



DOCUMENT ROUTING FORM

Rev: 7 | Revision Date: 04/02/2025

2L

CITY MANAGER AND/OR MAYOR'S REVIEW AND SIGNATURE REQUEST COVERSHEET

1) ORIGINATING OFFICES (Charter/Department):

Routing Start Date: 9/24/2025

☒ Agenda Item ☐ Non-Agenda

Charter Ofc: CAO

Router Name: Jennifer Larregui

Ext: 5106

Department:

Router Name:

Ext:

Commission Mtg. Date: 9/16/2025

CAM #: 25-0802

Item #: CM-13

Document Title:

WEST VILLAGE LLC - TRI PARTY REVOCABLE LICENSE AGREEMENT (1 ORIGINAL)
AND AGREEMENT ANCILLARY TO REVOCABLE LICENSE AGREEMENT (1 ORIGINAL)

CAM attached: ☒ Yes ☐ No Action Summary attached: ☐ Yes ☐ No CIP FUNDED: ☐ YES ☐ NO

Capital Investment / Community Improvement Project defined as having a life of at least 10 years and a cost of at least \$50,000 and shall mean improvements to real property (land, buildings, or fixtures) that add value and/or extend useful life, including major repairs such as roof replacement, etc. Term "real property" include land, real estate, realty or real.

2) CITY ATTORNEY OFFICE (CAO): Documents to be signed/routed? ☒ Yes ☐ NoIs the attached Granicus document Final? ☒ Yes ☐ No Number of originals attached: 2

Attorney's Name: Gabrielle Bush

Approved as to Form: ☒ Yes ☐ No Initials: GB

Continue Routing To: FIN (if applicable) Date: and then to CCO Date: 10/9/2025

3) CITY CLERK OFFICE (CCO):

Clerk Initials: Cminott # of originals: 2

Routed to Dept/Charter Ofc.: CMD

Date: 10/9/2025

4) CITY MANAGER OFFICE (CMO): Received From: LLO Date: 10/9/25 CMO LOG #: OCT39

TO ACM/AcACM: ☐ S. Grant ☐ A. Fajardo ☐ B. Rogers ☒ C. Cooper ☐ L. Reece Date: 10/9/2025

Comments/Questions

ACM/AcACM Initials: [Signature] for continuous routing to Manager/Executive Director Rickelle Williams.

CMO Log Out & Forward to CCO, Date: 10/13/25, for continuous routing to the Mayor.

5) MAYOR/CRA CHAIRMAN:

Date Received:

Date to CCO:

Please sign as indicated and forward the originals to the City Clerk's Office for a final processing and review of attestation and/or seal, if applicable.

6) INSTRUCTIONS TO CITY CLERK'S OFFICE: Please retain a scan record copy and forward originals to:

Dept.: CAO

*Name: Jennifer Larregui

Contact # 954-828-5106

*Please scan the record copy to the City Clerk once review and sign at the last level of government (Federal, State, County) is complete.

Scan Date: Attach certified Resolution # ☐ Yes ☒ No Original form route to CAO

Return recorded document to:
Gabrielle Bush, Esq.
Assistant City Attorney
City of Fort Lauderdale
1 E. Broward Blvd., Suite 1320
Fort Lauderdale, FL 33301

This instrument was prepared by:
Gabrielle Bush, Esq.
Assistant City Attorney
City of Fort Lauderdale
1 E. Broward Blvd., Suite 1320
Fort Lauderdale, FL 33301

**AGREEMENT ANCILLARY
TO
REVOCABLE LICENSE AGREEMENT
("Agreement")**

THIS IS AN AGREEMENT ANCILLARY TO A REVOCABLE LICENSE AGREEMENT (hereinafter "Agreement") made and entered into this 16th day of September, 2025 by and between:

CITY OF FORT LAUDERDALE, a municipal corporation of the State of Florida, having a principal address of 101 NE 3rd Avenue, Suite 2100, Fort Lauderdale, FL 33301 (hereinafter, "CITY")

and

WEST VILLAGE LLC, a Florida Limited Liability Company, FEI/EIN Number 84-3327999, whose principal address is 901 Ponce de Leon Boulevard, Suite 700, Coral Gables, FL 33134, its successors and assigns (hereinafter "LICENSEE")

RECITALS

WHEREAS, LICENSEE is the owner of the property located at 501 NW 7th Avenue / Avenue of the Arts, Fort Lauderdale, Florida 33311 and legally described in **Exhibit "1"**; and

WHEREAS, LICENSEE wishes to install and maintain certain Project Improvements on NW 7th Avenue / Avenue of the Arts in Fort Lauderdale, Florida; and

WHEREAS, NW 7th Avenue / Avenue of the Arts is under the jurisdiction of Broward County, a political subdivision of the State of Florida (hereinafter, "COUNTY"); and

WHEREAS, in order to permit the improvements to be made, COUNTY requires CITY and LICENSEE to enter into a tri-party agreement with COUNTY entitled "Revocable License Agreement Between Broward County, West Village LLC, and City of Fort Lauderdale" which is attached hereto and incorporated herein as **Exhibit "2"** (hereinafter, "RLA"); and

WHEREAS, the terms and conditions of the RLA impose responsibilities and liabilities on the CITY; and

WHEREAS, as a condition to the CITY executing the RLA, LICENSEE agrees to assume responsibilities and liabilities under this Agreement Ancillary to Revocable License Agreement (hereinafter, "Agreement"); and

WHEREAS, the City Commission of the City of Fort Lauderdale, by Motion on September 16, 2025, authorized the execution of this Agreement by the proper CITY officials.

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained herein, and other good and valuable considerations, the sufficiency and adequacy of which is hereby acknowledged, LICENSEE and CITY agree as follows:

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

2. Defined Terms. The following terms, as used and referred to herein, shall have the meanings set forth below, unless the context indicates otherwise.

Agreement means this Agreement Ancillary to Revocable License Agreement.

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

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

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

Effective Date means the date upon which both the fully executed RLA and this Agreement are recorded in the Public Records of Broward County. However, RLA shall not be executed by the City until this fully executed Agreement is recorded in the Official Records of Broward County.

Florida Building Code means The Florida Building Code adopted pursuant to Chapter 553, Florida Statutes and includes the Broward County Amendments thereto.

License Area means that area identified as the "Revocable License Area" as set forth in the RLA, **Exhibit "2"**.

LICENSEE means **West Village LLC**, a Florida Limited Liability Company, FEI/EIN Number 84-3327999, whose principal address is 901 Ponce de Leon Boulevard, Suite 700, Coral Gables, FL 33134, its successors and assigns.

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

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

Plans and Specifications means the construction permit plans, specifications and details for the Project Improvements approved by the Broward County Highway Construction & Engineering Division (BCHCED) to be installed, constructed, operated, maintained, repaired and (if applicable) removed from the License Area(s). An electronic copy of the BCHCED **Project Reference No. 220810001** Plans and Specifications shall be delivered by Licensee to the City Engineer in the Development Services Department, associated with City **Revocable License Record No. ENG-RL-25080001**, prior to issuance of a Certificate of Occupancy for City **Master Permit No. BLD-PBA-22110002**. A copy of the Plans and Specifications shall be kept on file by the City Engineer and made available for review by the public on request.

Project means the implementation, construction, installation, operation, maintenance, repair and replacement from time to time of the Project Improvements within the designated License Area for the purpose of establishing, operating, maintaining and repairing, from time to time the Project Improvements as more particularly identified in **Exhibit "C"** to the RLA. The

term *Project* also includes the ongoing obligation of maintenance and repair of the Project Improvements within the designated License Area, including reconstruction, repair or reinstallation of Project Improvements from time to time and shall also include the operational activities involved in the Project Improvements as more particularly set forth in the RLA. The term *Project* shall not include the possession, use or occupancy of the designated License Areas for any other purpose, except as expressly authorized in this Agreement. The term *Project* includes any portion thereof.

Project Improvements means the placement, installation, construction, fabrication, and maintenance of certain improvements within the License Area as more particularly described in **Exhibit "C"** and **Exhibit "D"** of the RLA. The term *Project Improvements* includes any portion of the License Area thereof.

Property means the real property identified as the "Legal Description of Burdened Property" as set forth in **Exhibit "1"** to the RLA.

RLA means that "Revocable License Agreement Between Broward County, West Village LLC, and City of Fort Lauderdale" which includes responsibilities for the COUNTY, CITY, and LICENSEE and specifically requires the LICENSEE to install and maintain Project Improvements on NW 7th Avenue / Avenue of the Arts as more specifically described in the RLA. The RLA is incorporated herein and attached to this Agreement as **Exhibit "2"**.

Staging of Materials or Equipment means the placement of materials or equipment or parking of vehicles within the License Area or vehicular travel lanes adjacent thereto during the assembling or construction of the Project Improvements in any manner other than (a) temporarily and (b) for the purpose of and while actually engaged in the act of loading or off-loading materials or equipment from a vehicle. Staging of Materials or Equipment shall include equipment or materials off-loaded from a vehicle and placed within the License Area when not being removed from the License Area to Licensee's Property within two (2) hours.

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

3. Compliance and Default. LICENSEE agrees to assume any and all liability and responsibility for the City's performance under the RLA. LICENSEE shall comply with each and every term and condition set forth in the RLA and failure to so comply shall constitute a default under this Agreement. Any acts or omissions by LICENSEE or LICENSEE's contractors which are not in compliance with the terms and conditions of the RLA shall constitute a default under this Agreement. Furthermore, LICENSEE shall comply with each and every term and conditions set forth in this Agreement.

4. Conditions. This Agreement is subject to the following conditions:

4.1 No construction of the Project Improvements shall be commenced prior to issuance of the required Permits.

4.2 For the License Area where the Project Improvements are to be placed, installed, or constructed, prior to construction and installation of Project Improvements within the License Area, LICENSEE, at the discretion of the City Engineer shall perform, at its sole cost and expense, a sub-surface utility investigation before and after the construction of the Project Improvements and provide videos, reports and any other required documentation to the City.

4.2.1 In the event defects to any of the subterranean utilities are detected as a result of the sub-surface utility investigation, CITY shall cause to be repaired such defects prior to construction and installation of the Project Improvements.

4.2.2 In the event no defects to any of the subterranean utilities are identified as a result of the sub-surface utility investigation under subsection 4.2.1., or in the event LICENSEE has failed to document conditions prior to starting construction, LICENSEE shall bear the cost of any repairs required after construction of the Project Improvements for a period of one (1) year after receiving a Certificate of Completion from the City Engineer.

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

4.4 LICENSEE shall provide to the Office of the City Engineer as-built plans, specifications, details, and surveys after construction of the Project Improvements.

4.5 LICENSEE shall be responsible for conducting due diligence to identify potential utility conflicts, performing field verifications, making all utility notifications and obtaining all locations and clearances prior to performing any excavation work, including for the installation of signs and fence posts.

4.6 Any damage to existing pavement or to any public sidewalk caused by the installation, movement, or removal of Project Improvements shall be repaired to the satisfaction of the Office of City Engineer and the cost of such repairs shall be borne by LICENSEE.

4.7 At the conclusion of the construction and installation phase of the Project, all damage to any elements such as pavement, curbs, sidewalks, signs, markings, landscaping, trees, irrigation, parking meters, lighting, vegetation, mulch, tree gate, pavers, and any other Project Improvements located within the public right of way or License Area

shall be repaired or restored to a condition equal to or better than that existing prior to commencement of construction of the Project.

4.8 Storage of construction materials or equipment shall be limited to the Property or other permissible area subject to the limitations referenced herein and shall not be stored within any of the public rights-of-way within a two-block radius of the Property. Staging of Materials and Equipment in the public right of ways is strictly prohibited.

4.9 Storage of dumpsters and debris during the construction and installation phase of the Project shall be limited to the Property and shall not be stored, placed, or collected within the public rights-of-way within a two-block radius of the Property.

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

4.11 All material or equipment deliveries shall be placed within the boundaries of the Property, inside the perimeter fencing for the Property, for off-loading to avoid conflicts with pedestrian traffic.

4.12 LICENSEE shall be responsible for verifying all underground utilities prior to digging in any area. Licensee shall notify all necessary utility companies 48 hours minimum prior to digging for verification of all underground utilities, irrigation, and all other obstructions and coordinate prior to initiating operations. No portion of the Project Improvements may be located any closer than ten (10) feet to any underground utility.

5. Cost Recovery and Fees.

5.1 Construction Permit Fees and Annual Inspection Fees. Prior to execution of this Agreement, LICENSEE shall pay a Revocable License Record fee, as established by City Ordinances, to cover the review, inspection, and administration costs associated with this Agreement. After completion of the Project Improvements and acceptance of work by Broward County, LICENSEE shall pay to CITY for each fiscal year that this Agreement is in effect, commencing with the date the Project Improvements were accepted by the County, and continuing annually on the first day of January of each year thereafter, an annual inspection fee to be determined by the City Manager which such fee shall be based on the CITY'S reasonable projected cost of periodically inspecting the License Area for compliance with the terms and conditions set forth in this Agreement over the then current fiscal year (October 1st through September 30th), such reasonable projected cost of periodic inspections not to exceed \$500.00 per annum.

5.2 Recovery of Additional Costs of Administration. In addition to the annual inspection fees set forth above, LICENSEE shall also be obligated to pay additional fees to the CITY amounting to the recovery of reasonable costs incurred by CITY in the creation, administration, monitoring and enforcement of this Agreement and the RLA, including, but not limited to, staff time incurred relative thereto, and reasonable cost of CITY's attorneys' services associated with the preparation and administration of this

Agreement and any amendments thereto and including enforcement of the terms thereof, with such reasonable cost of services a flat fee of \$500.00 per annum.

5.3 Rendition of Statement. Upon the CITY providing a statement of fees and/or costs (hereinafter, "Statement") to LICENSEE, LICENSEE shall pay CITY within thirty (30) days the amounts owed in accordance with the Statement. The Statement shall provide sufficient detail as to the nature of the cost, services rendered, inclusive dates services rendered, time consumed and cost relating thereto. For each month beyond thirty (30) days from rendition of the Statement to LICENSEE for which the fee remains unpaid, simple interest of one percent (1%) per month shall be due the CITY, but not to exceed the highest lawful amount allowed by law. If a dispute arises as to the fees owed CITY under the Statement, and such dispute is not resolved within ninety (90) days after the date of rendition of the Statement, LICENSEE shall pay the undisputed amount and shall provide CITY with a bond or other security acceptable to the City Manager for the disputed amount pending a resolution of the dispute by negotiation or litigation. In addition to any other remedies available to CITY, CITY shall be entitled to recover from LICENSEE all costs of collection, including reasonable attorneys' fees and court costs incurred at all tribunal and appellate levels, provided CITY ultimately prevails.

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

7. Condition of License Area. LICENSEE accepts the License Area in an "As-Is" Condition as of the Effective Date of this Agreement. If LICENSEE finds any conditions altered after an initial inspection of the License Area, which has a material adverse effect on the Project, the City shall be notified immediately.

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

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

10. Repairs and Maintenance. LICENSEE shall not damage the Project Improvements or License Area. LICENSEE shall, at its own cost and expense, safely and securely maintain the Project Improvements and the License Area and keep the License Area in clean and good condition, make repairs, and keep the License Area free of rubbish and other hazards to

Persons using the License Area. LICENSEE further covenants and agrees, to make or cause to be made any and all repairs or replacements, ordinary or extraordinary, structural or otherwise, necessary to maintain the License Area and Project Improvements in their original condition at the time of the commencement of the term of the RLA. The Office of the City Engineer shall approve all structural repairs and replacements. When making repairs, replacements, and maintenance LICENSEE shall comply with all laws, CITY or applicable County Codes, ordinances, Florida Building Code, regulations promulgated by federal, state, county, City or any other agency with jurisdiction over the Project and Project Improvements and City Engineering standards then in effect; provided, however, that LICENSEE shall only be responsible to make such repairs and replacements as required under the RLA. The License Area shall be maintained in a neat and orderly appearance at all times.

10.1 City Performance of Repairs and Maintenance. In the event that LICENSEE fails to maintain the Property or make repairs to the Property in accordance with the terms and conditions of the RLA and this Agreement, the CITY, after fifteen (15) days advance written notice to the LICENSEE, may come upon the License Area and perform the necessary maintenance and repairs, the cost and expense of which will be the responsibility of LICENSEE. The total cost and expense incurred by the CITY in performing such maintenance and repairs and the administrative costs associated therewith shall be considered a special assessment and lien upon the Property. LICENSEE shall have thirty (30) days from the date notice is sent to LICENSEE of the statement of the total expenses incurred by the CITY and the administrative costs associated therewith within which to pay to the CITY the full amount due. If LICENSEE fails to pay the amount due to the CITY within thirty (30) days from the date notice is sent, the City Commission will consider adoption of a Resolution assessing against the Property the expenses and administrative costs associated with the CITY's removal of the Project Improvements. The Resolution may also impose a Special Assessment Lien against the Property for the expenses and costs so assessed. A Notice of the Special Assessment assessed by the City Commission for the unpaid expenses and costs as stated above shall be recorded by the CITY in the Public Records of Broward County, Florida. The Lien shall continue until payment to CITY of the amounts set forth in the Lien (at which time CITY shall record a Satisfaction of such Lien). In addition to the Lien, CITY shall have all other rights and remedies granted to it at law or in equity for LICENSEE's failure to pay the necessary costs and expenses together with administrative costs attendant thereto or reimburse CITY for curative actions taken by CITY. The assessed expenses and costs and the lien provided for herein may be foreclosed in the manner provided by law. LICENSEE shall be entitled to pursue all legal and equitable remedies to contest the amount or existence of any such Lien.

11. Emergencies. If an emergency situation arises with respect to the License Areas where the License Areas or any condition thereof presents an imminent threat to the health or safety of Persons or property, the CITY shall make reasonable efforts to provide telephone and fax or email notice to the LICENSEE's Contact Person. If, following that notice, LICENSEE fails to take timely action to correct the emergency situation, and allowing the emergency situation to continue would pose an imminent threat to health or safety to Persons or property, CITY may undertake such limited actions as are necessary to eliminate the emergency; and CITY shall be entitled to recover its reasonable costs of cure from LICENSEE in accordance with provisions

hereof. For the purposes of this Section, LICENSEE's Contact Person shall be **Cesar Llano**; address: **901 Ponce de Leon Boulevard, Suite 700, Coral Gables, FL 33134**; telephone number: **786-863-4048**; and e-mail address: **cllano@altiscardinal.com**. In the event the LICENSEE's Contact Persons or any other information pertaining to the LICENSEE's Contact Person shall change, such change shall be provided to the City Engineer in writing.

12. Damage to Public Property. In the event the use, operation, maintenance, repair, construction, demolition, or reconstruction of the Project Improvements cause(s) any damage whatsoever to any other public property, then LICENSEE shall be responsible for the cost of repair and shall, at CITY's option, make said repairs, subject to CITY's reasonable satisfaction.

13. Removal of Project Improvements and Restoration of License Area.

13.1 Except as may otherwise be expressly provided herein, it is agreed that upon termination of RLA, in whole or in part, as to the License Area, upon written request of CITY within thirty (30) days of such termination or such time as required by the COUNTY, whichever is less, LICENSEE shall remove all or any part of the Project Improvements and any components thereof and upon demand of COUNTY for removal of all or any part of the Project Improvements as to the License Area, and upon demand of COUNTY or CITY for removal of all or any part of the Project Improvements as to the License Area, then LICENSEE shall restore the surface of the such License Area to conditions acceptable to the COUNTY as to the roadway and conditions acceptable to the CITY as to the sidewalk area and any impacted public utilities. Such removal and restoration shall be at LICENSEE's sole cost and expense. In the event LICENSEE fails to begin to remove all or any part of the Project Improvements contemplated herein within thirty (30) days after written demand by the COUNTY or CITY, the CITY is hereby authorized to remove such Project Improvements that interfere with the easement rights or the public's use of dedicated rights-of-way and restore the respective License Area to conditions acceptable to the COUNTY as to the roadway and conditions acceptable to the CITY as to the sidewalk area and any impacted public utilities, and all reasonable costs associated with the removal and restoration thereof shall be fully reimbursed by LICENSEE.

13.2. In the event the LICENSEE fails to remove the Project Improvements and CITY finds it necessary to remove the Project Improvements in accordance with the foregoing, then the total expense incurred by the CITY in removing the Project Improvements and the administrative costs associated therewith shall be considered a special assessment and lien upon the Property. LICENSEE shall have thirty (30) days from the date of the statement of the total expenses incurred by the CITY and the administrative costs associated therewith within which to pay to the CITY the full amount due. Failure to timely pay the amount due or serve upon the City Manager a written letter contesting the statement of assessed expenses and administrative costs will result in the matter being scheduled before the City Commission for consideration of and adoption of a Resolution assessing against the Property the expenses and administrative costs associated with the CITY's removal of the Project Improvements. The Resolution may also impose a special assessment lien against the Property for the expenses and costs so assessed. A Notice of the Special Assessment assessed by the City Commission for the unpaid expenses and costs

as stated above shall be recorded with the City Clerk and in the Public Records of Broward County, Florida. The assessed expenses and costs and the lien provided for herein may be foreclosed in the manner provided by law.

