause by County if Licensee, City, or both breach any obligations under this Agreement and have not corrected the breach within thirty (30) days after receipt of written notice identifying the breach. In the event of any breach, County may, at the option of the Contract Administrator, cause such breach to be corrected and invoice the breaching party or parties for the costs of the correction, or may terminate this Agreement. If County opts to correct the breach and invoice the breaching party or parties for the costs of correction, the invoiced party or parties (as applicable) shall pay such invoice within thirty (30) days after receipt. If County erroneously, improperly, or unjustifiably terminates for cause, such termination shall, at County's sole election, be deemed a termination for convenience, which shall be effective thirty (30) days after such notice of termination for cause is provided.

7.3. This Agreement may also be terminated for convenience by the Board. Termination for convenience by the Board shall be effective on the termination date stated in the written notice provided by County, which termination date shall not be less than thirty (30) days after the date of such written notice. Licensee and City acknowledge that each has received good, valuable, and sufficient consideration for County's right to terminate this Agreement for convenience including in the form of County's obligation to provide advance written notice to Licensee and City of such termination in accordance with this section.

7.4. This Agreement may also be terminated by the County Administrator upon such notice as the County Administrator deems appropriate if the County Administrator determines that termination is necessary to protect the public health or safety. Termination under this section shall be effective on the date County provides notice of such termination.

7.5. Upon termination of this Agreement, Licensee shall peaceably surrender the Revocable License Area. If City has assumed the Maintenance Obligations pursuant to Article 4, City shall peaceably surrender the Revocable License Area.

7.6. Upon termination of this Agreement, Licensee shall remove all Improvements, materials, and equipment installed or placed in the Revocable License Area within thirty (30) days after termination, unless the Contract Administrator, in writing, authorizes Licensee to leave any such Improvements, materials, or equipment in the Revocable License Area. In addition, Licensee shall be obligated to repair any damage to the Revocable License Area resulting from the removal of any Improvements, materials, and equipment. If Licensee fails to comply with any of these removal and/or repair obligations, County may perform the obligation and invoice Licensee for the cost thereof. Licensee shall pay such invoice within thirty (30) days after receipt. Any personal property remaining on the Revocable License Area after the termination of this Agreement shall be deemed to have been abandoned by Licensee and City and shall become the property of County.

7.7. Upon termination of this Agreement, Licensee shall restore the Revocable License Area to its condition before the installation of the Improvements or to such condition as approved in writing by the Contract Administrator. If Licensee fails to make any such restorations within thirty (30) days after termination, County may make such restoration and invoice Licensee for the costs thereof. Licensee shall pay such invoice within thirty (30) days after receipt.

7.8. County shall have no obligation to compensate Licensee or City for any loss resulting from or arising out of this Agreement including any resulting from or arising out of the termination of this Agreement.

7.9. If tree mitigation is required as a result of termination of this Agreement, Licensee must obtain a Broward County Environmental Licensing and Building Permitting Division, Tree Preservation Program license required by Chapter 27, Article XIV, Sections 27-401 through 27-414 of the Broward County Tree Preservation and Abuse Ordinance, as may be amended from time to time, to provide for relocation, removal, and replacement per the tree removal license requirements at Licensee's sole cost and expense.

7.10. If Licensee fails to comply with any of the requirements in Sections 7.6, 7.7, and/or 7.9, City shall perform said requirements within thirty (30) days after written notice is sent by the Contract Administrator. If City fails to timely perform any such requirements, County may perform such requirement and invoice City for the cost thereof. City shall pay the invoice within thirty (30) days after receipt.

7.11. Notice of termination shall be provided in accordance with Article 8 of this Agreement, except that notice of termination by the County Administrator, pursuant to Section 7.4 of this Agreement may be verbal notice that shall be promptly confirmed in writing in accordance with Article 8 of this Agreement.

ARTICLE 8. NOTICES

Unless otherwise stated herein, for a notice to a Party to be effective under this Agreement, notice must be sent via U.S. first-class mail, hand delivery, or commercial overnight delivery, each with a contemporaneous copy via email, to the addresses listed below and shall be effective upon mailing or hand delivery (provided the contemporaneous email is also sent). Addresses may be changed by the applicable Party giving notice of such change in accordance with this article.

FOR COUNTY:

Broward County Highway Construction and Engineering Division
Attn: Director
1 N University Dr, Ste 300B, Plantation, FL 33324-2038
Email address: rtornese@broward.org

FOR LICENSEE:

Cocomar Property Owner, LLC
c/o GS Cocomar Manager, LLC
Attn: Herbert Klotz, Vice President

788 East Las Olas Blvd, Suite 201, Fort Lauderdale, FL 33301
Email address: hklotz@greystar.com

FOR CITY:
City of Coconut Creek
Attn: Sheila Rose, City Manager
4800 West Copans Road, Coconut Creek, FL 33063
Email address: SROse@coconutcreek.net

ARTICLE 9. INDEMNIFICATION

9.1. Licensee shall indemnify and hold harmless County and all of County's current, past, and future officers, agents, and employees (collectively, "Indemnified Party") from and against any and all causes of action, demands, claims, losses, liabilities, and expenditures of any kind, including attorneys' fees, court costs, and expenses, including through the conclusion of any appellate proceedings, raised or asserted by any person or entity not a party to this Agreement, and caused or alleged to be caused, in whole or in part, by any breach of this Agreement by Licensee, or any intentional, reckless, or negligent act or omission of Licensee, its officers, employees, or agents, arising from, relating to, or in connection with this Agreement (collectively, a "Claim"). If any Claim is brought against an Indemnified Party, Licensee shall, upon written notice from County, defend each Indemnified Party with counsel satisfactory to County or, at County's option, pay for an attorney selected by the County Attorney to defend the Indemnified Party.

