

ALL ABOARD FLORIDA- OPERATIONS LLC
2855 LEJEUNE ROAD
4TH FLOOR
CORAL GABLES, FL 33134

Lee R. Feldman
ICMA-CM, City Manager
CITY OF FORT LAUDERDALE
100 N. Andrews Avenue
Fort Lauderdale, Florida 33301

RE: LETTER OF INTENT

Dear Sirs,

This Letter of Intent ("Letter of Intent") provides the general terms and conditions under which the parties described below may enter into an exchange agreement acceptable to the parties to this Letter of Intent with respect to the properties described herein.

1. **City:** City of Fort Lauderdale, a Florida municipal corporation
2. **AAF:** All Aboard Florida - Operations LLC, a Delaware limited liability company (f/k/a FDG Passenger Row Holdings, LLC, a Delaware limited liability company).
3. **Parcel A:** City is vested with fee simple title to Parcel A consisting of approximately 1.7 acres in Broward County, Florida, as further described in the attached Exhibit A.
4. **Parcel K:** As a condition precedent to closing on the exchange of Parcels, AAF shall be vested with fee simple title to Parcel K consisting of approximately 3.3 acres in Broward County, Florida, as further described in the attached Exhibit K, or have the current owner enter into the Exchange Agreement.
5. **Parcel B:** Approximately 2.7 acres, as further outlined on the attached Exhibit "B", which represents the parcel owned by the City currently earmarked for the maintenance facility.
6. **Exchange:** The parties shall draft an exchange agreement (the "Exchange Agreement"), which shall provide that AAF shall convey Parcel K by Special Warranty Deed to the City and the City shall convey Parcel A by Special Warranty Deed to AAF with it being agreed that Parcel K may be conveyed directly to City by the present owner. The current owner must be a party to the Exchange Agreement if title is received directly from the current owner. Both parties shall be required to provide clear and marketable title. AAF acknowledges any transfer or conveyance of City owned land must comply with the applicable charter provisions of the City. The properties will be exchanged based on the value derived from appraisals acceptable to both parties. If Parcel A is higher in value than the Parcel K, AAF shall agree to, at its option, (i) make improvements as agreed to by the parties in the Exchange Agreement at various railroad crossing up to approximate value of \$500,000 (which improvements are enhancements to the crossing and would not otherwise

11-18-14
cm-10
11-20-14

be required) or (ii) make a cash payment, in order to comply with the applicable charter provisions of the City regarding value. The City agrees to accept the improvements in lieu of cash. The parties will agree to the improvements and the cost thereof during the due diligence period. The Exchange Agreement shall set forth the terms and conditions under which the improvements shall be made. Further, the Exchange Agreement shall provide that, upon the acceptance of the Federal Transit Administration (“FTA”) of Parcel K for the maintenance facility, the City will prohibit the use of Parcel B as a maintenance facility. A condition to closing for AAF will be FTA’s acceptance of Parcel K as a maintenance facility.

7. **City Due Diligence Period:** City shall have sixty (60) calendar days following the date of execution by the parties of the Exchange Agreement in which to undertake its inspections of Parcel K, including reviewing the reports obtained by AAF, performing soil borings and ground water sampling, obtaining an environment report, and performing all other due diligence it deems necessary in its sole discretion. If the City is not satisfied with Parcel K for any reason, the City may terminate the Exchange Agreement prior to the expiration of five (5) days after the close of the Due Diligence Period. Within five days of the date of execution of this Letter of Intent, AAF shall provide the City with all property information in AAF's control including, but not limited to, environmental reports, title reports, and surveys. Anything herein to the contrary notwithstanding, City may require that consultants performing the inspections be in contractual privity with the City. The Exchange Agreement shall provide for an indemnity by the City for damage to persons or property due to such inspections and the requirement to restore.
8. **AAF Due Diligence Period:** AAF shall have sixty (60) calendar days following the date of execution by the parties of the Exchange Agreement in which to undertake its inspections of Parcel A, including soil borings, obtaining an environment report and performing all other due diligence it deems necessary in its sole discretion. If AAF is not satisfied with the Parcel A for any reason, AAF may provide notice to City prior to the expiration of five (5) days after the close of the Due Diligence Period terminating the Exchange Agreement. Within five days of the date of this Letter of Intent, City shall provide AAF with all property information in City's control including, but not limited to, environmental reports, title reports, and surveys. Anything herein to the contrary notwithstanding, AAF may require that consultants performing the inspections be in contractual privity with AAF. The Exchange Agreement shall provide for an indemnity by AAF for damage to persons or property due to such inspections and the requirement to restore.
9. **Closing on Exchange Agreement:** When the terms and conditions of the Exchange Agreement have been agreed upon by staff for AAF and City, the Exchange Agreement shall be presented to the City Commission at its next available meeting for authorization to execute. If approved, the Exchange Agreement shall provide that closing will occur on March 25, 2015.
10. **Prorations:** Taxes and other customarily apportioned items shall be prorated or apportioned as of Closing and in accordance with § 196.295, Florida Statutes (2013). Each party shall pay all costs to clear title and costs of all transfer taxes for the transfer of the

