

EXHIBIT I
APPLICATION FOR WATERWAY WAIVER

EXHIBIT II
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**EXHIBIT III
WARRANTY DEED**

THIS INSTRUMENT WAS PREPARED BY:
James B. Abril, Esq.
MURRAY & SIMMONS, LLP
1401 East Broward Boulevard, Suite 200
Fort Lauderdale, Florida 33301

Parcel ID No. 504201-20-0170

WARRANTY DEED

THIS INDENTURE, executed this 15th day of February, 2013, by **816 VICTORIA PARK LLC, a Florida limited liability company, Grantor**, with a post office address of: 714 NE 20th Avenue, Fort Lauderdale, Florida 33334, in favor of **816 BUILDING LLC, a Florida limited liability company, Grantee**, whose mailing address is: 1007 North Federal Highway, #264, Fort Lauderdale, Florida 33304.

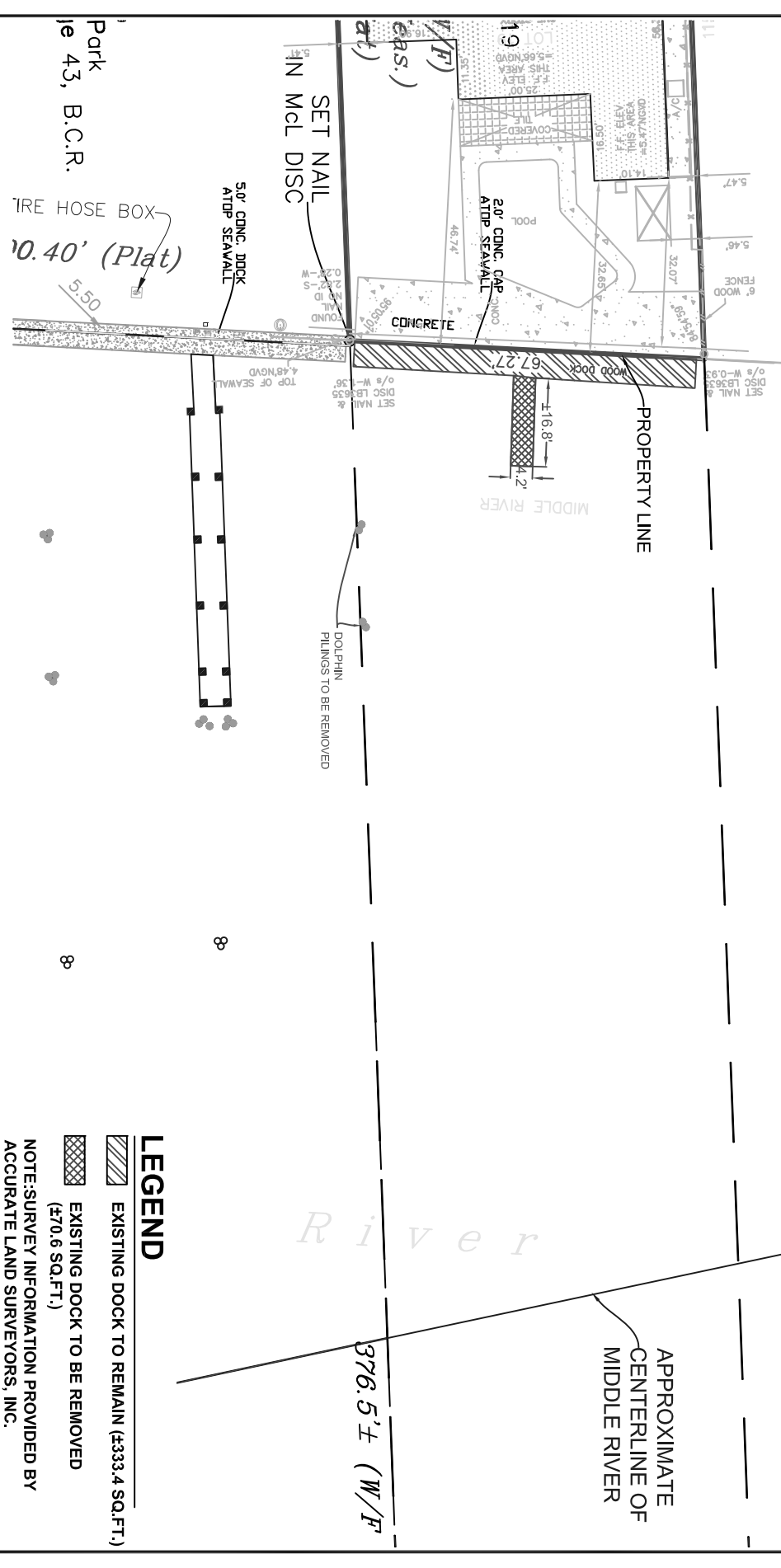
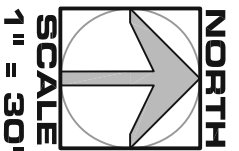
WITNESSETH: That the Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, hereby grants, bargains, sells, conveys, remises, releases and transfers unto the Grantee, its successors and assigns, as the case may be, in fee simple forever, the following described real property lying in the County of Broward, State of Florida, to wit (the "Property"):

