

EXCHANGE OF REAL PROPERTY AGREEMENT

THIS EXCHANGE OF REAL PROPERTY AGREEMENT ("Agreement") is made on the Effective Date, as defined in Section 11.1 herein below, by and between CITY OF COCONUT CREEK FLORIDA, a Florida municipal corporation ("City"), whose post office address is 4800 Copans Road, Coconut Creek, Florida 33063, and GSR RE PARTNERS, LLC, a Florida limited liability company ("GSR"), its successors and assigns, where permitted, whose post office address is 1801 S. Federal Highway, Boca Raton, Florida 33432.

RECITALS

WHEREAS, City and GSR each currently own, or have contracted to purchase, certain parcels of real property located within the Planned Mainstreet Development District ("PMDD") established by City pursuant to Ordinance #2023-033, which properties are located generally between Wiles Road to the North; Lyons Road to the East; Sample Road to the South and State Road 7 to the West, such area being referred to generally as "MainStreet at Coconut Creek"; and

WHEREAS, City has established certain design standards ("MainStreet Design Standards") which govern development within the PMDD; and

WHEREAS, the MainStreet Design Standards serve as the framework for development within the PMDD and are designed to provide flexibility in design while adhering to permitted uses, density and intensity, and to promote City's plan for sustainable development by providing extensive green space and public gathering places; and

WHEREAS, City has determined that a parking garage, recreation complex, public plaza and an amphitheater providing a place for musical and other entertainment would enhance the public's use of the property located within the PMDD; and

WHEREAS, GSR is proposing to develop up to a maximum of Two Thousand Three Hundred Sixty (2,360) dwelling units, Two Hundred Twenty-Five Thousand (225,000) square feet of commercial uses, and associated recreational facilities and amenity areas within the PMDD; and

WHEREAS, the parties have entered into a Development Agreement ("Development Agreement") on the Effective Date relating to the development of portions of properties owned or to be acquired by City and GSR within the PMDD; and

WHEREAS, a portion of the property owned by City within the PMDD described in Exhibit "1" attached hereto and made a part hereof (the "City Parcel") would be appropriate for the residential development and parking proposed by GSR and portions of the property within the PMDD owned by or to be acquired by GSR described in Exhibit "3" attached hereto and made a part hereof (the "GSR Parcels") would be conducive to City's plan for a parking garage, public plaza, recreation complex, and amphitheater for use by the public; and

WHEREAS, in order to accommodate the development plans generally set forth above for both City and GSR, the parties have agreed, subject to certain terms and conditions contained herein and in the Development Agreement, to exchange parcels whereby City will convey the City Parcel to GSR and GSR will convey the GSR Parcels to City (collectively the "Exchange Parcels"), and GSR will cause the Florida Department of Transportation ("FDOT") to convey a parcel owned by FDOT (the "FDOT Parcel") to City; and

WHEREAS, the Development Agreement provides for each party's responsibilities and obligations with respect to the development of the portions of the PMDD described therein and the obligations of the parties to effectuate the exchange of the City Parcel and the GSR Parcels pursuant to the terms of this Exchange Agreement and the Development Agreement; and

WHEREAS, the Development Agreement provides for the equalization of values between the City Parcel and GSR Parcels, if any, by including the requirements for GSR to make certain site and infrastructure improvements within the PMDD; and

WHEREAS, the parties intend that the conveyance of the City Parcel to GSR and the conveyance of the GSR Parcels to City do not represent individual sales of properties, but reflect one interdependent transaction constituting a fair exchange, subject to the equalization of value and obligations to make certain improvements set forth in the Development Agreement, for good and valuable consideration; and

WHEREAS, City and GSR have agreed to exchange the City Parcel and the GSR Parcels in accordance with the provisions, terms and agreements contained herein and in the Development Agreement and GSR has agreed to cause the FDOT Parcel to be conveyed to City; and

WHEREAS, GSR has established a Community Development District within Main Street and to the extent that a "Community Development District" and/or "CDD" are referenced throughout this Agreement and the Development Agreement, such terms mean the MainStreet at Coconut Creek Community Development District;

WHEREAS, subsequent to the Closing (as hereinafter defined), GSR intends to assign to the CDD any and or all of its development obligations under Sections 2.4; 2.5; and 7.2 of this Agreement (collectively, the "Development Obligations") and

WHEREAS, this Exchange Agreement is a separate, stand-alone agreement as well as being referenced in and attached as an exhibit to the Development Agreement. Notwithstanding the foregoing, this Exchange Agreement shall only be effective upon the Effective Date as defined in Section 11.1 hereto after the Development Agreement has been approved.

NOW, THEREFORE, for and in consideration of the premises and mutual covenants and conditions contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

ARTICLE I. EXCHANGE

Section 1.1 City Parcel. Subject to the terms, provisions, and conditions set forth in this Agreement and in the Development Agreement, City shall convey to GSR the City Parcel containing approximately 6.1355 acres, by Special Warranty Deed without representations and warranties (express or implied) except as to the special warranty of title contained in such deed(s), substantially in the form attached as Exhibit "2." Access to the City Parcel shall be provided as set forth in the Development Agreement, its Exhibits, and plans submitted to City and as approved by City as contemplated in the Development Agreement, it being the intent and understanding that all parcels conveyed will have access to a publicly dedicated right of way either through dedicated streets or easements to provide such access. Such deed(s) will also convey all mineral rights in the real property being conveyed without the right of exploration, and further shall not identify the property as "dedicated to the public" nor contain any reversionary provisions, nor restrict GSR's ability to use or sell the property for any purpose or reason permitted by law.

Section 1.2 GSR Parcels. Subject to the terms, provisions, and conditions set forth in this Agreement and the Development Agreement, GSR shall convey to City the GSR Parcels containing approximately 5.7325 acres, by Special Warranty Deed without representations and warranties (express or implied) except as to the special warranty of title contained in such deed(s), substantially in the form attached hereto as Exhibit "4." Access to the GSR Parcels shall be provided as set forth in the Development Agreement, its Exhibits, and plans submitted to City and as approved by City as contemplated in the Development Agreement, it being the intent and understanding that all parcels conveyed will have access to a publicly dedicated right of way either through dedicated streets or easements to provide such access. Such deed(s) will also convey all mineral rights in the real property being conveyed without the right of exploration, and further shall not identify the property as "dedicated to the public" nor contain any reversionary provisions, nor restrict City's ability to use or sell the property for any purpose or reason permitted by law.

Section 1.3 FDOT Parcel. Subject to the terms, provisions, and conditions set forth in this Agreement and the Development Agreement, GSR has agreed to and shall cause FDOT to convey to City the FDOT Parcel (as described in Exhibit "5") by the FDOT Deed (as described in Exhibit "6"), without representations and warranties (express or implied) except as to the special warranty of title contained in such deed(s), substantially in the form attached hereto as Exhibit "6", to permit City to carry out its planned use of the GSR Parcels. Access to the FDOT Parcel shall be provided as set forth in the Development Agreement, its Exhibits, and plans submitted to City and as approved by City as contemplated in the Development Agreement, it being the intent and understanding that all parcels conveyed will have access to a publicly dedicated right of way either through dedicated streets or easements to provide such access. Such deed(s) will also convey all mineral rights in the real property being conveyed.

ARTICLE II. CONSIDERATION FOR EXCHANGE

Section 2.1 Valuation of Exchange Parcels. The parties have cooperated with each other in the determination of the value of the Exchange Parcels being conveyed and have mutually agreed, based on two independent professional appraisals, that the value of each of the parcels being exchanged is approximately \$16.51 per square foot. The City Parcel is comprised of approximately 267,263 square feet, The GSR Parcels are comprised of approximately 249,704 square feet, and the FDOT Parcel is comprised of approximately 719.39 square feet. To adjust for the difference in value between the GSR Parcels and the FDOT Parcel based on their combined square footage of approximately 250,424 and the City Parcel based on its square footage of approximately 267,263, GSR agrees to make certain improvements to various properties and public infrastructure located within the MainStreet PMDD Development Area, as set forth in the Development Agreement, some of which improvements are also identified in Section 2.4 “Development Conditions” below, to equalize the value between the GSR Parcels and the FDOT Parcel on one hand and the City Parcel on the other so that the value of the property received by City is substantially equal to the value of the property conveyed by City to GSR.

Section 2.2 Dimensions of Exchange Parcels. The exact dimensions of the Exchange Parcels and the FDOT Parcel have been determined by sketches and legal descriptions prepared by Craven Thompson in substantial conformance with the Master Conceptual Land Swap Plan attached as Exhibit “O” to the Development Agreement, at GSR’s sole expense, which have been approved by City and are attached hereto as Exhibits “9”, “10” and “11”.

Section 2.3 Duration and Consideration. The parties acknowledge that the Development Agreement provides for a lengthy period of time for GSR to complete its development of the Exchange Parcels and other property within the PMDD and that such a lengthy development period is necessary for the overall PMDD in order to give each party sufficient time to complete their development plans and obligations for the property they own or will acquire within the PMDD. Those development plans and obligations arising therefrom or related thereto form the basis of the extended completion and compliance period provided for in the Development Agreement. Notwithstanding the foregoing, the parties acknowledge that timely completion of certain components of the development plans directly form part of the consideration for the land exchange as provided herein. Therefore, GSR’s failure to comply with certain development deadlines as provided in Section 2.4 “Development Conditions,” below will constitute a default by GSR subject to the notice and cure rights set forth herein in Section 9.2, “GSR’s Default and City’s Remedy.”

Section 2.4 Development Conditions. The “Development Conditions” set forth in subsections a), b), and c) below shall supplement the obligations of GSR and/or the CDD under the Development Agreement. GSR and/or CDD will exercise diligent effort to complete performance of the work necessary to satisfy the Development Conditions (“Development Conditions Work”) within seven (7) years after closing on the conveyance of the parcels from City to GSR and GSR and FDOT to City (the “Closing”) which date for completion is

hereinafter referred to as the "Target Completion Date". The Target Completion Date may be extended by GSR and/or CDD upon approval by City for up to three (3) additional years. City shall not unreasonably withhold consent to the three (3) year extension if (i) GSR and/or CDD has been making diligent efforts to meet the Target Completion Date, and (ii) the Development Conditions Work is no less than fifty percent (50%) complete at the time GSR and/or CDD request the extension. The Target Completion Date shall be subject to extension for "Force Majeure" (as defined in the Development Agreement). In the event GSR and/or CDD defaults under its obligations herein to timely complete the Development Conditions Work, subject to the notice and cure rights set forth herein in Section 9.2, "GSR's Default and City's Remedy", then City is entitled to exercise any of the City remedies provided for in Section 9.2 below. The Development Conditions are as follows:

- (a) complete construction of all infrastructure, roadway and streetscape improvements for the "Public Alley" along Blocks 15B, 15C, and 12A of the PMDD from Cullum Road to Wiles to the first lift of asphalt, in accordance with Article 2 "Subdivision Regulations" of City's Code of Ordinances on or before the Target Completion Date or any extension thereof as provided for herein above.
- (b) complete construction of all infrastructure, roadway and streetscape improvements for Cullum Road to the first lift of asphalt, in accordance with Article 2 "Subdivision Regulations" of City's Code of Ordinances from Lyons Road to the connection with State Road 7/441 on or before the Target Completion Date or any extension thereof as provided for herein above or according to the construction schedule and deadlines required by the applicable Project Specific Interlocal Agreement for Transportation Surtax Funding as referenced in the Development Agreement, whichever is earlier.
- (c) complete construction of all infrastructure, roadway and streetscape improvements to provide access to the Village Green and Fire Station as shown on the Master Conceptual Phasing Plan attached to the Development Agreement as Exhibit "J" on or before the Target Completion Date or any extension thereof as provided for herein above.

Section 2.5 Completion of Development Conditions. Completion of the Development Conditions Work shall be determined in the manner described in the Development Agreement.

ARTICLE III. (RESERVED)

ARTICLE IV. SKETCHES, LEGAL DESCRIPTIONS, TITLE COMMITMENT AND OTHER DOCUMENTS

Section 4.1 Sketches, Legal Descriptions, Title Commitment and Other Documents.

- (a) GSR has, at its expense, delivered to City copies of sketches and legal descriptions

of the Exchange Parcels and the FDOT Parcel which City has reviewed and which are acceptable to City.

(b) GSR has delivered to City title insurance commitments covering City Parcel; GSR Parcels; and the FDOT Parcel, binding the Title Company issuing such commitments to issue to the applicable party, at the Closing, an ALTA Owner's Title Insurance Policy (the "Owner's Title Policy") consistent with the Title Commitment. Each such policy will be issued by a Florida licensed title insurer, with legible copies of instruments listed as exceptions attached thereto ("Title Commitments"). The Title Commitments are attached hereto as Exhibits "7" and "8".

Section 4.2 Review of Sketches, Legal Descriptions, Title Commitments and Other Documents. The parties have reviewed and approved the sketches and legal descriptions and Title Commitments set forth in Exhibits "1", "3", "5", "7", "8", "9", "10", and "11" to this Agreement, and to the Deeds set forth in Exhibits "2", "4" and "6" to this Agreement.

ARTICLE V. REPRESENTATIONS, WARRANTIES, COVENANTS AND AGREEMENTS

Section 5.1 Representations and Warranties of each Party. To induce the other party to enter into this Agreement and to exchange their respective Exchange Parcel (inclusive of the FDOT Parcel), each party represents and warrants to the other party, as of the Effective Date, as follows:

- (a) Each party has full power to enter into this Agreement and to consummate the transactions provided for herein. This Agreement, when executed and delivered, will constitute the valid and binding agreement of each party, enforceable against such party in accordance with its terms, subject, however, to statutory or regulatory limitations that may be imposed.
- (b) Each party expressly makes no representation or warranty with respect to the accuracy or completeness of any information or materials furnished to or obtained by the other party in connection with this Agreement. Each party hereby agrees that such information and materials will be provided on an "as is" basis and the other party will have no obligation to verify or compile such data.
- (c) The parties shall maintain their respective Exchange Parcels in their existing condition from the Effective Date through the date of Closing, except for the effect of natural elements and ordinary wear and tear.
- (d) As of the Closing, there will be no leases in effect to their respective Exchange Parcels and no parties in possession of those Exchange Parcels other than GSR or City. The
- (e) parties hereto or their predecessor in title have not and will not enter into any new leases or grant possessory rights to their respective Exchange Parcels prior to Closing on the exchange of the Exchange Parcels, nor has either party granted any

options or entered into any contracts to sell to any third party any Parcel they are acquiring or conveying hereunder or entered into any contracts affecting the Exchange Parcels with any other party, which are presently binding on GSR or City which conflict with the terms hereof.

- (f) As of the Effective Date, and as of the Closing Date, to the best of each party's knowledge and belief, no warning notice, notice of violation, administrative complaint, judicial complaint or other formal or informal notice has been received by or issued to either party in writing by any public agency as to any violation or suspected violation of environmental laws, rules or regulations with reference to the Exchange Parcels.
- (g) At the Closing, each party will execute and deliver to the other party a Non-Foreign Affidavit required under Section 1445 of the Internal Revenue Code of 1986 ("Code"), as amended, a No Lien Affidavit, and a Bill of Sale as applicable and an Affidavit sufficient to delete any "GAP" exceptions. GSR shall execute and deliver to City a Beneficial Interest and Disclosure Affidavit, Florida LLC Affidavit and Affidavit pursuant to Section 692.204, Florida Statutes as necessary. Further if the Closing Agent is required to comply with a U.S. Treasury Department Financial Crimes Enforcement Network ("FinCEN") Geographic Targeting Order ("GTO") with respect to GSR, GSR shall provide the closing agent with essential information and documentation relating to GSR and its beneficial owners, including photo identification and such other documentation required to complete any mandatory reporting, and GSR agrees to Closing Agent's collection of such information and report of same to the IRS.
- (h) At the Closing, GSR will execute and deliver to City an Affidavit providing that GSR is not a Foreign Principal as defined in Section 692.201, Fla. Stat. and is in compliance with the requirements set out in Sections 692.202-205, Fla. Stats.

The representations and warranties contained in this Section 5.1, "Representations and Warranties of each Party" will survive the Closing for a period of six (6) months and will not merge into the deeds.

ARTICLE VI. OBLIGATION OF EACH PARTY

Section 6.1 Obligations.

- (a) The obligation of each party to exchange its respective Parcel(s) for the applicable Parcel(s) from the other party is subject to the satisfaction, as of the Closing, of each of the conditions set forth below. If all of the conditions to Closing are not satisfied by the Closing (or waived by agreement of the parties), then the Closing shall be delayed until such time as the parties agree. The following conditions must be satisfied or waived on or before the Closing:

- (i) The Development Agreement acceptable to both parties shall be executed by their respective authorized parties.
- (ii) GSR shall have acquired fee simple title to the Johns/Elster Parcels as defined in the Development Agreement and must have acquired the title to all of the GSR Parcels. The Development Agreement, notwithstanding the attachment of this Exchange Agreement as an exhibit thereto, shall be a stand-alone agreement and neither the Development Agreement nor the requirements of each party pursuant thereto shall merge with the deeds to the Exchange Parcels. This provision shall survive Closing.
- (iii) All of the representations and warranties of the parties set forth in this Agreement will be true at and as of the Closing in all material respects as though such representations and warranties were made at and as of the Closing.
- (iv) Each party will have delivered, performed, observed and complied in all material respects with all of the items, instruments, documents, covenants, agreements and conditions required by this Agreement to be delivered, performed, observed and complied with by it prior to, or as of, the Closing.

ARTICLE VII. **PROPERTY CONDITION AND INSPECTIONS**

Section 7.1 Property Investigation. Each party is conveying its respective Exchange Parcels (and GSR with respect to the FDOT Parcel) to the other in “where is, as is” condition as of the Effective Date through the date of Closing. Each party has been given free access to the other’s Exchange Parcels to have performed whatever investigations of the condition of the property as they may have determined necessary subject only to the provisions of Section 7.2, “Environmental Remediation.”

Section 7.2 Environmental Remediation. GSR has prepared a Phase 2 Environmental Site Assessment Report (“Phase 2”) for all of the land within the PMDD, including the Exchange Parcels and the FDOT Parcel, and shared its contents with City. Because the Phase 2 indicates a need for environmental remediation on the Exchange Parcels and FDOT Parcel, GSR and/or CDD will perform the necessary environmental remediation in accordance with Exhibit “M” “Cost Sharing Term Sheet” of the “Development Agreement” as far as cost. The remediation work by GSR and/or CDD will be performed after the Closing and City hereby consents to the performance of such work on the GSR Parcels which will be owned by the City following the Closing subject to GSR providing proof of liability insurance in a form and amount reasonably deemed sufficient by City’s Risk Manager. GSR and/or CDD will be required to post a Performance Bond for all environmental remediation work on the Exchange Parcels and FDOT Parcel. Such Performance Bond(s) protect the City by providing financial backing or a replacement contractor if GSR fails to meet their obligations. The Performance Bond(s) referenced in this section must be posted in the amount of one hundred percent (100%) of the remediation cost, based upon the executed contract bid documents submitted to the CITY, or if not available, cost estimates submitted to the CITY by the Engineer of Record.

In accordance with Section 13-187, "Term of Improvement/Performance Bond; Maintenance Bond" of the CITY'S Code, GSR hereby guarantees that the Performance Bond for the environmental remediation work pursuant to this Agreement will remain in place until all inspections are completed.

ARTICLE VIII. CLOSING

Section 8.1 Closing Schedule. The closing of the exchange of the Exchange Parcels to be conveyed pursuant to this Agreement will be held at the Boca Raton, Florida office of Nelson Mullins Riley & Scarborough LLP which is serving as the closing agent, on a date which is simultaneous with the GSR land acquisition closing and which is anticipated to be prior to or on September 18, 2025 (the "Closing Date").

Section 8.2 Update of Title Prior to Closing. If an update of title to the Exchange Parcels and/or FDOT Parcel prior to Closing shows a defect in title first arising during the GAP period prior to Closing, or subsequent to Closing but prior to recording of the deeds, the party conveying such Exchange Parcel and/or FDOT Parcel with such defect shall be solely responsible for curing such defects at its sole cost and expense.

Section 8.3 Delivery of Documents.

(a) At the Closing, City will deliver to GSR the following:

- (i) special warranty deed conveying the City Parcel to GSR (the "City Parcel Deed") substantially in the form attached as Exhibit "2";
- (ii) Reserved;
- (iii) the Non-Foreign Affidavit required under 26 US Code, Section 1445 and other documents as set forth in Section 5.1, "Representations and Warranties of each Party" above;
- (iv) possession of the City Parcel; and
- (v) any and all such other documents and instruments as may be reasonably necessary to effectuate the transfer of the City Parcel as provided herein.

(b) At the Closing, GSR will deliver to City the following:

- (i) special warranty deeds conveying the GSR Parcels to City, (the "GSR Parcels Deeds" substantially in the form attached as Exhibit "4");
- (ii) Reserved;
- (iii) the Non-Foreign Affidavit required under 26 US Code, Section 1445 and other documents set forth in Section 5.1, "Representations and Warranties of each Party" above;

- (iv) paid tax certificates showing that all property taxes for the GSR Parcels have been paid for the years prior to the year of Closing;
- (v) possession of the GSR Parcels;
- (vi) Beneficial Interest and Disclosure of Ownership Affidavit; and
- (vii) any and all such other documents and instruments as may be reasonably necessary to effectuate the transfer of the GSR Parcels as provided herein and specifically in subsection 5.1(f).

(c) No later than the Closing, GSR shall cause FDOT to deliver to City the FDOT Deed conveying the FDOT Parcel to City.

Section 8.4 Proration of Closing Costs and Expenses.

(a) Ad valorem taxes for each Parcel for the then-current year will be prorated at the Closing effective as of the date of the Closing. If the amount of taxes for the year in which the Closing takes place is not known at the time of the Closing, the apportionment of the taxes will be upon the basis of the tax rate for the preceding year applied to the latest assessed valuation; provided, however, that any difference in ad valorem taxes for the year of sale actually paid by a party will be adjusted between the parties upon receipt of written evidence of the payment thereof. City is not required to and does not pay taxes on the City Parcel and City shall have no responsibility for any portion of the tax year prior to the Closing date for any taxes on the FDOT, GSR or City Parcel. GSR shall be solely responsible for payment of any real property ad valorem or non-ad valorem taxes due for the year of closing attributable to the FDOT and City Parcel.

Furthermore, if any portion of an Exchange Parcel is assessed and taxed as a part of a larger parcel of real estate, then, for purposes of computing tax proration hereunder, a proportionate part of the real estate taxes attributable to such larger parcel will be allocated to such Exchange Parcel on the basis of the ratio between the number of gross square feet comprising the Exchange Parcel and the total number of gross square feet comprising such larger parcel of real estate, taking into account the value and location of any improvements on parts of the larger parcel.

- (b) City hereby agrees to pay and be responsible for the following Closing costs:
 - (i) all costs and expenses incurred by City including City's attorney's fees.
- (c) GSR hereby agrees to pay and be responsible for the following Closing costs:
 - (i) the cost of recording the deeds from GSR for the GSR Parcels and from FDOT for the FDOT Parcel;
 - (ii) documentary stamps on the deeds to the City Parcel from City to GSR
 - (iii) all fees and premiums for the Owner's Title Policy for the GSR Parcels conveyed to City by GSR and the FDOT Parcel conveyed to City; and

- (iv) the cost of recording the deed from City for the City Parcel;
- (v) documentary stamps on the deeds to the GSR Parcels from GSR to City;
- (vi) all fees and premiums for the Owner's Title Policy for the City Parcel conveyed by City to GSR; and
- (vii) all costs and expenses incurred by or on behalf of GSR including GSR's attorney's fees.

