

This instrument prepared by:

James Brako,
Assistant City Attorney
City of Fort Lauderdale
100 North Andrews Avenue
Fort Lauderdale, FL 33301

REVOCABLE LICENSE

THIS IS A REVOCABLE LICENSE granted this _____ day of _____, 20____ by
and between:

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

and

RIO NUEVO, LLP, a Florida limited liability partnership, whose
mailing address is 421 N Andrews Avenue Fort Lauderdale, FL
33301, c/o Alan C. Hooper, its successors and assigns
(“LICENSEE”)

WHEREAS, LICENSEE is the fee simple owner of the Property, located at the 401 NW
1st Avenue and more particularly described in **Exhibit “A”** attached hereto and made a part hereof
(hereinafter, “Property”); and

WHEREAS, the Property is the real property upon which Licensee proposes to develop 35
multi-family residential units with structured parking for 60 parking spaces. The site plan received
City approval in October 2017 for a 7-story (86-foot high), 58,738 square foot building DRC Case
No. R17006, referred to as The Forge Lofts (the “Development Project” see **Exhibit “F”** for
Location Map); and

WHEREAS, in order to construct the Development Project, LICENSEE indicates it is
necessary that certain limited construction activities and precautions take place, in part, within the
public right-of-way abutting the Property; and

WHEREAS, LICENSEE indicates that to best ensure the public’s safety during the
construction period and to control construction access to the Property, it is necessary to close
portions of the rights-of-way adjacent to the project which are more particularly described below,
to pedestrians and vehicles (See **Exhibit “D”** attached hereto and made a part hereof) ; and

WHEREAS, LICENSEE is desirous of securing a Revocable License for the closure of
such portions of rights of way (more particularly described below) with appropriate traffic control

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plans, emergency access, pavement markings, signage, warning lights, temporary barrier fences, restoration of pavement, subject to certain terms and conditions; and

WHEREAS, on July 11, 2019, under Case # PRW19004, the CITY's Property and Right of Way Committee considered and recommended approval of LICENSEE's application for a Revocable License and Maintenance of Traffic Plan involving temporary closures of the License Areas which are set forth in **Exhibit "B"** hereto.

WHEREAS, the City Commission of the City of Fort Lauderdale, by Motion, adopted on March 3, 2020, has authorized execution of this Revocable License 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. **Defined Terms.** The following terms, as used and referred to herein, shall have the meanings set forth below, unless the context indicates otherwise.

Building means the building located on the Property.

City Engineer shall mean the CITY'S Land Development Manager, Urban Design & Development, Department of Sustainable Development.

City Manager means CITY's Chief Executive Officer, its City Manager, or his or her designee.

Contract Administrator means the City Engineer, or his designee. In the administration of this agreement, as contrasted with matters of policy, all parties may rely upon instructions or determinations made by the Contract Administrator.

Day(s) means in computing any period of time expressed in day(s) in this Revocable License, the day of the act, event, or default from which the designated period of time begins to run shall not be included. The last day of the period so computed shall be included unless it is a Saturday, Sunday, or legal holiday, in which event the period shall run until the end of the next day, which is neither a Saturday, Sunday or legal holiday. When the period of time prescribed or allowed is less than seven (7) days, intermediate Saturdays, Sundays, and legal holidays shall be excluded in the computation.

Development Project means the construction of a 35 multi-family residential units with structured parking for 60 parking spaces. The site plan received City approval in October 2017 for a 7-story (86-foot high), 58,738 square foot building approved pursuant to DRC Case No. R17006, including installation and construction of landscaping, irrigation, utilities, on street parking spaces,

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sidewalks, lighting or other improvements shown on the approved site plan for the Development Project. The Development Project is known by the name The Forge Lofts.”

Effective Date means shall be the date upon which both (i) the MOT Permit is issued and (ii) the Revocable License is recorded in the Public Records of Broward County, Florida. No work can commence under the Revocable License until the Effective Date has been achieved. *License Areas* means the areas depicted with the Sketch and Legal Descriptions set forth in **Exhibit “B”** hereof.

LICENSEE means **RIO NUEVO, LLP**, a Florida limited liability partnership whose mailing address is 421 N Andrews Avenue Fort Lauderdale, FL 33301, its successors and assigns, the fee simple owner of the Property.

Permit means either a Building Permit issued by the Building Official pursuant to The Florida Building Code and Broward County Administrative Amendments thereto or an Engineering Permit issued by the Office of the City Engineer, or both, whichever the case may be.

M.O.T. means the Maintenance of Traffic Plan approved by the Office of the City Engineer under MOT Permit No. PM-19092098, associated with Master Permit No. PM-19070775.

Person means any individual, firm, partnership (general or limited), corporation, company, association, joint venture, joint stock association, estate, trust, business trust, cooperative, limited liability corporation, limited liability partnership, limited liability company or association, or body politic, including any heir, executor, administrator, trustee, receiver, successor or assignee or other person acting in a similar representative capacity for or on behalf of such Person.

Plans and Specifications means the plans, specifications, drawings, details, and survey for the Project Improvements to be installed, constructed, operated, maintained, repaired and removed within the License Area during the term of the Revocable License, which such plans, specifications, drawings, details, etc. are on file in the Office of the City Engineer

Project means the temporary closure of the public rights-of-way within the License Area and the construction, installation, operation, maintenance, repair and reconstruction, from time to time, of the Project Improvements within the License Area in conjunction with the construction activities for the Development Project. The term *Project* also includes the ongoing obligation of maintenance and repair of the License Area, including reconstruction of Project Improvements, from time to time and when necessary, during the term of the Revocable License. The term *Project* shall **not** include the possession, use or occupancy of the License Area for any other purpose, except as expressly authorized in this Revocable License. The term *Project* includes any portion thereof.

Project Improvements means the improvements to be constructed, installed, operated, maintained, repaired and reconstructed from time to time within the License Area, including construction and installation of underground utility facilities, street resurfacing, signage and pavement markings, temporary mounted signs, temporary barrier fences and gates and dust screen and construction and installation of utility facilities within License Area. The term *Project*

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Improvements includes, without limitation, the installation of streetscape improvements, parallel parking, landscaping, irrigation, pedestrian lighting, sidewalks, installation of utilities/infrastructure and resurfacing of the License Area.

Project Site means the area within the Property and License Area.

Property means the real property owned by the LICENSEE and as described in **Exhibit “A”** attached hereto and made a part hereof.

Staging of Materials or Equipment means the placement of materials or equipment or parking of vehicles within the License Areas in any manner other than (a) temporarily and (b) for the purpose of and while actually engaged in the act of loading or off-loading materials or equipment from a vehicle. Staging of Materials or Equipment shall include equipment or materials off-loaded from a vehicle and placed within the License Area when not being removed from the license Area to Licensee’s Property as soon as practicable.

Storage is synonymous with *Staging of Materials or Equipment* during the assembling or construction of the Project Improvements and shall mean the placement of materials or equipment within the License Area or any public right of way within two blocks of the Property in such a manner as would constitute *Staging of Materials or Equipment* if the materials or equipment were within the License Area.

ULDR means the City of Fort Lauderdale’s Unified Land Development Regulations.

3. **Revocable License.** From the Effective Date hereof, the CITY grants unto the LICENSEE a Revocable License for the nonexclusive possession, use, construction, installation, occupancy of the Project within the License Areas during the term of the license at LICENSEE’S sole cost and expense, subject to the terms and conditions contained in this Revocable License. The Revocable License does not permit the Staging of Materials or Equipment within the License Areas relative to the construction of the Development Project. This Revocable License does permit the Staging of Materials or Equipment within the License Area for improvements to existing rights-of-way including, but not limited to, water and sewer facilities, storm drainage, street and sidewalk improvements, including curb and gutter, fiberoptic cable installations, and on-street parking. The granting of this Revocable License is intended to ensure the public safety and to enable the numerous trucks and deliveries that the construction will generate to take place in an area inaccessible to the public and in a manner that will enhance the public safety.

4. **Term.**

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 rights-of-way of as set forth below as follows:

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The closure is being requested as a safety measure for pedestrians due to site access constraints and the high volume of material deliveries generated by a project of this size. The proposed closure is described below and graphically shown in the “License Areas”, attached as **Exhibit “B”** and the “**Detour Plan**”, attached as **Exhibit “E”**.

□ Along this section of NW 1st Avenue is a two-lane local road within a 40-foot wide right-of-way, with a seven-foot wide sidewalk on the west side of the road, and on-street parallel (unmetered) parking and a five-foot wide sidewalk on the east side of the road. The License Area would occupy ten feet of the western-most portion of NW 1st Avenue right-of-way along the property frontage, from NW 4th Street to approximately 110 feet north of NW 4th Street. Both vehicular lanes would remain open to traffic.

□ Along this section of NW 4th Street is a two-lane local road within a 53-foot wide right-of-way, with no sidewalk on the north side of the road, and temporary pedestrian covered walkway on the south side of the road, fronting the Flagler Village Hotel construction site by others. The License Area would occupy ten feet of the northern-most portion of NW 4th Street right-of-way along the property frontage, from NW 1st Avenue to the 15-foot Platted Alley. Both vehicular lanes would remain open to traffic.

□ The License Area would temporarily close and occupy the entire 15-foot Platted Alley right-of-way along the property frontage, from NW 4th Street to approximately 110 feet north of NW 4th Street. Agreements will be in place for temporary public access use of a private drive aisle to mitigate an otherwise dead-end Alley condition.

□ The License Areas will not displace any on street metered public parking spaces.

□ The proposed MOT plan does not appear to present any conflicts with the other construction projects in this area.

4.1.1 Closure:

(a) **Boundary of closure:** See **Exhibit “B”**

(b) **Duration:** 16 months, unless terminated sooner pursuant to provisions 4.4, 4.5 or 23 hereof. This closure period may commence upon the Effective Date and 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 four (4) 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.

The City Manager shall have the authority, upon written request by LICENSEE, to extend the term of this closure for delays beyond the reasonable control of the LICENSEE, including, without limitation, Acts of Nature such as fire, flood, earthquake, storm, hurricane or other natural disaster. The LICENSEE must give notice of the force majeure event to the Contract Administrator promptly thereafter but no later than five (5) days after its occurrence, in which written explanation shall describe circumstances of the force majeure event and resulting hardship.

4.2 As to each phase and as to the duration of each phase and notwithstanding the foregoing, the City Engineer, in its sole discretion, will determine whether to close the sidewalk and vehicular lane and the duration of the closure after consideration of such matters as site conditions, construction operations, pedestrian and vehicular circulation, feasibility of alternative means of pedestrian and vehicular access and pathways and such other aspects of this Project as the City Engineer deems necessary and appropriate.

