

# Exhibit

“2”

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, Florida 33063

**Property Appraisers PIN(s) 484218200010**

**BILL OF SALE**

**(From a corporation)**

**(Water Distribution and Sewage Collection system)**

**KNOW ALL MEN BY THESE PRESENTS, MCA Promenade Owner, LLC, a Delaware Limited Liability Company, whose principal post office address is c/o AEW Capital Management LP, Two Seaport Lane, Boston MA 02210, hereinafter referred to as Seller, for and in consideration of the sum of Ten Dollars (\$10) and good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, convey, sell and transfer to the **CITY OF COCONUT CREEK**, a Florida municipal corporation, whose post office address is 4800 Copans Road, Coconut Creek, FL 33063, hereinafter referred to as Buyer, its successors and assigns:**

that certain Water Distribution and Sewage Collection system owned by Seller installed within the land depicted in Exhibit "A" which is attached hereto and made a part hereof, exclusively pertaining to the personal property located within the Utility Easements legally described in Composite Exhibit "B" attached hereto and made a part hereof.

**TO HAVE AND TO HOLD** the same unto the Buyer, its successors and assigns forever.

**AND SELLER**, its successors and assigns, covenants to and with the Buyer that Seller is the lawful owner of the above described personal property, free and clear of all encumbrances, and they will warrant and defend the sale of said property against the claims and demands of all other persons whatsoever.

IN WITNESS WHEREOF, the Seller hereto has caused this Bill Of Sale to be executed in its name, and its corporate seal to be affixed, by its appropriate officers thereunto duly authorized, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

SELLER:

MCA Promenade Owner, LLC

(Name of granting corporation)

a Delaware LLC corporation

(Here insert state of incorporation)

(Corp seal)

ATTEST:

[Signature]  
- Secretary

by: [Signature]  
- President

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

Maureen A. Joyce  
(Print/type/stamp name of \_\_\_\_\_ -pres.)  
Authorized Signatory

Witness:

[Signature]

SEAN CHARLOS  
(Print/type/stamp name of witness)

Witness:

[Signature]

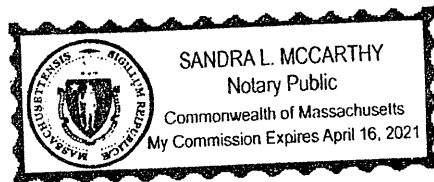
Julia McDonald  
(Print/type/stamp name of witness)

