

DOCUMENT ROUTING FORM

① 10/1/14

NAME OF DOCUMENT: **Motion to authorize execution of a Revocable License with GDC Broward RB, LLC c/o Gatlin Development Co. Inc., for the temporary closure of 250 feet of the public right-of-way (R.O.W) located at north end of SW 24th Avenue on the south side of Broward Boulevard in association with the construction of the Riverbend Marketplace**

Approved Comm. Mtg. on **SEP 16, 2014** CAM# **14-0976** ITEM: **CM-7**

Routing Origin: CAO Also attached: copy of CAR copy of document

On 9/17/14, C. Foster forwarded to: **VIVIAN LAW, SUSTAINABLE DEVELOPMENT**

1.) Approved as to Content: [Signature]
Department Director

Capital Improvements 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, fixtures) that add value and/or extend useful life, inc. major repairs such as roof replacement, etc. Term "Real Property" include: land, real estate, realty, real.

Please Check the proper box: CIP FUNDED YES NO
Capital Improvement Projects

2.) Approved as to Funds Available: by _____ Date: _____
Finance Director

Amount Required by Contract/Agreement \$ _____ Funding Source: _____

Dept./Div. _____ Index/Sub-object _____ Project # _____

3.) City Attorney's Office: Approved as to Form:

Lynn Solomon [Signature]

4.) Approved as to content: Assistant City Manager:

By: _____ By: _____
Stanley Hawthorne, Assistant City Manager Susanne Torriente, Assistant City Manager

5.) City Manager: Please sign as indicated and forward 1 originals to Clerk.

6.) To City Clerk for attestation and City seal.

INSTRUCTIONS TO CLERK'S OFFICE

7.) City Clerk: forwards 1 original document to **CARLA FOSTER** for recording.

Original Route form to Carla Foster, CAO

2014 SEP 18 PM 2:11
CITY CLERK'S OFFICE

9/30

This instrument prepared by:
Lynn Solomon
Assistant City Attorney
City of Fort Lauderdale
100 North Andrews Avenue
Fort Lauderdale, FL 33301

REVOCABLE LICENSE

THIS IS A REVOCABLE LICENSE granted this 16th day of September, 2014 by and between:

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

and

GDC BROWARD RB LLC, a Delaware limited liability company, whose principal address is 888 E. Las Olas Blvd., Suite 600, Fort Lauderdale, FL 33301 its successors and assigns ("LICENSEE")

WHEREAS, LICENSEE is the fee simple owner of real property having a street address of 2400 W. Broward Blvd., Fort Lauderdale, Florida situated and being in the City of Fort Lauderdale, Broward County, Florida more particularly described in Exhibit "A" attached hereto and made a part hereof (hereinafter "Property"); and

WHEREAS, the Property is the real property upon which the proposed Development Project will be constructed and associated staging will take place; and

WHEREAS, in order to construct the Development Project, LICENSEE indicates it is necessary to make certain improvements within the right of way of SW 24th Avenue; and

WHEREAS, LICENSEE indicates that to best insure the public safety during construction of the road improvements, it is necessary to temporarily close a portion of S.W. 24th Avenue (more particularly described below) with

Revocable License – Temporary Street Closure
Licensee: GDC Broward RB LLC

appropriate traffic control plans, emergency access, pavement markings, signage, warning lights, temporary barrier fences, completion of construction of underground utilities, restoration of pavement, subject to certain terms and conditions; and

WHEREAS, the CITY's Property and Right of Way Committee considered LICENSEE's application for a Revocable License and Maintenance of Traffic Plan involving temporary road closure of the street lying within the License Area, a schematic of which is attached as Exhibit "B" and recommended approval thereof at its July 22, 2014 meeting; and

WHEREAS, the City Commission of the City of Fort Lauderdale, by Motion, adopted on September 16, 2014, has authorized execution of this Revocable License by the proper CITY officials;

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained in this Revocable License, and other good and valuable considerations, the adequacy and receipt of which are hereby acknowledged, the parties agree as follows:

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

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

Building means the building located on the Property.

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

Contract Administrator means the City Engineer (Urban Design Engineer) for the CITY, or his designee. In the administration of this agreement, as contrasted with matters of policy, all parties may rely upon instructions or determinations made by the Contract Administrator. For the purposes hereof, the CITY Engineer's designee shall be the Urban Design Engineer.