14. Damage and Destruction. LICENSEE shall not by its possession, use, occupancy, operation, maintenance, or repair of the License Area, cause damage to the License Area or to the adjacent real property. If during the term of the RLA or this Agreement, LICENSEE becomes aware that the Project Improvements within the License Area have been damaged, destroyed or deteriorated in whole or in part by fire, casualty, obsolescence, failure to maintain or any other cause, and whether or not such destruction or damage is covered by any insurance policy on the Project, LICENSEE shall give to CITY immediate notice thereof, and LICENSEE shall:

(a) seek the necessary Permits and approvals from the regulatory agencies with jurisdiction over the License Area, Project Improvements, or adjacent real property to repair, replace, and rebuild the same or cause the same to be repaired, replaced, or rebuilt as nearly as possible to their original condition; or

(b) to the extent that such destruction or damage affected the Project Improvements within the License Area or real property adjacent thereto, or any part thereof, if LICENSEE elects to remove such Project Improvements consistent with the terms of the RLA, then LICENSEE shall seek the Permits and approvals, if any, required for such removal and cause such Project Improvements to be removed from the License Area and return the License Area to the condition that existed prior to the Effective Date of the RLA.

15. Indemnity.

(a) LICENSEE shall protect, defend, indemnify and hold harmless the CITY, its officers, elected and appointed officials, employees, volunteers, and agents from and against any and all lawsuits, penalties, claims, damages, settlements, judgments, decrees, costs, charges and other expenses charged or incurred, including reasonable attorney's fees actually incurred, or liabilities of every kind, nature, or degree arising out of or in connection with the rights, responsibilities and obligations of LICENSEE under the RLA and this Agreement, conditions contained therein, the location, construction, repair, maintenance use or occupancy by LICENSEE of the License Area, Project Improvements, or Project, or the breach or default by LICENSEE of any covenant or provision of the RLA or this Agreement, except for any occurrence arising out of or resulting from the intentional torts or gross negligence of the CITY, its officers, agents and employees acting during the course and scope of their employment. Without limiting the foregoing, any and all such charges, claims, suits, causes of action relating to personal injury, death, damage to property, defects in construction, rehabilitation or restoration of the License Area by LICENSEE or others, alleged infringement of any patents, trademarks, copyrights or of any other tangible or intangible personal or real property right by LICENSEE, or any actual or alleged violation of any applicable statute, ordinance, administrative order, rule or regulation or decree of any court by LICENSEE, is included in the indemnity.

(b) LICENSEE further agrees that upon proper and timely notice to investigate, handle, respond to, provide defense for, and defend any such claims at its sole expense and agrees to bear all other costs and expenses related thereto even if the claim is groundless, false or fraudulent and if called upon by the CITY, LICENSEE shall assume and defend not only itself but also the CITY in connection with any claims, suits or causes of action, and any such defense shall be at no cost or expense whatsoever to CITY, provided that the CITY (exercisable by the CITY's Risk Manager) shall retain the right to select counsel of its own choosing. This indemnification shall survive termination, revocation or expiration of the RLA and this Agreement and shall cover any acts or omissions occurring during the term of the RLA and this Agreement, including any period after termination, revocation or expiration of the RLA and this Agreement while any curative acts are undertaken.

16. Insurance. At all times during the term of the RLA and this Agreement, LICENSEE, at its expense, shall keep or cause to be kept in effect the insurance coverages set forth in the RLA, including the CITY as an "additional insured" and LICENSEE shall provide Certificates of Insurance to CITY at least fourteen (14) days prior to the commencement of the term of the RLA and this Agreement and annually thereafter on the anniversary date of the policies.

17. Remedies of CITY.

17.1 In the event the LICENSEE fails to perform or violates any of the terms or conditions of RLA or this Agreement or is in breach or default in any term or condition hereof, COUNTY or CITY shall provide written notice thereof to LICENSEE and LICENSEE shall cure such violation within twenty (20) days of such Notice. LICENSEE shall be obligated to send the CITY copies any notices of breach of default served upon LICENSEE by COUNTY within five (5) days of LICENSEE's receipt of the notice(s) from COUNTY.

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

17.2 In the event the LICENSEE fails to timely cure the violation within the time specified in Subsection 17.1, the CITY, as an alternative to the procedures set forth above, may, but is not obligated to:

17.2.1 take any equitable action to enforce the terms and conditions of the RLA or this Agreement, it being stipulated by the parties that since the RLA and this Agreement deals with the right to use public easements and rights-of-way on or within COUNTY or CITY owned or dedicated lands used for a governmental purpose, a violation or breach of any term or condition of the RLA constitutes an

irreparable injury to the public and CITY for which there is no adequate remedy at law; or

17.2.2 take such curative action that was required to be taken by the LICENSEE under the RLA and the cost and expense incurred in CITY's curative actions shall be passed on to and owed by LICENSEE, in which case LICENSEE shall be liable for payment to CITY for all reasonable and necessary costs and expenses incurred by CITY in connection with the performance of the action or actions. LICENSEE shall reimburse CITY within thirty (30) days following written demand for payment thereof. Interest shall accrue on the unpaid amount at the rate of twelve percent (12%) per annum simple interest but in no event shall interest exceed the highest amount allowed by Florida law. The demand shall include reasonable documentation supporting the expenses incurred by CITY. If a dispute arises as to the need for, or amount due to the CITY for repairs or maintenance undertaken by CITY in accordance with this RLA and Agreement, and such dispute is not resolved within forty-five (45) days after the date that CITY makes the original written demand for payment, the LICENSEE shall pay to CITY the undisputed amount and shall provide CITY with a bond or other security acceptable to CITY for the disputed amount pending a resolution of the dispute by negotiation or litigation.

17.3 If LICENSEE does not make the payments required under Section 17 within the thirty (30) day period set forth herein, then CITY shall have a right to record a Claim of Lien against the Property, which Lien may be either (a) for the total amount of the fines resulting from the procedures set forth in Subsections 17.1 and 17.2, including all subsections thereunder, or (b) for all reasonable and necessary costs and expenses of any cure undertaken by CITY in accordance with Section 17, the cost of any interim insurance policy as provided herein, and reasonable attorneys' fees and costs associated therewith. The Lien shall be effective upon the recording of the Claim of Lien in the Public Records of Broward County, Florida, which Claim of Lien shall state all amounts due and owing to CITY. The Lien may be foreclosed by CITY in the same manner as provided by law for foreclosure of mortgage liens. The Lien shall continue until payment to CITY of the amounts set forth in the Lien (at which time CITY shall record a satisfaction of such lien). In addition to the Lien, CITY shall have all other rights and remedies granted to it at law or in equity for LICENSEE'S failure to pay the fines owed or reimburse CITY for curative actions taken by CITY. LICENSEE shall be entitled to pursue all legal and equitable remedies to contest the amount or existence of any such lien.

17.4 CITY shall have all other rights and remedies granted to it at law or in equity for LICENSEE's failure to pay the fines owed or reimburse CITY for curative actions taken by CITY. LICENSEE shall be entitled to pursue all legal and equitable remedies to contest the amount or existence of any such lien. The remedies found within this Section 17, including all subsections thereof, are cumulative. The exercise of one does not preclude the exercise of any other remedy.

18. Requirement for Notice. LICENSEE shall give CITY written notice of any accidents on, in, over, within, under and above the License Area, within five days after the accident. LICENSEE shall also give CITY written notice of any notices of violation received from the COUNTY, within five days of receipt from the County.

19. Notices.

19.1 Except as provided in Subsection 19.3 below, whenever it is provided herein that notice, demand, request or other communication shall or may be given to, or served upon, either of the parties by the other, or either of the parties shall desire to give or serve upon the other any notice, demand, request, or other communication with respect hereto or with respect to any matter set forth in this Agreement, each such notice, demand, request or other communication shall be in writing and any law or statute to the contrary notwithstanding shall not be effective for any purpose unless the same shall be given by hand delivery, or by a nationally recognized overnight courier, or by mailing the same by registered or certified mail, postage prepaid, return receipt requested, addressed to the party at the address set forth below, or at such other address or addresses and to such other person or firm as LICENSEE may from time to time designate by notice as herein provided.

19.2 All notices, demands, requests or other communications hereunder shall be deemed to have been given or served for all purposes hereunder upon receipt if by hand delivery, or upon one (1) business day after deposit with such overnight courier as required above, or upon two (2) business days after deposit with the United States mail, postage prepaid, in the manner aforesaid, provided, however, that for any distance in excess of five hundred (500) miles, air mail service or Federal Express or similar carrier shall be utilized, if available.

AS TO CITY: City Manager
City Fort Lauderdale
101 NE 3rd Avenue, Suite 2100
Fort Lauderdale, FL 33301

With copy to: City Attorney
City of Fort Lauderdale
1 East Broward Blvd., Suite 1320
Fort Lauderdale, FL 33301

AS TO LICENSEE: West Village LLC
c/o Frank Guerra
901 Ponce de Leon Boulevard, Suite 700
Coral Gables, FL 33134
fguerra@altiscardinal.com

With a copy to: West Village LLC
c/o Cesar Llano
901 Ponce de Leon Boulevard, Suite 700
Coral Gables, FL 33134
cllano@altiscardinal.com

19.3 As to activities under Section 11, Emergencies, notice need not be given in accordance with Subsection 19.1 above, but notice shall be sufficient if given to the Contact Person pursuant to Section 11, Emergencies.

20. Compliance with Laws and Regulations. LICENSEE shall comply with all applicable statutes, laws, ordinances, rules, regulations and lawful orders of the United States of America, State of Florida, Broward County, City of Fort Lauderdale, and of any other public authority that may be applicable to RLA or this Agreement and the possession, use, occupancy and maintenance of the License Area and the conduct of the Project permitted herein.

21. Independent Contractor. As between CITY and LICENSEE, LICENSEE is an independent contractor under this Agreement. In providing such services, neither LICENSEE nor its agents shall act as officers, employees, or agents of CITY. No partnership, joint venture, or other joint relationship is created hereby. CITY does not extend to LICENSEE or LICENSEE's agents any authority of any kind to bind CITY in any respect whatsoever.

22. Joint Preparation. Each party and its counsel have participated fully in the review and revision of this Agreement and acknowledge that the preparation of this Agreement has been their joint effort. The language agreed to expresses their mutual intent and the resulting document shall not, solely as a matter of judicial construction, be construed more severely against one of the parties than the other. The language in this Agreement shall be interpreted as to its fair meaning and not strictly for or against any party.

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

24. Successors. This Agreement shall be binding on and inure to the benefit of the parties, their successors and assigns. It is intended that this Agreement and the rights and obligations set forth herein shall run with the land and shall bind every person or entity having any fee, leasehold, or other interest therein and shall inure to the benefit of the respective parties and

their successors, assigns, heirs, and personal representatives. However, this Agreement and the RLA must be fully executed and recorded in the Public Records of Broward County before any subsequent owner, lessee, successor, assignee, or other person or entity with an interest in the property will be bound by this Agreement.

25. No Waiver of Sovereign Immunity. Nothing contained herein is intended to serve as a waiver of sovereign immunity by the CITY or as a waiver of limits to liability or rights existing under section 768.28, Florida Statutes, as amended.

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

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

28. Records. Each party shall maintain its own respective records and documents associated with this Agreement in accordance with the records retention requirements applicable to public records. Each party shall be responsible for compliance with Public Records law in accordance with Chapter 119, Florida Statutes, and any resultant award of attorney's fees of non-compliance with that law.

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

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

31. Governing Law. This Agreement shall be interpreted and construed in accordance with and governed by the laws of the State of Florida. Any controversies or legal problems arising out of this Agreement any controversies or legal problems arising out of this Agreement, and any action involving the enforcement or interpretation of any rights hereunder, shall be brought exclusively in the state courts of the Seventeenth Judicial Circuit in Broward County, Florida, and

venue for litigation arising out of this Revocable License shall be exclusively in Broward County state courts, forsaking any other jurisdiction which either party may claim by virtue of its residency or other jurisdictional device. **By entering into this Agreement, CITY and LICENSEE hereby expressly waive any rights either party may have to a trial by jury of any civil litigation related to this Agreement or any acts or omissions in relation thereto.**

32. Attorneys Fees. In the event any suit is brought to enforce this Agreement, LICENSEE shall pay the CITY's attorney's fees, mediation fees, costs, expert witness fees, consulting fees, appellate attorney's fees, and appellate court costs, and any other costs associated with litigation.

33. Force Majeure. Neither party shall be obligated to perform any duty, requirement or obligation under this Agreement if such performance is prevented by fire, hurricane, earthquake, explosion, wars, sabotage, accident, flood, acts of God, strikes, or other labor disputes, riot or civil commotions, pandemic, or by reason of any other matter or condition beyond the control of either party, and which cannot be overcome by reasonable diligence and without unusual expense ("Force Majeure"). In no event shall a lack of funds alone on the part of LICENSEE be deemed Force Majeure.

34. Term and Termination for Convenience. This Agreement shall commence on the Effective Date and continue in perpetuity unless terminated in accordance with the terms herein. The Director of the Development Services Department or his or her designee may terminate this Agreement for convenience in writing upon thirty (30) days' written notice of termination to LICENSEE and the written notice shall include the date that such termination becomes effective.

35. Recording. This Agreement, including all Exhibits thereto, together with a fully executed copy of the Revocable License Agreement between (i) Broward County, (ii) CITY, and (iii) LICENSEE / **West Village LLC** shall be recorded in the Official Records of Broward County, Florida by LICENSEE at LICENSEE's sole cost and expense. However, RLA shall not be executed by the City until this fully executed Agreement is recorded in the Official Records of Broward County. Once recorded, LICENSEE shall provide each Agreement within seven (7) days a copy of the fully executed recorded Revocable License Agreement to the City Clerk's Office of the City of Fort Lauderdale and the Contract Administrator, and E-mail a recorded copy to dengineeringadmin@fortlauderdale.gov.

36. Anti-Human Trafficking. As a condition precedent to the effectiveness of this Agreement, the LICENSEE shall provide the CITY with an affidavit signed by an officer or a representative of the LICENSEE under penalty of perjury attesting that the LICENSEE does not use coercion for labor or services as defined in Section 787.06, Florida Statutes (2024), as may be amended or revised.

37. Scrutinized Companies. The LICENSEE certifies that it is not on the Scrutinized Companies that Boycott Israel List created pursuant to Section 215.4725, Florida Statutes (2024), and that it is not engaged in a boycott of Israel. The CITY may terminate this Revocable License at the CITY's option if the LICENSEE is found to have submitted a false certification as provided under subsection (5) of Section 287.135, Florida Statutes (2024), as may be amended or revised, or been placed on the Scrutinized Companies that Boycott Israel List created pursuant to Section

215.4725, Florida Statutes (2024), as may be amended or revised, or is engaged in a boycott of Israel.

38. E-Verify. As a condition precedent to the effectiveness of this Agreement, pursuant to Section 448.095, Florida Statutes (2024), as may be amended or revised, the LICENSEE and its contractors and subcontractors shall register with and use the E-Verify system to electronically verify the employment eligibility of newly hired employees.

38.1 The LICENSEE shall require each of its contractors and subcontractors, if any, to provide the LICENSEE with an affidavit stating that the contractor and subcontractor do not employ, contract with, or subcontract with an unauthorized alien. The LICENSEE shall maintain a copy of the contractor's and subcontractor's affidavit for the duration of this Agreement and in accordance with the public records requirements of this Agreement.

38.2 The CITY, the LICENSEE, the contractor, or any subcontractor who has a good faith belief that a Person or entity with which it is contracting has knowingly violated Subsection 448.09(1), Florida Statutes (2024), as may be amended or revised, shall terminate the contract with the Person or entity.

38.3 The CITY, upon good faith belief that the LICENSEE, a contractor, or any subcontractor knowingly violated the provisions of Subsection 448.095(5), Florida Statutes (2024), as may be amended or revised, but that the LICENSEE otherwise complied with Subsection 448.095(5), Florida Statutes (2024), as may be amended or revised, shall promptly notify LICENSEE and order LICENSEE to immediately terminate the contract with the contractor or subcontractor, and the LICENSEE shall comply with such order.

38.4 A contract terminated under Subparagraph 448.095(5)(c)1. or 2., Florida Statutes (2024), as may be amended or revised, is not a breach of contract and may not be considered as such. If the CITY terminates this contract under Paragraph 448.095(5)(c), Florida Statutes (2024), as may be amended or revised, the LICENSEE may not be awarded a public contract for at least one year after the date on which the contract was terminated. The LICENSEE is liable for any additional costs incurred by the CITY as a result of termination of this Agreement.

38.5 LICENSEE shall include in each of its contracts or subcontracts, if any, the requirements set forth in this Section 38, including this subparagraph, requiring any and all contractors and subcontractors, as defined in Subsection 448.095(1)(e), Florida Statutes (2024), as may be amended or revised, to include all of the requirements of this Section 38 in their contracts and subcontracts. LICENSEE shall be responsible for compliance by any and all contractors and subcontractors, as defined in Subsection 448.095(1)(e), Florida Statutes (2024), as may be amended or revised, with the requirements of Section 448.095, Florida Statutes (2024), as may be amended or revised.

[SIGNATURE PAGES TO FOLLOW]

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

WITNESSES:

Ashley K. Dixon
Ashley K. Dixon
[Witness type or print name]

Marie E. Joseph
Marie E. Joseph
[Witness type or print name]

CITY OF FORT LAUDERDALE, a municipal corporation of the State of Florida

By: [Signature]
Dean J. Trantalis, Mayor

By: Rickelle Williams
Rickelle Williams, City Manager

(CORPORATE SEAL)

ATTEST:

[Signature]
David R. Soloman, City Clerk



Approved as to form and correctness:

[Signature]
Gabrielle Bush, Esq.
Assistant City Attorney

STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 23rd day of October, 2025, by **Dean J. Trantalis** as Mayor for the CITY OF FORT LAUDERDALE, a municipal corporation of Florida.

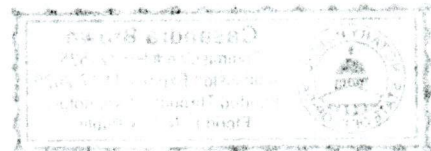
[SEAL]



[Signature]
Notary Public, State of Florida

Casandra Brown
Name of Notary Typed, Printed or Stamped

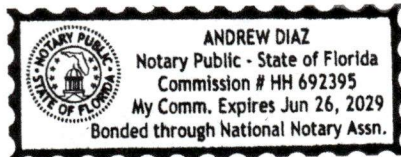
Personally Known ☒ OR Produced Identification _____
Type of Identification Produced _____



STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 13th day of October, 2025, by **Rickelle Williams** as City Manager for the CITY OF FORT LAUDERDALE, a municipal corporation of Florida.

[SEAL]



Andrew Diaz
Notary Public, State of Florida

Andrew Diaz
Name of Notary Typed, Printed or Stamped

Personally Known ☒ OR Produced Identification _____

Type of Identification Produced _____

LICENSEE

WITNESSES:

WEST VILLAGE LLC, a Florida Limited Liability Company.

[Signature]
Signature
Print Name: Mauricio Gurdian
Address: 901 Ponce de Leon Blvd #700
Coral Gables, FL 33134
Date: 9/19/25

By: [Signature]
Frank Guerra, Manager

[Signature]
Signature
Print Name: Andrea Nunez
Address: 901 Ponce de Leon Blvd #700
Coral Gables, FL 33134
Date: 9/19/25

STATE OF Florida :
COUNTY OF Miami-Dade :

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization this 19 day of September, 2025 by Frank Guerra as Manager for WEST VILLAGE LLC, a Florida Limited Liability Company.

[Signature]
Notary Public, State of Florida

[SEAL]

Laura C. Marin
Name of Notary Typed, Printed or Stamped

Personally Known ☒ OR Produced Identification _____
Type of Identification Produced _____

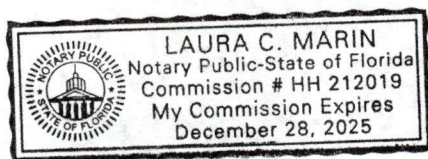


Exhibit "1"

**Legal Description of Licensee
WEST VILLAGE LLC's Property**

Burdened Property

LOTS 1 AND 2, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, LESS THE NORTH 16.30 FEET OF LOT 1, LESS THE EAST 25 FEET OF LOTS 1 AND 2, AND LESS THE AREA LYING NORTHEASTERLY OF A CORNER CHORD FORMED BY THE ARC OF A 25 FOOT RADIUS BEING TANGENT TO THE NORTH AND WEST LESS OUT LINES.

TOGETHER WITH:

THE EAST 7.50 FEET OF THAT 15.00 FOOT ALLEY, LYING WEST OF AND ADJACENT TO SAID LOTS 1 & 2, AS NOW VACATED PER INSTRUMENT NO. 116117201, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. LESS THE NORTH 16.30 FEET ADJACENT OF LOT 1

LOTS 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, AND 25 BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, LESS THE EAST 25 FEET THEREOF.