(d) Special Assessment Liens: Certified, confirmed and ratified special assessment liens as of the Closing Date will be paid in full at closing by the party conveying the Parcel(s) subject to such assessments.

ARTICLE IX.

TERMINATION, DEFAULT AND REMEDIES

Section 9.1 General. Unless amended as provided in Sections 21.5; 21.6, "State and Federal Laws and Regulations;" or 24.19 "Subsequent Amendment to Authorizing Statute" of the Development Agreement, this Agreement is enforceable by City and GSR only, except as otherwise provided in this Agreement.

Section 9.2 GSR's Default and City's Remedy. If City determines that GSR and /or CDD has failed to fulfill any of its obligations hereunder in any material respect and there is no Force Majeure as defined by Section 24.16.3, "Force Majeure" of the Development Agreement, or except as a result of City's default hereunder or the termination of this Agreement pursuant to any provision hereof, City shall, by written notice to GSR and/or CDD, specify the manner in which it alleges that GSR and/or CDD has failed to so comply and set forth in such notice the steps GSR and/or CDD must take to bring itself into compliance. If, within thirty (30) days after the effective date of notice from City to GSR and/or CDD specifying the manner in which GSR and/or CDD has failed to so comply, GSR and/or CDD does not commence the actions reasonably necessary to correct the non-compliance so as to be in compliance within one hundred twenty (120) days after the date of such notice then, upon written notice of default from City, GSR and/or CDD shall be deemed to be in default under the terms of this Agreement and City may terminate this Agreement, or pursue an action for specific performance of the Development Conditions Work, or call upon that portion of the Performance Bond(s) required under the Development Agreement that relate solely to the Development Conditions Work and use such funds from such Performance Bond(s) to complete the Development Conditions Work, or pursue an action for damages caused by the GSR and/or CDD default.

Section 9.3 City's Default and GSR/CDD Remedies. If City fails to fulfill any of its obligations hereunder and there is no Force Majeure as defined by Section 24.16.3, "Force Majeure", of the Development Agreement, or except as a result of GSR's and/or CDD's default hereunder or the termination of this Agreement pursuant to any provision hereof, GSR and/or CDD shall, by written notice to City, specify the manner in which it

alleges that City has failed to so comply and set forth in such notice the steps City must take to bring itself into compliance. If, within thirty (30) days after the date of notice from GSR and/or CDD to City specifying the manner in which City has failed to so comply, City does not commence all steps reasonably necessary to correct the non-compliance so as to be in compliance within one hundred twenty (120) days after the date of the notice from GSR and/or CDD, then, upon notice of default from GSR and/or, City shall be deemed to be in default under the terms of this Agreement and GSR and/or CDD may terminate this Agreement and/or in addition, may pursue an action for specific performance.

Section 9.4 Non-default Termination. If GSR fails to acquire title to the GSR Parcels by December 31, 2025, then this Agreement shall automatically terminate and each party shall bear their own costs.

ARTICLE X. COMMISSIONS AND BENEFICIAL INTEREST DISCLOSURE

Section 10.1 Commissions.

- (a) City and GSR represent and warrant to the other that no real estate commissions or finder's fees are due or payable as a result of or in connection with this Agreement or the transactions contemplated herein to any person or agency, and that each of the parties hereby agrees, to the extent allowed by Florida law, to indemnify the other party and hold the other party harmless from and against any and all claims for real estate commissions and/or finder's fees occasioned by its acts.
- (b) GSR shall execute and deliver to City a completed Beneficial Interest and Disclosure of Ownership Affidavit with respect to the GSR Parcels prior to Closing.

ARTICLE XI. MISCELLANEOUS PROVISIONS

Section 11.1 Effective Date The "Effective Date" of this Agreement means the date (i) this Agreement has been approved by the City Commission and fully executed by the parties, and (ii) the Development Agreement has been approved by the City Commission and fully executed by the parties and has become effective pursuant to its terms. GSR shall provide the City a resolution authorizing the execution of this Agreement and the conveyance of the GSR Parcels upon execution of this Agreement.

Section 11.2 Date of Performance. If any review periods, performance dates, delivery dates, the Closing Date or any other date or provision provided herein should fall, expire or be due on a legal holiday, Friday, Saturday or Sunday, such date or provision will be extended to the next business day, and such next business day will be considered to be the due date, performance date or expiration date for all purposes hereunder.

Section 11.3 Assignment. This Agreement may not be assigned by either party without

the other party's prior written approval. City agrees to issue such written approval of GSR's assignment of this Agreement to CDD subsequent to the Closing upon City being provided with a copy of any such assignment no less than ten (10) days in advance of the proposed effective date thereof, and provided that such approval shall be contingent upon the assignment containing the written assumption on the part of CDD of any of GSR's obligations contained herein and/or contained in the Development Agreement, and further provided that such assignment does not release GSR of its obligations contained herein or in the Development Agreement. Any such assignment shall be effective only upon being recorded in the Public Records of Broward County simultaneously with the City's written approval.

Section 11.4 Notices. All notices required or permitted to be given hereunder shall be in writing and may be delivered by hand, or by nationally recognized reputable private overnight courier. Notices shall be deemed given or delivered: (i) if given by hand, when delivered personally to the recipient; (ii) if sent by nationally recognized reputable overnight courier service, one (1) business day after being sent (charges prepaid); and (iii) if sent by email, one (1) business day after being sent provided that the sender receives written confirmation of receipt. Failure to accept notice does not invalidate notice. For purposes of notice, the addresses of the parties shall be as follows:

CITY:

Sheila N. Rose, City Manager
City of Coconut Creek
4800 West Copans Road
Coconut Creek, FL 33063
citymanager@coconutcreek.net

WITH A COPY TO:

Terrill C. Pyburn, City Attorney
City of Coconut Creek
4800 West Copans Road
Coconut Creek, FL 33063
cityattorney@coconutcreek.net

GSR:

GSR RE Partners, LLC
1801 S. Federal
Highway Boca Raton,
FL 33442
Attn: Alexander Rosemurgy, II
arosemurgy@rpfla.com

WITH A COPY TO:

Miskel Backman, LLP
14 SE 4th Street, Suite
36 Boca Raton, FL

33432 Attn: Scott
Backman, Esq.
sbackman@miskelbackman.com

and

Nelson Mullins Riley & Scarborough,
LLP 1905 NW Corporate Way, Suite
310 Boca Raton, FL 33431
Attn: Jeffrey A. Deutch, Esq.
jeffrey.deutch@nelsonmullins.com

Any address for notice may be changed by written notice so given to the other notice parties. Notices may be delivered on behalf of the parties by their respective attorneys as set forth above.

Section 11.5 Captions. The captions used in this Agreement are for convenience only and will not be deemed to construe or limit the meaning of the language of this Agreement.

Section 11.6 Computation of Time. Calendar days will be used when computing time periods, except time periods of less than ten (10) days. Time periods of less than ten (10) days will be computed without including Friday, Saturday, Sunday, state, or national legal holidays. Any time period ending on a Friday, Saturday, Sunday, state, or national legal holiday will extend until the next business day.

Section 11.7 Attorneys' Fees. If either party will be required to use the services of an attorney to enforce or defend the rights of such party hereunder, then the prevailing party will be entitled to recover reasonable attorneys' fees incurred in connection therewith from the non-prevailing party.

Section 11.8 Integration. This Agreement and the Development Agreement contain the complete agreement between the parties hereto as to the exchange of the Exchange Parcels and cannot be varied, modified or altered except by written agreement properly executed by City and GSR. There are no oral agreements, understandings, representations or warranties, which are not expressly set forth in this Agreement and the Development Agreement.

Section 11.9 Survival. Any portion of this Agreement not otherwise consummated at the Closing will survive the Closing as a continuing agreement by and between the parties hereto and the obligations, terms and agreements contained herein shall survive Closing and not merge in the Deed(s).

Section 11.10 Binding Effect. This Agreement will inure to the benefit of and will be binding upon and enforceable by the parties hereto and their respective heirs, representatives, successors, and assigns. The CDD shall be fully bound by, and subject to, all of the covenants, terms, and conditions and obligations of this Development

Agreement as though an original party thereto by execution of a Joinder and Consent.

Section 11.11 Binding Law. This Agreement will be governed by and interpreted and construed under the laws of the State of Florida and jurisdiction for any action hereunder shall be exclusively in Broward County, Florida.

Section 11.12 Relationship of the Parties. Nothing contained herein is intended to create, construct or be construed to make, City and GSR partners or joint venturers.

Section 11.13 Approvals. This Agreement is subject to approvals in accordance with Section 13-42, "Transactions Involving the City's Interests in Real Property" of the City's Code of Ordinances and Sections 166.045 and 253.025 of the Florida Statutes.

Section 11.14 Signatory Authority. The Parties both hereby represent that they have the authority to enter into this Agreement.

Section 11.15 Counterparts and Multiple Originals. This Agreement may be executed in multiple originals, and may be executed in counterparts, each of which is hereby deemed to be an original, but all of which, taken together, constitutes one and same agreement.

[Signatures follow on next pages.]

EXECUTED on the dates stated below:

CITY:

By: _____

Name: Jacqueline Railey, Mayor

WITNESS – PRINT NAME

Date:

ATTEST:

Approved as to form and legal sufficiency:

Joseph J. Kavanagh, City Clerk

Terrill C. Pyburn, City Attorney

Date:

Date:

GSR:

**GSR RE Partners, LLC, a Florida limited
liability company**

WITNESSES:

By: _____

Print name:

Print Name: Alexander S. Rosemurgy, II

Title: Manager

Print name:

_____ day of _____, 2025

JOINDER AND CONSENT

MAINSTREET AT COCONUT CREEK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes ("CDD"), hereby acknowledges that Exchange of Real Property Agreement between GSR RE PARTNERS, LLC, a Florida limited liability company ("GSR"), and the CITY OF COCONUT CREEK with the Effective Date of _____ (the "Exchange Agreement"). By execution of this Joinder and Consent to the Exchange Agreement, the CDD hereby acknowledges and agrees that upon the future assignment of the Development Obligations from GSR to the CDD (on terms and conditions acceptable to CDD), the CDD (i) will be fully bound to perform such assumed Development Obligations; and (ii) will be subject to Article IX of the Exchange Agreement.

Signed, sealed and delivered
in the presence of:

MAINSTREET AT COCONUT CREEK
COMMUNITY DEVELOPMENT DISTRICT,
a local unit of special purpose government
established pursuant to Chapter 190,
Florida Statutes

Print Name: _____

By: _____

Name: _____

Title: _____

Print Name: _____

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by _____, the _____ of MAINSTREET AT COCONUT CREEK COMMUNITY DEVELOPMENT DISTRICT, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes. He/she is personally known to me or who has produced _____ as identification.

List of Exhibits

1. Exhibit 1 – City Parcel
2. Exhibit 2 – City Deed
3. Exhibit 3 – GSR Parcels
4. Exhibit 4 – GSR Deeds
5. Exhibit 5 – FDOT Parcel (Portion of Parcel No. 101 in FDOT Deed)
6. Exhibit 6 – FDOT Deed (Includes more than FDOT Parcel. Other included property is independent of this Agreement.)
7. Exhibit 7 - Title Commitment (to City) – GSR Parcels and FDOT Parcel
8. Exhibit 8 – Title Commitment (to GSR) – City Parcel
9. Exhibit 9 - Sketch and Description – GSR Parcels (4)
10. Exhibit 10 – Sketch and Description – FDOT Parcel
11. Exhibit 11 – Sketch and Description – City Parcel

Exhibit 1

City Parcel

EXHIBIT "1" CITY PARCEL

LEGAL DESCRIPTION: LAND SWAP TO GSR BLOCK 15A FROM THE CITY

A PARCEL OF LAND BEING A PORTION OF PARCEL A AND "B", AND A PORTION OF WILES ROAD AND BANKS ROAD RIGHT-OF-WAYS, R.M. GREEN CORPORATION PLAT ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 164, PAGE 19 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SAID R.M. GREEN CORPORATION PLAT;

THENCE SOUTH 89°37'35" WEST ALONG THE NORTH LINE OF SAID PLAT, A DISTANCE OF 25.00 FEET;

THENCE SOUTH 00°25'05" EAST DISTANCE OF 42.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 00°25'05" EAST, A DISTANCE OF 578.36 FEET;

THENCE SOUTH 89°37'35" WEST ALONG THE EASTERLY PROLONGATION OF THE SOUTH LINE OF SAID PARCEL "B" AND ALONG THE SOUTH LINE OF SAID PARCEL "B", A DISTANCE OF 441.71 FEET;

THENCE NORTH 44°36'03" EAST, A DISTANCE OF 83.28 FEET;

THENCE NORTH 89°37'38" EAST, A DISTANCE OF 192.80 FEET;

THENCE NORTH 00°25'05" WEST, A DISTANCE OF 366.91 FEET;

THENCE SOUTH 89°37'35" WEST, A DISTANCE OF 725.00 FEET;

THENCE NORTH 00°25'05" WEST, A DISTANCE OF 194.54 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL "B" AND THE SOUTH RIGHT-OF-WAY LINE FOR WILES ROAD;

THENCE NORTH 89°37'35" EAST, A DISTANCE OF 520.00 FEET TO A POINT;

THENCE SOUTH 81°17'00" EAST, A DISTANCE OF 75.95 FEET;

THENCE NORTH 89°37'35" EAST, A DISTANCE OF 290.01 FEET;

THENCE SOUTH 45°23'45" EAST, A DISTANCE OF 42.44 FEET BACK TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, AND CONTAINING 267,262.84 SQUARE FEET, (6.1355 ACRES), MORE OR LESS.

Exhibit 2
City Parcel Deed

Prepared by:

Patricia A. Rathburn, Esq.
Patricia A. Rathburn P.A.
500 SE 17th Street #312
Fort Lauderdale, FL 33316

Return to:

Jeffrey A. Deutch, Esq.
Nelson Mullins Riley & Scarborough, LLP
1905 NW Corporate Blvd. Suite 310
Boca Raton, FL 33431

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this _____ day of _____, 2025, between **City of Coconut Creek, a Florida municipal corporation** whose post office address is **4800 W. Copans Road, Coconut Creek, FL 33063**, grantor, and **GSR RE PARTNERS, LLC, a Florida limited liability company** whose post office address is **1801 S. Federal Hwy., Boca Raton, FL 33432**, grantee:

Witnesseth, that said grantor, for and in consideration of the sum **TEN AND NO/100 DOLLARS** (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Broward County, Florida**, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Parcel Identification Number: 4842 18 11 0010

SUBJECT TO the lien of real estate taxes for the current year and subsequent years.

No oil, gas or mineral rights, inclusive of rights of entry and exploration, are reserved by Grantor in the property conveyed hereby.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantor.

SIGNATURE PAGE FOLLOWS

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

City of Coconut Creek, a Florida municipal corporation

By: _____

Print Name: _____

Print name: Jacqueline Railey

Witness Address :

Title: Mayor

Print Name: _____

Witness Address :

State of Florida
County of Broward

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this _____ day of _____, 2025 by Jacqueline Railey, as Mayor of City of Coconut Creek, a Florida municipal corporation, on behalf of said City. He/she [] is personally known or [X] has produced a driver's license as identification.

[Notary Seal]

Notary Public

Printed Name: _____

My Commission
Expires: _____

EXHIBIT "A" TO SPECIAL WARRANTY DEED

Property ID #484218110010

LEGAL DESCRIPTION: LAND SWAP TO GSR BLOCK 15A FROM THE CITY

A PARCEL OF LAND BEING A PORTION OF PARCEL A AND "B", AND A PORTION OF WILES ROAD AND BANKS ROAD RIGHT-OF-WAYS, R.M. GREEN CORPORATION PLAT ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 164, PAGE 19 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SAID R.M. GREEN CORPORATION PLAT;

THENCE SOUTH 89°37'35" WEST ALONG THE NORTH LINE OF SAID PLAT, A DISTANCE OF 25.00 FEET;

THENCE SOUTH 00°25'05" EAST DISTANCE OF 42.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 00°25'05" EAST, A DISTANCE OF 578.36 FEET;

THENCE SOUTH 89°37'35" WEST ALONG THE EASTERLY PROLONGATION OF THE SOUTH LINE OF SAID PARCEL "B" AND ALONG THE SOUTH LINE OF SAID PARCEL "B", A DISTANCE OF 441.71 FEET;

THENCE NORTH 44°36'03" EAST, A DISTANCE OF 83.28 FEET;

THENCE NORTH 89°37'38" EAST, A DISTANCE OF 192.80 FEET;

THENCE NORTH 00°25'05" WEST, A DISTANCE OF 366.91 FEET;

THENCE SOUTH 89°37'35" WEST, A DISTANCE OF 725.00 FEET;

THENCE NORTH 00°25'05" WEST, A DISTANCE OF 194.54 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL "B" AND THE SOUTH RIGHT-OF-WAY LINE FOR WILES ROAD;

THENCE NORTH 89°37'35" EAST, A DISTANCE OF 520.00 FEET TO A POINT;

THENCE SOUTH 81°17'00" EAST, A DISTANCE OF 75.95 FEET;

THENCE NORTH 89°37'35" EAST, A DISTANCE OF 290.01 FEET;

THENCE SOUTH 45°23'45" EAST, A DISTANCE OF 42.44 FEET BACK TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, AND CONTAINING 267,262.84 SQUARE FEET, (6.1355 ACRES), MORE OR LESS.

Exhibit 3
GSR Parcels

EXHIBIT "3" GSR PARCELS

LEGAL DESCRIPTION: LAND SWAP TO THE CITY BLOCK 12A

A PARCEL OF LAND BEING A PORTION OF TRACT 24 BLOCK 89, PALM BEACH FARMS COMPANY PLAT NO. 3 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45-54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT "A", WHITWORTH NO. 1 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 164, PAGE 1 OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA;

THENCE NORTH 00°2'52" WEST ALONG THE EAST LINE OF TRACT "A" OF SAID PLAT AND ALSO BEING THE WEST LINE OF SAID TRACT 24, A DISTANCE OF 332.98 FEET;

THENCE NORTH 89°37'38" EAST, A DISTANCE OF 194.19 FEET;

THENCE SOUTH 00°24'20" EAST, A DISTANCE OF 308.57 FEET;

THENCE SOUTH 44°37'43" WEST, A DISTANCE OF 13.31 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE FOR CULLUM ROAD;

THENCE SOUTH 89°37'43" WEST, A DISTANCE OF 47.97 FEET;

THENCE SOUTH 44°37'43" WEST, A DISTANCE OF 21.21 FEET;

THENCE SOUTH 89°37'43" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 121.74 FEET BACK TO THE POINT OF BEGINNING. THE THREE PREVIOUS COURSES BEING COINCIDENT WITH THE NORTH RIGHT-OF-WAY LINE FOR CULLUM ROAD.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, AND CONTAINING 63,633.68 SQUARE FEET, (1.4608 ACRES), MORE OR LESS.

EXHIBIT "3" GSR PARCELS

LEGAL DESCRIPTION: LAND SWAP TO THE CITY BLOCK 12B

A PARCEL OF LAND BEING A PORTION OF TRACT 24 BLOCK 89, PALM BEACH FARMS COMPANY PLAT NO. 3 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45-54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF TRACT "A", WHITWORTH NO. 1 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 164, PAGE 1 OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA;

THENCE NORTH 00°24'52" WEST ALONG THE EAST LINE OF TRACT "A" OF SAID PLAT AND ALSO BEING THE WEST LINE OF SAID TRACT 24, A DISTANCE OF 332.98 FEET;

THENCE NORTH 89°37'38" EAST, A DISTANCE OF 293.34 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 89°37'38" EAST, A DISTANCE OF 260.00 FEET;

THENCE NORTH 00°25'05" WEST, A DISTANCE OF 75.00 FEET;

THENCE SOUTH 89°37'38" WEST, A DISTANCE OF 260.00 FEET;

THENCE SOUTH 00°25'05" EAST, A DISTANCE OF 75.00 FEET BACK TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, AND CONTAINING 19,500.01 SQUARE FEET, (0.4477 ACRES), MORE OR LESS.

EXHIBIT "3" GSR PARCELS

LEGAL DESCRIPTION: LAND SWAP TO THE CITY BLOCK 13

A PARCEL OF LAND BEING A PORTION OF TRACT 24 BLOCK 89, PALM BEACH FARMS COMPANY PLAT NO. 3 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45-54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF TRACT 24, OF SAID PLAT;

THENCE NORTH 00°25'05" WEST ALONG THE EAST LINE OF SAID TRACT 24, AND ALSO BEING THE WEST RIGHT-OF-WAY LINE OF BANKS ROAD A DISTANCE OF 385.07 FEET;

THENCE SOUTH 89°37'38" WEST, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 89°37'38" WEST, A DISTANCE OF 313.08 FEET;

THENCE SOUTH 00°25'05" EAST, A DISTANCE OF 310.05 FEET;

THENCE SOUTH 45°19'50" EAST, A DISTANCE OF 35.37 FEET;

THENCE NORTH 89°37'33" EAST, A DISTANCE OF 263.16 FEET;

THENCE NORTH 44°36'22" EAST, A DISTANCE OF 35.27 FEET;

THENCE NORTH 00°25'05" WEST, A DISTANCE OF 310.12 FEET BACK TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, AND CONTAINING 104,281.39 SQUARE FEET, (2.3940 ACRES), MORE OR LESS.

EXHIBIT "3" GSR PARCELS

LEGAL DESCRIPTION: LAND SWAP TO THE CITY CIVIC NODE CIRCULATION

A PARCEL OF LAND BEING A PORTION OF TRACT 24 BLOCK 89, PALM BEACH FARMS COMPANY PLAT NO. 3 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45-54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF TRACT 24, OF SAID PLAT;
THENCE NORTH 00°25'05" WEST ALONG THE EAST LINE OF SAID TRACT 24, AND ALSO BEING THE WEST RIGHT-OF-WAY LINE OF BANKS ROAD A DISTANCE OF 385.07 FEET;
THENCE SOUTH 89°37'38" WEST, A DISTANCE OF 338.08 FEET TO THE POINT OF BEGINNING.
THENCE CONTINUE SOUTH 89°37'38" WEST, A DISTANCE OF 457.78 FEET;
THENCE SOUTH 00°24'20" EAST, A DISTANCE OF 308.57 FEET;
THENCE SOUTH 44°37'43" WEST, A DISTANCE OF 34.53 FEET;
THENCE SOUTH 89°16'34" EAST, A DISTANCE OF 109.97 FEET;
THENCE NORTH 45°16'52" WEST, A DISTANCE OF 36.17 FEET;
THENCE NORTH 00°24'20" WEST, A DISTANCE OF 224.46 FEET;
THENCE NORTH 44°36'39" EAST, A DISTANCE OF 35.37 FEET;
THENCE NORTH 89°37'38" EAST, A DISTANCE OF 287.79 FEET;
THENCE SOUTH 45°23'44" EAST, A DISTANCE OF 35.34 FEET;
THENCE SOUTH 00°25'05" EAST, A DISTANCE OF 225.08 FEET;
THENCE SOUTH 44°36'14" WEST, A DISTANCE OF 35.37 FEET;
THENCE NORTH 89°37'33" EAST, A DISTANCE OF 109.99 FEET;
THENCE NORTH 45°19'50" WEST, A DISTANCE OF 35.37 FEET;
THENCE NORTH 00°25'05" WEST, A DISTANCE OF 310.05 FEET BACK TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, AND CONTAINING 62,289.34 SQUARE FEET, (1.4300 ACRES), MORE OR LESS.