Lot 19 of GATEWAY PARK, a Subdivision, according to the Plat thereof, as recorded in Plat Book 25, Page 43, of the Public Records of Broward County, Florida.

SUBJECT TO: land use designation, zoning restrictions, prohibitions and other requirements imposed by governmental authority; restrictions, easements and matters appearing on the Plat or otherwise common to the subdivision; unplatted public utility easements of record; and taxes for the year 2013 and subsequent years.

TO HAVE AND TO HOLD, the Property together with all and singular the rights and appurtenances thereunto belonging or in any way appertaining, to Grantee and its successors and assigns in fee simple forever; and all the estate, right, title, interest, lien, equity, and claim whatsoever of the Grantor, either in law or equity, to the only proper use and benefit of the Grantee forever and Grantor do hereby fully warrant the title to the Property and will defend same against all lawful claims.

**EXHIBIT IV
PROJECT PLANS**



LEGEND

EXISTING DOCK TO REMAIN (\$333.4 SQ.FT.)

EXISTING DOCK TO BE REMOVED (\$70.6 SQ.FT.)

NOTE: SURVEY INFORMATION PROVIDED BY ACCURATE LAND SURVEYORS, INC.

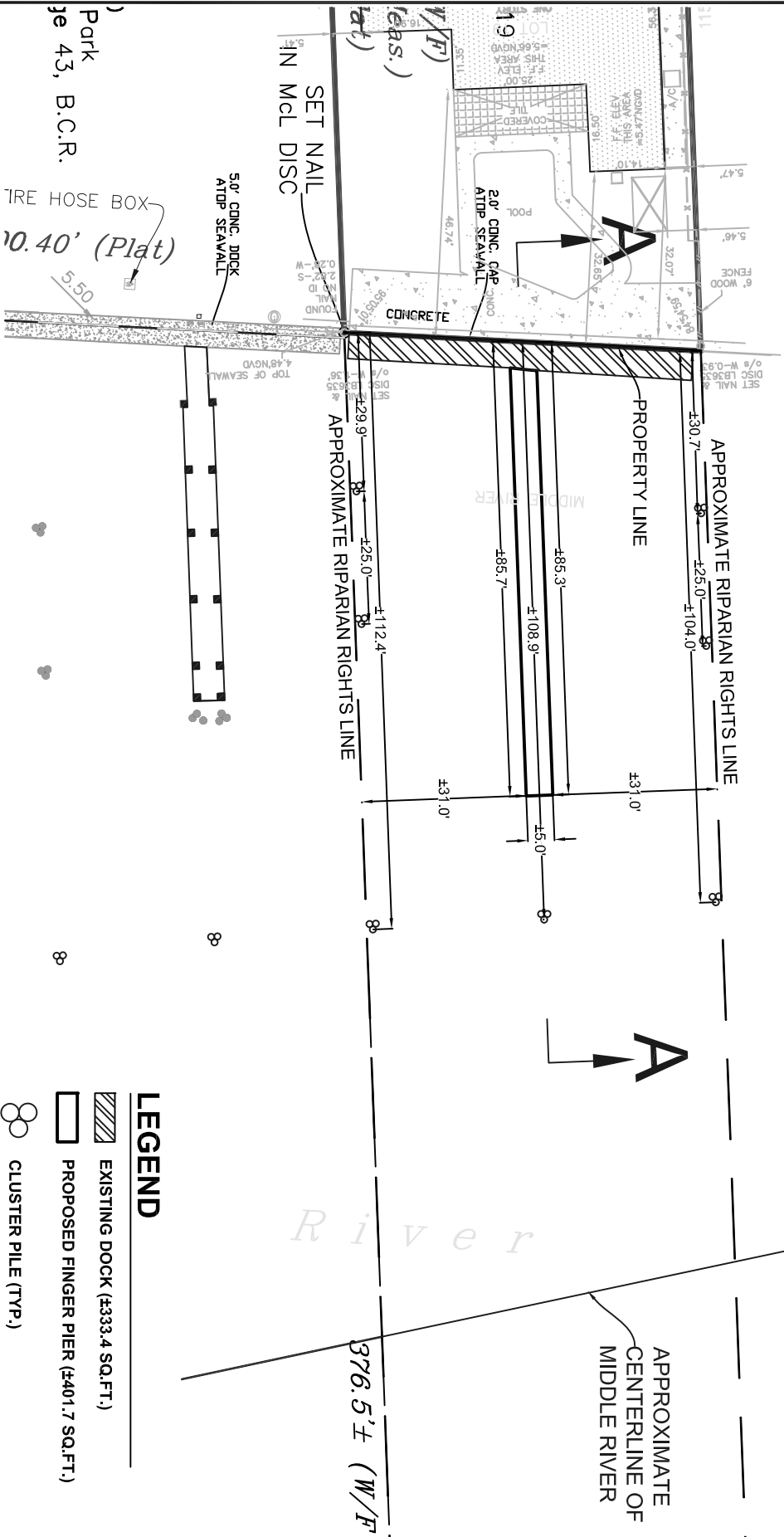
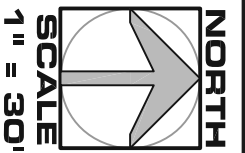
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816 NE 20TH AVENUE
 PREPARED FOR:
 MR. ANDREAS GROSSAUER