TOGETHER WITH:

THE EAST 7.50 FEET OF THAT 15.00 FOOT ALLEY, LYING WEST OF AND ADJACENT TO SAID LOTS 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, AND 25, AS NOW VACATED PER INSTRUMENT NO. 116117201, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LOT 26, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, LESS THE EAST 25 FEET THEREOF AND LESS THE AREA LYING SOUTHEASTERLY OF A CORNER CHORD FORMED BY THE ARC OF A 25 FOOT RADIUS TANGENT TO THE WEST LESS OUT LINE AND THE SOUTH LINE OF SAID LOT 26.

TOGETHER WITH:

THE EAST 7.50 FEET OF THAT 15.00 FOOT ALLEY, LYING WEST OF AND ADJACENT TO SAID LOTS 26, AS NOW VACATED PER INSTRUMENT NO. 116117201, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LOTS 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50 AND 51, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

THE WEST 7.50 FEET OF THAT 15.00 FOOT ALLEY, LYING EAST OF AND ADJACENT TO SAID LOTS 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50 AND 51, AS NOW VACATED PER INSTRUMENT NO. 116117201, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LOT 52, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, LESS THE NORTH 16.30 FEET OF LOT 52.

TOGETHER WITH:

THE WEST 7.50 FEET OF THAT 15.00 FOOT ALLEY, LYING EAST OF AND ADJACENT TO SAID LOT 52, AS NOW VACATED PER INSTRUMENT NO. 116117201, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. LESS THE NORTH 16.30 FEET ADJACENT TO LOT 52.

Exhibit "2"

Revocable License Agreement

Return recorded copy to:
Broward County Highway Construction &
Engineering Division
Attention: Timothy Gray
1 North University Drive, Suite 300B
Plantation, FL 33324-2038

Document reviewed by:
Jake Waldman
Assistant County Attorney
115 S. Andrews Avenue, Room 423
Fort Lauderdale, FL 33301

Folio: 504203011410

NOTICE: PURCHASERS, GRANTEES, HEIRS, SUCCESSORS, AND ASSIGNS OF ANY INTEREST IN THE BURDENED PARCEL SET FORTH IN EXHIBIT A ARE HEREBY PUT ON NOTICE OF THE OBLIGATIONS SET FORTH WITHIN THIS AGREEMENT, WHICH SHALL RUN WITH THE BURDENED PARCEL.

**REVOCABLE LICENSE AGREEMENT BETWEEN BROWARD COUNTY,
WEST VILLAGE LLC, AND CITY OF FORT LAUDERDALE**

This Revocable License Agreement ("Agreement") between Broward County, a political subdivision of the State of Florida ("County"), West Village LLC, a Florida limited liability company authorized to do business in the State of Florida ("Licensee"), and City of Fort Lauderdale, a municipal corporation organized and existing under the laws of the State of Florida ("City") (each a "Party" and collectively referred to as the "Parties"), is entered into and effective as of the date this Agreement is fully executed by the Parties (the "Effective Date").

RECITALS

- A. Licensee is the owner of property described in the attached Exhibit A ("Burdened Property").
- B. The revocable license area as set forth in Exhibit B ("Revocable License Area") is a right-of-way located on NW 7th Avenue.
- C. County owns and controls the Revocable License Area and NW 7th Avenue, from Las Olas Boulevard to Sunrise Boulevard, both of which lie within the jurisdictional boundaries of City.
- D. The Burdened Property is adjacent to the Revocable License Area.

Revocable License Agreement
West Village LLC

Page 1 of 16

E. Licensee seeks, and County is amenable to, Licensee's nonexclusive access and use of the Revocable License Area to make certain improvements in the Revocable License Area, as set forth in Exhibit C (the "Improvements"), and to maintain and repair the Improvements, as set forth in Exhibit D (the "Maintenance Obligations").

F. The Improvements and maintenance thereof will benefit the residents of both County and City.

G. City, through formal action of its governing body taken on the ____ day of _____, 20__, has accepted responsibility for the Maintenance Obligations and other such obligations of Licensee under the terms of this Agreement should Licensee fail to comply with such obligations.

Now, therefore, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

ARTICLE 1. DEFINITIONS

1.1. **Approved Plans** means the construction and installation documents and specifications depicting and defining the Improvements, including all materials to be installed in the Revocable License Area as referenced in the plans submitted to and approved in writing by the Contract Administrator, and filed under Project Reference Number 220810001.

1.2. **Board** means the Board of County Commissioners of Broward County, Florida.

1.3. **Contract Administrator** means the Director of the Broward County Highway Construction and Engineering Division, or written designee.

1.4. **Division** means the Broward County Highway Construction and Engineering Division.

ARTICLE 2. GRANT OF REVOCABLE LICENSE

2.1. County hereby grants to Licensee a revocable license for limited, nonexclusive access and use of the Revocable License Area solely for the purposes of making the Improvements, performing the Maintenance Obligations, and taking other actions as may be required by this Agreement. The Improvements must meet County's Minimum Standards Applicable to Public Right-of-Way Under Broward County Jurisdiction as described in Section 25.1, Exhibit 25.A, of the Broward County Administrative Code.

2.2. Other than for the purposes identified in this Agreement, Licensee may not use the Revocable License Area for any other purpose whatsoever without written amendment of this Agreement executed with the same formalities as this Agreement. Licensee may not use or permit the Revocable License Area to be used in any manner that will violate the terms of this Agreement or any law, administrative rule, or regulation of any applicable governmental entity or agency.

2.3. County retains full and unrestricted access to the Revocable License Area at all times.

2.4. Throughout the duration of this Agreement, and notwithstanding any other term or condition of this Agreement, County retains the right in its sole discretion to modify, reconfigure, improve, convey, or abandon the Revocable License Area, and to make any improvements thereon. Specifically, Licensee acknowledges and agrees that the roadway, right-of-way area, and/or the Revocable License Area may be temporarily or permanently reconfigured, modified, or moved by County or its agents at any time without any liability to Licensee. County will provide Licensee with at least thirty (30) days' written notice of any such modification to the Revocable License Area to allow Licensee to remove or relocate the Improvements, which removal or relocation shall be at Licensee's sole expense.

2.5. This Agreement is merely a right to access and use and grants no estate in the Revocable License Area to Licensee, City, or any other party.

ARTICLE 3. LICENSEE'S OBLIGATIONS

3.1. Licensee shall make application to the Division for a permit to perform the Improvements as set forth in the Approved Plans. Licensee may not proceed with the Improvements until all required permits have been issued and all permit conditions for commencement of the Improvements have been satisfied.

3.2. Licensee may not make any alterations to any previously permitted Improvements without first obtaining a permit from the Division and the written approval from the Contract Administrator for such alterations.

3.3. Licensee shall make the Improvements at its own expense and in full accordance with the Approved Plans and to the Contract Administrator's satisfaction. Licensee shall not be entitled to any compensation from County for making the Improvements.

3.4. Following Licensee's installation of the Improvements and County's approval of same (as set forth in Article 5), Licensee shall provide County with signed and sealed certified as-built drawings and warranties for all work performed as set forth in the Approved Plans.

3.5. Once the Improvements have been made, Licensee shall perform the Maintenance Obligations at its own expense and in accordance with the requirements set forth in Exhibit D. As part of the Maintenance Obligations, Licensee shall keep the Improvements and the Revocable License Area clean, sanitary, and in good condition consistent with industry-standard maintenance standards and techniques. The Maintenance Obligations shall include all repair and replacement of materials due to any cause, including but not limited to normal wear and tear, acts of God, vandalism, and accidents. Licensee shall promptly replace all defective or unsightly materials, as well as any materials that the Contract Administrator determines, in their reasonable discretion, should be replaced for safety reasons or because such materials would interfere with any County property or County operations. All replacements must be approved in writing in advance by the Contract Administrator.

3.6. If Licensee takes any action or makes any omission that causes or results in alteration or damage to County property, Licensee shall, at its own expense, restore such property to its condition before the alteration or damage. If Licensee fails to make such restoration within thirty

(30) days after County's request, County may make the restoration or exercise its rights as provided in Article 4 of this Agreement. If County elects to make the restoration, it will invoice the Licensee for the costs thereof. Licensee shall pay such invoice within thirty (30) days after receipt.

3.7. If Licensee takes any action or makes any omission that causes or results in alteration to the Revocable License Area (or any materials on the Revocable License Area), which alteration is not specified in the Approved Plans, Licensee shall, at its own expense, restore the Revocable License Area to its condition before the alteration was made, or to such condition as approved in writing by the Contract Administrator. If Licensee fails to make such restoration within thirty (30) days after County's request, County may make the restoration or exercise its rights as provided in Article 4 of this Agreement. If County elects to make the restoration, it will invoice Licensee for the costs thereof. Licensee shall pay such invoice within thirty (30) days after receipt.

3.8. If Licensee takes any action or makes any omission that causes or results in damage to the Revocable License Area (or any materials on the Revocable License Area), Licensee shall, at its own expense, repair such damage. If Licensee fails to make such repair within thirty (30) days after County's request, County may make the repair or exercise its rights as provided in Article 4 of this Agreement. If County elects to make the repair, it will invoice Licensee for the costs thereof. Licensee shall pay such invoice within thirty (30) days after receipt.

3.9. If any Improvements in the Revocable License Area are serviced by any utilities (including but not limited to electricity, water, sewage, or gas), Licensee shall be solely responsible for the cost of such utilities and shall establish its own billing account directly with each utility company.

3.10. If any Improvements in the Revocable License Area contain an irrigation or water pump system, Licensee shall maintain and repair same in compliance with the requirements set forth in Exhibit D and all applicable rules and regulations of the applicable South Florida Water Management District.

3.11. Licensee shall provide the Contract Administrator with immediate verbal notice, followed by prompt written notice (in the manner set forth in Article 8 of this Agreement), of any condition in the Revocable License Area that might present a risk of damage to the Revocable License Area or adjacent property or might pose a risk of injury to any person. Licensee shall contact the appropriate emergency services (fire rescue, police, Florida Power & Light, etc.) immediately upon identification of any potential risk of injury to any person and shall keep a written record of all contact made, including the person(s) with whom Licensee has communicated.

3.12. Licensee shall also provide the Contract Administrator with immediate verbal notice, followed by prompt written notice (in the manner set forth in Article 8 of this Agreement), of any damage to the Revocable License Area or any injury to any person in the Revocable License Area.

3.13. Licensee may retain a third party to make the Improvements and/or perform the Maintenance Obligations. If Licensee retains a third party for such purpose(s), Licensee shall enter into a written contract with the third party under which the third party must agree to make the Improvements and/or perform the Maintenance Obligations in accordance with the

requirements of this Agreement. Licensee shall provide the Contract Administrator with a copy of any such contract(s) upon request by Contract Administrator. Contracting with a third party as contemplated by this section shall not relieve Licensee of any of its obligations under this Agreement.

ARTICLE 4. CITY'S OBLIGATIONS

4.1. If Licensee fails to timely comply with any of the requirements set forth in Sections 3.5 and 3.10, upon written demand by Contract Administrator, City shall, at its own expense, immediately perform the Maintenance Obligations for the duration of this Agreement. In addition, if Licensee fails to timely comply with any of the requirements in Article 3, upon written demand by Contract Administrator, City shall, at its own expense, cure any and all deficiencies or failures by Licensee identified in the Contract Administrator's written notice to City. City shall cure such deficiencies and failures within thirty (30) days after such notice. If City fails to timely comply with its obligations under this section, County may fulfill such obligations and invoice City for the costs thereof. City shall pay such invoice within thirty (30) days after receipt.

4.2. City may retain a third party to perform the Maintenance Obligations. If City retains a third party for such purpose(s), City shall enter into a written contract with the third party under which the third party must agree to perform the Maintenance Obligations in accordance with the requirements of this Agreement. City shall provide the Contract Administrator with a copy of any such contract(s) upon request by Contract Administrator. Contracting with a third party as contemplated by this section shall not relieve City of any of its obligations under this Agreement.

ARTICLE 5. COUNTY'S OBLIGATIONS

5.1. County shall review Licensee's application for permit to determine whether to issue a permit for the Approved Plans and shall issue a permit only if the Approved Plans comply with all applicable County permitting requirements.

5.2. County shall inspect the Improvements and may reject work that does not conform to the Approved Plans, as determined by County in its sole discretion.

5.3. After receiving signed and sealed certified as-built drawings that the Improvements are in conformance with the Approved Plans, and receiving a request for a final inspection, County shall perform a final inspection of the Improvements and notify Licensee and City of County's final approval or rejection of the Improvements.

5.4. County shall have no further obligations under this Agreement other than those stated in Section 2.1 and this article but may exercise any and all rights it has under this Agreement.

ARTICLE 6. RISK OF LOSS

All Improvements not permanently affixed to the Revocable License Area shall remain the property of Licensee, and all risk of loss for the Improvements (whether permanently affixed or not) shall be Licensee's risk alone. However, Licensee may not remove, replace, or alter any of the Improvements without the Contract Administrator's prior written consent and any required permitting.

ARTICLE 7. TERM AND TERMINATION

7.1. This Agreement shall begin on the Effective Date and continue in perpetuity unless terminated as provided in this article.

7.2. This Agreement may be terminated for cause by County if Licensee, City, or both breach any obligations under this Agreement and have not corrected the breach within thirty (30) days after receipt of written notice identifying the breach. In the event of any breach, County may, at the option of the Contract Administrator, cause such breach to be corrected and invoice the breaching party or parties for the costs of the correction, or may terminate this Agreement. If County opts to correct the breach and invoice the breaching party or parties for the costs of correction, the invoiced party or parties (as applicable) shall pay such invoice within thirty (30) days after receipt. If County erroneously, improperly, or unjustifiably terminates for cause, such termination shall, at County's sole election, be deemed a termination for convenience, which shall be effective thirty (30) days after such notice of termination for cause is provided.

7.3. This Agreement may also be terminated for convenience by the Board. Termination for convenience by the Board shall be effective on the termination date stated in the written notice provided by County, which termination date shall not be less than thirty (30) days after the date of such written notice. Licensee and City acknowledge that each has received good, valuable, and sufficient consideration for County's right to terminate this Agreement for convenience including in the form of County's obligation to provide advance written notice to Licensee and City of such termination in accordance with this section.

7.4. This Agreement may also be terminated by the County Administrator upon such notice as the County Administrator deems appropriate if the County Administrator determines that termination is necessary to protect the public health or safety. Termination under this section shall be effective on the date County provides notice of such termination.

7.5. Upon termination of this Agreement, Licensee shall peaceably surrender the Revocable License Area. If City has assumed the Maintenance Obligations pursuant to Article 4, City shall peaceably surrender the Revocable License Area.

7.6. Upon termination of this Agreement, Licensee shall remove all Improvements, materials, and equipment installed or placed in the Revocable License Area within thirty (30) days after termination, unless the Contract Administrator, in writing, authorizes Licensee to leave any such Improvements, materials, or equipment in the Revocable License Area. In addition, Licensee shall be obligated to repair any damage to the Revocable License Area resulting from the removal of any Improvements, materials, and equipment. If Licensee fails to comply with any of these removal and/or repair obligations, County may perform the obligation and invoice Licensee for the cost thereof. Licensee shall pay such invoice within thirty (30) days after receipt. Any personal property remaining on the Revocable License Area after the termination of this Agreement shall be deemed to have been abandoned by Licensee and City and shall become the property of County.

7.7. Upon termination of this Agreement, Licensee shall restore the Revocable License Area to its condition before the installation of the Improvements or to such condition as approved in writing by the Contract Administrator. If Licensee fails to make any such restorations within thirty (30) days after termination, County may make such restoration and invoice Licensee for the costs thereof. Licensee shall pay such invoice within thirty (30) days after receipt.

7.8. County shall have no obligation to compensate Licensee or City for any loss resulting from or arising out of this Agreement including any resulting from or arising out of the termination of this Agreement.

7.9. If tree mitigation is required as a result of termination of this Agreement, Licensee must obtain a Broward County Environmental Licensing and Building Permitting Division, Tree Preservation Program license required by Chapter 27, Article XIV, Sections 27-401 through 27-414 of the Broward County Tree Preservation and Abuse Ordinance, as may be amended from time to time, to provide for relocation, removal, and replacement per the tree removal license requirements at Licensee's sole cost and expense.

7.10. If Licensee fails to comply with any of the requirements in Sections 7.6, 7.7, and/or 7.9, City shall perform said requirements within thirty (30) days after written notice is sent by the Contract Administrator. If City fails to timely perform any such requirements, County may perform such requirement and invoice City for the cost thereof. City shall pay the invoice within thirty (30) days after receipt.

7.11. Notice of termination shall be provided in accordance with Article 8 of this Agreement, except that notice of termination by the County Administrator, pursuant to Section 7.4 of this Agreement may be verbal notice that shall be promptly confirmed in writing in accordance with Article 8 of this Agreement.

ARTICLE 8. NOTICES

Unless otherwise stated herein, for a notice to a Party to be effective under this Agreement, notice must be sent via U.S. first-class mail, hand delivery, or commercial overnight delivery, each with a contemporaneous copy via email, to the addresses listed below and shall be effective upon mailing or hand delivery (provided the contemporaneous email is also sent). Addresses may be changed by the applicable Party giving notice of such change in accordance with this article.

FOR COUNTY:

Broward County Highway Construction and Engineering Division

Attn: Director

1 N University Dr, Ste 300B, Plantation, FL 33324-2038

Email address: rtornese@broward.org

FOR LICENSEE:

West Village LLC

Attn: Frank Guerra

901 Ponce De Leon Blvd, Suite 700 Coral Gables, FL 33134

Email address: fguerra@atliscardinal.com

With Copy to:

West Village LLC

Attn: Ceaser Llano

901 Ponce De Leon Blvd, Suite 700 Coral Gables, FL 33134

Email address: clano@atliscardinal.com

FOR CITY:

City of Fort Lauderdale

Attn: City Manager

101 NE Third Avenue, Suite 2100, Fort Lauderdale, FL 33301

Email address: city.manager@fortlauderdale.gov

ARTICLE 9. INDEMNIFICATION

9.1. Licensee shall indemnify and hold harmless County and all of County's current, past, and future officers, agents, and employees (collectively, "Indemnified Party") from and against any and all causes of action, demands, claims, losses, liabilities, and expenditures of any kind, including attorneys' fees, court costs, and expenses, including through the conclusion of any appellate proceedings, raised or asserted by any person or entity not a party to this Agreement, and caused or alleged to be caused, in whole or in part, by any breach of this Agreement by Licensee, or any intentional, reckless, or negligent act or omission of Licensee, its officers, employees, or agents, arising from, relating to, or in connection with this Agreement (collectively, a "Claim"). If any Claim is brought against an Indemnified Party, Licensee shall, upon written notice from County, defend each Indemnified Party with counsel satisfactory to County or, at County's option, pay for an attorney selected by the County Attorney to defend the Indemnified Party.

9.2. If Licensee or City contract with a third party to perform any of their obligations under this Agreement, the party contracting with a third party must enter into written agreements with such third parties, which contracts are required to include an indemnification provision by such third party in favor of the Indemnified Party using the language provided in Section 9.1.

9.3. County and City are entities subject to Section 768.28, Florida Statutes, as amended, and agree to be fully responsible for the negligent or wrongful acts and omissions of their respective agents or employees to the extent required by Section 768.28. Except to the extent sovereign immunity may be deemed waived by entering into this Agreement, nothing herein is intended to serve as a waiver of sovereign immunity by any Party to which sovereign immunity may be applicable nor shall anything included herein be construed as consent by either Party to be sued by third parties in any matter arising out of this Agreement or any other contract.

9.4. The obligations of this article shall survive the expiration or earlier termination of this Agreement.

ARTICLE 10. INSURANCE

10.1. For the duration of the Agreement, Licensee shall, at its sole expense, maintain the minimum coverages stated in Exhibit E in accordance with the terms and conditions of this article. Licensee shall maintain insurance coverage against claims relating to any act or omission by Licensee, its agents, representatives, employees, or any third parties in connection with this Agreement. County reserves the right at any time to review and adjust the limits and types of coverage required under this article.

10.2. Licensee shall ensure that "Broward County, Florida" is listed and endorsed as an additional insured as stated in Exhibit E on all policies required under this article.

10.3. On or before the Effective Date or at least fifteen (15) days before the commencement of the Improvements, as may be requested by County, Licensee shall provide County with a copy of all Certificates of Insurance or other documentation sufficient to demonstrate the insurance coverage required by this article. If and to the extent requested by County, Licensee shall provide complete, certified copies of all required insurance policies and all required endorsements within thirty (30) days after County's request.

10.4. Licensee shall ensure that all insurance coverages required by this article remain in full force and effect without any lapse in coverage throughout the duration of this Agreement and until all performance required of Licensee has been completed, as determined by Contract Administrator. Licensee or its insurer shall provide notice to County of any cancellation or modification of any required policy at least thirty (30) days prior to the effective date of cancellation or modification, and at least ten (10) days prior to the effective date of any cancellation due to nonpayment, and shall concurrently provide County with a copy of its updated Certificates of Insurance evidencing continuation of the required coverage(s).

10.5. Licensee shall ensure that all required insurance policies must be placed with insurers or surplus line carriers authorized to conduct business in the State of Florida with an A.M. Best rating of A- and a financial size category class VII or greater, unless otherwise acceptable to County's Risk Management Division.