9.2. If Licensee or City contract with a third party to perform any of their obligations under this Agreement, the party contracting with a third party must enter into written agreements with such third parties, which contracts are required to include an indemnification provision by such third party in favor of the Indemnified Party using the language provided in Section 9.1.

9.3. County and City are entities subject to Section 768.28, Florida Statutes, as amended, and agree to be fully responsible for the negligent or wrongful acts and omissions of their respective agents or employees to the extent required by Section 768.28. Except to the extent sovereign immunity may be deemed waived by entering into this Agreement, nothing herein is intended to serve as a waiver of sovereign immunity by any Party to which sovereign immunity may be applicable nor shall anything included herein be construed as consent by either Party to be sued by third parties in any matter arising out of this Agreement or any other contract.

9.4. The obligations of this article shall survive the expiration or earlier termination of this Agreement.

ARTICLE 10. INSURANCE

10.1. For the duration of the Agreement, Licensee shall, at its sole expense, maintain the minimum coverages stated in **Exhibit E** in accordance with the terms and conditions of this article. Licensee shall maintain insurance coverage against claims relating to any act or omission by Licensee, its agents, representatives, employees, or any third parties in connection with this

Agreement. County reserves the right at any time to review and adjust the limits and types of coverage required under this article.

10.2. Licensee shall ensure that "Broward County, Florida" is listed and endorsed as an additional insured as stated in Exhibit E on all policies required under this article.

10.3. On or before the Effective Date or at least fifteen (15) days before the commencement of the Improvements, as may be requested by County, Licensee shall provide County with a copy of all Certificates of Insurance or other documentation sufficient to demonstrate the insurance coverage required by this article. If and to the extent requested by County, Licensee shall provide complete, certified copies of all required insurance policies and all required endorsements within thirty (30) days after County's request.

10.4. Licensee shall ensure that all insurance coverages required by this article remain in full force and effect without any lapse in coverage throughout the duration of this Agreement and until all performance required of Licensee has been completed, as determined by Contract Administrator. Licensee or its insurer shall provide notice to County of any cancellation or modification of any required policy at least thirty (30) days prior to the effective date of cancellation or modification, and at least ten (10) days prior to the effective date of any cancellation due to nonpayment, and shall concurrently provide County with a copy of its updated Certificates of Insurance evidencing continuation of the required coverage(s).

10.5. Licensee shall ensure that all required insurance policies must be placed with insurers or surplus line carriers authorized to conduct business in the State of Florida with an A.M. Best rating of A- and a financial size category class VII or greater, unless otherwise acceptable to County's Risk Management Division.

10.6. If Licensee maintains broader coverage or higher limits than the insurance requirements stated in Exhibit E, County shall be entitled to any such broader coverage and higher limits. All required insurance coverages shall provide primary coverage and not require contribution from any County insurance, self-insurance, or otherwise, which shall be in excess of and shall not contribute to the required insurance provided by Licensee.

10.7. Licensee shall declare in writing any self-insured retentions or deductibles over the limit(s) prescribed in Exhibit E and submit to County for approval at least fifteen (15) days prior to the Effective Date or commencement of the Improvements. Licensee shall be solely responsible for and shall pay any deductible or self-insured retention applicable to any claim against County. County may, at any time, require Licensee to purchase coverage with a lower retention or provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention. Any deductible or self-insured retention may be satisfied by either the named insured or County, if so elected by County, and Licensee shall obtain same in endorsements to the required policies.

10.8. Unless prohibited by the applicable policy, Licensee waives any right to subrogation that any of Licensee's insurers may acquire against County, and shall obtain same in an endorsement of Licensee's insurance policies.

10.9. If any of the policies required under this article provide claims-made coverage: (1) any retroactive date must be prior to the Effective Date; (2) the required coverage must be maintained after termination or expiration of the Agreement for at least the duration stated in Exhibit E; and (3) if coverage is canceled or nonrenewed and is not replaced with another claims-made policy form with a retroactive date prior to the Effective Date, Licensee must obtain and maintain “extended reporting” coverage that applies after termination or expiration of the Agreement for at least the duration stated in Exhibit E.

10.10. Licensee shall require that each third party retained by Licensee for performance of any of Licensee’s obligations under this Agreement maintains coverage that adequately covers the performance of the third party on substantially the same insurance terms and conditions required of Licensee under this article. Licensee shall ensure that all such third parties comply with these requirements and that “Broward County, Florida” is named as an additional insured under the third parties’ applicable insurance policies.

10.11. Licensee shall not permit any third party to provide services under this Agreement unless and until the requirements of this article are satisfied. If requested by County, Licensee shall provide, within one (1) business day, evidence of any third party’s compliance with this article.

10.12. Within five (5) days after request by County, City must provide County with written verification of liability protection that meets or exceeds any requirements of Florida law. If City holds any excess liability coverage, City must ensure that Broward County is named as an additional insured and certificate holder under such excess liability policy and provide evidence of same to County.

10.13. If City maintains broader coverage or higher limits than the minimum coverage required under Florida law, County shall be entitled to such broader coverage and higher limits on a primary and non-contributory basis.

10.14. The foregoing requirements in Sections 10.12 and 10.13 shall apply to City’s self-insurance, if any.

10.15. If City contracts with one or more third parties to perform any of City’s obligations set forth herein, City shall require that each third party (and any subcontractors retained by the third party) procure and maintain insurance coverages as provided in Exhibit E and Sections 10.1 through 10.11 of this Agreement. City must ensure that all such third parties name “Broward County, Florida” as an additional insured and certificate holder under the applicable insurance policies. City shall not permit any third party to provide services required by this Agreement until the insurance requirements of the third party under this section are met. If requested by County, City shall furnish evidence of all insurance required by this section.

10.16. County reserves the right, but not the obligation, to periodically review any and all insurance coverages required by this Agreement and to reasonably adjust the limits and/or types of coverage required herein, from time to time throughout the term of this Agreement.

