

Exhibit

“1”

Prepared by:
The Contineo Group
Ron Crump, PE
3081 Holcomb Bridge Road, Suite A-2
Nocross, GA 30071

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

Property appraiser's PIN(s): 484218200010

UTILITY EASEMENTS

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

THIS UTILITY EASEMENTS are made and entered into this _____ day of _____, 20____, by and between MCA Promenade Owner, LLC, a Delaware Limited Liability Company, which has its principal place of business at c/o AEW Capital Management LP, Two Seaport Lane, Boston, MA 02210, 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, perpetual utility easements 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 said easements described as follows:

SEE LEGAL DESCRIPTIONS AND SKETCHES ATTACHED AS COMPOSITE EXHIBIT "A"

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

IN WITNESS WHEREOF, GRANTOR, has caused this Utility Easements to be executed in its name and its corporate seal to be affixed, by its duly authorized officers, this____ day of _____, 20_____.

GRANTOR:

MCA Promenade Owner, LLC
(Name of granting corporation)

a Delaware LLC corporation
(Here insert state of incorporation)

(Corp seal)

ATTEST:

[Signature]
- Secretary -

Pamela J. Herbst
(Print/type/stamp name of _____ -sec.)
Authorized Signatory

Witness:

[Signature]
SEAN CHARLOS
(Print/type/stamp)

by: [Signature]
- President -

Maurice A. Joyce
(Print/type/stamp name of _____ -pres.)
Authorized Signatory

Witness:

[Signature]
Julia McDonald
(Print/type/stamp name)

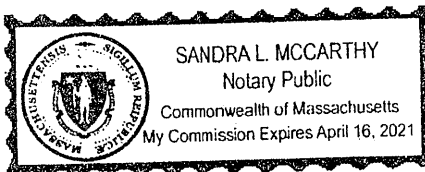
Commonwealth
STATE OF Massachusetts

COUNTY OF Suffolk

The foregoing Utility Easement was acknowledged before me this 27th day of February 2018 by Maurice A. Joyce, Authorized Signatory (name and title), and Pamela J. Herbst, Authorized Secretary (name and title) of MCA Promenade Owner, LLC (name of grantor corporation), a Delaware LLC (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 Massachusetts
Commonwealth
Sandra L. McCarthy
(Print/type/stamp name of Notary Public)

(N.P. Seal)



SKETCH and DESCRIPTION

LEGAL DESCRIPTION:

A 12.00 FOOT WIDE STRIP OF LAND LYING WITHIN A PORTION OF PARCEL "A", GREEN FARM REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 173, PAGES 116 THROUGH 117, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST EASTERLY NORTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 16°00'33" WEST ALONG THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 48.95 FEET; THENCE SOUTH 00°36'39" EAST ALONG THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 43.75 FEET; THENCE SOUTH 89°23'21" WEST, A DISTANCE OF 569.66 FEET TO THE POINT OF BEGINNING; THENCE NORTH 83°24'51" WEST, A DISTANCE OF 10.54 FEET; THENCE NORTH 10°05'46" WEST, A DISTANCE OF 8.37 FEET; THENCE NORTH 44°28'48" EAST, A DISTANCE OF 14.73 FEET; THENCE SOUTH 10°05'46" EAST, A DISTANCE OF 7.97 FEET; THENCE SOUTH 83°24'51" EAST, A DISTANCE OF 1.60 FEET; THENCE SOUTH 06°35'09" WEST, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA. CONTAINING 171 SQUARE FEET MORE OR LESS.

NOTES:

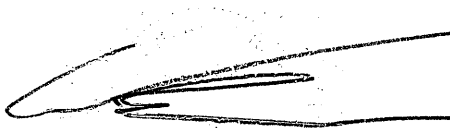
- 1) Bearings shown hereon are based on the East line of Parcel "A" with a bearing of S00°36'39"E as shown on the Plat of GREEN FARM REPLAT (P.B. 173, PG. 116 & 117, B.C.R.).
- 2) This Sketch and Description is not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.
- 3) The undersigned and David & Gerchar, Inc., make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, setback lines, agreements and other matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. lands shown hereon were not abstracted for rights-of-way and/or easements of record.
- 4) This Sketch and Description consists of two (2) sheets and is not complete without both sheets.

