

This instrument prepared by:
Andrew J. Schein, Esq.
Lochrie & Chakas, P.A.
1401 East Broward Boulevard, Suite 303
Fort Lauderdale, FL 33301

FIRST AMENDMENT TO REVOCABLE LICENSE

THIS FIRST AMENDMENT TO THE REVOCABLE LICENSE effective this _____ day of _____, 2021 by and between:

CITY OF FORT LAUDERDALE, a Florida municipal corporation,
P.O. Drawer 14250, Fort Lauderdale, FL 33302-4250 (“CITY”)

and

MQMF LAS OLAS OWNER LLC, a Delaware limited liability company, FEI/EIN Number 84-3121684, whose principal address is 2000 Mckinney Avenue, Suite 1000, Dallas, TX 75221 (“LICENSEE”)

WHEREAS, LICENSEE is the developer and fee simple owner of real property located 419 SE 2nd Street, Fort Lauderdale, Broward County, Florida and more particularly shown and described in **Exhibit “A”** attached hereto and made a part hereof (hereinafter “Property”); and

WHEREAS, LICENSEE is the successor in interest to Edengate Las Olas, LLC, a Florida limited liability company, and Cypress Las Olas LLC, a Delaware limited liability company; and

WHEREAS, Edengate Las Olas, LLC and Cypress Las Olas LLC in interest entered into a Revocable License Agreement for temporary right-of-way closures pursuant to that certain Revocable License Agreement recorded as Instrument Number 116103253 in the public records of Broward County, Florida (“Original Revocable License Agreement”); and

WHEREAS, LICENSEE is currently developing the Development Project as defined in the Original Revocable License Agreement; and

WHEREAS, as a condition of approval for the Development Project, LICENSEE, as successor in interest, agreed to replace the existing 8” VCP sewer main along SE 5th Avenue with a 12” PVC sewer main (“Sewer Improvements”); and

WHEREAS, in order to construct the Sewer Improvements, LICENSEE needs to temporarily close portions of SE 5th Avenue, SE 2nd Avenue and Las Olas Boulevard as further described herein; and

WHEREAS, LICENSEE desires to enter into this First Amendment to the Revocable License Agreement to include additional temporary right-of-way closures in order to construct the Sewer Improvements;

WHEREAS, the City Commission of the City of Fort Lauderdale, by Motion adopted on _____, has authorized execution of this First Amendment to the Revocable License Agreement by the proper CITY officials;

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained in this Revocable License, and other good and valuable considerations, the adequacy and receipt of which are hereby acknowledged, the parties agree as follows:

1. Recitals. The foregoing recitals are true and correct and are hereby ratified and confirmed and incorporated herein.

2. Original Revocable License Agreement. Except as expressly modified herein, all terms and conditions of the Original Revocable License Agreement remain in full force and effect.

3. Amendment to Original Agreement. Section 4.1 of the Original Revocable License Agreement is hereby amended to read as follows:

4.1 Due to the need to keep the public safe and to make certain improvements within the License Area, LICENSEE may close a portion of the right-of-way of SE 2nd Street as follows:

4.1.1 Closure #1: Sidewalk and Parallel Parking on SE 2nd Street

(a) Boundary of closure: The northern sidewalk and parallel parking stalls on SE 2nd Street, as more particularly described in **Exhibit “B”** (“Closure #1”). Two-way vehicular travel will be maintained on SE 2nd Street. Pedestrians will be re-routed to nearby designated crosswalks as shown on the M.O.T. plan attached hereto as **Exhibit “C”**.

(b) Duration: Twenty-four (24) months unless terminated sooner pursuant to provisions 4.4, 4.5 or 23 hereof. This closure period may commence upon the issuance of the MOT Permit. The City Manager shall have the authority, upon written request by LICENSEE, to extend the term of this closure by not more than two (2) thirty (30) day periods beyond the period set forth in this subsection. Requests for extensions must be made at least two (2) weeks prior to the expiration date of this closure.

4.1.2 Closure #2: A portion of the sidewalk on SE 2nd Street and SE 5th Avenue, a portion of the travel lanes on SE 2nd Street, and a portion of the travel lanes on SE 5th Avenue

(a) Boundary of Closure: A portion of the SE 2nd Street and SE 5th Avenue travel lanes adjacent to the Property as more particularly described in **Exhibit “D”** attached hereto (“Closure #2” or “Sewer Improvement Phase 1 MOT Area”). Two-way vehicular travel will be

maintained on SE 2nd Street and SE 5th Avenue through the use of flagmen. Pedestrians will be re-routed to nearby crosswalks as shown on the M.O.T. plan attached hereto as **Exhibit “E”**. Closure #2 is needed to replace an 8-inch PVC pipe with a 12” DIP and to mill and resurface the roadway after construction of the improvements.

- (b) **Duration:** Thirteen (13) days unless terminated sooner pursuant to provisions 4.4, 4.5, or 23 hereof. This closure period may commence upon the issuance of the MOT Permit. The City Manager shall have the authority, upon written request by LICENSEE, to extend the term of this closure. The sewer improvements within the Closure #2 area are expected to take approximately ten (10) days, and the milling and resurfacing of the roadway after construction of the improvements is expected to take approximately three (3) days. Closure #2 will not be a continuous 13-day closure. The 10-day closure for the sewer improvement work will take place upon issuance of the MOT Permit, and the 3-day closure for the milling and resurfacing will take place at the end of construction of the Sewer Improvements.

4.1.3 Closure #3: A portion of the southern sidewalk and eastbound travel lane of SE 2nd Street, a portion of the western sidewalk of SE 5th Avenue, and a portion of the travel lanes of SE 5th Avenue.

- (a) **Boundary of Closure:** A portion of the SE 2nd Street and SE 5th Avenue travel lane as more particularly described in **Exhibit “F”** attached hereto (“Closure #3” or “Sewer Improvement Phase 2 MOT Area”). Two-way vehicular travel will be maintained on SE 2nd Street and SE 5th Avenue through the use of flagmen. Pedestrians will be re-routed to nearby crosswalks as shown on the M.O.T. plan attached hereto as **Exhibit “G”**. Closure #3 is needed to replace an 8-inch PVC pipe with a 12” DIP and to mill and resurface the roadway after construction of the improvements.
- (b) **Duration:** Thirteen (13) days unless terminated sooner pursuant to provisions 4.4, 4.5, or 23 hereof. This closure period may commence upon the issuance of the MOT Permit. The City Manager shall have the authority, upon written request by LICENSEE, to extend the term of this closure. The sewer improvements within the Closure #3 area are expected to take approximately ten (10) days, and the milling and resurfacing of the roadway after construction of the improvements is expected to take approximately three (3) days. Closure #3 will not be a continuous 13-day closure. The 10-day closure for the sewer improvement work will take place upon issuance of the MOT Permit, and the 3-day closure for the milling and resurfacing will take place at the end of construction of the Sewer Improvements.

4.1.4 Closure #4: A portion of the western sidewalk on SE 5th Avenue, a portion of the travel lanes of SE 5th Avenue, a portion of the northern sidewalk on East Las Olas Boulevard, and a portion of the westbound travel lane of East Las Olas Boulevard

- (a) **Boundary of Closure:** A portion of the East Las Olas Boulevard and SE 5th Avenue travel lanes as more particularly described in **Exhibit “H”** attached hereto (“Closure #4” or “Sewer Improvement Phase 3 MOT Area”). Two-way vehicular travel will be maintained SE 5th Avenue and East Las Olas Boulevard through the use of flagmen. Pedestrians will be re-routed to nearby crosswalks as shown on the M.O.T. plan attached hereto as **Exhibit “I”**. Closure #4 is needed to replace an 8-inch PVC pipe with a 12” DIP and to mill and resurface the roadway after construction of the improvements.
- (b) **Duration:** Twenty-four (24) days unless terminated sooner pursuant to provisions 4.4, 4.5, or 23 hereof. This closure period may commence upon the issuance of the MOT Permit. The City Manager shall have the authority, upon written request by LICENSEE, to extend the term of this closure. The sewer improvements within the Closure #4 area are expected to take approximately twenty-one (21) days, and the milling and resurfacing of the roadway after construction of the improvements is expected to take approximately three (3) days. Closure #4 will not be a continuous 24-day closure. The 21-day closure for the sewer improvement work will take place upon issuance of the MOT Permit, and the 3-day closure for the milling and resurfacing will take place at the end of construction of the Sewer Improvements.

4.1.5 Closure #5: A portion of the travel lanes on East Las Olas Boulevard

- (a) **Boundary of Closure:** A portion of East Las Olas Boulevard as more particularly described in **Exhibit “J”** attached hereto (“Closure #5” or “Sewer Improvement Phase 4 MOT Area”). Two-way vehicular travel will be maintained on East Las Olas Boulevard through the use of flagmen. Pedestrians will be re-routed to nearby crosswalks as shown on the M.O.T. plan attached hereto as **Exhibit “K”**. Closure #5 is needed to construct a conflict manhole on the existing 24” RCP storm sewer and to install a new sanitary sewer manhole on the existing 12” Las Olas sewer main for tie-in with the new SE 5th Avenue 12” main, and to mill and resurface the roadway after construction.
- (b) **Duration:** Thirteen (13) days unless terminated sooner pursuant to provisions 4.4, 4.5, or 23 hereof. This closure period may commence upon the issuance of the MOT Permit. The City Manager shall have the authority, upon written request by LICENSEE, to extend the term of this closure. The sewer and manhole improvements within the Closure #5 area are expected to take approximately ten (10) days,

and the milling and resurfacing of the roadway after construction of the improvements is expected to take approximately three (3) days. Closure #5 will not be a continuous 13-day closure. The 10-day closure for the sewer and manhole improvement work will take place upon issuance of the MOT Permit, and the 3-day closure for the milling and resurfacing will take place at the end of construction of the Sewer Improvements.