ARTICLE 11. MISCELLANEOUS

11.1. Independent Contractor. Licensee and City are each an independent contractor under this Agreement, and nothing in this Agreement shall constitute or create a partnership, joint venture, or other relationship between the Parties. In performing under this Agreement, neither Licensee, City, nor any of their respective agents shall act as officers, employees, or agents of County. Neither Licensee nor City has the power or right to bind County to any obligation not expressly undertaken by County under this Agreement.

11.2. Third-Party Beneficiaries. Licensee, City, and County do not intend to primarily or directly benefit a third party by this Agreement. Therefore, the Parties acknowledge that there are no third-party beneficiaries to this Agreement and that no third party shall be entitled to assert a right or claim against either of them based upon this Agreement.

11.3. Assignment and Performance. Neither this Agreement nor any right or interest in it may be assigned, transferred, or encumbered by Licensee or City, except to successors in interest taking title to Licensee's Burdened Property, without the prior written consent of County, which consent may be withheld in County's sole discretion. Any assignment, transfer, or encumbrance in violation of this section shall be void and ineffective, constitute a breach of this Agreement, and permit County to immediately terminate this Agreement, in addition to any other remedies available to County at law or in equity.

Licensee and City each represent that each person and entity that will perform services under this Agreement is duly qualified to perform such services by all appropriate governmental authorities, where required, and is sufficiently experienced and skilled in the area(s) for which such person or entity will render services. Licensee and City each agree that all services under this Agreement will be performed in a skillful and respectful manner, and that the quality of all such services will equal or exceed prevailing industry standards for the provision of such services.

11.4. Materiality and Waiver of Breach. Each requirement, duty, and obligation set forth in this Agreement was bargained for at arm's-length and is agreed to by the Parties. Each requirement, duty, and obligation set forth in this Agreement is substantial and important to the formation of this Agreement, and each is, therefore, a material term. County's failure to enforce any provision of this Agreement will not be deemed a waiver of such provision or modification of this Agreement. A waiver of any breach will not be deemed a waiver of any subsequent breach and will not be construed to be a modification of this Agreement. To be effective, any waiver must be in writing signed by an authorized signatory of the Party granting the waiver.

11.5. Compliance with Laws. Licensee and City shall each comply with all applicable federal, state, and local laws, codes, ordinances, rules, and regulations in performing its duties, responsibilities, and obligations pursuant to this Agreement.

11.6. Entire Agreement. This Agreement constitutes the entire agreement between the Parties with respect to its subject matter. It may not be modified or terminated except as provided in this Agreement. If any part of this Agreement is found to be unenforceable by any court of

competent jurisdiction, that part shall be deemed severed from this Agreement and the balance of this Agreement shall remain in full force and effect.

11.7. Joint Preparation. This Agreement has been jointly prepared by the Parties and will not be construed more strictly against any Party.

11.8. Interpretation. The titles and headings contained in this Agreement are for reference purposes only and do not affect in any way the meaning or interpretation of this Agreement. All personal pronouns used in this Agreement shall include the other gender, and the singular shall include the plural, and vice versa, unless the context otherwise requires. Terms such as “herein,” “hereof,” “hereunder,” and “hereinafter,” refer to this Agreement as a whole and not to any particular sentence, paragraph, or section where they appear, unless the context otherwise requires. Whenever reference is made to a section or article of this Agreement, such reference is to the section or article as a whole, including all of the subsections thereof, unless the reference is made to a particular subsection or subparagraph of such section or article. Any reference to “days” means calendar days, unless otherwise expressly stated. Any reference to approval by County shall require approval in writing, unless otherwise expressly stated.

11.9. Priority of Provisions. If there is a conflict or inconsistency between any term, statement, requirement, or provision of any document or exhibit attached to, referenced by, or incorporated in this Agreement and any provision within an article or section of this Agreement, the article or section shall prevail and be given effect.

11.10. Law, Jurisdiction, Venue, Waiver of Jury Trial. This Agreement will be interpreted and construed in accordance with and governed by the laws of the State of Florida. The exclusive venue for any lawsuit arising from, related to, or in connection with this Agreement shall be in the state courts of the Seventeenth Judicial Circuit in and for Broward County, Florida. If any claim arising from, related to, or in connection with this Agreement must be litigated in federal court, the exclusive venue for any such lawsuit shall be in the United States District Court or United States Bankruptcy Court for the Southern District of Florida. **EACH PARTY HEREBY EXPRESSLY WAIVES ANY RIGHTS IT MAY HAVE TO A TRIAL BY JURY OF ANY CIVIL LITIGATION RELATED TO THIS AGREEMENT. IF A PARTY FAILS TO WITHDRAW A DEMAND FOR A JURY TRIAL AFTER WRITTEN NOTICE BY THE OTHER PARTY, THE PARTY MAKING THE DEMAND FOR JURY TRIAL SHALL BE LIABLE FOR REASONABLE ATTORNEYS’ FEES AND COSTS OF THE OTHER PARTY TO CONTEST THE DEMAND FOR JURY TRIAL, AND SUCH AMOUNTS SHALL BE AWARDED BY THE COURT IN ADJUDICATING THE MOTION.**

11.11. Amendments. Unless expressly authorized herein, no modification, amendment, or alteration of any portion of this Agreement is effective unless contained in a written document executed with the same or similar formality as this Agreement and by duly authorized representatives of the Parties.

11.12. Incorporation by Reference. Any and all Recital clauses stated above are true and correct and are incorporated in this Agreement by reference. The attached Exhibits A, B, C, D, and E are incorporated into and made a part of this Agreement.

11.13. Representation of Authority. Each individual executing this Agreement on behalf of a Party represents and warrants that he or she is, on the date he or she signs this Agreement, duly authorized by all necessary and appropriate action to execute this Agreement on behalf of such Party and does so with full legal authority.

