

212 Partners, LLC
301 East Las Olas
Fort Lauderdale, Florida 33301

Narrative to Vacate All Remaining Alleyway and Utility Easements
212 SE 2nd Avenue

Redevelopment of the former Bank of America Teller Site has been approved.

Demolition of the teller station and drive thru buildings on the site has been completed and vertical construction of the new project is scheduled for Fall 2018.

The Plat of Record, Eva A. Oliver Subdivision Block 28, Fort Lauderdale, Florida originally filed in Dade County on September 27th, 1910 and subsequently recorded in Broward County on December 31, 1919 is included in this package with the alleyways highlighted in BLUE.

It has come to the applicant's attention that previously enacted alleyway vacations on the proposed project site retained certain utility easement rights that need to be vacated to clear the Public Record and Title.

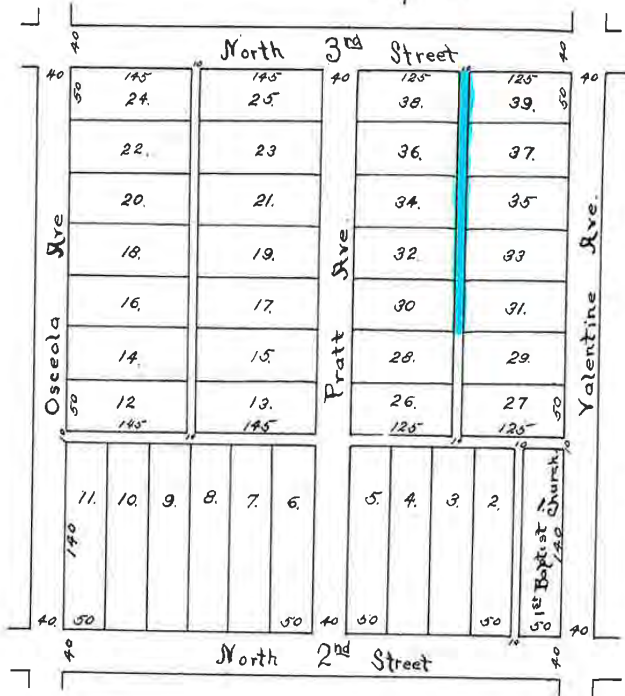
In that regard this application has been discussed in detail with City Attorney Lynn Solomon and City Engineer Dennis Girisgen in a meeting held on February 2, 2018. It was recommended that the applicant file an application with the City to formally vacate to clear the record on the Bank of America site. Utility letters supporting the vacation of the utility easement.

PURPOSE and REQUESTED ACTION: To formally vacate all Utility Easements retained within alleyways when alleyways were vacated in Ordinance #C-82-106.

INCLUDED IN THE SUBMITTAL:

Narrative with Plat Sketch with Alleyways marked in Blue
\$680 check for Easement Vacation
Application
Ordinance #C-82-106
One (1) 24 x 36 Signed and Sealed sketch and legal of alleyways/utility easements to be abandoned
Six (6) 11 x 17 Sketch and Legal of alleyways/utility easements to be abandoned
Broward County Folio Documentation of the Site
Deed
Agent Authorization for Jeff Lis to act on behalf of 212 Partners, LLC
Legal Description of Site
Final DRC Submission Cover Sheet
Land Use, Zoning and Aerial
Site Pictures currently under demolition
Utility Letters supporting vacation of Utility Easement
Emails from City Engineering supporting vacation of Utility Easement
Two (2) Signed and Sealed 8 x 11 Sketch and Legal of alleyways/utility easement to be vacated
One (1) Signed and Sealed 24 x 36 Survey of Site

Gr. A Uliver Subdivision
Block 28
Fort Lauderdale Fla. Aug 1910.
Scale 1" = 100ft.
Chas Pratt G.E.



STATE OF FLORIDA
 COUNTY OF BROWARD

I HEREBY CERTIFY that this is a true and correct copy of a map or plat as the same appears of record in Plat Book L at Page 37 of the public record of Dade County Florida. WITNESS my hand and official seal in the City of Fort Lauderdale, FL this 5th day of July A.D. 1907.

A. HESTER, County Administrator
Chas Pratt D.C.

D2-25

STATE OF FLORIDA, 37
 COUNTY OF BROWARD.

I hereby certify that this is a true and correct copy of a map or plat as the same appears of record in Plat Book L at page 37 of the public records of Broward County, Florida. Witness my hand and official seal this 5th day of July 1907.

Frank W. Bryan
 Clerk Circuit Court

State of Florida }
 County of Dade }

This instrument was filed for record this 27th day of September 1910 and duly recorded on the day of 19 in Book 1 of Plats on page 37. RECORD VERIFIED

J. J. Merritt
 Clerk Circuit Court

B:
 Deputy clerk



SUSTAINABLE DEVELOPMENT – URBAN DESIGN PLANNING
RIGHT-OF-WAY/EASEMENT APPLICATION

Rev: 1 | Revision Date: 2/23/2017 | Print Date: 2/23/2017
 I.D. Number: ROWEA

DEVELOPMENT REVIEW COMMITTEE (DRC)
Right-of-way / Easement Application

- Cover:** Deadline, Notes, and Fees
- Page 1:** Applicant Information Sheet
- Page 2:** Required Documentation / Submittal Checklist
- Page 3:** Other Property & Right-of-Way related items for discussion

DEADLINE: Submittals must be received by 4:00 PM each business day. Pursuant to Section 47-24.1(1), the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via email, if plans do not meet the submittal requirements and if changes are required.

NOTES: Prior to formal submittal of applications, applicants are encouraged to schedule an appointment with Urban Design & Planning Division staff to obtain feedback regarding subject proposals, especially right-of-way vacation requests, as well as any other considerable development projects. The meetings provide an opportunity for applicants to obtain feedback and general direction, prior to expending significant effort on design and preparation of submittal documents.

Optional 15-minute time slots are available during DRC meetings for scheduling to applicants, to obtain signatures on completed DRC plans (including Pre-Planning and Zoning Board, Pre- City Commission and Final DRC plans) from all representatives at one time, in preference to scheduling individual appointments. Appointments are subject to availability. To make an appointment, please call 954-828-6531 latest by Friday at 12:00 noon prior to the meeting date.

Other Property & Right-of-Way related items for discussion: the application and submittal requirements are attached on the last page of this application.

FEES: All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, or special advertising costs shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit.

Any agreement with the City of Fort Lauderdale and other parties, such as, but not limited to, license, encroachment, water and sanitary sewer agreements, shall be preceded by the execution and filing of the following application form and the payment with said application fee of \$100.00, (Ordinance No. C-84-65), which shall be nonrefundable. This application must be presented and the fee paid before agreement is prepared or considered. If publication is necessary, applicant agrees to pay the cost of such publication

<input checked="" type="checkbox"/>	Easement Vacation	\$ 680.00
<input type="checkbox"/>	Right-of-Way Vacation	\$ 780.00
<input type="checkbox"/>	Agreements with the City *	\$ 100.00
<input type="checkbox"/>	Other Property & Right-of-Way related items for discussion	\$ 100.00

* Any agreement with the City of Fort Lauderdale and other parties, such as, but not limited to, revocable license, encroachment, water and sanitary sewer agreements)



Page 1: DRC Vacation / Agreements - Applicant Information Sheet

INSTRUCTIONS: The following information is requested pursuant to the City's Unified Land Development Regulations (ULDR). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if does not apply.

NOTE: To be filled out by Department

Case Number	
Date of complete submittal	

NOTE: For purpose of identification, the **PROPERTY OWNER** is the **APPLICANT**

Property Owner's Name	212 Partners, LLC
Property Owner's Signature	If a signed agent letter is provided, no signature is required on the application by the owner.
Address, City, State, Zip	301 East Las Olas Boulevard, Fort Lauderdale, FL 33301
E-mail Address	Jeff.Lis@stiles.com
Phone Number	954.627.9346
Proof of Ownership	<input checked="" type="checkbox"/> Warranty Deed or <input checked="" type="checkbox"/> Tax Record

NOTE: If **AGENT** is to represent **OWNER**, notarized letter of consent is required

Applicant / Agent's Name	Jeff Lis, Agent for 212 Partners, LLC
Applicant / Agent's Signature	
Address, City, State, Zip	301 East Las Olas Boulevard, Fort Lauderdale, FL 33301
E-mail Address	Jeff.Lis@stiles.com
Phone Number	954.627.9346
Letter of Consent Submitted	See letter attached.

Development / Project Name	212 Southeast 2nd Avenue	
Development / Project Address	Existing: 212 Southeast 2nd Avenue	<u>New:</u> 220 Southeast 2nd Street
Legal Description	Please see attached.	
Tax ID Folio Numbers (For all parcels in development)	5042 10 33 0220 / 5042 10 33 0280	
Request / Description of Project	Vacate Utility Easement-Mixed Use Dev-25,222 retail market/grocer, 348 Res.Units & 640 car mixed-use parking facility with connection to adjacent mixed-use office facility.	
Applicable ULDR Sections	N/A - Vacant Land	
Total Estimated Cost of Project	\$ 95,000,000.00 (Including land costs)	

Current Land Use Designation	Downtown Core
Current Zoning Designation	RAC-CC
Current Use of Property	Parking Lot and Bank Drive-Thru

Additional property owners who wish to be included in the request, if applicable. Use additional sheets if necessary.