SIGNATURES ON FOLLOWING PAGES

AS TO CITY:

WITNESSES:

CITY OF FORT LAUDERDALE

By: _____
Dean J. Trantalis, Mayor

[Witness type or print name]

By: _____
Christopher J. Lagerbloom, ICMA-CM
City Manager

[Witness type or print name]

ATTEST:

(CORPORATE SEAL)

Jeff Modarelli, City Clerk

Approved as to form:

Shari C. Wallen, Esq.
Assistant City Attorney

STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization this ___ day of _____, 2021 by **Dean J. Trantalis**, Mayor of the City of Fort Lauderdale, a municipal corporation of Florida. He is personally known to me and did not take an oath.

(SEAL)

Notary Public, State of Florida
(Signature of Notary taking Acknowledgment)

Name of Notary Typed, Printed or Stamped

My Commission Expires: _____

Commission Number: _____

STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization this ___ day of _____, 2021 by **Christopher J. Lagerbloom**, City Manager of the City of Fort Lauderdale, a municipal corporation of Florida. He is personally known to me and did not take an oath.

(SEAL)

Notary Public, State of Florida
(Signature of Notary taking Acknowledgment)

Name of Notary Typed, Printed or Stamped

My Commission Expires: _____
Commission Number: _____

AS TO LICENSEE:

WITNESSES:

[Witness Signature]

[Witness print/type name]

[Witness Signature]

[Witness print/type name]

MQMF LAS OLAS OWNER LLC, a Delaware limited liability company

By: _____

ACKNOWLEDGEMENT

STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization this __ day of _____, 2021 by _____, as _____ of MQMF LAS OLAS OWNER LLC, a Delaware limited liability company. He/she is personally known to me or has produced _____ as identification and did / did not (circle one) take an oath.

Notary Public, State of Florida
(Signature of Notary Acknowledgement)

Name of Notary Typed, Printed or Stamped

My Commission Expires: _____
Commission Number: _____

Exhibit "A"

The Property

The West 205.20 feet of Parcel "A", Crocker Tower, according to the plat thereof, as recorded in Plat Book 142, Page 1 of the Public Records of Broward County, Florida.

Said lands situate, lying in the City of Fort Lauderdale, Broward County, Containing 67,661 square feet (1.55 acres), more or less.

Exhibit "B"

Closure #1 Sketch and Legal Description

[see attached sketch and legal description]

*EDEN LAS OLAS
 PHASE 1 LICENSE AREA
 PORTION OF RIGHT-OF-WAY
 ADJACENT TO PARCEL "A"
 CROCKER TOWER PLAT
 (PB 142, PG 1, BCR)*

A PORTION OF THE 60' WIDE S.E. 2ND ST. RIGHT-OF-WAY ADJACENT TO PARCEL "A", CROCKER TOWER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 142, PAGE 1 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE WEST 205.20' OF SAID PARCEL "A";

THENCE SOUTH 00°08'40" EAST, 329.72 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°58'20" EAST, 3.00 FEET;

THENCE SOUTH 00°08'40" EAST, 25.00 FEET;

THENCE SOUTH 89°58'20" WEST, 220.28 FEET;

THENCE NORTH 00°08'40" WEST, 25.00 FEET;

THENCE NORTH 89°58'20" EAST, 217.28 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 5,507 SQUARE FEET (0.126 ACRE), MORE OR LESS.

SHEET 1 OF 3 SHEETS

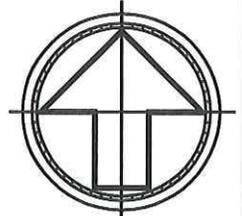
REVISIONS	DWN	DATE	FB/PG	CHKD

SDA SHAH
 & ASSOCIATES DROTOS

ENGINEERING
 SURVEYING
 PLANNING

CERTIFICATE OF AUTHORIZATION NO. LB 6456
 3410 N. Andrews Avenue Ext. • Pompano Beach, Fl. 33064
 PH: 954-943-9433 • FAX: 954-7783-4754

EDEN LAS OLAS
PHASE 1 LICENSE AREA
 PORTION OF RIGHT-OF-WAY
 ADJACENT TO PARCEL "A"
 CROCKER TOWER PLAT
 (PB 142, PG 1, BCR)



SCALE: 1" = 50'

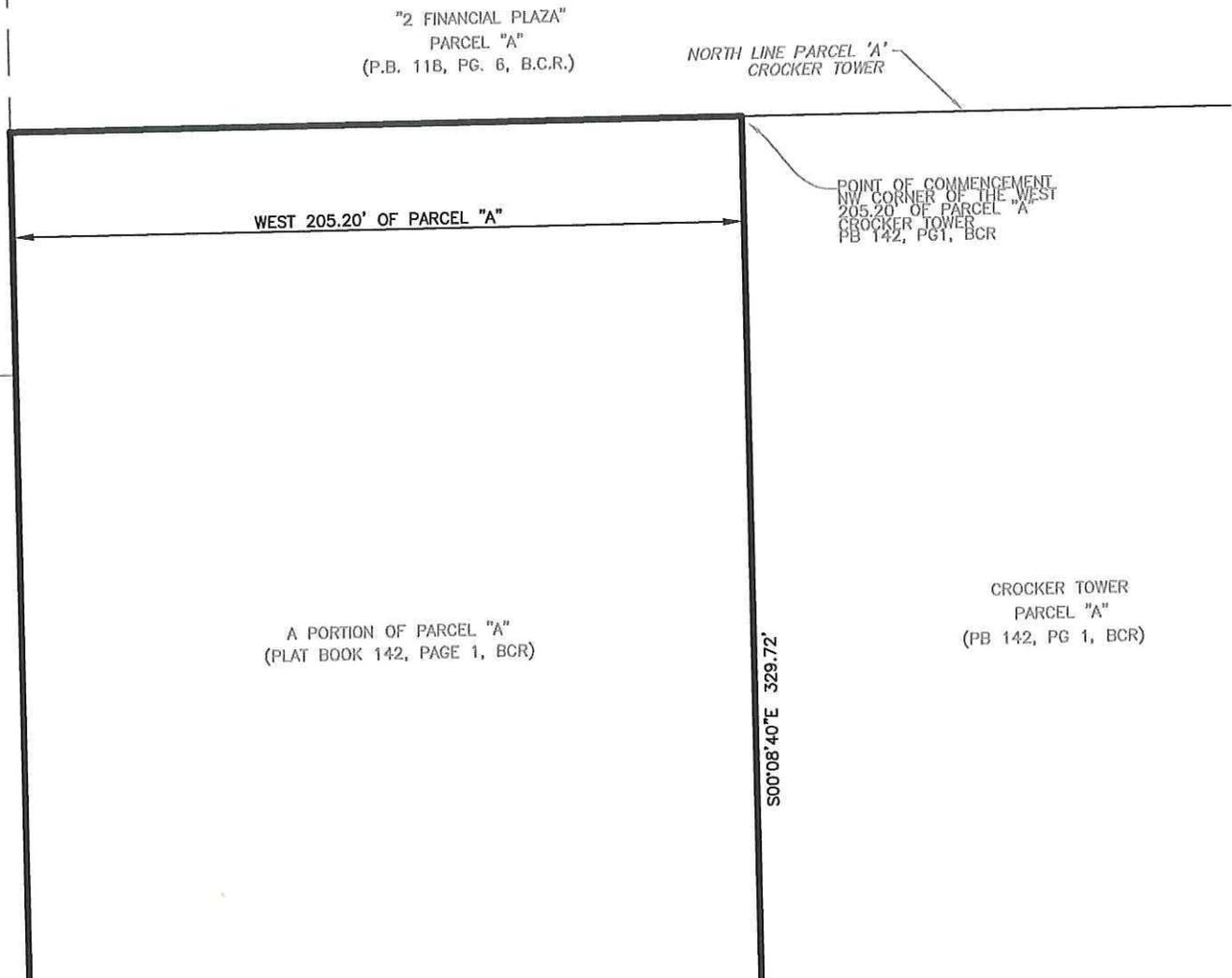
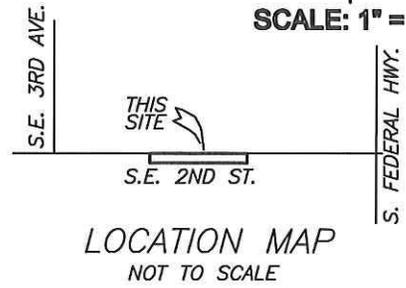
LEGEND:

P.B. = PLAT BOOK

O.R.B = OFFICIAL RECORDS BOOK

B.C.R. = BROWARD COUNTY RECORDS

P.G. = PAGE



SHEET SHEET 3 OF 3 SHEETS

SHEET 2 OF 3 SHEETS

REVISIONS	DWN	DATE	FB/PG	CHKD

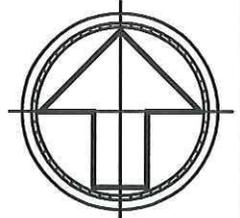
SDA SHAH
 & ASSOCIATES DROTOS

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 SURVEYING
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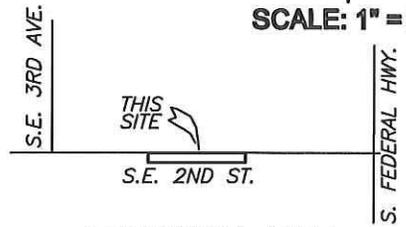
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 PH: 954-943-9433 • FAX: 954-7783-4754

