

DEDICATION

STATE OF FLORIDA KNOW ALL MEN BY THESE PRESENTS: That PREMIER RIVA, LLC, a Florida limited liability
COUNTY OF BROWARD SS Company, By: PREMIER DEVELOPERS V, LLC, a Florida limited liability company, owner of
the lands described in and shown as included in this plat, has caused said lands to be subdivided and platted as
shown hereon, said plat to be known as "RIVA RESIDENCES", being a plat of a portion of Government Lot 7 in
Section 36, Township 49 South, Range 42 East, Broward County, Florida.

IN WITNESS WHEREOF: I hereunto set my hand in the City of Fort Lauderdale, County of Broward, State of Florida,
this _____ day of _____, 201_____.

PREMIER RIVA, LLC, a Florida limited liability company
BY: PREMIER DEVELOPERS V, LLC, a Florida limited liability company

Officer: _____ Name of officer printed Bradley Deckelbaum Title: Managing Member

Witness: _____ Name of witness printed _____

Witness: _____ Name of witness printed _____

ACKNOWLEDGMENT

STATE OF FLORIDA SS The foregoing instrument was acknowledged before me this _____ day of _____, 201_____
COUNTY OF BROWARD by Bradley Deckelbaum being the Managing Member of Premier Developers V, LLC, a Florida
limited liability company, being the Manager of PREMIER RIVA, LLC, a Florida limited liability company, on behalf of said company.

He is
[] personally known to me or
[] has produced _____, as identification,
and
[] did take an oath.
[] did not take an oath.

NOTARY PUBLIC _____ STATE OF FLORIDA

Name of Notary printed _____

SEAL

DEDICATION OF MORTGAGE HOLDER

STATE OF FLORIDA SS GADDIS CAPITAL CORPORATION, a Florida Corporation, owner and holder of a mortgage on this
COUNTY OF BROWARD property, recorded in Official Records Book 50781, Page 267, Broward County Records, and does
hereby join in the dedications shown hereon. IN WITNESS WHEREOF: We hereunto set our hands and affix the corporate
seal in the City of Fort Lauderdale, County of Broward, State of Florida, this _____ day of _____, 201_____.

GADDIS CAPITAL CORPORATION

Officer: _____ Name printed: _____ Title: _____

Witness: _____ Name printed: _____

Witness: _____ Name printed: _____

ACKNOWLEDGMENT

STATE OF FLORIDA SS The foregoing instrument was acknowledged before me this _____ day of _____, 201_____
COUNTY OF BROWARD by _____, of GADDIS CAPITAL CORPORATION, a
Florida Corporation, on behalf of the Corporation.

He/She is
[] personally known to me
[] or has produced _____, as identification, and
[] did take an oath.
[] did not take an oath.

NOTARY PUBLIC _____ STATE OF FLORIDA

Name of Notary printed _____

SEAL

CITY OF FORT LAUDERDALE PLANNING AND ZONING BOARD

THIS IS TO CERTIFY: That the City Planning and Zoning Board of Fort Lauderdale, Florida, has hereby approved and accepted
this plat _____ day of _____, 20_____. (City of Fort Lauderdale Planning # PL1400Z)

By: _____ Chairman, this _____ day of _____, 201_____.

CITY COMMISSION

STATE OF FLORIDA THIS IS TO CERTIFY: That this plat has been accepted and approved for record by the CITY COMMISSION OF
COUNTY OF BROWARD SS THE CITY OF FORT LAUDERDALE, FLORIDA, in and by RESOLUTION NO. _____, adopted by the said City
Commission, this _____ day of _____, 201_____.

No building permits shall be issued for the construction, expansion, and/or conversion of a building within this plat until such time as the
developer provides this municipality with written confirmation from Broward County that all applicable impact fees have been paid or are
not due.

By: _____ Jonda Joseph, City Clerk, this _____ day of _____, 201_____.