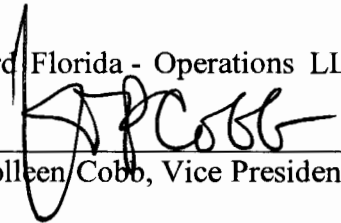
property owned by such party. The acquiring party shall pay all due diligence expenses, the cost of any survey obtained by it, title insurance premiums, and the recording cost for the deed. The selling party shall pay any documentary stamp tax or other transfer fees due on the conveyance of its property. Each party shall bear its own attorney's fees.

11. **Brokerage:** The parties each represent that they have dealt with no broker, salesman, agent, or other person in connection with this transaction and agree to indemnify and hold each other harmless for any and all third party claims for broker's or finder's fees.
12. **Condition of the Property:** the City and AAF shall deliver the respective property to the other in its as is condition.
13. **Agreement:** AAF shall deliver a draft of the Exchange Agreement to the City for review within ten (10) calendar days following execution of this Letter of Intent by both parties.
14. **Confidentiality:** Any confidentiality of any information or fact shall be solely in accordance with Chapter 119, Florida Statutes (2013), Chapter 286, Florida Statutes (2013) and §166.045, Florida Statutes (2013).
15. **Exclusivity:** Each of the parties agree that from the date of the full execution of this Letter of Intent until the earlier of (i) the termination of this Letter of Intent by a party or (ii) the termination of the Agreement (herein the "standstill period"), it will not enter into any agreement or understanding, nor solicit any party or otherwise discuss the sale of its property described herein, other than with each other, its affiliates, City of Fort Lauderdale and/or the State of Florida and its agencies.
16. **Assignment:** AAF may assign all or a portion of it rights under the Exchange Agreement to an affiliate, with AAF remaining liable under the Agreement for the improvements referenced in paragraph 6 above.

Nothing in this letter is intended to be contractual in nature and neither party shall be bound by the terms and conditions above provided unless and until an Exchange Agreement has been signed and delivered by the parties hereto. Such Exchange Agreement shall incorporate the provisions contained in this Letter of Intent and any other provisions upon which the parties may mutually agree. Unless and until such Exchange Agreement is executed, any party to this Letter of Intent may terminate this Letter of Intent by providing written notice of termination to the other parties hereto.

Sincerely,

All Aboard Florida - Operations LLC

By: 

Kolleen Cobb, Vice President

AGREED TO AND ACCEPTED

WITNESSES:

Jeanette A. Johnson
Jeanette A. Johnson
[Witness type or print name]

[Signature]
Aixa S. Penedo
[Witness type or print name]

CITY OF FORT LAUDERDALE

By [Signature]
John P. "Jack" Seiler, Mayor

By [Signature] 602
Lee R. Feldman, City Manager

ATTEST:

Jonda K. Joseph
Jonda K. Joseph, City Clerk

Approved as to form:
[Signature]
Lynn Solomon, Assistant City Attorney

Exhibit A
Parcel A Description

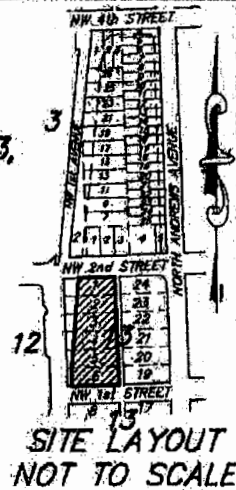
SKETCHES AND DESCRIPTIONS



McLAUGHLIN ENGINEERING COMPANY
 LB#285

ENGINEERING * SURVEYING * FLATTING * LAND PLANNING
 400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA
 33301 PHONE (954) 763-7611 * FAX (954) 763-7615

**SKETCH AND DESCRIPTION
 PARCEL AFTER
 RIGHT-OF-WAY DEDICATION
 IN THE WEST ONE-HALF OF BLOCK 13,
 TOWN OF FORT LAUDERDALE
 SHEET 1 OF 2 SHEETS**



LEGAL DESCRIPTION:

A portion of Lots 1, 2, 3, 4, 5 and 6, Block 13, TOWN OF FORT LAUDERDALE, according to the plat thereof, as recorded in Plat Book "B", Page 40, of the public records of Brevard County, Records, more fully described as follows:

Beginning at the Southeast corner of said Lot 6; thence South 87°50'56" West, on the South line of said Lot 6, being the North right-of-way line of N.W. 1st Street, a distance of 131.28 feet; thence North 02°09'03" West, on a line 13.72 feet East of and parallel with the West line of said lot 6, a distance of 42.75 feet; thence North 04°32'18" East, a distance of 259.01 feet; thence North 87°50'56" East, on the North line of said Lot 1, being the South right-of-way line of N.W. 2nd Street, a distance of 101.11 feet to the Northeast corner of said Lot 1; thence South 02°09'04" East, on the East line of said Lots 1 to 6, a distance of 300.00 feet to the point of Beginning.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 35,503 square feet or 0.8150 acres more or less.

CERTIFICATION

Certified Correct, Dated at Fort Lauderdale, Florida this 15th day of May, 2014.
 Revised this 30th day of May, 2014.

McLAUGHLIN ENGINEERING COMPANY

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

NOTES:

- 1) This sketch reflects all easements and rights-of-way as shown on drawn referenced record plat(s). The subject property was not obstructed 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 surveyor's seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown crossing the West right-of-way line of North Andrews Avenue North 02°09'04" West.
- 6) Parcel information shown herein from South Florida Regional Transportation Authority - Maps showing prepared by HDR Engineering, Inc. - Project No. 211425 and is not based on survey information obtained by McLaughlin Engineering Company.

FIELD BOOK NO. _____

DRAWN BY: JMM

JOB ORDER NO. U-8240 - U-8244

CHECKED BY:

REF. DWG.: HDR ENG.-211425

E: JMMX/2014/U9240 TO U8244



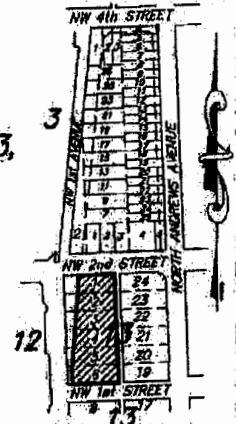
McLAUGHLIN ENGINEERING COMPANY
LB#285

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 400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA
 33301 PHONE (954) 763-7611 * FAX (954) 763-7615

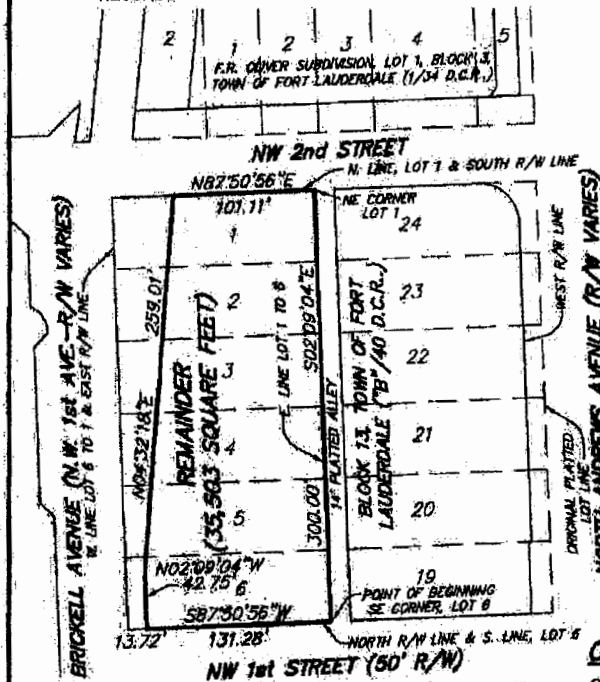
SCALE 1" = 100'

SKETCH AND DESCRIPTION
PARCEL AFTER
RIGHT-OF-WAY DEDICATION
IN THE WEST ONE-HALF OF BLOCK 13,
TOWN OF FORT LAUDERDALE
SHEET 2 OF 2 SHEETS

LEGEND:
 R/W = RIGHT-OF-WAY
 D.C.R. = DADE COUNTY
 RECORDS



SITE LAYOUT
NOT TO SCALE



LEGAL DESCRIPTION:

A portion of Lots 1, 2, 3, 4, 5 and 6, Block 13, TOWN OF FORT LAUDERDALE, according to the plat thereof, as recorded in Plat Book "B", Page 40, of the public records of Dade County, Records, more fully described on Sheet 1 of 2 Sheets.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 35,503 square feet or 0.8150 acres more or less.

CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida this 15th day of May, 2014.
 Revised this 30th day of May, 2014.