EDEN LAS OLAS PHASE 1 LICENSE AREA

PORTION OF RIGHT-OF-WAY
ADJACENT TO PARCEL "A"
CROCKER TOWER PLAT
(PB 142, PG 1, BCR)



SCALE: 1" = 50'

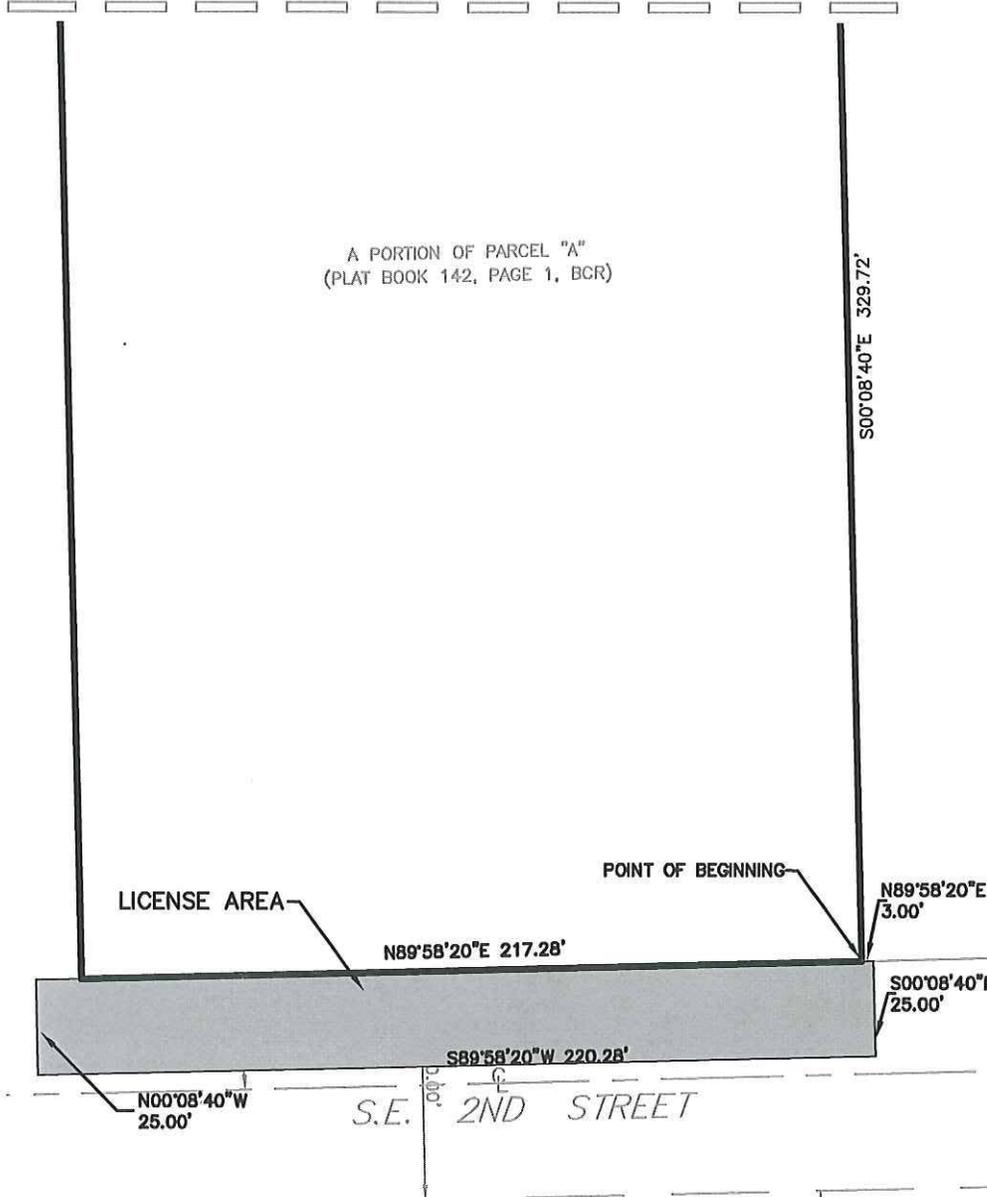


LOCATION MAP
NOT TO SCALE

LEGEND:

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- B.C.R. = BROWARD COUNTY RECORDS
- P.G. = PAGE

SHEET SHEET 2 OF 3 SHEETS



SURVEY NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY SHAH, DRTOS & ASSOCIATES FOR EASEMENTS, RIGHTS-OF-WAY, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
3. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.



FOR THE FIRM, BY:
Michael D. Sarver
STATE OF FLORIDA
MICHAEL D. SARVER
PROFESSIONAL SURVEYOR
AND MAPPER
FLORIDA REGISTRATION NO. 4174

SHEET 3 OF 3 SHEETS

REVISIONS	DWN	DATE	FB/PG	CHKD

SDA SHAH DRTOS & ASSOCIATES
ENGINEERING SURVEYING PLANNING
CERTIFICATE OF AUTHORIZATION NO. LB 6456
3410 N. Andrews Avenue Ext. • Pompano Beach, FL 33064
PH: 954-943-9433 • FAX: 954-7783-4754

Exhibit “C”

Closure #1 MOT Plan

[see attached MOT Plan]




 5959 Blue Lagoon Dr. Suite 200 Miami, FL 33126
 Phone: 305-559-4900
 www.Coastalconstruction.com

Owner: -
 Project: EDEN LAS OLAS

MOT - PEDESTRIAN CROSSING
 PRELIMINARY DRAWING
 Date Printed: 11/14/2018 3:06:13
 Project number: 0000
 Drawn by: Author

Scale: 1" = 80'-0"
 LG2.00

Exhibit "D"

Closure #2 Sketch and Legal Description

[see attached sketch and legal description]

EDEN LAS OLAS PHASE 2 LICENSE AREA

PORTION OF PARCEL "A" CROCKER TOWER TOGETHER WITH A
PORTION OF SOUTHEAST 2ND STREET
RIGHT-OF-WAY

(P.B. 142, PG. 1, B.C.R.) & (O.R.B. 3547, PG. 280, B.C.R.)

A PORTION OF PARCEL "A", CROCKER TOWER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 142, PAGE 1 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE RIGHT-OF-WAY OF SOUTHEAST 2ND STREET AS RECORDED IN OFFICIAL RECORDS BOOK 3547, PAGE 280 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE WEST 205.20 FEET OF "PARCEL A", CROCKER TOWER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 142, PAGE 1 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE NORTH 00°08'40" WEST, ALONG THE EAST LINE OF THE WEST 205.20 FEET OF SAID PARCEL "A", 88.00 FEET;

THENCE SOUTH 45°00'00" EAST, 27.00 FEET;

THENCE SOUTH 00°08'40" EAST, 106.00 FEET;

THENCE SOUTH 89°58'20" WEST, 74.00 FEET;

THENCE NORTH 00°08'40" WEST, 20.00 FEET;

THENCE NORTH 89°58'20" EAST, 54.96 FEET;

THENCE NORTH 00°08'40" WEST, 17.14 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 3,330 SQUARE FEET (0.076 ACRE), MORE OR LESS.

SHEET 1 OF 2 SHEETS

REVISIONS	DWN	DATE	FB/PG	CHKD	

SDA

SHAH
DROTOS

& ASSOCIATES

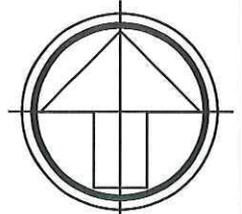
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EDEN LAS OLAS PHASE 2 LICENSE AREA

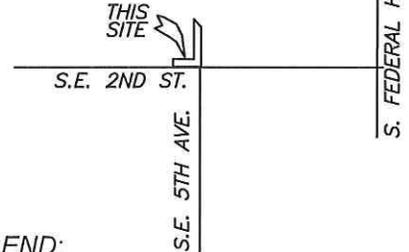
PORTION OF SOUTHEAST 2ND STREET
RIGHT-OF-WAY

(O.R.B. 3547, PG. 280, BCR)



SCALE: 1" = 50'

