

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.

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UPDATES and/or REVISIONS	DATE	BY	CK'D
JOB NO.: 08-0049-005	SHEET 2 OF 4		
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CHECKED BY: RGC	DATED: 08/29/2024		

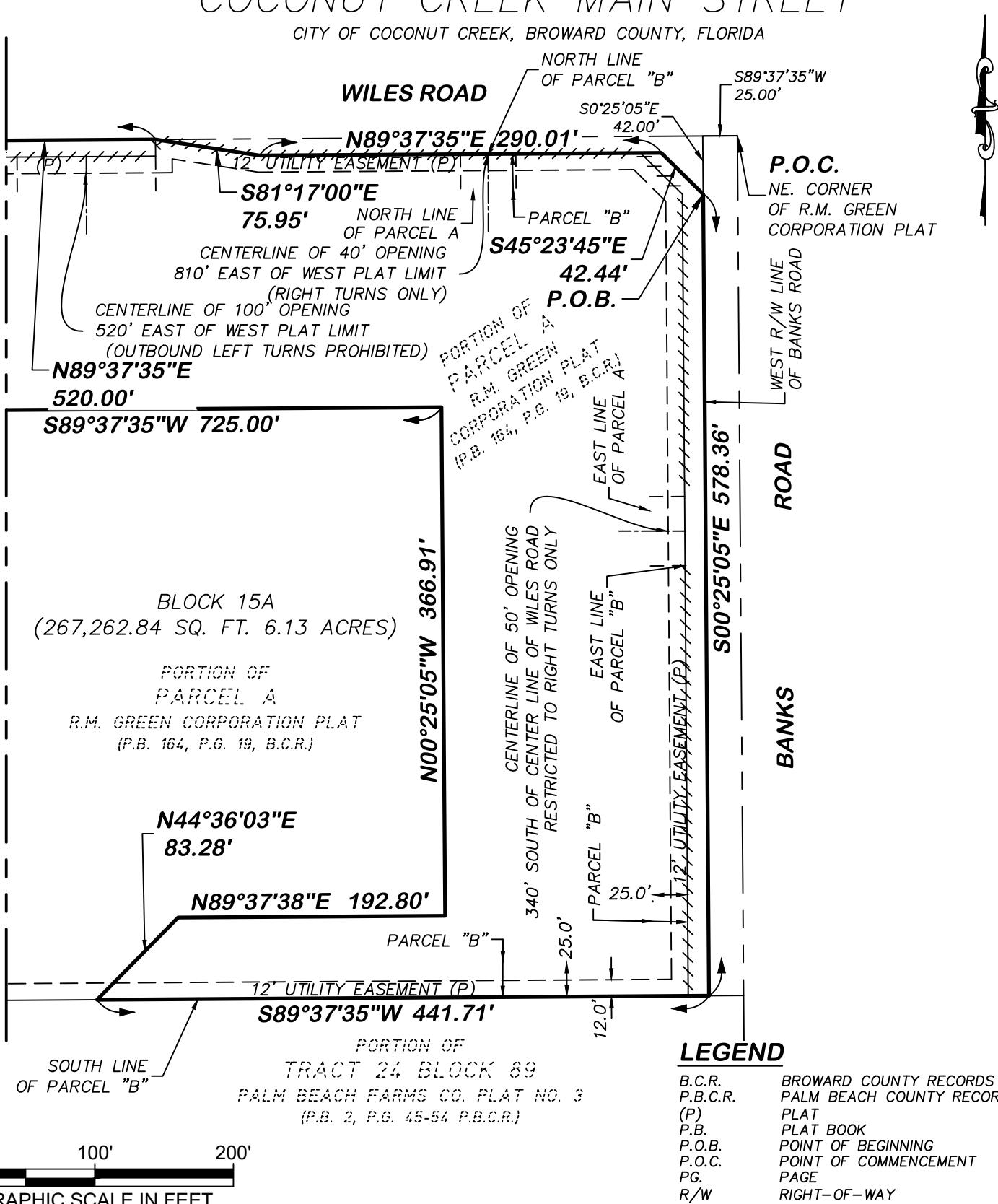
SKETCH DESCRIPTION OF:

LAND SWAP BLOCK 15A TO GSR

COCONUT CREEK MAIN STREET

CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA

MATCHLINE SHEET 4 OF 4



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SHEET 3 OF 4

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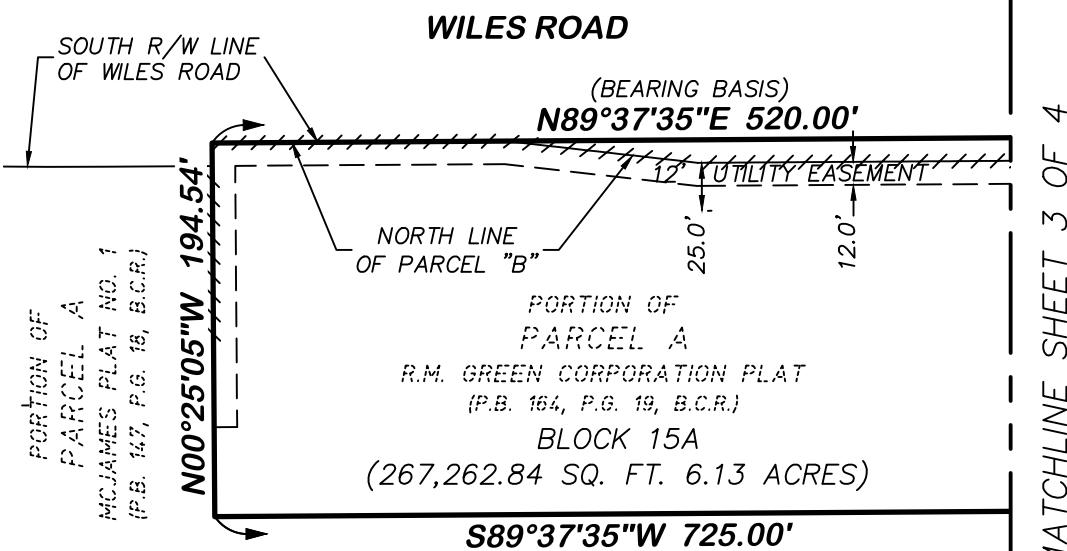
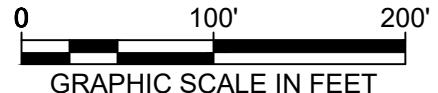
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SKETCH DESCRIPTION OF:
LAND SWAP BLOCK 15A TO GSR
COCONUT CREEK MAIN STREET

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

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