THIS IS NOT A SURVEY

SHEET 1 OF 2

REVISIONS	DATE	BY	CKD	FB/PG

12' WATER LINE EASEMENT



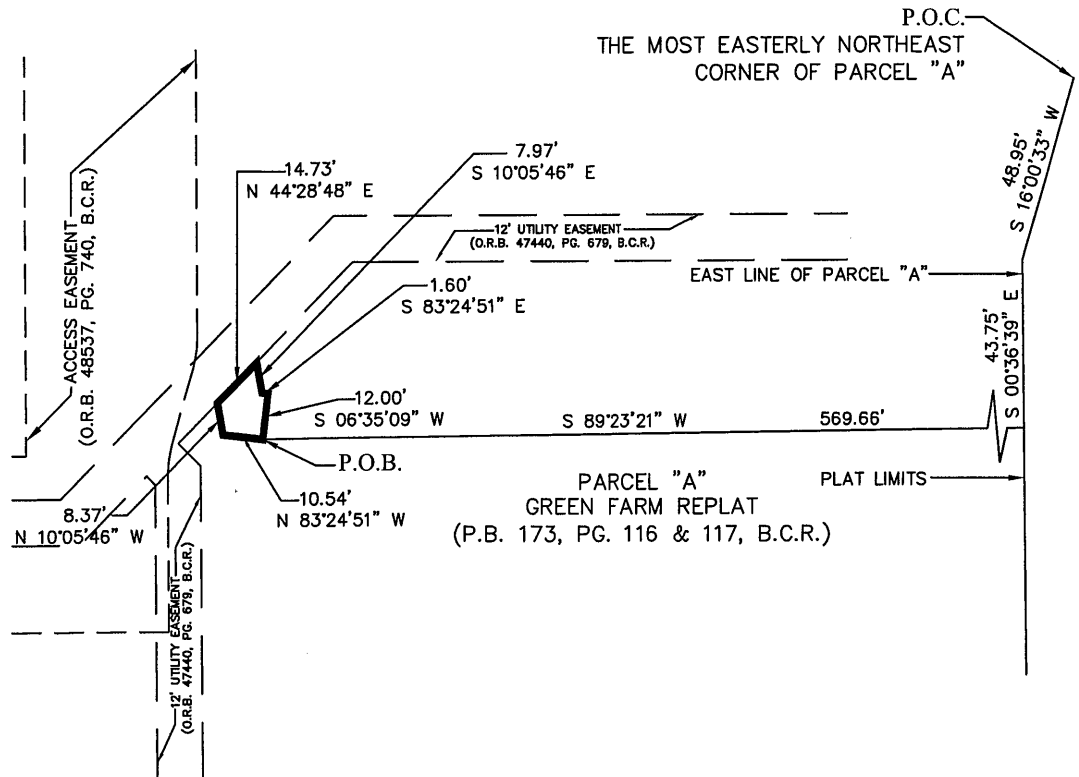
THEODORE J. DAVID FOR THE FIRM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 5821
DAVID & GERCHAR, INC. LB#6935

SCALE: N/A
FB/PG: N/A
DRAWN BY: RM
CKD. BY: TD

JOB NO: 16-025 WL3
CAD. FILE: F:\Jangen\RCC water line utility easeme
DATE: 5-31-2018
PROJ. FILE: promenadealta

DAVID & GERCHAR, INC.
SURVEYORS AND MAPPERS
12075 N.W. 40th Street, Bay 1
Coral Springs, Florida 33065
(954) 340-4025 • email: ted@davidandgerchar.com

SKETCH and DESCRIPTION



LEGEND:

- B. C. R. BROWARD COUNTY RECORDS
- P. B. PLAT BOOK
- PG. PAGE
- P. D. C. POINT OF COMMENCEMENT
- P. D. B. POINT OF BEGINNING
- U. E. UTILITY EASEMENT
- ⊕ CENTERLINE
- D. R. B. OFFICIAL RECORD BOOK

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SHEET 2 OF 2

REVISIONS	DATE	BY	CKD	FB/PG

**12' WATER LINE
EASEMENT**

SCALE: 1" = 50'	JOB NO: 16-025 WL3
FB/PG: N/A	CAD. FILE: F:\jangen\RCC water line utility easeme
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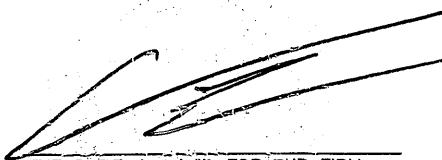
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DRAWN BY: RM
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CAD. FILE: F:\langen\RCC
water line utility easeme
DATE: 4-24-2018
PROJ. FILE: promenadealta

