

Site No: FL-1609A
Site Name: Coconut Creek

PREPARED BY:
Paula Hickman, Esq.
Nextel South Corp.
6700 N. Andrews Avenue, Suite 700
Ft. Lauderdale, FL 33309

98-642098 T#001
11-03-98 09:37AM

RETURN TO:
Alan Gabriel, Esq.
2455 East Sunrise Blvd., PHE
Ft. Lauderdale, FL

MEMORANDUM OF AGREEMENT

This Memorandum of Agreement is entered into on this 27th day of August, 1998, by and between **CITY OF COCONUT CREEK**, a municipal corporation, with an address at 4800 West Copans Road, Coconut Creek, FL 33063 (hereinafter referred to as "CITY") and **NEXTEL SOUTH CORP.**, a Georgia corporation, with an office at 851 Trafalgar Court, Suite 300E, Maitland, FL 32751 (hereinafter referred to as "TENANT").

CITY and TENANT entered into a Communications Site Lease Agreement ("Agreement") on the 27th day of August, 1998, for the purpose of installing, operating and maintaining a radio communications facility and other improvements. All of the foregoing are set forth in the Agreement

The Land which is the subject of the Agreement is in Broward County, Florida, described in Exhibit A annexed hereto. The portion of the Land being leased to TENANT (the "Property") is described in Exhibit B annexed hereto.

The term of the Lease is for ten (10) years commencing on Aug. 31, 1998, and ending on Aug 31, 2008 with two (2) successive five (5) year options to renew.

Nothing contained herein is intended to or does change, modify, or affect, any of the terms or provisions of the Lease or the rights, duties, obligations, easements, and covenants running with the land created thereby, all of which remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this Memorandum of Agreement as of the day and year first above written.

CITY

ATTEST:

Barbara Shrice
City Clerk

Approved as to form:

[Signature]
City Attorney

CITY OF COCONUT CREEK

John P. Kelly
Name: John P. Kelly
Title: City Manager

BK 28964 PG 1437

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AE

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 27 day of August, 1998, by John P. Kelly, as City Manager of CITY OF COCONUT CREEK, a municipal corporation. He/she is personally known to me or has provided _____ as identification and he/she did/did not take an oath.

Barbara Stice
Notary Public, State of Florida
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CCS22707
MY COMMISSION EXPIRES JAN 5 2002

Printed, typed or Stamped Name: _____ Notary
My commission number and expiration date:

TENANT

Signed, sealed and delivered in the presence of:

Catherine S. Brackett
Witness
Print Name: Catherine S. Brackett
Christine King
Witness
Print Name: CHRISTINE KING

NEXTEL SOUTH CORP., a Georgia corporation

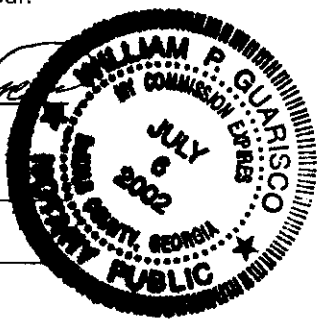
By: John Cafaro
Print Name: John Cafaro
Title: Vice President

STATE OF Georgia
COUNTY OF Guinn

The foregoing instrument was acknowledged before me this 25th day of August, 1998, by John Cafaro, as Vice President of Nextel South Corp., a Georgia corporation, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

WITNESS my hand and official seal.