Commonwealth  
STATE OF Massachusetts  
COUNTY OF Suffolk

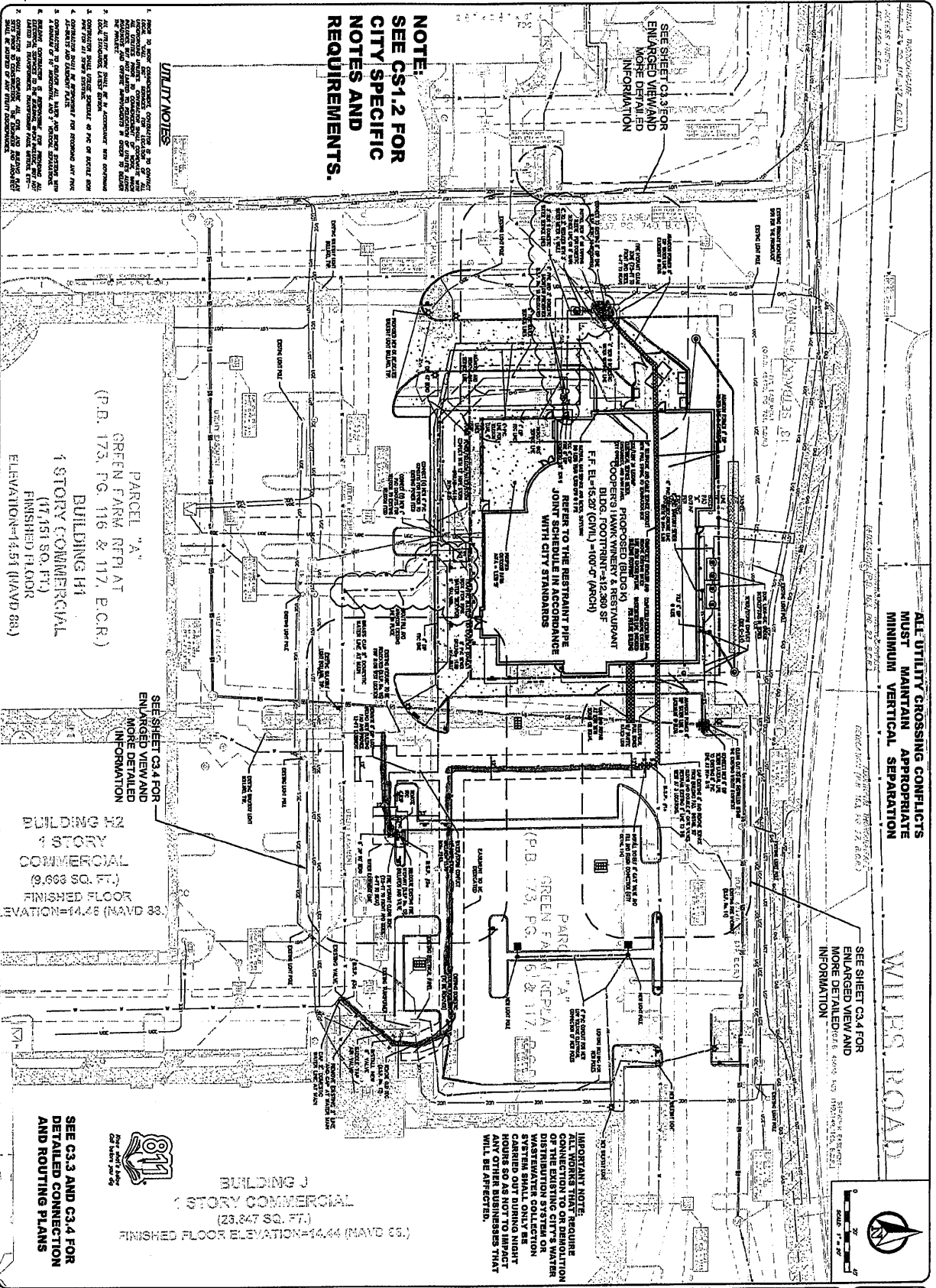
THE FOREGOING BILL OF SALE was acknowledged before me this 27<sup>th</sup> day of February, 2015 by Maureen A. Joyce Authorized Signatory president (name and title), and Pamela J. Herbst Authorized Signatory secretary (name and title) of MCA Promenade Owner, LLC (name of grantor corporation), a Delaware 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 Commonwealth of Massachusetts  
Sandra L. McCarthy  
(Print/type/stamp name of Notary Public)

(NP Seal)



# Exhibit "A"



**NOTE:**  
SEE CS1,2 FOR  
CITY SPECIFIC  
NOTES AND  
REQUIREMENTS.

- UTILITY NOTES:**
1. REFER TO ALL CITY SPECIFIC NOTES FOR THE CITY OF MIAMI AND THE COUNTY OF DADE FOR THE LATEST REQUIREMENTS FOR UTILITY INSTALLATION AND CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI AND THE COUNTY OF DADE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI AND THE COUNTY OF DADE.
  2. ALL UTILITIES SHALL BE INSTALLED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MIAMI AND THE COUNTY OF DADE REQUIREMENTS.
  3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI AND THE COUNTY OF DADE.
  4. ALL UTILITIES SHALL BE INSTALLED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MIAMI AND THE COUNTY OF DADE REQUIREMENTS.
  5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI AND THE COUNTY OF DADE.
  6. ALL UTILITIES SHALL BE INSTALLED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MIAMI AND THE COUNTY OF DADE REQUIREMENTS.
  7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI AND THE COUNTY OF DADE.
  8. ALL UTILITIES SHALL BE INSTALLED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MIAMI AND THE COUNTY OF DADE REQUIREMENTS.
  9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MIAMI AND THE COUNTY OF DADE.
  10. ALL UTILITIES SHALL BE INSTALLED AND CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MIAMI AND THE COUNTY OF DADE REQUIREMENTS.