11.14. Multiple Originals and Counterparts. This Agreement may be executed in multiple originals or in counterparts, whether signed physically or electronically; each of which will be deemed to be an original, and all of which, taken together, will constitute one and the same agreement.

11.15. Time of the Essence. Time is of the essence for Licensee's and City's performance of all obligations under this Agreement.

11.16. Binding Effect. All of the obligations, covenants, and conditions under this Agreement shall be construed as covenants running with the Burdened Property and Revocable License Area and all rights given to and obligations imposed upon the respective parties shall extend and be binding upon the successors in interest and permitted assigns of the Parties.

11.17. Recording. Licensee, at its own expense, shall record this fully executed Agreement in its entirety in the Official Records of Broward County, Florida.

11.18. Anti-Human Trafficking. By execution of this Agreement by the undersigned authorized representative of Licensee, Licensee hereby attests under penalty of perjury that Licensee does not use coercion for labor or services, as such terms are defined in Section 787.06, Florida Statutes; under penalties of perjury, the undersigned authorized representative of Licensee declares that they have read the foregoing statement and that the facts stated in it are true.

(The remainder of this page is intentionally left blank.)

IN WITNESS WHEREOF, the Parties hereto have made and executed this Agreement: Broward County, through its Board of County Commissioners, signing by and through its Mayor or Vice-Mayor, authorized to execute same by Board action on the ___ day of _____, 20___; Cocomar Property Owner, LLC, signing by and through its duly authorized representative; and City of Coconut Creek, signing by and through its duly authorized representative.

County

ATTEST:

Broward County, by and through
its Board of County Commissioners

By _____
Mayor

Broward County Administrator, as
ex officio Clerk of the Broward County
Board of County Commissioners

____ day of _____, 20__

Approved as to form by
Andrew J. Meyers
Broward County Attorney
115 South Andrews Avenue, Suite 423
Fort Lauderdale, Florida 33301
Telephone:(954) 357-7600

By _____
Jason Kruszka (Date)
Assistant County Attorney

By _____
Michael J. Kerr (Date)
Chief Counsel

JKK
Tri-Party RLA-2025-04 COCOMAR PROPERTY OWNER LLC_v4 NF version
10/23/25

**REVOCABLE LICENSE AGREEMENT BETWEEN BROWARD COUNTY,
COCOMAR PROPERTY OWNER, LLC, AND CITY OF COCONUT CREEK**

Licensee

WITNESSES:

Cocomar Property Owner, LLC

By: Cocomar Venture, LLC, its Sole Member

By: GS Cocomar Manager, LLC, its Manager

Signature

(Print Name)

(insert address above)

By: _____
Herbert Klotz, Vice President

____ day of _____, 20__

Signature

(Print Name)

(insert address above)

STATE OF _____)

COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 20__, by Herbert Klotz, Vice President of GS Cocomar Manager, LLC, a Delaware limited liability company, on behalf of the company. He/she is personally known to me or who has produced _____ as identification.

(SEAL)

Print Name: _____

My Commission Expires: _____

Serial No., if any: _____

**REVOCABLE LICENSE AGREEMENT BETWEEN BROWARD COUNTY,
COCOMAR PROPERTY OWNER, LLC, AND CITY OF COCONUT CREEK**

City

ATTEST:

City of Coconut Creek

City Clerk

By _____
Mayor/Commissioner

(Print Name)

(Print Name and Title)

(SEAL)

____ day of _____, 20____

City Manager

(Print Name)

I HEREBY CERTIFY that I have approved this Agreement as to form and legal sufficiency subject to execution by the parties:

By _____
City Attorney

EXHIBIT A

Burdened Property

Parcel 1:

Parcel B, of COCOPALMS PLAT, according to the Plat thereof as recorded in Plat Book 154' Page(s) 41 of the Public Records of Broward County, Florida.

Parcel 2:

Parcel A, of COOLIDGE PLAT, according to the Plat thereof, as recorded in Plat Book 143, Page(s) 40, of the Public Records of Broward County, Florida; less that portion thereof replated into and lying within Parcel 1 described hereinabove.

Parcel 3:

Parcel A, of TILINDA PLAT, according to the Plat thereof, as recorded in Plat Book 143, Page(s) 21, of the Public Records of Broward County, Florida.

LOCATION MAP

SECTION 31, TOWNSHIP 48 SOUTH, RANGE 42 EAST

EXHIBIT B

REVOCABLE LICENSE AGREEMENT BETWEEN BROWARD COUNTY, COCOMAR PROPERTY OWNER, LLC, AND THE CITY OF COCONUT CREEK



BROWARD COUNTY REFERENCE NO. 240417002

LEGEND:



= REVOCABLE LICENSE AREA



= BURDENED PROPERTY

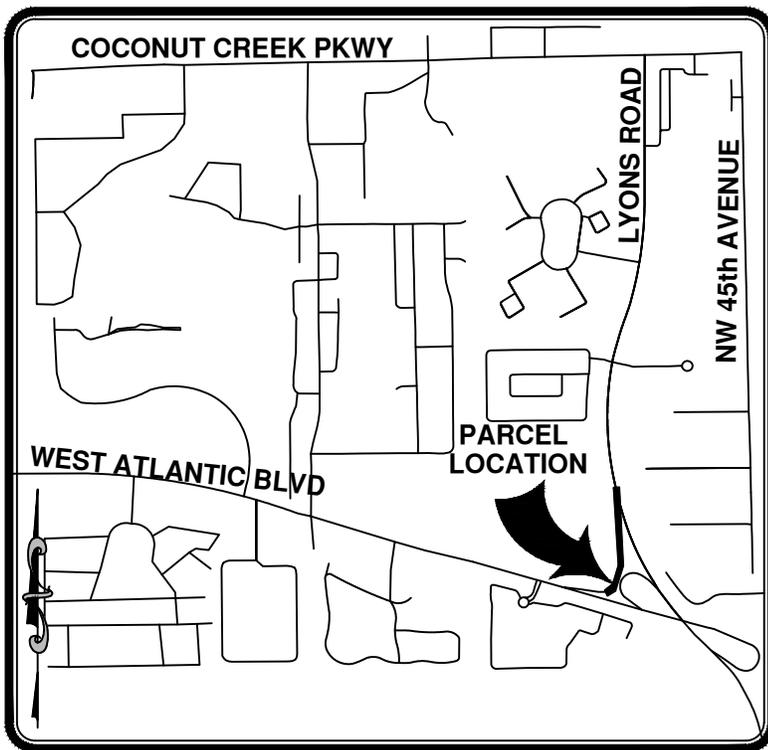


Scale:	Drawn By:	Date:	Checked By:	Date:	File Location:
Not To Scale	SB	08/07/2025	TG	08/07/2025	E:\RW\Location Map\Agreements\RLA-2025-04.dwg

A PORTION OF LYONS ROAD RIGHT-OF-WAY LYING IN THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 31, TOWNSHIP 48 SOUTH, RANGE 42 EAST MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHERNMOST SOUTHEAST CORNER OF PARCEL "A" OF "COOLIDGE PLAT" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 143, PAGE 40 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, THENCE ALONG EASTERLY BOUNDARY OF PARCEL "A" ALSO BEING A WESTERLY RIGHT-OF-WAY BOUNDARY OF LYONS ROAD NORTH 59°18'02" EAST 30.57 FEET TO THE POINT OF BEGINNING; THENCE ALONG SAID EASTERLY BOUNDARY OF PARCEL "A" ALSO BEING A WESTERLY RIGHT-OF-WAY BOUNDARY OF LYONS ROAD FOR THE NEXT FOUR (4) COURSES: (1) CONTINUE NORTH 59°18'02" EAST 89.01 FEET TO A POINT ON A 980.00 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE WEST WHOSE RADIUS POINT BEARS NORTH 74°12'37" WEST; (2) NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°00'14" AN ARC DISTANCE OF 547.40 FEET TO A POINT OF REVERSE CURVATURE OF A 2582.00 FOOT RADIUS CURVE CONCAVE TO THE EAST; (3) NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 6°56'17" AN ARC DISTANCE OF 312.66 FEET TO A POINT OF NON-TANGENCY; (4) NORTH 3°56'34" EAST 105.16 FEET; THENCE SOUTH 4°13'33" EAST 102.77 FEET TO A POINT ON A 2567.00 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE EAST WHOSE RADIUS POINT BEARS NORTH 80°43'26" EAST; THENCE PARALLEL WITH AND 15.00 FEET EAST OF SAID EAST BOUNDARY OF PARCEL "A" ALSO BEING WESTERLY RIGHT-OF-WAY BOUNDARY OF LYONS ROAD FOR THE NEXT TWO (2) COURSES: (1) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 6°56'17" AN ARC DISTANCE OF 310.84 FEET TO A POINT OF REVERSE CURVATURE OF A 995.00 FOOT RADIUS CURVE CONCAVE TO THE WEST; (2) SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°00'14" AN ARC DISTANCE OF 555.78 FEET TO A POINT OF COMPOUND CURVATURE OF A 91.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 46°58'00" AN ARC DISTANCE OF 74.59 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 84°21'06" WEST 32.36 FEET; THENCE NORTH 35°36'23" WEST 22.10 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING, AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA AND CONTAINING 16484 SQUARE FEET (0.378 ACRES) MORE OR LESS.



TOWNSHIP 48S - RANGE 41E - SECTION 31

LOCATION MAP
NOT TO SCALE

SEE SHEETS 2 AND 3 OF 3 FOR SKETCH

SKETCH & DESCRIPTION

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

DATE	REVISIONS	DWN.	CHK.

DRAWN BY: LP CHECKED BY: MR

CERTIFIED TO:
GREYSTAR DEVELOPMENT EAST LLC
COCOMAR BUSINESS PARK

MILLER LEGG
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA
No. 5857
www.millerlegg.com

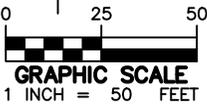
I HEREBY CERTIFY THAT THIS SKETCH MEETS STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 172.027, FLORIDA STATUTES.
DATED THIS 23rd DAY OF JUNE 2025 A.D.

Martin P. Rossi
MARTIN P. ROSSI
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTRATION No. 5857
THIS SKETCH IS MADE WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
CERTIFICATE OF AUTHORIZATION: LB6680

PROJECT NO. 24-00304 FILE NO. SD-1

EASTERLY BOUNDARY PARCEL "A"
WESTERLY RIGH-OF-WAY
BOUNDARY LYONS ROAD

PARCEL "A"
"COOLIDGE PLAT"
P.B. 143, PG. 40 B.C.R.



SOUTH LINE
PARCEL "A"

P.O.C.
SOUTHERNMOST
SE CORNER
PARCEL "A"

TO RADIUS POINT
N74°12'37"W

N59°18'02"E
30.57'

N59°18'02"E
89.01'

L=74.59'
Δ=46°38'00"
R=91.00'

P.O.B.

N73°14'58"W
(BEARING BASIS)

N35°36'23"W
22.10'

W ATLANTIC BLVD

S84°21'06"W
32.36'

LYONS ROAD

LYONS ROAD

12' U.E.
P.B. 143, PG.40

36' F.P.L.
EASEMENT
(O.R.B. 12875,
PG. 789)

12' U.E.
P.B. 143, PG.40

EASTERLY BOUNDARY
PARCEL "A"
WESTERLY RIGH-OF-WAY
BOUNDARY LYONS ROAD

PARCEL "A"
"COOLIDGE PLAT"
P.B. 143, PG. 40 B.C.R.