CITY ENGINEER'S SIGNATURE

This plat is approved and accepted for record this _____ day of _____, 201_____.

By: _____ Hardeep Anand, City Engineer, Florida P.E. Registration No. 57380

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT

This plat is approved and accepted for record this _____ day of _____, 201_____.

By: _____ Director / Designee

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

This plat has been reviewed for conformity with Chapter 177, Part 1, Florida Statutes. This plat has been approved and accepted for record.

By: _____

Robert P. Legg, Jr. (date)
Professional Surveyor and Mapper
Florida Registration Number: 4030

By: _____

Richard Tornese (date)
Director
Professional Engineer
Florida Registration Number 40263

BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY: That the Broward County Planning Council approved this plat subject to its compliance with dedication of right-of-way

for trafficways this _____ day of _____, 201_____. By: _____ Chairperson This
plat complies with the approval of the Broward County Planning Council of the above date and is approved and accepted for record

this _____ day of _____, 201_____. By: _____ Executive Director or Designee

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT - COUNTY RECORDS DIVISION - MINUTES SECTION

THIS IS TO CERTIFY: That this plat complies with the provisions of Chapter 177, FLORIDA STATUTES, and was accepted for record by the Board of County
Commissioners of Broward County, Florida, this _____ day of _____, 201_____. ATTEST: BERTHA HENRY - COUNTY ADMINISTRATOR

By: _____ Deputy

By: _____ Mayor - County Commission

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT - COUNTY RECORDS DIVISION - RECORDING SECTION

This plat filed for record this _____ day of _____, 201_____, in BOOK _____ of PLATS, at Page _____, record verified.

ATTEST: BERTHA HENRY - COUNTY ADMINISTRATOR By: _____ Deputy

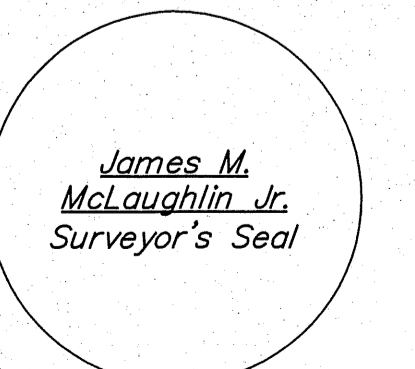
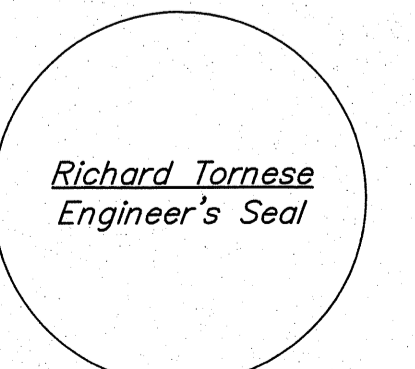
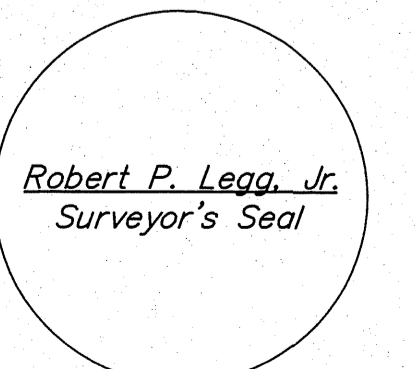
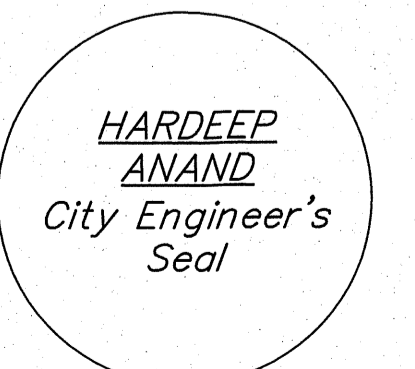
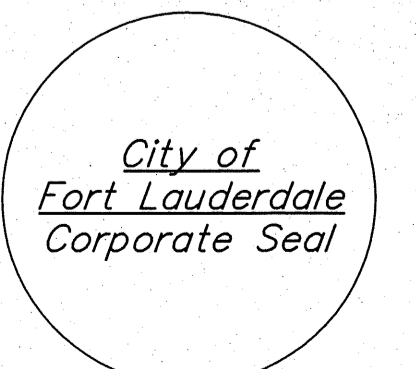
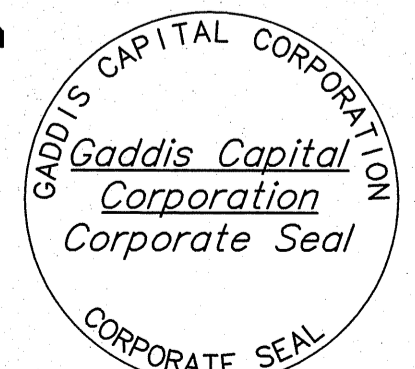
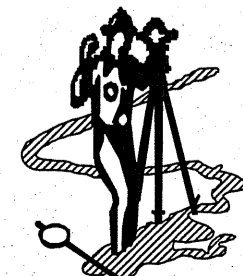
SURVEYOR'S CERTIFICATE