Exhibit 4
GSR Parcel Deeds
(Each parcel shall be conveyed by separate deed)

Prepared by and Return to:

Jeffrey A. Deutch, Esq.
Nelson Mullins Riley & Scarborough, LLP
1905 NW Corporate Blvd., Suite 310
Boca Raton, FL 33431

Parcel ID: 484218010170

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this ____ day of _____, 2025, by **GSR RE PARTNERS, LLC**, a Florida limited liability company, whose address is 1801 S Federal Hwy, Boca Raton, Florida 33432 ("Grantor"), to **City of Coconut Creek**, a Florida municipal corporation, whose address is 4800 Copans Road, Coconut Creek, Florida 33063 ("Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey, and confirm unto Grantee all that certain land lying and being in Broward County, Florida, and more particularly described on **Exhibit A** attached hereto and made a part hereof (the "**Property**").

TOGETHER WITH all easements, rights-of-way and privileges appurtenant thereto.

SUBJECT TO all applicable laws including zoning, and land use regulations, all easements, restrictions, covenants, agreements, conditions or other matters of record and the lien of real estate taxes, for the current year and subsequent years.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor will warrant the title to said land and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor.

[SIGNATURE ON NEXT PAGE]

[SIGNATURE PAGE TO SPECIAL WARRANTY DEED]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed on its behalf by its duly authorized officer on the day and year first above written.

Signed sealed and delivered in the presence of:

GRANTOR:

GSR RE Partners LLC, a Florida limited liability company

WITNESSES:

By: _____

By: _____

Print Name: _____

Name: Alexander S. Rosemurgy, II

Title: Manager

Address: _____

By: _____

Print Name: _____

Address: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this _____ day of _____, 2025, by Alexander S. Rosemurgy, II, as the Manager of GSR RE Partners LLC, a Florida limited liability company on behalf of such company. He [] is personally known to me or [] has produced _____ as identification.

[NOTARY SEAL]

Notary Public

My commission expires:

Printed Name of Notary Public

EXHIBIT A - LEGAL DESCRIPTION

GSR PARCELS: LAND SWAP TO THE CITY BLOCK 12A

A PARCEL OF LAND BEING A PORTION OF TRACT 24 BLOCK 89, PALM BEACH FARMS COMPANY PLAT NO. 3 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45-54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT "A", WHITWORTH NO. 1 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 164, PAGE 1 OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA;

THENCE NORTH 00°2'52" WEST ALONG THE EAST LINE OF TRACT "A" OF SAID PLAT AND ALSO BEING THE WEST LINE OF SAID TRACT 24, A DISTANCE OF 332.98 FEET;

THENCE NORTH 89°37'38" EAST, A DISTANCE OF 194.19 FEET;

THENCE SOUTH 00°24'20" EAST, A DISTANCE OF 308.57 FEET;

THENCE SOUTH 44°37'43" WEST, A DISTANCE OF 13.31 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE FOR CULLUM ROAD;

THENCE SOUTH 89°37'43" WEST, A DISTANCE OF 47.97 FEET;

THENCE SOUTH 44°37'43" WEST, A DISTANCE OF 21.21 FEET;

THENCE SOUTH 89°37'43" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 121.74 FEET BACK TO THE POINT OF BEGINNING. THE THREE PREVIOUS COURSES BEING COINCIDENT WITH THE NORTH RIGHT-OF-WAY LINE FOR CULLUM ROAD.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, AND CONTAINING 63,633.68 SQUARE FEET, (1.4608 ACRES), MORE OR LESS.

Prepared by and Return to:

Jeffrey A. Deutch, Esq.
Nelson Mullins Riley & Scarborough, LLP
1905 NW Corporate Blvd., Suite 310
Boca Raton, FL 33431
Parcel ID: 484218010170

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this ____ day of _____, 2025, by **GSR RE PARTNERS, LLC**, a Florida limited liability company, whose address is 1801 S Federal Hwy, Boca Raton, Florida 33432 ("Grantor"), to **City of Coconut Creek**, a Florida municipal corporation, whose address is 4800 Copans Road, Coconut Creek, Florida 33063 ("Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey, and confirm unto Grantee all that certain land lying and being in Broward County, Florida, and more particularly described on Exhibit A attached hereto and made a part hereof (the "**Property**").

TOGETHER WITH all easements, rights-of-way and privileges appurtenant thereto.

SUBJECT TO all applicable laws including zoning, and land use regulations, all easements, restrictions, covenants, agreements, conditions or other matters of record and the lien of real estate taxes, for the current year and subsequent years.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor will warrant the title to said land and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor.

[SIGNATURE ON NEXT PAGE]

[SIGNATURE PAGE TO SPECIAL WARRANTY DEED]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed on its behalf by its duly authorized officer on the day and year first above written.

Signed sealed and delivered in the presence of:

GRANTOR:

GSR RE Partners LLC, a Florida limited liability company

WITNESSES:

By: _____

By: _____

Print Name: _____

Name: Alexander S. Rosemurgy, II

Title: Manager

Address: _____

By: _____

Print Name: _____

Address: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this _____ day of _____, 2025, by Alexander S. Rosemurgy, II, as the Manager of GSR RE Partners LLC, a Florida limited liability company on behalf of such company. He [] is personally known to me or [] has produced _____ as identification.

[NOTARY SEAL]

Notary Public

My commission expires:

Printed Name of Notary Public

EXHIBIT A - LEGAL DESCRIPTION

GSR PARCELS: LAND SWAP TO THE CITY BLOCK 12B

A PARCEL OF LAND BEING A PORTION OF TRACT 24 BLOCK 89, PALM BEACH FARMS COMPANY PLAT NO. 3 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45-54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF TRACT "A", WHITWORTH NO. 1 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 164, PAGE 1 OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA;

THENCE NORTH 00°24'52" WEST ALONG THE EAST LINE OF TRACT "A" OF SAID PLAT AND ALSO BEING THE WEST LINE OF SAID TRACT 24, A DISTANCE OF 332.98 FEET;

THENCE NORTH 89°37'38" EAST, A DISTANCE OF 293.34 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 89°37'38" EAST, A DISTANCE OF 260.00 FEET;

THENCE NORTH 00°25'05" WEST, A DISTANCE OF 75.00 FEET;

THENCE SOUTH 89°37'38" WEST, A DISTANCE OF 260.00 FEET;

THENCE SOUTH 00°25'05" EAST, A DISTANCE OF 75.00 FEET BACK TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, AND CONTAINING 19,500.01 SQUARE FEET, (0.4477 ACRES), MORE OR LESS.

Prepared by and Return to:

Jeffrey A. Deutch, Esq.
Nelson Mullins Riley & Scarborough, LLP
1905 NW Corporate Blvd., Suite 310
Boca Raton, FL 33431

Parcel ID: 484218010160

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this ____ day of _____, 2025, by **GSR RE PARTNERS, LLC**, a Florida limited liability company, whose address is 1801 S Federal Hwy, Boca Raton, Florida 33432 ("Grantor"), to **City of Coconut Creek**, a Florida municipal corporation, whose address is 4800 Copans Road, Coconut Creek, Florida 33063 ("Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey, and confirm unto Grantee all that certain land lying and being in Broward County, Florida, and more particularly described on Exhibit A attached hereto and made a part hereof (the "**Property**").

TOGETHER WITH all easements, rights-of-way and privileges appurtenant thereto.

SUBJECT TO all applicable laws including zoning, and land use regulations, all easements, restrictions, covenants, agreements, conditions or other matters of record and the lien of real estate taxes, for the current year and subsequent years.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor will warrant the title to said land and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor.

[SIGNATURE ON NEXT PAGE]

[SIGNATURE PAGE TO SPECIAL WARRANTY DEED]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed on its behalf by its duly authorized officer on the day and year first above written.

Signed sealed and delivered in the presence of:

GRANTOR:

GSR RE Partners LLC, a Florida limited liability company

WITNESSES:

By: _____

By: _____

Print Name: _____

Name: Alexander S. Rosemurgy, II

Title: Manager

Address: _____

By: _____

Print Name: _____

Address: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this _____ day of _____, 2025, by Alexander S. Rosemurgy, II, as the Manager of GSR RE Partners LLC, a Florida limited liability company on behalf of such company. He [] is personally known to me or [] has produced _____ as identification.

[NOTARY SEAL]

Notary Public

My commission expires:

Printed Name of Notary Public

EXHIBIT A - LEGAL DESCRIPTION

GSR PARCELS: LAND SWAP TO THE CITY BLOCK 13

A PARCEL OF LAND BEING A PORTION OF TRACT 24 BLOCK 89, PALM BEACH FARMS COMPANY PLAT NO. 3 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45-54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF TRACT 24, OF SAID PLAT;

THENCE NORTH 00°25'05" WEST ALONG THE EAST LINE OF SAID TRACT 24, AND ALSO BEING THE WEST RIGHT-OF-WAY LINE OF BANKS ROAD A DISTANCE OF 385.07 FEET;

THENCE SOUTH 89°37'38" WEST, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 89°37'38" WEST, A DISTANCE OF 313.08 FEET;

THENCE SOUTH 00°25'05" EAST, A DISTANCE OF 310.05 FEET;

THENCE SOUTH 45°19'50" EAST, A DISTANCE OF 35.37 FEET;

THENCE NORTH 89°37'33" EAST, A DISTANCE OF 263.16 FEET;

THENCE NORTH 44°36'22" EAST, A DISTANCE OF 35.27 FEET;

THENCE NORTH 00°25'05" WEST, A DISTANCE OF 310.12 FEET BACK TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, AND CONTAINING 104,281.39 SQUARE FEET, (2.3940 ACRES), MORE OR LESS.

Prepared by and Return to:

Jeffrey A. Deutch, Esq.
Nelson Mullins Riley & Scarborough, LLP
1905 NW Corporate Blvd., Suite 310
Boca Raton, FL 33431
Parcel ID: 484218010160 and 484218010170

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this ____ day of _____, 2025, by **GSR RE PARTNERS, LLC**, a Florida limited liability company, whose address is 1801 S Federal Hwy, Boca Raton, Florida 33432 ("Grantor"), to **City of Coconut Creek**, a Florida municipal corporation, whose address is 4800 Copans Road, Coconut Creek, Florida 33063 ("Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt of which is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey, and confirm unto Grantee all that certain land lying and being in Broward County, Florida, and more particularly described on Exhibit A attached hereto and made a part hereof (the "**Property**").

TOGETHER WITH all easements, rights-of-way and privileges appurtenant thereto.

SUBJECT TO all applicable laws including zoning, and land use regulations, all easements, restrictions, covenants, agreements, conditions or other matters of record and the lien of real estate taxes, for the current year and subsequent years.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor will warrant the title to said land and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor.

[SIGNATURE ON NEXT PAGE]

[SIGNATURE PAGE TO SPECIAL WARRANTY DEED]

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed on its behalf by its duly authorized officer on the day and year first above written.

Signed sealed and delivered in the presence of:

GRANTOR:

GSR RE Partners LLC, a Florida limited liability company

WITNESSES:

By: _____

By: _____

Print Name: _____

Name: Alexander S. Rosemurgy, II

Title: Manager

Address: _____

By: _____

Print Name: _____

Address: _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this _____ day of _____, 2025, by Alexander S. Rosemurgy, II, as the Manager of GSR RE Partners LLC, a Florida limited liability company on behalf of such company. He [] is personally known to me or [] has produced _____ as identification.

[NOTARY SEAL]

Notary Public

My commission expires:

Printed Name of Notary Public

EXHIBIT A - LEGAL DESCRIPTION

GSR PARCELS - LAND SWAP TO THE CITY - CIVIC NODE CIRCULATION

A PARCEL OF LAND BEING A PORTION OF TRACT 24 BLOCK 89, PALM BEACH FARMS COMPANY PLAT NO. 3 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45-54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF TRACT 24, OF SAID PLAT;
THENCE NORTH 00°25'05" WEST ALONG THE EAST LINE OF SAID TRACT 24, AND ALSO BEING THE WEST RIGHT-OF-WAY LINE OF BANKS ROAD A DISTANCE OF 385.07 FEET;
THENCE SOUTH 89°37'38" WEST, A DISTANCE OF 338.08 FEET TO THE POINT OF BEGINNING.
THENCE CONTINUE SOUTH 89°37'38" WEST, A DISTANCE OF 457.78 FEET;
THENCE SOUTH 00°24'20" EAST, A DISTANCE OF 308.57 FEET;
THENCE SOUTH 44°37'43" WEST, A DISTANCE OF 34.53 FEET;
THENCE SOUTH 89°16'34" EAST, A DISTANCE OF 109.97 FEET;
THENCE NORTH 45°16'52" WEST, A DISTANCE OF 36.17 FEET;
THENCE NORTH 00°24'20" WEST, A DISTANCE OF 224.46 FEET;
THENCE NORTH 44°36'39" EAST, A DISTANCE OF 35.37 FEET;
THENCE NORTH 89°37'38" EAST, A DISTANCE OF 287.79 FEET;
THENCE SOUTH 45°23'44" EAST, A DISTANCE OF 35.34 FEET;
THENCE SOUTH 00°25'05" EAST, A DISTANCE OF 225.08 FEET;
THENCE SOUTH 44°36'14" WEST, A DISTANCE OF 35.37 FEET;
THENCE NORTH 89°37'33" EAST, A DISTANCE OF 109.99 FEET;
THENCE NORTH 45°19'50" WEST, A DISTANCE OF 35.37 FEET;
THENCE NORTH 00°25'05" WEST, A DISTANCE OF 310.05 FEET BACK TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, AND CONTAINING 62,289.34 SQUARE FEET, (1.4300 ACRES), MORE OR LESS.

Exhibit 5
FDOT Parcel
(Portion of Parcel No. 101 in FDOT Deed)

EXHIBIT "5" – FDOT PARCEL

LEGAL DESCRIPTION: LAND SWAP TO CITY FDOT PARCEL

A PORTION OF RIGHT-OF-WAY PARCEL 101 AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 86100-2501 LYING IN SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF TRACT "A", WHITWORTH PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 164, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,

THENCE NORTH 89°37'43" EAST, A DISTANCE OF 121.74 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 44°37'43" EAST A DISTANCE OF 21.21 FEET;

THENCE NORTH 89°37'43" EAST A DISTANCE OF 47.97 FEET, THE PREVIOUS THREE COURSES BEING COINCIDENT WITH THE NORTHERLY RIGHT-OF-WAY LINE OF CULLUM ROAD;

THENCE SOUTH 44°37'43" WEST A DISTANCE OF 21.21 FEET;

THENCE SOUTH 89°37'43" WEST A DISTANCE OF 47.97 FEET TO THE BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA; AND CONTAINING 719.39 SQUARE FEET, MORE OR LESS.

Exhibit 6

FDOT Deed

(Includes more than FDOT Parcel. Other included property is independent of this Agreement)

This instrument prepared
under the direction of:
Francine T. Steelman Esq. *FTS*
District 4 Assistant General Counsel
Legal description prepared by:
Richard G. Crawford (7/15/2024)
Florida Department of Transportation
3400 West Commercial Boulevard
Fort Lauderdale, Florida 33309

Parcel No.: 100 (Part), 101 (Part), 102 (Part)
801 (Part), 802 (Part), 803 (Part)
804 (Part) 805 (Part)
Item/Segment No.: 227917-1
Section No.: 86100-2512
Federal Project No.: N/A
Managing District: Four
S.R. No.: Cullum Road
County: Broward
Excess Parcel No.: 7566, 7567, 7568, 7569, 7570
7571, 7572, 7573

QUITCLAIM DEED

THIS INDENTURE, made this 9 day of September, 20 24, by and between
the STATE OF FLORIDA, by and through the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION,
Grantor, whose address is: 3400 West Commercial Boulevard, Fort Lauderdale, Florida 33309, and City of
Coconut Creek, a political subdivision of the State of Florida, Grantee, whose address is: 4800 West
Copans Road, Coconut Creek, Florida 33063.

WITNESSETH

WHEREAS, said land hereinafter described was heretofore acquired for state highway purposes;
and

WHEREAS, said land is no longer required for such purposes, and the Grantor, by action of the
District 4 Secretary, Florida Department of Transportation on July 26, 2024, pursuant to the provisions of
Section 337.25(4), Florida Statutes, has agreed to quitclaim the land hereinafter described to the Grantee
without consideration, to be used solely for public purposes, together with all rights, title and interest, in
and to all oil, gas and other minerals or mineral rights in, on, under or produced from the real property,
inclusive of all rights for entry and exploration.

NOW, THEREFORE, THIS INDENTURE WITNESSETH: That the Grantor does hereby remise, release
and quitclaim unto the Grantee, and assigns, forever, all the right, title and interest of the State of Florida
Department of Transportation to the property herein described to be used solely for public purposes,
pursuant to the provisions of Section 337.25(4), Florida Statutes, all that certain land situate in Broward
County, Florida, viz:

See Exhibit "A" for Parcel 100
See Exhibit "B" for Parcel 101
See Exhibit "C" for Parcel 102
See Exhibit "D" for Parcel 801
See Exhibit "E" for Parcel 802
See Exhibit "F" for Parcel 803
See Exhibit "G" for Parcel 804
See Exhibit "H" for Parcel 805

TO HAVE AND TO HOLD the said premises and the appurtenances thereof unto the Grantee, subject, however, to the following conditions:

THAT existing utilities remain in place and/or are relocated at the expense of the Grantee.

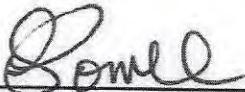
THAT the drainage structures on Cullum Road are the responsibility of the City.

THIS CONVEYANCE IS subject to any unpaid taxes, assessments, liens, or encumbrances.

REVERTER - The property herein described is to be used for existing and proposed roadway and drainage improvement projects by the Grantee. If the property ceases to be used for the above described purpose all property rights shall revert back to the said Grantor.

IN WITNESS WHEREOF, the State of Florida Department of Transportation has caused these presents to be signed in the name of the State of Florida Department of Transportation by its District Four Secretary, and its seal to be hereunto affixed, attested by its Executive Secretary, on the date first above written.

Signed, sealed, and delivered in the presence of:



Witness Signature

Sandra Powell

Print Witness Name
3400 West Commercial Boulevard
Fort Lauderdale, Florida 33309



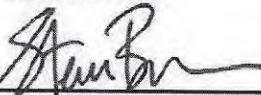
Witness Signature

Monifa Godfrey-Boker

Print Witness Name
3400 West Commercial Boulevard
Fort Lauderdale, Florida 33309

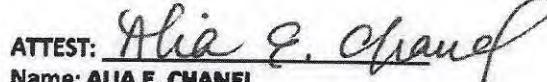
STATE OF FLORIDA DEPARTMENT
OF TRANSPORTATION

BY:



Name: STEVEN C. BRAUN, P.E.
District 4 Secretary

ATTEST:

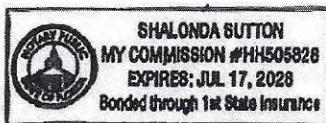

Name: ALIA E. CHANEL
Executive Secretary

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 9th day of Sept, 2024, by **STEVEN C. BRAUN, P.E.**, District Four Secretary and **ALIA E. CHANEL**, Executive Secretary of the State of Florida Department of Transportation, who is personally known by me or who has produced _____ as identification

(SEAL)



Notary Public

Shalonda Sutton

Printed or stamped name of Notary Public

My Commission Expires: July 17, 2028

Exhibit A

PARCEL NO. 100

SECTION 86100-2512-(86100-2501)

A parcel of land in Tracts 22 and 23, Block 89, PALM BEACH FARMS CO. PLAT NO. 3, as recorded in Plat Book 2, Pages 45 thru 54 of the Public Records of Palm Beach County, Florida (now Broward County, Florida), lying in Section 13, Township 48 South, Range 42 East and being more particularly described as follows:

Commence at the East 1/4 corner of Section 13, Township 48 South, Range 41 East; thence North 01°00'17" West along the East line of said Section 13, also being the Baseline of Survey for State Road 7, a distance of 1,135.61 feet to a point on the Baseline of Survey for Cullum Road; thence North 89°37'43" East, along said Baseline of Survey for Cullum Road, a distance of 133.56 feet; thence North 00°22'17" West, a distance of 17.83 feet to the POINT OF BEGINNING; thence North 01°00'17" West, a distance of 52.18 feet; thence North 89°37'43" East, a distance of 1,264.87 feet; thence South 00°24'52" East along the Easterly line of said Tract 23, a distance of 52.11 feet to a point on the Northerly Existing Right of Way line for Cullum Road; thence South 89°37'33" West, along said Right of Way line, a distance of 1,264.33 feet to the POINT OF BEGINNING.

Exhibit B

PARCEL NO. 101

SECTION 86100-2512(2501)

A parcel of land in Tract 24, Block 89, PALM BEACH FARMS CO. PLAT NO. 3, as recorded in Plat Book 2, Pages 45 thru 54 of the Public Records of Palm Beach County, Florida (now Broward County, Florida), lying in Section 18, Township 48 South, Range 42 East and being more particularly described as follows:

Commence at the East 1/4 corner of Section 13, Township 48 South, Range 41 East, Broward County, Florida; thence North 01°00'17" West along the East line of said Section 13, also being the Baseline of Survey for State Road 7, a distance of 1,135.61 feet to a point on the Baseline of Survey for Cullum Road; thence North 89°37'43" East, along said Baseline of Survey, a distance of 1,677.54 feet; thence North 00°22'17" West, a distance of 17.90 feet to the POINT OF BEGINNING; thence North 00°24'20" West, a distance of 67.10 feet; thence South 89°37'43" West, a distance of 142.91 feet; thence South 44°37'43" West, a distance of 21.21 feet; thence South 89°37'43" West, a distance of 121.74 feet to a point on the Westerly line of said Tract 24; thence South 00°24'52" East, along said Westerly tract line, a distance of 52.11 foot to a point on the Northerly Existing Right of Way line for said Cullum Road; thence North 89°37'33" East, along said Northerly Existing Right of Way line, a distance of 279.65 feet to the POINT OF BEGINNING.

Containing 16,828 square feet, more or less.

FOR: GSR RE PARTNERS, LLC.