4.3 In the event that the license granted herein or the actions of the LICENSEE or any of its agents, servants, employees, guests or invitees or the agents, servants, employees, guests or invitees of any of the LICENSEE's contractors, subcontractors or independent contractors shall (a) ever conflict with a superior municipal interest of the CITY or public, or (b) at any time the CITY requires the use of the above-mentioned License Area or publicly dedicated thoroughfare for a superior conflicting municipal purpose or (c) determines that continuation of the license granted herein is no longer in the best public interest, (a), (b) or (c) as determined by the City Commission, then, in that event, the license granted herein shall be terminable at the will of the City Commission upon fifteen (15) days' notice to the LICENSEE.

4.4 In the event LICENSEE is (a) in violation of any of the material terms or conditions of this Revocable License, as determined by the City Manager, or (b) the license granted herein or the actions of LICENSEE or any of its agents, servants, employees, guests or invitees or the agents servants, employees, guests or invitees of any of LICENSEE's contractors, subcontractors or independent contractors conflict with a superior municipal interest of the CITY or the public, or (c) at any time the CITY requires the use of the above mentioned License Areas or adjacent publicly dedicated thoroughfare(s) for a superior conflicting municipal purpose, or (d) continuation of the License granted herein is no longer in the best public interests, all as determined by the City Manager, then, upon advance written notice to LICENSEE of not less than twenty-four (24) hours where LICENSEE is given an opportunity to be heard on the matters, the authority granted by this License may be temporarily revoked or suspended by the City Manager for a period not exceeding ten (10) days, at the end of which period the City Commission shall consider termination of the License granted herein.

4.5 In the event that emergent conditions arise within any of the License Areas that present an imminent threat to the health, safety or welfare of Persons or property, the City Manager may temporarily suspend this Revocable License, in whole or in part, for a period not to exceed fourteen (14) days. In such a circumstance notice shall be provided to LICENSEE pursuant to the provisions of Section 12, Emergencies, of this Revocable License. In the event the condition

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persists for a period of seven (7) days, then this Revocable License may be temporarily suspended for a period in excess of fourteen (14) days by action of the City Commission.

4.6 This Revocable License may also be revoked or terminated pursuant to the terms of Section 21.2.1.

5. **Conditions.** The Revocable License granted herein is subject to the following conditions:

5.1 Signing and pavement markings are to be placed in accordance with the latest edition of the Federal Highway Administration's Manual on Uniform Traffic Control Devices, the Florida Department of Transportation's Standard Specifications for Road and Bridge Construction and their Design Standards and the Development Project's Plans and Specifications. In the event of conflict, the Contract Administrator shall proscribe which standard, specification or detail shall supersede or prevail.

5.2 For sign details, use the Manual on "Standard Highway Signs", published by the U.S. Department of Transportation, Federal Highway Administration, 1979.

5.3 LICENSEE shall exercise caution in the construction access and staging and installation of post mounted signs in order to prevent possible damage to underground utilities.

5.4 For nighttime closures, LICENSEE shall use Type "A" Flashing Warning Lights on barricades supporting signs and closing sidewalks and Type "C" steady-burn lights on channelizing devices separating the work area from vehicular traffic shall be used, as required by the Office of the City Engineer.

5.5 Post mounted signs located near or adjacent to a sidewalk shall have a seven foot (7') minimum clearance from the bottom of the sign to the sidewalk, as required by the Office of the City Engineer.

5.6 Traffic control shall be in accordance with all relevant indices for traffic control through work zones Index 600 through 670.

5.7 LICENSEE shall be responsible for making all utility notifications and obtaining all utility locations and clearances prior to performing any excavation, such as for the installation of signs and fence posts.

5.8 Any damage to existing pavement or to any publicly owned property or rights-of-way caused by the installation, movement or removal of temporary barrier fencing shall be repaired to the satisfaction of the Office of City Engineer and the cost of such repairs shall be borne by LICENSEE.

5.9 At the conclusion of the Development Project, LICENSEE shall mill and surface the roadway within License Area as provided in Section 11.1.3 hereof.

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5.10 At the conclusion of the Development Project, all damage to any elements such as pavement, curbs, sidewalks, signs, markings, landscaping, trees, irrigation, parking meters, light poles, etc. located within the public right of way shall be repaired or restored to a condition equal to or better than that existing prior to commencement of construction of the Development Project.

5.11 LICENSEE shall utilize off-duty City of Fort Lauderdale police officers for traffic control as required by the City Manager, if circumstances warrant, as determined in the City Manager's discretion.

5.12 Except as to the Staging of Materials and Equipment in conjunction with the construction and installation of utility facilities or streetscape improvements within the License Areas, storage of construction materials or equipment shall not be permitted within the License Areas or any of the public rights-of-way within a two-block radius of the Property, unless the such offsite area is approved as a construction staging area by the City. Staging of Materials and Equipment and the use of cranes in the License Areas is strictly prohibited. Vehicles may only be parked in the License Area for no more than two (2) hours.

5.13 Storage of dumpsters and debris shall be limited to the Property and shall not be stored, placed or collected within the License Areas or any of the public rights-of-way within a two-block radius of the Property.

5.14 When vehicles in a parking zone block the line of sight to TCZ (Traffic Control Through Work Zone) signs or when TCZ signs encroach on a normal pedestrian walkway, the signs shall be barricade mounted and located in accordance with Index No. 17302.

5.15 The M.O.T. Plan for the Project shall be on file in the Office of the City Engineer and LICENSEE shall proceed with the Project in accordance with the M.O.T Plan for the Project after the Effective Date hereof has been attained. The terms and conditions of this Revocable License are hereby incorporated into the M.O.T. Plan and the Master Permit.

5.15.1 LICENSEE shall provide CITY with twenty-four (24) hour access to the Property and License Areas. Access shall be provided via Knox box(es) located as approved by the Contract Administrator.

5.16 LICENSEE shall use its best efforts to ensure that structural concrete pours do not to interfere with rush hour traffic during the hours of 8:00AM to 9:30 AM and 4:00PM to 6:30 PM, Monday through Friday, except legal holidays recognized by the CITY.

5.17 It shall be the responsibility of LICENSEE to employ flagmen on high activity days to direct traffic in and out of the Project site to avoid disruption of traffic and

to promote public safety. Flagmen may also be required to be employed by LICENSEE as determined by Contract Administrator.

5.18 A full time site clerk will be in the Development Project office to receive and direct inquiries to the correct party for a response.

5.19 A truck wash/street cleaner will be employed when needed, as determined by the Contract Administrator, to maintain the streets utilized by construction vehicles.

5.20 If needed, as determined by the Contract Administrator, LICENSEE shall provide labor to clean surrounding streets of dirt and debris.

5.21 Except as provided in Section 5.12, all material or equipment deliveries shall be placed within the boundaries of the Property, inside the perimeter fencing for the Property, for off-loading to avoid conflicts with pedestrian or vehicular traffic.

5.22 All signage will be set up in accordance with TA20 (Typical Application 20) of the MUTCD (Manual of Uniform Traffic Control Devices) and continuously monitored through the day to ensure compliance.

5.23 Violation of any of the conditions of this Revocable License, Staging/Dust Control Plan or M.O.T. Plan shall result in a suspension of engineering inspections under the Engineering Permits issued in conjunction with this Development Project and the development of the Property until such violations have been brought into compliance. LICENSEE waives all right, title and interest in continuation of engineering inspections while such violations continue to exist.

5.23.1 A fine of \$1,000.00 per day may be imposed for violations of any of the terms or conditions hereof in accordance with Section 21.1, et seq. hereof.

5.23.2 LICENSEE shall provide on-site parking for all personnel working on the job-site. However, in the event LICENSEE is unable to supply on-site parking facilities sufficient to park all the vehicles of all personnel working the job-site during the construction of the Development Project, then LICENSEE shall establish remote off-site parking facilities sufficient to park the vehicles of all personnel working the job-site during the construction of the Development Project, which such off-site parking facilities shall be approved by the Contract Administrator, who shall consult with the Director of Transportation and Mobility in the event the off-site parking facility is a public parking facility owned or operated by the City of Fort Lauderdale. All personnel working the Development Project shall park their vehicles in either the on-site or off-site parking facilities supplied pursuant to this License.

5.23.3 In the event it is necessary for LICENSEE to establish remote off-site parking facilities, then LICENSEE shall supply a tram, jitney or other transportation service to transport the personnel working the job-site from the

remote off-site parking facility or facilities to the Property, if the off-site parking facility is outside a three (3) block radius from the Property

5.24 LICENSEE shall mail written notice of the closures at least ten (10) days in advance of the closures to the relevant business association and residential neighborhood association recognized by the City within which the Property lies and to all area property owners¹ and multi-family structures within the area described in 5.24.1 below.

5.24.1 The area for notice referenced in 5.24 above shall be an area within a five hundred (500) foot radius of the License Area.

6. Cost Recovery and Fees.

6.1 **Annual Inspection Fees.** LICENSEE agrees to pay to CITY for each year of the License Term, commencing with the Effective Date hereof and continuing annually on the first day of January of each year thereafter, an annual inspection fee to be determined by the Contract Administrator which such fee shall be based on the CITY's reasonable projected cost of periodically inspecting the License Area for compliance with the terms and conditions set forth in this License over the then current fiscal year (October 1st through September 30th) or relevant portion thereof.

6.2 **Recovery of Additional Costs of Administration.** In addition to the annual inspection fees set forth above, LICENSEE shall also be obligated to pay additional fees to the CITY amounting to the recovery of reasonable costs incurred by CITY in the administration, monitoring and enforcement of the License, including, but not limited to, staff time incurred in the examination of the Plans and Specifications for the Project, inspections to determine if the construction is proceeding in accordance with the Plans and Specifications approved by the Office of the City Engineer, and reasonable cost of CITY attorneys' services associated with the preparation and administration of the Revocable License and any amendments thereto and including enforcement of the terms thereof.

6.3 **Rendition of Statement.** Upon the CITY providing a statement of fees and/or costs to LICENSEE, LICENSEE shall pay CITY within thirty (30) days the amounts owed in accordance with the Statement. The Statement shall provide sufficient detail as to the nature of the cost, services rendered, inclusive dates services rendered, time consumed and cost relating thereto. For each month beyond thirty (30) days from rendition of the Statement to LICENSEE for which the fee remains unpaid, simple interest of one percent (1%) per month shall be due the CITY. If a dispute arises as to the fees owed CITY under the Statement, and such dispute is not resolved within ninety (90) days after the date of rendition of the Statement, LICENSEE shall pay the undisputed amount and shall provide CITY with a bond or other security acceptable to the City Manager for the disputed amount pending a resolution of the dispute by negotiation or litigation. In addition to any other remedies available to CITY, CITY shall be entitled to recover from

¹ As such "property owners are found on the most recent Broward County Property Appraiser's records.

LICENSEE all costs of collection, including reasonable attorneys' fees and court costs incurred at all tribunal and appellate levels, provided CITY ultimately prevails.