STATE OF FLORIDA SS I HEREBY CERTIFY: That the attached plat is a true and correct representation of the lands recently surveyed,
COUNTY OF BROWARD subdivided and platted under my responsible direction and supervision, that the survey data shown complies with the
applicable requirements of Chapter 177, Part 1, FLORIDA STATUTES, and further that the PERMANENT REFERENCE MONUMENTS (P.R.M.'S) were set
in accordance with Section 177.091 of said Chapter 177, on this _____ day of _____, 20_____. The BENCH MARKS shown
are referenced to NATIONAL GEODETIC VERTICAL DATUM OF 1929 and were established in conformity with the standards adopted by the National
Ocean Survey for Third Order Vertical Control. This plat conforms to all applicable sections of Chapter 5J-17.05, FLORIDA ADMINISTRATIVE CODE.
This plat dated at Fort Lauderdale, Florida, this 26th day of June, 2014.

By: J. M. McLaughlin, Jr.

James M. McLaughlin, Jr.
Registered Land Surveyor No. 4497
State of Florida.
for McLAUGHLIN ENGINEERING COMPANY
400 Northeast 3rd Avenue
Fort Lauderdale, Florida 33301
Certificate of Authorization Number: LB 15-0195

"RIVA RESIDENCES"
BEING A PLAT OF A PORTION OF A PORTION OF
GOVERNMENT LOT 7, SECTION 36,
TOWNSHIP 49 SOUTH, RANGE 42 EAST,
CITY OF FORT LAUDERDALE,
BROWARD COUNTY, FLORIDA
JUNE 2014



SURVEYOR'S NOTES:

NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of Broward County, Florida.

Reference Bench Mark: (Broward County Benchmark Number 1877): A CG&S BM Disc., about 2.85 miles North along the Florida East Coast Railway from the station at Fort Lauderdale; thence 1.35 miles East along Sunrise Boulevard, set on the top of seawall at 2240 Sunrise Boulevard (CVS Drug Store) and Middle River, 309 feet Southwest of the South curb of Sunrise Boulevard, 6.5 feet Northeast of the Southeast corner of boat dock, 6.6 feet East of the West edge of boat dock, 1.5 feet West of a 3 inch pipe railing which is a part of a railing fence around a parking lot, 226 feet West/Southwest of BM2 and above level with the parking area. Tidal Station Florida I-69B, Middle River. Stamped "1960/NO.1", Elevation = 4.55 (Bench Mark Elevation is referenced to the National Geodetic Vertical Datum of 1929)

Bearings shown hereon refer to an assumed meridian, and assume the South line of the North 400.00 feet of the South 903.85 feet of Section 36-49-42 as North 90°00'00" East, as field monumented and shown hereon.