DESCRIPTION OF:

EXHIBIT C

PARCEL NO. 102

80-FOOT RIGHT-OF-WAY
N.W. 54TH AVENUE
(WOCHNA BOULEVARD)

LEGAL DESCRIPTION: 80-FOOT RIGHT-OF-WAY

A PARCEL OF LAND 80-FEET IN WIDTH BEING A PORTION OF TRACT 42, BLOCK 89, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA (NOW BROWARD COUNTY, FLORIDA) LYING IN SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST. SAID PARCEL OF LAND BEING A PORTION OF PARCEL 102, A FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PARCEL PER RIGHT-OF-WAY MAP SECTION 86100-2512 (2501) CULLUM ROAD, AND IN THAT CERTAIN WARRANTY DEED ACCORDING TO THE OFFICIAL RECORDS BOOK 21899, PAGE 845 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF TRACT "G", COMMERCE CENTER OF COCONUT CREEK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 131, PAGE 30, OF THE PUBLIC RECORD OF BROWARD COUNTY, FLORIDA;

THENCE NORTH 00°24'31" WEST, A DISTANCE OF 615.41 FEET;

THENCE NORTH 45°23'23" WEST, A DISTANCE OF 34.65 FEET TO THE EXISTING SOUTH RIGHT-OF-WAY LINE FOR CULLUM ROAD;

THENCE ALONG THE SAID RIGHT-OF-WAY LINE, NORTH 89°37'33" EAST, A DISTANCE OF 110.00 FEET;

THENCE SOUTH 44°36'44" WEST, A DISTANCE OF 7.78 FEET;

THENCE SOUTH 00°24'31" EAST, A DISTANCE OF 634.40 FEET TO THE NORTHWEST CORNER OF TRACT "F" OF SAID COMMERCE CENTER OF COCONUT CREEK;

THENCE SOUTH 89°37'49" WEST ALONG THE WESTERLY PROLONGATION OF THE NORTH LINE OF SAID TRACT "F", A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING;

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, AND CONTAINING 51,507.15 SQUARE FEET, 1.1824 ACRES, MORE OR LESS.

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING AND ARE REFERENCED TO THE SOUTH RIGHT OF WAY LINE FOR CULLUM ROAD, WHICH IS ASSUMED TO BEAR NORTH 89°37'33" EAST.
2. THIS SKETCH AND DESCRIPTION CONSISTS OF 3 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.
3. THIS SKETCH AND DESCRIPTION WAS PREPARED BY THIS FIRM WITHOUT THE BENEFIT OF A TITLE SEARCH.

CERTIFICATE:

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY, CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5J-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

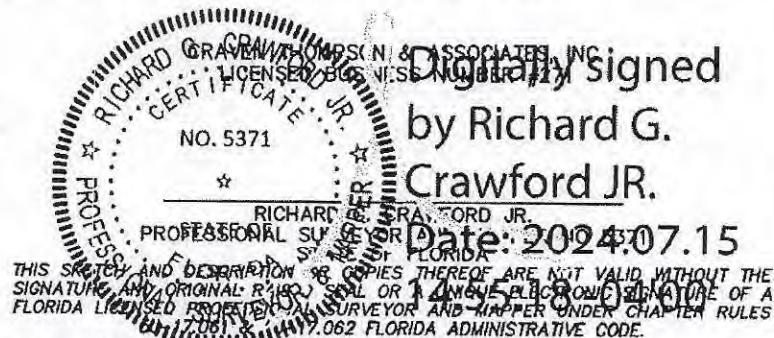
LEGEND

B.C.R.	BROWARD COUNTY RECORDS
B.	BASELINE
C.	CENTERLINE
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
N.T.P.	NOT TO SCALE
(P.)	PER PLAT
P.B.	PLAT BOOK
P.G.	PAGE
P.C.R.	PALM BEACH COUNTY RECORDS
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
O.R.B.	OFFICIAL RECORDS BOOK
R/W	RIGHT-OF-WAY
SEC.	SECTION

\\CTAFILE02\\SURVEY_PROJECTS\\PROJECTS\\2008\\08-0049-005-05 MAIN ST FDOT SURPLUS ROW\\DRAWINGS\\08-0049-SD 102 80-FOOT RW PARCELDWG

THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.

The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar 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. Lines shown hereon were not obstructed for right-of-way and/or easements of record.



UPDATES and/or REVISIONS	DATE	BY	CK'D
JOB NO.: 08-0049-005	SHEET 1 OF 3 SHEETS		
DRAWN BY: RGC	F.B. N/A	PG. N/A	
CHECKED BY: R.G.C.	DATED: 03-04-2024		

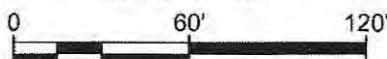


CRAVEN • THOMPSON & ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYOR'S
3303 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (334) 739-8402 TEL: (334) 739-8400
FLORIDA LICENSED ENGINEERING SURVEYING & MAPPING BUSINESS NO. 274
MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL
NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2024

DESCRIPTION OF:
80-FOOT RIGHT-OF-WAY
N.W. 54TH AVENUE
(WOCHNA BOULEVARD)

MATCH-LINE SEE SHEET 3 OF 3

SCALE: 1"=60'



GRAPHIC SCALE IN FEET

TRACT 42 BLOCK 89
PALM BEACH FARMS CO.
PLAT NO. 3
P.B. 2, PG. 45-54 P.B.C.R.

51,507 SQUARE FEET
1.182 ACRES

TRACT "G"
COMMERCE CENTER OF
COCONUT CREEK
P.B. 131, PG. 30 B.C.R.

265' F.P. & L. CO
TRANSMISSION LINE EASEMENT
O.R.B. 1004, PG. 379

N 00°24'31" W 615.41'

N.W. 54TH AVENUE
R/W 80'

CONVEYED TO FARMERS
O.R.B. 21898 P.G. 729
R/W SEC. MAP 86100-25/2

S 00°24'31" E 634.40'

TRACT 42 BLOCK 89
PALM BEACH FARMS CO.
PLAT NO. 3
P.B. 2, PG. 45-54 P.B.C.R.

TRACT 44 BLOCK 89
PALM BEACH FARMS CO.
PLAT NO. 3
P.B. 2, PG. 45-54 P.B.C.R.

15' DRAINAGE, UTILITY &
ROAD EASEMENT
O.R.B. 21898 PG. 729

P.O.B.
N.E. CORNER OF
TRACT "G"

S89°37'49" W
80.00'

N.W. CORNER OF
TRACT "F"

20'

N. BOUNDARY
TRACT "G"
NORTH LINE OF
FP&L EASEMENT

N. BOUNDARY
TRACT "F"
NORTH LINE OF
FP&L EASEMENT

TRACT "F"
COMMERCE CENTER OF
COCONUT CREEK
P.B. 131, PG. 30 B.C.R.

265' F.P. & L. CO
TRANSMISSION LINE EASEMENT
O.R.B. 1004, PG. 379

\CTAFILE02\SURVEY_PROJECTS\PROJECTS\2008\08-0049-005-05 MAIN ST FDOT SURPLUS ROW\DRAWINGS\08-0049-SD 102 80-FOOT RW PARCEL.DWG



CRAVEN • THOMPSON & ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYORS
3363 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX (954) 739-6409 TEL: (954) 739-8400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS NO. 271
MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL
NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2004

JOB NO.: 08-0049-005

SHEET 2 OF 3 SHEETS

DRAWN BY: RGC

F.B. N/A PG. N/A

CHECKED BY: R.G.C.

DATED: 03-04-2024

DESCRIPTION OF:
80-FOOT RIGHT-OF-WAY
N.W. 54TH AVENUE
(WOCHNA BOULEVARD)

TRACT 24 BLOCK 89
PALM BEACH FARMS CO.
PLAT NO. 3
P.B. 2, PG. 45-54 P.B.C.R.

SCALE: 1"=60'

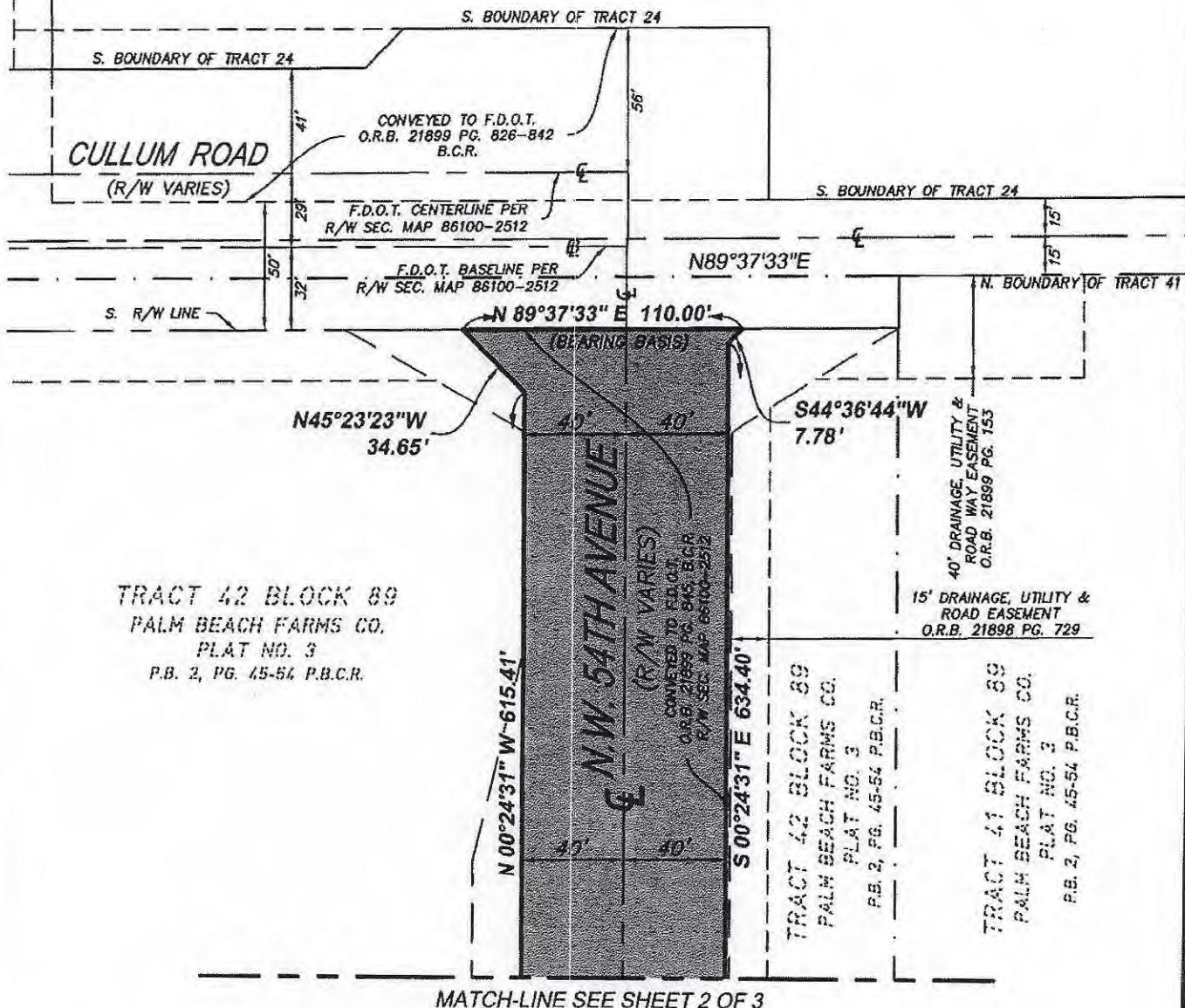
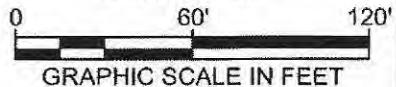


Exhibit D

PARCEL NO. 801

SECTION 86100-2512(2501)

A parcel of land in Tracts 22 and 23, Block 89, PALM BEACH FARMS CO. PLAT NO. 3, as recorded in Plat Book 2, Pages 45 thru 54 of the Public Records of Palm Beach County, Florida (now Broward County, Florida), lying in Section 13, Township 48 South, Range 42 East and being more particularly described as follows:

Commence at the East 1/4 corner of Section 13, Township 48 South, Range 41 East; thence North 01°00'17" West along the East line of said Section 13, also being the Baseline of Survey for State Road 7 (U.S. 441), a distance of 1,135.61 feet to a point on the Baseline of Survey for Cullum Road; thence North 89°37'43" East along said Baseline of Survey, a distance of 132.98 feet; thence North 00°22'17" West, a distance of 70.00 feet to the POINT OF BEGINNING; thence North 89°37'43" East, a distance of 1,155.67 feet; thence North 00°24'52" West, a distance of 15.00 feet; thence South 89°37'43" West, a distance of 1,155.82 feet; thence South 01°00'17" East, a distance of 15.00 feet to the POINT OF BEGINNING.

AND

A parcel of land in Tract 23, Block 89, PALM BEACH FARMS CO. PLAT NO. 3, as recorded in Plat Book 2, Pages 45 thru 54 of the public Records of Palm Beach County, Florida, (now Broward County, Florida), lying in Section 13, Township 48 South, Range 42 East and being more particularly described as follows:

Commence at the East 1/4 corner of Section 13, Township 48 South, Range 41 East; thence North 01°00'17" West along the East line of said Section 13, also being the Baseline of Survey for State Road 7 (U.S. 441), a distance of 1,135.61 feet to a point on the Baseline of Survey for Cullum Road; thence North 89°37'43" East along said Baseline of Survey for Cullum Road, a distance of 132.98 feet; thence North 00°22'17" West, a distance of 70.00 feet; thence North 89°37'43" East, a distance of 1,264.87 feet to the POINT OF BEGINNING; thence North 00°24'52" West, along the East line of said Tract 23, a distance of 15.00 feet; thence South 89°37'43" West, a distance of 45.00 feet; thence South 00°24'52" East, a distance of 15.00 feet; thence North 89°37'43" East, a distance of 45.00 feet to the POINT OF BEGINNING.

Containing 18,011 square feet, more or less.

EEC: rwm

Exhibit E

PARCEL NO. 802

SECTION 86100-2512-(86100-2501)

A parcel of land in Tract 43, Block 89, PALM BEACH FARMS CO. PLAT NO. 3, as recorded in Plat Book 2, Pages 45 thru 54 of the Public Records of Palm Beach County, Florida, (now Broward County, Florida), lying in Section 18, Township 48 South, Range 42 East and being more particularly described as follows:

Commence at the East 1/4 corner of Section 13, Township 48 South, Range 41 East; thence North 01°00'17" West along the East line of said Section 13, also being the Baseline of Survey for State Road 7, a distance of 1,135.61 feet to a point on the Baseline of Survey for Cullum Road; thence North 89°37'43" East along said Baseline of Survey for Cullum Road, a distance of 134.11 feet; thence South 00°22'17" East, a distance of 32.17 feet to the Southerly Existing Right of Way line for Cullum Road and the POINT OF BEGINNING; thence North 89°37'33" East along said Right of Way line, a distance of 433.89 feet; thence South 00°22'27" East, a distance of 5.00 feet; thence South 89°37'33" West, a distance of 186.57 feet; thence South 00°22'27" East, a distance of 3.00 feet; thence South 89°37'33" West a distance of 191.30 feet; thence South 00°22'27" East, a distance of 5.00 feet; thence South 89°37'33" West a distance of 55.87 feet; thence North 01°00'17" West, a distance of 13.00 feet to the POINT OF BEGINNING.

Containing 3,191 square feet, more or less.

Exhibit F

PARCEL NO. 803

SECTION 86100-2512(2501)

A parcel of land in Tract 23, Block 89, PALM BEACH FARMS CO. PLAT NO. 3, as recorded in Plat Book 2, Pages 45 thru 54 of the Public Records of Palm Beach County, Florida, (now Broward County, Florida), lying in Section 18, Township 48 South, Range 42 East and being more particularly described as follows:

Commence at the East 1/4 corner of Section 13, Township 48 South, Range 41 East; thence North 01°00'17" West along the East line of said Section 13, also being the Baseline of Survey for State Road 7, a distance of 1,135.61 feet to a point on the Baseline of Survey for Cullum Road; thence North 89°37'43" East, along said Baseline of Survey for Cullum Road, a distance of 132.98 feet; thence North 00°22'17" West, a distance of 70.00 feet; thence North 89°37'43" East, a distance of 1,155.67 feet to the POINT OF BEGINNING; thence North 00°24'52" West, a distance of 563.20 feet; thence North 89°37'36" East, a distance of 64.20 feet; thence South 00°24'52" East, a distance of 563.20 feet; thence South 89°37'43" West, a distance of 64.20 feet to the POINT OF BEGINNING.

Containing 0.830 acres, more or less.

Exhibit G

PARCEL NO. 804

SECTION 86100-2512(2501)

A parcel of land in Tract 24, Block 89, PALM BEACH FARMS CO. PLAT NO. 3, as recorded in Plat Book 2, Pages 45 thru 54 of the Public Records of Palm Beach County, Florida, (now Broward County, Florida), lying in Section 18, Township 48 South, Range 42 East and being more particularly described as follows:

Commence at the East 1/4 corner of Section 13, Township 48 South, Range 41 East, Broward County, Florida; thence North 01°00'17" West along the East line of said Section 13, also being the Baseline of Survey for State Road 7, a distance of 1,135.61 feet to a point on the Baseline of Survey for Cullum Road; thence North 89°37'43" East, along said Baseline of Survey, a distance of 1,534.59 feet; thence North 00°22'17" West, a distance of 85.00 feet to the POINT OF BEGINNING; thence South 89°37'43" West, a distance of 136.75 feet; thence South 00°24'52" East, along the Westerly line of said Tract 24, a distance of 15.00 feet; thence North 89°37'43" East, a distance of 121.74 feet; thence North 44°37'43" East, a distance of 21.21 feet to the POINT OF BEGINNING.

Containing 1,939 square feet, more or less.

FOR: GSR RE PARTNERS, LLC.

DESCRIPTION OF: EXHIBIT H
FLORIDA DEPARTMENT OF
TRANSPORTATION
EASEMENT PARCEL NO. 805 WEST

LEGAL DESCRIPTION:

A PORTION OF TRACT 42, BLOCK 89, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THRU 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA (NOW BROWARD COUNTY, FLORIDA) LYING IN SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID TRACT 42;

THENCE NORTH 89°37'33" EAST ALONG THE NORTH BOUNDARY OF SAID TRACT 42 AND THE SOUTHERLY EXISTING RIGHT-OF-WAY LINE FOR CULLUM ROAD, A DISTANCE OF 443.72;

THENCE SOUTH 60°55'53" EAST, A DISTANCE OF 40.69 FEET;

THENCE SOUTH 89°37'33" WEST, A DISTANCE OF 479.16 FEET;

THENCE NORTH 00°21'18" WEST ALONG THE WEST LINE OF TRACT 42, A DISTANCE OF 20.00 FEET BACK TO THE POINT OF BEGINNING.

SAYD LANDS SITuate, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, AND CONTAINING 9,229 SQUARE FEET, (0.2119 ACRES), MORE OR LESS.

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING AND ARE REFERENCED TO THE NORTH BOUNDARY OF TRACT 42, BLOCK 89 PALM BEACH FARM CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45-54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHICH IS ASSUMED TO BEAR SOUTH 89°37'33" WEST.
2. THIS SKETCH AND DESCRIPTION CONSISTS OF 2 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHER.
3. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
4. THIS SKETCH IS "NOT VALID" WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
5. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY. (THIS IS NOT A SURVEY)

CERTIFICATE:

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY, CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5J-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

LEGEND

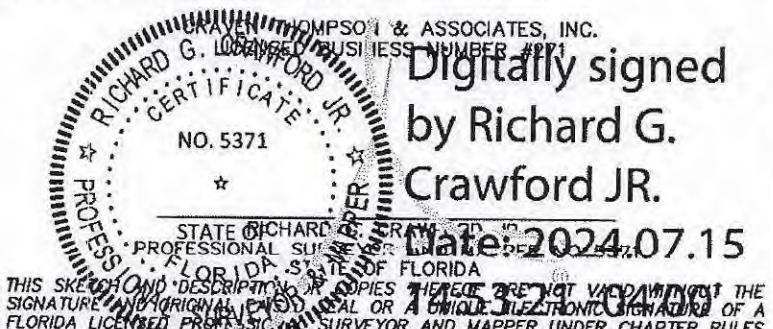
B.C.R.	BROWARD COUNTY RECORDS
B.	BASELINE
C.	CENTERLINE
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
N.T.S.	NOT TO SCALE
(P)	PER PLAT
P.B.	PLAT BOOK
P.G.	PAGE
P.B.C.R.	PALM BEACH COUNTY RECORDS
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
O.R.B.	OFFICIAL RECORDS BOOK
R/W	RIGHT-OF-WAY
SEC.	SECTION

\\CTAFILE02\SURVEY_PROJECTS\PROJECTS\2008\08-0049-005-05 MAIN ST FDOT SURPLUS ROW\DRAWINGS\08-0049-SD PARCEL 805.DWG

THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.

The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar 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 right-of-way and/or easements of record.

CRAVEN • THOMPSON & ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYOR'S
3503 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-8409 TEL: (954) 739-8500
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS NO. 271
MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL
NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2024



Digitally signed
by Richard G.
Crawford JR.

Date: 2024.07.15

STATE OF FLORIDA
PROFESSIONAL SURVEYOR
NO. 5371
FLORIDA
THIS SKETCH AND DESCRIPTION ARE COPIES HEREOF AND ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR A UNIQUE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNDER CHAPTER RULES 5J-17.027 AND 5J-17.062 FLORIDA ADMINISTRATIVE CODE.

UPDATES and/or REVISIONS	DATE	BY	CK'D
JOB NO.: 08-0049-005	SHEET 1 OF 2 SHEETS		
DRAWN BY: RGC	F.B. N/A	PG. N/A	
CHECKED BY: CD	DATED: 04-10-24		

DESCRIPTION OF:
FLORIDA DEPARTMENT OF TRANSPORTATION
EASEMENT PARCEL NO. 805 WEST



A horizontal graphic scale with tick marks at 0, 80', and 160'. The scale is labeled "GRAPHIC SCALE IN FEET" below it.

TRACT "A"
WHITWORTH NO. 1
P.O. 166, P.O. 1 B.C.R.

TRACT 24 BLOCK 89
PALM BEACH FARMS CO.
PLAT NO. 3
P.B. 2, PG. 45-54 P.B.C.R.