36' F.P.L.
EASEMENT
(O.R.B. 12875,
PG. 789)

MATCH LINE A-A, SEE ON THE LEFT

BEARING SHOWN HEREON ARE
BASED ON BEARING OF
N73°14'58"W ALONG THE
SOUTH LINE OF PARCEL "A"
"COOLIDGE PLAT" AS SHOWN
IN PLAT BOOK 143, PAGE 40
OF THE PUBLIC RECORDS OF
BROWARD COUNTY, FLORIDA.

ABBREVIATIONS:

- O.R.B. - OFFICIAL RECORDS BOOK
- P.B. - PLAT BOOK
- PG. - PAGE
- B.C.R. - BROWARD COUNTY RECORDS
- U.E. - UTILITY EASEMENT
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- REF. - REFERENCE
- R - RADIUS
- Δ - DELTA ANGLE
- L - CURVE LENGTH
- - NON-VEHICLE ACCESS LINE

JURISDICTIONAL LINE

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY
Certificate of Authorization L.B. 6680

MILLER LEGG

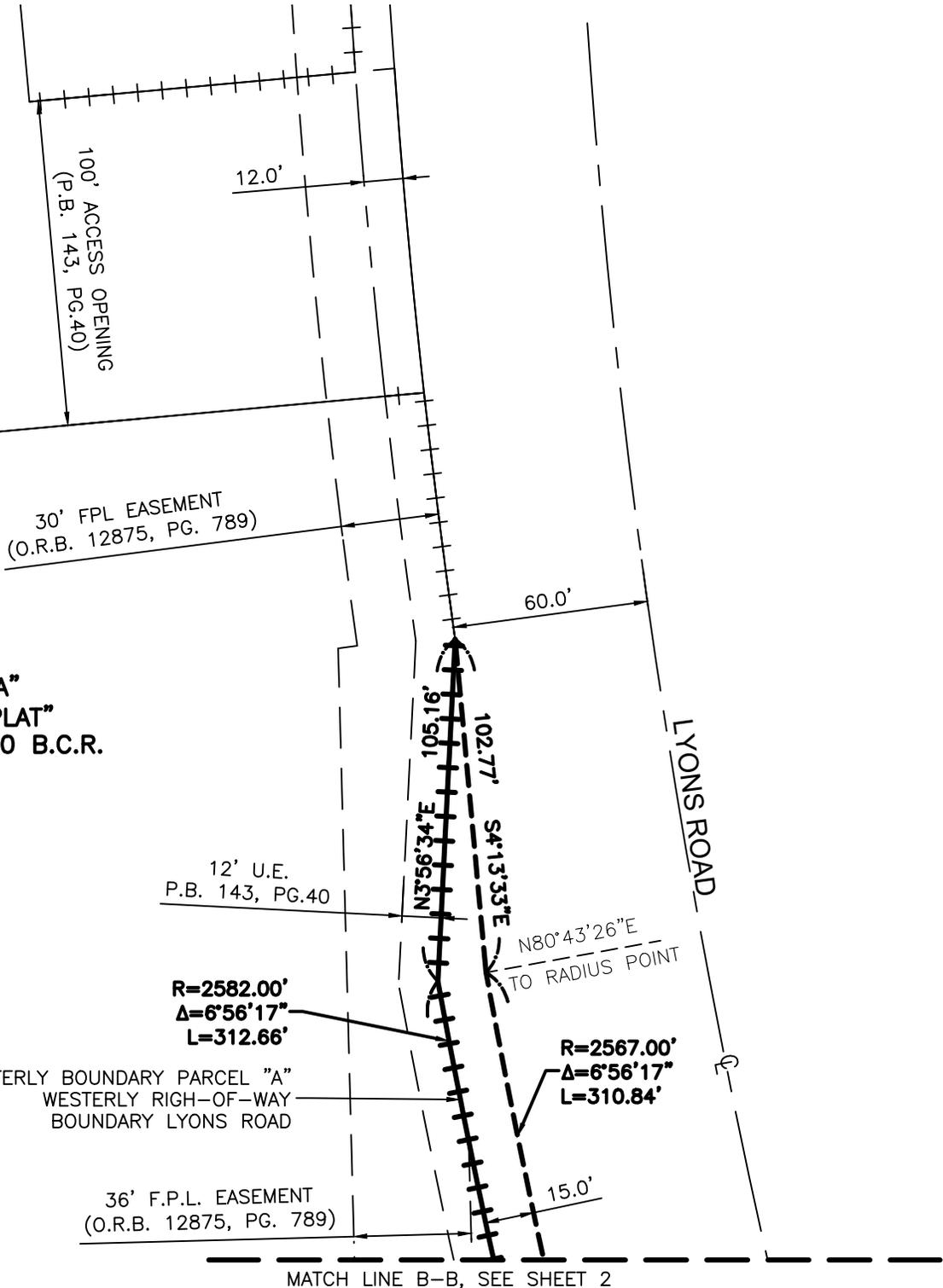
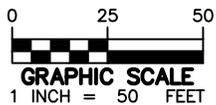
South Florida Office: 13680 NW 5th Street, Suite 200
Sunrise, Florida · 33325
954-436-7000
www.millerlegg.com

SKETCH & DESCRIPTION

PROJECT NO.
24-00304

FILE NO.
SD-2

PARCEL "A"
"COOLIDGE PLAT"
P.B. 143, PG. 40 B.C.R.



MATCH LINE B-B, SEE SHEET 2

BEARING SHOWN HEREON ARE
BASED ON BEARING OF
N73°14'58"W ALONG THE
SOUTH LINE OF PARCEL "A"
"COOLIDGE PLAT" AS SHOWN
IN PLAT BOOK 143, PAGE 40
OF THE PUBLIC RECORDS OF
BROWARD COUNTY, FLORIDA.