If a building permit for a principal building (excluding dry models, sales and construction offices) and the first inspection approval are not issued by _____, 2020, which date is five (5) years from the date of approval of this plat by Broward County, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County makes a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame and / or

If construction of project water lines, sewer lines, drainage and the rock base for internal roads have not been substantially completed by _____, 2020, which date is five (5) years from the date of approval of this plat by Broward County, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County makes a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame.

THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION(28), FLORIDA STATUTES:

Platted utility easements are also easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This note does not apply to private easements granted to or obtained by a particular electric, telephone, gas or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electric Safety Code as adapted by the Florida Public Service Commission.

PLAT RESTRICTION

This plat is restricted to 100 HIGH-RISE UNITS AND 15,000 Square Feet of COMMERCIAL USE. No free standing or drive-thru bank facilities are permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.

This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners. The notation and any amendments thereto are solely indicating the approved development level for property located within the plat and do not operate as a restriction in favor of property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.

LEGAL DESCRIPTION:

A portion of the North 400.00 feet of the South 903.85 feet of Government 7, Section 36, Township 49 South, Range 42 East, Broward County, Florida, lying East of North Federal Highway (U.S. #1), more fully described as follows:

Commencing at the intersection of North Federal Highway * U.S. #1 (137 feet right-of-way) and a line 903.85 feet North of and parallel with the South line of said Section 36; thence North 90°00'00" East, on the North line of the North 400.00 feet of the South 903.85 feet of said Section 36, a distance of 217.00 feet to the Point of Beginning; thence South 00°17'15" West, a distance of 350.00 feet; thence North 90°00'00" West, on a line 50.00 feet North of and parallel with the South line of the North 400.00 feet of the South 903.85 feet of said Section 36, a distance of 230.63 feet to a point on the East right-of-way line of said North Federal Highway * U.S. #1 (right-of-way varies) and a point on a curve; thence Southerly on said East right-of-way line and on said curve to the left, whose radius point bears South 79°41'33" East, with a radius of 893.53 feet, a central angle of 03°16'39", an arc distance of 51.11 feet; thence North 90°00'00" East, on the South line of North 400.00 feet of the South 903.85 feet of said Section 36, a distance of 470.93 feet to a point on the wetface of an existing 1.3 foot concrete seawall marking the West line of Middle River; thence Northerly on said wetface and East line of Middle River the following ten (10) courses and distances; 1) thence North 11°21'56" West, a distance of 17.72 feet; 2) thence North 12°16'56" West, a distance of 9.57 feet; 3) thence North 13°47'56" West, a distance of 26.31 feet; 4) thence North 12°37'50" West, a distance of 72.48 feet; 5) thence North 12°38'43" West, a distance of 49.42 feet; 6) thence North 13°06'54" West, a distance of 44.29 feet; 7) thence North 12°45'46" West, a distance of 16.54 feet; 8) thence North 12°46'03" West, a distance of 78.26 feet; 9) thence North 11°14'53" West, a distance of 36.68 feet; 10) thence North 14°03'11" East, a distance of 52.29 feet to the end of said ten (10) courses and distances; thence North 90°00'00" West, on the said North line of the North 400.00 feet of the South 903.85 feet of said Section 36, a distance of 138.77 feet to the Point of Beginning.

Said land situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 85,966 square feet or 1.9735 acres, more or less.