Name and Signature	Folio Number	Subdivision	Block	Lot

NOTE: Applicant must indicate if/how the following provisions are met:

- All utilities (list below) located within the easement and/or right-of-way must be relocated pursuant to a relocation plan; and
- The owner of the utility facilities must consent to the vacation; or
- A utilities easement must be retained over the area or portion thereof; or
- An easement in a different location must be provided for the utility facilities by the owner to the satisfaction of the City; or
- Any combination of same and utilities maintenance are not disrupted.
- Applicants shall satisfactorily support vacation requests by addressing each point listed in Sections 47-24.6 and 47-24.7 of the city's Unified Land Development Regulations (ULDR) as applicable.

TECO, Peoples Gas
 5101 NW 21st Avenue
 Fort Lauderdale, FL 33309
 (954) 453-0817, (954) 453-0804 fax

BellSouth
 8601 W. Sunrise Blvd., 2nd Floor
 Plantation, FL 33322
 (954) 476-2909

Florida Power and Light
 Service Planning
 3020 N.W. 19 St.
 Fort Lauderdale, FL 33311
 (954) 717-2057, (954) 717-2118 fax

Comcast, Inc.
 2501 SW 145 Ave, Suite 200
 Miramar, FL 33027
 (954) 534-7417, (954) 534-7083 fax

Page 2: Required Documentation

INSTRUCTIONS: An application for a vacation of an easement, a right-of-way or other public place shall be reviewed in accordance with all applicable provisions of ULDR Sec. 47-24.6 Vacation of Rights-of-Way and/or Sec. 47-24.7 Vacation of Easement.

One (1) copy of the following documents:

- Completed application (all pages filled out as applicable)
- Proof of ownership (warranty deed or tax record), including corporation documents if applicable. Proof of ownership by Title Co. or written Attorney's opinion within the last 30 days.
- Property owners signature and/or agent letter signed by the property owner.
- Traffic study for projects that meet the trip threshold (see Sec. 47-24 or contact DRC Engineering Rep.)
- Color photographs of the entire property and all surrounding properties, dated and labeled and identified as to orientation.

The following number of Plans:

- One (1) original set, signed and sealed at 24" x 36"
- Six (6) copies sets, with plans at 11" x 17"
- One (1) electronic version of complete application and plans in PDF format

NOTE: For initial submittal one signed and sealed set is required. Copied sets will be requested after completion review. If the development site is separated by a public right-of-way including alley or alley reservations, a separate application must be completed for each parcel.

Plan sets should include the following:

- Narrative** describing project specifics, to include: architectural style and important design elements, utilities affected and the plan to address them, trash disposal system, security/gating system, hours of operation, etc. Narrative response referencing all applicable sections of the ULDR, with point-by-point responses of how project complies with criteria. Narratives must be on letterhead, dated, and with author indicated.
- Cover sheet** including project name and table of contents.
- Land Use and Zoning maps** indicating all properties within 700 ft. of the subject property. These should be obtained from Urban Design & Planning Division. Site should be highlighted or clearly marked to identify the parcel(s) under consideration on all sets.
- Current survey(s)** of property, signed and sealed, showing existing conditions. The survey should consist of the proposed project site alone excluding adjacent properties or portions of lands not included in the proposal. A current certified boundary survey (within last 6 months) is required for "agreements with City of Fort Lauderdale applications".
- Most current recorded plat** including amendments, with site highlighted. This may be obtained from Broward County Public Records at 115 S. Andrews Ave.
- Aerial photo** indicating all properties within 700 ft. of the subject property. Must be clear and current with site highlighted.
- Sketch and legal description** of easement or ROW proposed to be vacated (must be prepared by Engineer or Surveyor).

NOTES:

- All plans and documents must be bound, stapled and folded to 8 1/2" x 11";
- All copy sets must be clear and legible and should include any graphic material in color;
- Civil Engineering plans are only required at Final-DRC sign-off. Contact DRC Engineering Representative for details;

<p>Applicant's Affidavit I acknowledge that the Required Documentation and Technical Specifications of the application are met:</p> <p>Print Name <u>Jeff Lis</u></p> <p>Signature <u></u></p> <p>Date <u>4/11/18</u></p>	<p>Staff Intake Review For Urban Design & Planning Division use only:</p> <p>Date _____</p> <p>Received By _____</p> <p>Tech. Specs Reviewed By _____</p> <p>Case No. _____</p>
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82-327364

CERTIFICATION
I certify this to be a true and correct copy of the record, in full.

WITNESSETH my hand and official seal of the City of Fort Lauderdale, Florida, this 3rd day of November, 1982.

[Signature]
City Clerk

ORDINANCE NO. C-82-106

AN ORDINANCE VACATING, ABANDONING AND CLOSING THAT PORTION OF THE EAST/WEST 10-FOOT ALLEY ABUTTING LOTS 3, 4, 5, 26 AND THE WEST 15-FOOT OF LOT 27, "EVA A. OLIVER SUBDIVISION BLOCK 28, FORT LAUDERDALE" AS RECORDED IN PLAT BOOK 1 AT PAGE 37 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; TOGETHER WITH THAT PORTION OF THE NORTH/SOUTH 10-FOOT ALLEY ABUTTING LOTS 26 THROUGH 37 INCLUSIVE AND THE SOUTH 40 FEET OF LOTS 38, 39, "EVA A. OLIVER SUBDIVISION BLOCK 28, FORT LAUDERDALE", AS RECORDED IN PLAT BOOK 1 AT PAGE 37 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA LOCATED ON THE NORTH SIDE OF EAST LAS OLAS BOULEVARD BETWEEN S. E. 2ND AND 3RD AVENUES IN FORT LAUDERDALE, FLORIDA.

WHEREAS, the Planning and Zoning Board, at its meeting of September 15, 1982 (33-P-82), recommended the vacation, abandonment and closing of the below-described portions of alleys located on the north side of East Las Olas Boulevard between S. E. 2nd and 3rd Avenues; and

WHEREAS, the Board made such recommendation subject to the retention of the below-described portions of alleys as utility easements; and

WHEREAS, the City Clerk has notified the public of a public hearing to be held on November 2, 1982, at 10 o'clock A.M. in the City Commission Room, City Hall, Fort Lauderdale, Florida for the purpose of hearing any objections which might be made to said vacation, abandonment and closing; and

WHEREAS, such public hearing was duly held at the time and place designated and due notice of same was given by publication as is required by law and the City Commission has determined that there were no persuasive objections to the vacation, abandonment and closing as aforementioned; and

WHEREAS, the City Commission has determined that it is no longer necessary for the City to retain such rights-of-way;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. That the below-described portions of alleys are hereby vacated, abandoned and closed and shall no longer constitute public rights-of-way:

The east/west 10-foot alley abutting Lots 3, 4, 5, 26 and the west 15-foot of Lot 27, "EVA A. OLIVER SUBDIVISION BLOCK 28, FORT LAUDERDALE", as recorded in Plat Book 1 at Page 37 of the public records of Dade County, Florida; TOGETHER WITH that portion of the north/south 10-foot alley abutting Lots 26 through 37 inclusive and the south 40 feet of Lots 38, 39, "EVA A. OLIVER SUBDIVISION BLOCK 28, FORT LAUDERDALE", as recorded in Plat Book 1 at Page 37 of the public records of Dade County, Florida.

Location: North side of East Las Olas Boulevard between S. E. 2nd and 3rd Avenues.

Prepared in the office of Donald Hall, City Attorney, City of Fort Lauderdale, Florida

NOV 7 12 55 PM '82

REC 10545 pg 941

C-82-106

RETURN TO
CITY CLERK
P. O. BOX 3300
FT. LAUDERDALE, FL
33302

904

Ordinance No. C-82-105

Page 1

SECTION 2. That a utility easement is hereby retained by the City over all of the property being vacated, abandoned and closed, said property being more fully described in Section 1.

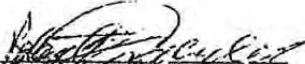
SECTION 3. That a copy of this Ordinance shall be recorded in the Public Records of Broward County within 30 days from the date of final passage.

SECTION 4. That if any clause, section or other part of this Ordinance shall be held invalid or unconstitutional by any court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby, but shall remain in full force and effect.

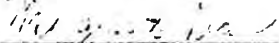
SECTION 5. That all ordinances or parts of ordinances in conflict herewith, be and the same are hereby repealed.

SECTION 6. That this Ordinance shall be effective ten days from the date of final passage.

PASSED FIRST READING this the 2nd day of November, 1982
PASSED SECOND READING this the 16th day of November, 1982


Mayor, Commissioner
Robert A. Dressler

ATTEST:


City Clerk
Marguerite Docen

1280g

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
F. T. JOHNSON
COUNTY ADMINISTRATOR

REC 10545 PG 942

C-82-105

SKETCH & DESCRIPTION
UTILITY EASEMENT ABANDONMENT
 A PORTION OF EVA A. OLIVER'S SUBDIVISION
 (P.B. 1, PG. 37, D.C.R.)
 CITY OF FORT LAUDERDALE

LAND DESCRIPTION:

A portion of a 10 foot Alley, EVA A. OLIVER'S SUBDIVISION OF BLOCK 28, according to the Plat thereof as recorded in Plat Book 1, Page 37, of the Public Records of Miami-Dade County, Florida and vacated per Official Records 7569, Page 516 and Official Records Book 10545, Page 941, of the Public Records of Broward County, Florida, being more particularly described as follows:

Commence at the northwest corner of Lot 38 of said Plat; thence N88°00'00"E along the north line of Lot 38 of said Plat, 125.00 feet to the east line of Lot 38 of said Plat; thence S02°07'24"E along the east line of Lot 38 of said Plat, 5.00 feet to the south line of the north 5.00 feet of Lots 38 & 39 of said Plat as recorded in Deed Book 286, Page 457 of the Public Records of Broward County, Florida, also being the **Point Of Beginning**; thence continue S02°07'24"E along the east line of Lots 30, 32, 34, 36 and 38 of said Plat, 241.53 feet to the north line of the south 3.47 feet of Lots 30 & 31 of said Plat; thence N88°00'07"E along the said north line of the south 3.47 feet of Lots 30 and 31, a distance of 10.00 feet to the west line of Lot 31 of said Plat; thence N02°07'24"W along the west line of Lots 31, 33, 35, 37 and 39 of said Plat, 241.53 feet to the said south line of the north 5.00 feet of Lots 38 and 39; thence S88°00'07"W along the said south line of the north 5.00 feet of Lots 38 and 39, a distance of 10.00 feet to the **Point Of Beginning**.