William P. Guarisco
Notary Public
Print Name
My commission expires: _____



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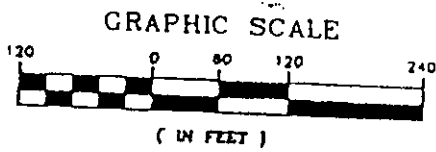
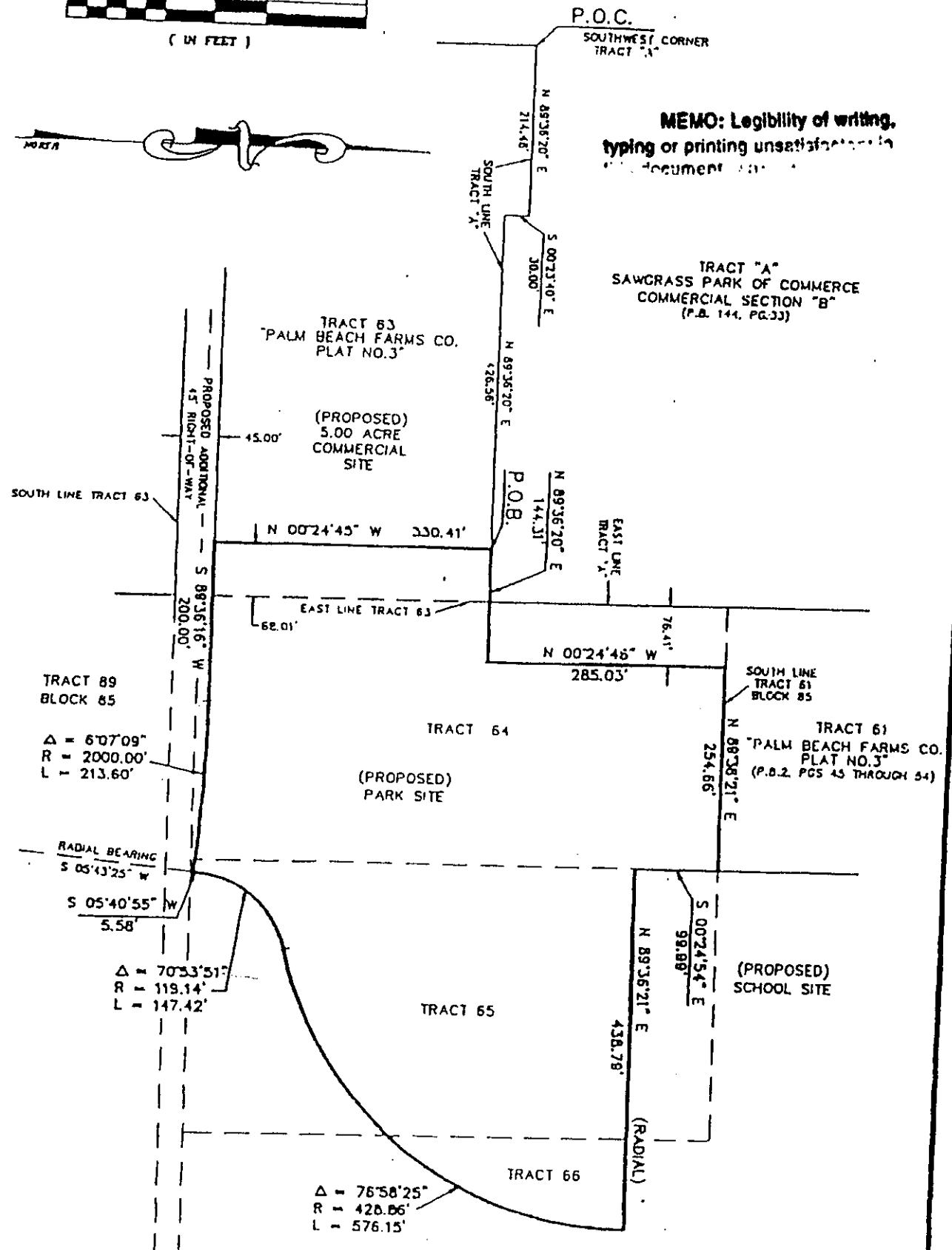


EXHIBIT "A"

MEMO: Legibility of writing, typing or printing unsatisfactory in this document.

TRACT "A"
SAWGRASS PARK OF COMMERCE
COMMERCIAL SECTION "B"
(P.B. 144, PG.33)



BK 28964 PG 1439

BK 26814 PG 0428

SHEET 1 OF 2

CAULFIELD & WHEELER, INC.
 Consulting Engineers • Planners • Surveyors
 7301 A West Poinciana Park Road • Suite 100A
 Boca Raton, Florida 33433
 401 • 382 1891

REVISIONS

DATE	8-22-83
SCALE	AS SHOWN
DRN. BY	J.M.M.
CHK. BY	D.P.L.
F.L.O. BK.	
PAGE	

REGENCY LAKES AT COCONUT CREEK
 PARK PARCEL SKETCH OF DESCRIPTION

LAND DESCRIPTION: (PARK SITE)