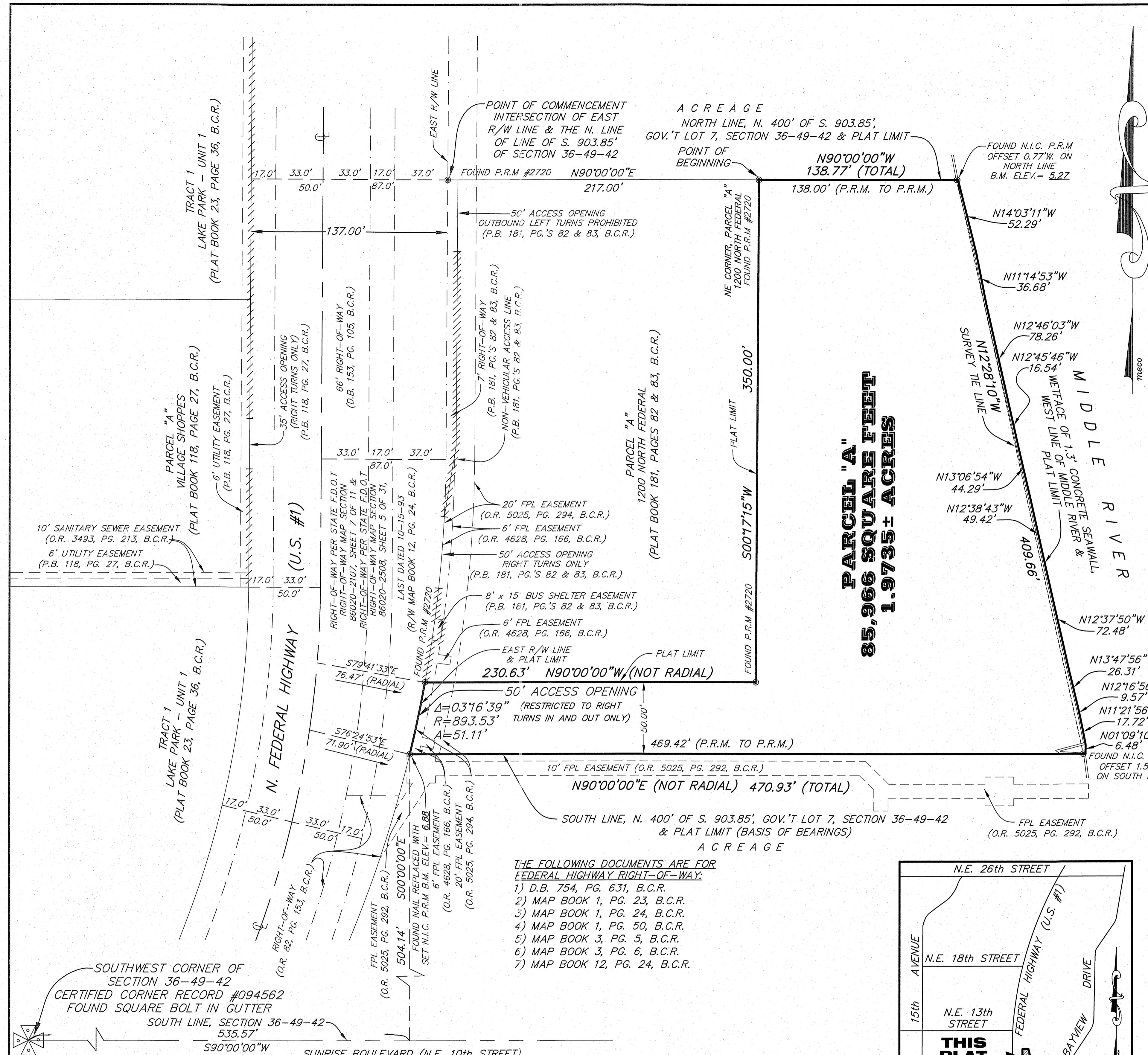
LEGEND:

- P.R.M. - indicates Permanent Reference Monument (4x4"x24" concrete post w/metal rod and brass cap stamped L.B. 285)
- N.I.C. P.R.M. - indicates nail with Cap #285 in impervious surface
- B.M. ELEV. - indicates Bench Mark Elevation
- L.B. - indicates Licensed Business Number
- P.B., PG. - indicates Plat Book & Page
- B.C.R. - indicates Broward County Records
- D.C.R. - indicates Dade County Records