EXISTING CONDITIONS	Date:	3/5/13	Sheet:	1	of:	3
	Proj No.:	13-0006				



LEGEND

-  EXISTING DOCK (±333.4 SQ.FT.)
-  PROPOSED FINGER PIER (±401.7 SQ.FT.)
-  CLUSTER PILE (TYP.)

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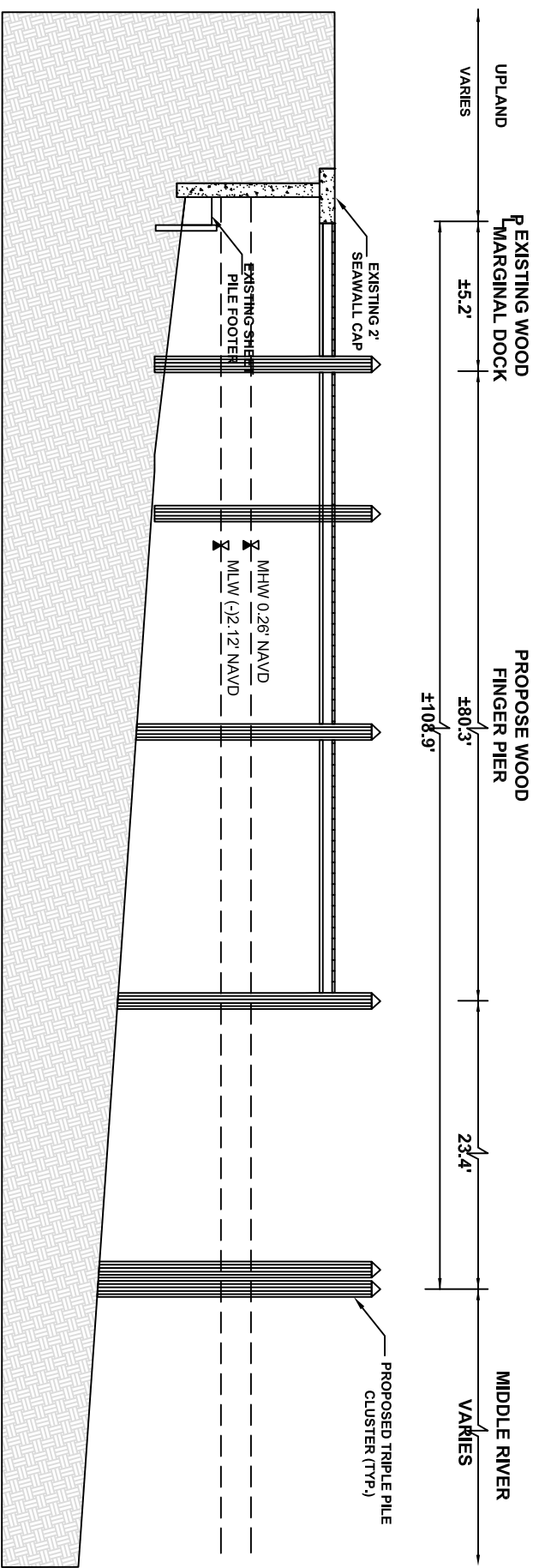
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816 NE 20TH AVENUE

PREPARED FOR:
MR. ANDREAS GROSSAUER

Date:	3/5/13	Sheet:	2	of:	3
Proj No.:	13-0006	PROPOSED CONDITIONS			



SECTION A-A
PROPOSED CONDITIONS
 N.T.S.