McLAUGHLIN ENGINEERING COMPANY

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

NOTES:

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- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an embossed surveyor seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Boundary shown across Old West right-of-way line of North Andrews Avenue North 0210054' West.
- 6) Parcel information shown herein from South Florida Regional Transportation Authority - Work drawing prepared by HDR Engineering, Inc. - Project No. 211425 and is not based on survey information obtained by McLaughlin Engineering Company.

FIELD BOOK NO. _____
 JOB ORDER NO. U-8240 - U-9244
 REF. DWG.: HDR ENG.-211425

DRAWN BY: JMMJ
 CHECKED BY: _____
 C: JMMJ/2014/U9240 TO U9244



McLAUGHLIN ENGINEERING COMPANY
LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
 400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA
 33301 PHONE (954) 763-7611 * FAX (954) 763-7615

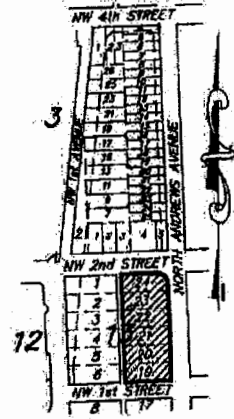
SKETCH AND DESCRIPTION
A PORTION OF LOTS 19 TO 24,
BLOCK 13, TOWN OF FORT LAUDERDALE
SHEET 1 OF 2 SHEETS

LEGAL DESCRIPTION:

A portion of Lots 19, 20, 21, 22, 23 and 24, Block 13, TOWN OF FORT LAUDERDALE, according to the plat thereof, as recorded in Plat Book "B", Page 40, of the public records of Dade County, Records, more fully described as follows:

Beginning at the Southwest corner of said Lot 19; thence North 02°09'04" West, on the West line of said Lots 19 to 24, a distance of 300.00 feet to the Northwest corner of said Lot 24; thence North 87°50'56" East, on the North line of said Lot 24, being the South right-of-way line of N.W. 2nd Street, a distance of 104.00 feet to a Point of curve; thence Easterly and Southerly on said curve to the right, with a radius of 28.00 feet, a central angle of 90°00'00", an arc distance of 43.98 feet to a point of tangency; thence South 02°09'04" East, on the West right-of-way line of North Andrews Avenue, being a line 13.00 feet West of and parallel with the East line of said Lots 24 to 20, a distance of 222.00 feet; thence South 87°50'56" West, on the North line of said Lot 19, a distance of 2.00 feet; thence South 02°09'04" East, on the said West right-of-way line of North Andrews Avenue, being a line 13.00 feet West of and parallel with the East line of said Lot 19, a distance of 50.00 feet; thence South 87°50'56" West, on the South line of said lot 19, being the North right-of-way line of N.W. 1st Street, a distance of 130.00 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 39,332 square feet or 0.9029 acres more or less.



SITE LAYOUT
NOT TO SCALE

NOTES:

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not obstructed 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 surveyor's seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown assume the West right-of-way line of North Andrews Avenue North 02°09'04" West.
- 6) Parcel information shown hereon from South Florida Regional Transportation Authority - Wave drawing prepared by HDR Engineering, Inc. - Project No. 211425 and is not based on survey information obtained by McLaughlin Engineering Company.

CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida this 15th day of May, 2014.
 Revised this 30th day of May, 2014.

McLAUGHLIN ENGINEERING COMPANY

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

FIELD BOOK NO. _____

DRAWN BY: JAMP

JOB ORDER NO. U-9240 - U-9244

CHECKED BY: _____

REF. DWG.: HDR ENG.-211425

C:\JMM\2014\U9240 TO U9244



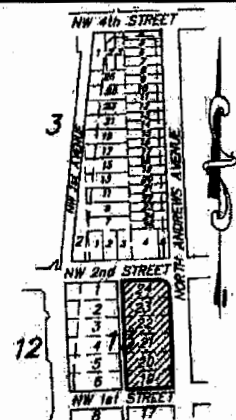
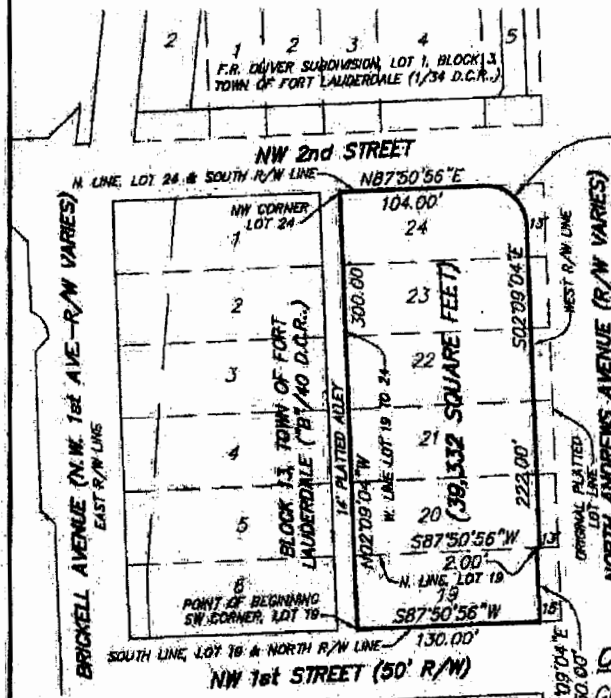
McLAUGHLIN ENGINEERING COMPANY
LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
 400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA
 33301 PHONE (954) 763-7611 * FAX (954) 763-7615