Said lands lying in the City of Fort Lauderdale, Broward County, Florida.

SURVEYOR'S NOTES:

1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this sketch by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are assumed based on the north line of Lot 5 having a bearing of N88°00'07"E.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: B.C.R. = Broward County Records; D.B. = Deed Book; D.C.R. = Dade County Records; F.B. = Field Book; L.B. = Licensed Business; O.R.B. = Official Records Book; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement.

CERTIFICATION:


I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17.050 through 5J-17.052, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Date: 3/6/18



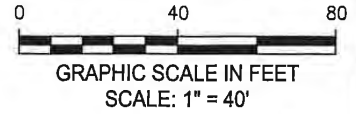
NOT VALID WITHOUT SHEETS 1 AND 2

MICHAEL D. AVIOM, P.L.S.
 Florida Registration No. 3268
 AVIOM & ASSOCIATES, INC.
 L.B. No. 3300

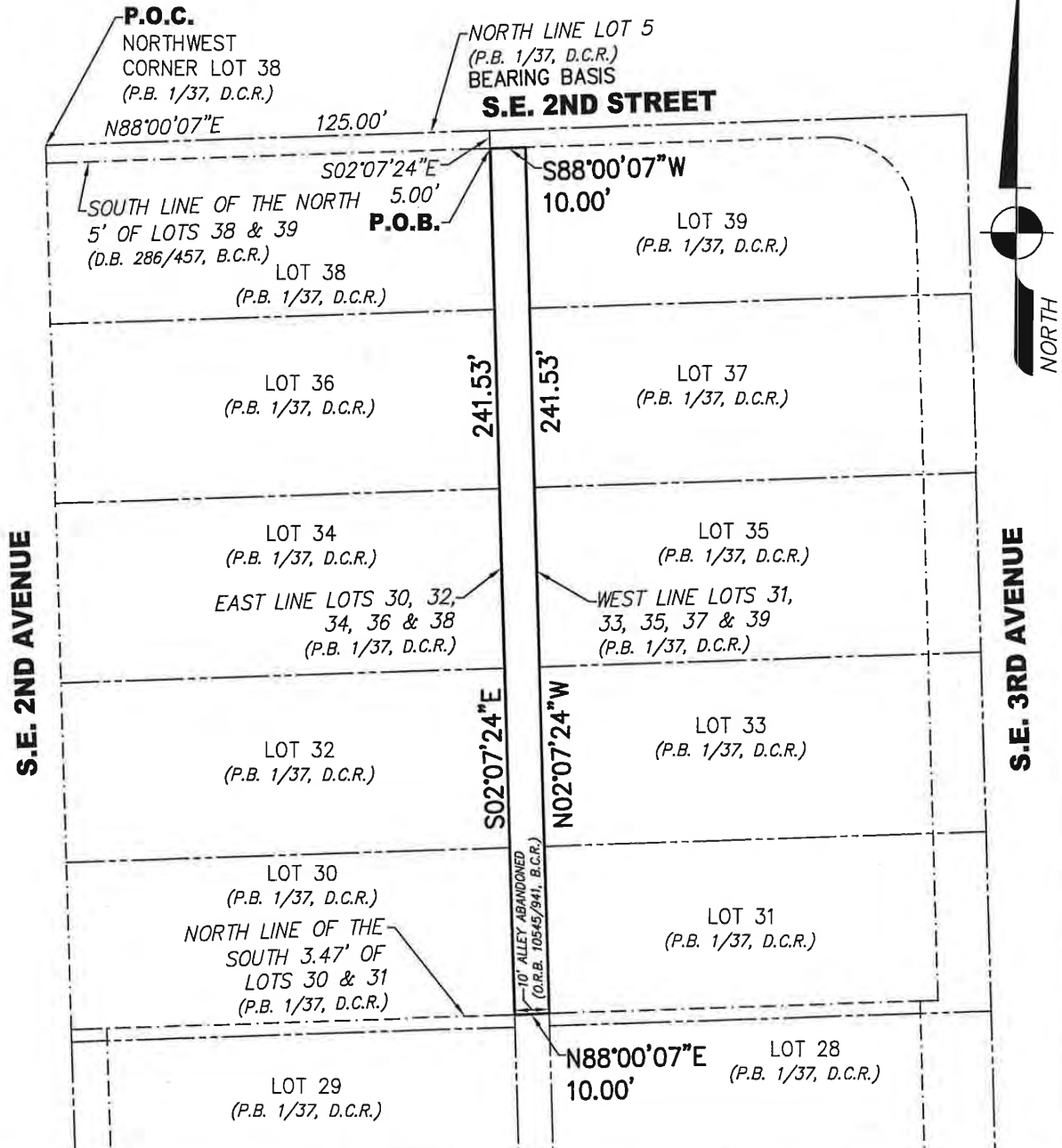
REVISIONS		AVIOM & ASSOCIATES, INC. SURVEYING & MAPPING 50 S.W. 2nd AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 (561) 392-2594 / www.AVIOMSURVEY.com	JOB #: 10400-3_UE1
REVISED	W.R.E.	03/06/18	SCALE: -
			DATE: 12/19/2017
			BY: W.R.E.
			CHECKED: M.D.A.
			F.B. - PG. -
			SHEET: 1 OF 2

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**SKETCH & DESCRIPTION
UTILITY EASEMENT ABANDONMENT**
A PORTION OF EVA A. OLIVER'S SUBDIVISION
(P.B. 1, PG. 37, D.C.R.)
CITY OF FORT LAUDERDALE



**NOT VALID WITHOUT
SHEETS 1 AND 2**



REVISIONS		
REVISED	W.R.E.	03/06/18



AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594 / www.AVIROMSURVEY.com
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JOB #:	10400-3_UE1
SCALE:	1" = 40'
DATE:	12/19/2017
BY:	W.R.E.
CHECKED:	M.D.A.
F.B.	PG. --
SHEET:	2 OF 2



Site Address	SE 2 AVENUE, FORT LAUDERDALE FL 33301	ID #	5042 10 33 0280
Property Owner	212 PARTNERS LLC	Millage	9312
Mailing Address	301 E LAS OLAS FORT LAUDERDALE FL 33301	Use	28

Abbreviated Legal Description	EVA A OLIVER SUB BLK 28 FT LAUDERDALE 1-37 D LOT 36 & 38 LESS ST & LESS POR DESC IN OR 18430-430 & TOG WITH W1/2 VAC ALLEY LYING E OF SAID LOTS
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2016 Exemptions and Taxable Values to be reflected on the Nov. 1, 2016 tax bill.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2017	\$1,332,130	\$24,000	\$1,356,130	\$1,356,130	
2016	\$426,280	\$24,000	\$450,280	\$450,280	\$9,041.68
2015	\$520,200	\$24,000	\$544,200	\$544,200	\$11,238.00

2017 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,356,130	\$1,356,130	\$1,356,130	\$1,356,130
Portability	0	0	0	0
Assessed/SOH	\$1,356,130	\$1,356,130	\$1,356,130	\$1,356,130
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,356,130	\$1,356,130	\$1,356,130	\$1,356,130

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
10/20/2016	QC*-T		114003188	\$125.00	10,657	SF
10/20/2016	SW*-E	\$13,100,000	114003187			
12/8/2008	SWD-Q	\$525,000	45874 / 553			
9/1/1961	WD	\$58,000	6101 / 713			
				Adj. Bldg. S.F. (Card, Sketch)		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								

5/26/2017

Prepared by:

Seaira R. Wolf, Esq.
Katten Muchin Rosenman, LLP
550 S. Tryon St., Suite 2900
Charlotte, NC 28277

Return to:

Iryna Ivashchuk, Esq.
Berger Singerman
1450 Brickell Avenue, Suite 1900
Miami, FL 33131

Broward Co. Tax Parcel ID Nos.: 5042-10-33-0220; 5042-10-33-0280

QUIT CLAIM DEED

THIS INDENTURE, made as of the 20th day of October, 2016, by and between **BANK OF AMERICA, NATIONAL ASSOCIATION**, a national banking association, whose address is NC2-150-03-06, 13850 Ballantyne Corporate Place, Charlotte NC 28277 Attn: FL6-814; FLW-255, (hereinafter referred to as "Grantor") in favor of **212 PARTNERS, LLC**, a Florida limited liability company, whose address is 301 E Las Olas Blvd., Fort Lauderdale, FL 33301 (hereinafter referred to as "Grantee").

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto Grantee forever, all the right title, interest, claim and demand which said Grantor has in and to, all that certain land situate in the City of Fort Lauderdale, Broward County Florida, being more particularly described on EXHIBIT A attached hereto and incorporated herein by this reference (hereinafter referred to as the "Property").