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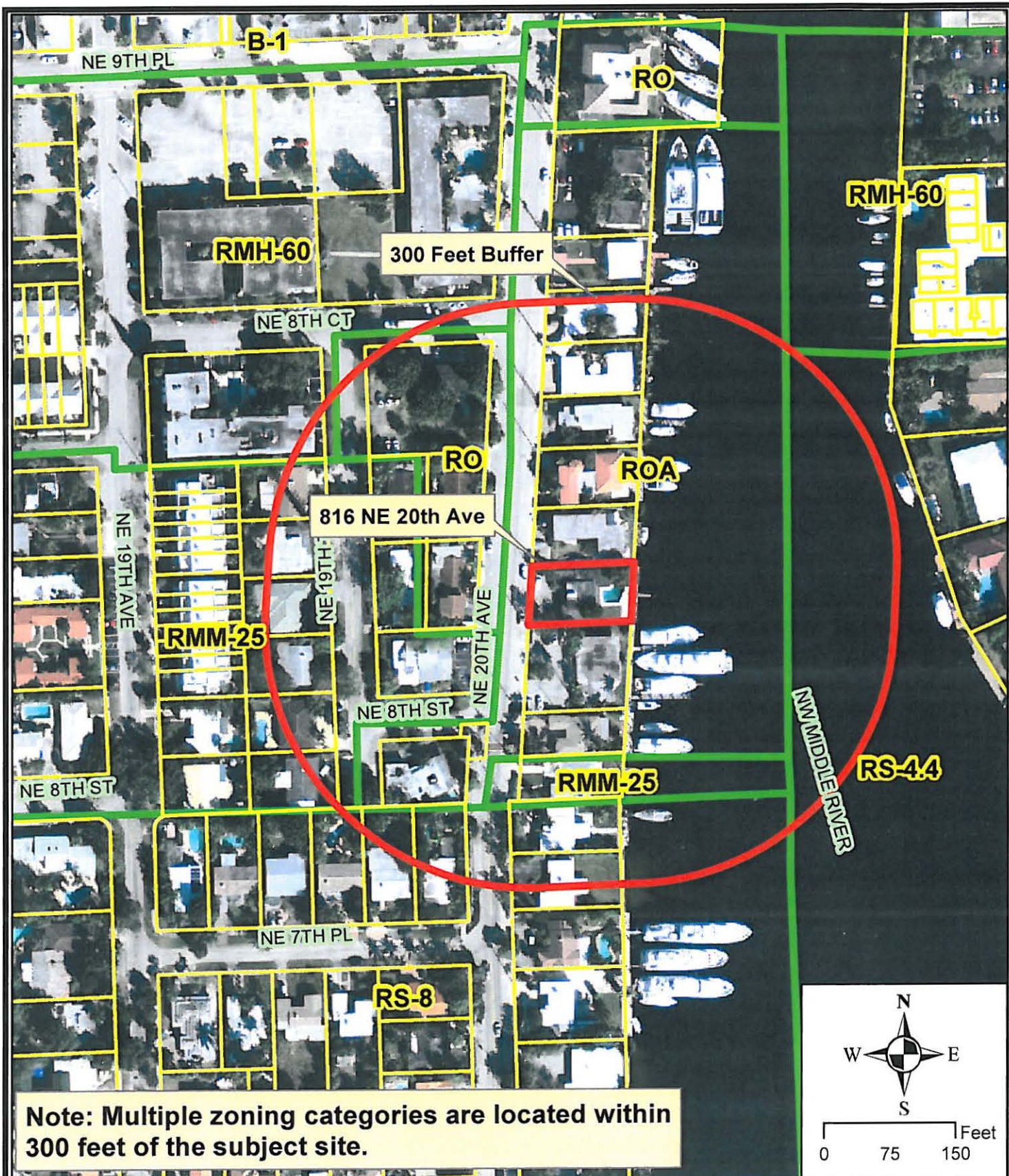
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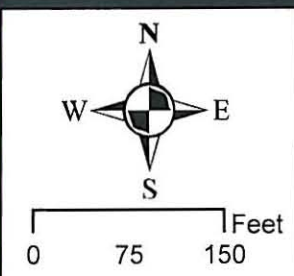
816 NE 20TH AVENUE
 PREPARED FOR:
 MR. ANDREAS GROSSAUER

SECTIONS		of:
Date:	2/20/13	3
Proj No.:	13-0006	3

**EXHIBIT V
ZONING AERIAL**



Note: Multiple zoning categories are located within 300 feet of the subject site.