PARCEL "A"  
GREEN FARM REPLAT  
(P.B. 173, PG. 116 & 117, P.C.R.)  
BUILDING H1  
1 STORY COMMERCIAL  
FINISHED FLOOR  
ELEVATION=14.51 (NAVD 88)

BUILDING B2  
1 STORY COMMERCIAL  
(9,688 SQ. FT.)  
FINISHED FLOOR  
ELEVATION=14.48 (NAVD 88)

SEE SHEET C3.4 FOR  
ENLARGED VIEW/AND  
MORE DETAILED  
INFORMATION

SEE C3.3 AND C3.4 FOR  
DETAILED CONNECTION  
AND ROUTING PLANS



BUILDING J  
1 STORY COMMERCIAL  
(23,847 SQ. FT.)  
FINISHED FLOOR ELEVATION=14.44 (NAVD 88)

SEE SHEET C3.3 FOR  
ENLARGED VIEW/AND  
MORE DETAILED  
INFORMATION

SEE SHEET C3.4 FOR  
ENLARGED VIEW/AND  
MORE DETAILED  
INFORMATION

ALL UTILITY CROSSING CONFLICTS  
MUST MAINTAIN APPROPRIATE  
MINIMUM VERTICAL SEPARATION

WILPS ROAD



<p><b>BLDG 'K' PAD SITEWORK</b> (FUTURE COVERS HAWK) AT THE PROMENADE AT COCONUT CREEK JURISDICTION: CITY OF COCONUT CREEK LANDLOT: SECTION 19, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY LOCATION: PROMENADE AT COCONUT CREEK 4433 LYONS ROAD COCONUT CREEK, FL 33073</p>	<table border="1"> <thead> <tr> <th>#</th> <th>DATE</th> <th>REVISIONS</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>11</td> <td>10/20/16</td> <td>7" WATER LINE UP 4" STEEL</td> <td>KHL</td> </tr> <tr> <td>12</td> <td>07/17/16</td> <td>REMOVE 4" WATER LINE</td> <td>KHL</td> </tr> <tr> <td>13</td> <td>11/22/16</td> <td>FROM LOWER COVER DEEPS REL.</td> <td>KHL</td> </tr> <tr> <td>14</td> <td>12/29/16</td> <td>AMOUNT COVER NOT 6"-8"IT</td> <td>KHL</td> </tr> <tr> <td>15</td> <td>03/12/17</td> <td>BROWN STONE WALKWAY DEEPS</td> <td>KHL</td> </tr> <tr> <td>16</td> <td>12/27/16</td> <td>WATER COVER DEEPS</td> <td>KHL</td> </tr> </tbody> </table>	#	DATE	REVISIONS	BY	11	10/20/16	7" WATER LINE UP 4" STEEL	KHL	12	07/17/16	REMOVE 4" WATER LINE	KHL	13	11/22/16	FROM LOWER COVER DEEPS REL.	KHL	14	12/29/16	AMOUNT COVER NOT 6"-8"IT	KHL	15	03/12/17	BROWN STONE WALKWAY DEEPS	KHL	16	12/27/16	WATER COVER DEEPS	KHL	<p><b>GARRISON INVESTMENT GROUP</b> GARRISON INVESTMENT GROUP 1320 AVENUE OF THE AMERICAS   SUITE 905 NEW YORK, NY 10107   PHONE: 212-372-7000 WWW.GARRISONNY.COM</p>	<p><b>Skype GROUP</b> SKYPE GROUP 1100 SUPERIOR AVE., SUITE 400 CLEVELAND OH 44114 (216) 538-4300 SKYPE: SKYPEGROUP</p>	<p><b>THE CONTINEO GROUP</b> A CORPORATION OF MISSOURI THE CONTINEO GROUP 572 OAKDALE ROAD   ATLANTA, GA 30307 PHONE: 478.661.6004 WWW.THECONTINEOGROUP.COM</p>	<p><b>STATE OF FLORIDA</b> REGISTERED PROFESSIONAL ENGINEER NO. 11718 JAMES M. BROWN, P.E.</p>
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Exhibit "B" (1 of 4)