LOCATION MAP
NOT TO SCALE

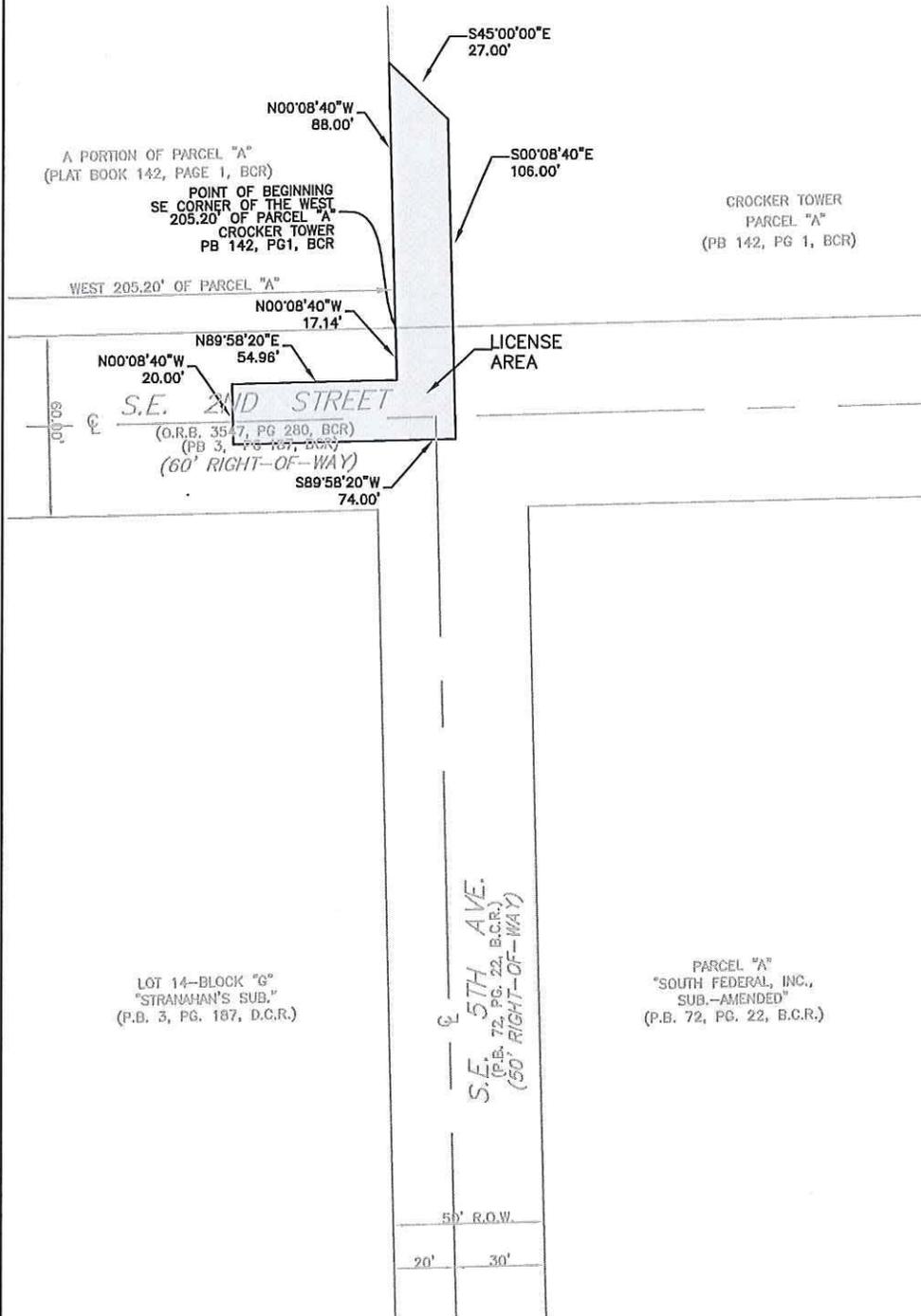


LEGEND:

- P.B. = PLAT BOOK
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- D.C.R = DADE COUNTY RECORDS
- P.G. = PAGE

SURVEY NOTES:

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3. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.



FOR THE FIRM, BY:

Michael D. Sarver
STATE OF FLORIDA
MICHAEL D. SARVER
PROFESSIONAL SURVEYOR
AND MAPPER
FLORIDA REGISTRATION NO. 4174

SHEET 2 OF 2 SHEETS

REVISIONS	DWN	DATE	FB/PG	CHKD

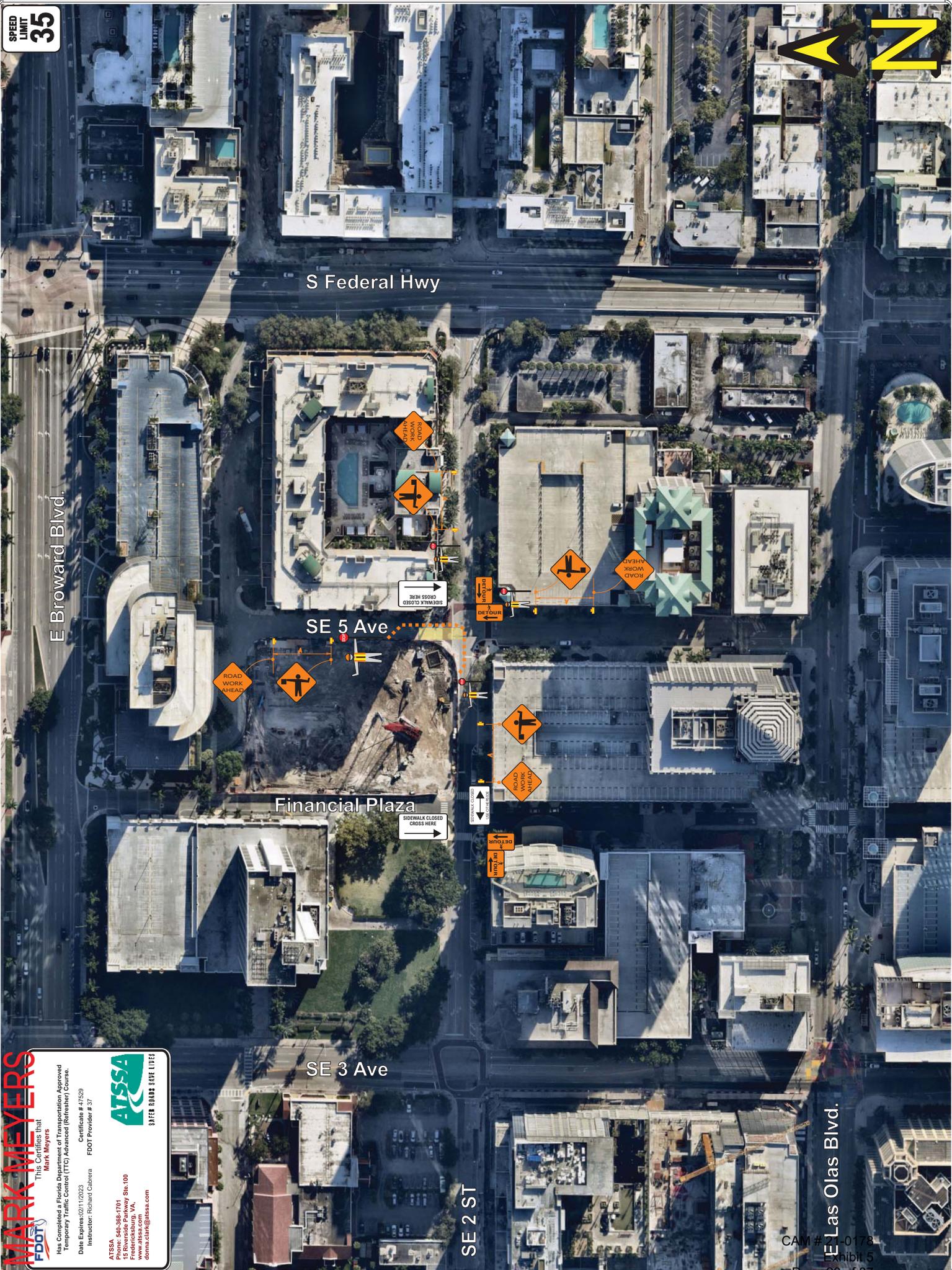
SDA SHAH DROTOS & ASSOCIATES
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3410 N. Andrews Avenue Ext. • Pompano Beach, Fl. 33064
PH: 954-943-9433 • FAX: 954-7783-4754

Exhibit "E"

Closure #2 MOT Plan

[see attached MOT Plan]

SPEED LIMIT 35



MARK MEYERS
 FDOT
 This Certifies that
 Mark Meyers
 Has Completed a Florida Department of Transportation Approved
 Temporary Traffic Control (TTC) Advanced (Refresher) Course.
 Date Expires: 02/11/2023
 Instructor: Richard Cabrera
 FDOT Provider # 37

ATSSA
 SAFER ROADS SAVE LIVES
 Phone: 540-368-1701
 15 Riverside Parkway Ste. 100
 Fairfax, VA
 www.atssa.com
 donna.chik@atssa.com

S Federal Hwy

E Broward Blvd.

SE 5 Ave

Financial Plaza

SE 3 Ave

SE 2 ST

E Las Olas Blvd.

CAM # 0178
Exhibit 5

SITE LOCATION: SE 5th Avenue

PROJECT NAME: Eden Las Olas

MOT Plans

DRAWN BY MM

Exhibit "F"

Closure #3 Sketch and Legal Description

[see attached sketch and legal description]

EDEN LAS OLAS
PHASE 3 LICENSE AREA
 PORTION OF SOUTHEAST 2ND STREET
 AND SOUTHEAST 5TH AVENUE
 RIGHT-OF-WAYS

(O.R.B. 3547, PG. 280, B.C.R.) AND (P.B. 72, PG. 22 B.C.R.)

A PORTION OF THE RIGHT-OF-WAY OF SOUTHEAST 2ND STREET AS RECORDED IN OFFICIAL RECORDS BOOK 3547, PAGE 280 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALONG WITH A PORTION OF THE RIGHT-OF-WAY OF SOUTHEAST 5TH AVENUE ACCORDING TO THE PLAT "SOUTH FEDERAL INC. SUB-AMENDED" AS RECORDED IN PLAT BOOK 72, PAGE 22 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE WEST 205.20 FEET OF "PARCEL A", CROCKER TOWER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 142, PAGE 1 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE NORTH 89°58'20" EAST, 19.12 FEET;

THENCE SOUTH 00°01'40" EAST, 37.25 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°01'40" EAST, 68.00 FEET;

THENCE SOUTH 45°00'00" EAST, 14.50 FEET;

THENCE SOUTH 00°01'40" EAST, 130.00 FEET;

THENCE SOUTH 67°30'00" WEST, 35.00 FEET;

THENCE NORTH 00°01'40" WEST, 205.89 FEET;

THENCE SOUTH 89°58'20" WEST, 51.91 FEET;

THENCE NORTH 01°40'00" WEST, 15.75 FEET;

THENCE NORTH 89°58'20" EAST, 74.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 7,020 SQUARE FEET (0.161 ACRE), MORE OR LESS.