10.6. If Licensee maintains broader coverage or higher limits than the insurance requirements stated in Exhibit E, County shall be entitled to any such broader coverage and higher limits. All required insurance coverages shall provide primary coverage and not require contribution from any County insurance, self-insurance, or otherwise, which shall be in excess of and shall not contribute to the required insurance provided by Licensee.

10.7. Licensee shall declare in writing any self-insured retentions or deductibles over the limit(s) prescribed in Exhibit E and submit to County for approval at least fifteen (15) days prior to the Effective Date or commencement of the Improvements. Licensee shall be solely responsible for and shall pay any deductible or self-insured retention applicable to any claim against County. County may, at any time, require Licensee to purchase coverage with a lower

retention or provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention. Any deductible or self-insured retention may be satisfied by either the named insured or County, if so elected by County, and Licensee shall obtain same in endorsements to the required policies.

10.8. Unless prohibited by the applicable policy, Licensee waives any right to subrogation that any of Licensee's insurers may acquire against County, and shall obtain same in an endorsement of Licensee's insurance policies.

10.9. If any of the policies required under this article provide claims-made coverage: (1) any retroactive date must be prior to the Effective Date; (2) the required coverage must be maintained after termination or expiration of the Agreement for at least the duration stated in Exhibit E; and (3) if coverage is canceled or nonrenewed and is not replaced with another claims-made policy form with a retroactive date prior to the Effective Date, Licensee must obtain and maintain "extended reporting" coverage that applies after termination or expiration of the Agreement for at least the duration stated in Exhibit E.

10.10. Licensee shall require that each third party retained by Licensee for performance of any of Licensee's obligations under this Agreement maintains coverage that adequately covers the performance of the third party on substantially the same insurance terms and conditions required of Licensee under this article. Licensee shall ensure that all such third parties comply with these requirements and that "Broward County, Florida" is named as an additional insured under the third parties' applicable insurance policies.

10.11. Licensee shall not permit any third party to provide services under this Agreement unless and until the requirements of this article are satisfied. If requested by County, Licensee shall provide, within one (1) business day, evidence of any third party's compliance with this article.

10.12. Within five (5) days after request by County, City must provide County with written verification of liability protection that meets or exceeds any requirements of Florida law. If City holds any excess liability coverage, City must ensure that Broward County is named as an additional insured and certificate holder under such excess liability policy and provide evidence of same to County.

10.13. If City maintains broader coverage or higher limits than the minimum coverage required under Florida law, County shall be entitled to such broader coverage and higher limits on a primary and non-contributory basis.

10.14. The foregoing requirements in Sections 10.12 and 10.13 shall apply to City's self-insurance, if any.

10.15. If City contracts with one or more third parties to perform any of City's obligations set forth herein, City shall require that each third party (and any subcontractors retained by the third party) procure and maintain insurance coverages as provided in Exhibit E and Sections 10.1 through 10.11 of this Agreement. City must ensure that all such third parties name "Broward County, Florida" as an additional insured and certificate holder under the applicable insurance policies. City shall not permit any third party to provide services required by this Agreement until

the insurance requirements of the third party under this section are met. If requested by County, City shall furnish evidence of all insurance required by this section.

10.16. County reserves the right, but not the obligation, to periodically review any and all insurance coverages required by this Agreement and to reasonably adjust the limits and/or types of coverage required herein, from time to time throughout the term of this Agreement.

ARTICLE 11. MISCELLANEOUS

11.1. Independent Contractor. Licensee and City are each an independent contractor under this Agreement, and nothing in this Agreement shall constitute or create a partnership, joint venture, or other relationship between the Parties. In performing under this Agreement, neither Licensee, City, nor any of their respective agents shall act as officers, employees, or agents of County. Neither Licensee nor City has the power or right to bind County to any obligation not expressly undertaken by County under this Agreement.

11.2. Third-Party Beneficiaries. Licensee, City, and County do not intend to primarily or directly benefit a third party by this Agreement. Therefore, the Parties acknowledge that there are no third-party beneficiaries to this Agreement and that no third party shall be entitled to assert a right or claim against either of them based upon this Agreement.

11.3. Assignment and Performance. Neither this Agreement nor any right or interest in it may be assigned, transferred, or encumbered by Licensee or City, except to successors in interest taking title to Licensee's Burdened Property, without the prior written consent of County, which consent may be withheld in County's sole discretion. Any assignment, transfer, or encumbrance in violation of this section shall be void and ineffective, constitute a breach of this Agreement, and permit County to immediately terminate this Agreement, in addition to any other remedies available to County at law or in equity.

Licensee and City each represent that each person and entity that will perform services under this Agreement is duly qualified to perform such services by all appropriate governmental authorities, where required, and is sufficiently experienced and skilled in the area(s) for which such person or entity will render services. Licensee and City each agree that all services under this Agreement will be performed in a skillful and respectful manner, and that the quality of all such services will equal or exceed prevailing industry standards for the provision of such services.

11.4. Materiality and Waiver of Breach. Each requirement, duty, and obligation set forth in this Agreement was bargained for at arm's-length and is agreed to by the Parties. Each requirement, duty, and obligation set forth in this Agreement is substantial and important to the formation of this Agreement, and each is, therefore, a material term. County's failure to enforce any provision of this Agreement will not be deemed a waiver of such provision or modification of this Agreement. A waiver of any breach will not be deemed a waiver of any subsequent breach and will not be construed to be a modification of this Agreement. To be effective, any waiver must be in writing signed by an authorized signatory of the Party granting the waiver.

11.5. Compliance with Laws. Licensee and City shall each comply with all applicable federal, state, and local laws, codes, ordinances, rules, and regulations in performing its duties, responsibilities, and obligations pursuant to this Agreement.

11.6. Entire Agreement. This Agreement constitutes the entire agreement between the Parties with respect to its subject matter. It may not be modified or terminated except as provided in this Agreement. If any part of this Agreement is found to be unenforceable by any court of competent jurisdiction, that part shall be deemed severed from this Agreement and the balance of this Agreement shall remain in full force and effect.

11.7. Joint Preparation. This Agreement has been jointly prepared by the Parties and will not be construed more strictly against any Party.

11.8. Interpretation. The titles and headings contained in this Agreement are for reference purposes only and do not affect in any way the meaning or interpretation of this Agreement. All personal pronouns used in this Agreement shall include the other gender, and the singular shall include the plural, and vice versa, unless the context otherwise requires. Terms such as "herein," "hereof," "hereunder," and "hereinafter," refer to this Agreement as a whole and not to any particular sentence, paragraph, or section where they appear, unless the context otherwise requires. Whenever reference is made to a section or article of this Agreement, such reference is to the section or article as a whole, including all of the subsections thereof, unless the reference is made to a particular subsection or subparagraph of such section or article. Any reference to "days" means calendar days, unless otherwise expressly stated. Any reference to approval by County shall require approval in writing, unless otherwise expressly stated.

11.9. Priority of Provisions. If there is a conflict or inconsistency between any term, statement, requirement, or provision of any document or exhibit attached to, referenced by, or incorporated in this Agreement and any provision within an article or section of this Agreement, the article or section shall prevail and be given effect.

11.10. Law, Jurisdiction, Venue, Waiver of Jury Trial. This Agreement will be interpreted and construed in accordance with and governed by the laws of the State of Florida. The exclusive venue for any lawsuit arising from, related to, or in connection with this Agreement shall be in the state courts of the Seventeenth Judicial Circuit in and for Broward County, Florida. If any claim arising from, related to, or in connection with this Agreement must be litigated in federal court, the exclusive venue for any such lawsuit shall be in the United States District Court or United States Bankruptcy Court for the Southern District of Florida. **EACH PARTY HEREBY EXPRESSLY WAIVES ANY RIGHTS IT MAY HAVE TO A TRIAL BY JURY OF ANY CIVIL LITIGATION RELATED TO THIS AGREEMENT. IF A PARTY FAILS TO WITHDRAW A DEMAND FOR A JURY TRIAL AFTER WRITTEN NOTICE BY THE OTHER PARTY, THE PARTY MAKING THE DEMAND FOR JURY TRIAL SHALL BE LIABLE FOR REASONABLE ATTORNEYS' FEES AND COSTS OF THE OTHER PARTY TO CONTEST THE DEMAND FOR JURY TRIAL, AND SUCH AMOUNTS SHALL BE AWARDED BY THE COURT IN ADJUDICATING THE MOTION.**

11.11. Amendments. Unless expressly authorized herein, no modification, amendment, or alteration of any portion of this Agreement is effective unless contained in a written document

executed with the same or similar formality as this Agreement and by duly authorized representatives of the Parties.

11.12. Incorporation by Reference. Any and all Recital clauses stated above are true and correct and are incorporated in this Agreement by reference. The attached Exhibits A, B, C, D, and E are incorporated into and made a part of this Agreement.

11.13. Representation of Authority. Each individual executing this Agreement on behalf of a Party represents and warrants that he or she is, on the date he or she signs this Agreement, duly authorized by all necessary and appropriate action to execute this Agreement on behalf of such Party and does so with full legal authority.

11.14. Multiple Originals and Counterparts. This Agreement may be executed in multiple originals or in counterparts, whether signed physically or electronically; each of which will be deemed to be an original, and all of which, taken together, will constitute one and the same agreement.

11.15. Time of the Essence. Time is of the essence for Licensee's and City's performance of all obligations under this Agreement.

11.16. Binding Effect. All of the obligations, covenants, and conditions under this Agreement shall be construed as covenants running with the Burdened Property and Revocable License Area and all rights given to and obligations imposed upon the respective parties shall extend and be binding upon the successors in interest and permitted assigns of the Parties.

11.17. Recording. Licensee, at its own expense, shall record this fully executed Agreement in its entirety in the Official Records of Broward County, Florida.

11.18. Anti-Human Trafficking. By execution of this Agreement by the undersigned authorized representative of Licensee, Licensee hereby attests under penalty of perjury that Licensee does not use coercion for labor or services, as such terms are defined in Section 787.06, Florida Statutes; under penalties of perjury, the undersigned authorized representative of Licensee declares that they have read the foregoing statement and that the facts stated in it are true.

(The remainder of this page is intentionally left blank.)

IN WITNESS WHEREOF, the Parties hereto have made and executed this Agreement: Broward County, through its Board of County Commissioners, signing by and through its Mayor or Vice-Mayor, authorized to execute same by Board action on the ____ day of _____, 20____; West Village LLC, signing by and through its duly authorized representative; and City of Fort Lauderdale, signing by and through its duly authorized representative.

County

ATTEST:

Broward County, by and through
its Board of County Commissioners

Broward County Administrator, as
ex officio Clerk of the Broward County
Board of County Commissioners

By _____
Mayor
____ day of _____, 20__

Approved as to form by
Andrew J. Meyers
Broward County Attorney
115 South Andrews Avenue, Suite 423
Fort Lauderdale, Florida 33301
Telephone:(954) 357-7600

By _____
Jake Waldman (Date)
Assistant County Attorney

By _____
Michael J. Kerr (Date)
Chief Counsel

AAD/JW
WestVillage-Adderly_TriParty-RLA-2024-05 (NW 7th Ave)_v8_Final_JAW 071725
7/15/25

REVOCABLE LICENSE AGREEMENT BETWEEN BROWARD COUNTY,
WEST VILLAGE LLC, AND CITY OF FORT LAUDERDALE

Licensee

WITNESSES:


Signature

CESAR E. LLANO

(Print Name)

145 SOUTHWEST
CORRAL GABLES, FL 33146

(insert address above)


Signature

CARLOS VEGALARA

(Print Name)

785 Grand Blvd,
33147, Key Biscayne, FL

(insert address above)

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

West Village LLC, a Florida limited liability
company

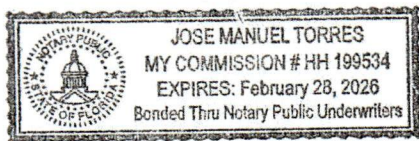
By 
Authorized Signer

Frank Guerra, Manager

22nd day of JULY, 2025

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 22nd day of JULY, 2025, by Frank Guerra, Manager
of West Village LLC, a Florida limited liability company, on behalf of the company. He is personally
known to me or who has produced _____ as identification.

(SEAL)



Print Name: JOSE MANUEL TORRES

My Commission Expires: FEB 28 2026

Serial No., if any: HH 199534

**REVOCABLE LICENSE AGREEMENT BETWEEN BROWARD COUNTY,
WEST VILLAGE LLC, AND CITY OF FORT LAUDERDALE**

City

ATTEST:

City of Fort Lauderdale

City Clerk

By _____
Mayor/Commissioner

(Print Name)

(Print Name and Title)

(SEAL)

____ day of _____, 20____

City Manager

(Print Name)

I HEREBY CERTIFY that I have approved this Agreement as to form and legal sufficiency subject to execution by the parties:

By _____
City Attorney

Exhibit A
Burdened Property

LOTS 1 AND 2, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, LESS THE NORTH 16.30 FEET OF LOT 1, LESS THE EAST 25 FEET OF LOTS 1 AND 2, AND LESS THE AREA LYING NORTHEASTERLY OF A CORNER CHORD FORMED BY THE ARC OF A 25 FOOT RADIUS BEING TANGENT TO THE NORTH AND WEST LESS OUT LINES.

TOGETHER WITH:

THE EAST 7.50 FEET OF THAT 15.00 FOOT ALLEY, LYING WEST OF AND ADJACENT TO SAID LOTS 1 & 2, AS NOW VACATED PER INSTRUMENT NO. 116117201, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. LESS THE NORTH 16.30 FEET ADJACENT OF LOT 1

LOTS 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, AND 25 BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, LESS THE EAST 25 FEET THEREOF.

TOGETHER WITH:

THE EAST 7.50 FEET OF THAT 15.00 FOOT ALLEY, LYING WEST OF AND ADJACENT TO SAID LOTS 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, AND 25, AS NOW VACATED PER INSTRUMENT NO. 116117201, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LOT 26, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, LESS THE EAST 25 FEET THEREOF AND LESS THE AREA LYING SOUTHEASTERLY OF A CORNER CHORD FORMED BY THE ARC OF A 25 FOOT RADIUS TANGENT TO THE WEST LESS OUT LINE AND THE SOUTH LINE OF SAID LOT 26.

TOGETHER WITH:

THE EAST 7.50 FEET OF THAT 15.00 FOOT ALLEY, LYING WEST OF AND ADJACENT TO SAID LOTS 26, AS NOW VACATED PER INSTRUMENT NO. 116117201, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LOTS 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50 AND 51, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

THE WEST 7.50 FEET OF THAT 15.00 FOOT ALLEY, LYING EAST OF AND ADJACENT TO SAID LOTS 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50 AND 51, AS NOW VACATED PER INSTRUMENT NO. 116117201, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LOT 52, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, LESS THE NORTH 16.30 FEET OF LOT 52.

TOGETHER WITH:

THE WEST 7.50 FEET OF THAT 15.00 FOOT ALLEY, LYING EAST OF AND ADJACENT TO SAID LOT 52, AS NOW VACATED PER INSTRUMENT NO. 116117201, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. LESS THE NORTH 16.30 FEET ADJACENT TO LOT 52.

LOCATION MAP

SHEET 1 OF 1

SECTION 03, TOWNSHIP 50 SOUTH, RANGE 42 EAST

EXHIBIT B

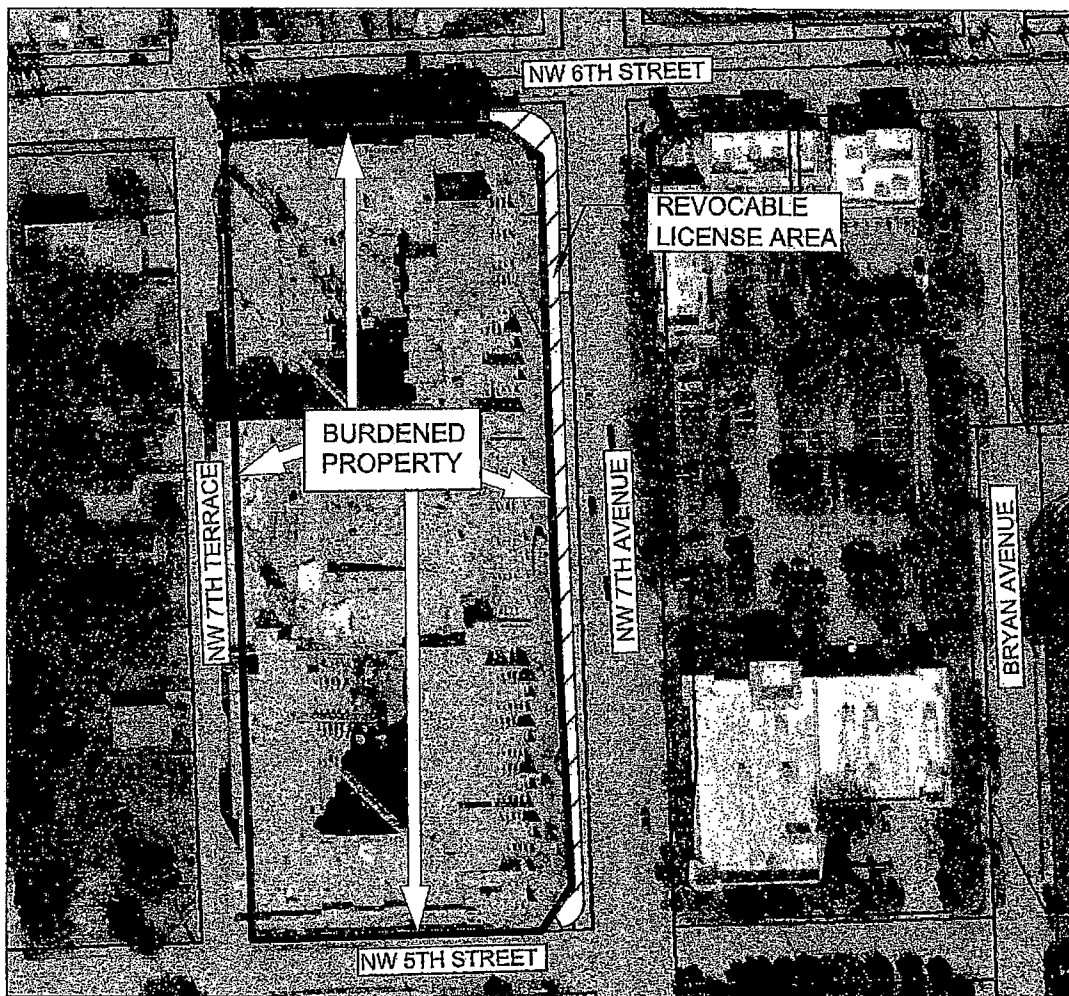
REVOCABLE LICENSE AGREEMENT BETWEEN
BROWARD COUNTY, WEST VILLAGE LLC, AND THE
CITY OF FORT LAUDERDALE.

BROWARD COUNTY REFERENCE NO 220810001



LEGEND:

 = REVOCABLE LICENSE AREA  = BURDENED PROPERTY



Scale:	Drawn By:	Date:	Checked By:	Date:	File Location:
Not To Scale	SB	12/17/2024	JSS	12/17/2024	E:\RW\Location Maps\Agreements\RLA-2024-05.dwg

BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIVISION

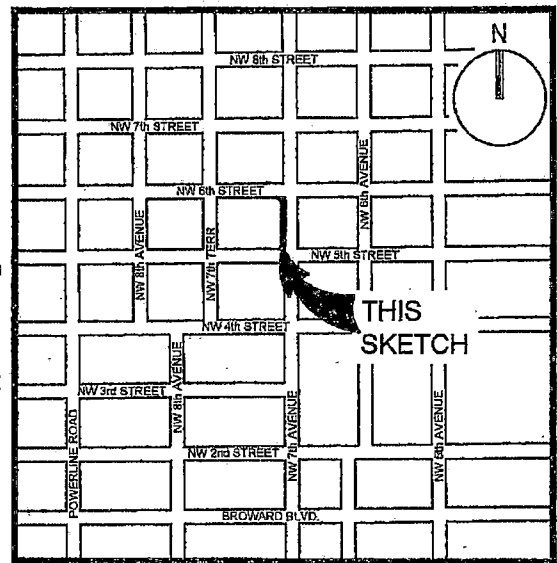
EXHIBIT B

LEGAL DESCRIPTION:

A PORTION OF LOTS 1 THROUGH 26, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, AND PORTIONS OF RIGHT OF WAY FOR NORTHWEST 7th AVENUE, NORTHWEST 5th STREET AND NORTHWEST 6th STREET, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 26, BLOCK 14; THENCE NORTH 87°51'26" EAST ALONG THE SOUTH LINE OF SAID BLOCK 14, ALSO BEING THE NORTH RIGHT OF WAY LINE OF NORTHWEST 5th STREET, 77.51 FEET TO THE POINT OF BEGINNING; THENCE NORTH 42°51'56" EAST, 35.35 TO A POINT ON A LINE LYING 25 FEET WEST OF AND PARALLEL WITH THE ORIGINAL EAST LINE OF SAID BLOCK 14; THENCE NORTH 02°07'34" WEST ALONG SAID PARALLEL LINE, 583.71 FEET; THENCE NORTH 47°08'04" WEST, 35.35 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF NORTHWEST 6th STREET; THENCE NORTH 24°26'08" EAST, 10.28 FEET; THENCE NORTH 87°49'47" EAST, 5.74 FEET TO A POINT OF CURVATURE WITH A CURVE TO THE RIGHT; THENCE EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 35.00 FEET, THROUGH A CENTRAL ANGLE OF 89°59'58", AN ARC DISTANCE OF 54.98 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 02°10'15" EAST, 590.91 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 90°01'41", AN ARC DISTANCE OF 47.14 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 87°51'26" WEST, 6.72 FEET; THENCE NORTH 37°06'40" WEST, 15.87 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND SITUATED IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 14,150 SQUARE FEET (0.325 ACRES) MORE OR LESS.