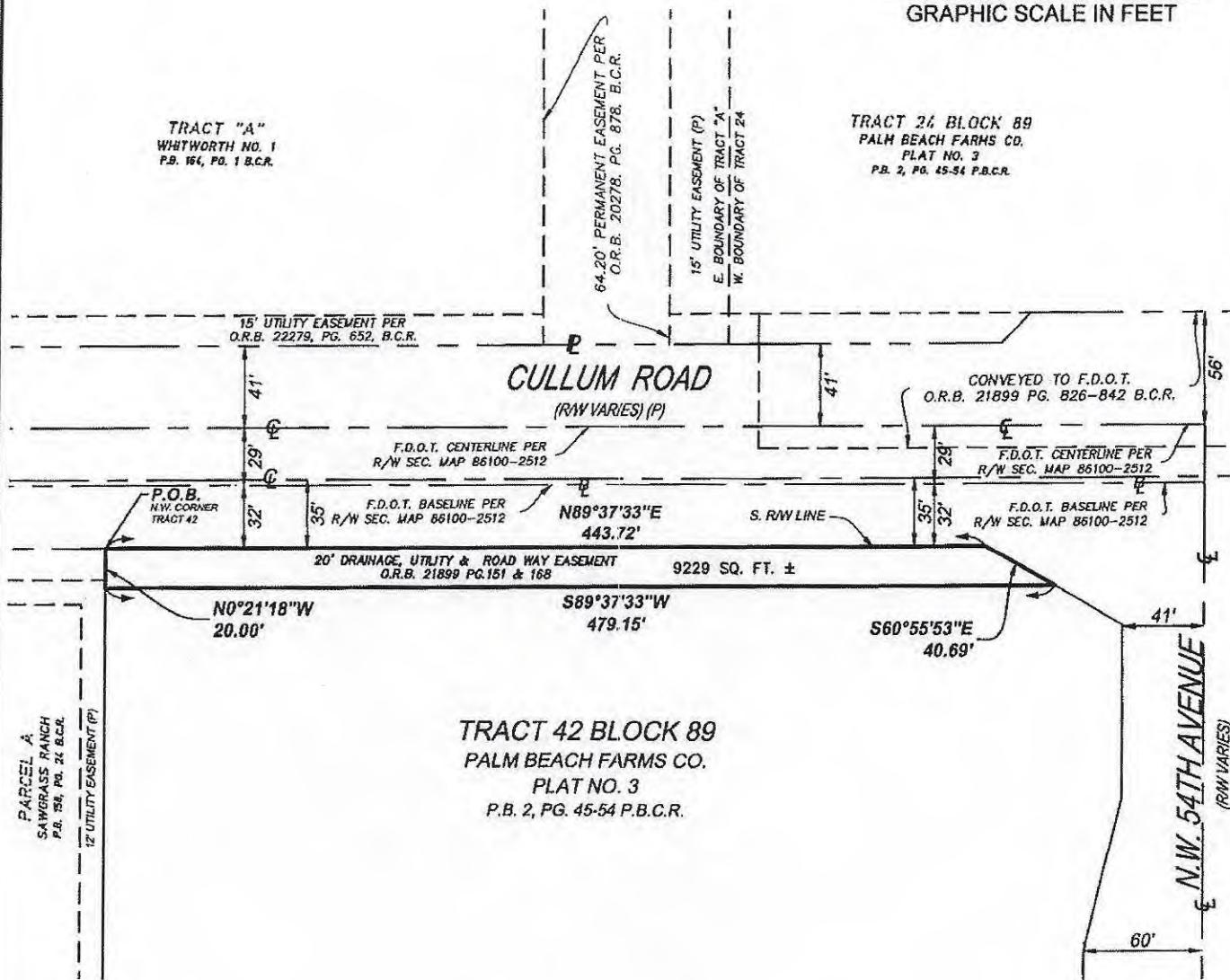


Exhibit 7

Title Commitment (to City) – GSR Parcels and FDOT Parcel



Fidelity National Title Insurance Company

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: Nelson, Mullins, Riley & Scarborough LLP
Issuing Office: 1905 NW Corporate Blvd., Suite 310, Boca Raton, FL 33431
Commitment Number: 11990683
Issuing Office File Number: 062675.00004
Property Address: Cullum Road, Coconut Creek, FL
Revision Number: 7 (7/14/2025)bk

SCHEDULE A

1. Commitment Date: June 17, 2025 at 11:00 PM

2. Policy to be issued:

A. 2021 ALTA Owner's Policy with Florida Modifications

Proposed Insured: City of Coconut Creek, a municipal corporation existing under the laws of the State of Florida

Proposed Amount of Insurance: \$10,000.00

The estate or interest to be insured: Fee Simple

3. The estate or interest in the Land at the Commitment Date is: (*Identify each estate or interest covered, i.e., fee, leasehold, etc.*)

Fee Simple

4. The Title is, at the Commitment Date, vested in: (*Identify vesting for each estate or interest identified in Item 3 above*)

Johns Family Partners LLLP, a Florida limited liability limited partnership, by virtue of the Quit-Claim Deeds recorded in Official Records Book 41045, Pages [575](#), [577](#), [579](#), [581](#), [583](#), [585](#), [587](#), [589](#), [591](#), [593](#), [595](#), and [597](#); Trustee's Deed recorded in Official Records [Book 41712, Page 1704](#); and Corrective Quit Claim Deed recorded in Official Records [Book 47767, Page 321](#); PARCEL A

State of Florida Department of Transportation, by virtue of the Warranty Deed recorded in Official Records [Book 21899, Page 826](#); PARCEL B

5. The Land is described as follows in Exhibit "A" attached hereto and made part hereof.

Countersigned:

By: _____
Authorized Officer or Agent

C170B09

ALTA Commitment for Title Insurance (7-1-21) w-FL Mod

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



SCHEDULE B, PART I Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
 - A. Deed from the Florida Department of Transportation to City of Coconut Creek, a municipal corporation existing under the laws of the State of Florida, of the property set forth as Parcel B on Exhibit A hereof.

As to the Deed from Florida Department of Transportation company will require the following:

- i. Inclusion of language stating that no oil, gas or mineral rights are reserved in said conveyance.
- ii. Appropriate resolution or ordinance authorizing the conveyance as set forth above, together with proof satisfactory to the Company that the party executing the insured Deed has the proper authority to execute said instruments on behalf of the Florida Department of Transportation.

B. Duly executed Special Warranty Deed from Johns Family Partners LLLP, a Florida limited liability limited partnership, Grantor, to GSR RE Partners, LLC, a Florida limited liability company, Grantee, conveying the land described as Parcel A on Exhibit A hereof.

The Company will require, and attached thereto, an Affidavit from the general partner(s) of Johns Family Partners LLLP, a Florida limited liability limited partnership in accordance with Florida Statutes Section 689.0453 establishing: (i) the names of the general partners and their authority to execute the documents to be insured on behalf of the Limited Liability Limited Partnership, (ii) reflecting that the Limited Liability Limited Partnership has not been dissolved; (iii) that the Limited Liability Limited Partnership Agreement has not been revoked or amended to prohibit the subject transaction; (iv) that the partners executing the instruments on behalf of the Limited Liability Limited Partnership are not a debtor in a bankruptcy proceeding; (v) proof also to be furnished that the Limited Liability Limited Partnership is currently (and as of the date of being vested in title) in good standing with the Florida Secretary of State. (Note: If the general partner is a business entity, proof of the good standing of said entity and proof as to the person(s) who are authorized to execute on behalf of said entity should be required).

C. Special Warranty Deed from GSR RE Partners, LLC, a Florida limited liability company, to City of Coconut Creek, a municipal corporation existing under the laws of the laws of the State of Florida, conveying the land described as Parcel A on Exhibit A hereof.

The Company will require the following as to GSR RE Partners, LLC, a Florida limited liability company: ("LLC"):

- i. Proof that the LLC was in existence in its state of organization at the time it acquired title and that the LLC is currently in good standing.



SCHEDULE B, PART I Requirements

- ii. Present for review a true and complete copy of the articles of organization and operating agreement of the LLC and any amendments thereto.
- iii. Record an affidavit from the person executing the proposed deed on behalf of the LLC certifying: (a) the name and state of organization of the LLC; (b) whether the LLC is member managed or manager-managed; (c) the identity of the member or manager and the person authorized to execute the deed and mortgage; and (d) neither the LLC nor any member signing the deed have filed bankruptcy since the LLC acquired title.
- iv. If the member or manager of the LLC is also a business entity, present proof of the entity's good standing and the appropriate entity documents to establish signing authority.

If the proposed deed will be executed by anyone other than a member or manager, those portions of the operating agreement or other documentation evidencing the authority of the signatory must be attached as an exhibit to the affidavit.

ALSO, Resolution or City Minutes in recordable form from the City of Coconut Creek, a municipal corporation existing under the laws of the State of Florida, approving the purchase of the insured lands currently owned by GSR RE Partners, LLC, a Florida limited liability company.

5. An Affidavit in form acceptable to Fidelity National Title Insurance Company ("Company") and executed by or on behalf of the current record owner(s) of the subject property stating that: (A) there are no parties in possession of the subject property other than said current record owner(s); (B) there are no encumbrances upon the subject property other than as may be set forth in this Commitment; (C) there are no unrecorded assessments which are due and payable and; (D) there have been no improvements made to or upon the subject property within the last ninety (90) day period for which there remain any outstanding and unpaid bills for labor, materials or supplies for which a lien or liens may be claimed must be furnished to the Company, or, in lieu thereof, an exception to those matters set forth in said Affidavit which are inconsistent with or deviate from the foregoing requirements will appear in the policy or policies to be issued pursuant to this Commitment.
6. Partial Release/Termination of unrecorded lease dated December 1, 2019 between Johns Family Partners, LLLP, a Florida limited liability limited partnership, Lessor, and Alderman Farms Inc., Lessee. (Parcel A)
7. Intentionally Deleted.
8. Satisfactory survey, in conformity with the minimum technical standards for land surveys, certified to the Company, and/or its agent, dated no more than 90 days prior to the closing of the subject transaction, disclosing the nature and extent of any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title to the Land. Additional requirements and/or exceptions will be made for any such matters disclosed.
9. Provide satisfactory evidence of payment of any assessments due pursuant to Notices for Special Assessments by the City of Coconut Creek recorded in Official Records [Book 50322, Page 551](#) and Official Records [Book 50322, Page 565](#); Official Records Instrument [Number 112876967](#) and Official Records Instrument [Number 114648474](#), Public Records of Broward County, Florida. (Parcel A)



SCHEDULE B, PART I Requirements

10. Proof of payment of any outstanding assessments in favor of Broward County, Florida, any special taxing district and any municipality. NOTE: If this requirement is not satisfied the following exception will appear on Schedule B:

Any outstanding assessments in favor of Broward County, Florida, any special taxing district and any municipality.

11. Proof of payment of service charges for water, sewer, waste and gas, if any, through the date of closing. NOTE: If this requirement is not met the following exception will appear on Schedule B:

Any lien provided for by Florida Statutes in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer, waste or gas system supplying the insured land or service facilities.

12. An update of title must be ordered from the Company three (3) business days prior to closing, to verify that no adverse matters or defects appear in the public records.

13. This is a preliminary commitment with an undisclosed amount and/or named insured. This commitment is subject to approval by the appropriate underwriting Counsel and is not effective to bind the Company until the necessary approvals are obtained. The company reserves the right to add additional requirements and/or exceptions as deemed necessary upon said review. (Approvals cannot be submitted/requested until the name of the insured and the amount of the policy has been provided and added to the commitment)

14. Intentionally Deleted.

15. Assignment or Quit Claim of the Following Easements to City of Coconut Creek on behalf of Florida Department of Transportation for Tract 24:

Perpetual Easement in favor of the State of Florida Department of Transportation recorded March 21, 1994 in Official Records [Book 21899, Page 134](#); Official Records [Book 21899, Page 136](#); Official Records [Book 21899, Page 138](#); Official Records [Book 21899, Page 140](#); Official Records [Book 21899, Page 142](#); Official Records [Book 21899, Page 145](#); Official Records [Book 21899, Page 147](#); and Official Records [Book 21899, Page 149](#), Public Records of Broward County, Florida.

16. Development Agreement to be executed between GSR RE Partners, LLC, a Florida limited liability company, and City of Coconut Creek, a municipal corporation existing under the laws of the State of Florida. Please submit prior to closing for review-Item No. 11 BII.

17. Intentionally Deleted.

Note for informational Only: 2024 Real Estate Taxes are paid.

Parcel/ID # [484218010160](#)/Folio 106442, gross tax amount \$148.42; and

Parcel/ID # [484218010170](#)/Folio 106443, gross tax amount \$285.21.(Parcel A)

Parcel/ID # [4842 18 01 0650](#)/Folio 106476, Exempt-- gross tax amount \$0.00 (Parcel B)

NOTE: Starting January 1, 2024, section 695.26 (1)(c), F.S., provides that no instrument conveying, assigning, encumbering or otherwise disposing of an interest in real property which is executed or acknowledged in Florida shall be recorded by the clerk of court unless the post office address of each witness is legibly printed, typed or stamped upon the instrument. If an instrument containing one or more witnesses is recorded, the witnesses' addresses, as well as their names, should appear below their signatures. A business address may be used.



SCHEDULE B, PART II Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this form.
2. Taxes and assessments for the year 2025 and subsequent years, which are not yet due and payable.
3. Standard Exceptions:
 - A. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
 - B. Rights or claims of parties in possession not shown by the public records.
 - C. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.
 - D. Taxes or assessments which are not shown as existing liens in the public records.
4. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.
5. INTENTIONALLY DELETED.
6. INTENTIONALLY DELETED.
7. Large User Wastewater Agreement between Broward County and City of Coconut Creek, recorded November 4, 1994 in Official Records [Book 22798, Page 214](#), Public Records of Broward County, Florida.
8. Education Mitigation Agreement Broward County and City of Coconut Creek and The School Board of Broward County, recorded in Official Records [Book 42279, Page 1596](#); together with and affected by First Amendment recorded in Official Records [Instrument No.113103586](#); and Acknowledgement of Modification to Residential Unit pursuant to Educational Migration Agreement recorded in Official Records Instrument [No. 119428034](#), Public Records of Broward County, Florida.
9. Terms, provision and conditions contained in the Declaration of Restrictive Covenants for the benefit of the Broward County, a political subdivision of the State of Florida, recorded March 15, 2011 in Official Records [Book 47783, Page 372](#), Public Records of Broward County, Florida.



SCHEDULE B, PART II Exceptions

10. INTENTIONALLY DELETED [Ordinance No. 110-97 recorded April 17, 1997 in Official Records [Book 26295, Page 242](#); and Resolution No. 2001-145 recorded December 14, 2001 in Official Records [Book 32498, Page 315](#), Public Records of Broward County, Florida].
11. Development Agreement to be executed between GSR RE Partners, LLC, a Florida limited liability company, and City of Coconut Creek, a Florida municipal corporation, recorded _____ in Official Records Instrument No._____, Public Records of Broward County, Florida.
12. INTENTIONALLY DELETED.
13. Notice of Establishment of the Mainstreet At Coconut Creek Community Development District recorded in Official Records Instrument [No. 120169421](#), and further amended by the Amended Notice of Establishment of the Mainstreet At Coconut Creek Community Development District recorded in Official Records Instrument [No. 120175858](#), Public Records of Broward County, Florida.
14. Matters shown on the plat of PALM BEACH FARMS COMPANY PLAT NO. 3, according to the plat thereof, recorded in Plat Book 2, Page 45-54, Palm Beach County, Florida.

NOTE: Exception 1 above shall be deemed deleted as of the time the settlement funds or proceeds of the loan to be secured by the insured mortgage, as applicable, are disbursed by the Company or its authorized agent. Neither the Company nor its agent shall, however, be under any duty to disburse any sum except upon a determination that no such adverse intervening matters have appeared of record or occurred.

NOTES ON STANDARD EXCEPTIONS:

Item 3A will be deleted from the policy(ies) upon receipt of an accurate survey of the Land acceptable to the Company. Exception will be made for any encroachment, setback line violation, overlap, boundary line dispute or other adverse matter disclosed by the survey.

Items 3B, 3C, and 3D will be deleted from the policy(ies) upon receipt of an affidavit acceptable to the Company, affirming that, except as disclosed therein (i) no parties in possession of the Land exist other than the record owner(s); (ii) no improvements have been made to the Land within 90 days prior to closing which have not have been paid for in full; and (iii) no unpaid taxes or assessments are against the Land which are not shown as existing liens in the public records. Exception will be made for matters disclosed in the affidavit.

NOTE: All recording references in this form shall refer to the public records of Broward County, Florida, unless otherwise noted.

NOTE: In accordance with Florida Statutes section 627.4131, please be advised that the insured hereunder may present inquiries, obtain information about coverage, or receive assistance in resolving complaints, by contacting Fidelity National Title Insurance Company, 3399 PGA Blvd., Palm Beach Gardens, FL 33410; Telephone 561-630-7600.

Searched By: Sabrina McDonald

C170B09

ALTA Commitment for Title Insurance (7-1-21) w-FL Mod

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



EXHIBIT "A"

PARCEL A

LAND SWAP TO THE CITY BLOCK 12A

A PARCEL OF LAND BEING A PORTION OF TRACT 24 BLOCK 89, PALM BEACH FARMS COMPANY PLAT NO. 3 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45-54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT "A", WHITWORTH NO. 1 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 164, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA;

THENCE NORTH 00°2'52" WEST ALONG THE EAST LINE OF TRACT "A" OF SAID PLAT AND ALSO BEING THE WEST LINE OF SAID TRACT 24, A DISTANCE OF 332.98 FEET;

THENCE NORTH 89°37'38" EAST, A DISTANCE OF 194.19 FEET;

THENCE SOUTH 00°24'20" EAST, A DISTANCE OF 308.57 FEET;

THENCE SOUTH 44°37'43" WEST, A DISTANCE OF 13.31 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE FOR CULLUM ROAD;

THENCE SOUTH 89°37'43" WEST, A DISTANCE OF 47.97 FEET;

THENCE SOUTH 44°37'43" WEST, A DISTANCE OF 21.21 FEET;

THENCE SOUTH 89°37'43" WEST, A DISTANCE OF 121.74 FEET BACK TO THE POINT OF BEGINNING. THE PREVIOUS THREE COURSES BEING COINCIDENT WITH THE NORTH RIGHT-OF-WAY LINE FOR CULLUM ROAD.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA.

LAND SWAP TO THE CITY BLOCK 12B

A PARCEL OF LAND BEING A PORTION OF TRACT 24 BLOCK 89, PALM BEACH FARMS COMPANY PLAT NO. 3 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45-54, OF PALM BEACH COUNTY FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF TRACT "A", WHITWORTH NO. 1 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 164, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA;

THENCE NORTH 00°24'52" WEST ALONG THE EAST LINE OF TRACT "A" OF SAID PLAT AND ALSO BEING THE WEST LINE OF SAID TRACT 24, A DISTANCE OF 332.98 FEET;

THENCE NORTH 89°37'38" EAST, A DISTANCE OF 293.34 FEET TO THE POINT OF BEGINNING;



Exhibit "A"

THENCE CONTINUE NORTH 89°37'38" EAST, A DISTANCE OF 260.00 FEET;
THENCE NORTH 00°25'05" WEST, A DISTANCE OF 75.00 FEET;
THENCE SOUTH 89°37'38" WEST, A DISTANCE OF 260.00 FEET;
THENCE SOUTH 00°25'05" EAST, A DISTANCE OF 75.00 FEET BACK TO THE POINT OF BEGINNING.
SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA.

LAND SWAP TO THE CITY CIVIC NODE CIRCULATION

A PARCEL OF LAND BEING A PORTION OF TRACT 24 BLOCK 89, PALM BEACH FARMS COMPANY PLAT NO. 3 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45-54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF TRACT 24, OF SAID PLAT;
THENCE NORTH 00°25'05" WEST ALONG THE EAST LINE OF SAID TRACT 24, AND ALSO BEING THE WEST RIGHT-OF-WAY LINE OF BANKS ROAD A DISTANCE OF 385.07 FEET;
THENCE SOUTH 89°37'38" WEST, A DISTANCE OF 338.08 FEET TO THE POINT OF BEGINNING.
THENCE CONTINUE SOUTH 89°37'38" WEST, A DISTANCE OF 457.78 FEET;
THENCE SOUTH 00°24'20" EAST, A DISTANCE OF 308.57 FEET;
THENCE SOUTH 44°37'43" WEST, A DISTANCE OF 34.53 FEET;
THENCE SOUTH 89°16'34" EAST, A DISTANCE OF 109.97 FEET;
THENCE NORTH 45°16'52" WEST, A DISTANCE OF 36.17 FEET;
THENCE NORTH 00°24'20" WEST, A DISTANCE OF 224.46 FEET;
THENCE NORTH 44°36'39" EAST, A DISTANCE OF 35.37 FEET;
THENCE NORTH 89°37'38" EAST, A DISTANCE OF 287.79 FEET;
THENCE SOUTH 45°23'44" EAST, A DISTANCE OF 35.34 FEET;
THENCE SOUTH 00°25'05" EAST, A DISTANCE OF 225.08 FEET;
THENCE SOUTH 44°36'14" WEST, A DISTANCE OF 35.37 FEET;
THENCE NORTH 89°37'33" EAST, A DISTANCE OF 109.99 FEET;



Exhibit "A"

THENCE NORTH 45°19'50" WEST, A DISTANCE OF 35.37 FEET;

THENCE NORTH 00°25'05" WEST, A DISTANCE OF 310.05 FEET BACK TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA.

LAND SWAP TO THE CITY BLOCK 13

A PARCEL OF LAND BEING A PORTION OF TRACT 24 BLOCK 89, PALM BEACH FARMS COMPANY PLAT NO. 3 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45-54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF TRACT 24, OF SAID PLAT;

THENCE NORTH 00°25'05" WEST ALONG THE EAST LINE OF SAID TRACT 24, AND ALSO BEING THE WEST RIGHT-OF-WAY LINE OF BANKS ROAD A DISTANCE OF 385.07 FEET;

THENCE SOUTH 89°37'38" WEST, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 89°37'38" WEST, A DISTANCE OF 313.08 FEET;

THENCE SOUTH 00°25'05" EAST, A DISTANCE OF 310.05 FEET;

THENCE SOUTH 45°19'50" EAST, A DISTANCE OF 35.37 FEET;

THENCE NORTH 89°37'33" EAST, A DISTANCE OF 263.16 FEET;

THENCE NORTH 44°36'22" EAST, A DISTANCE OF 35.27 FEET;

THENCE NORTH 00°25'05" WEST, A DISTANCE OF 310.12 FEET BACK TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA.

PARCEL B

LAND SWAP TO CITY FDOT PARCEL

A PORTION OF RIGHT-OF-WAY PARCEL 101 AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 86100-2501 LYING IN SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF TRACT "A", WHITWORTH PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 164, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,

C170B09

ALTA Commitment for Title Insurance (7-1-21) w-FL Mod

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.





Exhibit "A"

THENCE NORTH 89°37'43" EAST, A DISTANCE OF 121.74 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 44°37'43" EAST A DISTANCE OF 21.21 FEET;

THENCE NORTH 89°37'43" EAST A DISTANCE OF 47.97 FEET, THE PREVIOUS THREE COURSES BEING COINCIDENT WITH THE NORTHERLY RIGHT-OF-WAY LINE OF CULLUM ROAD;

THENCE SOUTH 44°37'43" WEST A DISTANCE OF 21.21 FEET;

THENCE SOUTH 89°37'43" WEST A DISTANCE OF 47.97 FEET TO THE BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA.

Exhibit 8
Title Commitment (to GSR) – City Parcel



Fidelity National Title Insurance Company

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: Nelson, Mullins, Riley & Scarborough LLP
Issuing Office: 1905 NW Corporate Blvd., Suite 310, Boca Raton, FL 33431
Commitment Number: 11990707
Issuing Office File Number
Property Address: Mainstreet, Coconut Creek
Revision Number: 5 (7/14/25)bk

SCHEDULE A

1. Commitment Date: June 17, 2025 at 11:00 PM

2. Policy to be issued:

A. 2021 ALTA Owner's Policy with Florida Modifications

Proposed Insured: GSR RE Partners, LLC, a Florida limited liability company

Proposed Amount of Insurance: \$10,000.00

The estate or interest to be insured: Fee Simple

3. The estate or interest in the Land at the Commitment Date is: (*Identify each estate or interest covered, i.e., fee, leasehold, etc.*)

Fee Simple

4. The Title is, at the Commitment Date, vested in: (*Identify vesting for each estate or interest identified in Item 3 above*)

City of Coconut Creek, a municipal subdivision of the State of Florida, by virtue of the Warranty Deed recorded in Official Records [Book 39721, Page 1553](#)

5. The Land is described as follows in Exhibit "A" attached hereto and made part hereof.

Countersigned:

By: _____
Authorized Officer or Agent

C170B09

ALTA Commitment for Title Insurance (7-1-21) w-FL Mod

Copyright 2021 American Land Title Association. All rights reserved.