SUBJECT TO all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

When Recorded Return to:
First American Title Insurance Company
National Commercial Services
7200 College Boulevard
Overland Park, KS 66210
File No: NCS 160514

122611795
212 SE 2nd Ave., Fort Lauderdale FL6-814; FLW-255

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

TO HAVE AND TO HOLD, the same together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all estate, right, title, interest, lien, equity and claim whatsoever of said Grantor, either in law or equity, to the only proper use, benefit and behalf of said Grantee forever.

SIGNATURE FOLLOWS ON NEXT PAGE

122611795
212 SE 2nd Ave., Fort Lauderdale FL 33301-2555

IN WITNESS WHEREOF, Grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

GRANTOR:

BANK OF AMERICA, NATIONAL ASSOCIATION,
a national banking association

By: Sherry Coxan Watts
Name: Sherry Coxan Watts
Title: Vice President

Signed, sealed and delivered in the presence of these witnesses:

Witness Signature [Signature]

Print Name: SARITA CULVER

Witness Signature [Signature]

Print Name: JAMES WATTS

STATE OF North Carolina
COUNTY OF Mecklenburg

The foregoing instrument was acknowledged before me this 20th day of October, 2016 by Sherry Coxan Watts, as Vice President of Bank of America, National Association, a national banking association, on behalf of said banking association. S/he is personally known to me ~~or produced~~ as identification.

Donna D Monks
Notary Public

DONNA D. MONKS
(Printed Name)

My Commission expires: 04.21.2019





STILES
Invest·Build·Manage

January 4, 2018

To Whom It May Concern:

Re: 212 East Las Olas Boulevard
Fort Lauderdale, Florida 33301

The purpose of this letter is to authorize Jeff Lis, Senior Vice President, Stiles Development, to act on our behalf as Agent for the purpose of submitting applications and processing building permits, licenses, underground, utility and all other governmental approvals for the above-referenced site.

By: 212 Partners, LLC
A Florida limited liability company

By: *[Signature]*
Robert Esposito, Vice President

STATE OF Florida

COUNTY OF Broward

The foregoing instrument was acknowledged before me on this 4 day of January 2018, by Robert Esposito, on behalf of 212 Partners, LLC. He/she is personally known to me or has produced _____ as identification.

Patricia Clements

Patricia Clements

Name typed, printed or stamped



www.stiles.com

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BROWARD, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:

LOT 30, LESS THE SOUTH 3.47 FEET; LOT 31, LESS THE SOUTH 3.47 FEET; LOT 32, LOT 33; LOT 34, LOT 35; LOT 36, LOT 37; LOT 38, LESS THE NORTH 5 FEET AND LOT 39, LESS THE NORTH 5 FEET, OF EVA A. OLIVER'S SUBDIVISION OF BLOCK 28, OF THE TOWN OF FORT LAUDERDALE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 37, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, TOGETHER WITH VACATED ALLEY LYING BETWEEN SAID LOTS AS VACATED BY ORDINANCE RECORDED IN BOOK 10545, PAGE 941 OF THE OFFICIAL RECORDS OF BROWARD COUNTY CLERK OF COURT'S OFFICE, FLORIDA, LESS AND EXCEPT THAT PROPERTY DESCRIBED IN LIS PENDENS FILED IN BOOK 18430 PAGE 430 OF THE SAME OFFICE, AND LESS AND EXCEPT THAT PROPERTY DESCRIBED IN DEED FILED IN BOOK 667 PAGE 9 OF THE SAME OFFICE, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA;

ALSO DESCRIBED AS FOLLOWS:

ALL THAT PROPERTY SITUATED IN THE CITY OF FORT LAUDERDALE, COUNTY OF BROWARD, STATE OF FLORIDA, AND BEING A PORTION OF LOTS 30, 31, 33, 35, 37, 38, 39 AND ALL OF LOTS 32, 34, AND 36 OF EVA A. OLIVER'S SUBDIVISION OF BLOCK 28, OF THE TOWN OF FORT LAUDERDALE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 37, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THAT VACATED ALLEY LYING BETWEEN SAID LOTS AS VACATED BY ORDINANCE RECORDED IN BOOK 10545, PAGE 941 OF THE OFFICIAL RECORDS OF BROWARD COUNTY CLERK OF COURT'S OFFICE, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LYING 3.47 FEET NORTH OF LOTS 30 AND 31 OF EVA A. OLIVER'S SUBDIVISION OF BLOCK 28, OF THE TOWN OF FT. LAUDERDALE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 37, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND THE WESTERLY RIGHT-OF-WAY LINE OF SOUTHEAST 3RD AVENUE PER O.R. BOOK 3167, PAGE 425; THENCE RUN NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 245.00 FEET ALONG THE NORTH LINE OF THE SOUTH 3.47 FEET OF SAID LOTS 30 AND 31 TO THE EASTERLY RIGHT-OF-WAY LINE OF SOUTHEAST 2ND AVENUE; THENCE RUN NORTH 00 DEGREES 07 MINUTES 29 SECONDS WEST A DISTANCE OF 204.48 FEET ALONG SAID EASTERLY RIGHT-OF-WAY LINE FOR SOUTHEAST 2ND AVENUE TO A POINT OF CURVATURE, SAID CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90 DEGREES 07 MINUTES 29 SECONDS AND SUBTENDED BY A CHORD BEARING AND CHORD DISTANCE OF NORTH 44 DEGREES 56 MINUTES 16 SECONDS EAST, A DISTANCE OF 35.39 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 39.32 FEET TO A POINT OF TANGENCY LYING ON THE SOUTH RIGHT-OF-WAY LINE FOR SOUTHEAST 2ND STREET PER O.R. BOOK 18430, PAGE 430; THENCE RUN ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID SOUTHEAST 2ND STREET, NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 195.00 FEET TO A POINT OF INTERSECTION; THENCE RUN SOUTH 45 DEGREES 03 MINUTES 44 SECONDS EAST, A DISTANCE OF 35.32 FEET TO A POINT OF INTERSECTION WITH THE AFORESAID WESTERLY RIGHT-OF-WAY LINE FOR SOUTHEAST 3RD AVENUE; THENCE RUN SOUTH 00 DEGREES 07 MINUTES 29 SECONDS EAST, A DISTANCE 204.58 FEET ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF SOUTHEAST 3RD AVENUE TO THE POINT OF BEGINNING.



FUTURE LAND USE MAP - DOWNTOWN REGIONAL ACTIVITY CENTER



LOCATION MAP



ZONING MAP - RAC-CC CITY CENTER DISTRICT

PROJECT NUMBER: 18-0701
 SHEET NUMBER: 02 OF 02
 PROJECT NAME: 212 SOUTH EAST 2ND AVE
 CLIENT: 212 PARTNERS LLC
 DATE: 08/17/17
 DRAWN BY: BOBACH
 CHECKED BY: COLLAR
 PROJECT LOCATION: 212 SOUTH EAST 2ND AVE, FT LAUDERDALE, FL 33301

COOPER CARRY
 THE CENTER FOR CONNECTIVE ARCHITECTURE

ATLANTA NEW YORK WASHINGTON
 #888COOPERCARRY



FL STATE LICENSE # AA26200696

ISSUANCES		
No.	Drawing Issue Description	Date
1.1	ISSUE	08/17/17

212 SOUTHEAST 2ND AVE

301 EAST LAS OLAS BLVD, FT
 LAUDERDALE FL 33301
 212 PARTNERS LLC

ZONING & LAND USE MAPS

MILLER	01/18/20
Project Manager	
COLVER	08/17/17
Project Engineer	
BOBACH	
Project Engineer	
COLLAR	
Project Engineer	

G1.00

NOT ISSUED FOR CONSTRUCTION



SITE AERIAL



SITE AERIAL



SE 2ND AVENUE LOOKING NORTH



SE 3RD AVENUE LOOKING NORTH



SE 2ND ST AND SE 2ND AVENUE CORNER
LOOKING SOUTH



SE 3RD AVE AND SE 2ND STREET
CORNER LOOKING WEST

PROJECT NUMBER: 18-07010
 SHEET NUMBER: G1.1
 DATE: 08/14/2018
 DRAWN BY: J. B. BACH
 CHECKED BY: J. B. BACH
 PROJECT LOCATION: 212 SOUTH EAST 2ND AVE
 PROJECT NUMBER: 18-07010
 SHEET NUMBER: G1.1
 DATE: 08/14/2018
 DRAWN BY: J. B. BACH
 CHECKED BY: J. B. BACH

COOPER CARRY
THE CENTER FOR CONNECTIVE ARCHITECTURE

ATLANTA NEW YORK WASHINGTON
20 COOPER CARRY



FL STATE LICENSE # AA3600096

SCHEDULES		
No.	Creating User/Description	Date
1.1	PLC	08/14/17

212 SOUTHEAST 2ND AVE

301 EAST LAS OLAS BLVD, FT
LAUDERDALE FL 33301
212 PARTNERS LLC

EXISTING CONDITIONS

MILLER	01/17/2009
CULMER	09/19/17
BOSCH	
COLLAR	
G1.01	
NOT SCHEDULED FOR CONSTRUCTION	



Easement & Right-of-Way Vacation Letter

10/26/2016

To: Jessica Joly
Stiles
301 E Las Olas Blvd
Fort Lauderdale, FL 33301

Subject: 212 SE 2nd Ave – Easement Vacation

- (X) We have no facilities in the area to be vacated; therefore, we have no objections to this vacation.



David Rivera
Gas Design Technician

- () We have facilities in the area to be vacated; however, we have no objections to this vacation providing the applicant will pay for the relocation retirement or replacement of these facilities.