7. **ADA.** LICENSEE shall have the continuing obligation of compliance with the Americans With Disabilities Act, as same may be amended from time to time, with respect to the Project.

8. **Condition of License Areas.** LICENSEE accepts the License Areas in an "AS IS" condition as of the Effective Date of this Revocable License. If LICENSEE finds any conditions altered after an initial inspection of License Areas, which have a material adverse effect on the Project, CITY should be notified immediately.

9. **Compliance with Regulations of Public Bodies.** LICENSEE shall, at its sole cost and expense, possess, use, construct, operate, maintain and repair the License Areas and the Project and perform such acts and do such things as shall be lawfully required by any public body having jurisdiction over the License Areas and the Project in order to comply with health and sanitary requirements, fire hazard requirements, zoning requirements, building code requirements, City of Fort Lauderdale Engineering Standards, Americans With Disabilities Act requirements, environmental requirements and other similar regulatory requirements.

10. **No Property or Contract Right.** LICENSEE expressly acknowledges that pursuant to the terms hereof, it gains no property or contract right through this Revocable License to the continued possession, use, operation and maintenance of the Project within the License Areas.

11. **Repairs and Maintenance.** LICENSEE shall not commit or suffer waste or injury to the License Areas or the use, operation and maintenance of the Project or Project Improvements maintained therein. LICENSEE shall, at its own cost and expense, at all times during the term of this License cause the License Areas and Project Improvements to be safely and securely maintained, kept in good condition, repair, clean, and free of rubbish and other hazards. LICENSEE further covenants and agrees, to make or cause to be made any and all repairs or replacements, ordinary or extraordinary, structural or otherwise, necessary to maintain the License Areas in its original condition at the time of the commencement of the License Term and to similarly maintain the Project Improvements as originally installed or constructed during the term of the License. The City Engineer shall approve all repairs and replacements within the License Area. When making such repairs, replacements and maintenance LICENSEE shall comply with all laws, ordinances, codes, regulations and State and CITY Engineering standards then in effect; provided, however, that LICENSEE shall only be responsible to make such repairs and replacements necessary to return the License Area to the original condition at the time of commencement of the License Term. The License Areas shall be maintained in a neat and orderly appearance at all times.

11.1 **Restoration of Road Right-of-Way.**

11.1.1 LICENSEE shall submit evidence to the City Engineer, which such evidence shall be reasonably satisfactory to the City Engineer, to document

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conditions that existed prior to construction of the Development Project within the public right-of-ways adjacent to the Development Project. Such evidence may include pictures, video, signed and sealed topographic surveys, other methods acceptable to the City Engineer or any combination thereof. Topographic features such as roadway surface, striping, signs, sidewalks, swale areas, driveways, curbing, parking meters, drainage inlets, valve covers, water meters, fire hydrants, utility access manholes/covers, landscaping, etc. shall be shown in sufficient detail such that the existing location and condition of each feature is clearly discernable.

11.1.2 LICENSEE shall schedule a site visit with the City's Engineering Inspector to verify that said documentation adequately reflects the site conditions. Said documentation will remain on file with the Office of the City Engineer.

11.1.3 Upon completion of the Development Project, LICENSEE shall:

(a) Conduct a site review with the City's engineering inspector to determine if any disruption or damage has occurred to features within the public right-of-way surrounding the Development Project;

(b) Immediately restore any damage in those areas that is identified by the Engineering Inspector.

(c) Mill and resurface the asphalt roadway surface of and adjust any at-grade utilities within the License Area. The resurfacing shall be done regardless of whether any other repair work is required.

11.1.4 Pursuant to Chapter 25, Streets and Rights of Way, Article III, Rights of Way Administration, City Code of Ordinances, including, but not limited to the following:

§ 25-108	Rights of Way Restoration
§ 25-109	Protection of Facilities
§ 25-110	General obligations of permittees
§ 25-111	Enforcement of permit obligations
§ 25-112	Construction bond

LICENSEE shall obtain a separate permit from the City's Department of Sustainable Development prior to starting construction of any improvements or any repairs in the public right-of-way. A bond in the amount of 100% of the construction value will be required for a period of one year.

11.1.5 An as-built survey signed and sealed by a professional surveyor and mapper shall be provided to the City Engineer at the completion of the Development Project to document all existing and new features within the public right-of-way.

12. **Emergencies.** If an emergency situation arises with respect to the License Areas or any condition thereof presents an imminent threat to the health or safety of Persons or property, the CITY shall make reasonable efforts to provide telephone notice to the LICENSEE's Contact Person. If, following that notice, LICENSEE fails to take timely action to correct the emergency situation, and allowing the emergency situation to continue would pose an imminent threat to health or safety to Persons or property, CITY may undertake such limited actions as are necessary to eliminate the emergency; and CITY shall be entitled to recover its reasonable costs of cure from LICENSEE in accordance with provisions hereof. For the purposes of this Paragraph, LICENSEE's Contact Person shall be **Chris Bellissimo, Project Manager**; cell phone number: **954-761-8439**; e-mail address: **chris@hooperconstruction.net**; and address: **421 N Andrews Avenue Fort Lauderdale, FL 33301**. In the event the LICENSEE's Contact Person or any other information pertaining to the LICENSEE's Contact Person shall change, such change shall be provided to the CITY Engineer.

13. **Damage to Public Property.** In the event the use, operation, construction, demolition or reconstruction of the Project Improvements or License Area cause(s) any damage whatsoever to any other public property, then LICENSEE shall be responsible for the cost of repair and shall, at CITY'S option, make said repairs or reimburse CITY for the cost of same.

14. **Liens Against the License Areas.** LICENSEE shall have no power or authority to incur any indebtedness giving a right to a lien of any kind or character upon the right, title or interest of CITY in and to the License Areas, and no Person shall ever be entitled to any lien, directly or indirectly derived through or under the LICENSEE, or its agents, servants, employees, contractors or officers or on account of any act or omission of said LICENSEE as to the License Area. All Persons contracting with the LICENSEE, or furnishing materials, labor or services to said LICENSEE, or to its agents or servants, as well as all Persons shall be bound by this provision of the Revocable License. Should any such lien be filed, LICENSEE shall discharge the same within thirty (30) days thereafter, by paying the same or by filing a bond, or otherwise, as permitted by law. LICENSEE shall not be deemed to be the agent of CITY, so as to confer upon a laborer bestowing labor upon or within any of the License Areas, or upon materialmen who furnish material incorporated in the construction and improvements upon the foregoing, a construction lien pursuant to Chapter 713, Florida Statutes or an equitable lien upon the CITY's right, title or interest in and to the Property or License Areas. These provisions shall be deemed a notice under Section 713.10(1), Florida Statutes of the "non-liability" of the CITY.

15. **Removal.** Except as may otherwise be expressly provided herein, LICENSEE shall remove all Project Improvements constructed within the License Areas and any components thereof, exclusive of utilities facilities constructed and installed, upon revocation or termination of this License and upon demand of CITY for removal of such Project Improvements, and LICENSEE shall restore the License Areas to the condition(s) that existed prior to LICENSEE's installation of any such Project Improvements within the License Areas. Such removal shall be at LICENSEE's sole cost and expense. In the event LICENSEE fails to remove all or any part of the Project Improvements within the License Area contemplated herein within fifteen (15) days after written demand by the CITY to do so, the CITY is hereby authorized to remove such Project Improvements and restore License Area to the condition that existed prior to the LICENSEE's

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construction or installation of the improvements in the License Areas, and all reasonable costs associated with the removal and restoration thereof shall be fully reimbursed by LICENSEE. Notwithstanding the foregoing, LICENSEE shall have the obligation of immediately removing any equipment or materials or temporary fencing within the License Areas upon termination of this License, in the event LICENSEE fails to do so, CITY shall have the right to remove same, recouping the reasonable cost thereof from LICENSEE in the manner set forth herein.

16. **Damage and Destruction.** LICENSEE shall not by its possession, use, occupancy, operation, maintenance or repair of the License Areas, suffer or permit any damage to the License Areas or to the adjacent real property or public rights-of-way. If during the term of this Revocable License the structures, Improvements, fixtures or personalty within the License Areas or adjacent public rights-of-way shall be damaged, destroyed or deteriorated in whole or in part by fire, casualty, obsolescence, failure to maintain or any other cause, and whether or not such destruction or damage is covered by any insurance policy on the Project, LICENSEE shall give to CITY immediate notice thereof, and LICENSEE shall:

(a) seek the necessary permits and approvals from CITY and any other regulatory agency with jurisdiction over the License Areas or adjacent real property or adjacent public rights-of-way to repair, replace and rebuild the same or cause the same to be repaired, replaced or rebuilt as nearly as possible to their original condition; or

(b) to the extent that such destruction or damage affected the structures and improvements within the License Areas or real property or public rights-of-way adjacent thereto, or any part thereof, if LICENSEE elects to remove such structures and Project Improvements (exclusive of utilities facilities constructed and installed), or any part thereof, LICENSEE shall seek the necessary permits and approvals from CITY and any other regulatory agency with jurisdiction over the subject matter to promptly remove or demolish said structures and improvements and restore the License Areas as nearly as possible to its original condition.

All such repair, restructure and replacement shall be hereafter referred to as "Restoration". The cost of Restoration shall be paid solely by LICENSEE

17. **License, not Lease.** It is acknowledged and stipulated by and between the parties hereto that this Revocable License shall not be deemed a lease of the License Areas by CITY but rather a License granted to LICENSEE by CITY for the nonexclusive possession, use, occupancy, operation, maintenance and repair of the License Areas for the conduct of the Project under the terms and conditions stated herein, such terms and conditions including termination of the License in the manner set forth herein. LICENSEE acknowledges and understands the provisions of § 8.05 and 8.09 of the CITY Charter with respect to Leases.

18. **Indemnity.**

18.1 LICENSEE shall protect, defend, indemnify and hold harmless the CITY, its officers, employees and agents from and against any and all lawsuits, penalties, damages, settlements, judgments, decrees, costs, charges and other expenses including

Revocable License

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attorney's fees or liabilities of every kind, nature or degree arising out of or in connection with the rights, responsibilities and obligations of LICENSEE under this Revocable License (collectively, "Claims"), conditions contained therein, the location, construction, repair, removal, demolition, maintenance, use or occupancy of the License Area, or the breach or default by LICENSEE of any covenant or provision of this Revocable License, except for any occurrence arising out of or resulting from the intentional torts or gross negligence of the CITY, its officers, agents and employees. Without limiting the foregoing, any and all such claims, suits, causes of action relating to personal injury, death, damage to property, defects in construction, rehabilitation, operation, maintenance, repair or restoration of the License Area or Property, alleged infringement of any patents, trademarks, copyrights or of any other tangible or intangible personal or real property right, or any actual or alleged violation of any applicable statute, ordinance, administrative order, rule or regulation or decree of any court, is included in the indemnity.