The use of this Form (or any derivative thereof) is restricted to ALTA licensees and ALTA members in good standing as of the date of use. All other uses are prohibited. Reprinted under license from the American Land Title Association.



SCHEDULE B, PART I Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
 - A. Special Warranty Deed from City of Coconut Creek, a municipal subdivision of the State of Florida, to GSR RE Partners, LLC, a Florida limited liability company.

As to the Deed from the City of Coconut Creek company will require the following:

- i. Inclusion of language stating that no oil, gas or mineral rights are reserved in said conveyance (pursuant to Section 270.11, Florida Statutes).
- ii. Appropriate resolution or ordinance authorizing the conveyance as set forth above, together with proof satisfactory to the Company that the party executing the insured Deed has the proper authority to execute said instruments on behalf of the City of Coconut Creek, a Florida municipal corporation.
- iii. Opinion Letter from the Attorney for the City of Coconut Creek, Florida, confirming that all conditions precedent for the proposed conveyance were complied with in conformity with the Charter and Ordinances of the City of Coconut Creek, Florida.
- iv. Evidence confirming the proper procedural steps required by the Charter and By-Laws of the City of Coconut Creek, Florida, for conveying municipal real property have been complied with to the satisfaction of the Company.

5. Certificate of good standing to be provided for GSR RE Partners, LLC, a Florida limited liability company.
6. An Affidavit in form acceptable to Fidelity National Title Insurance Company ("Company") and executed by or on behalf of the current record owner(s) of the subject property stating that: (A) there are no parties in possession of the subject property other than said current record owner(s); (B) there are no encumbrances upon the subject property other than as may be set forth in this Commitment; (C) there are no unrecorded assessments which are due and payable and; (D) there have been no improvements made to or upon the subject property within the last ninety (90) day period for which there remain any outstanding and unpaid bills for labor, materials or supplies for which a lien or liens may be claimed must be furnished to the Company, or, in lieu thereof, an exception to those matters set forth in said Affidavit which are inconsistent with or deviate from the foregoing requirements will appear in the policy or policies to be issued pursuant to this Commitment.
7. Proof of payment of any outstanding assessments in favor of Broward County, Florida, any special taxing district and any municipality. NOTE: If this requirement is not satisfied the following exception will appear on Schedule B:



SCHEDULE B, PART I Requirements

Any outstanding assessments in favor of Broward County, Florida, any special taxing district and any municipality.

8. Proof of payment of service charges for water, sewer, waste and gas, if any, through the date of closing.
NOTE: If this requirement is not met the following exception will appear on Schedule B:

Any lien provided for by Florida Statutes in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer, waste or gas system supplying the insured land or service facilities.

9. Release of Assessments and/or Fees contained in the following documents filed of record:
 - a. Deleted Intentionally
 - b. Deleted Intentionally
 - c. Deleted Intentionally
 - d. Deleted Intentionally
 - e. Deleted Intentionally
 - f. Deleted Intentionally
 - g. Deleted Intentionally
 - h. Deleted Intentionally
 - i. Deleted Intentionally

all in the Public Records of Broward County, Florida.
10. Satisfactory survey, in conformity with the minimum technical standards for land surveys, certified to the Company, and/or its agent, dated no more than 90 days prior to the closing of the subject transaction, disclosing the nature and extent of any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title to the Land. Additional requirements and/or exceptions will be made for any such matters disclosed.
11. This is a preliminary commitment with an undisclosed amount and/or named insured. This commitment is subject to approval by the appropriate underwriting Counsel and is not effective to bind the Company until the necessary approvals are obtained. The company reserves the right to add additional requirements and/or exceptions as deemed necessary upon said review. (Approvals cannot be submitted/requested until the name of the insured and the amount of the policy has been provided and added to the commitment)
12. An update of title must be ordered from the Company three (3) business days prior to closing, to verify that no adverse matters or defects appear in the public records.
13. Development Agreement to be executed between GSR RE Partners, LLC, a Florida limited liability company, and City of Coconut Creek, a municipal corporation exiting under the laws of the laws of the State of Florida. Please submit prior to closing for review-Item No. BII.

NOTE: 2024 Real Estate Taxes are paid under Property ID Number 484218110010; gross amount of exempt/zero.

NOTE: Starting January 1, 2024, section 695.26 (1)(c), F.S., provides that no instrument conveying, assigning, encumbering or otherwise disposing of an interest in real property which is executed or acknowledged in Florida shall be recorded by the clerk of court unless the post office address of each witness is legibly printed, typed or stamped upon the instrument. If an instrument containing one or more witnesses is recorded, the witnesses' addresses, as well as their names, should appear below their signatures. A business address may be used.



SCHEDULE B, PART II Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this form.
2. Taxes and assessments for the year 2025 and subsequent years, which are not yet due and payable.
3. Standard Exceptions:
 - A. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.
 - B. Rights or claims of parties in possession not shown by the public records.
 - C. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.
 - D. Taxes or assessments which are not shown as existing liens in the public records.
4. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.
5. Restrictions, covenants, conditions, easements, dedications and other matters as contain on the Plat of R.M. Green Corporation Plat recorded in [Plat Book 164, Page 19](#); with an Agreement to Amend Note on Plat recorded in Official Records [Book 35829, Page 1347](#), Public Records of Broward County, Florida.
6. INTENTIONALLY DELETED. *Resolution No. 89-4525 by the Board of County Commissioners, re: Natural Resource Areas pursuant to Broward County Ordinance 89-6, recorded in Official Records [Book 17022, Page 838](#), Public Records of Broward County, Florida.*
7. Large User Wastewater Agreement between Broward County and City of Coconut Creek recorded November 4, 1994, recorded in Official Records [Book 22798, Page 214](#), Public Records of Broward County, Florida.
8. Education Mitigation Agreement Broward County and City of Coconut Creek and The School Board of Broward County recorded in Official Records [Book 42279, Page 1596](#); together with and affected by First Amendment recorded in Official Records Instrument [Number 113103586](#); and Acknowledgement of Modification to Residential Unit pursuant to Educational Migration Agreement recorded in Official Records [Instrument# 119428034](#), Public Records of Broward County, Florida.



SCHEDULE B, PART II Exceptions

9. Ordinance #2005-42 recorded in Official Records [Book 41179, Page 1606](#) and Ordinance #2005-42 recorded in Official Records [Book 41179, Page 1614](#), Public Records of Broward County, Florida.
10. Ordinance #2007-32 recorded in Official Records [Book 44650, Page 1339](#), Public Records of Broward County, Florida.
11. Agreement Traffic Signalization recorded in Official Records [Book 27504, Page 805](#), Public Records of Broward County, Florida.
12. Road Impact Agreement recorded in Official Records [Book 35829, Page 1356](#), Public Records of Broward County, Florida.
13. INTENTIONALLY DELETED. [*Agreement (construction of Wiles Rd) recorded in Official Records Book 20912, Page 528, Public Records of Broward County, Florida.*]
14. Road Impact Agreement recorded in Official Records [Book 26926, Page 412](#), Public Records of Broward County, Florida.
15. INTENTIONALLY DELETED. [*Resolution No. 2001-145 recorded in Official Records Book 32498, Page 315, Public Records of Broward County, Florida.*]
16. INTENTIONALLY DELETED [*Ordinance No. 110-97 recorded in Official Records Book 26295, Page 242, Public Records of Broward County, Florida.*]
17. Notice of Establishment of the Mainstreet At Coconut Creek Community Development District recorded in Official Records Instrument [No. 120169421](#), and further amended by the Amended Notice of Establishment of the Mainstreet At Coconut Creek Community Development District recorded in Official Records Instrument [No. 120175858](#), Public Records of Broward County, Florida.
18. Development Agreement to be executed between GSR RE Partners, LLC, a Florida limited liability company, and City of Coconut Creek, a municipal corporation exiting under the laws of the State of Florida, recorded _____ in Official Records instrument No. _____, Public Records Palm Beach County, Florida.

NOTE: Exception 1 above shall be deemed deleted as of the time the settlement funds or proceeds of the loan to be secured by the insured mortgage, as applicable, are disbursed by the Company or its authorized agent. Neither the Company nor its agent shall, however, be under any duty to disburse any sum except upon a determination that no such adverse intervening matters have appeared of record or occurred.

NOTES ON STANDARD EXCEPTIONS:

Item 3A will be deleted from the policy(ies) upon receipt of an accurate survey of the Land acceptable to the Company. Exception will be made for any encroachment, setback line violation, overlap, boundary line dispute or other adverse matter disclosed by the survey.

Items 3B, 3C, and 3D will be deleted from the policy(ies) upon receipt of an affidavit acceptable to the Company, affirming that, except as disclosed therein (i) no parties in possession of the Land exist other than the record owner(s); (ii) no improvements have been made to the Land within 90 days prior to closing which have not have been paid for in full; and (iii) no unpaid taxes or assessments are against the Land which are not shown as existing liens in the public records. Exception will be made for matters disclosed in the affidavit.



SCHEDULE B, PART II Exceptions

NOTE: All recording references in this form shall refer to the public records of Broward County, Florida, unless otherwise noted.

NOTE: In accordance with Florida Statutes section 627.4131, please be advised that the insured hereunder may present inquiries, obtain information about coverage, or receive assistance in resolving complaints, by contacting Fidelity National Title Insurance Company, 3399 PGA Blvd., Palm Beach Gardens, FL 33410; Telephone 561-630-7600.

Searched By: Sabrina McDonald



EXHIBIT "A"

GSR BLOCK 15A

A PARCEL OF LAND BEING A PORTION OF PARCEL A AND "B", AND A PORTION OF WILES ROAD AND BANKS ROAD RIGHT-OF-WAYS, R.M. GREEN CORPORATION PLAT ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 164, PAGE 19 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SAID R.M. GREEN CORPORATION PLAT;

THENCE SOUTH 89°37'35" WEST ALONG THE NORTH LINE OF SAID PLAT, A DISTANCE OF 25.00 FEET;

THENCE SOUTH 00°25'05" EAST DISTANCE OF 42.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 00°25'05" EAST, A DISTANCE OF 578.36 FEET;

THENCE SOUTH 89°37'35" WEST ALONG THE EASTERLY PROLONGATION OF THE SOUTH LINE OF SAID PARCEL "B" AND ALONG THE SOUTH LINE OF SAID PARCEL "B", A DISTANCE OF 441.71 FEET;

THENCE NORTH 44°36'03" EAST, A DISTANCE OF 83.28 FEET;

THENCE NORTH 89°37'38" EAST, A DISTANCE OF 192.80 FEET;

THENCE NORTH 00°25'05" WEST, A DISTANCE OF 366.91 FEET;

THENCE SOUTH 89°37'35" WEST, A DISTANCE OF 725.00 FEET;

THENCE NORTH 00°25'05" WEST, A DISTANCE OF 194.54 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL "B" AND THE SOUTH RIGHT-OF-WAY LINE FOR WILES ROAD;

THENCE NORTH 89°37'35" EAST, A DISTANCE OF 520.00 FEET TO A POINT;

THENCE SOUTH 81°17'00" EAST, A DISTANCE OF 75.95 FEET;

THENCE NORTH 89°37'35" EAST, A DISTANCE OF 290.01 FEET;

THENCE SOUTH 45°23'45" EAST, A DISTANCE OF 42.44 FEET BACK TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

Exhibit 9
Sketch and Description – GSR Parcels (4)

Exhibit "9"

FOR: GSR RE PARTNERS, LLC

LEGAL DESCRIPTION OF:

LAND SWAP BLOCK 12A TO THE CITY

COCONUT CREEK MAIN STREET

CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

NOTES:

1. THIS SKETCH AND DESCRIPTION IS "NOT VALID" WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY (THIS IS NOT A SURVEY).
3. THIS LEGAL DESCRIPTION WAS PREPARED BY THIS FIRM WITHOUT THE BENEFIT OF A TITLE SEARCH. THE LEGAL DESCRIPTION SHOWN HEREON WAS AUTHORIZED BY CRAVEN THOMPSON & ASSOCIATES, INC. THERE COULD BE MATTERS OF RECORD THAT ARE NOT SHOWN HEREON.
4. THERE COULD BE EASEMENTS AND OTHER MATTERS OF RECORDS THAT ARE NOT SHOWN HEREON, FOR MORE INFORMATION SEE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
5. THIS SKETCH AND DESCRIPTION CONSISTS OF 3 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHER.
6. THE BEARINGS SHOWN HEREON ARE BASED ON ARE BASED ON A BEARING OF N02°24'52"W ALONG THE EAST LINE OF TRACT "A", WHITWORTH NO. 1, PLAT BOOK 164, PAGE 1 OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA.
7. SEE SHEET 3 OF 3 FOR A GRAPHIC DEPICTION (SKETCH) OF THE PROPERTY DESCRIBED HEREON.

CERTIFICATE:

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY, CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5J-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

RAVEN THOMPSON & Associates, INC.
LICENSED BUSINESS NUMBER #271
Digitally
signed by
Richard G.
Crawford JR.
Date: 2025.02.24 5371

Richard G. CRAWFORD JR.
CERTIFICATE NO. 5371

PROFESSIONAL SURVEYOR
STATE OF FLORIDA
BY RICHARD G. CRAWFORD JR.
AND REAGAN C. THOMPSON, INC.

THIS SKETCH AND DESCRIPTIVE SURVEY COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RISER SEAL OR A UNIQUE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MARPER UNDER CHAPTER RULES 5J-17.061 & F-17.062 FLORIDA ADMINISTRATIVE CODE.

\\CTAFILE02\SURVEY_PROJECTS\PROJECTS\2008\08-0049-005-01 MAIN STREET AT COCONUT CREEK\DRAWINGS\SKETCHES\08-0049-005-01 MAIN STREET AT COCONUT CREEK.DWG

THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.

The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected herein pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar 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 herein were not abstracted for right-of-way and/or easements of record.

UPDATES and/or REVISIONS	DATE	BY	CK'D
JOB NO.: 08-0049-005	SHEET 1 OF 3		
DRAWN BY: AC	F.B. N/A	PG. N/A	
CHECKED BY: RGC	DATED: 08/29/2024		

FOR: GSR RE PARTNERS, LLC

LEGAL DESCRIPTION OF:

LAND SWAP BLOCK 12A TO THE CITY
COCONUT CREEK MAIN STREET

CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION: LAND SWAP TO THE CITY BLOCK 12A

A PARCEL OF LAND BEING A PORTION OF TRACT 24 BLOCK 89, PALM BEACH FARMS COMPANY PLAT NO. 3 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45-54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT "A", WHITWORTH NO. 1 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 164, PAGE 1 OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA;

THENCE NORTH 00°24'52" WEST ALONG THE EAST LINE OF TRACT "A" OF SAID PLAT AND ALSO BEING THE WEST LINE OF SAID TRACT 24, A DISTANCE OF 332.98 FEET;

THENCE NORTH 89°37'38" EAST, A DISTANCE OF 194.19 FEET;

THENCE SOUTH 00°24'20" EAST, A DISTANCE OF 308.57 FEET;

THENCE SOUTH 44°37'43" WEST, A DISTANCE OF 13.31 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE FOR CULLUM ROAD;

THENCE SOUTH 89°37'43" WEST, A DISTANCE OF 47.97 FEET;

THENCE SOUTH 44°37'43" WEST, A DISTANCE OF 21.21 FEET;

THENCE SOUTH 89°37'43" WEST ALONG THE SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 121.74 FEET BACK TO THE POINT OF BEGINNING. THE THREE PREVIOUS COURSES BEING COINCIDENT WITH THE NORTH RIGHT-OF-WAY LINE FOR CULLUM ROAD.

SAID LANDS SITuate, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, AND CONTAINING 63,633.68 SQUARE FEET, (1.4608 ACRES), MORE OR LESS.

\\CTAFILE02\SURVEY_PROJECTS\PROJECTS\2008\08-0049-005-01 MAIN STREET AT COCONUT CREEK\DRAWINGS\SKETCH_AND_DESC\08-0049-005 LAND SWAPS

THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.

The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar 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 right-of-way and/or easements of record.

UPDATES and/or REVISIONS	DATE	BY	CK'D
JOB NO.: 08-0049-005	SHEET 2 OF 3		
DRAWN BY: AC	F.B. N/A	PG. N/A	
CHECKED BY: RGC	DATED: 08/29/2024		



CRAVEN • THOMPSON & ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYOR'S
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL: (954) 739-6400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL
NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2025

SKETCH DESCRIPTION OF:
LAND SWAP BLOCK 12A TO THE CITY
COCONUT CREEK MAIN STREET

CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

PORTION OF
 TRACT 24 BLOCK 89
 PALM BEACH FARMS CO. PLAT NO. 3
 (P.B. 2, P.G. 45-54 P.B.C.R.)

N89°37'38"E 194.19'

PORTION OF
 TRACT 24
 EAST LINE
 OF TRACT "A"

PORTION OF
 TRACT 24 BLOCK 89
 PALM BEACH FARMS CO. PLAT NO. 3
 (P.B. 2, P.G. 45-54 P.B.C.R.)

PORTION OF
 TRACT 24 BLOCK 89
 PALM BEACH FARMS CO. PLAT NO. 3
 (P.B. 2, P.G. 45-54 P.B.C.R.)

BLOCK 12A
 (63,633.68 SQ. FT. 1.46 ACRES)

15' DRAINAGE UTILITY
 & ROAD EASEMENT
 (O.R.B. 2189, PG. 132& 134)

S44°37'43"W

13.31'

S89°37'43"W

47.97'

P.O.B.

SE CORNER
 OF TRACT "A"

S89°37'43"W

121.74'

CULLUM ROAD

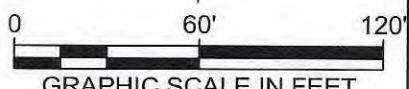
S44°37'43"W

21.21'

**NORTH R/W LINE
 OF CULLUM ROAD**

LEGEND

B.C.R.	BROWARD COUNTY RECORDS
O.R.B.	OFFICIAL RECORD BOOK
P.B.C.R.	PALM BEACH COUNTY RECORDS
(P)	BY PLAT
P.B.	PLAT BOOK
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PG.	PAGE
R/W	RIGHT-OF-WAY
SQ. FT.	SQUARE FEET



GRAPHIC SCALE IN FEET

\\CTAFILE02\SURVEY_PROJECTS\PROJECTS\2008\08-0049-005-01 MAIN STREET AT COCONUT CREEK\DRAWINGS\SKETCH_AND_DESC\08-0049-005 LAND SWAPS.DWG



CRAVEN • THOMPSON & ASSOCIATES, INC.
 ENGINEERS PLANNERS SURVEYOR'S
 3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL: (954) 739-6400
 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
 MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL
 NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2025

JOB NO.: 08-0049-005	SHEET 3 OF 3	
DRAWN BY: AC	F.B. N/A	P.G. N/A
CHECKED BY: RGC	DATED: 08/29/2024	

FOR: GSR RE PARTNERS, LLC

LEGAL DESCRIPTION OF:

LAND SWAP BLOCK 12B TO THE CITY

COCONUT CREEK MAIN STREET

CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

NOTES:

1. THIS SKETCH AND DESCRIPTION IS "NOT VALID" WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY (THIS IS NOT A SURVEY).
3. THIS LEGAL DESCRIPTION WAS PREPARED BY THIS FIRM WITHOUT THE BENEFIT OF A TITLE SEARCH. THE LEGAL DESCRIPTION SHOWN HEREON WAS AUTHORIZED BY CRAVEN THOMPSON & ASSOCIATES, INC. THERE COULD BE MATTERS OF RECORD THAT ARE NOT SHOWN HEREON.
4. THERE COULD BE EASEMENTS AND OTHER MATTERS OF RECORDS THAT ARE NOT SHOWN HEREON, FOR MORE INFORMATION SEE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
5. THIS SKETCH AND DESCRIPTION CONSISTS OF 3 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHER.
6. THE BEARINGS SHOWN HEREON ARE BASED ON ARE BASED ON A BEARING OF N02°24'52"W ALONG THE EAST LINE OF TRACT "A", WHITWORTH NO. 1, PLAT BOOK 164, PAGE 1 OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA.
7. SEE SHEET 3 OF 3 FOR A GRAPHIC DEPICTION (SKETCH) OF THE PROPERTY DESCRIBED HEREON.

CERTIFICATE:

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY, CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5J-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

Digitally
signed by
CRAVEN THOMPSON & ASSOCIATES, INC.
LICENSED BUSINESS NUMBER 14371



Richard G.
Crawford JR.
Date:
2025-02-24

THIS SKETCH AND DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR A UNIQUE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNDER CHAPTER RULES 5J-17.06 & 5J-17.062 FLORIDA ADMINISTRATIVE CODE.

\\CTAFILE02\\SURVEY_PROJECTS\\PROJECTS\\2008\\08-0049-005-01 MAIN STREET AT COCONUT CREEK\\DRAWINGS\\SKETCH_AND_DESC\\08-0049-005 LAND SWAPS

THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.

The undersigned and CRAVEN THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar 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 right-of-way and/or easements of record.

UPDATES and/or REVISIONS	DATE	BY	CK'D

JOB NO.: 08-0049-005	SHEET 1 OF 3	
DRAWN BY: AC	F.B. N/A	PG. N/A
CHECKED BY: RGC	DATED: 08/29/2024	



CRAVEN • THOMPSON & ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYOR'S
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL: (954) 739-6400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN THOMPSON & ASSOCIATES, INC. AND SHALL
NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT © 2025

FOR: GSR RE PARTNERS, LLC

LEGAL DESCRIPTION OF:

**LAND SWAP BLOCK 12B TO THE CITY
COCONUT CREEK MAIN STREET**

CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION: LAND SWAP TO THE CITY BLOCK 12B

A PARCEL OF LAND BEING A PORTION OF TRACT 24 BLOCK 89, PALM BEACH FARMS COMPANY PLAT NO. 3 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45-54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF TRACT "A", WHITWORTH NO. 1 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 164, PAGE 1 OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA;

THENCE NORTH 00°24'52" WEST ALONG THE EAST LINE OF TRACT "A" OF SAID PLAT AND ALSO BEING THE WEST LINE OF SAID TRACT 24, A DISTANCE OF 332.98 FEET;

THENCE NORTH 89°37'38" EAST, A DISTANCE OF 293.34 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 89°37'38" EAST, A DISTANCE OF 260.00 FEET;

THENCE NORTH 00°25'05" WEST, A DISTANCE OF 75.00 FEET;

THENCE SOUTH 89°37'38" WEST, A DISTANCE OF 260.00 FEET;

THENCE SOUTH 00°25'05" EAST, A DISTANCE OF 75.00 FEET BACK TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, AND CONTAINING 19,500.01 SQUARE FEET, (0.4477 ACRES), MORE OR LESS.