David Rivera
Gas Design Technician

- () We have facilities in the area to be vacated which cannot be relocated for technical reasons, however, we have no objections to the vacation providing a utility easement is incorporated in the replat, or the applicant will pay for the relocation or replacement of these facilities.

David Rivera
Gas Design Technician

- () We have objection to the proposed vacation for the following reasons:
PGS has facilities in the easement and cannot be relocated.

David Rivera
Gas Design Technician

Peoples Gas
5101 NW 21st Ave Ste. 460
Fort Lauderdale, FL 33309-2792
An equal opportunity company

(877) 832-6747
Fax (954) 453-0804
www.TECOEnergy.com



Engineering – Design Department
2601 SW 145th Ave Miramar, FL 33027

Wednesday, November 30, 2016

Joan K. Bell
Comcast
Acct Exec 1 SMB Direct Sales (MDR)
789 International Parkway
Sunrise, FL, 33325

RE: Mark-Up Request / 15' Easement Vacation
212 SE 2nd Ave
City of Ft. Lauderdale
Comcast ID # - CWSI-M16-4668 / 110216 / muid_6973_B

Dear Ms. Bell:

Please be advised ...in reference to the **survey provided... for the above ref. property**

Comcast has existing / active plant within the limits of the proposed vacation of easement area.

Comcast has **no objections** to this subject vacation.

Should it become necessary, Comcast will coordinate with the developer for a separate easement if needed.

Should you have any further question, please feel free to call me at 1-954-447-8405 fax 1-954-447-8445 or e-mail at Leonard_Maxwell-Newbold@cable.comcast.com

Sincerely, **leonard_maxwell-**
newbold@cable.comcast.com

Digitally signed by leonard_maxwell-newbold@cable.comcast.com
DN: cn=leonard_maxwell-newbold@cable.comcast.com
Date: 2016.11.30 11:58:25 -05'00'

Leonard Maxwell-Newbold
Regional Permit Administrator
Comcast / Southern Division (RDC)
10/2/2015 4:26:10 PM

Cc: Ft. Lauderdale **Draw**
John Matonti – Comcast Area Constriction Coordinator (Northern Broward)
File



John Hughes
Manager - OSP Planning
& Engineering Design

ATT Florida
8601 W Sunrise Blvd
Plantation, FL 33322

T: 954-423-6326
jh0247@att.com

November 3, 2015

RE: 212 SE 2nd Ave – No object letter.

To whom it may concern,

Please be advised, AT&T has no objection to vacating the existing easement at the above referenced location and further described on the attached legal description and sketch. Please note that any relocation of existing facilities required will be at the cost of the owner/developer. The plan for such rearrangements will also need to be coordinated with and approved by AT&T.

Thank you for choosing AT&T Florida.

Respectfully,

John Hughes
Manager - OSP Planning & Engineering Design
ATT Florida
954-423-6326

1 of 4

82-327364

CERTIFICATION
 I certify this to be a true and correct copy of the record in my possession.
 WITNESSETH my hand and official seal of the City of Fort Lauderdale, Florida, this 7th day of August 1982.

ORDINANCE NO. C-82-106

AN ORDINANCE VACATING, ABANDONING AND CLOSING THAT PORTION OF THE EAST/WEST 10-FOOT ALLEY ABUTTING LOTS 3, 4, 5, 26 AND THE WEST 15-FEET OF LOT 27, "EVA A. OLIVER SUBDIVISION BLOCK 28, FORT LAUDERDALE" AS RECORDED IN PLAT BOOK 1 AT PAGE 37 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; TOGETHER WITH THAT PORTION OF THE NORTH/SOUTH 10-FOOT ALLEY ABUTTING LOTS 26 THROUGH 37 INCLUSIVE AND THE SOUTH 40 FEET OF LOTS 38, 39, "EVA A. OLIVER SUBDIVISION BLOCK 28, FORT LAUDERDALE", AS RECORDED IN PLAT BOOK 1 AT PAGE 37 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA LOCATED ON THE NORTH SIDE OF EAST LAS OLAS BOULEVARD BETWEEN S. E. 2ND AND 3RD AVENUES IN FORT LAUDERDALE, FLORIDA.

WHEREAS, the Planning and Zoning Board, at its meeting of September 15, 1982 (33-P-82), recommended the vacation, abandonment and closing of the below-described portions of alleys located on the north side of East Las Olas Boulevard between S. E. 2nd and 3rd Avenues; and

WHEREAS, the Board made such recommendation subject to the retention of the below-described portions of alleys as utility easements; and

WHEREAS, the City Clerk has notified the public of a public hearing to be held on November 2, 1982, at 10 o'clock A.M. in the City Commission Room, City Hall, Fort Lauderdale, Florida for the purpose of hearing any objections which might be made to said vacation, abandonment and closing; and

WHEREAS, such public hearing was duly held at the time and place designated and due notice of same was given by publication as is required by law and the City Commission has determined that there were no persuasive objections to the vacation, abandonment and closing as aforementioned; and

WHEREAS, the City Commission has determined that it is no longer necessary for the City to retain such rights-of-way;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF FORT LAUDERDALE, FLORIDA:

SECTION 1. That the below-described portions of alleys are hereby vacated, abandoned and closed and shall no longer constitute public rights-of-way:

The east/west 10-foot alley abutting Lots 3, 4, 5, 26 and the west 15-feet of Lot 27, "EVA A. OLIVER SUBDIVISION BLOCK 28, FORT LAUDERDALE", as recorded in Plat Book 1 at Page 37 of the public records of Dade County, Florida; TOGETHER WITH that portion of the north/south 10-foot alley abutting Lots 26 through 37 inclusive and the south 40 feet of Lots 38, 39, "EVA A. OLIVER SUBDIVISION BLOCK 28, FORT LAUDERDALE", as recorded in Plat Book 1 at Page 37 of the public records of Dade County, Florida.

Location: North side of East Las Olas Boulevard between S. E. 2nd and 3rd Avenues.

Prepared in the office of Ronald Hall, City Attorney, City of Fort Lauderdale, Florida

Doc 7-12-55 PM 1982

REC 10545 pg 941

C-82-106

RETURN TO
 CITY CLERK
 P. O. BOX 7300
 FT. LAUDERDALE, FL
 33302

904

3 of 4

Ordinance No. C-82-106

Page Two

SECTION 2. That a utility easement is hereby retained by the City over all of the property being vacated, abandoned and closed, said property being more fully described in Section 1.


SECTION 3. That a copy of this Ordinance shall be recorded in the Public Records of Broward County within 30 days from the date of final passage.

SECTION 4. That if any clause, section or other part of this Ordinance shall be held invalid or unconstitutional by any court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby, but shall remain in full force and effect.

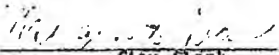
SECTION 5. That all ordinances or parts of ordinances in conflict herewith, be and the same are hereby repealed.

SECTION 6. That this Ordinance shall be effective ten days from the date of final passage.

PASSED FIRST READING this the 2nd day of November, 1982
PASSED SECOND READING this the 16th day of November, 1982


Mayor/Commissioner
Robert A. Dressler

ATTEST:

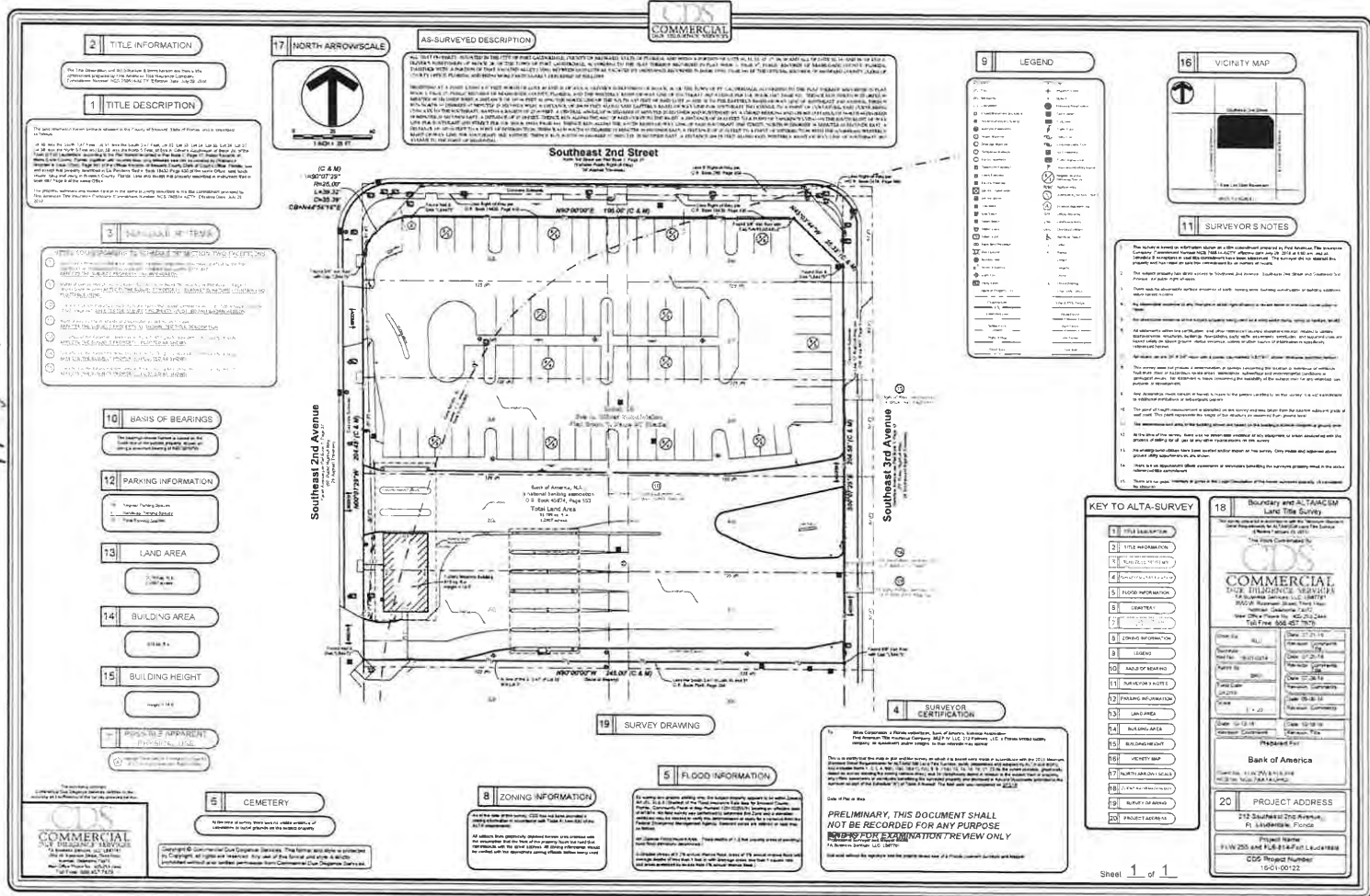

City Clerk
Marguerite Docen

1280g

REC 10545 PG 942

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
F. T. JOHNSON
COUNTY ADMINISTRATOR

C-82-106



17 of 17



Florida Power & Light Company, Street Address, City, FL Zip Code
Phone: Telephone Number, Fax: Fax Number

November 8, 2016

Stiles
301 E Las Olas Blvd
Ft. Lauderdale, FL, 33301

Dear Jessica Joly,

This letter is in response to your request for the release of a platted utility easement.

In meeting with your request, FPL has no objection to releasing our rights in the platted utility easement known as "Block 28 Eva A. Oliver Subdivision" in Plat Book # 1, Page # 37 of the Public records of Dade County .

The release is restricted to the following description: All Platted easemnts

Should you have any questions or concerns, please do not hesitate to contact CPM Name at CPM Telephone Number.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Armando Lauro', is written over the typed name and title.

Armando Lauro
Construction Project Manager

an FPL Group company

Jeff Lis

From: Jeff Lis
Sent: Friday, July 08, 2016 12:23 PM
To: Jeff Lis
Subject: FW: Utility Easement

From: Dennis Girisgen [mailto:DGirisgen@fortlauderdale.gov]
Sent: Monday, November 17, 2008 3:26 PM
To: Jeff Lis <Jeff.Lis@stiles.com>
Cc: Stephen Botek <sfb@botekthurlow-eng.com>; Peter Partington <PPartington@fortlauderdale.gov>
Subject: RE: Utility Easement

The City's Atlases do not show any City-owned water, sanitary sewer or storm drain facilities in the subject 10-foot easement. The survey you provided shows the following:

- 1) An existing storm drain line in the subject easement that eventually connects to a City-maintained storm drain line on SE 2 Avenue.
- 2) What appears to be a telephone vault manhole lid.
- 3) That the easement was retained after an alley vacation

I submit the following comments:

The existing storm drain lines would need to be disconnected from the City-owned storm drain system in SE 2 Ave. The new site plan would need to provide its own retention system in accordance with Broward County and SFWMD requirements. If the existing line is also serving the properties to the south, adequate provisions would need to be made for their storm drain needs.

I don't think there are any but if upon further investigation any city-owned utilities (water/sewer) serving other properties are discovered then they would need to be relocated (without service disruption) at the developer's expense.

We would need letters of no objection from any utility companies occupying the easement.

With respect to the recorded alley vacation ordinance, I did not see any engineering issues or conditions that would preclude the proposed easement vacation.

Based on the above information and speaking strictly for Engineering/Land Development, at this time it does not appear there would be any major obstacles to vacating the easement. As you know, Engineering is just one of several groups represented on the PROW Committee that would have input on this vacation so you may want to touch base with them as well.

I hope that helps you and good luck...

Dennis Girisgen
Phone: (954) 828-5123

From: Jeff Lis [mailto:Jeff.Lis@stiles.com]
Sent: Monday, November 17, 2008 9:16 AM

To: Peter Partington; Dennis Girisgen
Cc: Stephen Botek
Subject: FW: Utility Easement

Follow up...

Peter and Dennis...

Can you please address my comments and questions below...

Thanks

Jeff Lis
Senior Vice President
Stiles Development Company
Jeff.lis@stiles.com
954-627-9346 Desk
954-258-4862 Cell

From: Jeff Lis
Sent: Thursday, November 13, 2008 9:46 AM
To: 'Peter Partington'; Dennis Girisgen
Cc: 'Stephen Botek'
Subject: Utility Easement

Confidentially...

We are conducting a due diligence investigation on the Bank of America site immediately west of our offices, east of the City helipad.

The current opportunity to purchase the site requires an immediate closing at the end of an expedited due diligence period...

I do not have time to go through the Property and ROW Committee process prior to the closing date, but, know I will need to soon afterward...accordingly, I need to attain reasonable assurances that vacation of this easement is feasible and would be supported.

The attached survey indicates the location of the utility easement running NS through middle of the site.

We are contemplating using the site for a high rise mixed use office project, and an easement through the middle of the site is problematic (preliminary/conceptual site plan attached).

Do you see any reason why this easement would not be able to be vacated?

Is there a reason why you would oppose its vacation?

Time is of the essence.

Thanks...

Jeff Lis
Senior Vice President
Stiles Development Company

Jeff.lis@stiles.com
954-627-9346 Desk
954-258-4862 Cell

The information in this email and any attachments are confidential and may be legally privileged. It is intended solely for the addressee(s). Access to anyone else is unauthorized. If the reader of this message is not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If this message has been sent to you in error, do not review, disseminate, distribute or copy it. If you are not the intended recipient, please delete this email.

Jeff Lis

From: Alex Scheffer <AScheffer@fortlauderdale.gov>
Sent: Friday, July 08, 2016 5:36 PM
To: Jeff Lis
Subject: RE: Utility Easement

Agree with Dennis's assessment below. Let me know if you need some help putting together the package for DRC for the vacation.

Thanks!

Alex Scheffer, P.E., LEED Green Associate | Urban Design Engineer
City of Fort Lauderdale | Urban Design & Planning - Engineering
700 NW 19th Avenue | Fort Lauderdale FL 33311
P: (954) 828-5123 E: ascheffer@fortlauderdale.gov



DEPARTMENT OF
**Sustainable
Development**

Under Florida law, most e-mail messages to or from City of Fort Lauderdale employees or officials are public records and may be subject to public disclosure. Please consider the environment before printing.

From: Jeff Lis [<mailto:Jeff.Lis@stiles.com>]
Sent: Friday, July 08, 2016 12:55 PM
To: Alex Scheffer
Subject: FW: Utility Easement

I am performing due diligence on a site in downtown Fort Lauderdale.

[Jeff Lis] it is the SW corner of 2nd and 3rd aka Bank of America Drive Thru

I have provided a copy of the survey

I am going to need the same confirmation we were able to get from Dennis some time ago.

Please read below.

Thanks

From: Dennis Girisgen [<mailto:DGirisgen@fortlauderdale.gov>]
Sent: Monday, November 17, 2008 3:26 PM
To: Jeff Lis <Jeff.Lis@stiles.com>
Cc: Stephen Botek <sfb@botekthurlow-eng.com>; Peter Partington <PPartington@fortlauderdale.gov>
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Jeff.lis@stiles.com
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SKETCH & DESCRIPTION
UTILITY EASEMENT ABANDONMENT
 A PORTION OF EVA A. OLIVER'S SUBDIVISION
 (P.B. 1, PG. 37, D.C.R.)
 CITY OF FORT LAUDERDALE

LAND DESCRIPTION:

A portion of a 10 foot Alley, EVA A. OLIVER'S SUBDIVISION OF BLOCK 28, according to the Plat thereof as recorded in Plat Book 1, Page 37, of the Public Records of Miami-Dade County, Florida and vacated per Official Records 7569, Page 516 and Official Records Book 10545, Page 941, of the Public Records of Broward County, Florida, being more particularly described as follows:

Commence at the northwest corner of Lot 38 of said Plat; thence N88°00'00"E along the north line of Lot 38 of said Plat, 125.00 feet to the east line of Lot 38 of said Plat; thence S02°07'24"E along the east line of Lot 38 of said Plat, 5.00 feet to the south line of the north 5.00 feet of Lots 38 & 39 of said Plat as recorded in Deed Book 286, Page 457 of the Public Records of Broward County, Florida, also being the **Point Of Beginning**; thence continue S02°07'24"E along the east line of Lots 30, 32, 34, 36 and 38 of said Plat, 241.53 feet to the north line of the south 3.47 feet of Lots 30 & 31 of said Plat; thence N88°00'07"E along the said north line of the south 3.47 feet of Lots 30 and 31, a distance of 10.00 feet to the west line of Lot 31 of said Plat; thence N02°07'24"W along the west line of Lots 31, 33, 35, 37 and 39 of said Plat, 241.53 feet to the said south line of the north 5.00 feet of Lots 38 and 39; thence S88°00'07"W along the said south line of the north 5.00 feet of Lots 38 and 39, a distance of 10.00 feet to the **Point Of Beginning**.

Said lands lying in the City of Fort Lauderdale, Broward County, Florida.