18.2 LICENSEE further agrees to investigate, handle, respond to, provide defense for, and defend any such Claims at its sole expense and agrees to bear all other costs and expenses related thereto even if the claim is groundless, false or fraudulent and if called upon by the CITY, LICENSEE shall assume and defend not only itself but also the CITY in connection with any Claims and any such defense shall be at no cost or expense whatsoever to CITY, provided that the CITY (exercisable by the CITY's Risk Manager) shall retain the right to select counsel of its own choosing. The indemnification obligations set forth herein shall survive termination of this Revocable License for a period coincident with the statute of limitations period applicable to the offending act, omission or default.

19. **Insurance.** At all times during the term of this Revocable License Agreement, LICENSEE, at its expense, shall keep or cause to be kept in effect the following insurance coverages:

(a) A general liability insurance policy, in standard form, insuring LICENSEE and CITY as an additional insured, against any and all liability for bodily injury or property damage arising out of or in connection with this Revocable License and the license granted herein with a policy limit of not less than One Million Dollars (\$1,000,000.00) per occurrence and Two Million Dollars (\$2,000,000.00) general aggregate and shall name the CITY as an additional insured. All such policies shall cover the Project activities and the possession, use, occupancy and maintenance of the License Areas. This policy shall not be affected by any other insurance carried by CITY.

(b) Workers' Compensation Insurance to apply to all LICENSEE's employees and employees of contractors retained by LICENSEE for the Project, said coverage to be in compliance with the "Workers' Compensation Law" of the State of Florida and all applicable federal laws. In addition, the policy(ies) shall include Employers Liability with a limit of One Hundred Thousand Dollars (\$100,000.00) for each accident.

(c) Business Automobile Liability for all vehicles owned by LICENSEE and LICENSEE's contractors that are involved in the operation of the Project with limits of

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Three Hundred Thousand Dollars (\$300,000.00) per occurrence, combined single limit for Bodily Injury Liability and Property Damage Liability.

- (d) All of the policies of insurance provided for in this Revocable License:
 - (i) shall be In the form and substance approved by the Department of Insurance of the State of Florida (“DOI”),
 - (ii) shall be issued only by companies licensed by DOI,
 - (iii) Certificates of Insurance pertaining to same shall be delivered to CITY, at least fourteen (14) days prior to the commencement of the License Term,
 - (iv) shall be with a carrier having an A Best’s Rating of not less than A, Class VII,
 - (v) shall bear endorsements showing the receipt by the respective companies of the premiums thereon or shall be accompanied by other evidence of payment of such premiums to the insurance companies, including evidence of current annual payment, .if on any installment payment basis, and
 - (vi) shall provide that they may not be canceled by the insurer for thirty (30) days after service of notice of the proposed cancellation upon CITY and shall not be invalidated as to the interest of CITY by any act, omission or neglect of LICENSEE.
 - (vii) The insurance coverage under subparagraphs (a) and (c) above shall be for a period coincident with the applicable indemnification obligations set forth above.

(e) In any case where the original policy of any such Insurance shall be delivered to LICENSEE, a duplicated original of such policy shall thereupon be delivered to CITY. All insurance policies shall be renewed by LICENSEE, and certificates evidencing such renewals, bearing endorsements or accompanied by other evidence of the receipt by the respective insurance companies of the premiums thereon, shall be delivered to CITY, at least twenty (20) days prior to their respective expiration dates.

(f) CITY does not in any way represent that the types and amounts of insurance required hereunder are sufficient or adequate to protect LICENSEE’s or Contractor’s interests or liabilities but are merely minimum requirements established by CITY’s Risk Management Division. CITY reserves the right to require any other insurance coverages that CITY deems necessary depending upon the risk of loss and exposure to liability.

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20. **Special Exception.** If is agreed that this Revocable License is granted to LICENSEE for LICENSEE'S benefit, is a special exception to the City's general policy and it is stipulated between the parties that this Revocable License shall be construed most strictly in favor of the CITY and against LICENSEE.

21. **Remedies of CITY.**

21.1 In the event the LICENSEE fails to perform or violates any of the terms or conditions of this Revocable License or is in breach or default in any term or condition hereof, CITY shall provide notice thereof to LICENSEE and LICENSEE shall cure such violation within the time provided in such Notice, which such time for cure shall be reasonable in light of all the circumstances.

21.1.1 In the event the Contract Administrator finds that the LICENSEE has failed to timely cure such violation, the Contract Administrator shall provide Notice thereof to LICENSEE and impose or assess a fine of \$1,000.00 per day for each and every day the violation continues beyond the date set in the Notice under Section 21.1.

21.1.2 LICENSEE shall provide written Notice to CITY when the violation has been cured. In the event the Contract Administrator finds the violation was not cured on the date alleged by LICENSEE, Contract Administrator shall provide LICENSEE with Notice thereof. Contract Administrator shall provide Notice to LICENSEE when Contract Administrator finds that the violation has been cured.

21.1.3 In the event LICENSEE disagrees with the Contract Administrator's (a) finding that a violation exists or continues to exist, or (b) imposition or assessment of a per diem fine, or (c) determination of the date of compliance or noncompliance, LICENSEE shall file a written Notice of Appeal to the City Manager within five (5) days of receiving notice of (a), (b) or (c) above.

21.1.4 Within ten (10) days of receiving a Notice of Appeal under Section 21.1.3, the City Manager shall hear presentations thereon and render a written Final Order thereon, serving a copy thereof upon LICENSEE. In deciding an Appeal filed under Section 21.1.3, the City Manager may affirm, reverse or modify, in whole or in part, the findings of the Contract Administrator. The City Manager may equitably adjust any fines in the interests of justice.

21.1.5 In the event LICENSEE contests the Final Order of the City Manager under Section 2.1.1.4 above, LICENSEE may file a Notice of Appeal with the City Clerk including all written arguments in support of contesting the Final Order. The City Commission shall review the Notice of Appeal and the written arguments in support of contesting the Final Order as soon as a hearing thereon may be reasonably scheduled. At the hearing on the Appeal, the City Commission shall hear presentations by the LICENSEE and City Manager and shall render an

Order (“Order on Appeal”) thereon affirming, reversing or modifying the Final Order in whole or in part.

21.1.6 Any fines resulting from the process set forth in Sections 21.1.1 through 21.1.5 shall be paid to CITY within sixty (60) days from the final adjudication resulting from that process.

21.1.7 LICENSEE hereby waives all right, title and interest to the issuance of any temporary, partial or final Certificate of Occupancy for the Development Project during the period that any violations of the terms or conditions of this License still exist.

21.1.8 LICENSEE hereby waives all right, title and interest in Issuance of any temporary, partial or final Certificate of Occupancy for the Development Project during the period that any fines imposed have not been paid.

21.1.9 LICENSEE hereby waives all right, title and interest in and to any further building or engineering Inspections during the period that any violations of the terms or conditions of this License still exist.

21.2 In the event the LICENSEE fails to timely cure the violation within the time specified in Section 21.1, the CITY, as an alternative to the procedures set forth in Sections 21.1.1 through 21.1.9, may

21.2.1 revoke or terminate this License; or

21.2.1 take any equitable action to enforce the terms and conditions of this Revocable license, it being stipulated by the parties that since this Revocable License deals with the right to use a public right-of-way, a violation or breach of any term or condition of the Revocable License constitutes an irreparable injury to the public and CITY for which there is no adequate remedy at law; or

21.2.2 take such curative action that was required to be taken by the LICENSEE under the Revocable License and the cost and expense incurred in CITY’s curative actions shall be passed on to and owed by LICENSEE, in which case LICENSEE shall be liable for payment to CITY for all reasonable and necessary costs and expenses incurred by CITY in connection with the performance of the action or actions. LICENSEE shall reimburse CITY within sixty (60) days following written demand for payment thereof. Interest shall accrue on the unpaid amount at the rate of twelve percent (12%) per annum, compounded monthly, but in no event shall interest exceed the highest amount allowed by Florida law. The demand shall include reasonable documentation supporting the expenses incurred by CITY. If a dispute arises as to the need for, or amount due to the CITY for repairs, maintenance or removal undertaken by CITY in accordance with this License, and such dispute is not resolved within forty-five (45) days after the date that CITY makes the original written demand for payment, the LICENSEE

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shall pay to CITY the undisputed amount and shall provide CITY with a bond or other security acceptable to CITY for the disputed amount pending a resolution of the dispute by negotiation or litigation. In addition to any other remedies available to CITY, in the event of litigation between the parties, CITY shall be entitled to recover from LICENSEE all costs of collection, including reasonable attorneys' fees and court costs incurred at all tribunal and appellate levels, provided CITY ultimately prevails in such proceedings.

21.2.3 If LICENSEE does not make the payments required under this Section 21 within the sixty (60) day period set forth herein, then CITY shall have a right to record a Claim of Lien upon the Property, which lien may be either (a) for the total amount of the fines resulting from the procedures set forth in Sections 21.1.1 through 21.1.6 or (b) for all reasonable and necessary costs and expenses of any cure undertaken by CITY in accordance with this Section, the cost of any interim insurance policy as provided herein, and reasonable attorneys' fees and costs associated therewith. The Lien shall be effective upon the recording of a Claim of Lien in the Public Records of Broward County, Florida, which Claim of lien shall state all amounts due and owing to CITY. The Lien may be foreclosed by CITY in the same manner as provided by law for foreclosure of mortgage liens. The Lien shall continue until payment to CITY of the amounts set forth in the Lien (at which time CITY shall record a satisfaction of such lien). In addition to the Lien, CITY shall have all other rights and remedies granted to it at law or in equity for LICENSEE's failure to pay the fines owed or reimburse CITY for curative actions taken by CITY. LICENSEE shall be entitled to pursue all legal and equitable remedies to contest the amount or existence of any such lien.

21.2.4 The remedies found within this Section 21, including all subsections thereof, are cumulative. The exercise of one does not preclude the exercise of any other remedy.

22. **Requirement for Notice.** LICENSEE shall give CITY prompt written notice of any accidents on, in, over, within, under and above the License Areas in which damage to property or injury to a person occurs.

23. **Notices.**

(a) Except as provided in subparagraph (c) below, whenever It is provided herein that notice, demand, request or other communication shall or may be given to, or served upon, either of the parties by the other, or either of the parties shall desire to give or serve upon the other any notice, demand, request or other communication with respect hereto or with respect to any matter set forth in this Revocable License, each such notice, demand, request or other communication shall be in writing and any law or statute to the contrary notwithstanding shall not be effective for any purpose unless the same shall be given by mailing the same by registered or certified mail, postage prepaid, return receipt requested, addressed to the party at the address set forth below, or at such other address or

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addresses and to such other person or firm as CITY may from time to time designate by notice as herein provided.