Day(s) means in computing any period of time expressed in day(s) in this Revocable License, the day of the act, event, or default from which the designated period of time begins to run shall not be included. The last day of the period so computed shall be included unless it is a Saturday, Sunday, or legal holiday, in which event the period shall run until the end of the next day which is neither a Saturday, Sunday or legal holiday. When the period of time prescribed

or allowed is less than seven (7) days, intermediate Saturdays, Sundays, and legal holidays shall be excluded in the computation.

Development Project means the construction of a regional retail center with approximately 300,000 square footage of retail/commercial uses, located on the Property as approved by the Development Review Committee on May 21, 2014.

Effective Date means the effective date of this Revocable License, which shall be the date upon which the Revocable License has been executed by LICENSEE and the proper CITY officials on behalf of the CITY.

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 within the right-of-way as depicted on that Sketch and Description of such License Area being attached hereto as **Exhibit "B."**

LICENSEE means GDC BROWARD RB LLC, a Delaware limited liability company, 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 the Office of the City Engineer, or both, whichever the case may be.

M.O.T. means the Maintenance of Traffic Plan approved by the Office of the City Engineer under Permit No. **14080509**.

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

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

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

Project Improvements means the improvements to be constructed, installed, operated, maintained, repaired and reconstructed from time to time within the License Area, including construction and installation of underground utility facilities, street resurfacing, signage and pavement markings, temporary mounted signs, temporary barrier fences and gates and dust screen and construction and installation of utility facilities within License Area. The term *Project Improvements* includes, without limitation, road widening, installation of turning lane, utility relocation, installation of equipment for traffic signal/mast arm and traffic calming devices or any portion thereof.

Property means the real property owned by the LICENSEE, which Property is described as described in Exhibit "A" attached hereto.

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

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

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

3. Revocable License. From the Effective Date hereof, the CITY grants unto the LICENSEE a Revocable License for the nonexclusive possession, use, construction, installation, occupancy of the Project within the License Area during the term of the License at LICENSEE'S sole cost and expense, subject to the terms and conditions contained in this Revocable License. The Revocable License does not permit the Staging of Materials or Equipment within the License Area; provided however, materials and equipment used for the sole purpose of installing and constructing utilities within the License Area shall be permitted. The granting of this Revocable License is intended to ensure the public safety and to enable the Project Improvements to take place in an area inaccessible to the public.

4. Term.

4.1 The term of this Revocable License shall be as follows:

(a) SW 24th Avenue. Due to the need to keep the public safe and to make certain improvements within the License Area, LICENSEE indicates a need to close the north 242.43 feet of SW 24th Avenue (a sixty foot right of way) lying immediately east of the Property starting from the intersection of the west right of way line of S.W. 24th Avenue and the south right of way line of W. Broward Boulevard (POB) as shown on Exhibit B attached hereto (the "License Area"). The License Area shall be closed for a period of three (3) weeks unless terminated sooner pursuant to provisions 4.2, 4.3 or 23 hereof. The three (3) week closure period shall commence two (2) weeks after the date LICENSEE provides written notice to CITY that construction of the Project Improvements will be commencing.

Notwithstanding the foregoing, the License Agreement is revoked if the Project Improvements and road closure are not completed on or before February 28, 2015. In the event the Project Improvements and road closure are not completed by said date, LICENSEE shall have the right to request an extension of this License for an additional sixty (60) days upon approval of the City Manager. Said right must be exercised at least 20 days before February 28, 2015, or 20 days before the expiration date of any extension. The City Manager shall have the authority to extend the term of the License by not more than two (2) sixty (60) day periods beyond the period set forth in subsection 4.1 (a) herein. During each extension, if any, granted herein, Project Improvements and road closure must be completed prior to the expiration date of the extension.

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

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

4.4 In the event that emergent conditions arise within the License Area that present an imminent threat to the health, safety or welfare of Persons or property, the City Manager may temporarily suspend this Revocable License, in whole or in part, for a period not to exceed fourteen (14) days. In such a circumstance notice shall be provided to LICENSEE pursuant to the provisions of Section 13, Emergencies, of this Revocable License. In the event the condition persists for a period of seven (7) days, then this Revocable License may be temporarily suspended for a period in excess of fourteen (14) days by action of the City Commission.