SURVEYOR'S NOTES:

1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this sketch by other than the signing party is prohibited without written consent of the signing party.
2. No Title Opinion or Abstract to the subject property has been provided. It is possible that there are Deeds, Easements, or other instruments (recorded or unrecorded) which may affect the subject property. No search of the Public Records has been made by the Surveyor.
3. The land description shown hereon was prepared by the Surveyor.
4. Bearings shown hereon are assumed based on the north line of Lot 5 having a bearing of N88°00'07"E.
5. Data shown hereon was compiled from instrument(s) of record and does not constitute a boundary survey.
6. Abbreviation Legend: B.C.R. = Broward County Records; D.B. = Deed Book; D.C.R. = Dade County Records; F.B. = Field Book; L.B. = Licensed Business; O.R.B. = Official Records Book; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement.

CERTIFICATION:


I HEREBY CERTIFY that the attached Sketch and Description of the hereon described property is true and correct to the best of my knowledge and belief as prepared under my direction. I FURTHER CERTIFY that this Sketch and Description meets the Standards of Practice set forth in Chapter 5J-17.050 through 5J-17.052, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Date: 3/6/18



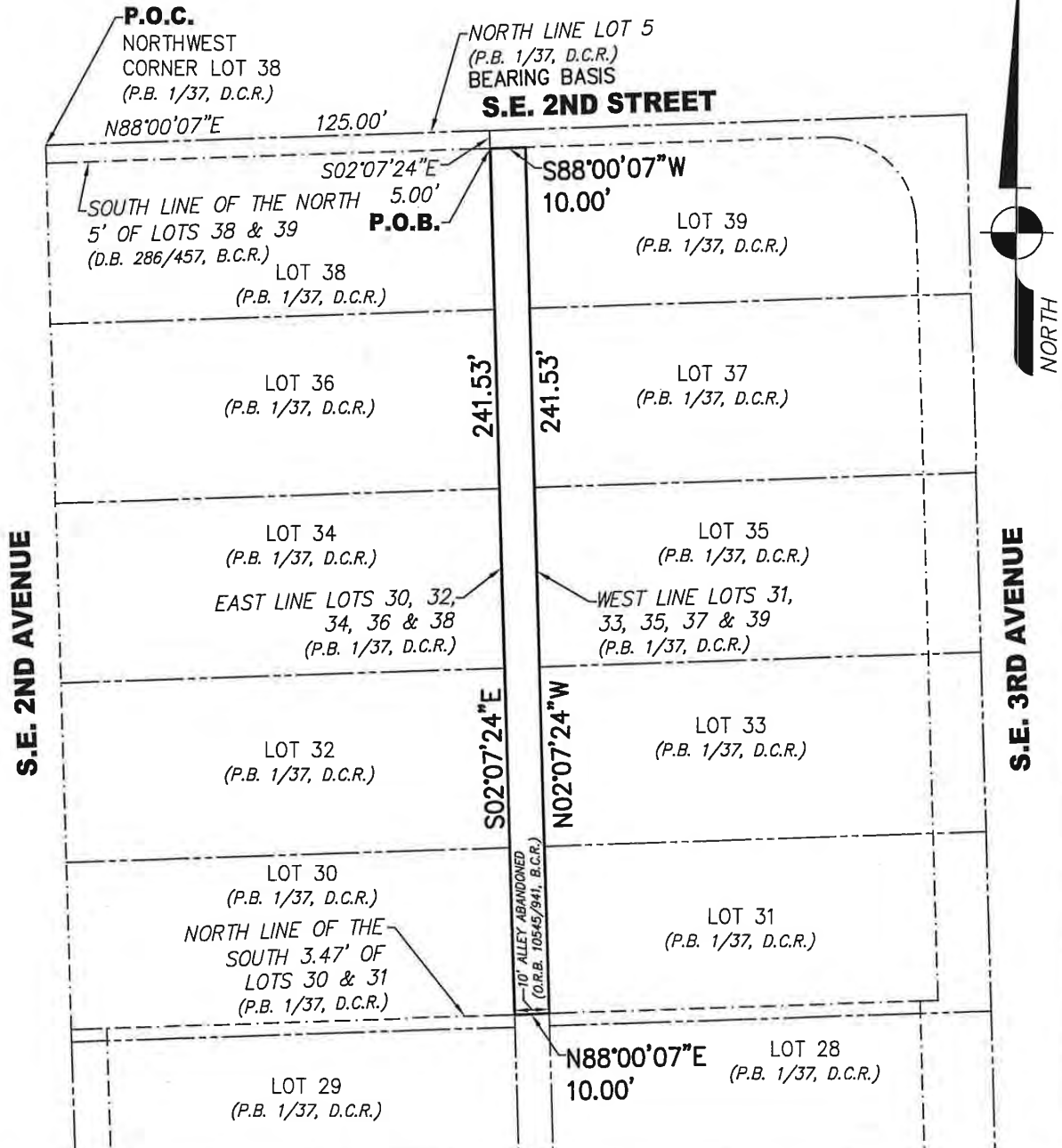
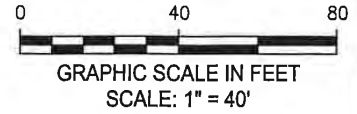
NOT VALID WITHOUT SHEETS 1 AND 2

MICHAEL D. AVIOM, P.L.S.
 Florida Registration No. 3268
 AVIOM & ASSOCIATES, INC.
 L.B. No. 3300

REVISIONS		 <p>AVIOM & ASSOCIATES, INC. SURVEYING & MAPPING 50 S.W. 2nd AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 (561) 392-2594 / www.AVIOMSURVEY.com <small>© 2011 AVIOM & ASSOCIATES, INC. all rights reserved. This sketch is the property of AVIOM & ASSOCIATES, INC. and should not be reproduced or copied without written permission.</small></p>	JOB #: 10400-3_UE1
REVISED	W.R.E. 03/06/18		SCALE: -
			DATE: 12/19/2017
			BY: W.R.E.
			CHECKED: M.D.A.
			F.B. - PG. -
		SHEET: 1 OF 2	

NOT VALID WITHOUT SHEETS 1 AND 2

**SKETCH & DESCRIPTION
UTILITY EASEMENT ABANDONMENT**
A PORTION OF EVA A. OLIVER'S SUBDIVISION
(P.B. 1, PG. 37, D.C.R.)
CITY OF FORT LAUDERDALE



REVISIONS		
REVISED	W.R.E.	03/06/18

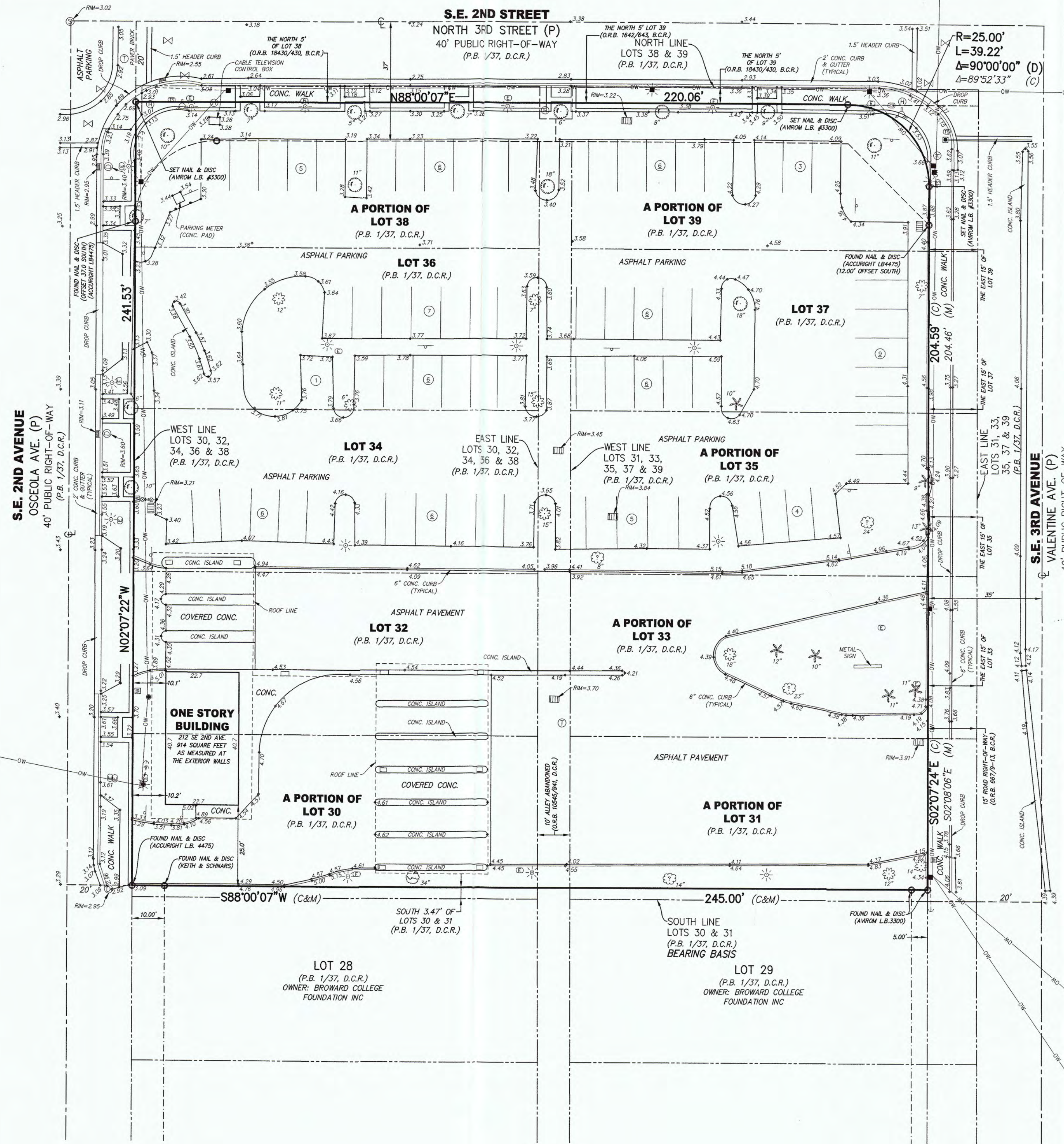


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SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594 / www.AVIROMSURVEY.com
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JOB #:	10400-3_UE1
SCALE:	1" = 40'
DATE:	12/19/2017
BY:	W.R.E.
CHECKED:	M.D.A.
F.B.	PG. --
SHEET:	2 OF 2