\\CTAFILE02\\SURVEY_PROJECTS\\PROJECTS\\2008\\08-0049-005-01 MAIN STREET AT COCONUT CREEK\\DRAWINGS\\SKETCH_AND_DESC\\08-0049-005 LAND SWAPS

THIS IS <u>NOT</u> A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.	UPDATES and/or REVISIONS	DATE	BY	CK'D
The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar 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 right-of-way and/or easements of record.				
CRAVEN - THOMPSON & ASSOCIATES, INC. ENGINEERS · PLANNERS · SURVEYOR'S 3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL: (954) 739-6400 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271 MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2025	JOB NO.: 08-0049-005	SHEET 2 OF 3		
	DRAWN BY: AC	F.B. N/A	PG. N/A	
	CHECKED BY: RGC	DATED: 08/29/2024		

SKETCH DESCRIPTION OF:
LAND SWAP BLOCK 12B TO THE CITY
COCONUT CREEK MAIN STREET

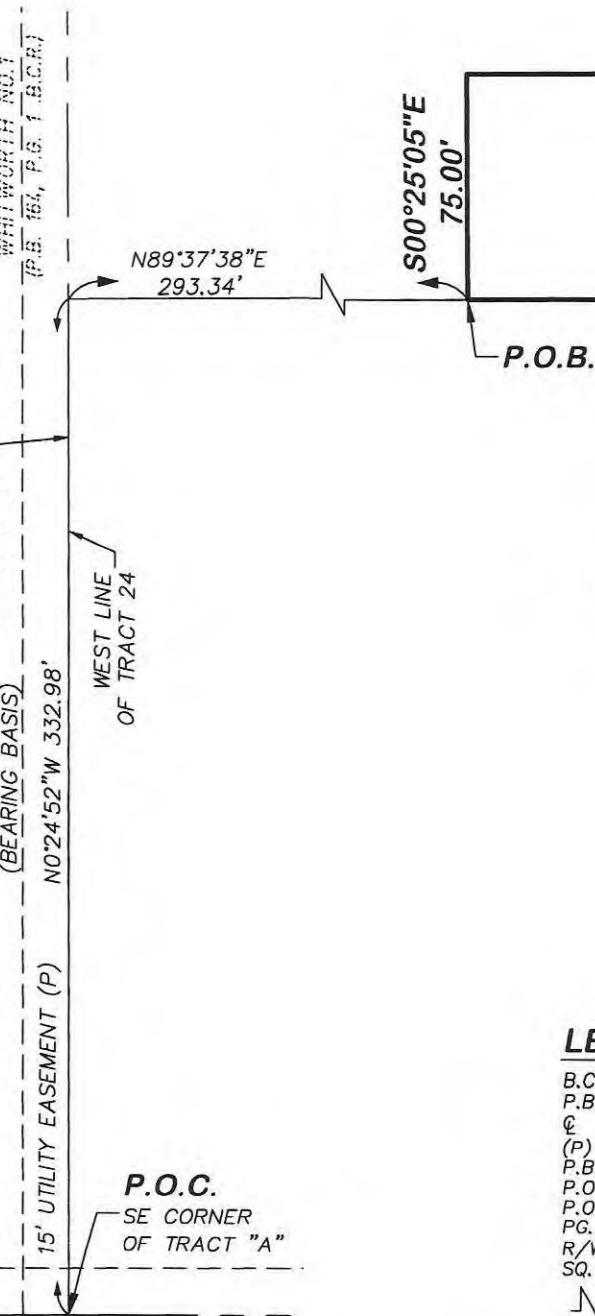
CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

PORTION OF
 TRACT 24 BLOCK 89
 PALM BEACH FARMS CO. PLAT NO. 3
 (P.B. 2, P.G. 45-54 P.B.C.R.)

S89°37'38"W 260.00'

BLOCK 12B
 (19,500.01 SQ. FT. 0.45 ACRES)

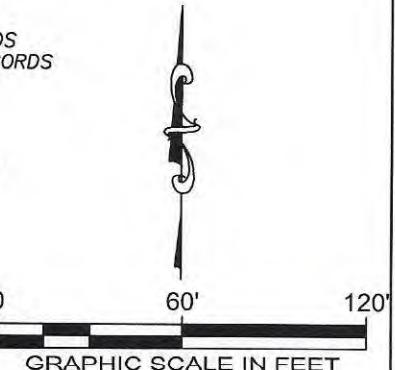
**N00°25'05"W
 75.00'**



PORTION OF
 TRACT 24 BLOCK 89
 PALM BEACH FARMS CO. PLAT NO. 3
 (P.B. 2, P.G. 45-54 P.B.C.R.)

LEGEND

B.C.R.	BROWARD COUNTY RECORDS
P.B.C.R.	PALM BEACH COUNTY RECORDS
CL	CENTERLINE
(P)	BY PLAT
P.B.	PLAT BOOK
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.G.	PAGE
R/W	RIGHT-OF-WAY
SQ. FT.	SQUARE FEET
	BREAK IN LINE SCALE



CULLUM ROAD

\\CTAFILE02\SURVEY_PROJECTS\PROJECTS\2008\08-0049-005 MAIN STREET AT COCONUT CREEK\DRAWINGS\SKETCH_AND_DESC\08-0049-005 LAND SWAPS.DWG



CRAVEN • THOMPSON & ASSOCIATES, INC.
 ENGINEERS PLANNERS SURVEYOR'S
 3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL: (954) 739-6400
 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
 MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL
 NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2025

JOB NO.: 08-0049-005	SHEET 3 OF 3	
DRAWN BY: AC	F.B. N/A	PG. N/A
CHECKED BY: RGC	DATED: 08/29/2024	

FOR: GSR RE PARTNERS, LLC

LEGAL DESCRIPTION OF:
LAND SWAP BLOCK 13 TO THE CITY
COCONUT CREEK MAIN STREET
CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

NOTES:

1. THIS SKETCH AND DESCRIPTION IS "NOT VALID" WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY (THIS IS NOT A SURVEY).
3. THIS LEGAL DESCRIPTION WAS PREPARED BY THIS FIRM WITHOUT THE BENEFIT OF A TITLE SEARCH. THE LEGAL DESCRIPTION SHOWN HEREON WAS AUTHORIZED BY CRAVEN THOMPSON & ASSOCIATES, INC. THERE COULD BE MATTERS OF RECORD THAT ARE NOT SHOWN HEREON.
4. THERE COULD BE EASEMENTS AND OTHER MATTERS OF RECORDS THAT ARE NOT SHOWN HEREON, FOR MORE INFORMATION SEE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
5. THIS SKETCH AND DESCRIPTION CONSISTS OF 3 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHER.
6. THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N00°25'05" W ALONG THE EAST LINE OF TRACT 24, BLOCK 89 PALM BEACH FARMS COMPANY PLAT NO. 3, PLAT BOOK 2, PAGES 45-54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA.
7. SEE SHEET 3 OF 3 FOR A GRAPHIC DEPICTION (SKETCH) OF THE PROPERTY DESCRIBED HEREON.

CERTIFICATE:

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY, CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5J-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

\\CTAFILE02\SURVEY_PROJECTS\PROJECTS\2008\08-0049-005-01 MAIN STREET AT COCONUT CREEK\DRAWINGS\SKETCH_AND_DESC\08-0049-005 LAND SWAPS

THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.

The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar 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 right-of-way and/or easements of record.

UPDATES and/or REVISIONS		DATE	BY	CK'D
JOB NO.: 08-0049-005		SHEET 1 OF 3		
DRAWN BY: AC		F.B. N/A	PG. N/A	
CHECKED BY: RGC		DATED: 08/29/2024		

FOR: GSR RE PARTNERS, LLC

LEGAL DESCRIPTION OF:
LAND SWAP BLOCK 13 TO THE CITY
COCONUT CREEK MAIN STREET
CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION: LAND SWAP TO THE CITY BLOCK 13

A PARCEL OF LAND BEING A PORTION OF TRACT 24 BLOCK 89, PALM BEACH FARMS COMPANY PLAT NO. 3 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45-54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF TRACT 24, OF SAID PLAT;

THENCE NORTH 00°25'05" WEST ALONG THE EAST LINE OF SAID TRACT 24, AND ALSO BEING THE WEST RIGHT-OF-WAY LINE OF BANKS ROAD A DISTANCE OF 385.07 FEET;

THENCE SOUTH 89°37'38" WEST, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 89°37'38" WEST, A DISTANCE OF 313.08 FEET;

THENCE SOUTH 00°25'05" EAST, A DISTANCE OF 310.05 FEET;

THENCE SOUTH 45°19'50" EAST, A DISTANCE OF 35.37 FEET;

THENCE NORTH 89°37'33" EAST, A DISTANCE OF 263.16 FEET;

THENCE NORTH 44°36'22" EAST, A DISTANCE OF 35.27 FEET;

THENCE NORTH 00°25'05" WEST, A DISTANCE OF 310.12 FEET BACK TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, AND CONTAINING 104,281.39 SQUARE FEET, (2.3940 ACRES), MORE OR LESS.

\\CTAFILE02\\SURVEY_PROJECTS\\PROJECTS\\2008\\08-0049-005-01 MAIN STREET AT COCONUT CREEK\\DRAWINGS\\SKETCH_AND_DESC\\08-0049-005 LAND SWAPS

THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.

The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar 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 right-of-way and/or easements of record.

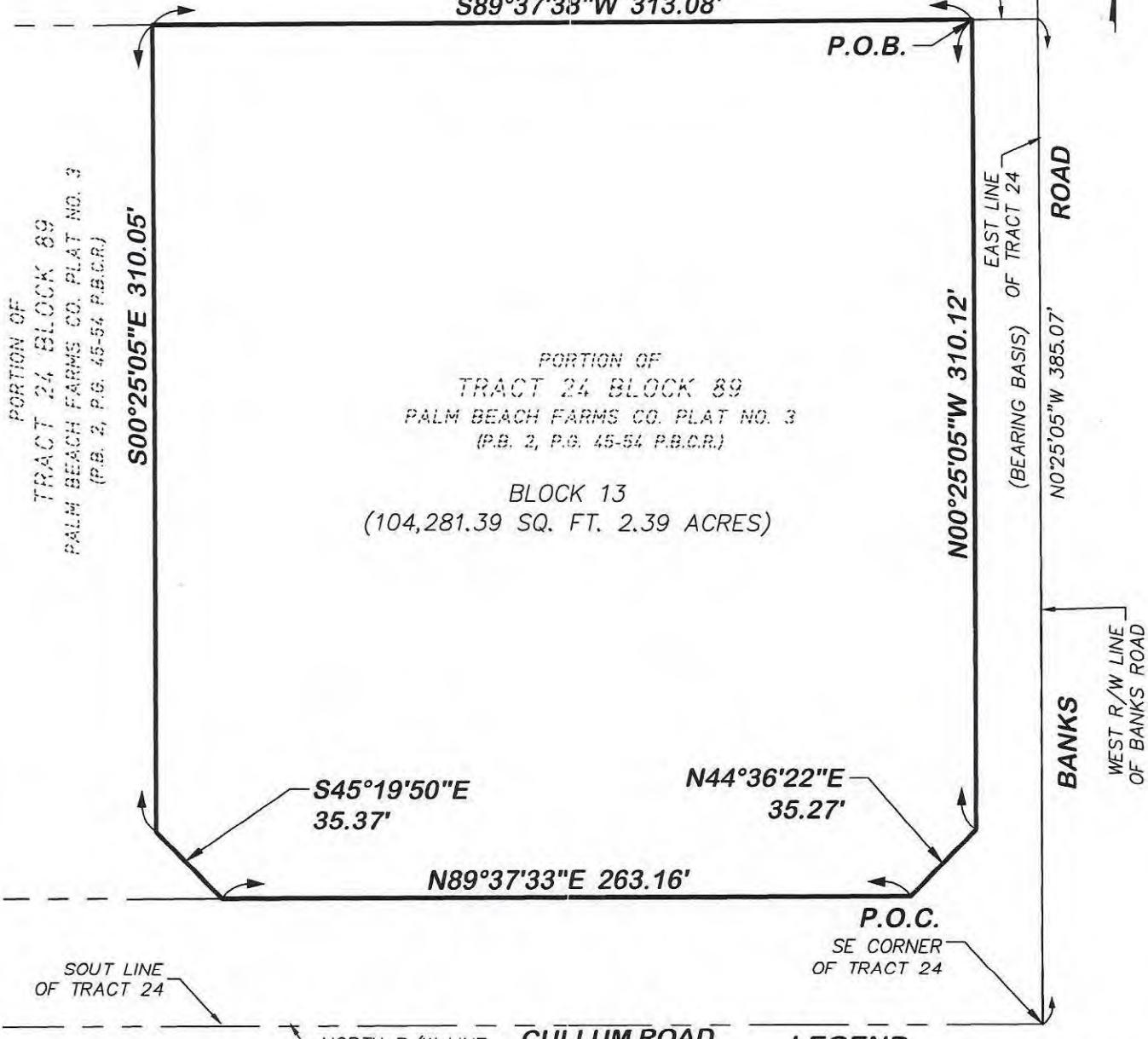
UPDATES and/or REVISIONS	DATE	BY	CK'D

 CRAVEN • THOMPSON & ASSOCIATES, INC. ENGINEERS • PLANNERS • SURVEYOR'S 3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL: (954) 739-6400 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS NO. 271 MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2024	JOB NO.: 08-0049-005	SHEET 2 OF 3	
	DRAWN BY: AC	F.B. N/A	PG. N/A
	CHECKED BY: RGC	DATED: 08/29/2024	

SKETCH DESCRIPTION OF:
LAND SWAP BLOCK 13 TO THE CITY
COCONUT CREEK MAIN STREET

CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

PORTION OF
 TRACT 24 BLOCK 89
 PALM BEACH FARMS CO. PLAT NO. 3
 (P.B. 2, P.G. 45-54 P.B.C.R.)
S89°37'38"W 313.08'



LEGEND

P.B.C.R.	PALM BEACH COUNTY RECORDS
(P)	PLAT
P.B.	PLAT BOOK
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PG.	PAGE
R/W	RIGHT-OF-WAY
SQ. FT.	SQUARE FEET

0 60' 120'
 GRAPHIC SCALE IN FEET

\\\CTAFILE02\\SURVEY_PROJECTS\\PROJECTS\\2008\\08-0049-005-01 MAIN STREET AT COCONUT CREEK\\DRAWINGS\\SKETCH_AND_DESC\\08-0049-005 LAND SWAPS.DWG

CRAVEN • THOMPSON & ASSOCIATES, INC.
 ENGINEERS PLANNERS SURVEYOR'S
 3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL: (954) 739-6400
 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
 MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL
 NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2024

JOB NO.: 08-0049-005	SHEET 3 OF 3	
DRAWN BY: AC	F.B. N/A	PG. N/A
CHECKED BY: RGC	DATED: 08/29/2024	

FOR: GSR RE PARTNERS, LLC

LEGAL DESCRIPTION OF:

LAND SWAP CIVIC NODE CIRCULATION TO THE CITY

COCONUT CREEK MAIN STREET

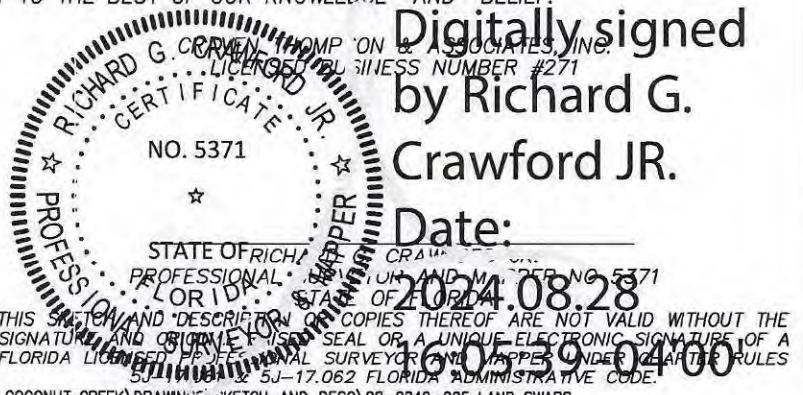
CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

NOTES:

1. THIS SKETCH AND DESCRIPTION IS "NOT VALID" WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY (THIS IS NOT A SURVEY).
3. THIS LEGAL DESCRIPTION WAS PREPARED BY THIS FIRM WITHOUT THE BENEFIT OF A TITLE SEARCH. THE LEGAL DESCRIPTION SHOWN HEREON WAS AUTHORIZED BY CRAVEN THOMPSON & ASSOCIATES, INC. THERE COULD BE MATTERS OF RECORD THAT ARE NOT SHOWN HEREON.
4. THERE COULD BE EASEMENTS AND OTHER MATTERS OF RECORDS THAT ARE NOT SHOWN HEREON, FOR MORE INFORMATION SEE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
5. THIS SKETCH AND DESCRIPTION CONSISTS OF 3 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHER.
6. THE BEARINGS SHOWN HEREON ARE BASED ON ARE BASED ON A BEARING OF N00°25'05"W ALONG THE EAST LINE OF TRACT 24, BLOCK 89 PALM BEACH FARMS COMPANY PLAT NO. 3, PLAT BOOK 2, PAGES 45-54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA.
7. SEE SHEET 3 OF 3 FOR A GRAPHIC DEPICTION (SKETCH) OF THE PROPERTY DESCRIBED HEREON.

CERTIFICATE:

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY, CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5J-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.



\\CTAFILE02\SURVEY_PROJECTS\PROJECTS\2008\08-0049-005-01 MAIN STREET AT COCONUT CREEK\DRAWINGS\SKETCH_AND_DESC\08-0049-005 LAND SWAPS

THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.

The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar 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 right-of-way and/or easements of record.

UPDATES and/or REVISIONS	DATE	BY	CK'D

CRAVEN • THOMPSON & ASSOCIATES, INC.  ENGINEERS • PLANNERS • SURVEYOR'S 3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-5409 TEL: (954) 739-6400 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS NO. 271 MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT 'C' 2024	JOB NO.: 08-0049-005	SHEET 1 OF 3	
	DRAWN BY: AC	F.B. N/A PG. N/A	
	CHECKED BY: RGC	DATED: 08/29/2024	

FOR: GSR RE PARTNERS, LLC

LEGAL DESCRIPTION OF:

LAND SWAP CIVIC NODE CIRCULATION TO THE CITY

COCONUT CREEK MAIN STREET

CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION: LAND SWAP TO THE CITY CIVIC NODE CIRCULATION

A PARCEL OF LAND BEING A PORTION OF TRACT 24 BLOCK 89, PALM BEACH FARMS COMPANY PLAT NO. 3 ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45-54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF TRACT 24, OF SAID PLAT;

THENCE NORTH 00°25'05" WEST ALONG THE EAST LINE OF SAID TRACT 24, AND ALSO BEING THE WEST RIGHT-OF-WAY LINE OF BANKS ROAD A DISTANCE OF 385.07 FEET;

THENCE SOUTH 89°37'38" WEST, A DISTANCE OF 338.08 FEET TO THE POINT OF BEGINNING.

THENCE CONTINUE SOUTH 89°37'38" WEST, A DISTANCE OF 457.78 FEET;

THENCE SOUTH 00°24'20" EAST, A DISTANCE OF 308.57 FEET;

THENCE SOUTH 44°37'43" WEST, A DISTANCE OF 34.53 FEET;

THENCE SOUTH 89°16'34" EAST, A DISTANCE OF 109.97 FEET;

THENCE NORTH 45°16'52" WEST, A DISTANCE OF 36.17 FEET;

THENCE NORTH 00°24'20" WEST, A DISTANCE OF 224.46 FEET;

THENCE NORTH 44°36'39" EAST, A DISTANCE OF 35.37 FEET;

THENCE NORTH 89°37'38" EAST, A DISTANCE OF 287.79 FEET;

THENCE SOUTH 45°23'44" EAST, A DISTANCE OF 35.34 FEET;

THENCE SOUTH 00°25'05" EAST, A DISTANCE OF 225.08 FEET;

THENCE SOUTH 44°36'14" WEST, A DISTANCE OF 35.37 FEET;

THENCE NORTH 89°37'33" EAST, A DISTANCE OF 109.99 FEET;

THENCE NORTH 45°19'50" WEST, A DISTANCE OF 35.37 FEET;

THENCE NORTH 00°25'05" WEST, A DISTANCE OF 310.05 FEET BACK TO THE POINT OF BEGINNING.

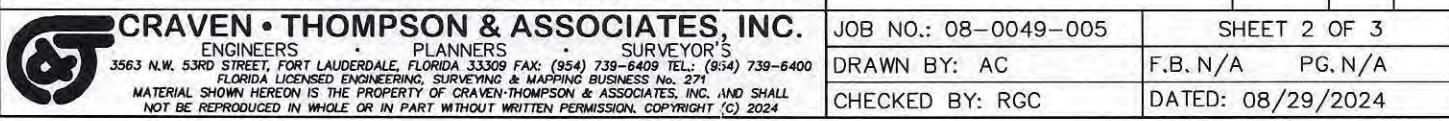
SAID LANDS SITuate, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, AND CONTAINING 62,289.34 SQUARE FEET, (1.4300 ACRES), MORE OR LESS.

\\CTAFILE02\SURVEY_PROJECTS\PROJECTS\2008\08-0049-005-01 MAIN STREET AT COCONUT CREEK\DRAWINGS\SKETCH_AND_DESC\08-0049-005 LAND SWAPS

THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.

The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar 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 right-of-way and/or easements of record.

UPDATES and/or REVISIONS	DATE	BY	CK'D
JOB NO.: 08-0049-005	SHEET 2 OF 3		
DRAWN BY: AC	F.B. N/A	PG. N/A	
CHECKED BY: RGC	DATED: 08/29/2024		



SKETCH DESCRIPTION OF:

LAND SWAP CIVIC NODE CIRCULATION TO THE CITYCOCONUT CREEK MAIN STREET
CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA0 100' 200'
GRAPHIC SCALE IN FEET

PORTION OF

TRACT 24 BLOCK 89
PALM BEACH FARMS CO. PLAT NO. 3
(P.B. 2, P.G. 45-54 P.B.C.R.)**S89°37'38"W 457.78'**CIVIC NODE CIRCULATION
(62,289.34 SQ. FT. 1.43 ACRES)
N89°37'38"E 287.79'

N00°24'20"W 224.46'
S00°24'20"E 308.57'
N44°36'39"E 35.37'
S45°23'44"E 35.34'

PORTION OF
TRACT 24 BLOCK 89
PALM BEACH FARMS CO. PLAT NO. 3
(P.B. 2, P.G. 45-54 P.B.C.R.)

N45°16'52"W 36.17'
S44°36'14"W 35.37'
S89°16'34"E 109.97'
S44°37'43"W 34.53'

N89°37'33"E 109.99'

CULLUM ROAD**S00°25'05"E 225.08'****N00°25'05"W 310.05'****S89°37'38"W 338.08'****P.O.B.**

PORTION OF
TRACT 24 BLOCK 89
PALM BEACH FARMS CO. PLAT NO. 3
(P.B. 2, P.G. 45-54 P.B.C.R.)

N45°19'50"W 35.37'
P.O.C.