816 NE 20th Ave



**EXHIBIT VI
SUMMARY DESCRIPTION**

Summary Description
816 NE 20th Avenue
TCG Project No. 13-0006

The project site is located along the Middle River at 816 NE 20th Avenue, in Section 01, Township 50, Range 42, in the City of Ft. Lauderdale, Broward County, Florida

The property is located along the Middle River, which are tidal waters. The nearest direct connection to the Atlantic Ocean is 2.8 miles to the south at Port Everglades. As the project site is located along the Middle River, the incoming tidal waters (flood) at the site move to the north and the outgoing waters (ebb) move to the south.

The proposed project consists of the replacement of the existing finger pier with a longer finger pier and the installation of seven (7) triple pile clusters into the Middle River. As measured from the property line, the proposed triple pile clusters and proposed finger pier encroach more than 25' from the property line into the Middle River. As these distances are over the allowable 25' distance into the waterway from the property line, the proposed finger pier and triple pile clusters will require a variance waiver.

The proposed finger pier and triple pile clusters will be permitted through the Broward County Environmental Protection & Growth Management Department, Florida Department of Environmental Protection, and US Army Corps of Engineers following the approval of the waiver.

The following four (4) matters provide justification for this waiver request:

1. All boat slips and structures will not exceed 30% of the width of the waterway.
2. Due to the extraordinary width of the waterway at this location to the closest structure or vessel ($\pm 230'$), the proposed project will not impede navigation within the Middle River.
3. The additional piles are necessary for safely mooring existing vessels, especially during high wind events and severe weather.
4. The proposed slips are consistent with the adjacent waivers and do not exceed the neighbor's current waiver of 124.4'.

If this waiver is approved, the applicant will comply with all necessary construction requirements stated in Section 47-19.3 (C)(E).



PROPOSED STRUCTURES	STRUCTURE DISTANCE FROM PROPERTY LINE	PERMITTED DISTANCE WITHOUT WAIVER	DISTANCE REQUIRING A WAIVER
Finger Pier	±85.7'	25'	60.7'
Triple Pile Cluster #1	±30.7'	25'	5.7'
Triple Pile Cluster #2	±55.7'	25'	30.7'
Triple Pile Cluster #3	±104'	25'	79'
Triple Pile Cluster #4	±108.9'	25'	83.9'
Triple Pile Cluster #5	±29.9'	25'	4.9'
Triple Pile Cluster #6	±54.9'	25'	29.9'
Triple Pile Cluster #7	±112.4'	25'	87.4'