ABBREVIATIONS:

- O.R.B. - OFFICIAL RECORDS BOOK
- P.B. - PLAT BOOK
- PG. - PAGE
- B.C.R. - BROWARD COUNTY RECORDS
- U.E. - UTILITY EASEMENT
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- REF. - REFERENCE
- R - RADIUS
- Δ - DELTA ANGLE
- L - CURVE LENGTH
- +--- - NON-VEHICLE ACCESS LINE

Certificate of Authorization L.B. 6680

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

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SKETCH & DESCRIPTION

PROJECT NO.
24-00304

FILE NO.
SD-3

EXHIBIT C

Revocable License Agreement between Broward County, Cocomar Property Owner, LLC, and the City of Coconut Creek for the installation of Improvements within the Revocable License Area shown on Exhibit B.

SCOPE OF IMPROVEMENTS:

Installation of landscaping and irrigation within the Revocable License Area.

All work will be according to the Approved Plans that are on file in Broward County Highway Construction and Engineering Division's Paving and Drainage Section. A full-sized set of plans are on file with the Broward County Highway Construction and Engineering Division under Project Reference No. 240417002.

Additionally, at least 50% of the landscaping shall be native species, and all landscaping shall comply with the Broward County NatureScape program and Florida-Friendly Landscaping principles.

EXHIBIT D

Broward County Highway Construction and Engineering Division Revocable License Agreement Minimum Maintenance Performance Requirements

General Requirements

Licensee shall provide maintenance in the Revocable License Area as described herein and in accordance with all articles of this Agreement. The specifications herein are the minimum standards and do not prevent the Licensee from performing additional measures necessary to ensure proper maintenance.

All items checked below are applicable to this Revocable License Agreement.

Landscaping

- Fertilize all vegetation on a routine timeframe to meet the requirement of each plant species.
- Maintain all vegetation free from disease. Monitor and control undesirable insects and ant mounds.
- Mulch the vegetation beds and keep them free from weeds. All mulched areas shall be replenished at a minimum of once a year. Mulch shall be maintained to a depth of three (3) inches. The preferred type of mulch is shredded melaleuca or pine bark.
- Cut the grass and trim all plant material, including ground cover, shrubs, plants, bases of palms and hedges, at an appropriate interval to maintain a neat and proper appearance.
- Prune all plants to remove all dead or diseased parts of plants and all parts of plants that block or obscure motorist line of sight to/from side street.
- Remove and replace all vegetation that is dead or diseased with new vegetation. Ensure that the new vegetation is of the same grade as specified in the original approved plans and specifications and the same size as those existing at the time of replacement.
- Remove litter and illegal dumping from the Revocable License Area.
- Maintain shrubs at a maximum height of twenty-four (24) inches to ensure sight visibility per Florida Department of Transportation/Broward County guidelines.
- At the completion of landscape trimming/mowing, all trimmed material, along with any trash/litter within the Revocable License Area shall be removed from the site.
- Licensee must address landscape deficiencies within thirty-six (36) hours following notification to the Licensee.

Tree and Palm

- Tree trimming and pruning will be performed in accordance with the Broward County Natural Resource Protection Code (Chapter 27), and Chapter 9, Article XI, of the Broward County Code of Ordinances. Tree trimming and pruning will be performed by a contractor that is in possession of a Broward County tree-trimming license (minimum Class "B" license).
- Maintain a clearance of 14'- 6" from grade to lowest limbs of tree over vehicular travel lanes and 7'- 0" clearance over pedestrian walkways.

- Maintain travel lanes to be clear of any palm fronds, branches or debris.
- Dead fronds from palm trees must be removed from the ground immediately. Sabal and Washington Palms must be thinned of dead or dying fronds twice annually.
- Canopy Trees must be pruned to remove sucker growth and to maintain clear visibility between grade and a height of at least 7'- 0". All damaged, dead, or diseased limbs resulting from weather or pests must be removed upon discovery.
- Ornamental Trees such as Cattley Guava, Ligustrum and Oleander Standards must be pruned on a semi-annual basis by thinning and shaping to maintain the desired shape of the trees.

Tree Fertilization

- Canopy Trees (up to three inches - 3") caliper must be fertilized to maintain good health and to meet the minimal requirements of each plant species.
- All palms must be fertilized at a minimum interval of three (3) times per year.

Irrigation

Perform routine and preventive maintenance and repair of the irrigation system, which includes but is not limited to the following:

- Maintain irrigation in working order, including the maintenance and replacement of pumps, pipes, and sprinkler heads.
- Adjust all heads for proper operation and direction to prevent spray into or across roadways, walkways, or other vehicular or pedestrian areas.
- Clear grass, debris, or vegetation that may hinder the operation of the sprinkler heads.
- Clear vegetation from valve boxes. Maintain valve box visibility and access at all times.
- Inspect irrigation system for clogged or improperly adjusted nozzles and spray heads. Adjust heads and/or replace heads as needed.
- Replace broken pipes, solenoids, electric valves, rain sensor heads, and all other related parts that may negatively impact the irrigation system.
- Inspect and refill rust inhibitor tank(s) to prevent the development of rust satins on hard surfaces.
- Repairs to the irrigation system must be completed within twenty-four (24) hours of notification to the Licensee.

Pavers

- Damage to pavers must be repaired within thirty (30) days of notification to the Licensee.
- Damage to pavers that may pose a safety hazard to the public must be repaired within twenty- four (24) hours of notification to the Licensee.
- Paver surfaces must be maintained to meet the Americans with Disabilities Act (ADA) compliance, including assuring that there are no tripping hazards in the pedestrian walking path.
- Paver surfaces must be cleaned as necessary to prevent slippery paver surfaces.