SHEET 1 OF 2 SHEETS

REVISIONS	DWN	DATE	FB/PG	CHKD

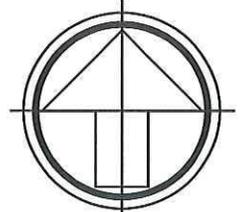
SDA SHAH
 & ASSOCIATES DROTOS

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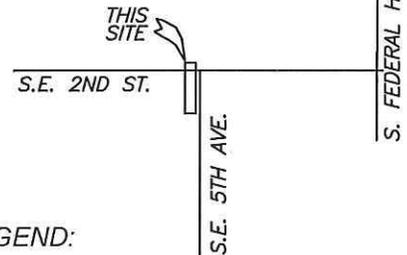
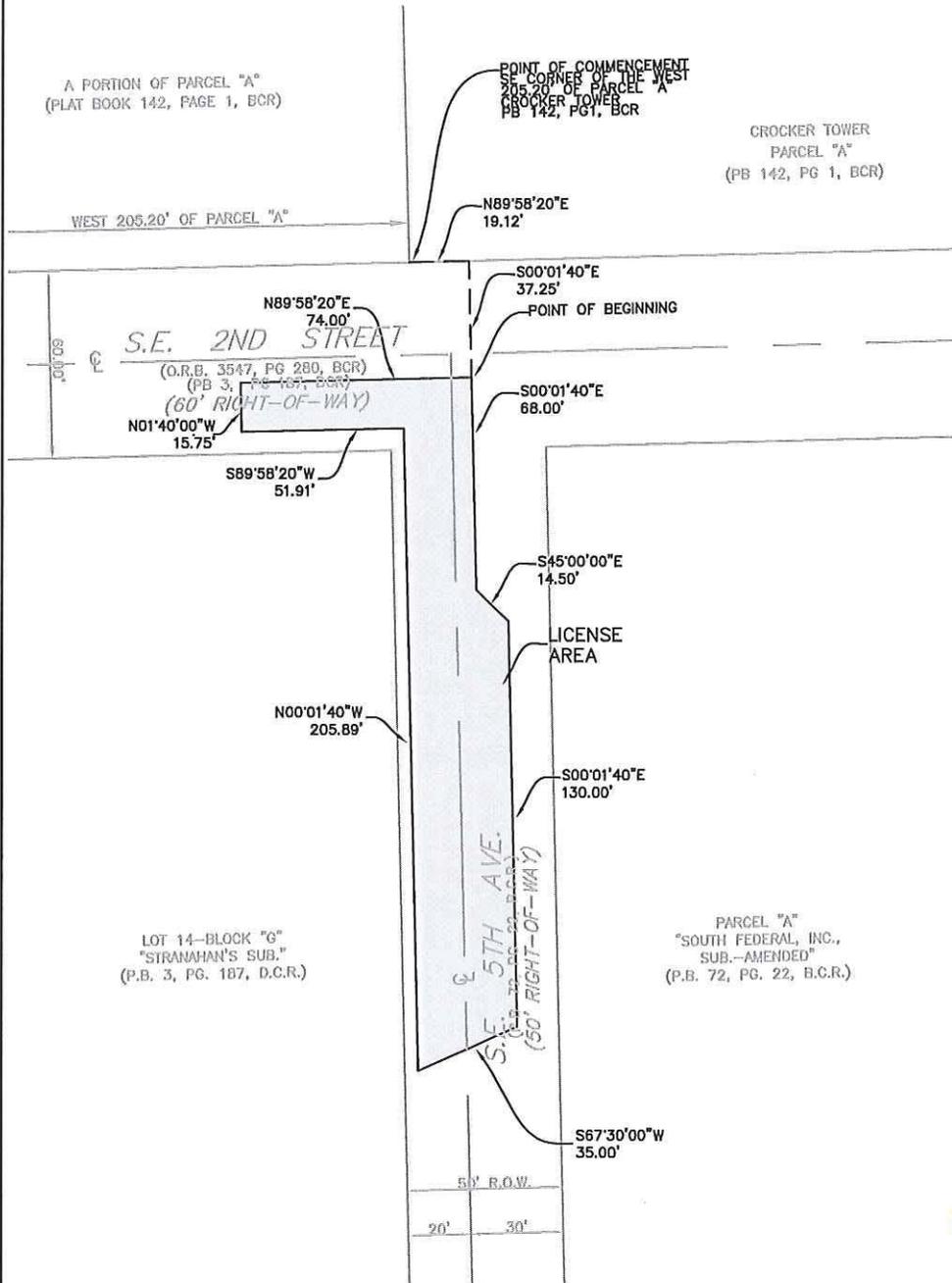
EDEN LAS OLAS PHASE 3 LICENSE AREA

PORTION OF SOUTHEAST 2ND STREET AND SOUTHEAST 5TH AVENUE RIGHT-OF-WAYS



SCALE: 1" = 50'

(O.R.B. 3547, PG. 280, B.C.R.) AND (P.B. 72, PG. 22 B.C.R.)
LOCATION MAP
NOT TO SCALE



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- O.R.B = OFFICIAL RECORDS BOOK
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SURVEY NOTES:

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2. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY SHAH, DROTOS & ASSOCIATES FOR EASEMENTS, RIGHTS-OF-WAY, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
3. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.



FOR THE FIRM, BY:

Michael D. Sarver
MICHAEL D. SARVER
PROFESSIONAL SURVEYOR
AND MAPPER
FLORIDA REGISTRATION NO. 4174

SHEET 2 OF 2 SHEETS

REVISIONS	DWN	DATE	FB/PG	CHKD

SDA SHAH
& ASSOCIATES DROTOS

ENGINEERING
SURVEYING
PLANNING

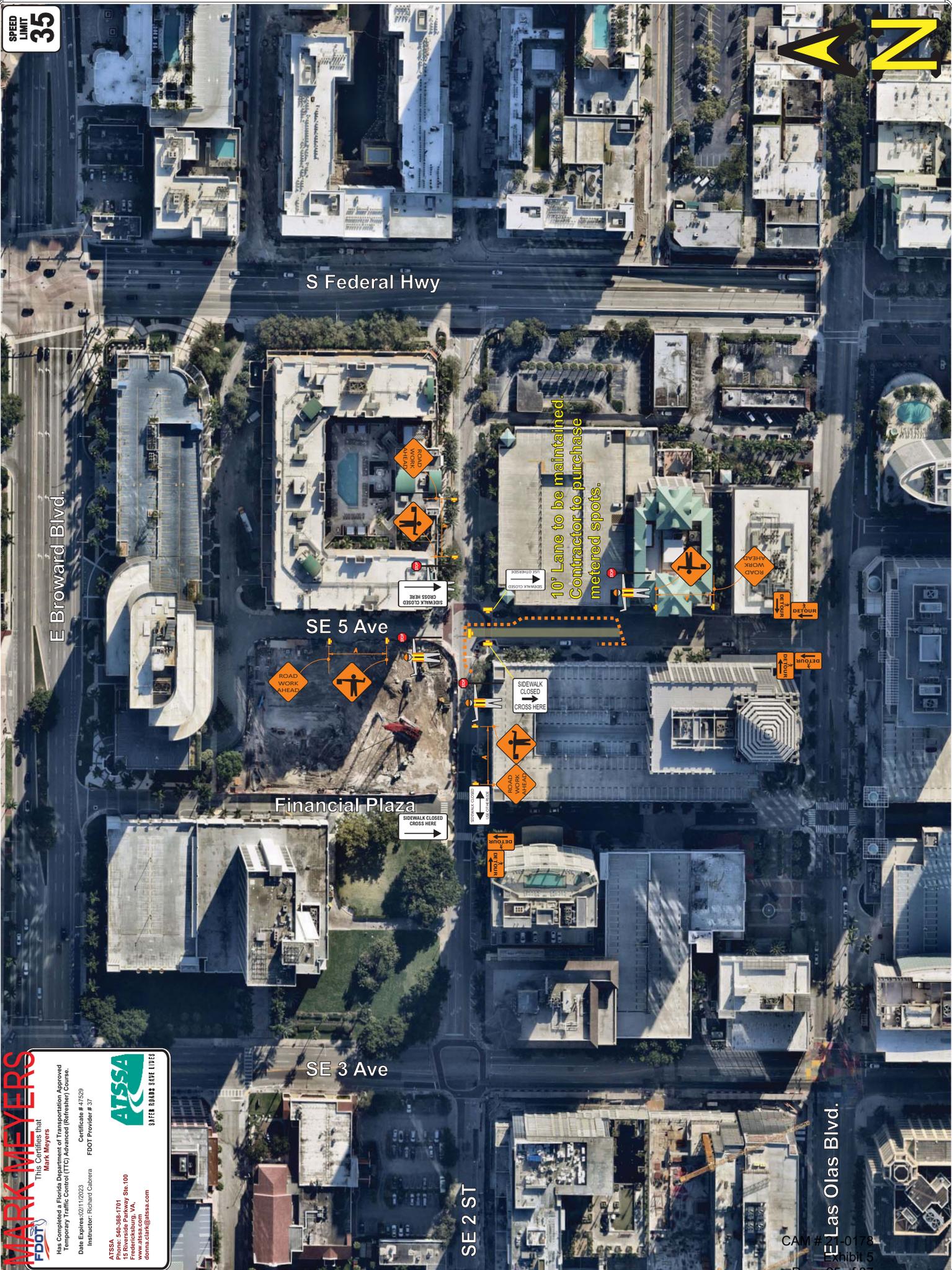
CERTIFICATE OF AUTHORIZATION NO. LB 6456
3410 N. Andrews Avenue Ext. • Pompano Beach, Fl. 33064
PH: 954-943-9433 • FAX: 954-7783-4754