NOTE
ELEVATIONS SHOWN HEREON
ARE BASED ON THE NORTH
AMERICAN VERTICAL DATUM OF 1988
(NAVD 1988)

ALTA / NSPS LAND TITLE SURVEY



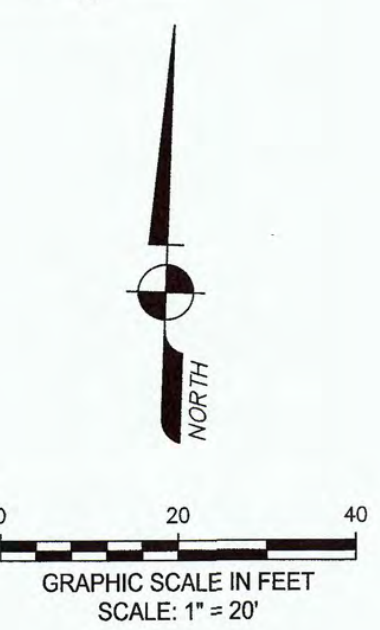
SUMMARY TABLE FOR:
SCHEDULE B SECTION 2 EXCEPTIONS TITLE COMMITMENT
FILE NO. NCS-760514-OPKS (SEE SURVEYOR'S REPORT #2)

EXCEPTION NUMBER AND RECORDING INFORMATION	AFFECTS SUBJECT PROPERTY	AFFECTED AREA
No. 9 P.B. 1/37	Yes	As Shown
No. 10 O.R.B. 10545941	Yes	As Shown

- LEGEND**
- BACK FLOW PREVENTOR VALVE
 - BOLLARD (UNLESS NOTED)
 - CABLE TELEVISION RISER
 - CATCH BASIN
 - CONCRETE UTILITY POLE
 - CONCRETE UTILITY POLE WITH LIGHT
 - CURB INLET
 - ELECTRIC SERVICE BOX
 - EXISTING ELEVATION
 - FIRE HYDRANT
 - GUY ANCHOR
 - HAND HOLE
 - METAL LIGHT POLE
 - NUMBER OF REGULAR PARKING OVERHEAD WIRES
 - SANITARY MANHOLE
 - SIGN (UNLESS NOTED)
 - TELEPHONE MANHOLE
 - TRAFFIC LIGHT SUPPORT POLE
 - WATER METER
 - WOOD UTILITY POLE

- TREE LEGEND**
- BLACK OLIVE
 - FIGUS
 - OAK
 - PALM
 - UNKNOWN SPECIES
 - 12" DENOTES 12" DIAMETER TRUNK (TYPICAL)

PARKING DATA:
76 PARKING SPACES



SURVEYOR'S REPORT:

1. Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
2. The property shown hereon is subject to agreements, covenants, easements, restrictions and other matters contained in the Title Commitment issued by First American Title Insurance Company, Title Commitment File No. NCS-760514-KCTY, effective date July 29, 2016 @ 8:00 A.M. Where applicable, these instruments are shown on the survey (see SUMMARY TABLE). Avrom & Associates, Inc. did not research the public records for easements, rights-of-way, ownership or other instruments of record.
3. The land description shown hereon is in accord with the Quit Claim Deed recorded in Instrument #114345468 of the Public Records of Broward County, Florida.
4. The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located accurately as possible from information available. The surveyor has not physically located the underground utilities. Every effort has been made to obtain underground utilities pipe type and size, as shown. It is the responsibility of the end user to verify the invert and pipe size dimensions prior to design of new facilities.
5. Bearings shown hereon are referenced to Grid North, based on the 2011 Adjustment of the North American Datum of 1983 (NAD 83/2011, Epoch 2010.00), of the Florida State Plane Coordinate System (Transverse Mercator Projection), East Zone and were established by a Real-time Kinematic (RTK) GPS Control Survey which is certified to a 2 centimeter local accuracy. Bearings are based on the south line of Lots 30 and 31, having a bearing of N88°00'07"E.
6. The property described hereon lies within Flood Zones AH (EL 5) & X, as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Community Panel No. 125105 0557 H, Map Number: 1201100557H, dated 08/18/2014.
7. Elevations indicated hereon are in feet and decimals referenced to the North American Vertical Datum of 1988 (NAVD 1988). Elevations were obtained using the National Geodetic Vertical Datum of 1929 (NGVD 1929) and converted to the North American Vertical Datum of 1988 (NAVD 1988) utilizing the U.S. Army Corps of Engineers Program Corpcor for Windows, Version 6.0.1. The model value of (-) 1.58 was added algebraically to the NGVD 1929 height.
8. Benchmark Description: Broward County Engineering Department Benchmark No. 1881, Elevation = 4.839 (NGVD 1929), Elevation = 3.259 (NAVD 1988) and City of Fort Lauderdale Benchmark #123, Elevation = 5.124 (NGVD 1929), Elevation = 3.543 (NAVD 1988).
9. Symbols shown hereon and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.
10. This map is intended to be displayed at a scale of 1:240 (1" = 20').
11. Units of measurement are in U.S. Survey Feet and decimal parts thereof. Well identified features in this survey were field measured to a horizontal positional accuracy of 0.10'.
12. Adjacent property owner information shown hereon was obtained from the Broward County Property Appraiser's website.
13. The species of trees as shown hereon were identified to the best of knowledge and ability of the surveyor, without the benefit of an arborist or biologist. It is the responsibility of the end user to verify the identity of the species.
14. Abbreviation Legend: ALTA = American Land Title Association; B.C.R. = Broward County Records; C = Calculated; Δ = Central Angle; C = Centerline; CH = Chord Length; CONC = Concrete; D.C.R. = Dade County Records; F.B. = Field Book; ID = Identification; L = Arc Length; L.B. = Licensed Business; M = Measured; NAVD = North American Vertical Datum; NGVD = National Geodetic Vertical Datum; NSPS = National Society of Professional Surveyors; O.R.B. = Official Records Book; OW = Overhead Wires; P = Per Record Plat; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; R/W = Right-of-Way.
15. SITE ADDRESS: 212 SE 2nd Avenue, Fort Lauderdale, Florida.

LAND DESCRIPTION:

Lot 30, less the south 3.47 feet, Lot 31, less the east 15 feet and the south 3.47 feet, Lot 32, Lot 33, less the east 15 feet, Lot 34, Lot 35, less the east 15 feet, Lot 36, Lot 37, less the east 15 feet, Lot 38, less the north 5 feet and Lot 39, less the east 15 feet and the north 5 feet, together with vacated alley lying between said lots as vacated by ordinance recorded in Book 10545, Page 941, of EVA A. OLIVER'S SUBDIVISION OF BLOCK 28, OF THE TOWN OF FORT LAUDERDALE, according to the Plat thereof recorded in Plat Book 1, Page 37, Public Records of Miami-Dade County, Florida, said lands situate, lying and being in Broward County, Florida.

LESS AND EXCEPT portion conveyed to the City of Fort Lauderdale in Book 2476, Page 590. Said lands lying in the City of Fort Lauderdale, Broward County, Florida and containing 59,042 square feet (1.3554 acres) more or less.

CERTIFICATION:

To: SRI ELEVEN LAS OLAS RESIDENTIAL LLC, a Delaware limited liability company; SRI ELEVEN HOLDING COMPANY LLC, a Delaware limited liability company; SHORENSTEIN REALTY INVESTORS ELEVEN, L.P., a Delaware limited partnership and 212 PARTNERS, LLC, a Florida limited liability company.

THIS IS TO CERTIFY that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7(a), 7(b)(1), 8, 9, 11, 13 AND 14 of Table A thereof. The field work was completed on March 3, 2017.

Date of Map: 02/01/18

Michael D. Avrom
MICHAEL D. AVROM, P.L.S.
Florida Registration No. 3268
AVROM & ASSOCIATES, INC.
L.B. No. 3300
EMAIL: mike@avromsurvey.com

AVROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(954) 392-2884 / WWW.AVROMSURVEY.COM
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ALTA / NSPS LAND TITLE SURVEY
BANK OF AMERICA
A PORTION OF LOTS 30, 31, 33, 35, 37, 38, 39 & LOTS 32, 34, 36
(P.B. 1, PG. 37, D.C.R.)
CITY OF FORT LAUDERDALE
BROWARD COUNTY, FLORIDA

SCALE: 1" = 20'
DATE: 03/03/2017
BY: W.F.E.
CHECKED: M.D.A.
F.B. 1852 PG. 1-6
SHEET: 1 OF 1

REVISIONS

DATE	BY	DESCRIPTION
02/22/2018	W.F.E.	REVISE PER COMMENTS
02/27/2018	W.F.E.	REVISE PER COMMENTS

JOB #: 10400-1