4.5 This Revocable License may also be revoked or terminated pursuant to the terms of Section 23.

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

Revocable License – Temporary Street Closure
Licensee: GDC Broward RB LLC

5.1 LICENSEE shall submit Plans and Specifications for the Project Improvements, to the Office of the City Engineer, where required, and to the Building Official, where required, for review and approval prior to commencing construction of the Project Improvements.

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

5.3 To the extent required by law, no placement, installation or construction of the Project Improvements within the License Area shall be commenced prior to issuance of a Building Permit, where applicable, by the Building Official or issuance of an Engineering Permit, where applicable, by the City Engineer or designee.

5.4 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 CITY, at the discretion of the City Engineer or designee shall perform, at its sole cost and expense, a sub-surface utility investigation.

5.4.1 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.

5.4.2 In the event no defects to any of the subterranean utilities are detected as a result of the sub-surface utility investigation, 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.

5.5 Any damage to existing pavement or to any publicly owned property or rights-of-way, including sidewalk easement, 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.

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

5.7 LICENSEE shall be responsible for 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.

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

5.9 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, light poles, etc. located within the public rights of way outside the 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. Damage to any of the above referenced elements within the License Area shall be repaired to the extent required to return the License Area to the original condition at the time of completion of the Project Improvements.

6. Additional Conditions. The effectiveness of this Revocable License is subject to compliance with the following conditions:

6.1. Signing and pavement markings are to be placed in accordance with the Manual on Uniform Traffic Control Devices, the Plans and Specifications, the Florida Department of Transportation's Standard Specifications for Road and Bridge Construction and the Design Standards, dated 2010, or latest edition. In the event of conflict, the Contract Administrator shall proscribe which standard, specification or detail shall supersede or prevail.

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

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

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

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

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

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

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

6.9 At the conclusion of the Development Project, LICENSEE shall mill and surface the roadway as provided in Section 13.1.3 (c) hereof.

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

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

6.12 Except as to the Staging of Materials and Equipment in conjunction with the construction and installation of utility facilities within SW 24th Avenue right-of-way, storage of construction materials or equipment shall not be permitted within the License Area or any of the public rights-of-way within a two-block radius of the Property. Staging of Materials and Equipment and the use of cranes in the License Area is strictly prohibited.

6.13 Storage of dumpsters and debris shall be limited to the LICENSEE'S property and shall not be stored, placed or collected within the License Area or any of the public rights-of-way within a two-block radius of the Property.

6.14 When vehicles in a parking zone block the line of sight to TCZ (Traffic Control Through Work Zone) signs or when TCZ signs encroach on

a normal pedestrian walkway, the signs shall be barricade mounted and located in accordance with Index No. 17302.

6.15 The M.O.T. Plan for the Project shall be on file in the Office of the City Engineer under Permit No. **14080509**. LICENSEE shall proceed with the Project in accordance with the Maintenance of Traffic Plan for the Project. The terms and conditions of this Revocable License are hereby incorporated into the M.O.T. Plan and the Master Permit.

6.15.1 LICENSEE shall provide CITY with twenty-four hour access to Property. Access shall be provided via Knox box(es) located at both the northern and southern portions of the closure of SW 24th Avenue or by other means as approved by the Contract Administrator.

6.16 Structural concrete pours will be in the early AM or early afternoon and be completed so as not to interfere with rush hour traffic.

6.17 It shall be the responsibility of LICENSEE to employ flagmen on high activity days to direct traffic in and out of the project site to avoid disruption of traffic and to promote public safety. Flagmen may also be required to be employed by LICENSEE as determined by Contract Administrator.

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

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

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

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

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

6.23 Violation of any of the conditions of this Revocable License, Staging/Dust Control Plan or M.O.T. Plan shall result in a suspension of

engineering inspections under the Engineering Permits issued in conjunction with this Development Project and the development of the Property until such violations have been brought into compliance. LICENSEE waives all right, title and interest in continuation of engineering inspections while such violations continue to exist.

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

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

6.23.3 In the event it is necessary for LICENSEE to establish remote off-site parking facilities, then LICENSEE shall supply a tram, jitney or other transportation service to transport the personnel working the job-site from the remote off-site parking facility or facilities to the Property, if the off-site parking facility is outside a three (3) block radius from the Property.