Exhibit “G”

Closure #3 MOT Plan

[see attached MOT Plan]

SPEED LIMIT 35



MARK MEYERS
 FDOT
 This Certifies that
Mark Meyers
 Has Completed a Florida Department of Transportation Approved
 Temporary Traffic Control (TTC) Advanced (Refresher) Course.
 Certificate # 47293
 Date Expires: 02/11/2023
 Instructor: Richard Cabrera
 FDOT Provider # 37

ATSSA
 SAFER ROADS SAVE LIVES
 Phone: 540-368-1701
 15 Riverside Parkway Ste. 100
 Fairfax, VA
 www.atssa.com
 donna.chik@atssa.com

CAM # 0178
Exhibit 5

SITE LOCATION: SE 5th Avenue

PROJECT NAME: Eden Las Olas

MOT Plans

DRAWN BY MM

Exhibit “H”

Closure #4 Sketch and Legal Description

[see attached sketch and legal description]

EDEN LAS OLAS PHASE 4 LICENSE AREA

PORTION OF SOUTHEAST 5TH AVENUE
RIGHT-OF-WAY & PORTION OF EAST LAS OLAS BOULEVARD
RIGHT-OF-WAY
(P.B. 72, PG. 22 B.C.R.)

A PORTION OF THE RIGHT-OF-WAY OF SOUTHEAST 5TH AVENUE ACCORDING TO THE PLAT "SOUTH FEDERAL INC. SUB-AMENDED" AS RECORDED IN PLAT BOOK 72, PAGE 22 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALONG WITH A PORTION OF THE RIGHT-OF-WAY OF EAST LAS OLAS BOULEVARD ACCORDING TO THE PLAT "SOUTH FEDERAL INC. SUB-AMENDED" AS RECORDED IN PLAT BOOK 72, PAGE 22 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF "PARCEL A", SOUTH FEDERAL INC., SUB-AMENDED, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 72, PAGE 22 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

- THENCE NORTH 00°01'40" WEST, 267.48 FEET;*
- THENCE SOUTH 89°58'00" WEST, 13.58 FEET TO THE POINT OF BEGINNING;*
- THENCE NORTH 67°25'49" WEST, 35.00 FEET;*
- THENCE SOUTH 00°01'40" EAST, 293.30 FEET;*
- THENCE SOUTH 89°40'00" WEST, 61.79 FEET;*
- THENCE SOUTH 00°01'40" EAST, 10.00 FEET;*
- THENCE NORTH 89°40'00" EAST, 94.00 FEET;*
- THENCE NORTH 00°01'40" WEST, 289.75 FEET TO THE POINT OF BEGINNING.*

TOGETHER WITH;

A PORTION OF THE RIGHT-OF-WAY OF EAST LAS OLAS BOULEVARD ACCORDING TO THE PLAT "SOUTH FEDERAL INC. SUB-AMENDED" AS RECORDED IN PLAT BOOK 72, PAGE 22 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF "PARCEL A", SOUTH FEDERAL INC., SUB-AMENDED, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 72, PAGE 22 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

- THENCE SOUTH 00°01'40" EAST, 12.28 FEET TO THE POINT OF BEGINNING;*
- THENCE NORTH 89°40'00" EAST, 185.89 FEET;*
- THENCE SOUTH 86°35'16" WEST, 186.18 FEET;*
- THENCE NORTH 00°01'40" WEST, 10.00 FEET TO THE POINT OF BEGINNING.*

SAID LANDS LYING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 11,083 SQUARE FEET (0.254 ACRE), MORE OR LESS.

SHEET 1 OF 3 SHEETS

REVISIONS	DWN	DATE	FB/PG	CHKD	

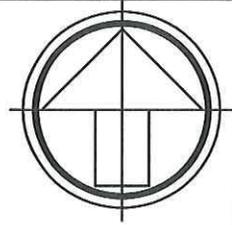
SDA

SHAH
DROTOS
& ASSOCIATES

ENGINEERING
SURVEYING
PLANNING

CERTIFICATE OF AUTHORIZATION NO. LB 6456
3410 N. Andrews Avenue Ext. • Pompano Beach, Fl. 33064
PH: 954-943-9433 • FAX: 954-7783-4754

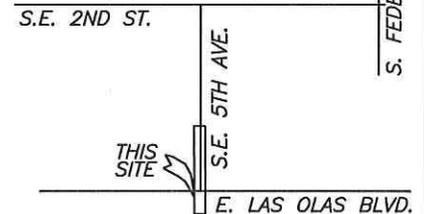
EDEN LAS OLAS PHASE 4 LICENSE AREA



PORTION OF SOUTHEAST 5TH AVENUE
RIGHT-OF-WAY & PORTION OF EAST LAS OLAS BOULEVARD
RIGHT-OF-WAY
(P.B. 72, PG. 22 B.C.R.)

SCALE: 1" = 50'

LOCATION MAP
NOT TO SCALE

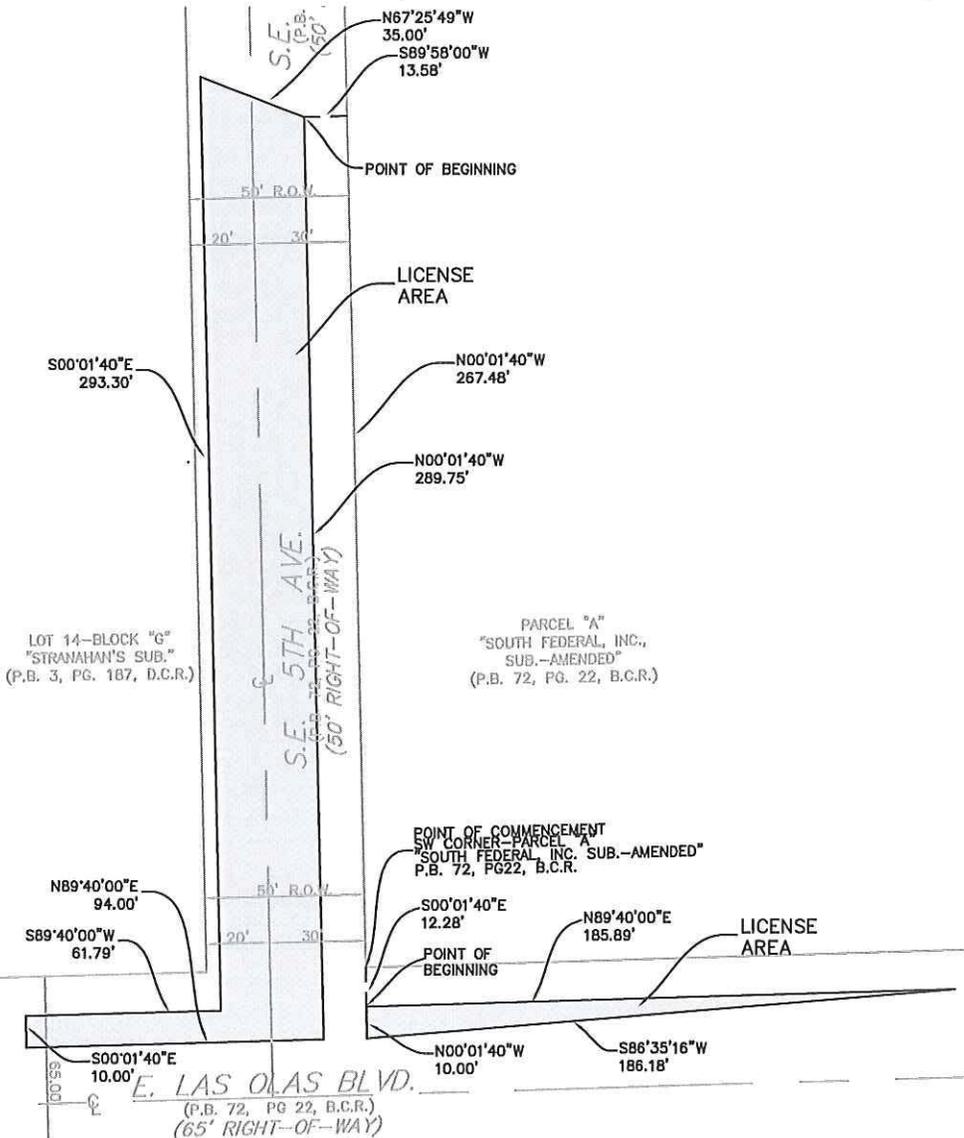


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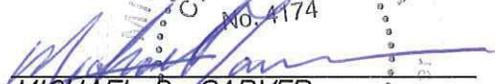
- P.B. = PLAT BOOK
- O.R.B = OFFICIAL RECORDS BOOK
- B.C.R. = BROWARD COUNTY RECORDS
- D.C.R = DADE COUNTY RECORDS
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SURVEY NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
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FOR THE FIRM, BY:


MICHAEL D. SARVER
 PROFESSIONAL SURVEYOR
 AND MAPPER, FLORIDA
 FLORIDA REGISTRATION NO. 4174

SHEET 2 OF 2 SHEETS

REVISIONS	DWN	DATE	FB/PG	CHKD

SDA

SHAH
DROTOS

ENGINEERING
SURVEYING
PLANNING

& ASSOCIATES

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PH: 954-943-9433 • FAX: 954-7783-4754

CAM # 21-0178

Exhibit 5

Page 28 of 37

Exhibit "I"

Closure #4 MOT Plan

[see attached MOT Plan]

SPEED LIMIT 35



MARK MEYERS
 FDOT This Certifies that
 Mark Meyers
 Has Completed a Florida Department of Transportation Approved
 Temporary Traffic Control (TTC) Advanced (Refresher) Course.
 Certificate # 47593
 Date Expires: 02/11/2023
 Instructor: Richard Cabrera
 FDOT Provider # 37

ATSSA
 Phone: 540-368-1701
 15 Riverside Parkway Ste. 100
 Fairfax, VA
 www.atssa.com
 donna_chi@atssa.com

SAFER ROADS SAVE LIVES



SITE LOCATION: SE 5th Avenue

PROJECT NAME: Eden Las Olas

MOT Plans

DRAWN BY MM

CAM # 0178

Exhibit 5

Page 30 of 37

Exhibit “J”

Closure #5 Sketch and Legal Description

[see attached sketch and legal description]

EDEN LAS OLAS PHASE 5 LICENSE AREA

PORTION OF SOUTHEAST 5TH AVENUE
RIGHT-OF-WAY & PORTION OF EAST LAS OLAS BOULEVARD
RIGHT-OF-WAY
(P.B. 72, PG. 22 B.C.R.)

A PORTION OF THE RIGHT-OF-WAY OF SOUTHEAST 5TH AVENUE ACCORDING TO THE PLAT "SOUTH FEDERAL INC. SUB-AMENDED" AS RECORDED IN PLAT BOOK 72, PAGE 22 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALONG WITH A PORTION OF THE RIGHT-OF-WAY OF EAST LAS OLAS BOULEVARD ACCORDING TO THE PLAT "SOUTH FEDERAL INC. SUB-AMENDED" AS RECORDED IN PLAT BOOK 72, PAGE 22 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF "PARCEL A", SOUTH FEDERAL INC., SUB-AMENDED, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 72, PAGE 22 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

- THENCE NORTH 00°01'40" WEST, 10.52 FEET;
- THENCE SOUTH 89°40'00" WEST, 24.50 FEET TO THE POINT OF BEGINNING;
- THENCE NORTH 00°01'40" WEST, 88.09 FEET;
- THENCE SOUTH 42°32'23" WEST, 17.39 FEET;
- THENCE SOUTH 00°01'40" EAST, 75.34 FEET;
- THENCE NORTH 89°40'00" EAST, 11.78 FEET; TO THE POINT OF BEGINNING.

TOGETHER WITH;

A PORTION OF THE RIGHT-OF-WAY OF EAST LAS OLAS BOULEVARD ACCORDING TO THE PLAT "SOUTH FEDERAL INC. SUB-AMENDED" AS RECORDED IN PLAT BOOK 72, PAGE 22 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 14 BLOCK "G", "STRANAHAN'S SUB.", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 187 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA;

- THENCE SOUTH 89°40'00" WEST, 115.00 FEET TO THE POINT OF BEGINNING;
- THENCE SOUTH 00°01'40" EAST, 37.00 FEET;
- THENCE NORTH 81°18'28" EAST, 103.18 FEET;
- THENCE NORTH 89°40'00" EAST, 137.00 FEET;
- THENCE SOUTH 00°01'40" EAST, 30.00 FEET;
- THENCE SOUTH 89°40'00" WEST, 136.84 FEET;
- THENCE NORTH 81°58'27" WEST, 103.18 FEET TO THE POINT OF BEGINNING.

(CONTINUED NEXT PAGE)

SHEET 1 OF 4 SHEETS

REVISIONS	DWN	DATE	FB/PG	CHKD	

SDA SHAH
DROTOS
& ASSOCIATES

ENGINEERING
SURVEYING
PLANNING

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PH: 954-943-9433 • FAX: 954-7783-4754

EDEN LAS OLAS PHASE 5 LICENSE AREA

PORTION OF SOUTHEAST 5TH AVENUE
RIGHT-OF-WAY & PORTION OF EAST LAS OLAS BOULEVARD
RIGHT-OF-WAY
(P.B. 72, PG. 22 B.C.R.)

(FROM PREVIOUS PAGE)

TOGETHER WITH;

A PORTION OF THE RIGHT-OF-WAY OF EAST LAS OLAS BOULEVARD ACCORDING TO THE PLAT "SOUTH FEDERAL INC. SUB-AMENDED" AS RECORDED IN PLAT BOOK 72, PAGE 22 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF PARCEL "A", "SOUTH FEDERAL, INC. SUB-AMENDED", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 72, PAGE 22 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

- THENCE SOUTH 89°40'00" WEST, 20.00 FEET;
- THENCE SOUTH 00°01'40" WEST, 22.00 FEET TO THE POINT OF BEGINNING;
- THENCE SOUTH 89°40'00" WEST, 47.00 FEET;
- THENCE SOUTH 00°01'40" EAST, 10.00 FEET;
- THENCE NORTH 89°40'00" EAST, 37.11 FEET;
- THENCE NORTH 44°24'52" WEST, 14.08 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH;

A PORTION OF THE RIGHT-OF-WAY OF EAST LAS OLAS BOULEVARD ACCORDING TO THE PLAT "SOUTH FEDERAL INC. SUB-AMENDED" AS RECORDED IN PLAT BOOK 72, PAGE 22 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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- THENCE NORTH 89°40'00" EAST, 45.00 FEET;
- THENCE SOUTH 00°01'40" WEST, 22.00 FEET TO THE POINT OF BEGINNING;
- THENCE SOUTH 89°57'43" EAST, 117.00 FEET;
- THENCE NORTH 89°40'00" WEST, 127.00 FEET;
- THENCE NORTH 45°00'00" EAST, 14.15 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINING 7,670 SQUARE FEET (0.176 ACRE), MORE OR LESS.

SHEET 2 OF 4 SHEETS

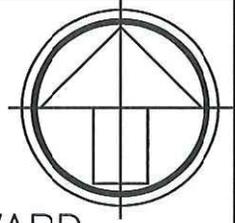
REVISIONS	DWN	DATE	FB/PG	CHKD	

SDA SHAH
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EDEN LAS OLAS PHASE 5 LICENSE AREA



PORTION OF SOUTHEAST 5TH AVENUE
RIGHT-OF-WAY & PORTION OF EAST LAS OLAS BOULEVARD
RIGHT-OF-WAY

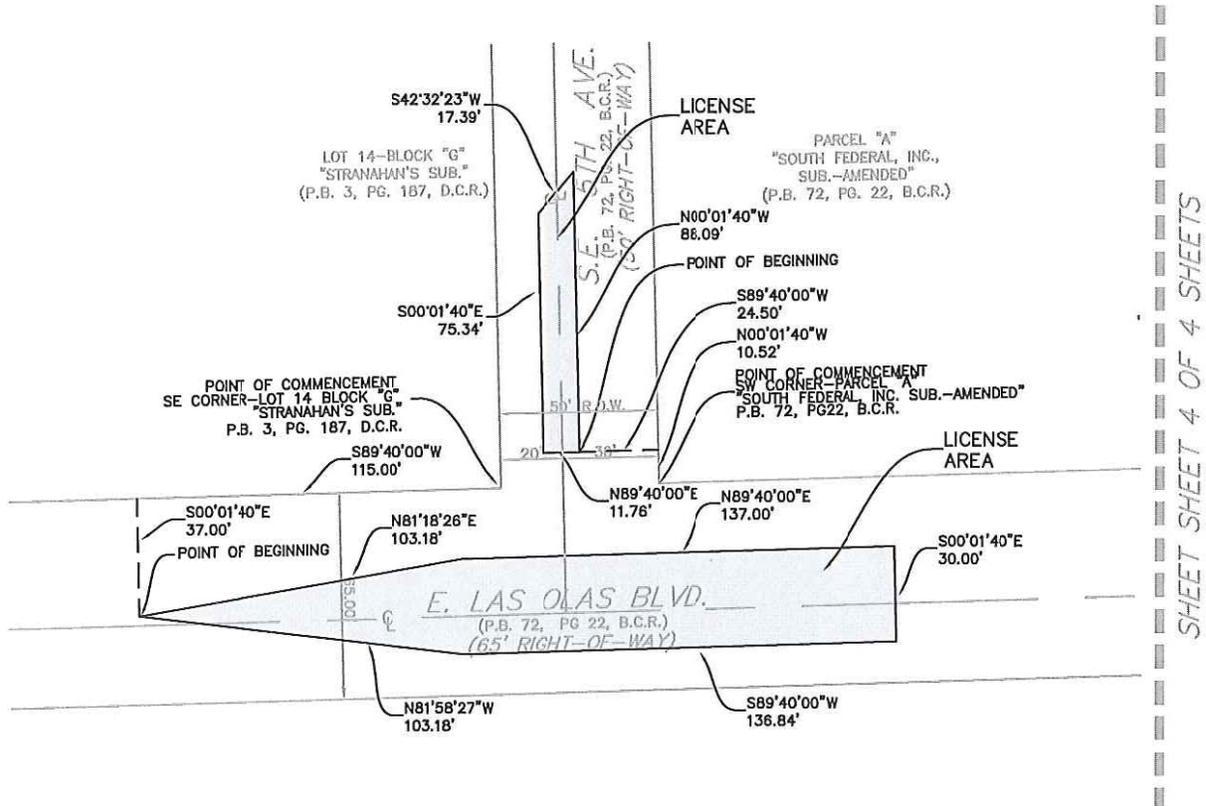
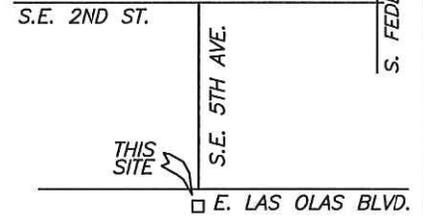
SCALE: 1" = 50'

(P.B. 72, PG. 22 B.C.R.)

