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
℄	CENTERLINE
ℙ	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

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

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

STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5371

Digitally signed by Richard G. Crawford JR. Date: 2024.09.19 11:28:10 -04'00'

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

UPDATES and/or REVISIONS	DATE	BY	CK'D

CRAVEN • THOMPSON & ASSOCIATES, INC.
ENGINEERS • PLANNERS • SURVEYOR'S
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FLORIDA LICENSED ENGINEERING, SURVEYING & MAPPING BUSINESS No. 271

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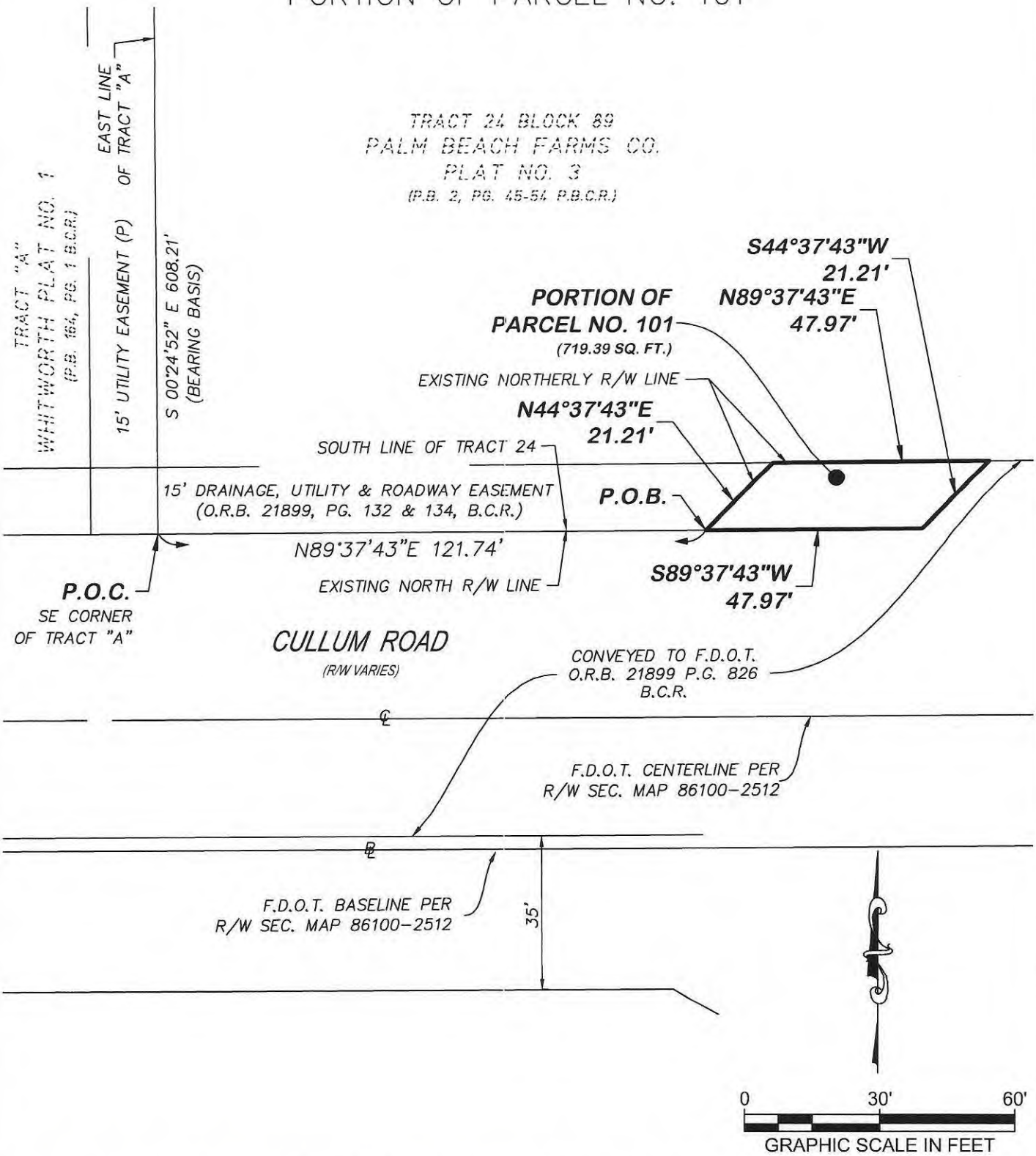
JOB NO.: 08-0049-005	SHEET 1 OF 2 SHEETS
DRAWN BY: AC	F.B. N/A PG. N/A
CHECKED BY: R.G.C.	DATED: 09/20/2024

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

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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