SCALE 1" = 100'

SKETCH AND DESCRIPTION
A PORTION OF LOTS 19 TO 24,
BLOCK 13, TOWN OF FORT LAUDERDALE
SHEET 2 OF 2 SHEETS

LEGEND:
 R/W = RIGHT-OF-WAY
 D.C.R. = DADE COUNTY
 RECORDS



SITE LAYOUT
 NOT TO SCALE

LEGAL DESCRIPTION:

A portion of Lots 19, 20, 21, 22, 23 and 24, Block 13, TOWN OF FORT LAUDERDALE, according to the plat thereof, as recorded in Plat Book "B", Page 40, of the public records of Dade County, Records, more fully described on Sheet 1 of 2 Sheets.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 39,332 square feet or 0.9029 acres more or less.

CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida this 15th day of May, 2014.
 Revised this 30th day of May, 2014.

McLAUGHLIN ENGINEERING COMPANY
 ERNOLD A. McLAUGHLIN
 Registered Land Surveyor No. 5269
 State of Florida.

- 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 and restrictions 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 signature seal.
 - 4) THIS IS NOT A BOUNDARY SURVEY.
 - 5) Bearings shown assume the West Right-of-Way line of North Andrews Avenue North 02°00'00" West.
 - 6) Parcel information shown herein from South Florida Regional Transportation Authority - Work drawing prepared by HDR Engineering, Inc. - Project No. 211425 and is not based on Survey information obtained by McLaughlin Engineering Company.

FIELD BOOK NO. _____ DRAWN BY: JMMJ
 JOB ORDER NO. U-9240 - U-9244 CHECKED BY: _____
 REF. DWS: HDR ENG.-211425 C:\JMMJ\2014\U9240 TO U9244