LOCATION MAP:
NOT TO SCALE

SURVEY NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
3. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ENCRYPTED DIGITAL SIGNATURE OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SKETCH AND DESCRIPTION WITHOUT THE EXPRESSED PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SKETCH AND DESCRIPTION WILL MAKE THIS DOCUMENT INVALID.
5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 87°51'26" EAST ALONG THE SOUTH LINE OF BLOCK 14, NORTH LAUDERDALE, AS RECORDED IN PLAT BOOK 1, ON PAGE 48, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
8. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"= 60' OR SMALLER.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON JUNE 30, 2023 MEETS THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS

DONALD A. SPICER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. PSM 4677
(FOR THE FIRM)

SKETCH & DESCRIPTION

A PORTION OF LOTS 1 THROUGH 26,
BLOCK 14, NORTH LAUDERDALE
PLAT BOOK 1, PAGE 48, D.C.R.
AND PORTIONS OF RIGHT OF WAY FOR
NW 7th AVE, NW 5th ST, AND NW 6th ST

CITY OF FT. LAUDERDALE, BROWARD COUNTY, FLORIDA.



301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 1 OF 3

DRAWING NO. 09535-03-SK&D RLA PARCEL.DWG

DATE 06/30/23

SCALE AS SHOWN

FIELD BK. N/A

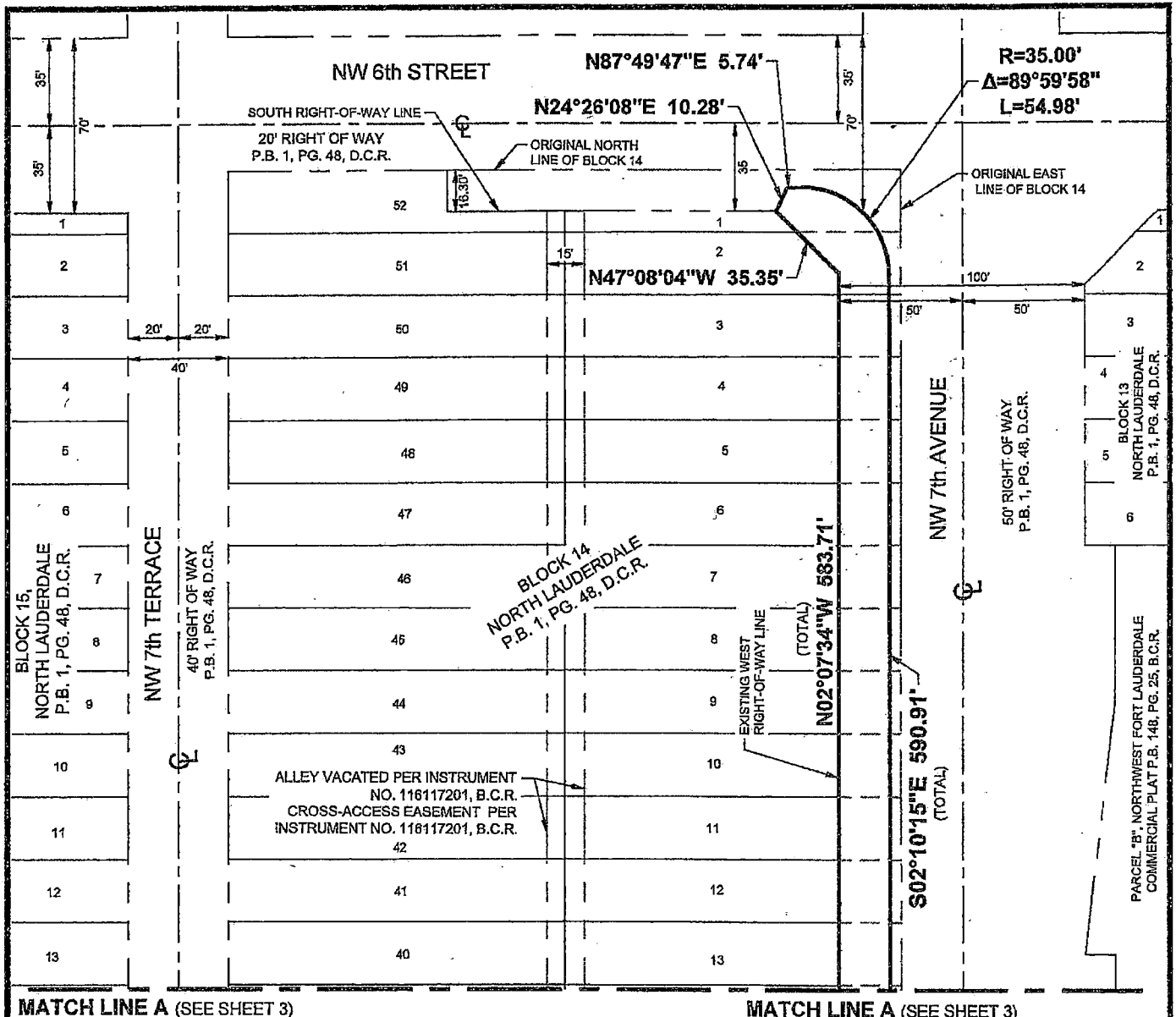
DWNG. BY DDB

CHK. BY DAS

DATE	REVISIONS
09/12/23	DISTANCE
11/21/23	COMMENTS
01/19/24	CHORDS
07/08/24	COMMENTS
07/22/24	COMMENTS
10/24/24	COMMENTS

CAM # 25-0802
Exhibit 4
Page 44 of 51

EXHIBIT B



MATCH LINE A (SEE SHEET 3)

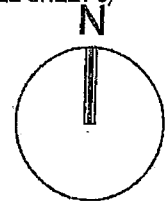
MATCH LINE A (SEE SHEET 3)

LEGEND:

AVE AVENUE
B.C.R. BROWARD COUNTY RECORDS
BK. BOOK
CHK. CHECKED
D.C.R. DADE COUNTY RECORDS
DWGN. DRAWING
L ARC LENGTH (CURVE DATA)
L.B. LICENSED BUSINESS
LB NO. FLORIDA LICENSED BUSINESS NUMBER
N/A NOT APPLICABLE

LEGEND:

NO. NUMBER
NW NORTHWEST
P.B. PLAT BOOK
PG. PAGE
PSM PROFESSIONAL SURVEYOR AND MAPPER
R RADIUS (CURVE DATA)
ST STREET
SW SOUTHWEST
Δ DELTA/CENTRAL ANGLE (CURVE DATA)
CL CENTERLINE



SCALE: 1" = 60'

SKETCH & DESCRIPTION

A PORTION OF LOTS 1 THROUGH 26,
BLOCK 14, NORTH LAUDERDALE
PLAT BOOK 1, PAGE 48, D.C.R.
AND PORTIONS OF RIGHT OF WAY FOR
NW 7th AVE, NW 5th ST, AND NW 6th ST

CITY OF FT. LAUDERDALE, BROWARD COUNTY, FLORIDA.



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EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 2 OF 3

DRAWING NO. 09535.03-SK&D RLA PARCEL DWG

DATE 06/30/23

SCALE AS SHOWN

FIELD BK. N/A

DWNG. BY DDB

CHK. BY DAS

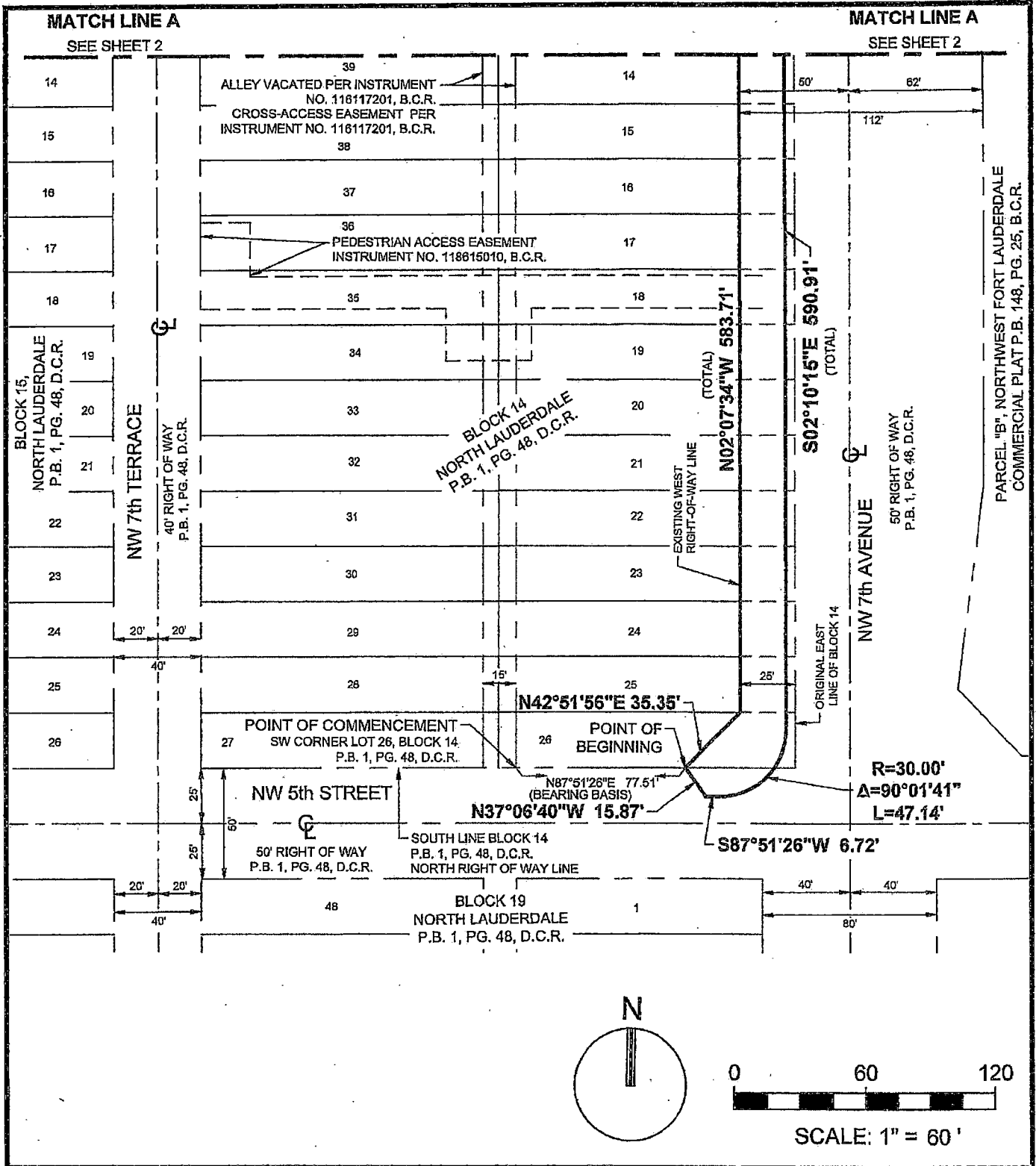
DATE	REVISIONS
09/12/23	DISTANCE
11/21/23	COMMENTS
01/19/24	CHORDS
07/08/24	COMMENTS
07/22/24	COMMENTS
10/24/24	COMMENTS

CAM # 25-0802

Exhibit 4

Page 45 of 51

EXHIBIT B



SKETCH & DESCRIPTION

A PORTION OF LOTS 1 THROUGH 26,
BLOCK 14, NORTH LAUDERDALE
PLAT BOOK 1, PAGE 48, D.C.R.
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- (954) 788-3400 FAX (954) 788-3500
EMAIL: mail@KEITHteam.com LB NO. 8860

SHEET 3 OF 3

DRAWING NO. 09535.03-SK&D RLA PARCEL.DWG

DATE 06/30/23

SCALE AS SHOWN

FIELD BK. N/A

DWNG. BY DDB

CHK. BY DAS

DATE	REVISIONS

11/21/23	COMMENTS
----------	----------

01/19/24	CHORDS
07/08/24	COMMENTS

07/22/24	COMMENTS
10/24/24	COMMENTS

CAM # 25-0802

Exhibit 4

Page 46 of 51

EXHIBIT C

Revocable License Agreement between Broward County, West Village LLC and the City of Ft. Lauderdale for the installation of Improvements within the Revocable Licensee Area shown on Exhibit B.

SCOPE OF IMPROVEMENTS:

Installation of landscaping, irrigation, pavers, and hardscape improvements within the Revocable License Area

All work will be according to the Approved Plans that are on file in Broward County Highway Construction and Engineering Division's Paving and Drainage Section. A full-sized set of plans are on file with the Broward County Highway Construction and Engineering Division under Project Reference No. 220810001.

It is a requirement that at least 50% of the landscaping shall be native species. Additionally, all landscaping shall be properly installed, maintained, and fertilized in accordance with the Broward County NatureScape program and Florida-Friendly Landscaping principles.

EXHIBIT D

Broward County Highway Construction and Engineering Division Revocable License Agreement Minimum Maintenance Performance Requirements

General Requirements

Licensee shall provide maintenance in the Revocable License Area as described herein and in accordance with all articles of this Agreement. The specifications herein are the minimum standards and do not prevent the Licensee from performing additional measures necessary to ensure proper maintenance.

All items checked below are applicable to this Revocable License Agreement.

☒ Landscaping

- Fertilize all vegetation on a routine timeframe to meet the requirement of each plant species.
- Maintain all vegetation free from disease. Monitor and control undesirable insects and ant mounds.
- Mulch the vegetation beds and keep them free from weeds. All mulched areas shall be replenished at a minimum of once a year. Mulch shall be maintained to a depth of three (3) inches. The preferred type of mulch is shredded melaleuca or pine bark.
- Cut the grass and trim all plant material, including ground cover, shrubs, plants, bases of palms and hedges, at an appropriate interval to maintain a neat and proper appearance.
- Prune all plants to remove all dead or diseased parts of plants and all parts of plants that block or obscure motorist line of sight to/from side street.
- Remove and replace all vegetation that is dead or diseased with new vegetation. Ensure that the new vegetation is of the same grade as specified in the original approved plans and specifications and the same size as those existing at the time of replacement.
- Remove litter and illegal dumping from the Revocable License Area.
- Maintain shrubs at a maximum height of twenty-four (24) inches to ensure sight visibility per Florida Department of Transportation/Broward County guidelines.
- At the completion of landscape trimming/mowing, all trimmed material, along with any trash/litter within the Revocable License Area shall be removed from the site.
- Licensee must address landscape deficiencies within thirty-six (36) hours following notification to the Licensee.

☒ Tree and Palm

- Tree trimming and pruning will be performed in accordance with the Broward County Natural Resource Protection Code (Chapter 27), and Chapter 9, Article XI, of the Broward County Code of Ordinances. Tree trimming and pruning will be performed by a contractor that is in possession of a Broward County tree-trimming license (minimum Class "B" license).
- Maintain a clearance of 14'- 6" from grade to lowest limbs of tree over vehicular travel lanes and 7'- 0" clearance over pedestrian walkways.

- Maintain travel lanes to be clear of any palm fronds, branches or debris.
- Dead fronds from palm trees must be removed from the ground immediately. Sabal and Washington Palms must be thinned of dead or dying fronds twice annually.
- Canopy Trees must be pruned to remove sucker growth and to maintain clear visibility between grade and a height of at least 7'-0". All damaged, dead, or diseased limbs resulting from weather or pests must be removed upon discovery.
- Ornamental Trees such as Cattley Guava, Ligustrum and Oleander Standards must be pruned on a semi-annual basis by thinning and shaping to maintain the desired shape of the trees.

☒ **Tree Fertilization**

- Canopy Trees (up to three inches - 3") caliper must be fertilized to maintain good health and to meet the minimal requirements of each plant species.
- All palms must be fertilized at a minimum interval of three (3) times per year.

☒ **Irrigation**

Perform routine and preventive maintenance and repair of the irrigation system, which includes but is not limited to the following:

- Maintain irrigation in working order, including the maintenance and replacement of pumps, pipes, and sprinkler heads.
- Adjust all heads for proper operation and direction to prevent spray into or across roadways, walkways, or other vehicular or pedestrian areas.
- Clear grass, debris, or vegetation that may hinder the operation of the sprinkler heads.
- Clear vegetation from valve boxes. Maintain valve box visibility and access at all times.
- Inspect irrigation system for clogged or improperly adjusted nozzles and spray heads. Adjust heads and/or replace heads as needed.
- Replace broken pipes, solenoids, electric valves, rain sensor heads, and all other related parts that may negatively impact the irrigation system.
- Inspect and refill rust inhibitor tank(s) to prevent the development of rust satins on hard surfaces.
- Repairs to the irrigation system must be completed within twenty-four (24) hours of notification to the Licensee.

☒ **Pavers**

- Damage to pavers must be repaired within thirty (30) days of notification to the Licensee.
- Damage to pavers that may pose a safety hazard to the public must be repaired within twenty-four (24) hours of notification to the Licensee.
- Paver surfaces must be maintained to meet the Americans with Disabilities Act (ADA) compliance, including assuring that there are no tripping hazards in the pedestrian walking path.
- Paver surfaces must be cleaned as necessary to prevent slippery paver surfaces.

☒ **Tree Grates/Tree Root Ball/Tree Pit "Surround" Zone**

- Tree grates must be maintained and adjusted in a manner appropriate to prevent interference with the growth of the tree's trunk.
- Tree grates must be maintained in a manner appropriate to maintain ADA compliance on any abutting walking surface.
- Damages to tree grates must be repaired within thirty (30) days of notification to the Licensee.
- Damages to tree grates that may pose a safety hazard to the public must be repaired within twenty-four (24) hours of notification to the Licensee.
- Tree grates must be pressure washed at a minimum of once per year and as necessary to prevent a safety hazard to the public.

☐ **Lighting**

- Ongoing maintenance of the lighting system is required to ensure continuous functionality and the safety of the public.
- Deficiencies, including outages, excess light spillage, low lumens, fixture or pole corrosion, damage to the fixture and/or pole, exposed wiring, and any other deficiencies that affect functionality must be repaired within twenty-four (24) hours of notification to the Licensee.

☒ **Planters**

- Ongoing maintenance of the planters is required to ensure functionality and the safety of the public.
- Damages to planters must be repaired within thirty (30) days of notification to the Licensee.
- Damages to planters that may pose a safety hazard to the public must be repaired within twenty-four (24) hours of notification to the Licensee.

☐ **Walls**

- Damage to walls must be repaired within thirty (30) days of notification to the Licensee.
- Damage to walls that may pose a safety hazard to the public must be repaired or remediated within twenty-four (24) hours of notification to the Licensee.
- Maintain and clean the walls to guarantee an aesthetically pleasing appearance. County requests for cleaning walls must be completed within seventy-two (72) hours of notification to the Licensee.

NOTES:

It is a requirement that at least 50% of the landscaping shall be native species. Additionally, all landscaping shall be properly installed, maintained, and fertilized in accordance with the Broward County NatureScape program and Florida-Friendly Landscaping principles.