**EXHIBIT VII
SITE PHOTOGRAPHS**



1. Northern property boundary, facing north.



2. Northern property boundary, facing east.



3. Northern property boundary, facing south.



4. Southern property boundary, facing south.

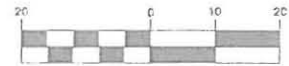
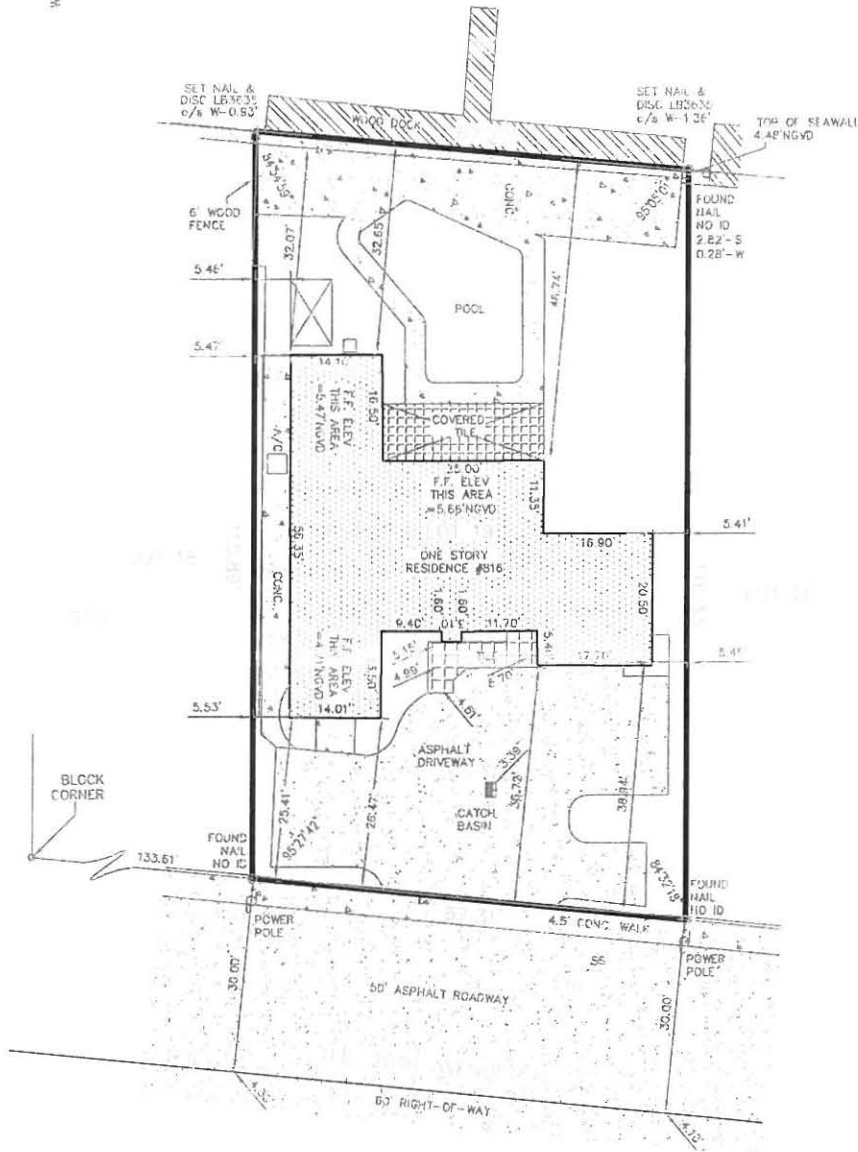
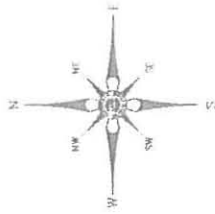


5. Southern property boundary, facing east.



6. Southern property boundary, facing northwest.

**EXHIBIT VIII
ORIGINAL SURVEY**



1"=20'

- UNLESS OTHERWISE NOTED FIELD MEASUREMENTS ARE IN AGREEMENT WITH RECORD MEASUREMENTS.
- BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N/A.
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS, OR OTHER MATTERS OF RECORD BY ACCURATE LAND SURVEYORS, INC.
- OWNERSHIP OF FENCE AND WALLS IF ANY NOT DETERMINED.
- THIS DRAWING IS THE PROPERTY OF ACCURATE LAND SURVEYORS, INC. AND SHALL NOT BE USED OR REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN AUTHORIZATION.
- THIS SURVEY CONSISTS OF A MAP AND TEXT REPORT. ONE IS NOT VALID WITHOUT THE OTHER.
- THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE CERTIFIED HEREON, TO BE VALID ONE YEAR FROM THE DATE OF SURVEY AS SHOWN.

THIS IS TO CERTIFY THAT I HAVE RECENTLY SURVEYED THE PROPERTY DESCRIBED IN THE FOREGOING TITLE CAPTION AND HAVE SET OR FOUND MONUMENTS AS INDICATED ON THIS SKETCH AND THAT SAID ABOVE GRADING, SURVEY AND SKETCH ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SURVEY MEETS MINIMUM TECHNICAL STANDARDS UNDER RULE 6A-12.01(1) AFFORDED BY THE FLORIDA BOARD OF LAND SURVEYORS, OCTOBER 15TH, 2009.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PROFESSIONAL SURVEYOR AND MAPPER No. 2769 - STATE OF FLORIDA

NO.	REVISIONS	DATE	BY
1	ADDITIONAL ELEVATIONS	02-15-13	AL/RLT
2	UPDATE SURVEY 89-13-0341	02-05-13	AL/RLT
3	SET NAIL & DISC 163635 c/w W-13E	02-05-13	M.W
4	DATE OF SURVEY	02-05-13	
5	DRAWN BY	AL	
6	CHECKED BY	JDF M.W	
7	FILED BY	CT-042	

SHEET NUMBER