Exhibit B
Parcel B Description

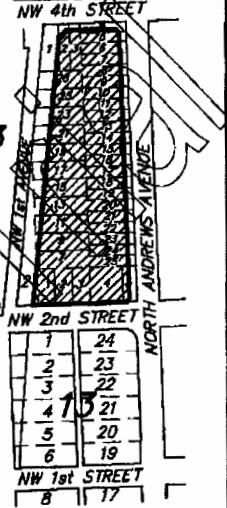
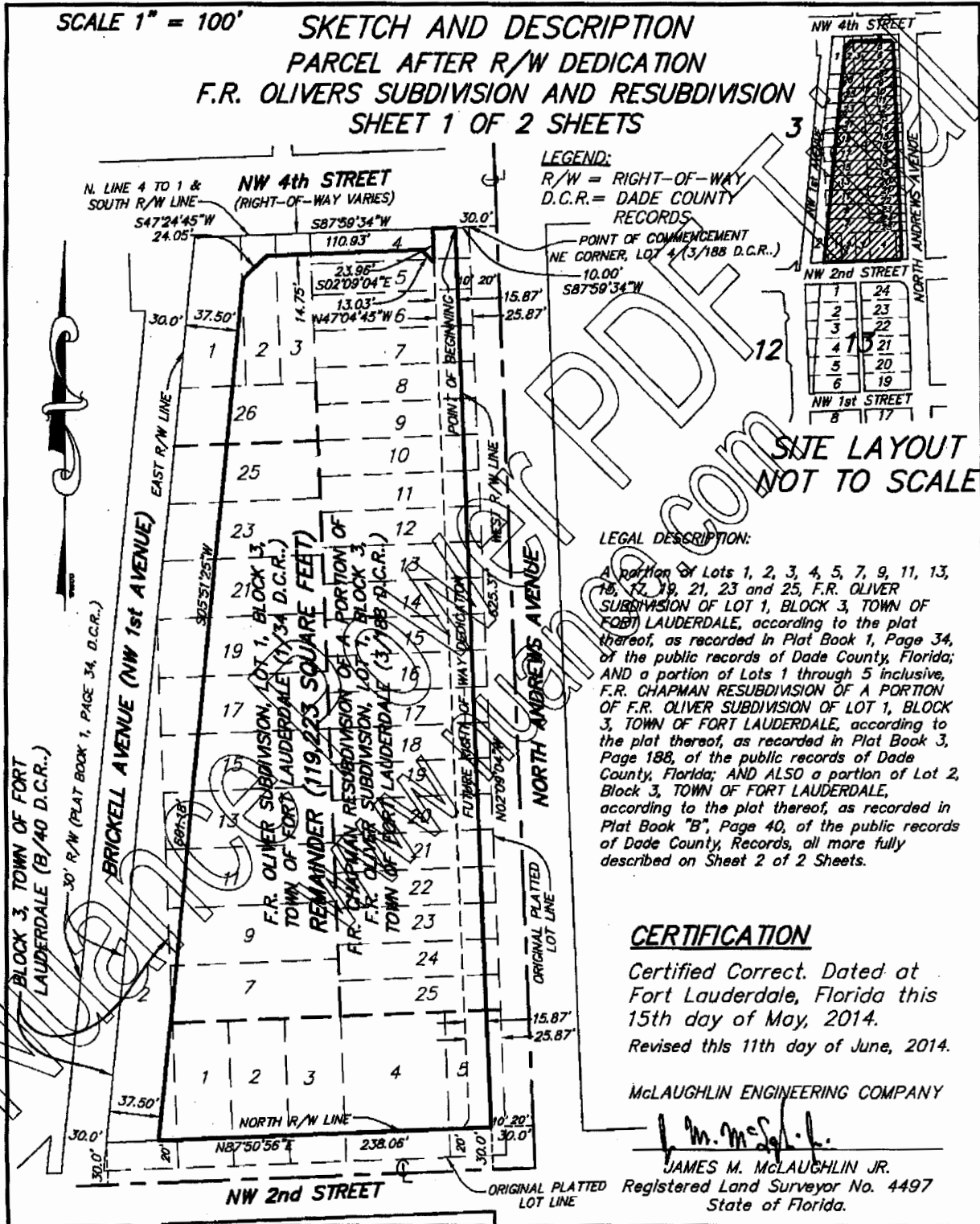


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 33301 PHONE (954) 763-7611 * FAX (954) 763-7615

SCALE 1" = 100'

SKETCH AND DESCRIPTION
PARCEL AFTER R/W DEDICATION
F.R. OLIVERS SUBDIVISION AND RESUBDIVISION
SHEET 1 OF 2 SHEETS



LEGEND:
 R/W = RIGHT-OF-WAY
 D.C.R. = DADE COUNTY RECORDS

POINT OF COMMENCEMENT
 NE CORNER, LOT 4 (3/188 D.C.R.)

SITE LAYOUT NOT TO SCALE

LEGAL DESCRIPTION:

A portion of Lots 1, 2, 3, 4, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23 and 25, F.R. OLIVER SUBDIVISION OF LOT 1, BLOCK 3, TOWN OF FORT LAUDERDALE, according to the plat thereof, as recorded in Plat Book 1, Page 34, of the public records of Dade County, Florida; AND a portion of Lots 1 through 5 inclusive, F.R. CHAPMAN RESUBDIVISION OF A PORTION OF F.R. OLIVER SUBDIVISION OF LOT 1, BLOCK 3, TOWN OF FORT LAUDERDALE, according to the plat thereof, as recorded in Plat Book 3, Page 188, of the public records of Dade County, Florida; AND ALSO a portion of Lot 2, Block 3, TOWN OF FORT LAUDERDALE, according to the plat thereof, as recorded in Plat Book "B", Page 40, of the public records of Dade County, Records, all more fully described on Sheet 2 of 2 Sheets.

CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida this 15th day of May, 2014.
 Revised this 11th day of June, 2014.

McLAUGHLIN ENGINEERING COMPANY

J. M. McLaughlin Jr.
JAMES M. McLAUGHLIN JR.
 Registered Land Surveyor No. 4497
 State of Florida.

FIELD BOOK NO. _____

DRAWN BY: JMMjr

JOB ORDER NO. U-9240 - U-9244

CHECKED BY: _____

REF. DWG.: HDR ENG.-211425

C: \JMMjr\2014\U9240 TO U9244



McLAUGHLIN ENGINEERING COMPANY
LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
 400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA
 33301 PHONE (954) 763-7611 * FAX (954) 763-7615

SKETCH AND DESCRIPTION
PARCEL AFTER R/W RDEDICATION
F.R. OLIVERS SUBDIVISION AND RESUBDIVISION
SHEET 2 OF 2 SHEETS

LEGAL DESCRIPTION:

A portion of Lots 1, 2, 3, 4, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23 and 25, F.R. OLIVER SUBDIVISION OF LOT 1, BLOCK 3, TOWN OF FORT LAUDERDALE, according to the plat thereof, as recorded in Plat Book 1, Page 34, of the public records of Dade County, Florida; AND a portion of Lots 1 through 26 inclusive, F.R. CHAPMAN RESUBDIVISION OF A PORTION OF F.R. OLIVER SUBDIVISION OF LOT 1, BLOCK 3, TOWN OF FORT LAUDERDALE, according to the plat thereof, as recorded in Plat Book 3, Page 188, of the public records of Dade County, Florida; AND ALSO a portion of Lot 2, Block 3, TOWN OF FORT LAUDERDALE, according to the plat thereof, as recorded in Plat Book "B", Page 40, of the public records of Dade County, Records, all more fully described as follows:

Commencing at the Northeast corner of Lot 4 of said F.R. CHAPMAN RESUBDIVISION OF A PORTION OF F.R. OLIVER SUBDIVISION OF LOT 1, BLOCK 3, TOWN OF FORT LAUDERDALE; thence South 87°59'34" West, on the North line of said Lot 4, being the South right-of-way line of N.W. 4th Street, a distance of 10.00 feet to the Point of Beginning; thence South 02°09'04" East, on a line 25.87 feet West of and parallel with the East line of said Lot 4, being a line 15.87 feet East of and parallel with the West right-of-way line of North Andrews Avenue, a distance of 23.96 feet; thence North 47°04'45" West, a distance of 13.05 feet; thence South 87°59'34" West, on a line 14.75 feet South of and parallel with the South line of said Lots 4 and 3 of said F.R. CHAPMAN RESUBDIVISION OF A PORTION OF F.R. OLIVER SUBDIVISION OF LOT 1, BLOCK 3, TOWN OF FORT LAUDERDALE, being 14.75 feet South of and parallel with the South right-of-way line of N.W. 4th Street, a distance of 110.95 feet; thence South 47°24'45" West, a distance of 24.05 feet; thence South 65°51'25" West, on a line 37.50 feet East of and parallel with the East right-of-way line of Brickell Avenue (N.W. 1st Avenue - 30 feet right-of-way), a distance of 610.18 feet; thence North 87°50'56" East, on a line 20.00 feet North of and parallel with the South line of said Lot 2, Block 3, TOWN OF FORT LAUDERDALE and a line 20.00 feet North of and parallel with the South line of said Lots 1, 2, 3, 4 and 5, of said F.R. OLIVER SUBDIVISION OF LOT 1, BLOCK 3, TOWN OF FORT LAUDERDALE, being the North right-of-way line of N.W. 2nd Street, a distance of 238.06 feet; thence North 02°09'04" West, on a line 15.87 feet West of and parallel with the East line of said Lot 5, F.R. OLIVER SUBDIVISION OF LOT 1, BLOCK 3, TOWN OF FORT LAUDERDALE and a line 15.87 feet West of and parallel with the East line of said Lots 25 to 3 of said F.R. CHAPMAN RESUBDIVISION OF A PORTION OF F.R. OLIVER SUBDIVISION OF LOT 1, BLOCK 3, TOWN OF FORT LAUDERDALE, being the West right-of-way line of North Andrews Avenue, a distance of 625.31 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 119,223 square feet or 2.7370 acres more or less.

CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida this 15th day of May, 2014.
 Revised this 11th day of June, 2014.

McLAUGHLIN ENGINEERING COMPANY

J. M. McLaughlin Jr.
 JAMES M. McLAUGHLIN JR.
 Registered Land Surveyor No. 4497
 State of Florida.

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 West right-of-Way line of North Andrews Avenue North 02°09'04" West.
- 6) Parcel information shown hereon from South Florida Regional Transportation Authority - Wave drawing prepared by HDR Engineering, Inc. - Project No. 211425 and is not based on Survey information obtained by McLaughlin Engineering Company.