(b) All notices, demands, requests or other communications hereunder shall be deemed to have been given or served for all purposes hereunder forty-eight (48) hours after the time that the same shall be deposited in the United States mail, postage prepaid; in the manner aforesaid, provided, however, that for any distance in excess of five hundred (500) miles, air mail service or Federal Express or similar carrier shall be utilized, if available.

AS TO CITY:

City Manager
City of Fort Lauderdale
100 North Andrews Avenue
Fort Lauderdale, FL 33301

With copy to:

City Attorney
City of Fort Lauderdale
100 North Andrews Avenue
Fort Lauderdale, FL 33301

AS TO LICENSEE:

RIO NUEVO, LLP, a Florida limited liability
partnership

421 N Andrews Avenue
Fort Lauderdale, FL 33301

Attn: Alan Hooper,
President

With Copy to:

Chris Bellissimo
421 N Andrews Avenue
Fort Lauderdale, FL 33301

(c) As to activities under Paragraph 12, Emergencies, notice need not be given in accordance with subparagraph (a) above, but notice shall be sufficient if given to the Contact Person pursuant to Paragraph 12, Emergencies.

24. **Assignment, Pledge, Security Interest.** LICENSEE shall not voluntarily, involuntarily or by operation of law, assign, sell, pledge, grant a security interest, or in any manner transfer the License or any interest therein or grant any right to the License Areas without prior written consent of CITY, which such consent may be granted or withheld in its sole discretion. Notwithstanding the foregoing, CITY hereby consents to LICENSEE's assignment of all of its rights and interests under this Revocable License to any lender(s) or financier(s) providing it with financing for all or any portion of the Development Project.

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25. **Compliance with Laws and Regulations.** LICENSEE shall comply with all applicable statutes, laws, ordinances, rules, regulations and lawful orders of the United States of America, State of Florida, City of Fort Lauderdale, and of any other public authority that may be applicable to this Revocable license and the possession, use, occupancy and maintenance of the license Areas and the conduct of the Project permitted herein.

26. **Entire Revocable License.** This Revocable license, together with any other agreements entered into contemporaneously herewith, constitutes and represents the entire Revocable license and any other agreements between the parties hereto and supersedes any prior understandings or Revocable Licenses or agreements, written or verbal, between the parties hereto respecting the subject matter herein. This Revocable license may be amended, supplemented, modified or discharged only upon an amendment in writing executed by all of the parties hereto. This Revocable license shall inure to the benefit of and shall be binding upon the parties hereto and their respective successors and assigns, subject, however, to the limitations contained herein.

27. **Interpretation of Revocable License; Severability.** This Revocable license shall be construed in accordance with the laws of the State of Florida. If any provision hereof, or its application to any person or situation, is deemed invalid or unenforceable for any reason and to any extent, the remainder of this Revocable License, or the application of the remainder of the provisions, shall not be affected. Rather, this Revocable License is to be enforced to the extent permitted by law. The captions, headings and title of this Revocable License are solely for convenience of reference and are not to affect its interpretation. Each covenant, term, condition, obligation or other provision of the Revocable License is to be construed as a separate and independent covenant of the party who is bound by or who undertakes it, and each is independent of any other provision of this License, unless otherwise expressly provided. The terms and words used in this Revocable License, regardless of the number or gender in which they are used, are deemed to include any other number and other gender as the context requires.

28. **Successors.** This Revocable License shall be binding on and inure to the benefit of the parties, their successors and assigns.

29. **No Waiver of Sovereign Immunity.** Nothing contained in this Revocable License is intended to serve as a waiver of sovereign immunity by any agency to which sovereign immunity may be applicable.

30. **No Third Party Beneficiaries.** The parties expressly acknowledge that it is not their intent to create or confer any rights or obligations in or upon any third person or entity under this Revocable License. None of the parties intend to directly or substantially beneficial a third party by this Revocable License. The parties agree that there are no third-party beneficiaries to this Revocable License and that no third party shall be entitled to assert a claim against any of the parties based on this Revocable license. Nothing herein shall be construed as consent by any agency or political subdivision of the State of Florida to be sued by third parties in any manner arising out of any contract.

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31. **Non-Discrimination.** LICENSEE shall not discriminate against any Person in the performance of duties, responsibilities and obligations under this Revocable License because of race, age, religion, color, gender, national origin, marital status, disability or sexual orientation.

32. **Termination.** In the event of emergency, either party may cancel this Revocable License during the term hereof upon twenty-four (24) hours written notice to the other party of its desire to terminate this Revocable License.

33. **Records.** Each party shall maintain its own respective records and documents associated with this Revocable License in accordance with the records retention requirements applicable to public records. Each party shall be responsible for compliance with any public documents request served upon it pursuant to Section 119.07, Florida Statutes, and any resultant award of attorney's fees of non-compliance with that law.

34. **Entire Agreement.** This document incorporates and includes all prior negotiations, correspondence, conversations, agreements and understandings applicable to the matters contained herein and the parties agree that there are no commitments, agreements or understandings concerning the subject matter of this Revocable License that are not contained in this document. Accordingly, the parties agree that no deviation from the terms hereof shall be predicated upon any prior representations or agreements, whether oral or written.

35. **Preparation of Agreement.** The parties acknowledge that they have sought and obtained whatever competent advice and counsel as was necessary for them to form a full and complete understanding of all rights and obligations herein and that the preparation of this License Agreement has been their joint effort.

36. **Waiver.** The parties agree that each requirement, duty and obligation set forth herein is substantial and important to the formation of this License and, therefore, is a material term hereof. Any party's failure to enforce any provision of this License shall not be deemed a waiver of such provision or modification of this License. A waiver of any breach of a provision of this License shall not be deemed a waiver of any subsequent breach and shall not be construed to be a modification of the terms of this License.

37. **Governing Law.** This Revocable License shall be interpreted and construed in accordance with and governed by the laws of the State of Florida. Any controversies or legal problems arising out of this Revocable License and any action involving the enforcement or interpretation of any rights hereunder shall be submitted to the jurisdiction of the State courts of the Seventeenth Judicial Circuit of Broward County, Florida. To that end, LICENSEE expressly waives whatever other privilege to venue it may otherwise have.

38. **Force Majeure.** Neither party shall be obligated to perform any duty, requirement or obligation under this Revocable License if such performance is prevented by fire, hurricane, earthquake, explosion, wars, sabotage, accident, flood, acts of God, strikes, or other labor disputes, riot or civil commotions, or by reason of any other matter or condition beyond the control of either party, and which cannot be overcome by reasonable diligence and without unusual expense

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("Force Majeure"). In no event shall a lack of funds alone on the part of LICENSEE be deemed Force Majeure.

39. **Recording.** This Revocable License shall be conditioned upon recordation of the Revocable License in the Public Records of Broward County, Florida. CITY shall record the Revocable license, subject to LICENSEE reimbursing CITY for the cost thereof. A copy of the recorded Revocable License shall be provided to LICENSEE and filed with the City Clerk's Office of the City of Fort Lauderdale.

[THE BALANCE OF THIS PAGE REMAINS INTENTIONALLY BLANK.]

IN WITNESS OF THE FOREGOING, the parties have set their hands and seals the day and year first written above.

WITNESSES:

CITY OF FORT LAUDERDALE

Dean J. Trantalis, Mayor

[Witness print or type name]

Christopher J. Lagerbloom, City Manager

[Witness print or type name]

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Licensee: RIO NUEVO, LLP, a Florida limited liability partnership

ATTEST:

Jeffrey A. Modarelli, City Clerk

APPROVED AS TO FORM:
Alain E. Boileau, City Attorney

By:_____
James Brako, 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 _____, 2020, 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 Acknowledgement)

Revocable License
Licensee: RIO NUEVO, LLP, a Florida limited liability partnership

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 _____, 2020, 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 Acknowledgement)

Name of notary Typed, Printed, or Stamped

My commission Expires:

Commission Number

WITNESSES:

LICENSEE: RIO NUEVO, LLP, a Florida
limited liability partnership

[Witness print/type name]

By: _____

Print Name: Alan C. Hooper

Title: Manager

[Witness print/type name]

STATE OF _____)
) SS
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this ____ day of _____, 2020, by Alan C. Hooper, Manager of Rio Nuevo, LLP, a Florida limited liability partnership, who freely and voluntarily executed this instrument on behalf of said limited liability partnership. He is personally known to me or has produced as identification or is known to me personally.

Signature of Notary Public

Typed, printed, stamped name of Notary
Public

My Commission Expires:_____

Revocable License

Licensee: RIO NUEVO, LLP, a Florida limited liability partnership

EXHIBIT “A”

PROPERTY

LAND DESCRIPTIONS:

ALTA/ACSM LAND TITLE SURVEY

LOT 12, LOT 11 AND THE SOUTH 9 FEET OF LOT 10, BLOCK 25, NORTH LAUDERDALE, PLAT BOOK 1, PAGE 182, B.C.R.

prepared by
McLAUGHLIN ENGINEERING COMPANY (LB#285)
400 N.E. 3rd AVENUE, FORT LAUDERDALE, FLORIDA 33301
PHONE: (954) 763-7611
FAX: (954) 763-7615



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

ALTA/ACSM CERTIFICATION

To: Rio Nuevo LLP, a Florida limited liability partnership, First National Bank of South Miami, Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A., Chicago Title Insurance Company and their respective successors and/or assigns.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, [5], 7(a), 7(b)(1), 7(c), 8, 9, 10(a), 10(b), 11(a) [12], 13, 14, 16(none observed), 17(none observed), 18(none observed), 19(none) and 20(a) of Table A thereof. [The survey also meets the "Standards of Practice" for surveys set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.050-052, Florida Administrative Code, pursuant to Section 472.027 Florida Statutes]. The field work was completed on September 29, 2015. Surveyor's Notes

1. This survey was prepared under the direct supervision and control of the undersigned, from an actual field survey made on the ground as per recorded description of the real property described herein;
2. This survey is an accurate survey of all the real property legally described herein, and the indicated acreage and square footage of such property is correct;
3. This survey properly and accurately indicates, and locates all improvements on the real property as of the date of this survey and the indicated type, dimensions and square footage of all such improvements is correct;
4. The record title lines and lines of actual possession are the same;
5. The boundary line dimensions as shown on this survey form a mathematically closed figure within +0.01 foot;
6. The boundary lines of the subject property are contiguous with the boundary lines of all adjoining parcels, roads, highways, streets and alleys as described in their most recent respective legal descriptions of record;
7. The Lots of the Legal Description are contiguous to each other, taken as a tract, constitute one Parcel of the land.
8. There are no visible encroachments either across property lines, easements in effect as of the date of this survey, or across easement boundaries except for the following: None (List encroachments, if any)
9. This survey properly designates and locates all easements as of the date of this survey, including all easements described in Schedule B-Section 2 of the Title Commitment and or shown on any plat affecting the surveyed property;
10. There are no streets, roads, rights-of-way, or uses affecting the surveyed property apparent from a careful inspection other than as shown on this survey;
11. There is no observable evidence of easements and/or servitudes of all kinds, such as those created by roads, rights of way, water courses, drains, telephone, telegraph, electric lines, water, sewer, oil or gas pipelines on or across the surveyed property and on adjoining properties if they appear to affect the surveyed property, and underground easements and/or servitudes except that which is depicted on this survey;
12. All visible utility services required for the operation of the surveyed property enter the surveyed property through adjoining public streets;
13. The real property legally described herein has access to and from a paved and dedicated public road(s) known as: NW 1st Avenue and NW 4th Street
14. The Property described on this survey Does lie within a Special Flood Hazard Area ("SFHA") as defined by the Federal Emergency Management Agency; the Property lies within Zone "X", 0.2% Annual Chance of Flood Hazard, Elevation = N/A, Rate Map No. 12011C0369H of the Flood Insurance Rate Map identified as Community Panel No. 125105, bearing an effective date of August 18, 2014; and
15. This survey shows the location of all visible storm drainage systems for the collection and disposal of all roof and surface drainage, and also shows any visible discharge into streams, rivers or other conveyance system.