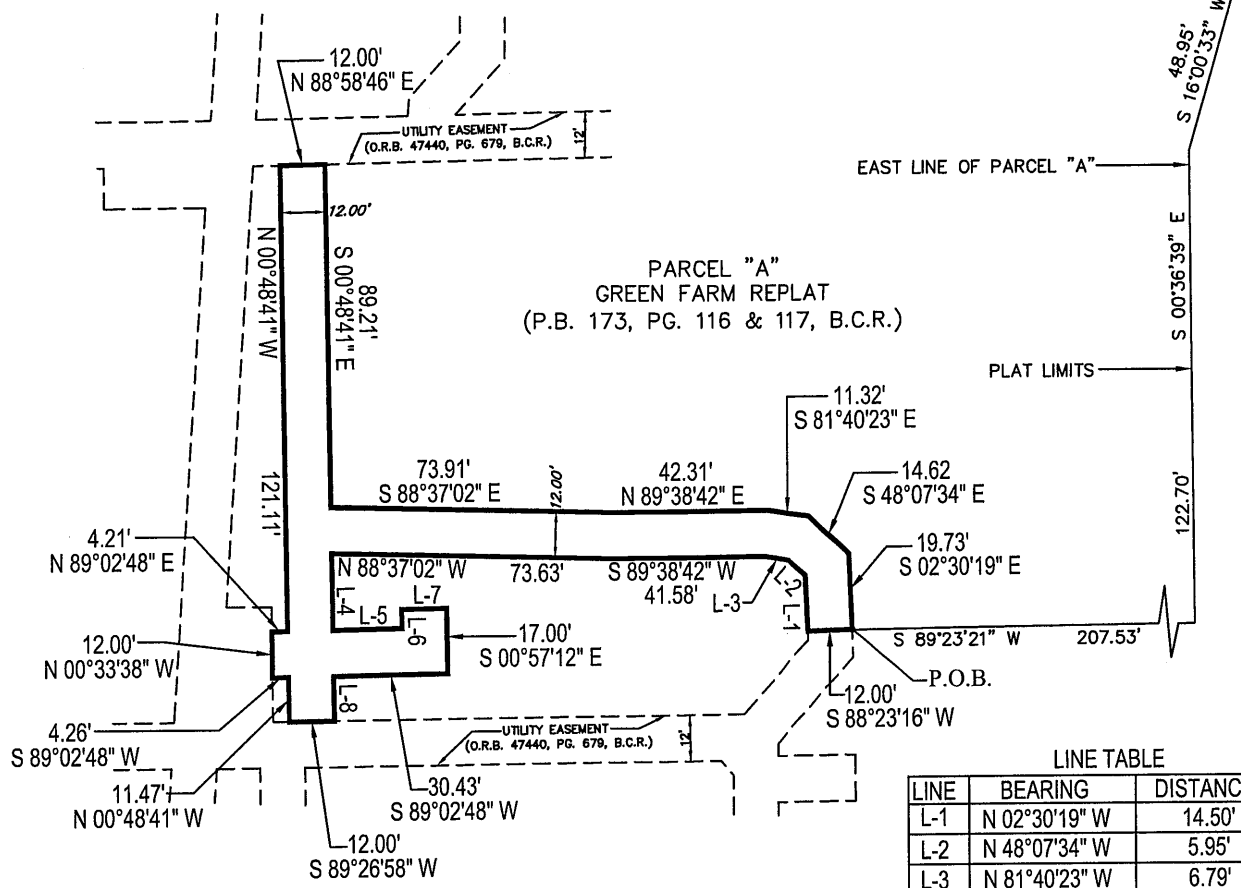
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P.O.C.
THE MOST EASTERLY NORTHEAST
CORNER OF PARCEL "A"



LINE TABLE

LINE	BEARING	DISTANCE
L-1	N 02°30'19" W	14.50'
L-2	N 48°07'34" W	5.95'
L-3	N 81°40'23" W	6.79'
L-4	S 00°48'41" E	19.91'
L-5	N 89°02'48" E	18.40'
L-6	N 00°57'12" W	5.00'
L-7	N 89°02'48" E	12.00'
L-8	S 00°48'41" E	11.56'

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