6.24 LICENSEE shall mail notice of the closures at least two weeks in advance of the closures to the relevant business association and residential neighborhood association recognized by the City within which the Property lies and to all area property owners¹ and multi-family structures within the area described in 6.24.1 below.

6.24.1. The area for notice referenced in 6.24 above shall be an area within a five hundred (500) foot radius of the License Area.

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

7. Cost Recovery and Fees.

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

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

7.3 Rendition of Statement. Upon the CITY providing a statement of fees and/or costs to LICENSEE, LICENSEE shall pay CITY within thirty (30) days the amounts owed in accordance with the Statement. The Statement shall provide sufficient detail as to the nature of the cost, services rendered, inclusive dates services rendered, time consumed and cost relating thereto. For each month beyond thirty (30) days from rendition of the Statement to LICENSEE for which the fee remains unpaid, simple interest of one percent (1%) per month shall be due the CITY, provided, however that interest shall never 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.

8. 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.

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

10. Compliance with Regulations of Public Bodies. LICENSEE shall, at its sole cost and expense, possess, use, construct, operate, maintain and repair 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 and the Project in order to comply with health and sanitary requirements, fire hazard requirements, zoning requirements, building code requirements, City of Fort Lauderdale Engineering Standards, Americans With Disabilities Act requirements, environmental requirements and other similar regulatory requirements.

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

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

neat and orderly appearance at all times (except during the period of construction and installation of any utility facilities within such License Area).

13. Restoration of Road Right-Of-Way.

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

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

13.1.3. Upon completion of the Development Project, LICENSEE shall:

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

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

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

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

§ 25-108 Rights of Way Restoration
§ 25-109 Protection of Facilities

§ 25-110	General obligations of permittees
§ 25-111	Enforcement of permit obligations
§ 25-112	Construction bond

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

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

14. Emergencies. If an emergency situation arises with respect to the License Area or any condition thereof presents an imminent threat to the health or safety of Persons or property, the CITY shall make reasonable efforts to provide telephone notice to the LICENSEE's Contact Person. If, following that notice, LICENSEE fails to take timely action to correct the emergency situation, and allowing the emergency situation to continue would pose an imminent threat to health or safety to Persons or property, CITY may undertake such limited actions as are necessary to eliminate the emergency; and CITY shall be entitled to recover its reasonable costs of cure from LICENSEE in accordance with provisions hereof. For the purposes of this Paragraph, LICENSEE's Contact Person shall be Joe Passalacqua, Vice President of Construction, Gatlin Development Co., Inc., 888 E. Las Olas Blvd, Suite 600, Ft. Lauderdale, FL 33301; e-mail address: Joe@gatlindc.com; (954) 654-3588 cell. In the event the LICENSEE's Contact Person or any other information pertaining to the LICENSEE's Contact Person shall change, such change shall be provided to the CITY Engineer.

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

16. Liens Against the License Area. LICENSEE shall have no power or authority to incur any indebtedness giving a right to a lien of any kind or character upon the right, title or interest of CITY in and to the License Area, and no Person shall ever be entitled to any lien, directly or indirectly derived through or under the LICENSEE, or its agents, servants, employees, contractors or officers or on account of any act or omission of said LICENSEE as to the License Area. All Persons contracting with the LICENSEE, or furnishing materials, labor or

services to said LICENSEE, or to its agents or servants, as well as all Persons shall be bound by this provision of the Revocable License. Should any such lien be filed, LICENSEE shall discharge the same within thirty (30) days thereafter, by paying the same or by filing a bond, or otherwise, as permitted by law. LICENSEE shall not be deemed to be the agent of CITY, so as to confer upon a laborer bestowing labor upon or within the License Area, or upon material men who furnish material incorporated in the construction and improvements upon the foregoing, a construction lien pursuant to Chapter 713, Florida Statutes or an equitable lien upon the CITY's right, title or interest in and to the Property or License Area. These provisions shall be deemed a notice under Section 713.10(1), Florida Statutes of the "non-liability" of the CITY.