# 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

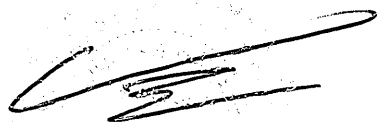
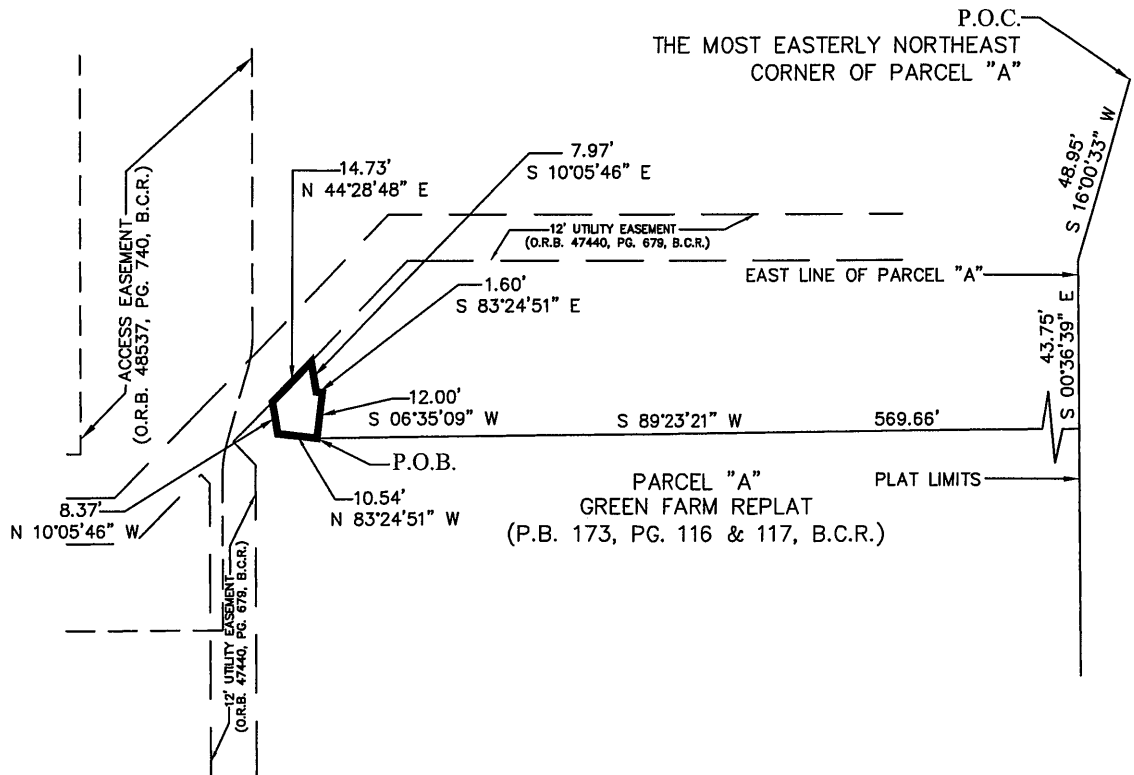
 THEODORE J. DAVID FOR THE FIRM PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. 5821 DAVID & GERCHAR, INC. LB#6935	SCALE:	N/A	JOB NO:	16-025 WL3
	FB/PG:	N/A	CAD. FILE:	F:\Jangen\RCC water line utility easeme
	DRAWN BY:	RM	DATE:	5-31-2018
	CKD. BY:	TD	PROJ. FILE:	promenadealta
<div style="font-size: 36px; font-weight: bold; margin: 0;">D &amp; G</div> DAVID & GERCHAR, INC. SURVEYORS AND MAPPERS 12075 N.W. 40th Street, Bay 1 Coral Springs, Florida 33065 (954) 340-4025 • email: ted@davidandgerchar.com				