NOTES:

- 1) This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Underground improvements if any not located.
- 3) This drawing is not valid unless sealed with an embossed surveyors seal.
- 4) Boundary survey information does not infer Title or Ownership.
- 5) All iron rods 5/8", unless otherwise noted.
- 6) Reference Bench Mark: City of Fort Lauderdale Benchmark #NW 80 Elevation=6.117(NGVD29) or 4.517(NAVD88).
- 7) Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: Elev. = 4.35
- 8) This property lies in Flood Zone "X", 0.2% Annual Chance Of Flood Hazard Per Flood Insurance Rate Map No. 12011C0369 H Dated: August 18, 2014, Community Panel No. 125105.
- 9) Elevations per North American Vertical Datum (1988) derived from National Geodetic Vertical Datum (1929) data and converted using U.S. Army Corps of Engineers software (Corpscon 6.0.1) obtained from <http://www.tech.army.mil/>

LEGEND

Δ = CENTRAL ANGLE (DELTA)
R = RADIUS
A OR L = ARC LENGTH
CH.BRG. = CHORD BEARING
TAN.BRG. = TANGENT BEARING
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
W/MCL CAP. = WITH McLAUGHLIN ENGINEERING CO. CAP
P.R.M. = PERMANENT REFERENCE MONUMENT
CONC. = CONCRETE
C.B.S. = CONCRETE BLOCK AND STUCCO
I.C.V. = IRRIGATION CONTROL VALVE
W.M. = WATER METER
B.F.P. = BACK FLOW PREVENTOR
ELEV. = ELEVATION
O/S = OFFSET
A/C = AIR CONDITIONING
C. = CENTERLINE OF RIGHT-OF-WAY
F.P.L. = FLORIDA POWER AND LIGHT CO.
S.B.T. = SOUTHERN BELL TELEPHONE
B.C.R. = BROWARD COUNTY RECORDS
D.C.R. = DADE COUNTY RECORDS
P.B.R. = PALM BEACH COUNTY RECORDS
O.R. = OFFICIAL RECORDS BOOK
PG. = PAGE
R/W = RIGHT-OF-WAY
C.O. = CLEAN OUT
C.L.F. = CHAIN LINK FENCE
S.V. = SEWER VALVE

"NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL"

35	4	50'
34	5	50'
33	6	50'
32	7	50'
31	8	50'
30	9	50'
29	10	41'
28	11	
27	12	
26		
25		

THIS SURVEY

Location Sketch

Not To Scale

Legal Description

- Parcel 1:
The South 9 feet of Lot 10, in Block 25, of the Amended Plat of Blocks 1-2-3-4-5-6-7-8-25-26-27-28-29-30-31-32 and 33, of NORTH LAUDERDALE, recorded in Plat Book 1, at Page 182, of the Public Records of Miami Dade County, Florida, said lands situate, lying and being in Broward County, Florida.
- Parcel 2:
Air rights to that certain space lying within Lot 10, in Block 25, of Amended Plat of Blocks 1-2-3-4-5-6-7-8-25-26-27-28-29-30-31-32 and 33, of NORTH LAUDERDALE, recorded in Plat Book 1, at Page 182, of the Public Records of Miami-Dade County, Florida, said lands situate, lying and being in Broward County, Florida, being bounded on the bottom by the finished floor of a proposed building at elevation 7.75 feet (more or less) and being bounded on the top by an elevation of 8.00 feet above said proposed finished floor elevation 15.75 feet (more or less) said elevations being based on the National Geodetic Vertical Datum of 1929 (NGVD'29), the horizontal limits described as follows:
Commence at the Southeast corner of said Lot 10;
Thence North, a distance of 9.00 feet;
Thence West, a distance of 31.00 feet to the Point of Beginning;
Thence North, a distance of 17.92 feet;
Thence West, a distance of 69.26 feet;
Thence South, a distance of 17.92 feet;
Thence East, a distance of 69.26 feet, to the Point of Beginning.
- Parcel 3:
Lot 11, in Block 25, of Amended Plat of Blocks 1-2-3-4-5-6-7-8-25-26-27-28-29-30-31-32 and 33, of NORTH LAUDERDALE, recorded in Plat Book 1, at Page 182, of the Public Records of Miami-Dade County, Florida.
- Parcel 4:
Ingress and egress to recreational facilities as provided for that certain Recreational Use Easement recorded March 11, 2010, in Official Records Book 46932, Page 1030, as corrected by instrument recorded March 11, 2010, in Official Records Book 46934, Page 329, of the Public Records of Broward County, Florida.
- Parcel 5:
Lot 12, in Block 25, of Amended Plat of Blocks 1-2-3-4-5-6-7-8-25-26-27-28-29-30-31-32 and 33, of NORTH LAUDERDALE, recorded in Plat Book 1, at Page 182, of the Public Records of Miami-Dade County, Florida, said lands situate, lying and being in Broward County, Florida.

TITLE NOTES

- There are no other Easements, Road Reservations or Rights-of-Ways of Record affecting this property per Chicago Title Insurance Company, Commitment No. 5474820, effective date September 21, 2015 at 11:00AM as to Lot 12.
- 7) Resolution per O.R. Book 49431, Page 825 of the Public Records of Broward County, Florida affects this property (nothing plottable).
- 9) A) Matters per Plat Book 1, Page 182 of the Public Records of Miami-Dade County, Florida affects this property as shown.
B) Agreement per O.R. Book 43756, Page 1606 of the Public Records of Broward County, Florida
- And Commitment No. 5474770, effective date, September 21, 2015 at 11:00PM as to Parcels 1, 2, 3 and 4.
- 7) Agreement per O.R. Book 1292, Page 111 of the Public Records of Broward County, Florida affects this property (nothing plottable).
- 9) Resolution 12-241, Per O.R. Book 49431, Page 825 of the Public Records of Broward County, Florida affects this property (nothing plottable)
- 10) Matters per O.R. Book 46932, Page 1030 of the Public Records of Broward County, Florida and O.R. Book 46934, Page 329 of the Public Records of Broward County, Florida affects this property (blanket easement).
- 14) A) Matters per Plat Book 1, Page 182 of the Public Records of Miami-Dade County, Florida affects this property as shown.
B) Agreement per O.R. Book 43756, Page 1606 of the Public Records of Broward County, Florida affects this property (nothing plottable).
- 15) Matters per O.R. Book 44396, Page 864 of the Public Records of Broward County, Florida; Amended per O.R. Book 45801, Page 692 of the Public Records of Broward County, Florida; O.R. Book 46250, Page 1617 of the Public Records of Broward County, Florida; O.R. Book 49431, Page 354 of the Public Records of Broward County, Florida; and O.R. Book 49486, Page 1281 of the Public Records of Broward County, Florida affects this property. Condominium Documents of Adjacent property.
- 16) Easement per O.R. Book 43844, Page 527 of the Public Records of Broward County, Florida does not affect this property.
- 17) Easement per O.R. Book 44633, Page 1900 of the Public Records of Broward County, Florida affects this property as shown.

CERTIFICATION

We hereby certify that this survey meets the "Standards of Practice" as set forth by the Florida Board of Professional Land Surveyors in Chapter 5J-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 23rd day of September, 2015.
Revised legal description this 27th day of October, 2015.
Added invert elevations this 12th day of September, 2016.

McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida.

CHECKED BY: _____
DRAWN BY: RT

FILE NO.: 15-2-058 (16)

10-02-54 AM EDT 9/14/2016 10-02-54 AM EDT

EXHIBIT “B”
LICENSE AREA

Revocable License
Licensee: RIO NUEVO, LLP, a Florida limited liability partnership



McLAUGHLIN ENGINEERING COMPANY LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
1700 N.W. 64th STREET #400, FORT LAUDERDALE, FLORIDA 33309
PHONE (954) 763-7611 * FAX (954) 763-7615

SKETCH AND DESCRIPTION AREA OF STREET CLOSURE THE FORGE SHEET 1 OF 2 SHEETS

LEGAL DESCRIPTION:

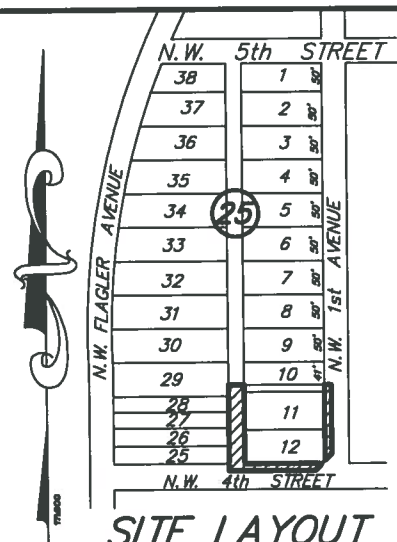
A portion of right-of-way for N.W. 1st Avenue, N.W. 4th Street and that certain 15.00 foot platted Alley, adjacent to Lots 10, 11 and 12, Block 25, of the AMENDED PLAT OF BLOCKS 1-2-3-4-5-6-7-8-25-26-27-28-29-30-31-32 AND 33, OF NORTH LAUDERDALE, recorded in Plat Book 1, at Page 182, of the Public Records of Miami Dade County, Florida, more fully described as follows:

Beginning at the Southwest corner of said Lot 12; thence North 00°00'00" East, on the West line of said Lots 12, 11 and 10, a distance of 109.00 feet; thence North 90°00'00" West, on the Westerly extension of the North line of the South 9.00 feet of said Lot 10, a distance of 15.00 feet; thence South 00°00'00" East, on the West line of said 15.00 foot platted Alley and Southerly extension thereof, a distance of 119.00 feet; thence North 90°00'00" East, on a line 10.00 feet South of and parallel with the Westerly extension of the South line of said Lot 12 and on a line 10.00 feet South of and parallel with the South line of Lot 12 and Easterly extension thereof, a distance of 127.50 feet; thence North 45°00'00" East, a distance of 14.14 feet to a Reference Point "A"; thence North 90°00'00" West, on the South line of said Lot 12, a distance of 122.50 feet to the Point of Beginning (1). AND Commencing at the aforementioned Reference Point "A"; thence North 45°00'00" East, a distance of 7.07 feet to the Point of Beginning (2); thence continuing North 45°00'00" East, a distance of 14.14 feet; thence North 00°00'00" East, on a line 10.00 East of and parallel with the Southerly extension of the East line of said Lot 12 and on a line 10.00 feet East of and parallel with the East line of said Lots 12, 11 and 10, a distance of 94.00 feet; thence North 90°00'00" West, on the Easterly extension of the North line of the South 9.00 feet of said Lot 10, a distance of 10.00 feet; thence South 00°00'00" East, on the East line of said Lots 10, 11 and 12, a distance of 104.00 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 3,950 square feet or 0.0907 acres more or less.