A portion of Parcel "A", "REGENCY LAKES AT COCONUT CREEK", as recorded in Plat Book 157, Page 23 of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCING at the Southwest corner of Tract "A", "SAWGRASS PARK OF COMMERCE COMMERCIAL SECTION "B", according to the plat thereof, as recorded in Plat Book 144, Page 33 of the Public Records of Broward County, Florida; thence N 89°36'20" E along the South line of said Tract "A" and along a boundary line of said Parcel "A", a distance of 214.48 feet; thence S 00°23'40" E continuing along said South line and said boundary line of Parcel "A", a distance of 30.00 feet; thence N 89°36'20" E continuing along said South line and said boundary line of Parcel "A", a distance of 426.56 feet to the POINT OF BEGINNING; thence continuing N 89°36'20" E along said South line of Tract "A" and the Easterly projection thereof, and along said boundary line of Parcel "A", a distance of 144.31 feet to a point of intersection with a line 76.41 feet East of and parallel with the East line of said Tract "A"; thence N 00°24'45" W along said parallel line and along said boundary line of Parcel "A", a distance of 285.03 feet to a point of intersection with the South line of Tract 61, Block 85, "THE PALM BEACH FARMS CO. PLAT NO. 3"; thence N 89°36'21" E along said South line and along said boundary line of Parcel "A", a distance of 254.66 feet; thence S 00°24'54" E, a distance of 99.99 feet; thence N 89°36'21" E, a distance of 438.79 feet to a point of intersection with a curve to the right whose radius point bears S 89°36'21" W; thence Southerly and Westerly along the arc of said curve having a radius of 428.86 feet, a central angle of 76°58'25", an arc distance of 576.15 feet to a point of reverse curvature; thence Westerly and Southerly along the arc of a curve to the left having a radius of 119.14 feet, a central angle of 70°53'51", an arc distance of 147.42 feet to a point of tangency; thence S 05°40'55" W, a distance of 5.58 feet to a point on a curve; thence Westerly along the arc of a curve to the left whose radius point bears S 05°43'25" W, having a radius of 2000.0 feet, a central angle of 06°07'09", an arc distance of 213.60 feet; thence S 89°36'16" W, a distance of 200.00 feet; thence N 00°24'45" W along said parallel line, a distance of 330.41 feet to the POINT OF BEGINNING.

Said lands situate in the City of Coconut Creek, Broward County, Florida.

Containing 357,192 Square Feet / 8.20 Acres, more or less.

Subject to Easements, Restrictions, Reservations, Covenants, and Rights-of-Way of Record.

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RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR

SHEET 2 OF 2

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MEMO: Legibility of writing,
typing or printing unsatisfactory in
this document when microfilmed

Exhibit "B"

DESCRIPTION: (LEASE PARCEL)

A PORTION OF PARCEL "A", "REGENCY LAKES AT COCONUT CREEK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 157, PAGE 23 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY NORTHWEST CORNER OF SAID PARCEL "A"; THENCE N89°36'20"E ALONG A BOUNDARY LINE OF SAID PARCEL "A", A DISTANCE OF 214.48 FEET; THENCE S86°22'17"E, A DISTANCE OF 427.61 FEET TO A CORNER OF SAID PARCEL "A" AND THE POINT OF BEGINNING; THENCE N89°36'21"E ALONG A BOUNDARY LINE OF SAID PARCEL "A", A DISTANCE OF 67.49 FEET; THENCE S00°23'39"E, A DISTANCE OF 34.16 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S17°17'18"E, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 21°03'07", AN ARC DISTANCE OF 18.37 FEET TO A POINT; THENCE N45°49'08"W, A DISTANCE OF 20.42 FEET; THENCE S44°10'52"W, A DISTANCE OF 12.00 FEET; THENCE S89°35'15"W, A DISTANCE OF 28.30 FEET TO A POINT OF INTERSECTION WITH THE BOUNDARY LINE OF SAID PARCEL "A"; THENCE N00°24'45"W ALONG SAID BOUNDARY LINE, A DISTANCE OF 36.79 FEET TO THE POINT OF BEGINNING.