Broward County NatureScape program information can be found at:

<http://www.broward.org/NatureScape/Pages/Default.aspx>

Florida-Friendly Landscaping principles and information can be found at:

<https://ffl.ifas.ufl.edu/>

EXHIBIT E **MINIMUM INSURANCE REQUIREMENTS**

Project: Revocable License Agreement with West Village LLC, and the City of Fort Lauderdale
Agency: Highway Construction and Engineering Division

TYPE OF INSURANCE	ADDL INSD	SUBR WVD	MINIMUM LIABILITY LIMITS		
				Each Occurrence	Aggregate
GENERAL LIABILITY - Broad form <input checked="" type="checkbox"/> Commercial General Liability <input checked="" type="checkbox"/> Premises-Operations <input checked="" type="checkbox"/> XCU Explosion/Collapse/Underground <input checked="" type="checkbox"/> Products/Completed Operations Hazard <input checked="" type="checkbox"/> Contractual Insurance <input checked="" type="checkbox"/> Broad Form Property Damage <input checked="" type="checkbox"/> Independent Contractors <input checked="" type="checkbox"/> Personal Injury Per Occurrence or Claims-Made: <input checked="" type="checkbox"/> Per Occurrence <input type="checkbox"/> Claims-Made Gen'l Aggregate Limit Applies per: <input type="checkbox"/> Project <input type="checkbox"/> Policy <input type="checkbox"/> Loc. <input type="checkbox"/> Other _____	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Bodily Injury		
			Property Damage		
			Combined Bodily Injury and Property Damage	\$1,000,000	\$2,000,000
			Personal Injury		
			Products & Completed Operations		
AUTO LIABILITY <input checked="" type="checkbox"/> Comprehensive Form <input checked="" type="checkbox"/> Owned <input checked="" type="checkbox"/> Hired <input checked="" type="checkbox"/> Non-owned <input checked="" type="checkbox"/> Any Auto, If applicable <i>Note: May be waived if no driving will be done in performance of services/project.</i>			Bodily Injury (each person)		
			Bodily Injury (each accident)		
			Property Damage		
			Combined Bodily Injury and Property Damage	\$1,000,000	
<input type="checkbox"/> EXCESS LIABILITY / UMBRELLA Per Occurrence or Claims-Made: <input type="checkbox"/> Per Occurrence <input type="checkbox"/> Claims-Made <i>Note: May be used to supplement minimum liability coverage requirements.</i>					
<input checked="" type="checkbox"/> WORKER'S COMPENSATION <i>Note: U.S. Longshoremen & Harbor Workers' Act & Jones Act is required for any activities on or about navigable water.</i>	N/A	<input checked="" type="checkbox"/>	Each Accident	STATUTORY LIMITS	
<input checked="" type="checkbox"/> EMPLOYER'S LIABILITY			Each Accident	\$500,000	
<input type="checkbox"/> PROFESSIONAL LIABILITY (ERRORS & OMISSIONS) All engineering, surveying and design professionals.			Each Claim:		
			*Maximum Deductible:		
<input type="checkbox"/> POLLUTION / ENVIRONMENTAL LIABILITY			Each Claim:		
			*Maximum Deductible:		
<input type="checkbox"/> Installation Hoater is required if Builder's Risk or Property are not carried. <i>Note: Coverage must be "All Risk", Completed Value.</i>			*Maximum Deductible (Wind and/or Flood):		Completed Value
			*Maximum Deductible:		
Description of Operations: Broward County is additional insured for liability. Insured's insurance shall provide primary coverage and shall not require contribution from the County, self-insurance or otherwise. Waiver of subrogation applies in favor of Broward County. For Claims-Made policies insurance must be maintained and evidence of insurance must be provided for at least three (3) years after completion of the contract of work.					

CERTIFICATE HOLDER:
Broward County
115 South Andrews Avenue
Fort Lauderdale, Florida 33301

Digitally signed by
COLLEEN
POUNALL
Date: 2024.12.19
09:14:48 -05'00'
Risk Management Division

Return recorded copy to:
Broward County Highway Construction &
Engineering Division
Attention: Timothy Gray
1 North University Drive, Suite 300B
Plantation, FL 33324-2038

Document reviewed by:
Jake Waldman
Assistant County Attorney
115 S. Andrews Avenue, Room 423
Fort Lauderdale, FL 33301

Folio: 504203011410

NOTICE: PURCHASERS, GRANTEES, HEIRS, SUCCESSORS, AND ASSIGNS OF ANY INTEREST IN THE BURDENED PARCEL SET FORTH IN EXHIBIT A ARE HEREBY PUT ON NOTICE OF THE OBLIGATIONS SET FORTH WITHIN THIS AGREEMENT, WHICH SHALL RUN WITH THE BURDENED PARCEL.

**REVOCABLE LICENSE AGREEMENT BETWEEN BROWARD COUNTY,
WEST VILLAGE LLC, AND CITY OF FORT LAUDERDALE**

This Revocable License Agreement ("Agreement") between Broward County, a political subdivision of the State of Florida ("County"), West Village LLC, a Florida limited liability company authorized to do business in the State of Florida ("Licensee"), and City of Fort Lauderdale, a municipal corporation organized and existing under the laws of the State of Florida ("City") (each a "Party" and collectively referred to as the "Parties"), is entered into and effective as of the date this Agreement is fully executed by the Parties (the "Effective Date").

RECITALS

- A. Licensee is the owner of property described in the attached Exhibit A ("Burdened Property").
- B. The revocable license area as set forth in Exhibit B ("Revocable License Area") is a right-of-way located on NW 7th Avenue.
- C. County owns and controls the Revocable License Area and NW 7th Avenue, from Las Olas Boulevard to Sunrise Boulevard, both of which lie within the jurisdictional boundaries of City.
- D. The Burdened Property is adjacent to the Revocable License Area.

E. Licensee seeks, and County is amenable to, Licensee's nonexclusive access and use of the Revocable License Area to make certain improvements in the Revocable License Area, as set forth in Exhibit C (the "Improvements"), and to maintain and repair the Improvements, as set forth in Exhibit D (the "Maintenance Obligations").

F. The Improvements and maintenance thereof will benefit the residents of both County and City.

G. City, through formal action of its governing body taken on the 16th day of September, 2025, has accepted responsibility for the Maintenance Obligations and other such obligations of Licensee under the terms of this Agreement should Licensee fail to comply with such obligations.

Now, therefore, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

ARTICLE 1. DEFINITIONS

1.1. **Approved Plans** means the construction and installation documents and specifications depicting and defining the Improvements, including all materials to be installed in the Revocable License Area as referenced in the plans submitted to and approved in writing by the Contract Administrator, and filed under Project Reference Number 220810001.

1.2. **Board** means the Board of County Commissioners of Broward County, Florida.

1.3. **Contract Administrator** means the Director of the Broward County Highway Construction and Engineering Division, or written designee.

1.4. **Division** means the Broward County Highway Construction and Engineering Division.

ARTICLE 2. GRANT OF REVOCABLE LICENSE

2.1. County hereby grants to Licensee a revocable license for limited, nonexclusive access and use of the Revocable License Area solely for the purposes of making the Improvements, performing the Maintenance Obligations, and taking other actions as may be required by this Agreement. The Improvements must meet County's Minimum Standards Applicable to Public Right-of-Way Under Broward County Jurisdiction as described in Section 25.1, Exhibit 25.A, of the Broward County Administrative Code.

2.2. Other than for the purposes identified in this Agreement, Licensee may not use the Revocable License Area for any other purpose whatsoever without written amendment of this Agreement executed with the same formalities as this Agreement. Licensee may not use or permit the Revocable License Area to be used in any manner that will violate the terms of this Agreement or any law, administrative rule, or regulation of any applicable governmental entity or agency.

2.3. County retains full and unrestricted access to the Revocable License Area at all times.

2.4. Throughout the duration of this Agreement, and notwithstanding any other term or condition of this Agreement, County retains the right in its sole discretion to modify, reconfigure, improve, convey, or abandon the Revocable License Area, and to make any improvements thereon. Specifically, Licensee acknowledges and agrees that the roadway, right-of-way area, and/or the Revocable License Area may be temporarily or permanently reconfigured, modified, or moved by County or its agents at any time without any liability to Licensee. County will provide Licensee with at least thirty (30) days' written notice of any such modification to the Revocable License Area to allow Licensee to remove or relocate the Improvements, which removal or relocation shall be at Licensee's sole expense.

2.5. This Agreement is merely a right to access and use and grants no estate in the Revocable License Area to Licensee, City, or any other party.

ARTICLE 3. LICENSEE'S OBLIGATIONS

3.1. Licensee shall make application to the Division for a permit to perform the Improvements as set forth in the Approved Plans. Licensee may not proceed with the Improvements until all required permits have been issued and all permit conditions for commencement of the Improvements have been satisfied.

3.2. Licensee may not make any alterations to any previously permitted Improvements without first obtaining a permit from the Division and the written approval from the Contract Administrator for such alterations.

3.3. Licensee shall make the Improvements at its own expense and in full accordance with the Approved Plans and to the Contract Administrator's satisfaction. Licensee shall not be entitled to any compensation from County for making the Improvements.

3.4. Following Licensee's installation of the Improvements and County's approval of same (as set forth in Article 5), Licensee shall provide County with signed and sealed certified as-built drawings and warranties for all work performed as set forth in the Approved Plans.

3.5. Once the Improvements have been made, Licensee shall perform the Maintenance Obligations at its own expense and in accordance with the requirements set forth in Exhibit D. As part of the Maintenance Obligations, Licensee shall keep the Improvements and the Revocable License Area clean, sanitary, and in good condition consistent with industry-standard maintenance standards and techniques. The Maintenance Obligations shall include all repair and replacement of materials due to any cause, including but not limited to normal wear and tear, acts of God, vandalism, and accidents. Licensee shall promptly replace all defective or unsightly materials, as well as any materials that the Contract Administrator determines, in their reasonable discretion, should be replaced for safety reasons or because such materials would interfere with any County property or County operations. All replacements must be approved in writing in advance by the Contract Administrator.

3.6. If Licensee takes any action or makes any omission that causes or results in alteration or damage to County property, Licensee shall, at its own expense, restore such property to its condition before the alteration or damage. If Licensee fails to make such restoration within thirty

(30) days after County's request, County may make the restoration or exercise its rights as provided in Article 4 of this Agreement. If County elects to make the restoration, it will invoice the Licensee for the costs thereof. Licensee shall pay such invoice within thirty (30) days after receipt.

3.7. If Licensee takes any action or makes any omission that causes or results in alteration to the Revocable License Area (or any materials on the Revocable License Area), which alteration is not specified in the Approved Plans, Licensee shall, at its own expense, restore the Revocable License Area to its condition before the alteration was made, or to such condition as approved in writing by the Contract Administrator. If Licensee fails to make such restoration within thirty (30) days after County's request, County may make the restoration or exercise its rights as provided in Article 4 of this Agreement. If County elects to make the restoration, it will invoice Licensee for the costs thereof. Licensee shall pay such invoice within thirty (30) days after receipt.

3.8. If Licensee takes any action or makes any omission that causes or results in damage to the Revocable License Area (or any materials on the Revocable License Area), Licensee shall, at its own expense, repair such damage. If Licensee fails to make such repair within thirty (30) days after County's request, County may make the repair or exercise its rights as provided in Article 4 of this Agreement. If County elects to make the repair, it will invoice Licensee for the costs thereof. Licensee shall pay such invoice within thirty (30) days after receipt.

3.9. If any Improvements in the Revocable License Area are serviced by any utilities (including but not limited to electricity, water, sewage, or gas), Licensee shall be solely responsible for the cost of such utilities and shall establish its own billing account directly with each utility company.

3.10. If any Improvements in the Revocable License Area contain an irrigation or water pump system, Licensee shall maintain and repair same in compliance with the requirements set forth in Exhibit D and all applicable rules and regulations of the applicable South Florida Water Management District.

3.11. Licensee shall provide the Contract Administrator with immediate verbal notice, followed by prompt written notice (in the manner set forth in Article 8 of this Agreement), of any condition in the Revocable License Area that might present a risk of damage to the Revocable License Area or adjacent property or might pose a risk of injury to any person. Licensee shall contact the appropriate emergency services (fire rescue, police, Florida Power & Light, etc.) immediately upon identification of any potential risk of injury to any person and shall keep a written record of all contact made, including the person(s) with whom Licensee has communicated.

3.12. Licensee shall also provide the Contract Administrator with immediate verbal notice, followed by prompt written notice (in the manner set forth in Article 8 of this Agreement), of any damage to the Revocable License Area or any injury to any person in the Revocable License Area.

3.13. Licensee may retain a third party to make the Improvements and/or perform the Maintenance Obligations. If Licensee retains a third party for such purpose(s), Licensee shall enter into a written contract with the third party under which the third party must agree to make the Improvements and/or perform the Maintenance Obligations in accordance with the

requirements of this Agreement. Licensee shall provide the Contract Administrator with a copy of any such contract(s) upon request by Contract Administrator. Contracting with a third party as contemplated by this section shall not relieve Licensee of any of its obligations under this Agreement.

ARTICLE 4. CITY'S OBLIGATIONS

4.1. If Licensee fails to timely comply with any of the requirements set forth in Sections 3.5 and 3.10, upon written demand by Contract Administrator, City shall, at its own expense, immediately perform the Maintenance Obligations for the duration of this Agreement. In addition, if Licensee fails to timely comply with any of the requirements in Article 3, upon written demand by Contract Administrator, City shall, at its own expense, cure any and all deficiencies or failures by Licensee identified in the Contract Administrator's written notice to City. City shall cure such deficiencies and failures within thirty (30) days after such notice. If City fails to timely comply with its obligations under this section, County may fulfill such obligations and invoice City for the costs thereof. City shall pay such invoice within thirty (30) days after receipt.

4.2. City may retain a third party to perform the Maintenance Obligations. If City retains a third party for such purpose(s), City shall enter into a written contract with the third party under which the third party must agree to perform the Maintenance Obligations in accordance with the requirements of this Agreement. City shall provide the Contract Administrator with a copy of any such contract(s) upon request by Contract Administrator. Contracting with a third party as contemplated by this section shall not relieve City of any of its obligations under this Agreement.

ARTICLE 5. COUNTY'S OBLIGATIONS

5.1. County shall review Licensee's application for permit to determine whether to issue a permit for the Approved Plans and shall issue a permit only if the Approved Plans comply with all applicable County permitting requirements.

5.2. County shall inspect the Improvements and may reject work that does not conform to the Approved Plans, as determined by County in its sole discretion.

5.3. After receiving signed and sealed certified as-built drawings that the Improvements are in conformance with the Approved Plans, and receiving a request for a final inspection, County shall perform a final inspection of the Improvements and notify Licensee and City of County's final approval or rejection of the Improvements.

5.4. County shall have no further obligations under this Agreement other than those stated in Section 2.1 and this article but may exercise any and all rights it has under this Agreement.

ARTICLE 6. RISK OF LOSS

All Improvements not permanently affixed to the Revocable License Area shall remain the property of Licensee, and all risk of loss for the Improvements (whether permanently affixed or not) shall be Licensee's risk alone. However, Licensee may not remove, replace, or alter any of the Improvements without the Contract Administrator's prior written consent and any required permitting.

ARTICLE 7. TERM AND TERMINATION

7.1. This Agreement shall begin on the Effective Date and continue in perpetuity unless terminated as provided in this article.

7.2. This Agreement may be terminated for cause by County if Licensee, City, or both breach any obligations under this Agreement and have not corrected the breach within thirty (30) days after receipt of written notice identifying the breach. In the event of any breach, County may, at the option of the Contract Administrator, cause such breach to be corrected and invoice the breaching party or parties for the costs of the correction, or may terminate this Agreement. If County opts to correct the breach and invoice the breaching party or parties for the costs of correction, the invoiced party or parties (as applicable) shall pay such invoice within thirty (30) days after receipt. If County erroneously, improperly, or unjustifiably terminates for cause, such termination shall, at County's sole election, be deemed a termination for convenience, which shall be effective thirty (30) days after such notice of termination for cause is provided.

7.3. This Agreement may also be terminated for convenience by the Board. Termination for convenience by the Board shall be effective on the termination date stated in the written notice provided by County, which termination date shall not be less than thirty (30) days after the date of such written notice. Licensee and City acknowledge that each has received good, valuable, and sufficient consideration for County's right to terminate this Agreement for convenience including in the form of County's obligation to provide advance written notice to Licensee and City of such termination in accordance with this section.

7.4. This Agreement may also be terminated by the County Administrator upon such notice as the County Administrator deems appropriate if the County Administrator determines that termination is necessary to protect the public health or safety. Termination under this section shall be effective on the date County provides notice of such termination.

7.5. Upon termination of this Agreement, Licensee shall peaceably surrender the Revocable License Area. If City has assumed the Maintenance Obligations pursuant to Article 4, City shall peaceably surrender the Revocable License Area.

7.6. Upon termination of this Agreement, Licensee shall remove all Improvements, materials, and equipment installed or placed in the Revocable License Area within thirty (30) days after termination, unless the Contract Administrator, in writing, authorizes Licensee to leave any such Improvements, materials, or equipment in the Revocable License Area. In addition, Licensee shall be obligated to repair any damage to the Revocable License Area resulting from the removal of any Improvements, materials, and equipment. If Licensee fails to comply with any of these removal and/or repair obligations, County may perform the obligation and invoice Licensee for the cost thereof. Licensee shall pay such invoice within thirty (30) days after receipt. Any personal property remaining on the Revocable License Area after the termination of this Agreement shall be deemed to have been abandoned by Licensee and City and shall become the property of County.

7.7. Upon termination of this Agreement, Licensee shall restore the Revocable License Area to its condition before the installation of the Improvements or to such condition as approved in writing by the Contract Administrator. If Licensee fails to make any such restorations within thirty (30) days after termination, County may make such restoration and invoice Licensee for the costs thereof. Licensee shall pay such invoice within thirty (30) days after receipt.

7.8. County shall have no obligation to compensate Licensee or City for any loss resulting from or arising out of this Agreement including any resulting from or arising out of the termination of this Agreement.

7.9. If tree mitigation is required as a result of termination of this Agreement, Licensee must obtain a Broward County Environmental Licensing and Building Permitting Division, Tree Preservation Program license required by Chapter 27, Article XIV, Sections 27-401 through 27-414 of the Broward County Tree Preservation and Abuse Ordinance, as may be amended from time to time, to provide for relocation, removal, and replacement per the tree removal license requirements at Licensee's sole cost and expense.

7.10. If Licensee fails to comply with any of the requirements in Sections 7.6, 7.7, and/or 7.9, City shall perform said requirements within thirty (30) days after written notice is sent by the Contract Administrator. If City fails to timely perform any such requirements, County may perform such requirement and invoice City for the cost thereof. City shall pay the invoice within thirty (30) days after receipt.

7.11. Notice of termination shall be provided in accordance with Article 8 of this Agreement, except that notice of termination by the County Administrator, pursuant to Section 7.4 of this Agreement may be verbal notice that shall be promptly confirmed in writing in accordance with Article 8 of this Agreement.

ARTICLE 8. NOTICES

Unless otherwise stated herein, for a notice to a Party to be effective under this Agreement, notice must be sent via U.S. first-class mail, hand delivery, or commercial overnight delivery, each with a contemporaneous copy via email, to the addresses listed below and shall be effective upon mailing or hand delivery (provided the contemporaneous email is also sent). Addresses may be changed by the applicable Party giving notice of such change in accordance with this article.

FOR COUNTY:

Broward County Highway Construction and Engineering Division
Attn: Director
1 N University Dr, Ste 300B, Plantation, FL 33324-2038
Email address: rtornese@broward.org

FOR LICENSEE:

West Village LLC

Attn: Frank Guerra

901 Ponce De Leon Blvd, Suite 700 Coral Gables, FL 33134

Email address: fguerra@atliscardinal.com

With Copy to:

West Village LLC

Attn: Ceaser Llano

901 Ponce De Leon Blvd, Suite 700 Coral Gables, FL 33134

Email address: cllano@altiscardinal.com

FOR CITY:

City of Fort Lauderdale

Attn: City Manager

101 NE Third Avenue, Suite 2100, Fort Lauderdale, FL 33301

Email address: city.manager@fortlauderdale.gov

ARTICLE 9. INDEMNIFICATION

9.1. Licensee shall indemnify and hold harmless County and all of County's current, past, and future officers, agents, and employees (collectively, "Indemnified Party") from and against any and all causes of action, demands, claims, losses, liabilities, and expenditures of any kind, including attorneys' fees, court costs, and expenses, including through the conclusion of any appellate proceedings, raised or asserted by any person or entity not a party to this Agreement, and caused or alleged to be caused, in whole or in part, by any breach of this Agreement by Licensee, or any intentional, reckless, or negligent act or omission of Licensee, its officers, employees, or agents, arising from, relating to, or in connection with this Agreement (collectively, a "Claim"). If any Claim is brought against an Indemnified Party, Licensee shall, upon written notice from County, defend each Indemnified Party with counsel satisfactory to County or, at County's option, pay for an attorney selected by the County Attorney to defend the Indemnified Party.

9.2. If Licensee or City contract with a third party to perform any of their obligations under this Agreement, the party contracting with a third party must enter into written agreements with such third parties, which contracts are required to include an indemnification provision by such third party in favor of the Indemnified Party using the language provided in Section 9.1.

9.3. County and City are entities subject to Section 768.28, Florida Statutes, as amended, and agree to be fully responsible for the negligent or wrongful acts and omissions of their respective agents or employees to the extent required by Section 768.28. Except to the extent sovereign immunity may be deemed waived by entering into this Agreement, nothing herein is intended to serve as a waiver of sovereign immunity by any Party to which sovereign immunity may be applicable nor shall anything included herein be construed as consent by either Party to be sued by third parties in any matter arising out of this Agreement or any other contract.

9.4. The obligations of this article shall survive the expiration or earlier termination of this Agreement.

ARTICLE 10. INSURANCE

10.1. For the duration of the Agreement, Licensee shall, at its sole expense, maintain the minimum coverages stated in Exhibit E in accordance with the terms and conditions of this article. Licensee shall maintain insurance coverage against claims relating to any act or omission by Licensee, its agents, representatives, employees, or any third parties in connection with this Agreement. County reserves the right at any time to review and adjust the limits and types of coverage required under this article.

10.2. Licensee shall ensure that "Broward County, Florida" is listed and endorsed as an additional insured as stated in Exhibit E on all policies required under this article.