NOTES:

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an embossed surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown assume the East line of Lots 10 and 11, as South 00°00'00" East.



**SITE LAYOUT
NOT TO SCALE**

CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida this 23rd day of December, 2019.

McLAUGHLIN ENGINEERING COMPANY

[Signature]
JERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida.

FIELD BOOK NO. _____

DRAWN BY: JMMjr _____

JOB ORDER NO. V-4483 _____

CHECKED BY: _____

REF. DWG.: 15-2-058

C: \JMMjr\2019\V4483 (CLOSURE)

C: \JMMjr\2019\V4483 (CLOSURE)

EXHIBIT “C”

PROJECT NARRATIVE

LICENSEE PROPOSED TO DEVELOP 35 MULTI-FAMILY RESIDENTIAL UNITS WITH STRUCTURED PARKING FOR 60 PARKING SPACES. THE SITE PLAN RECEIVED CITY APPROVAL IN OCTOBER 2017 FOR A 7-STORY (86-FOOT HIGH), 58,738 SQUARE FOOT BUILDING UNDER DRC CASE NO. R17006. REFERRED TO AS THE FORGE LOFTS, FORMERLY KNOWN AS THE APACHE LOFTS. THE PROJECT WILL TAKE 16 MONTHS TO CONSTRUCT.

EXHIBIT “D”

CLOSURES AND DATES

The closures are being requested as a safety measure for pedestrians due to site access constraints and the high volume of material deliveries generated by a project of this size. The proposed closures are described below and graphically shown in the “License Areas”, attached as Exhibit B and the “Detour Plan”, attached as Exhibit E.

- Along this section of NW 1st Avenue is a two-lane local road within a 40-foot wide right-of-way, with a seven-foot wide sidewalk on the west side of the road, and on-street parallel (unmetered) parking and a five-foot wide sidewalk on the east side of the road. The License Area would occupy ten feet of the western-most portion of NW 1st Avenue right-of-way along the property frontage, from NW 4th Street to approximately 110 feet north of NW 4th Street. Both vehicular lanes would remain open to traffic.
- Along this section of NW 4th Street is a two-lane local road within a 53-foot wide right-of-way, with no sidewalk on the north side of the road, and temporary pedestrian covered walkway on the south side of the road, fronting the Flagler Village Hotel construction site by others. The License Area would occupy ten feet of the northern-most portion of NW 4th Street right-of-way along the property frontage, from NW 1st Avenue to the 15-foot Platted Alley. Both vehicular lanes would remain open to traffic.
- The License Area would temporarily close and occupy the entire 15-foot Platted Alley right-of-way along the property frontage, from NW 4th Street to approximately 110 feet north of NW 4th Street. Agreements will be in place for temporary public access use of a private drive aisle to mitigate an otherwise dead-end Alley condition.
- The requested period for the closure is 16 months. The City Manager would have the ability to approve up to two 30-day extensions.
- The proposed MOT plan does not appear to present any conflicts with the other construction projects in this area.

Revocable License

Licensee: RIO NUEVO, LLP, a Florida limited liability partnership

EXHIBIT “E”
DETOUR PLAN

EXHIBIT “E”

Revocable License
Licensee: RIO NUEVO, LLP, a Florida limited liability partnership

To be setup in accordance with Standard Plans 102-602, 102-660 & TA20 of the MUTCD

Table II
Taper Length - Shoulder

Speed (mph)	R/L (ft.)			Notes
	8' Shldr.	10' Shldr.	12' Shldr.	
25	25	25	25	L-WS 60
30	40	50	60	
35	55	68	82	
40	72	90	107	
45	120	150	180	
50	133	167	200	L-WS 60
55	147	183	220	
60	160	200	240	
65	173	217	260	
70	187	233	280	

minimum shoulder width.
R/L = Length of shoulder taper in feet
W = Width of total shoulder in feet (combined paved and unpaved width)
S = Posted speed limit (mph)

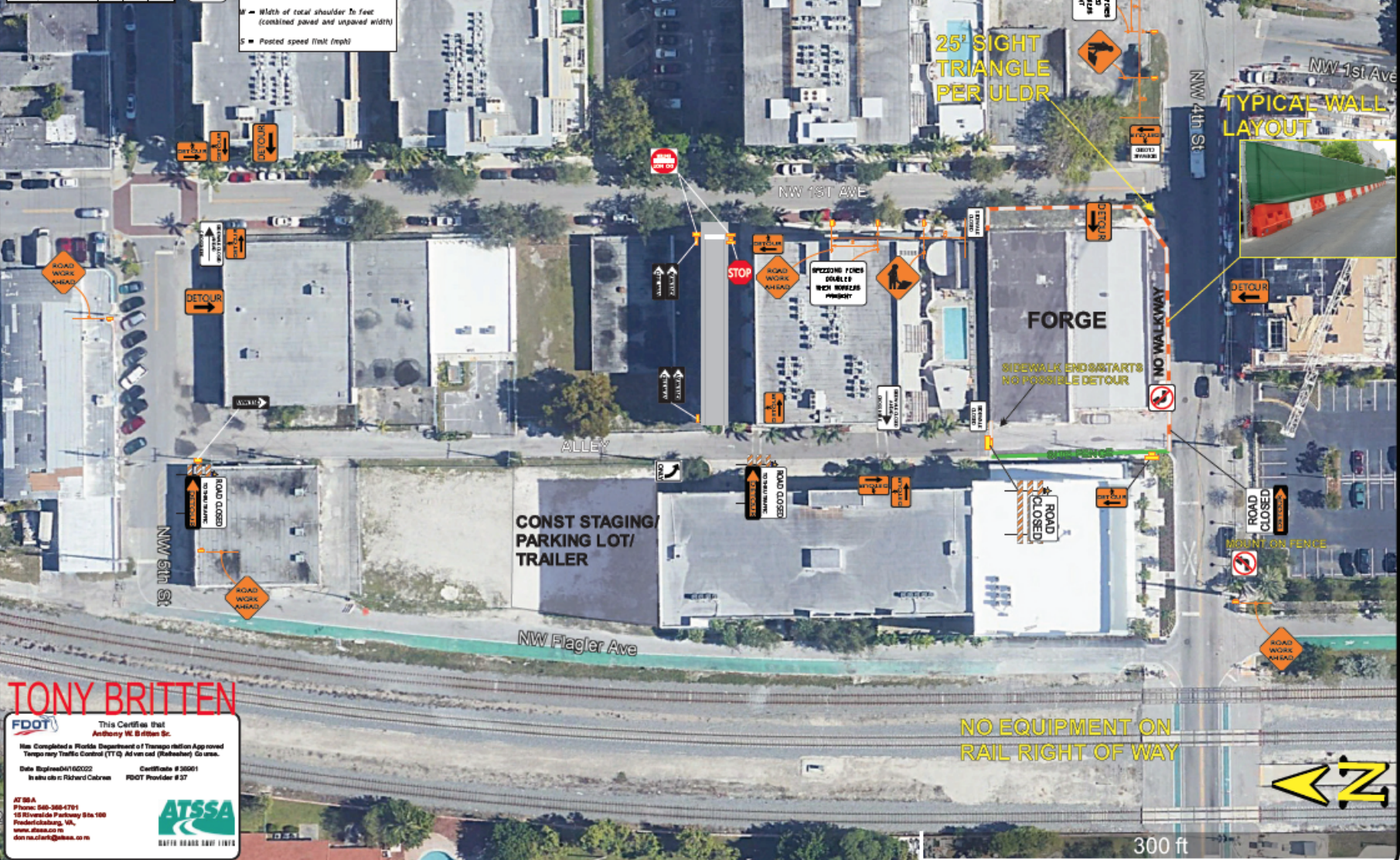
Table I
Device Spacing

Speed (mph)	Max. Distance Between Devices (ft.)			
	Cones or Tubular Markers	Type I or Type II Barricades or Vertical Panels or Drums	Taper	Tangent
25	25	25	25	50
30 to 45	25	50	30	50