LOCATION MAP
NOT TO SCALE

LEGEND:

- P.B. = PLAT BOOK
- O.R.B = OFFICIAL RECORDS BOOK
- B.C.R. = BROWARD COUNTY RECORDS
- D.C.R = DADE COUNTY RECORDS
- P.G. = PAGE



SHEET 3 OF 4 SHEETS

REVISIONS	DWN	DATE	FB/PG	CHKD

SDA SHAH DROTOS
& ASSOCIATES
ENGINEERING SURVEYING PLANNING
CERTIFICATE OF AUTHORIZATION NO. LB 6456
3410 N. Andrews Avenue Ext. • Pompano Beach, FL 33064
PH: 954-943-9433 • FAX: 954-7783-4754

EDEN LAS OLAS PHASE 5 LICENSE AREA



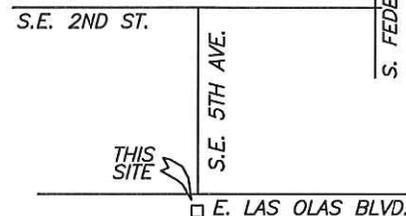
PORTION OF SOUTHEAST 5TH AVENUE
RIGHT-OF-WAY & PORTION OF EAST LAS OLAS BOULEVARD
RIGHT-OF-WAY
(P.B. 72, PG. 22 B.C.R.)

SCALE: 1" = 50'

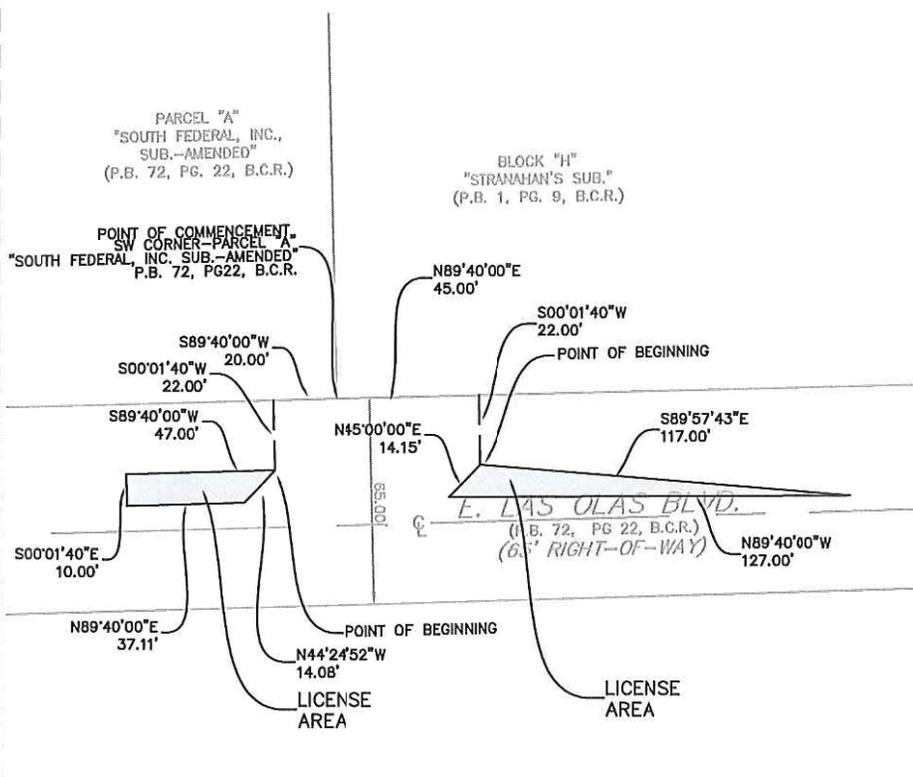
LOCATION MAP
NOT TO SCALE

LEGEND:

P.B. = PLAT BOOK
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SHEET SHEET 3 OF 4 SHEETS



SURVEY NOTES:

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FOR THE FIRM, BY:
Michael D. Sarver
MICHAEL D. SARVER
PROFESSIONAL SURVEYOR
AND MAPPER
FLORIDA REGISTRATION NO. 4174

SHEET 4 OF 4 SHEETS

REVISIONS	DWN	DATE	FB/PG	CHKD

SDA SHAH DRTOS & ASSOCIATES
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Exhibit “K”

Closure #5 MOT Plan

[see attached MOT Plan]

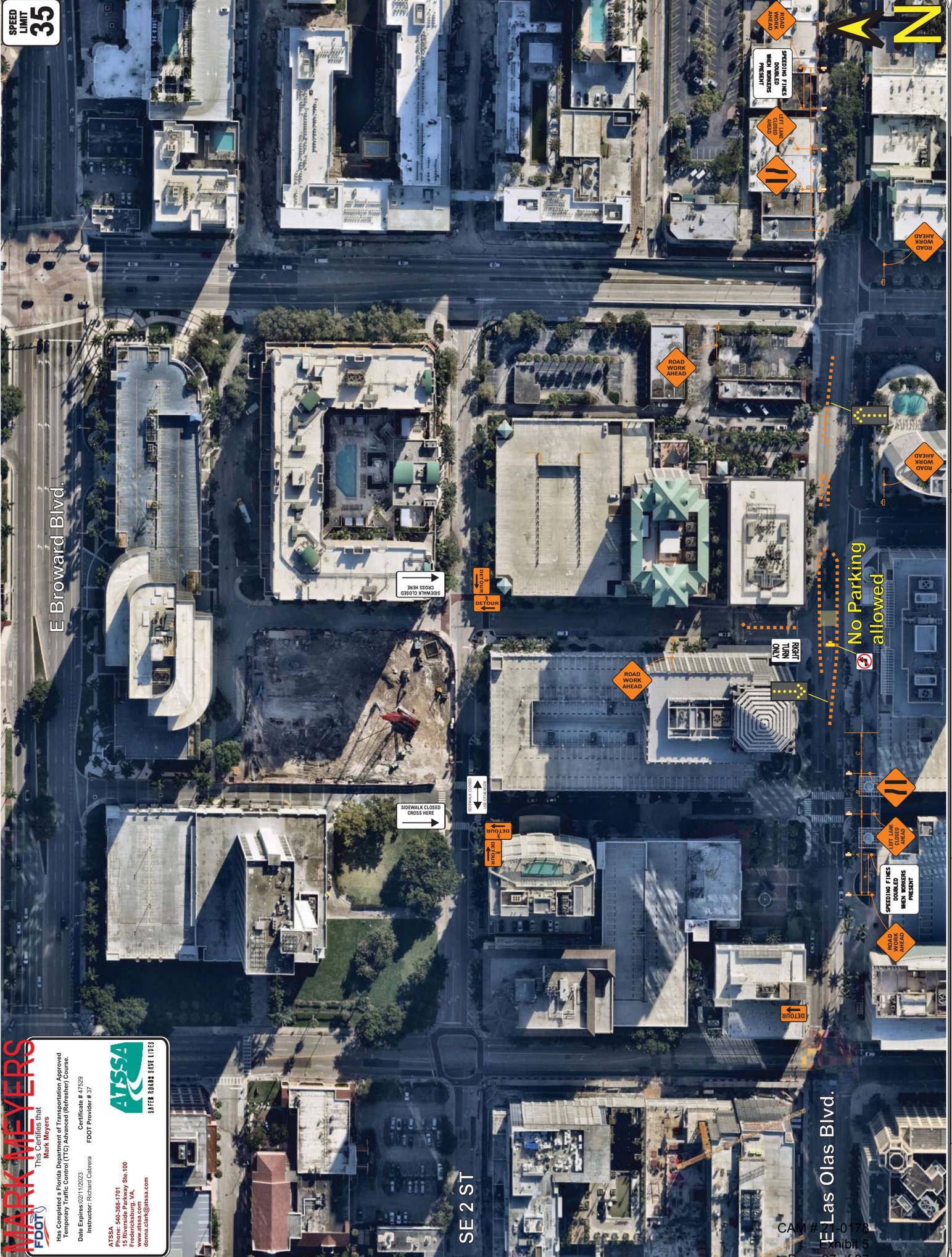
SPEED LIMIT 35



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ATSSA
 SAFER ROADS SAVE LIVES



E Broward Blvd.

SE 2 ST

E Las Olas Blvd.

CAM # 0178
Exhibit 5

SITE LOCATION: SE 5th Avenue

PROJECT NAME: Eden Las Olas

MOT Plans

DRAWN BY MM