10.3. On or before the Effective Date or at least fifteen (15) days before the commencement of the Improvements, as may be requested by County, Licensee shall provide County with a copy of all Certificates of Insurance or other documentation sufficient to demonstrate the insurance coverage required by this article. If and to the extent requested by County, Licensee shall provide complete, certified copies of all required insurance policies and all required endorsements within thirty (30) days after County's request.

10.4. Licensee shall ensure that all insurance coverages required by this article remain in full force and effect without any lapse in coverage throughout the duration of this Agreement and until all performance required of Licensee has been completed, as determined by Contract Administrator. Licensee or its insurer shall provide notice to County of any cancellation or modification of any required policy at least thirty (30) days prior to the effective date of cancellation or modification, and at least ten (10) days prior to the effective date of any cancellation due to nonpayment, and shall concurrently provide County with a copy of its updated Certificates of Insurance evidencing continuation of the required coverage(s).

10.5. Licensee shall ensure that all required insurance policies must be placed with insurers or surplus line carriers authorized to conduct business in the State of Florida with an A.M. Best rating of A- and a financial size category class VII or greater, unless otherwise acceptable to County's Risk Management Division.

10.6. If Licensee maintains broader coverage or higher limits than the insurance requirements stated in Exhibit E, County shall be entitled to any such broader coverage and higher limits. All required insurance coverages shall provide primary coverage and not require contribution from any County insurance, self-insurance, or otherwise, which shall be in excess of and shall not contribute to the required insurance provided by Licensee.

10.7. Licensee shall declare in writing any self-insured retentions or deductibles over the limit(s) prescribed in Exhibit E and submit to County for approval at least fifteen (15) days prior to the Effective Date or commencement of the Improvements. Licensee shall be solely responsible for and shall pay any deductible or self-insured retention applicable to any claim against County. County may, at any time, require Licensee to purchase coverage with a lower

retention or provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention. Any deductible or self-insured retention may be satisfied by either the named insured or County; if so elected by County, and Licensee shall obtain same in endorsements to the required policies.

10.8. Unless prohibited by the applicable policy, Licensee waives any right to subrogation that any of Licensee's insurers may acquire against County, and shall obtain same in an endorsement of Licensee's insurance policies.

10.9. If any of the policies required under this article provide claims-made coverage: (1) any retroactive date must be prior to the Effective Date; (2) the required coverage must be maintained after termination or expiration of the Agreement for at least the duration stated in Exhibit E; and (3) if coverage is canceled or nonrenewed and is not replaced with another claims-made policy form with a retroactive date prior to the Effective Date, Licensee must obtain and maintain "extended reporting" coverage that applies after termination or expiration of the Agreement for at least the duration stated in Exhibit E.

10.10. Licensee shall require that each third party retained by Licensee for performance of any of Licensee's obligations under this Agreement maintains coverage that adequately covers the performance of the third party on substantially the same insurance terms and conditions required of Licensee under this article. Licensee shall ensure that all such third parties comply with these requirements and that "Broward County, Florida" is named as an additional insured under the third parties' applicable insurance policies.

10.11. Licensee shall not permit any third party to provide services under this Agreement unless and until the requirements of this article are satisfied. If requested by County, Licensee shall provide, within one (1) business day, evidence of any third party's compliance with this article.

10.12. Within five (5) days after request by County, City must provide County with written verification of liability protection that meets or exceeds any requirements of Florida law. If City holds any excess liability coverage, City must ensure that Broward County is named as an additional insured and certificate holder under such excess liability policy and provide evidence of same to County.

10.13. If City maintains broader coverage or higher limits than the minimum coverage required under Florida law, County shall be entitled to such broader coverage and higher limits on a primary and non-contributory basis.

10.14. The foregoing requirements in Sections 10.12 and 10.13 shall apply to City's self-insurance, if any.

10.15. If City contracts with one or more third parties to perform any of City's obligations set forth herein, City shall require that each third party (and any subcontractors retained by the third party) procure and maintain insurance coverages as provided in Exhibit E and Sections 10.1 through 10.11 of this Agreement. City must ensure that all such third parties name "Broward County, Florida" as an additional insured and certificate holder under the applicable insurance policies. City shall not permit any third party to provide services required by this Agreement until

the insurance requirements of the third party under this section are met. If requested by County, City shall furnish evidence of all insurance required by this section.

10.16. County reserves the right, but not the obligation, to periodically review any and all insurance coverages required by this Agreement and to reasonably adjust the limits and/or types of coverage required herein, from time to time throughout the term of this Agreement.

ARTICLE 11. MISCELLANEOUS

11.1. Independent Contractor. Licensee and City are each an independent contractor under this Agreement, and nothing in this Agreement shall constitute or create a partnership, joint venture, or other relationship between the Parties. In performing under this Agreement, neither Licensee, City, nor any of their respective agents shall act as officers, employees, or agents of County. Neither Licensee nor City has the power or right to bind County to any obligation not expressly undertaken by County under this Agreement.

11.2. Third-Party Beneficiaries. Licensee, City, and County do not intend to primarily or directly benefit a third party by this Agreement. Therefore, the Parties acknowledge that there are no third-party beneficiaries to this Agreement and that no third party shall be entitled to assert a right or claim against either of them based upon this Agreement.

11.3. Assignment and Performance. Neither this Agreement nor any right or interest in it may be assigned, transferred, or encumbered by Licensee or City, except to successors in interest taking title to Licensee's Burdened Property, without the prior written consent of County, which consent may be withheld in County's sole discretion. Any assignment, transfer, or encumbrance in violation of this section shall be void and ineffective, constitute a breach of this Agreement, and permit County to immediately terminate this Agreement, in addition to any other remedies available to County at law or in equity.

Licensee and City each represent that each person and entity that will perform services under this Agreement is duly qualified to perform such services by all appropriate governmental authorities, where required, and is sufficiently experienced and skilled in the area(s) for which such person or entity will render services. Licensee and City each agree that all services under this Agreement will be performed in a skillful and respectful manner, and that the quality of all such services will equal or exceed prevailing industry standards for the provision of such services.

11.4. Materiality and Waiver of Breach. Each requirement, duty, and obligation set forth in this Agreement was bargained for at arm's-length and is agreed to by the Parties. Each requirement, duty, and obligation set forth in this Agreement is substantial and important to the formation of this Agreement, and each is, therefore, a material term. County's failure to enforce any provision of this Agreement will not be deemed a waiver of such provision or modification of this Agreement. A waiver of any breach will not be deemed a waiver of any subsequent breach and will not be construed to be a modification of this Agreement. To be effective, any waiver must be in writing signed by an authorized signatory of the Party granting the waiver.

11.5. Compliance with Laws. Licensee and City shall each comply with all applicable federal, state, and local laws, codes, ordinances, rules, and regulations in performing its duties, responsibilities, and obligations pursuant to this Agreement.

11.6. Entire Agreement. This Agreement constitutes the entire agreement between the Parties with respect to its subject matter. It may not be modified or terminated except as provided in this Agreement. If any part of this Agreement is found to be unenforceable by any court of competent jurisdiction, that part shall be deemed severed from this Agreement and the balance of this Agreement shall remain in full force and effect.

11.7. Joint Preparation. This Agreement has been jointly prepared by the Parties and will not be construed more strictly against any Party.

11.8. Interpretation. The titles and headings contained in this Agreement are for reference purposes only and do not affect in any way the meaning or interpretation of this Agreement. All personal pronouns used in this Agreement shall include the other gender, and the singular shall include the plural, and vice versa, unless the context otherwise requires. Terms such as "herein," "hereof," "hereunder," and "hereinafter," refer to this Agreement as a whole and not to any particular sentence, paragraph, or section where they appear, unless the context otherwise requires. Whenever reference is made to a section or article of this Agreement, such reference is to the section or article as a whole, including all of the subsections thereof, unless the reference is made to a particular subsection or subparagraph of such section or article. Any reference to "days" means calendar days, unless otherwise expressly stated. Any reference to approval by County shall require approval in writing, unless otherwise expressly stated.

11.9. Priority of Provisions. If there is a conflict or inconsistency between any term, statement, requirement, or provision of any document or exhibit attached to, referenced by, or incorporated in this Agreement and any provision within an article or section of this Agreement, the article or section shall prevail and be given effect.

11.10. Law, Jurisdiction, Venue, Waiver of Jury Trial. This Agreement will be interpreted and construed in accordance with and governed by the laws of the State of Florida. The exclusive venue for any lawsuit arising from, related to, or in connection with this Agreement shall be in the state courts of the Seventeenth Judicial Circuit in and for Broward County, Florida. If any claim arising from, related to, or in connection with this Agreement must be litigated in federal court, the exclusive venue for any such lawsuit shall be in the United States District Court or United States Bankruptcy Court for the Southern District of Florida. **EACH PARTY HEREBY EXPRESSLY WAIVES ANY RIGHTS IT MAY HAVE TO A TRIAL BY JURY OF ANY CIVIL LITIGATION RELATED TO THIS AGREEMENT. IF A PARTY FAILS TO WITHDRAW A DEMAND FOR A JURY TRIAL AFTER WRITTEN NOTICE BY THE OTHER PARTY, THE PARTY MAKING THE DEMAND FOR JURY TRIAL SHALL BE LIABLE FOR REASONABLE ATTORNEYS' FEES AND COSTS OF THE OTHER PARTY TO CONTEST THE DEMAND FOR JURY TRIAL, AND SUCH AMOUNTS SHALL BE AWARDED BY THE COURT IN ADJUDICATING THE MOTION.**

11.11. Amendments. Unless expressly authorized herein, no modification, amendment, or alteration of any portion of this Agreement is effective unless contained in a written document

executed with the same or similar formality as this Agreement and by duly authorized representatives of the Parties.

11.12. Incorporation by Reference. Any and all Recital clauses stated above are true and correct and are incorporated in this Agreement by reference. The attached Exhibits A, B, C, D, and E are incorporated into and made a part of this Agreement.

11.13. Representation of Authority. Each individual executing this Agreement on behalf of a Party represents and warrants that he or she is, on the date he or she signs this Agreement, duly authorized by all necessary and appropriate action to execute this Agreement on behalf of such Party and does so with full legal authority.

11.14. Multiple Originals and Counterparts. This Agreement may be executed in multiple originals or in counterparts, whether signed physically or electronically; each of which will be deemed to be an original, and all of which, taken together, will constitute one and the same agreement.

11.15. Time of the Essence. Time is of the essence for Licensee's and City's performance of all obligations under this Agreement.

11.16. Binding Effect. All of the obligations, covenants, and conditions under this Agreement shall be construed as covenants running with the Burdened Property and Revocable License Area and all rights given to and obligations imposed upon the respective parties shall extend and be binding upon the successors in interest and permitted assigns of the Parties.

11.17. Recording. Licensee, at its own expense, shall record this fully executed Agreement in its entirety in the Official Records of Broward County, Florida.

11.18. Anti-Human Trafficking. By execution of this Agreement by the undersigned authorized representative of Licensee, Licensee hereby attests under penalty of perjury that Licensee does not use coercion for labor or services, as such terms are defined in Section 787.06, Florida Statutes; under penalties of perjury, the undersigned authorized representative of Licensee declares that they have read the foregoing statement and that the facts stated in it are true.

(The remainder of this page is intentionally left blank.)

IN WITNESS WHEREOF, the Parties hereto have made and executed this Agreement: Broward County, through its Board of County Commissioners, signing by and through its Mayor or Vice-Mayor, authorized to execute same by Board action on the ____ day of _____, 20____; West Village LLC, signing by and through its duly authorized representative; and City of Fort Lauderdale, signing by and through its duly authorized representative.

County

ATTEST:

Broward County Administrator, as
ex officio Clerk of the Broward County
Board of County Commissioners

Broward County, by and through
its Board of County Commissioners

By _____
Mayor
____ day of _____, 20__

Approved as to form by
Andrew J. Meyers
Broward County Attorney
115 South Andrews Avenue, Suite 423
Fort Lauderdale, Florida 33301
Telephone:(954) 357-7600

By _____
Jake Waldman (Date)
Assistant County Attorney


By _____
Michael J. Kerr (Date)
Chief Counsel

AAD/JW
WestVillage-Adderly_TriParty-RLA-2024-05 (NW 7th Ave)_v8_Final_ JAW 071725
7/15/25

REVOCABLE LICENSE AGREEMENT BETWEEN BROWARD COUNTY,
WEST VILLAGE LLC, AND CITY OF FORT LAUDERDALE

Licensee

WITNESSES:



Signature

CESARIO E. LIANO

(Print Name)

743 DISTINA AV
COVA GABLES, FL 33146

(insert address above)



Signature

CARLOS VEGALARA

(Print Name)

785 Grandon Blvd,
33147, Key Biscayne, FL

(insert address above)

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

West Village LLC, a Florida limited liability
company

By 

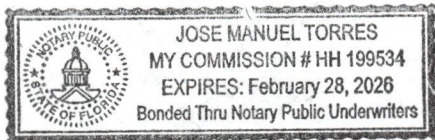
Authorized Signer

Frank Guerra, Manager

22nd day of JULY, 2025

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 22nd day of JULY, 2025, by Frank Guerra, Manager
of West Village LLC, a Florida limited liability company, on behalf of the company. He is personally
known to me or who has produced _____ as identification.

(SEAL)




Print Name: JOSE MANUEL TORRES

My Commission Expires: FEB 28 2026

Serial No., if any: HH 199534



REVOCABLE LICENSE AGREEMENT BETWEEN BROWARD COUNTY,
WEST VILLAGE LLC, AND CITY OF FORT LAUDERDALE

City

ATTEST:

D. R. S.

City Clerk

David R. Solomon

(Print Name)



City of Fort Lauderdale

[Signature]

By

Mayor/Commissioner

DEAN S. TRANTAW

(Print Name and Title)

23 day of Oct, 2025

Rickelle Williams

City Manager

Rickelle Williams

(Print Name)

I HEREBY CERTIFY that I have approved this Agreement as to form and legal sufficiency subject to execution by the parties:

[Signature]

By

City Attorney



Exhibit A
Burdened Property

LOTS 1 AND 2, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, LESS THE NORTH 16.30 FEET OF LOT 1, LESS THE EAST 25 FEET OF LOTS 1 AND 2, AND LESS THE AREA LYING NORTHEASTERLY OF A CORNER CHORD FORMED BY THE ARC OF A 25 FOOT RADIUS BEING TANGENT TO THE NORTH AND WEST LESS OUT LINES.

TOGETHER WITH:

THE EAST 7.50 FEET OF THAT 15.00 FOOT ALLEY, LYING WEST OF AND ADJACENT TO SAID LOTS 1 & 2, AS NOW VACATED PER INSTRUMENT NO. 116117201, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. LESS THE NORTH 16.30 FEET ADJACENT OF LOT 1

LOTS 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, AND 25 BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, LESS THE EAST 25 FEET THEREOF.

TOGETHER WITH:

THE EAST 7.50 FEET OF THAT 15.00 FOOT ALLEY, LYING WEST OF AND ADJACENT TO SAID LOTS 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, AND 25, AS NOW VACATED PER INSTRUMENT NO. 116117201, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LOT 26, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, LESS THE EAST 25 FEET THEREOF AND LESS THE AREA LYING SOUTHEASTERLY OF A CORNER CHORD FORMED BY THE ARC OF A 25 FOOT RADIUS TANGENT TO THE WEST LESS OUT LINE AND THE SOUTH LINE OF SAID LOT 26.

TOGETHER WITH:

THE EAST 7.50 FEET OF THAT 15.00 FOOT ALLEY, LYING WEST OF AND ADJACENT TO SAID LOTS 26, AS NOW VACATED PER INSTRUMENT NO. 116117201, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LOTS 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50 AND 51, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

THE WEST 7.50 FEET OF THAT 15.00 FOOT ALLEY, LYING EAST OF AND ADJACENT TO SAID LOTS 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50 AND 51, AS NOW VACATED PER INSTRUMENT NO. 116117201, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LOT 52, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, LESS THE NORTH 16.30 FEET OF LOT 52.

TOGETHER WITH:

THE WEST 7.50 FEET OF THAT 15.00 FOOT ALLEY, LYING EAST OF AND ADJACENT TO SAID LOT 52, AS NOW VACATED PER INSTRUMENT NO. 116117201, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. LESS THE NORTH 16.30 FEET ADJACENT TO LOT 52.

LOCATION MAP

SHEET 1 OF 1

SECTION 03, TOWNSHIP 50 SOUTH, RANGE 42 EAST

EXHIBIT B

REVOCABLE LICENSE AGREEMENT BETWEEN
BROWARD COUNTY, WEST VILLAGE LLC, AND THE
CITY OF FORT LAUDERDALE.

BROWARD COUNTY REFERENCE NO 220810001



LEGEND:

 = REVOCABLE LICENSE AREA  = BURDENED PROPERTY



Scale:	Drawn By:	Date:	Checked By:	Date:	File Location:
Not To Scale	SB	12/17/2024	JSS	12/17/2024	E:\RW\Location Maps\Agreements\RLA-2024-05.dwg

BROWARD COUNTY HIGHWAY CONSTRUCTION & ENGINEERING DIVISION

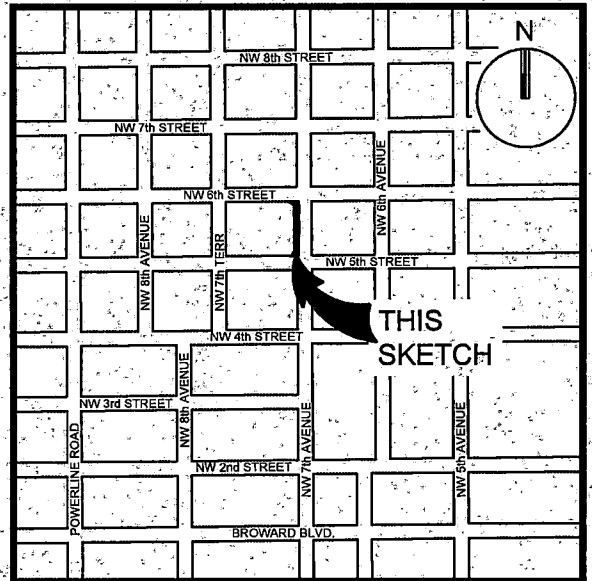
EXHIBIT B

LEGAL DESCRIPTION:

A PORTION OF LOTS 1 THROUGH 26, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, AND PORTIONS OF RIGHT OF WAY FOR NORTHWEST 7th AVENUE, NORTHWEST 5th STREET AND NORTHWEST 6th STREET, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 26, BLOCK 14; THENCE NORTH 87°51'26" EAST ALONG THE SOUTH LINE OF SAID BLOCK 14, ALSO BEING THE NORTH RIGHT OF WAY LINE OF NORTHWEST 5th STREET, 77.51 FEET TO THE POINT OF BEGINNING; THENCE NORTH 42°51'56" EAST, 35.35 TO A POINT ON A LINE LYING 25 FEET WEST OF AND PARALLEL WITH THE ORIGINAL EAST LINE OF SAID BLOCK 14; THENCE NORTH 02°07'34" WEST ALONG SAID PARALLEL LINE, 583.71 FEET; THENCE NORTH 47°08'04" WEST, 35.35 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF NORTHWEST 6th STREET; THENCE NORTH 24°26'08" EAST, 10.28 FEET; THENCE NORTH 87°49'47" EAST, 5.74 FEET TO A POINT OF CURVATURE WITH A CURVE TO THE RIGHT; THENCE EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 35.00 FEET, THROUGH A CENTRAL ANGLE OF 89°59'58", AN ARC DISTANCE OF 54.98 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 02°10'15" EAST, 590.91 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 90°01'41", AN ARC DISTANCE OF 47.14 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 87°51'26" WEST, 6.72 FEET; THENCE NORTH 37°06'40" WEST, 15.87 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND SITUATED IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 14,150 SQUARE FEET (0.325 ACRES) MORE OR LESS.



LOCATION MAP:
NOT TO SCALE

SURVEY NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#8860.
3. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ENCRYPTED DIGITAL SIGNATURE OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, TO ALTER THIS SKETCH AND DESCRIPTION WITHOUT THE EXPRESSED PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SKETCH AND DESCRIPTION WILL MAKE THIS DOCUMENT INVALID.
5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 87°51'26" EAST ALONG THE SOUTH LINE OF BLOCK 14, NORTH LAUDERDALE, AS RECORDED IN PLAT BOOK 1, ON PAGE 48, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
8. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"= 60' OR SMALLER

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON JUNE 30, 2023 MEETS THE STANDARDS OF PRACTICE RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS

DONALD A. SPICER
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. PSM 4677
(FOR THE FIRM)

SKETCH & DESCRIPTION

A PORTION OF LOTS 1 THROUGH 26,
BLOCK 14, NORTH LAUDERDALE
PLAT BOOK 1, PAGE 48, D.C.R.
AND PORTIONS OF RIGHT OF WAY FOR
NW 7th AVE, NW 5th ST, AND NW 6th ST

CITY OF FT. LAUDERDALE, BROWARD COUNTY, FLORIDA.