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

CONTAINING 2,442 SQUARE FEET, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND RIGHTS-OF-WAY OF RECORD.

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MEMO: Legibility of writing.
typing or printing unsatisfactory in
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3539

S86°22'17"E

427.61

N89°36'2"E

67.49'

N00°24'45"W

36.79'

2442 SF

S00°23'39"E

34.16'

S89°55'15"W

28.30'

M. 1951
N45°49'08"W
20.42'

S17°17'18"E

S51°45'17"E

577.69

$\Delta = 21^{\circ}03'07''$

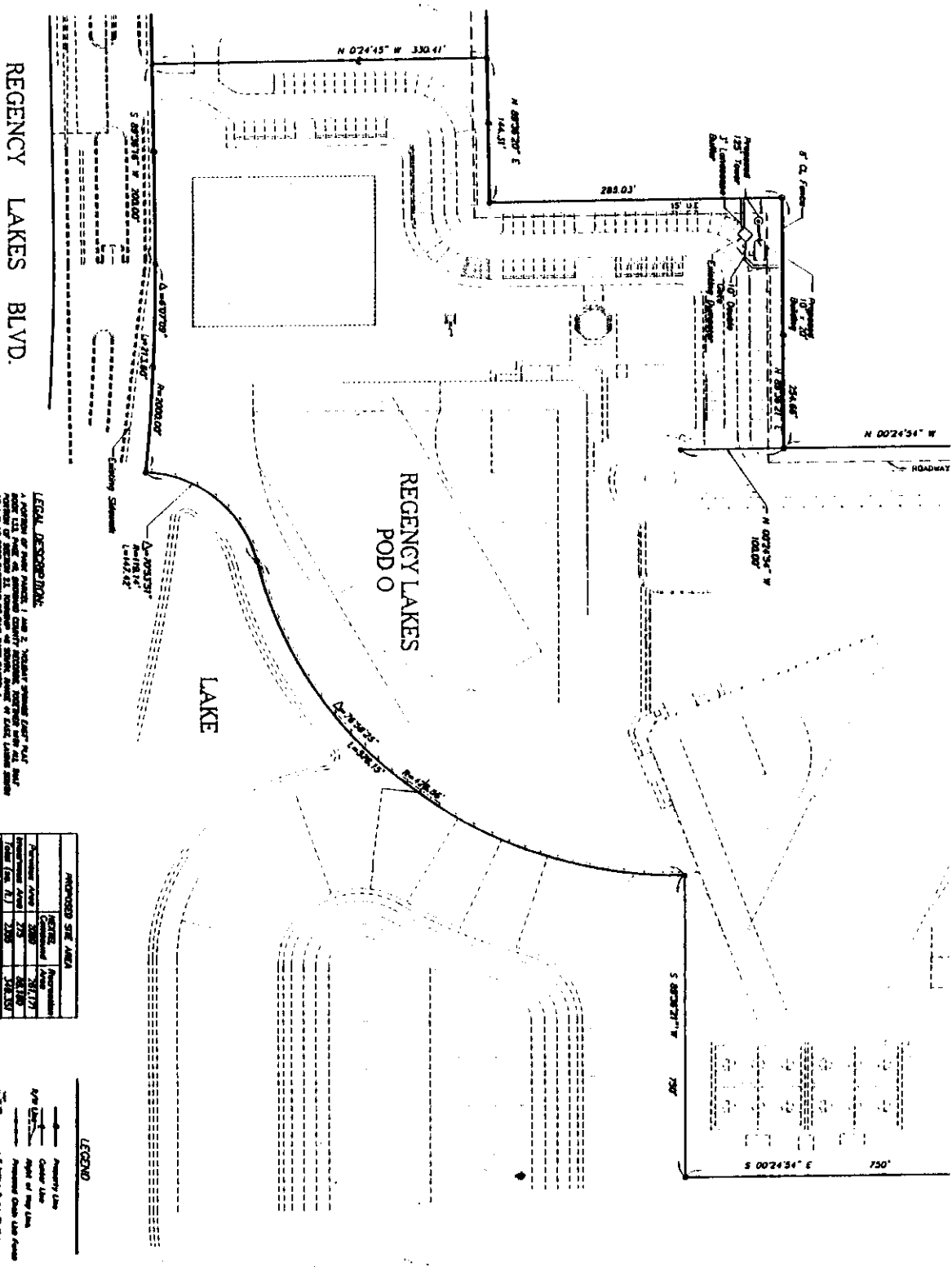
R = 50.00'