Exhibit "B" (2 of 4)

# 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

THIS IS NOT A SURVEY

SHEET 2 OF 2

REVISIONS	DATE	BY	CKD	FB/PG

<h2>12' WATER LINE EASEMENT</h2>	SCALE: 1" = 50'	JOB NO: 16-025 WL3	<h1>DAVID &amp; GERCHAR, INC.</h1> <p>SURVEYORS AND MAPPERS</p> <p>12075 N.W. 40th Street, Bay 1 Coral Springs, Florida 33065 (954) 340-4025 • email: ted@davidandgerchar.com</p>
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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 122.70 FEET; THENCE SOUTH 89°23'21" WEST, A DISTANCE OF 207.53 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°23'16" WEST, A DISTANCE OF 12.00 FEET; THENCE NORTH 02°30'19" WEST, A DISTANCE OF 14.50 FEET; THENCE NORTH 48°07'34" WEST, A DISTANCE OF 5.95 FEET; THENCE NORTH 81°40'23" WEST, A DISTANCE OF 6.79 FEET; THENCE SOUTH 89°38'42" WEST, A DISTANCE OF 41.58 FEET; THENCE NORTH 88°37'02" WEST, A DISTANCE OF 73.63 FEET; THENCE SOUTH 00°48'41" EAST, A DISTANCE OF 19.91 FEET; THENCE NORTH 89°02'48" EAST, A DISTANCE OF 18.40 FEET; THENCE NORTH 00°57'12" WEST, A DISTANCE OF 5.00 FEET; THENCE NORTH 89°02'48" EAST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 00°57'12" EAST, A DISTANCE OF 17.00 FEET; THENCE SOUTH 89°02'48" WEST, A DISTANCE OF 30.43 FEET; THENCE SOUTH 00°48'41" EAST, A DISTANCE OF 11.56 FEET; THENCE SOUTH 89°26'58" WEST, A DISTANCE OF 12.00 FEET; THENCE NORTH 00°48'41" WEST, A DISTANCE OF 11.47 FEET; THENCE SOUTH 89°02'48" WEST, A DISTANCE OF 4.26 FEET; THENCE NORTH 00°33'38" WEST, A DISTANCE OF 12.00 FEET; THENCE NORTH 89°02'48" EAST, A DISTANCE OF 4.21 FEET; THENCE NORTH 00°48'41" WEST, A DISTANCE OF 121.11 FEET; THENCE NORTH 88°58'46" EAST, A DISTANCE OF 12.00 FEET; THENCE SOUTH 00°48'41" EAST, A DISTANCE OF 89.21 FEET; THENCE SOUTH 88°37'02" EAST, A DISTANCE OF 73.91 FEET; THENCE NORTH 89°38'42" EAST, A DISTANCE OF 42.31 FEET; THENCE SOUTH 81°40'23" EAST, A DISTANCE OF 11.32 FEET; THENCE SOUTH 48°07'34" EAST, A DISTANCE OF 14.62 FEET; THENCE SOUTH 02°30'19" EAST, A DISTANCE OF 19.73 FEET TO THE POINT OF BEGINNING

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**NOTES:**

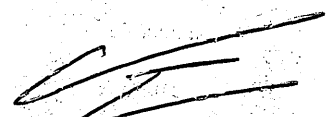
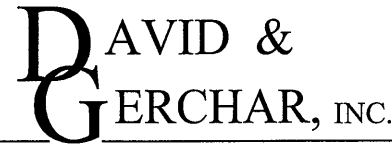
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SHEET 1 OF 2

