

Prepared by: RETURN:

City Attorney's Office
200 N.W. 1st Avenue
Delray Beach, Florida 33444

PCN 12-43-46-17-12-000-0200
Address 301 SW 1st Ave Delray Bch FL 33444

RIGHT-OF-WAY DEED

THIS INDENTURE made this ___ day of _____, 202_, between Copperforge Private Access I LLC

with a mailing address of 3013 Yamato Rd Ste B12 #121, GRANTOR, and **CITY OF DELRAY BEACH, FLORIDA**, a Florida municipal corporation with a mailing address of 100 N.W. 1st Avenue, Delray Beach, Florida 33444, GRANTEE.

(Whenever used herein the term "GRANTOR" and "GRANTEE" include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporation, whenever the context so admits or requires.)

WITNESSETH:

That GRANTOR, for and in consideration of the mutual promises herein contained and other good and valuable consideration, does hereby grant, remise, release, quit claim and convey unto GRANTEE, its successors and assigns, all right, title, interest, claim and demand which GRANTOR has in and to the following-described land, situate, lying and being in the County of Palm Beach, State of Florida, to-wit:

See Exhibit "A" attached hereto.

This Deed is made for the purpose of giving and granting to GRANTEE, its successors and assigns, a right-of-way and easement in and to said lands for public highway, street, and public utility purposes; and is made, executed and delivered with the express understanding and condition that should the same ever be discontinued or abandoned as a public highway or street, the title to same shall thereupon revert to and revest in GRANTOR or assigns.

That this right-of-way shall be subject only to those easements, restrictions, and reservation of record. GRANTOR agrees to provide for the release of any and all mortgages or liens encumbering this right-of-way. GRANTOR also agrees to erect no building or effect any other kind of construction or improvements upon the above-described property.

GRANTOR does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever claimed by, through or under it, that it has good right and lawful authority to grant the above-described right-of-way and that the same is unencumbered. Where the context of this Right-of-Way Deed allows or permits, the same shall include the successors or assigns of the parties.

TO HAVE AND TO HOLD THE SAME, together with all and singular the appurtenances thereto belonging or in anywise incident or appertaining, and all the estate, right, title, interest, and claim whatsoever of the said GRANTOR, in law or in equity to the only proper use, benefit, and behalf of the said GRANTEE, its successors and assigns.

IN WITNESS WHEREOF, said Grantor has signed and sealed these presents the day and year first above written.

WITNESS #1

[Signature]
Signature
Thronetta Monroe
Printed or Typed Name
12928 Pennell Pines Rd
Boynton Bch FL 33436
Address

GRANTOR

By:

[Signature]
Name: Matthew Delloro

Title: MGR member
for

Company: Copperforge Private Access I, LLC

Date:

5/8/2026

WITNESS #2:

[Signature]
Signature
Ida Delloro
Printed or Typed Name

7145 Cataluna Circle
Delray Beach, FL 33446
Address

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8 day of May, 2026, by Matthew Delloro (name of person), as MGR member (type of authority) for Copperforge Private Access I, LLC (name of party on behalf of whom instrument was executed).

Personally known OR Produced Identification
Type of Identification Produced FL DL

[Signature]
Notary Public – State of Florida



ATTEST:

**GRANTEE/ CITY OF DELRAY BEACH,
FLORIDA**

By: _____
City Clerk

By: _____
City Mayor

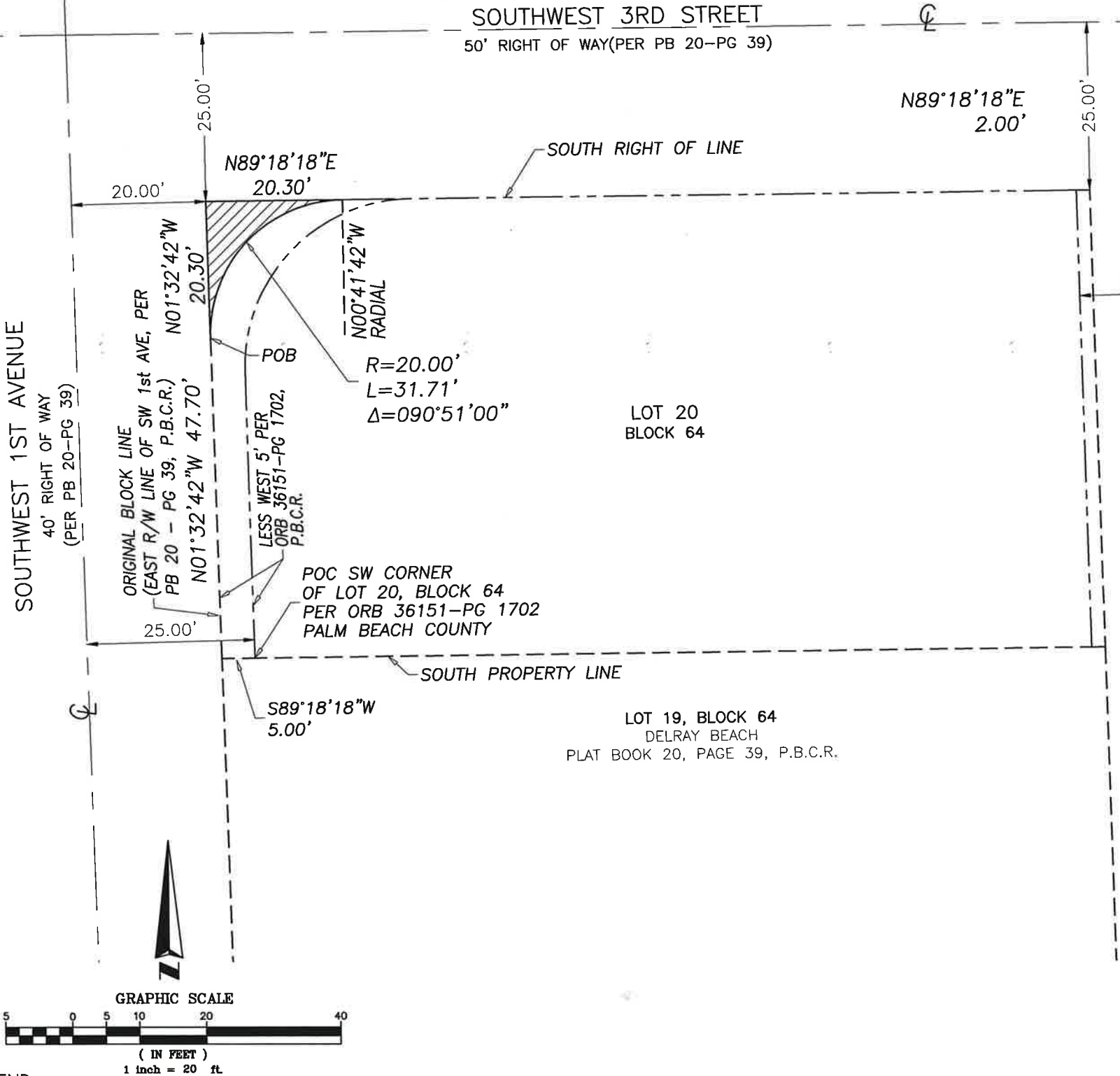
Approved as to Form:

By: _____
City Attorney

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EXHIBIT “A”

SPECIFIC PURPOSE SURVEY - DESCRIPTION AND SKETCH
FOR THE PURPOSE OF RIGHT OF WAY DEDICATION



LOCATION MAP
Not To Scale

LEGAL DESCRIPTION FOR PARCEL 3:

A PORTION OF LOT 20 BEING DEDICATED FOR RIGHT OF WAY PURPOSE, IN BLOCK 64, SUBDIVISION OF BLOCK 64 DELRAY BEACH, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 20, PAGE 39, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE DESCRIBED AS FOLLOWS:
COMMENCEMENT AT SOUTHWEST CORNER OF LOT 20 PER OFFICIAL RECORD BOOK 36151, AT PAGE 1702, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S89°18'18"W ALONG THE SOUTH LINE OF SAID LOT 20 FOR A DISTANCE OF 5.00 FEET TO THE POINT ON THE ORIGINAL BLOCK LINE AS SHOWN IN PLAT BOOK 20, AT PAGE 39; THENCE ALONG THE LAST DESCRIBED LINE N01°32'42"W FOR A DISTANCE OF 47.70 FEET TO A POINT OF BEGINNING; THENCE CONTINUE WITH THE LAST COURSE N01°32'42"W FOR A DISTANCE OF 20.30 FEET; THENCE N89°18'18"E ALONG THE NORTH PROPERTY LINE ALSO KNOWN AS THE SOUTH RIGHT OF WAY LINE OF SOUTHWEST 3rd STREET FOR A DISTANCE OF 20.30 FEET TO A POINT ON A CURVE, A RADIAL LINE THROUGH SAID POINT BEARS N00°41'42"W THENCE SOUTHWESTERLY ALONG A CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 20 FOOT AND A CENTRAL ANGLE OF 90°51'00" FOR AN ARC DISTANCE OF 31.71 FEET TO A POINT OF BEGINNING.
SAID LANDS CONTAINING 88.85 SQUARE FEET MORE OR LESS.

SURVEYORS NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.
3. NO SEARCH OF THE PUBLIC RECORD FOR THE PURPOSE OF ABSTRACTING TITLE WAS PERFORMED BY THIS OFFICE.
4. NO SUBSURFACE IMPROVEMENTS WERE LOCATED AS PART OF THIS SURVEY.
5. BEARINGS ARE REFERENCED TO THE CENTERLINE OF SW 3rd STREET, WITH AN ASSUMED BEARING OF N89°18'18"E; SAID LINE TO BE CONSIDERED A WELL - MONUMENTED LINE.
6. ALL DIMENSIONS AS SHOWN ARE BASED IN US FOOT.
7. FLOODPLAIN INFORMATION
FLOOD ZONE: "X" COMMUNITY NUMBER: 125102 (CITY OF DELRAY BEACH) PANEL: 12099C0979
SUFFIX: G BASE FLOOD ELEVATION: N/A FIRM DATE: 12/20/2024

CERTIFIED TO:

COPPERFORGE PRIVATE ACCESS I, LLC

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SPECIFIC PURPOSE SURVEY SHOWN HEREON IS ACCURATE TO THE BEST OF MY KNOWLEDGE.
I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17 OF FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

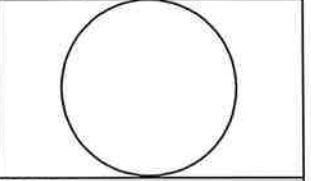
[Signature]
Guillermo A. Guerrero
Professional Surveyor & Mapper No. 6453
State of Florida
CORE Action Group, LLC. L.B. 8464



COMPANY WEBSITE: www.coreactiongroup.com
EMAIL: Ymicheli@coreactiongroup.com
CONTACT: 954-743-9363

FIELD DATE: 08.01.2025

CLIENT NAME	COPPERFORGE PRIVATE ACCESS I, LLC
SPECIFIC PURPOSE SURVEY	SUBDIVISION OF BLOCK 64 DELRAY BEACH
SECTION 17, TOWNSHIP 46 SOUTH, RANGE 43 EAST	PROPERTY ADDRESS
	301 SOUTHWEST 1ST AVENUE, DELRAY BEACH, FL 33444



DATE:	08.25.2025
SCALE:	1" = 20'
JOB NO:	CAG - 317567 - TASK #4
SHEET NO:	1 of 1