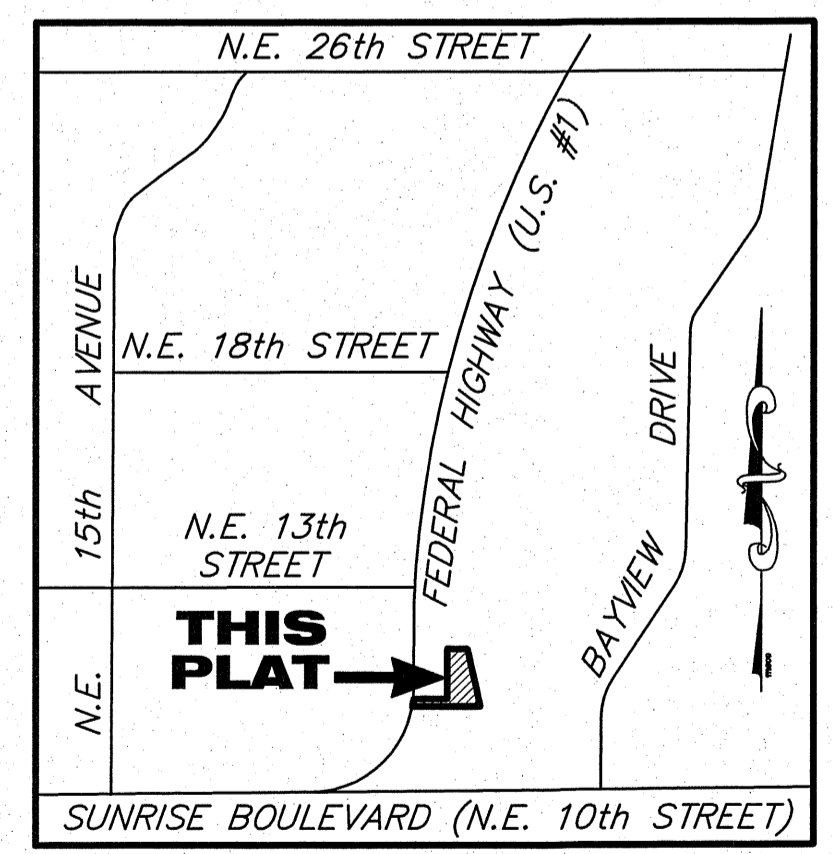
LEGEND (CONTINUED):

- ⊕ - indicates centerline of Right-of-way
- O.R., PG., - indicates Official Records Book, Page
- D.B., PG., - indicates Deed Book, Page
- R/W - indicates Right-of-Way
- Δ - indicates Central Angle (Delta)
- R - indicates Radius
- L - indicates Arc Length
- GOV.'T - indicates Government
- F.D.O.T. - indicates Florida Department of Transportation

Exhibit 1
15-0195



**PARCEL "A"
85,966 SQUARE FEET
1.9735± ACRES**



- THE FOLLOWING DOCUMENTS ARE FOR FEDERAL HIGHWAY RIGHT-OF-WAY:**
- 1) D.B. 754, PG. 631, B.C.R.
 - 2) MAP BOOK 1, PG. 23, B.C.R.
 - 3) MAP BOOK 1, PG. 24, B.C.R.
 - 4) MAP BOOK 1, PG. 50, B.C.R.
 - 5) MAP BOOK 3, PG. 5, B.C.R.
 - 6) MAP BOOK 3, PG. 6, B.C.R.
 - 7) MAP BOOK 12, PG. 24, B.C.R.

**"RIVA RESIDENCES"
BEING A PLAT OF A PORTION OF A PORTION OF
GOVERNMENT LOT 7,
SECTION 36, TOWNSHIP 49 SOUTH, RANGE 42 EAST,
CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA
MARCH 2014**