DISTANCE BETWEEN SIGNS

Speed	Spacing (ft.)		
	A	B	C
40 mph or less	200	200	200
45 mph	350	350	350

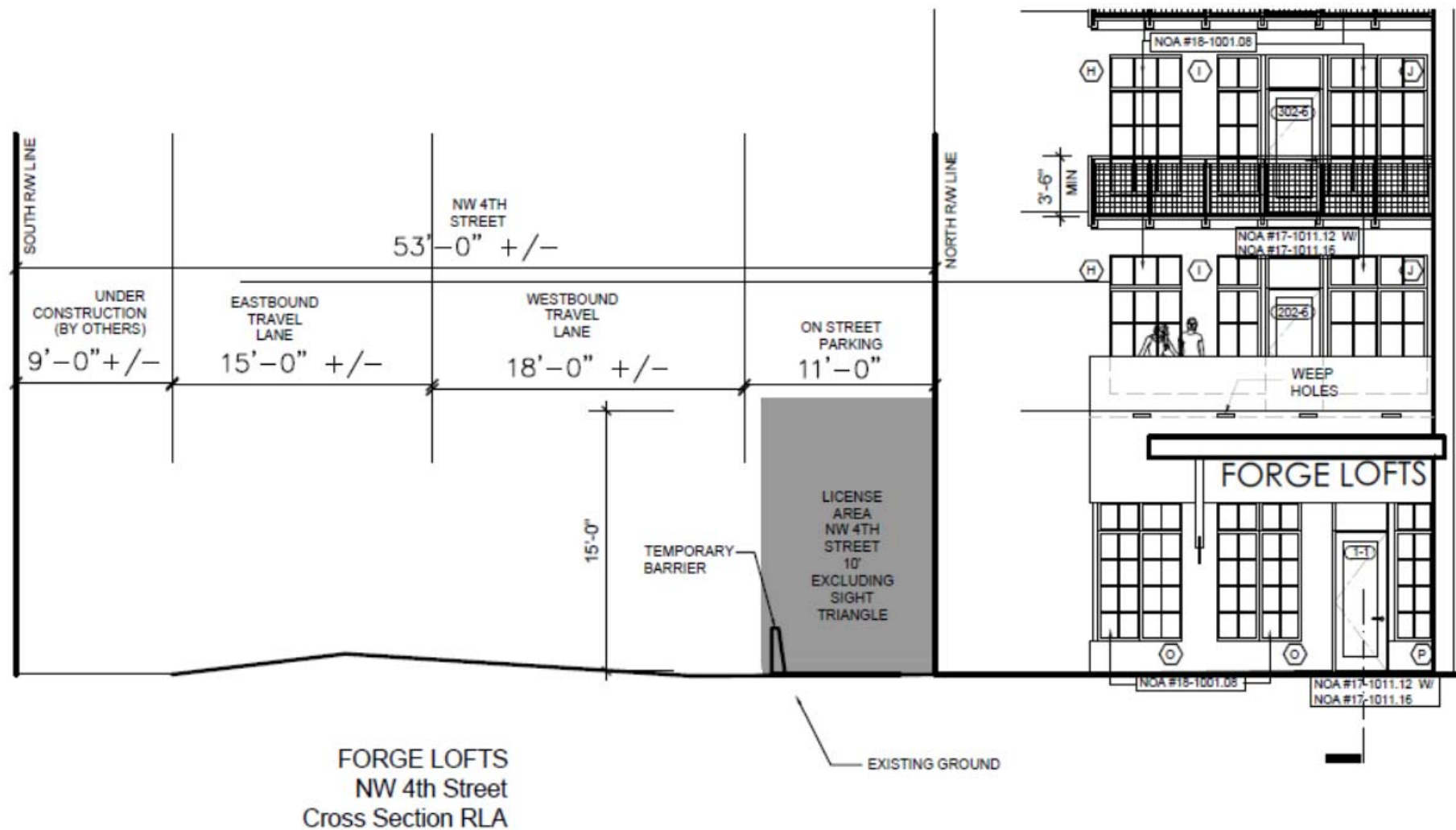
WINDSCREEN MOUNTED ON TEMPORARY BARRIERS SHALL NOT BE INSTALLED WITHIN FDOT SIGHT TRIANGLES



TONY BRITTEN
FDOT
This Certifies that
Anthony M. Britten Sr.
Has Completed a Florida Department of Transportation Station Approval
Temporary Traffic Control (TTTC) Advanced (Roadway) Course.
Date Expired 04/16/2022 Certificate # 36061
In accordance with Florida Statute 318.04, FDOT Provider # 37

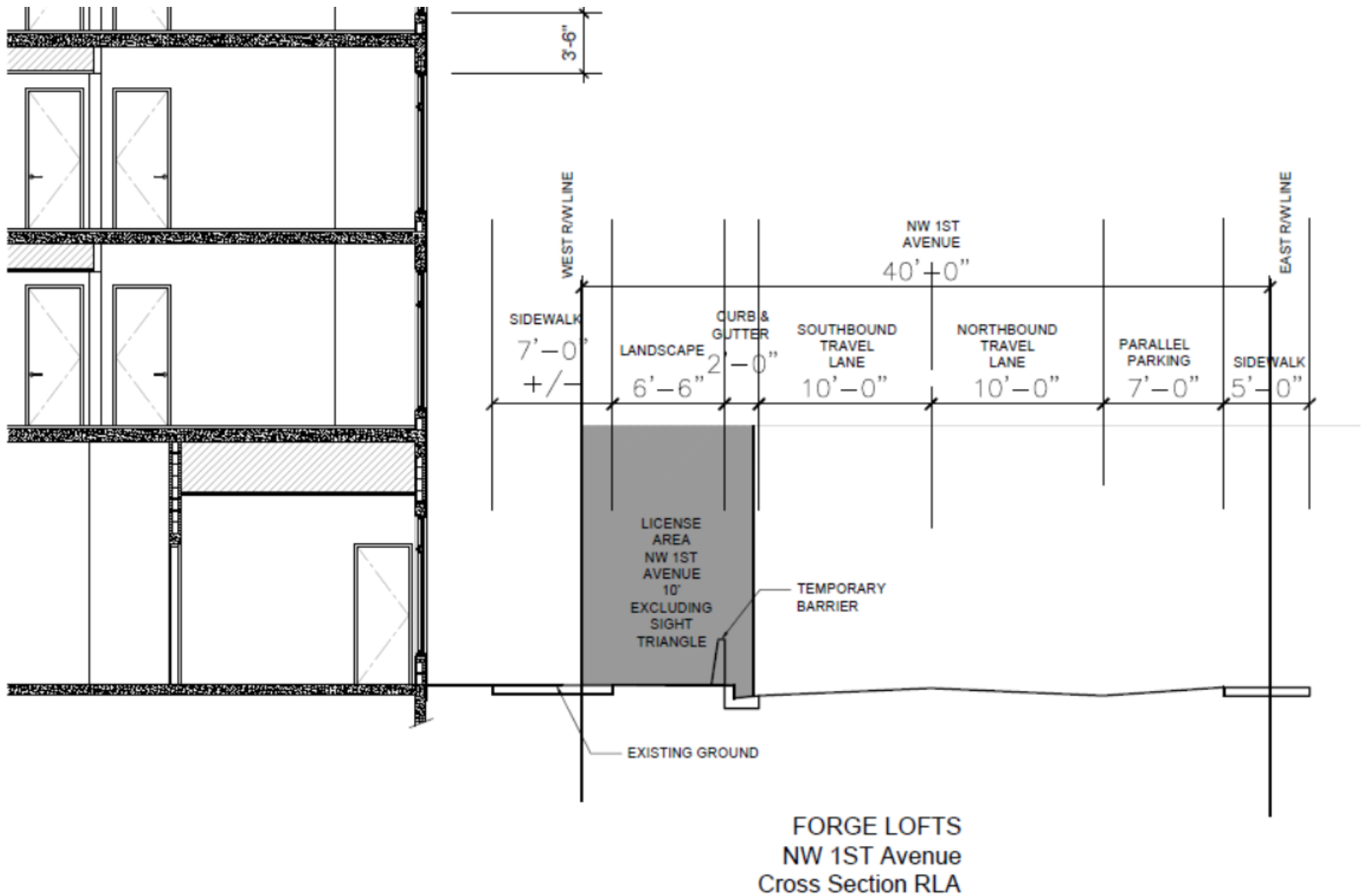
ATSSA
15 Riverside Parkway Ste 100
Pompano Beach, FL 33062
www.atssa.com
don.mccarthy@atssa.com

DETOUR PLAN



TYPICAL SECTION

NW 4th Street (Looking West)

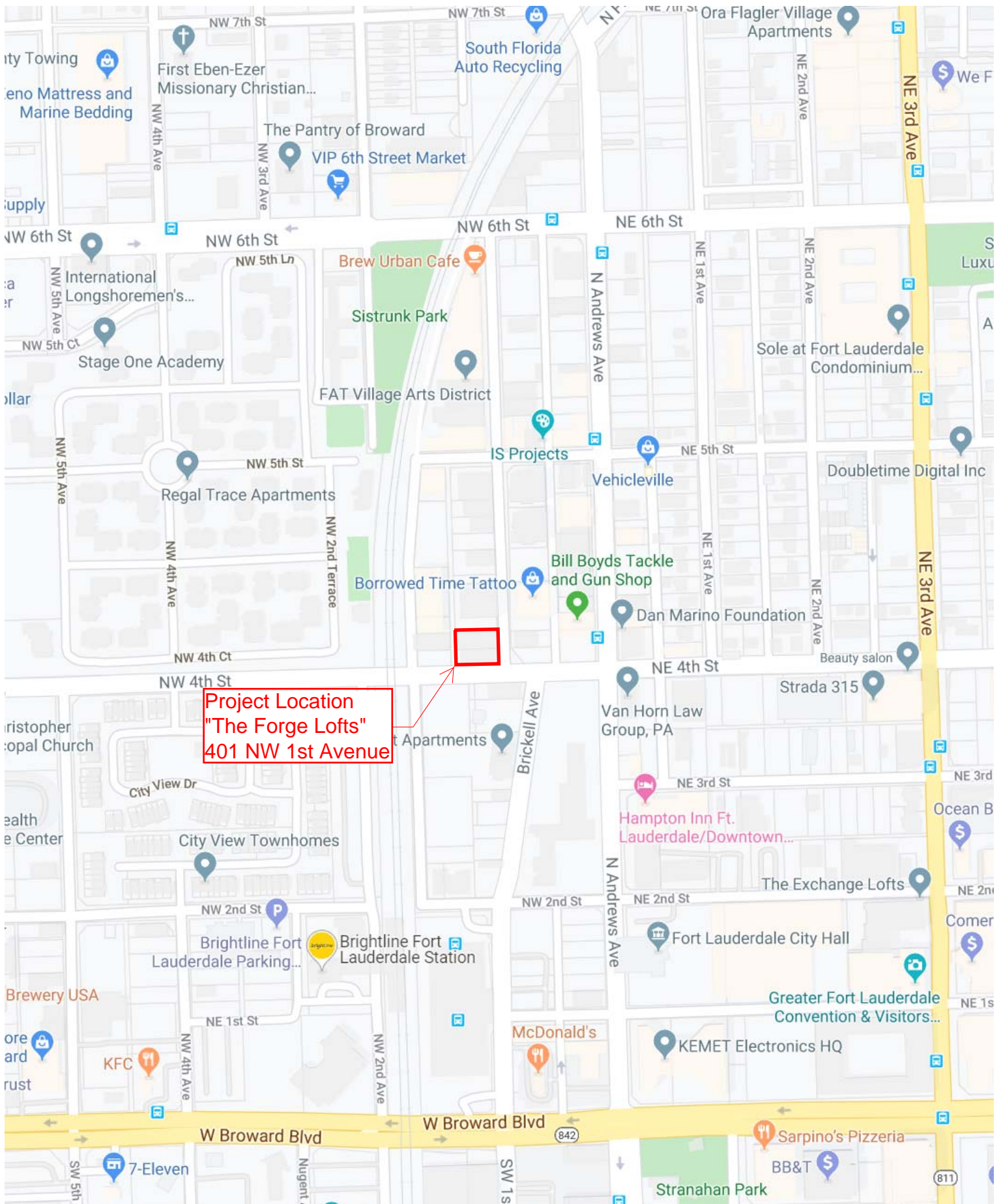


TYPICAL SECTION

NW 1st Avenue (Looking North)

EXHIBIT “F”

Location Map



LOCATION MAP