L = 18.37'

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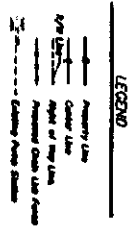
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 this document when microfilmed

BK 28964PG 1443



LEGAL DESCRIPTION:
 A PORTION OF TRACT 1 AND 2, TOWNSHIP 36N, RANGE 27E, SECT 14E, T8N, R27E, S14E, COCOONUT CREEK, FLORIDA, AS SHOWN ON PLAT 11,000,000, REC'D 11/14/02, AND AS SHOWN ON PLAT 11,000,000, REC'D 11/14/02, AND AS SHOWN ON PLAT 11,000,000, REC'D 11/14/02.

ADVANCED SITE AREA	
Category	Area
Proposed Area	288.03
Existing Area	288.03
Total Area	576.06



SCALE 1" = 40'
 3 of 5

CONZO CASTELLA CARBALLO THOMPSON SALWAN, P.A.
 ENGINEERS, ARCHITECTS, PLANNERS
 2200 W. COMMERCIAL BLVD., SUITE 306
 FT. LAUDERDALE, FLORIDA 33029
 FLORIDA (954)-464-8511 FAX (954)-464-8633
 FL. REGISTRATIONS: EB009022 AAC002142

C-1

NEXTEL
 5555 REGENCY LAKES BLVD.
 COCONUT CREEK, FLORIDA

ALPCORP, Inc.
 2730 Tecumseh Drive West Palm Beach, FL 33409
 Phone: 561-688-1280 • Fax: 561-616-2541 • email: ALPCORP@aol.com
 Communication/Construction/Design
 CGC 045380

REVISIONS

DESCRIPTION: (INGRESS/EGRESS EASEMENT)

A 25.00 FOOT WIDE INGRESS EGRESS EASEMENT LYING IN PARCEL "A", "REGENCY LAKES AT COCONUT CREEK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 157, PAGE 23 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, THE CENTERLINE OF WHICH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WESTERLY NORTHWEST CORNER OF SAID PARCEL "A"; THENCE N89°36'20"E ALONG A BOUNDARY LINE OF SAID PARCEL "A", A DISTANCE OF 214.48 FEET; THENCE S51°45'17"E, A DISTANCE OF 577.19 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF "NORTHWEST 63rd ROAD" AS SHOWN ON SAID PLAT AND THE POINT OF BEGINNING; THENCE N00°24'45"W, A DISTANCE OF 40.72 FEET TO A POINT OF CURVATURE; THENCE NORTHEREASTLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 37.50 FEET, A CENTRAL ANGLE OF 36°14'12", AN ARC DISTANCE OF 23.72 FEET TO A POINT OF TANGENCY; THENCE N35°49'27"E, A DISTANCE OF 9.85 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 37.50 FEET, A CENTRAL ANGLE OF 36°14'12", AN ARC DISTANCE OF 23.72 FEET TO A POINT OF TANGENCY; THENCE N00°24'45"W, A DISTANCE OF 155.39 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 37.50 FEET, A CENTRAL ANGLE OF 90°01'05", AN ARC DISTANCE OF 58.92 FEET TO A POINT OF TANGENCY; THENCE N89°36'20"E, A DISTANCE OF 69.28 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 37.50 FEET, A CENTRAL ANGLE OF 90°01'05", AN ARC DISTANCE OF 58.92 FEET TO A POINT OF TANGENCY; THENCE N00°24'45"W, A DISTANCE OF 210.00 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 37.50 FEET, A CENTRAL ANGLE OF 90°01'06", AN ARC DISTANCE OF 58.92 FEET TO THE CURVE'S END AND THE POINT OF TERMINUS.

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

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND RIGHTS-OF-WAY OF RECORD.

RESPONSE: Legality of writing,
regarding existing easements in
this document when identified

BK 28964 PG 1444

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