301 EAST ATLANTIC BOULEVARD
POMPAHO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@KEITHteam.com LB NO. 6860

SHEET 1 OF 3

DRAWING NO. 09535.03-SK&D RLA PARCEL .DWG

DATE 06/30/23

SCALE AS SHOWN

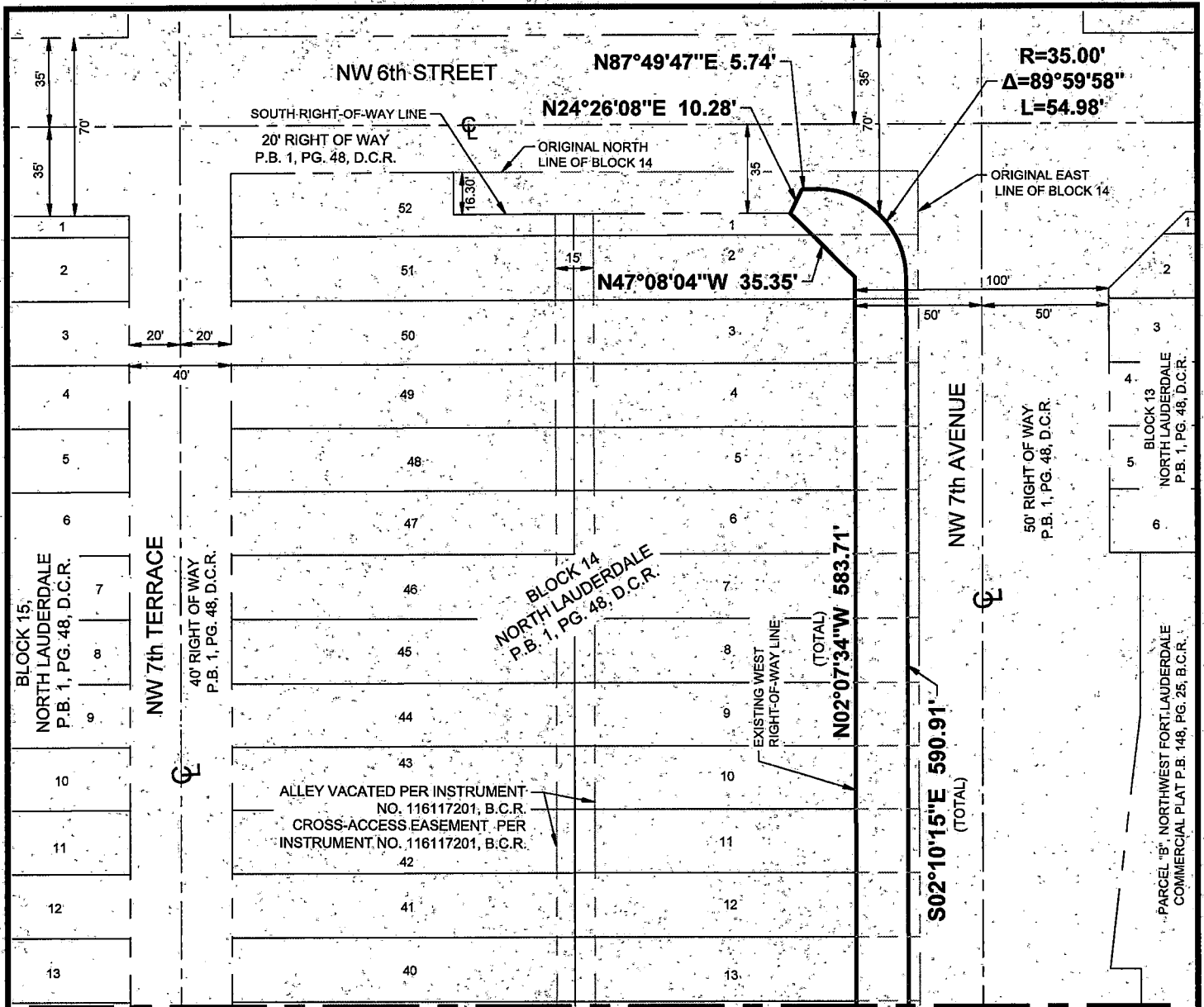
FIELD BK: N/A

DWNG. BY DDB

CHK. BY DAS

DATE	REVISIONS
09/12/23	DISTANCE
11/21/23	COMMENTS
01/19/24	CHORDS
07/08/24	COMMENTS
07/22/24	COMMENTS
10/24/24	COMMENTS

EXHIBIT B



MATCH LINE A (SEE SHEET 3)

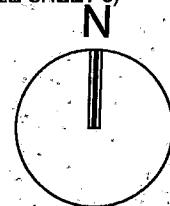
MATCH LINE A (SEE SHEET 3)

LEGEND:

AVE	AVENUE
B.C.R.	BROWARD COUNTY RECORDS
BK.	BOOK
CHK.	CHECKED
D.C.R.	DADE COUNTY RECORDS
DWGN.	DRAWING
L	ARC LENGTH (CURVE DATA)
L.B.	LICENSED BUSINESS
LB NO.	FLORIDA LICENSED BUSINESS NUMBER
N/A	NOT APPLICABLE

LEGEND:

NO.	NUMBER
NW	NORTHWEST
P.B.	PLAT BOOK
PG.	PAGE
PSM	PROFESSIONAL SURVEYOR AND MAPPER
R	RADIUS (CURVE DATA)
ST	STREET
SW	SOUTHWEST
Δ	DELTA/CENTRAL ANGLE (CURVE DATA)
CL	CENTERLINE



0 60 120

SCALE: 1" = 60'

SKETCH & DESCRIPTION

A PORTION OF LOTS 1 THROUGH 26,
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PLAT BOOK 1, PAGE 48, D.C.R.
AND PORTIONS OF RIGHT OF WAY FOR
NW 7th AVE : NW 5th ST. AND NW 6th ST

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SHEET 2 OF 3

DRAWING NO. 09535.03-SK&D RLA PARCEL .DWG

DATE 06/30/23

SCALE AS SHOWN

FIELD BK. N/A

DWNG. BY DDB

CHK. BY DAS

DATE	REVISIONS
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09/12/23	DISTANCE
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11/21/23	COMMENTS
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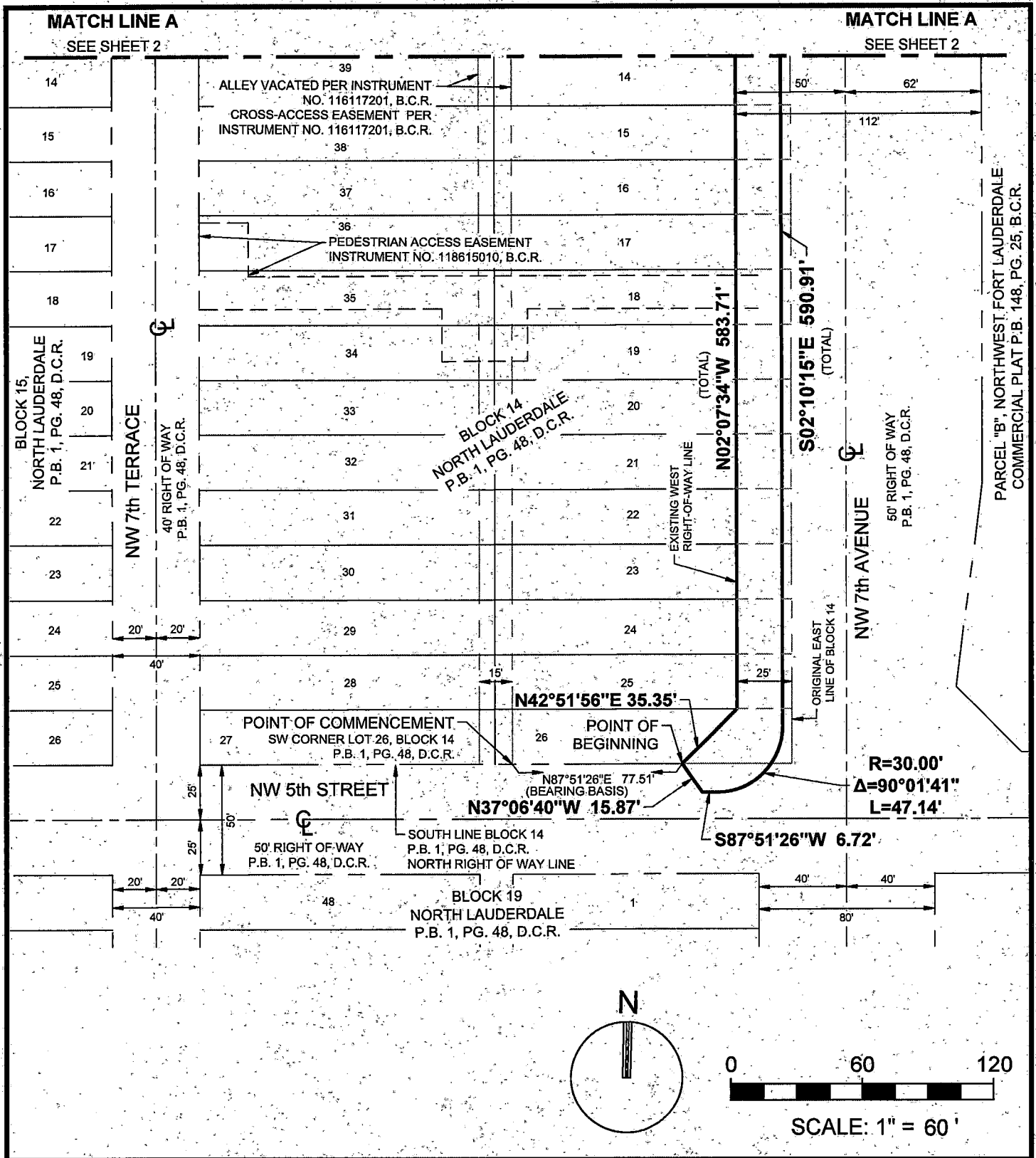
01/19/24	CHORDS
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07/08/24	COMMENTS
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07/22/24	COMMENTS
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10/24/24	COMMENTS

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SHEET 3 OF 3

DRAWING NO. 09535.03-SK&D R/LA PARCEL.DWG

DATE 06/30/23

SCALE AS SHOWN

FIELD BK. N/A

DWNG. BY DDB

CHK. BY DAS

DATE	REVISIONS
09/12/23	DISTANCE
11/21/23	COMMENTS
01/19/24	CHORDS
07/08/24	COMMENTS
07/22/24	COMMENTS
10/24/24	COMMENTS

EXHIBIT C

Revocable License Agreement between Broward County, West Village LLC and the City of Ft. Lauderdale for the installation of Improvements within the Revocable Licensee Area shown on Exhibit B.

SCOPE OF IMPROVEMENTS:

Installation of landscaping, irrigation, pavers, and hardscape improvements within the Revocable License Area

All work will be according to the Approved Plans that are on file in Broward County Highway Construction and Engineering Division's Paving and Drainage Section. A full-sized set of plans are on file with the Broward County Highway Construction and Engineering Division under Project Reference No. 220810001.

It is a requirement that at least 50% of the landscaping shall be native species. Additionally, all landscaping shall be properly installed, maintained, and fertilized in accordance with the Broward County NatureScape program and Florida-Friendly Landscaping principles.

EXHIBIT D

Broward County Highway Construction and Engineering Division Revocable License Agreement Minimum Maintenance Performance Requirements

General Requirements

Licensee shall provide maintenance in the Revocable License Area as described herein and in accordance with all articles of this Agreement. The specifications herein are the minimum standards and do not prevent the Licensee from performing additional measures necessary to ensure proper maintenance.

All items checked below are applicable to this Revocable License Agreement.

☒ Landscaping

- Fertilize all vegetation on a routine timeframe to meet the requirement of each plant species.
- Maintain all vegetation free from disease. Monitor and control undesirable insects and ant mounds.
- Mulch the vegetation beds and keep them free from weeds. All mulched areas shall be replenished at a minimum of once a year. Mulch shall be maintained to a depth of three (3) inches. The preferred type of mulch is shredded melaleuca or pine bark.
- Cut the grass and trim all plant material, including ground cover, shrubs, plants, bases of palms and hedges, at an appropriate interval to maintain a neat and proper appearance.
- Prune all plants to remove all dead or diseased parts of plants and all parts of plants that block or obscure motorist line of sight to/from side street.
- Remove and replace all vegetation that is dead or diseased with new vegetation. Ensure that the new vegetation is of the same grade as specified in the original approved plans and specifications and the same size as those existing at the time of replacement.
- Remove litter and illegal dumping from the Revocable License Area.
- Maintain shrubs at a maximum height of twenty-four (24) inches to ensure sight visibility per Florida Department of Transportation/Broward County guidelines.
- At the completion of landscape trimming/mowing, all trimmed material, along with any trash/litter within the Revocable License Area shall be removed from the site.
- Licensee must address landscape deficiencies within thirty-six (36) hours following notification to the Licensee.

☒ Tree and Palm

- Tree trimming and pruning will be performed in accordance with the Broward County Natural Resource Protection Code (Chapter 27), and Chapter 9, Article XI, of the Broward County Code of Ordinances. Tree trimming and pruning will be performed by a contractor that is in possession of a Broward County tree-trimming license (minimum Class "B" license).
- Maintain a clearance of 14'-6" from grade to lowest limbs of tree over vehicular travel lanes and 7'-0" clearance over pedestrian walkways.

- Maintain travel lanes to be clear of any palm fronds, branches or debris.
- Dead fronds from palm trees must be removed from the ground immediately. Sabal and Washington Palms must be thinned of dead or dying fronds twice annually.
- Canopy Trees must be pruned to remove sucker growth and to maintain clear visibility between grade and a height of at least 7'-0". All damaged, dead, or diseased limbs resulting from weather or pests must be removed upon discovery.
- Ornamental Trees such as Cattley Guava, Ligustrum and Oleander Standards must be pruned on a semi-annual basis by thinning and shaping to maintain the desired shape of the trees.

☒ **Tree Fertilization**

- Canopy Trees (up to three inches - 3") caliper must be fertilized to maintain good health and to meet the minimal requirements of each plant species.
- All palms must be fertilized at a minimum interval of three (3) times per year.

☒ **Irrigation**

Perform routine and preventive maintenance and repair of the irrigation system, which includes but is not limited to the following:

- Maintain irrigation in working order, including the maintenance and replacement of pumps, pipes, and sprinkler heads.
- Adjust all heads for proper operation and direction to prevent spray into or across roadways, walkways, or other vehicular or pedestrian areas.
- Clear grass, debris, or vegetation that may hinder the operation of the sprinkler heads.
- Clear vegetation from valve boxes. Maintain valve box visibility and access at all times.
- Inspect irrigation system for clogged or improperly adjusted nozzles and spray heads. Adjust heads and/or replace heads as needed.
- Replace broken pipes, solenoids, electric valves, rain sensor heads, and all other related parts that may negatively impact the irrigation system.
- Inspect and refill rust inhibitor tank(s) to prevent the development of rust stains on hard surfaces.
- Repairs to the irrigation system must be completed within twenty-four (24) hours of notification to the Licensee.

☒ **Pavers**

- Damage to pavers must be repaired within thirty (30) days of notification to the Licensee.
- Damage to pavers that may pose a safety hazard to the public must be repaired within twenty-four (24) hours of notification to the Licensee.
- Paver surfaces must be maintained to meet the Americans with Disabilities Act (ADA) compliance, including assuring that there are no tripping hazards in the pedestrian walking path.
- Paver surfaces must be cleaned as necessary to prevent slippery paver surfaces.

☒ **Tree Grates/Tree Root Ball/Tree Pit "Surround" Zone**

- Tree grates must be maintained and adjusted in a manner appropriate to prevent interference with the growth of the tree's trunk.
- Tree grates must be maintained in a manner appropriate to maintain ADA compliance on any abutting walking surface.
- Damages to tree grates must be repaired within thirty (30) days of notification to the Licensee.
- Damages to tree grates that may pose a safety hazard to the public must be repaired within twenty-four (24) hours of notification to the Licensee.
- Tree grates must be pressure washed at a minimum of once per year and as necessary to prevent a safety hazard to the public.

☐ **Lighting**

- Ongoing maintenance of the lighting system is required to ensure continuous functionality and the safety of the public.
- Deficiencies, including outages, excess light spillage, low lumens, fixture or pole corrosion, damage to the fixture and/or pole, exposed wiring, and any other deficiencies that affect functionality must be repaired within twenty-four (24) hours of notification to the Licensee.

☒ **Planters**

- Ongoing maintenance of the planters is required to ensure functionality and the safety of the public.
- Damages to planters must be repaired within thirty (30) days of notification to the Licensee.
- Damages to planters that may pose a safety hazard to the public must be repaired within twenty-four (24) hours of notification to the Licensee.

☐ **Walls**

- Damage to walls must be repaired within thirty (30) days of notification to the Licensee.
- Damage to walls that may pose a safety hazard to the public must be repaired or remediated within twenty-four (24) hours of notification to the Licensee.
- Maintain and clean the walls to guarantee an aesthetically pleasing appearance. County requests for cleaning walls must be completed within seventy-two (72) hours of notification to the Licensee.

NOTES:

It is a requirement that at least 50% of the landscaping shall be native species. Additionally, all landscaping shall be properly installed, maintained, and fertilized in accordance with the Broward County NatureScape program and Florida-Friendly Landscaping principles.

Broward County NatureScape program information can be found at:


<http://www.broward.org/NatureScape/Pages/Default.aspx>

Florida-Friendly Landscaping principles and information can be found at:

<https://ffl.ifas.ufl.edu/>

EXHIBIT E **MINIMUM INSURANCE REQUIREMENTS**

Project: Revocable License Agreement with West Village LLC, and the City of Fort Lauderdale
Agency: Highway Construction and Engineering Division

TYPE OF INSURANCE	ADDL INSD	SUBR WVD	MINIMUM LIABILITY LIMITS		
				Each Occurrence	Aggregate
GENERAL LIABILITY - Broad form <input checked="" type="checkbox"/> Commercial General Liability <input checked="" type="checkbox"/> Premises-Operations <input checked="" type="checkbox"/> XCU Explosion/Collapse/Underground <input checked="" type="checkbox"/> Products/Completed Operations Hazard <input checked="" type="checkbox"/> Contractual Insurance <input checked="" type="checkbox"/> Broad Form Property Damage <input checked="" type="checkbox"/> Independent Contractors <input checked="" type="checkbox"/> Personal Injury Per Occurrence or Claims-Made: <input checked="" type="checkbox"/> Per Occurrence <input type="checkbox"/> Claims-Made Gen'l Aggregate Limit Applies per: <input type="checkbox"/> Project <input type="checkbox"/> Policy <input type="checkbox"/> Loc. <input type="checkbox"/> Other _____	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Bodily Injury		
			Property Damage		
			Combined Bodily Injury and Property Damage	\$1,000,000	\$2,000,000
			Personal Injury		
			Products & Completed Operations		
AUTO LIABILITY <input checked="" type="checkbox"/> Comprehensive Form <input checked="" type="checkbox"/> Owned <input checked="" type="checkbox"/> Hired <input checked="" type="checkbox"/> Non-owned <input checked="" type="checkbox"/> Any Auto, If applicable <i>Note: May be waived if no driving will be done in performance of services/project.</i>			Bodily Injury (each person)		
			Bodily Injury (each accident)		
			Property Damage		
			Combined Bodily Injury and Property Damage	\$1,000,000	
<input type="checkbox"/> EXCESS LIABILITY / UMBRELLA Per Occurrence or Claims-Made: <input type="checkbox"/> Per Occurrence <input type="checkbox"/> Claims-Made <i>Note: May be used to supplement minimum liability coverage requirements.</i>					
<input checked="" type="checkbox"/> WORKER'S COMPENSATION <i>Note: U.S. Longshoremen & Harbor Workers' Act & Jones Act is required for any activities on or about navigable water.</i>	N/A	<input checked="" type="checkbox"/>	Each Accident	STATUTORY LIMITS	
<input checked="" type="checkbox"/> EMPLOYER'S LIABILITY			Each Accident	\$500,000	
<input type="checkbox"/> PROFESSIONAL LIABILITY (ERRORS & OMISSIONS) All engineering, surveying and design professionals.			Each Claim:		
			*Maximum Deductible:		
<input type="checkbox"/> POLLUTION / ENVIRONMENTAL LIABILITY			Each Claim:		
			*Maximum Deductible:		
<input type="checkbox"/> Installation floater is required if Builder's Risk or Property are not carried. <i>Note: Coverage must be "All Risk", Completed Value.</i>			*Maximum Deductible (Wind and/or Flood):		Completed Value
			*Maximum Deductible:		
Description of Operations: Broward County is additional insured for liability. Insured's insurance shall provide primary coverage and shall not require contribution from the County, self-insurance or otherwise. Waiver of subrogation applies in favor of Broward County. For Claims-Made policies insurance must be maintained and evidence of insurance must be provided for at least three (3) years after completion of the contract of work.					
CERTIFICATE HOLDER: Broward County 115 South Andrews Avenue Fort Lauderdale, Florida 33301			Digitally signed by  COLLEEN POUNALL Date: 2024.12.19 09:14:48 -05'00' Risk Management Division		