SE CORNER
OF TRACT 24

SOUTH LINE

OF TRACT 24

NORTH R/W
LINE

WEST
R/W LINE
EAST LINE
OF TRACT 24
(BEARING BASIS)
N025'05"W 385.07' ROAD

BANKS**LEGEND**

B.C.R.	BROWARD COUNTY RECORDS
P.B.C.R.	PALM BEACH COUNTY RECORDS
¢	CENTERLINE
(P)	BY PLAT
P.B.	PLAT BOOK
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.G.	PAGE
R/W	RIGHT-OF-WAY
SQ. FT.	SQUARE FEET
	BREAK IN LINE SCALE

\\\CTAFILE02\\SURVEY_PROJECTS\\PROJECTS\\2008\\08-0049-005-01 MAIN STREET AT COCONUT CREEK\\DRAWINGS\\SKETCH_AND_DESC\\08-0049-005 LAND SWAPS.DWG



CRAVEN • THOMPSON & ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYOR'S
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL: (954) 739-6400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL
NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2024

JOB NO.: 08-0049-005

SHEET 3 OF 3

DRAWN BY: AC

F.B. N/A PG. N/A

CHECKED BY: RGC

DATED: 08/29/2024

Exhibit 10
Sketch and Description – FDOT Parcel

FOR: GSR RE PARTNERS, LLC.

EXHIBIT "10"

LEGAL OF:
FLORIDA DEPARTMENT OF
TRANSPORTATION RIGHT-OF-WAY
PORTION OF PARCEL NO. 101

LEGAL DESCRIPTION:

A PORTION OF RIGHT-OF-WAY PARCEL 101 AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 86100-2501 LYING IN SECTION 18, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF TRACT "A", WHITWORTH PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 164, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,

THENCE NORTH 89°37'43" EAST, A DISTANCE OF 121.74 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 44°37'43" EAST A DISTANCE OF 21.21 FEET;

THENCE NORTH 89°37'43" EAST A DISTANCE OF 47.97 FEET, THE PREVIOUS THREE COURSES BEING COINCIDENT WITH THE NORTHERLY RIGHT-OF-WAY LINE OF CULLUM ROAD;

THENCE SOUTH 44°37'43" WEST A DISTANCE OF 21.21 FEET;

THENCE SOUTH 89°37'43" WEST A DISTANCE OF 47.97 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA AND CONTAINING 719.39 SQUARE FEET, MORE OR LESS.

NOTES:

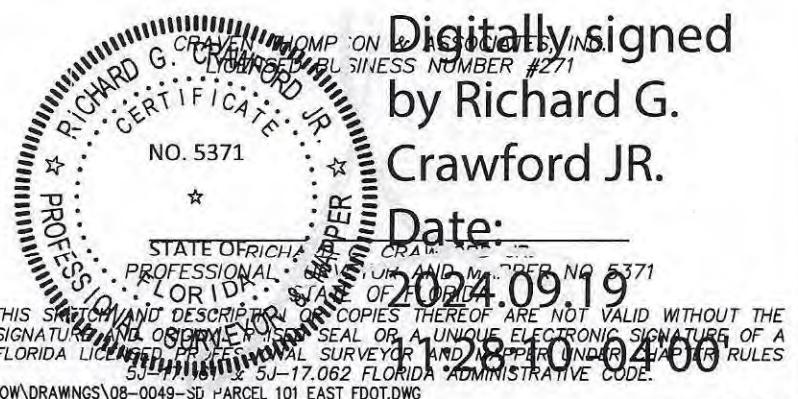
1. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING AND ARE REFERENCED TO THE EAST BOUNDARY LINE OF TRACT A, WHITWORTH PLAT NO.1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 164, PAGE 1, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, WHICH IS ASSUMED TO BEAR SOUTH 00°24'52" EAST.
2. THIS SKETCH AND DESCRIPTION CONSISTS OF 2 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHER.
3. THIS SKETCH AND DESCRIPTION WAS PREPARED BY THIS FIRM WITHOUT THE BENEFIT OF A TITLE SEARCH.

CERTIFICATE:

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY, CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5J-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

LEGEND

B.C.R.	BROWARD COUNTY RECORDS
C	CENTERLINE
B	BASELINE
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
N.T.S.	NOT TO SCALE
(P)	PER PLAT
P.B.	PLAT BOOK
PG.	PAGE
P.B.C.R.	PALM BEACH COUNTY RECORDS
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
O.R.B.	OFFICIAL RECORDS BOOK
R/W	RIGHT-OF-WAY
SEC.	SECTION
SQ. FT.	SQUARE FEET



THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.

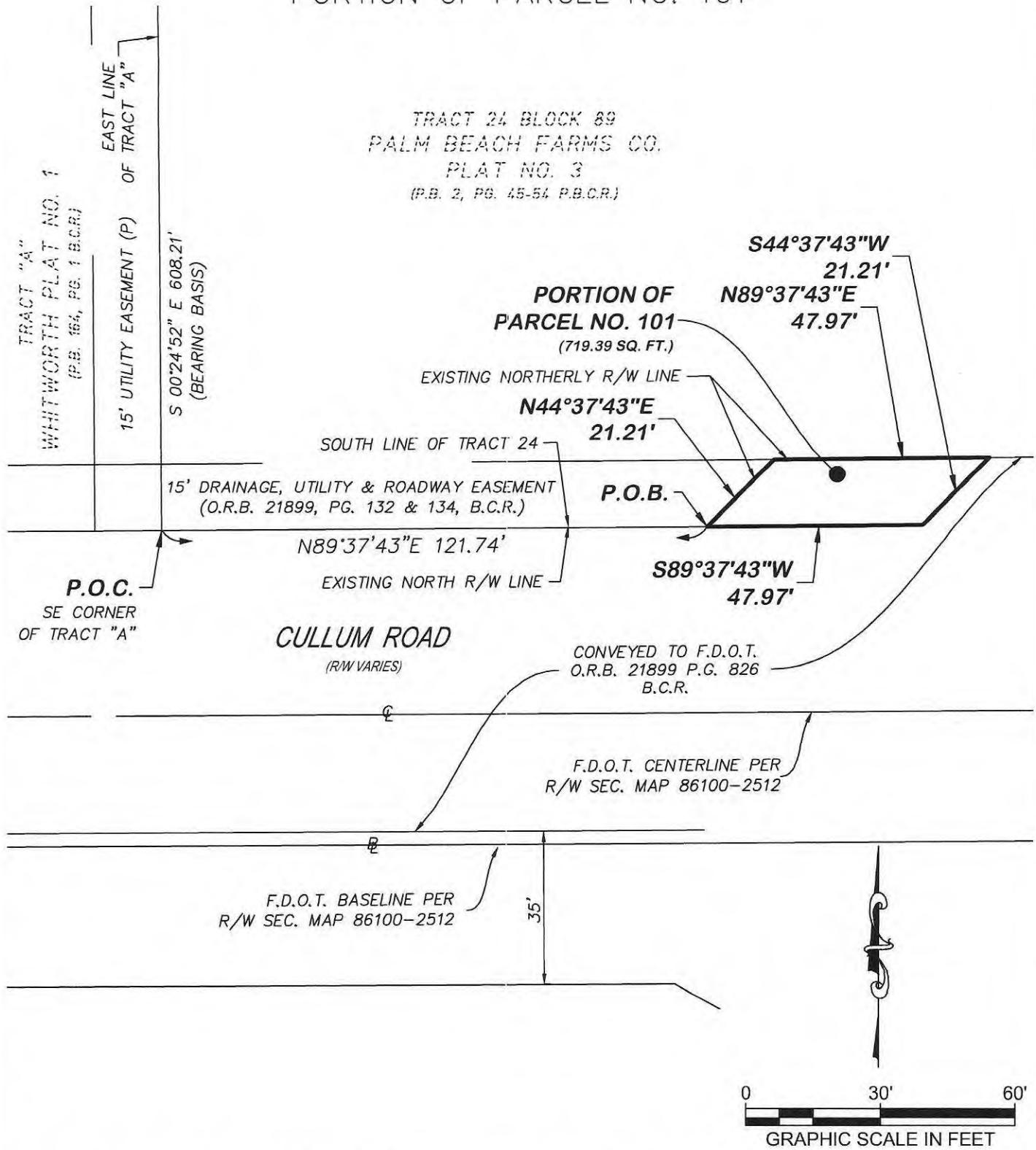
The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. Lands shown hereon were not abstracted for right-of-way and/or easements of record.

UPDATES and/or REVISIONS	DATE	BY	CK'D
JOB NO.: 08-0049-005	SHEET 1 OF 2 SHEETS		
DRAWN BY: AC	F.B. N/A	PG. N/A	
CHECKED BY: R.G.C.	DATED: 09/20/2024		



CRAVEN • THOMPSON & ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYOR'S
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL: (954) 739-6400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS NO. 271
MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL
NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2024

DESCRIPTION OF:
FLORIDA DEPARTMENT OF
TRANSPORTATION RIGHT-OF-WAY
PORTION OF PARCEL NO. 101



\CTAFILE02\CTASHARED\SURVEY\2008\08-0049-005-05 MAIN ST FDOT SURPLUS ROW\DRAWINGS\08-0049-SD PARCEL 101 EAST FDOT.DWG

 CRAVEN • THOMPSON & ASSOCIATES, INC. ENGINEERS . PLANNERS . SURVEYOR'S 3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL: (954) 739-6400 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS NO. 271 MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2024	JOB NO.: 08-0049-005	SHEET 2 OF 2 SHEETS
	DRAWN BY: AC	F.B. N/A PG. N/A
	CHECKED BY: R.G.C.	DATED: 09/20/2024

Exhibit 11
Sketch and Description – City Parcel

Exhibit "11"

FOR: GSR RE PARTNERS, LLC

LEGAL DESCRIPTION OF:
LAND SWAP BLOCK 15A TO GSR
COCONUT CREEK MAIN STREET
CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

NOTES:

1. THIS SKETCH AND DESCRIPTION IS "NOT VALID" WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY (THIS IS NOT A SURVEY).
3. THIS LEGAL DESCRIPTION WAS PREPARED BY THIS FIRM WITHOUT THE BENEFIT OF A TITLE SEARCH. THE LEGAL DESCRIPTION SHOWN HEREON WAS AUTHORIZED BY CRAVEN THOMPSON & ASSOCIATES, INC. THERE COULD BE MATTERS OF RECORD THAT ARE NOT SHOWN HEREON.
4. THERE COULD BE EASEMENTS AND OTHER MATTERS OF RECORDS THAT ARE NOT SHOWN HEREON, FOR MORE INFORMATION SEE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
5. THIS SKETCH AND DESCRIPTION CONSISTS OF 4 SHEETS AND EACH SHEET SHALL NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHER.
6. THE BEARINGS SHOWN HEREON ARE BASED ON ARE BASED ON BEARING OF N89°37'35"E ALONG THE NORTH LINE OF PARCEL "B" R.M. GREEN CORPORATION PLAT, PLAT BOOK 164, PAGE 19 OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA.
7. SEE SHEET 3 AND 4 FOR A GRAPHIC DEPICTION (SKETCH) OF THE PROPERTY DESCRIBED HEREON.

CERTIFICATE:

WE HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION AND OTHER PERTINENT DATA SHOWN HEREON, OF THE ABOVE DESCRIBED PROPERTY, CONFORMS TO THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, AS OUTLINED IN CHAPTER 5J-17, (FLORIDA ADMINISTRATIVE CODE) AS ADOPTED BY DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

CRAVEN THOMPSON & ASSOCIATES, INC.
LICENSED BUSINESS NUMBER #271

RICHARD G. CRAWFORD JR.
PROFESSIONAL SURVEYOR AND MAPPER NO 5371
STATE OF FLORIDA

THIS SKETCH AND DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR A UNIQUE ELECTRONIC SIGNATURE OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER UNDER CHAPTER RULES 5J-17.061 & 5J-17.062 FLORIDA ADMINISTRATIVE CODE.

\\CTAFILE02\\SURVEY_PROJECTS\\PROJECTS\\2008\\08-0049-005-01 MAIN STREET AT COCONUT CREEK\\DRAWINGS\\SKETCH_AND_DESC\\08-0049-005 LAND SWAPS

THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.

The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar 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 right-of-way and/or easements of record.

UPDATES and/or REVISIONS	DATE	BY	CK'D



CRAVEN • THOMPSON & ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYOR'S
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL: (954) 739-6400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL
NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2025

JOB NO.: 08-0049-005	SHEET 1 OF 4		
DRAWN BY: AC	F.B. N/A	PG. N/A	
CHECKED BY: RGC	DATED: 08/29/2024		

FOR: GSR RE PARTNERS, LLC

LEGAL DESCRIPTION OF:
LAND SWAP BLOCK 15A TO GSR
COCONUT CREEK MAIN STREET
CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION: LAND SWAP TO GSR BLOCK 15A FROM THE CITY

A PARCEL OF LAND BEING A PORTION OF PARCEL A AND "B", AND A PORTION OF WILES ROAD AND BANKS ROAD RIGHT-OF-WAYS, R.M. GREEN CORPORATION PLAT ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 164, PAGE 19 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE AT THE NORTHEAST CORNER OF THE SAID R.M. GREEN CORPORATION PLAT;
THENCE SOUTH 89°37'35" WEST ALONG THE NORTH LINE OF SAID PLAT, A DISTANCE OF 25.00 FEET;
THENCE SOUTH 00°25'05" EAST DISTANCE OF 42.00 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE SOUTH 00°25'05" EAST, A DISTANCE OF 578.36 FEET;
THENCE SOUTH 89°37'35" WEST ALONG THE EASTERLY PROLONGATION OF THE SOUTH LINE OF SAID PARCEL "B" AND ALONG THE SOUTH LINE OF SAID PARCEL "B", A DISTANCE OF 441.71 FEET;
THENCE NORTH 44°36'03" EAST, A DISTANCE OF 83.28 FEET;
THENCE NORTH 89°37'38" EAST, A DISTANCE OF 192.80 FEET;
THENCE NORTH 00°25'05" WEST, A DISTANCE OF 366.91 FEET;
THENCE SOUTH 89°37'35" WEST, A DISTANCE OF 725.00 FEET;
THENCE NORTH 00°25'05" WEST, A DISTANCE OF 194.54 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL "B" AND THE SOUTH RIGHT-OF-WAY LINE FOR WILES ROAD;
THENCE NORTH 89°37'35" EAST, A DISTANCE OF 520.00 FEET TO A POINT;
THENCE SOUTH 81°17'00" EAST, A DISTANCE OF 75.95 FEET;
THENCE NORTH 89°37'35" EAST, A DISTANCE OF 290.01 FEET;
THENCE SOUTH 45°23'45" EAST, A DISTANCE OF 42.44 FEET BACK TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA, AND CONTAINING 267,262.84 SQUARE FEET, (6.1355 ACRES), MORE OR LESS.

\\CTAFILE02\\SURVEY_PROJECTS\\PROJECTS\\2008\\08-0049-005-01 MAIN STREET AT COCONUT CREEK\\DRAWINGS\\SKETCH_AND_DESC\\08-0049-005 LAND SWAPS

THIS IS NOT A SKETCH OF SURVEY, but only a graphic depiction of the description shown hereon. There has been no field work, viewing of the subject property, or monuments set in connection with the preparation of the information shown hereon.

The undersigned and CRAVEN-THOMPSON & ASSOCIATES, INC. make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, set back lines, reservations, agreements and other similar 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 right-of-way and/or easements of record.



CRAVEN • THOMPSON & ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYOR'S
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL: (954) 739-6400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL
NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2025

UPDATES and/or REVISIONS	DATE	BY	CK'D
JOB NO.: 08-0049-005	SHEET 2 OF 4		
DRAWN BY: AC	F.B. N/A	PG. N/A	
CHECKED BY: RGC	DATED: 08/29/2024		

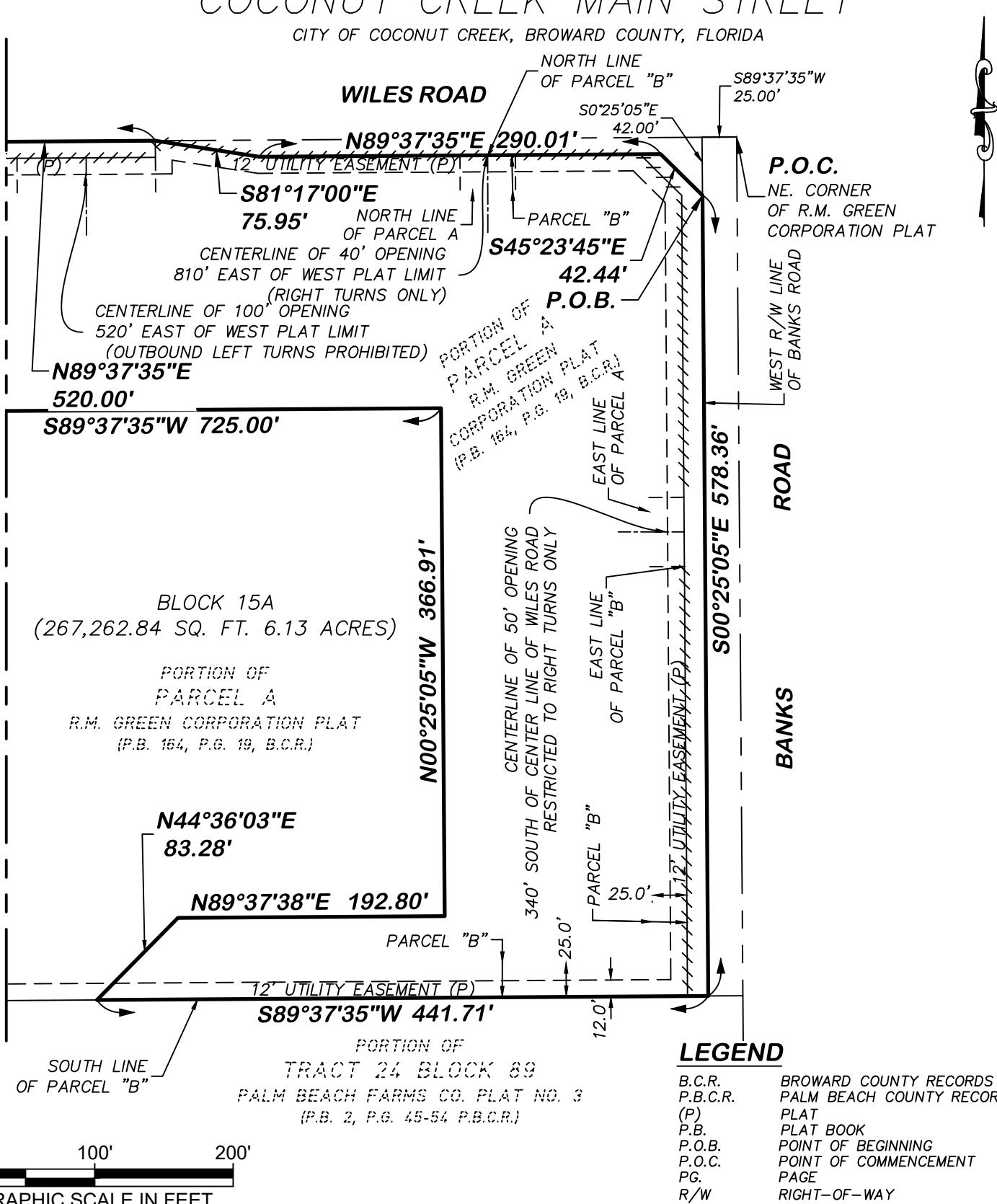
SKETCH DESCRIPTION OF:

LAND SWAP BLOCK 15A TO GSR

COCONUT CREEK MAIN STREET

CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

MATCHLINE SHEET 4 OF 4



\\\CTAFILE02\SURVEY_PROJECTS\PROJECTS\2008\08-0049-005-01 MAIN STREET AT COCONUT CREEK\DRAWINGS\SKETCH_AND_DESC\08-0049-005 LAND SWAPS.DWG



CRAVEN • THOMPSON & ASSOCIATES, INC.
 ENGINEERS • PLANNERS • SURVEYOR'S
 3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL: (954) 739-6400
 FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
 MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL
 NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2025

JOB NO.: 08-0049-005

SHEET 3 OF 4

DRAWN BY: AC

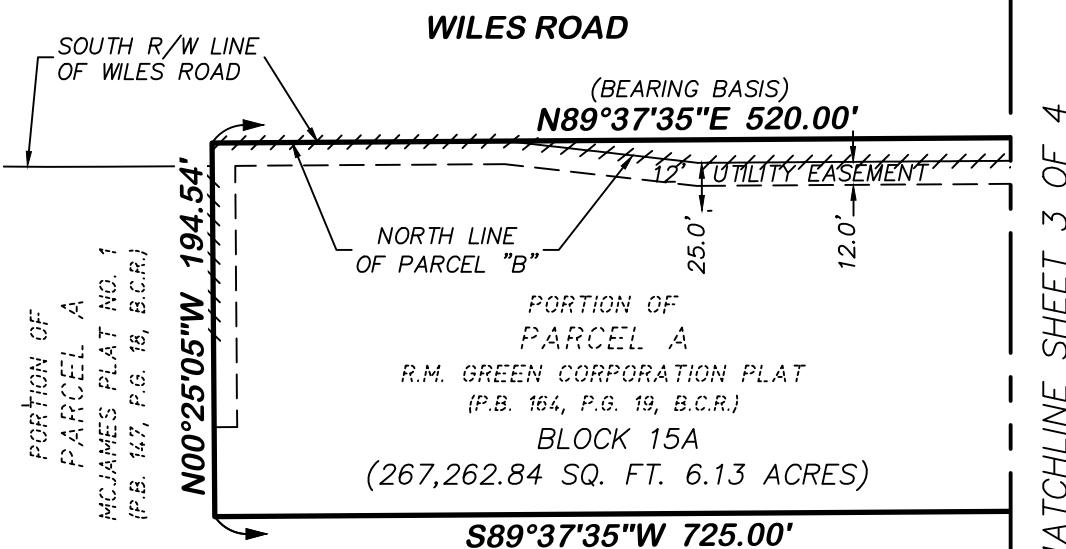
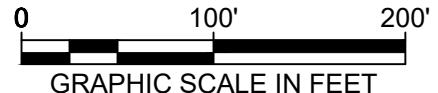
F.B. N/A PG. N/A

CHECKED BY: RGC

DATED: 08/29/2024

SKETCH DESCRIPTION OF:
LAND SWAP BLOCK 15A TO GSR
COCONUT CREEK MAIN STREET

CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA



MATCHLINE SHEET 3 OF 4

PORTION OF PARCEL A
R.M. GREEN CORPORATION PLAT
(P.B. 164, P.G. 19, B.C.R.)

LEGEND

B.C.R.	BROWARD COUNTY RECORDS
P.B.C.R.	PALM BEACH COUNTY RECORDS
(P)	PLAT
P.B.	PLAT BOOK
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PG.	PAGE
R/W	RIGHT-OF-WAY
SQ. FT.	SQUARE FEET

\CTAFILE02\SURVEY_PROJECTS\PROJECTS\2008\08-0049-005-01 MAIN STREET AT COCONUT CREEK\DRAWINGS\SKETCH_AND_DESC\08-0049-005 LAND SWAPS.DWG



CRAVEN • THOMPSON & ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYOR'S
3563 N.W. 53RD STREET, FORT LAUDERDALE, FLORIDA 33309 FAX: (954) 739-6409 TEL: (954) 739-6400
FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271
MATERIAL SHOWN HEREON IS THE PROPERTY OF CRAVEN-THOMPSON & ASSOCIATES, INC. AND SHALL
NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION. COPYRIGHT (C) 2025

JOB NO.: 08-0049-005

SHEET 4 OF 4

DRAWN BY: AC

F.B. N/A PG. N/A

CHECKED BY: RGC

DATED: 08/29/2024