FIELD BOOK NO. _____

DRAWN BY: JMMjr

JOB ORDER NO. U-9240 - U-9244

CHECKED BY: _____

REF. DWG.: HDR ENG.-211425

C: \JMMjr\2014\U9240 TO U9244

Exhibit K
Parcel K Description



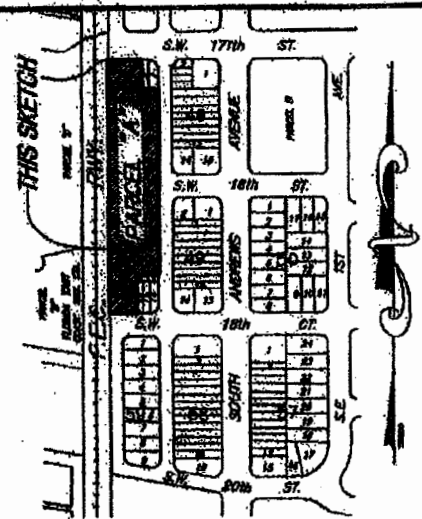
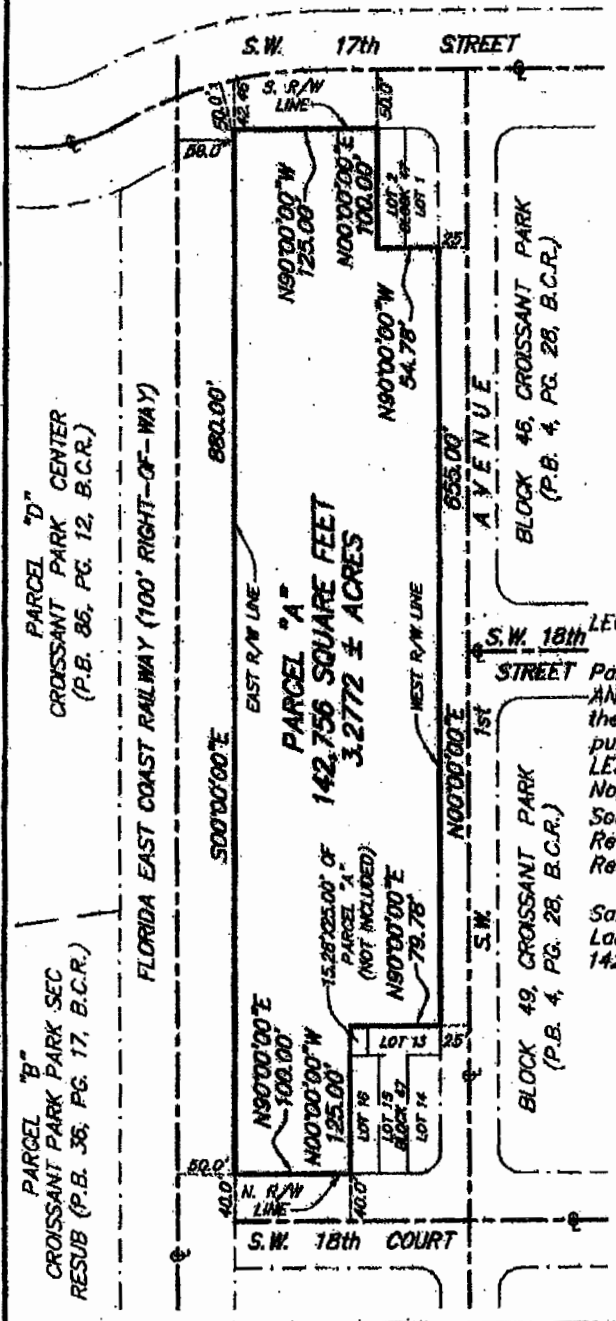
McLAUGHLIN ENGINEERING COMPANY
LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
 400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA
 33301 PHONE (954) 763-7611 * FAX (954) 763-7615

M.D.
 O.K.

SCALE 1" = 150'

SKETCH AND DESCRIPTION
PARCEL "A", CROISSANT PARK
RESUBDIVISION (P.B. 36, PG. 18, B.C.R.)



SITE LAYOUT
NOT TO SCALE

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 surveyor's seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown assume the East line of said Parcel "A", or North 00°00'00" East.

LEGAL DESCRIPTION:

Parcel "A", A RESUBDIVISION OF PART OF BLOCKS 47 AND 48, CROISSANT PARK, according to the plat thereof, recorded in Plat Book 36, Page 18, of the public records of Broward County, Florida, LESS the 15.28 feet by 25.00 feet area shown at the Northwest corner of the NOT INCLUDED parcel at the Southeast corner of said Parcel "A", per Official Records Book 20751, Page 955, Broward County Records.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward county, Florida and containing 142,756 square feet or 3.2772 acres more or less.

CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida this 30th day of June, 2014.
 Revised this 2nd day of July, 2014.
 McLAUGHLIN ENGINEERING COMPANY

J. M. McLaughlin Jr.
JAMES M. McLAUGHLIN JR.
 Registered Land Surveyor No. 4497
 State of Florida.

FIELD BOOK NO. _____
 JOB ORDER NO. UB386
 REF. DWG.: 07-3-113

DRAWN BY: JMMf
 CHECKED BY: _____
 C: \JMMf\2014\UB386