☐ **Tree Grates/Tree Root Ball/Tree Pit “Surround” Zone**

- Tree grates must be maintained and adjusted in a manner appropriate to prevent interference with the growth of the tree’s trunk.
- Tree grates must be maintained in a manner appropriate to maintain ADA compliance on any abutting walking surface.
- Damages to tree grates must be repaired within thirty (30) days of notification to the Licensee.
- Damages to tree grates that may pose a safety hazard to the public must be repaired within twenty-four (24) hours of notification to the Licensee.
- Tree grates must be pressure washed at a minimum of once per year and as necessary to prevent a safety hazard to the public.

☐ **Lighting**

- Ongoing maintenance of the lighting system is required to ensure continuous functionality and the safety of the public.
- Deficiencies, including outages, excess light spillage, low lumens, fixture or pole corrosion, damage to the fixture and/or pole, exposed wiring, and any other deficiencies that affect functionality must be repaired within twenty-four (24) hours of notification to the Licensee.

☐ **Planters**

- Ongoing maintenance of the planters is required to ensure functionality and the safety of the public.
- Damages to planters must be repaired within thirty (30) days of notification to the Licensee.
- Damages to planters that may pose a safety hazard to the public must be repaired within twenty-four (24) hours of notification to the Licensee.

☐ **Walls**

- Damage to walls must be repaired within thirty (30) days of notification to the Licensee.
- Damage to walls that may pose a safety hazard to the public must be repaired or remediated within twenty-four (24) hours of notification to the Licensee.
- Maintain and clean the walls to guarantee an aesthetically pleasing appearance. County requests for cleaning walls must be completed within seventy-two (72) hours of notification to the Licensee.

NOTES:

It is a requirement that at least 50% of the landscaping shall be native species. Additionally, all landscaping shall be properly installed, maintained, and fertilized in accordance with the Broward County NatureScape program and Florida-Friendly Landscaping principles.

Broward County NatureScape program information can be found at:

<http://www.broward.org/NatureScape/Pages/Default.aspx>

Florida-Friendly Landscaping principles and information can be found at:

<https://ffl.ifas.ufl.edu/>

**EXHIBIT E
MINIMUM INSURANCE REQUIREMENTS**

Project: Revocable License Agreement with Cocomar Property Owner, LLC, and the City of Coconut Creek
Agency: Highway Construction and Engineering Division

TYPE OF INSURANCE	ADDL INSD	SUBR WVD	MINIMUM LIABILITY LIMITS		
				Each Occurrence	Aggregate
GENERAL LIABILITY - Broad form <input checked="" type="checkbox"/> Commercial General Liability <input checked="" type="checkbox"/> Premises-Operations <input checked="" type="checkbox"/> XCU Explosion/Collapse/Underground <input checked="" type="checkbox"/> Products/Completed Operations Hazard <input checked="" type="checkbox"/> Contractual Insurance <input checked="" type="checkbox"/> Broad Form Property Damage <input checked="" type="checkbox"/> Independent Contractors <input checked="" type="checkbox"/> Personal Injury Per Occurrence or Claims-Made: <input checked="" type="checkbox"/> Per Occurrence <input type="checkbox"/> Claims-Made Gen'l Aggregate Limit Applies per: <input type="checkbox"/> Project <input type="checkbox"/> Policy <input type="checkbox"/> Loc. <input type="checkbox"/> Other _____	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Bodily Injury		
			Property Damage		
			Combined Bodily Injury and Property Damage	\$1,000,000	\$2,000,000
			Personal Injury		
			Products & Completed Operations		
AUTO LIABILITY <input checked="" type="checkbox"/> Comprehensive Form <input checked="" type="checkbox"/> Owned <input checked="" type="checkbox"/> Hired <input checked="" type="checkbox"/> Non-owned <input checked="" type="checkbox"/> Any Auto, If applicable <i>Note: May be waived if no driving will be done in performance of services/project.</i>			Bodily Injury (each person)		
			Bodily Injury (each accident)		
			Property Damage		
			Combined Bodily Injury and Property Damage	\$1,000,000	
<input type="checkbox"/> EXCESS LIABILITY / UMBRELLA Per Occurrence or Claims-Made: <input type="checkbox"/> Per Occurrence <input type="checkbox"/> Claims-Made <i>Note: May be used to supplement minimum liability coverage requirements.</i>					
<input checked="" type="checkbox"/> WORKERS' COMPENSATION <i>Note: U.S. Longshoremen & Harbor Workers' Act & Jones Act is required for any activities on or about navigable water.</i>	N/A	<input checked="" type="checkbox"/>	Each Accident	STATUTORY LIMITS	
<input checked="" type="checkbox"/> EMPLOYER'S LIABILITY			Each Accident	\$500,000	
<input type="checkbox"/> PROFESSIONAL LIABILITY (ERRORS & OMISSIONS) All engineering, surveying and design professionals.			Each Claim:		
			*Maximum Deductible:		
<input type="checkbox"/> POLLUTION / ENVIRONMENTAL LIABILITY			Each Claim:		
			*Maximum Deductible:		
<input type="checkbox"/> Installation floater is required if Builder's Risk or Property are not carried. <i>Note: Coverage must be "All Risk", Completed Value.</i>			*Maximum Deductible (Wind and/or Flood):		Completed Value
			*Maximum Deductible:		

Description of Operations: Broward County is additional insured for liability. Insured's insurance shall provide primary coverage and shall not require contribution from the County, self-insurance or otherwise. Waiver of subrogation applies in favor of Broward County. For Claims-Made policies insurance must be maintained and evidence of insurance must be provided for at least three (3) years after completion of the contract of work.

CERTIFICATE HOLDER:

Broward County
 115 South Andrews Avenue
 Fort Lauderdale, Florida 33301

Digitally signed
 by COLLEEN
 POUNALL
 Date: 2025.08.06
 15:22:47 -04'00'

Risk Management Division