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12' WATER LINE  
EASEMENT

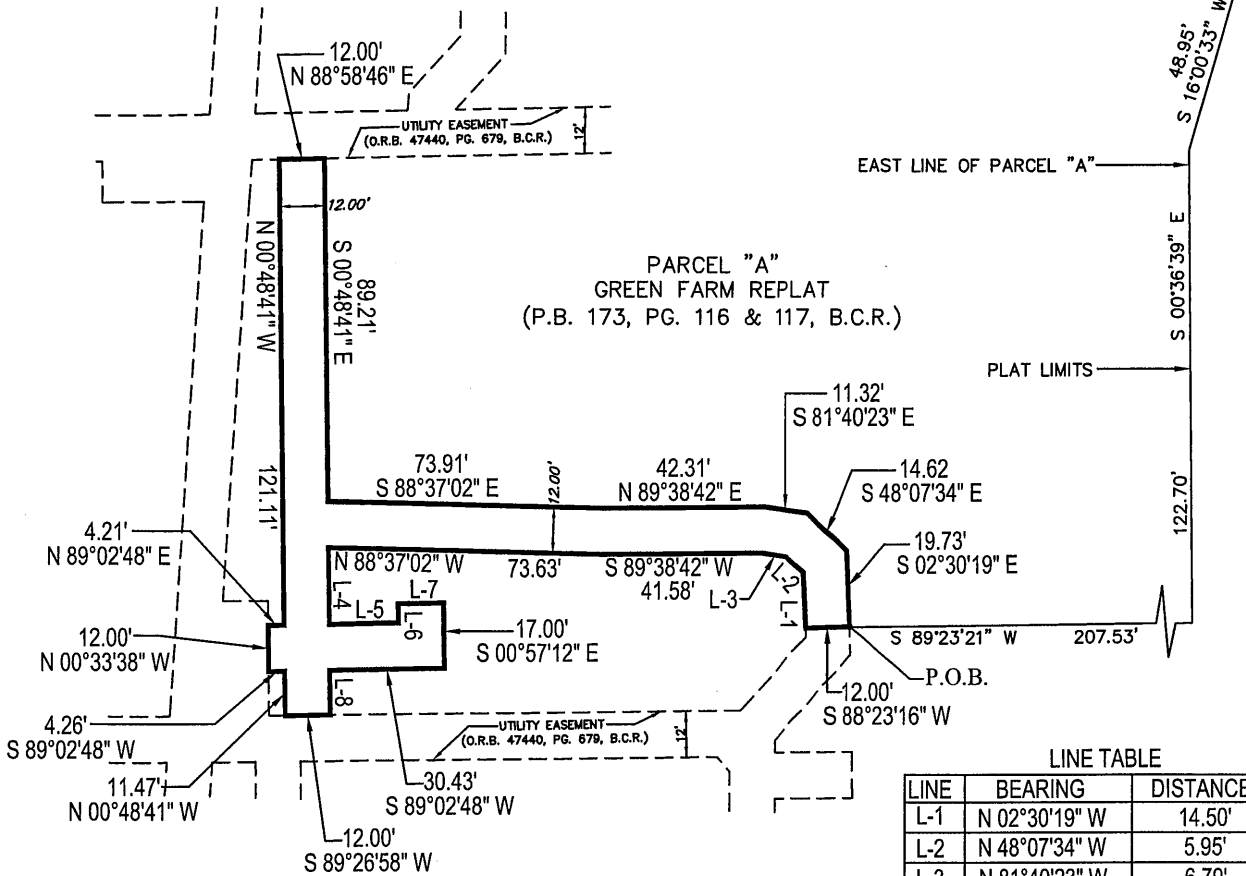
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 DAVID & GERCHAR, INC. SURVEYORS AND MAPPERS			12075 N.W. 40th Street, Bay 1 Coral Springs, Florida 33065 (954) 340-4025 • email: ted@davidandgerchar.com	

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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'

SHEET 2 OF 2  
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<h2>12' WATER LINE EASEMENT</h2>	SCALE: 1" = 50'	JOB NO: 16-025 WL	<h1>DAVID &amp; GERCHAR, INC.</h1> <p>SURVEYORS AND MAPPERS</p> <p>12075 N.W. 40th Street, Bay 1 Coral Springs, Florida 33065 (954) 340-4025 • email: ted@davidandgerchar.com</p>
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