17. Removal. Except as may otherwise be expressly provided herein, LICENSEE shall remove all Project Improvements constructed within the License Area and any components thereof, exclusive of utilities facilities constructed and installed, upon revocation or termination of this License and upon demand of CITY for removal of such Project Improvements, and LICENSEE shall restore the License Area to the condition(s) that existed prior to LICENSEE's installation of any such Project Improvements within the License Area. Such removal shall be at LICENSEE's sole cost and expense. In the event LICENSEE fails to remove all or any part of the improvements within the License Area, exclusive of utilities facilities constructed and installed, contemplated herein within fifteen (15) days after written demand by the CITY to do so, the CITY is hereby authorized to remove such improvements and restore License Area to the condition that existed prior to the LICENSEE's construction or installation of the improvements in the License Area, and all reasonable costs associated with the removal and restoration thereof shall be fully reimbursed by LICENSEE. Notwithstanding the foregoing, LICENSEE shall have the obligation of immediately removing any equipment or materials or temporary fencing within the License Area upon termination of this License. In the event LICENSEE fails to do so, CITY shall have the right to remove same, recouping the reasonable cost thereof from LICENSEE in the manner set forth herein.

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

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

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

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

20. Indemnity. LICENSEE shall protect, defend, indemnify and hold harmless the CITY, its officers, employees and agents from and against any and all lawsuits, penalties, damages, settlements, judgments, decrees, costs, charges and other expenses including attorney's fees or liabilities of every kind, nature or degree arising out of or in connection with the rights, responsibilities and obligations of LICENSEE under this Revocable License (collectively "Claims"), conditions contained therein, the location, construction, repair, removal, demolition, maintenance, use or occupancy of the License Area, or the breach or default by LICENSEE of any covenant or provision of this Revocable License except for any occurrence arising out of or resulting from the intentional torts or gross negligence of the CITY, its officers, agents and employees. Without limiting the foregoing, any and all such Claims, suits, causes of action relating to personal injury, death, damage to property, defects in construction, rehabilitation, operation, maintenance, repair or restoration of the License Area or Property, alleged infringement of any patents, trademarks, copyrights or of any other tangible or intangible personal or real property right, or any actual or alleged violation of any applicable statute, ordinance, administrative order, rule or

regulation or decree of any court, is included in the indemnity. LICENSEE further agrees to investigate, handle, respond to, provide defense for, and defend any such Claims at its sole expense and agrees to bear all other costs and expenses related thereto even if the claim is groundless, false or fraudulent and if called upon by the CITY, LICENSEE shall assume and defend not only itself but also the CITY in connection with any Claims, 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. The indemnification obligations set forth herein shall survive termination of this Revocable License for a period coincident with the statute of limitations period applicable to the offending act, omission or default.

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

- (a) A general liability insurance policy, in standard form, insuring LICENSEE and CITY as an additional insured, against any and all liability for bodily injury or property damage arising out of or in connection with this Revocable License and the license granted herein with a policy limit of not less than One Million Dollars (\$1,000,000.00) per occurrence and Two Million Dollars (\$2,000,000.00) general aggregate and shall name the CITY as an additional insured. All such policies shall cover the Project activities and the possession, use, occupancy and maintenance of the License Area. This policy shall not be affected by any other insurance carried by CITY.
- (c) Workers' Compensation Insurance to apply to all LICENSEE's employees and employees of contractors retained by LICENSEE for the Project, said coverage to be in compliance with the "Workers' Compensation Law" of the State of Florida and all applicable federal laws. In addition, the policy(ies) shall include Employers' Liability with a limit of One Hundred Thousand Dollars (\$100,000.00) for each accident.
- (d) Business Automobile Liability for all vehicles owned by LICENSEE and LICENSEE's contractors that are involved in the operation of the Project with limits of Three Hundred Thousand Dollars (\$300,000.00) per occurrence combined single limit for Bodily Injury Liability and Property Damage Liability.

(e) All of the policies of insurance provided for in this Revocable License:

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

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

(g) CITY does not in any way represent that the types and amounts of insurance required hereunder are sufficient or adequate to protect LICENSEE's or Contractor's interests or liabilities but are merely

minimum requirements established by CITY's Risk Management Division. CITY reserves the right to require any other insurance coverages that CITY deems necessary depending upon the risk of loss and exposure to liability.

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

23. Remedies of CITY.

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

23.1.1 In the event the Contract Administrator finds that the LICENSEE has failed to timely cure such violation, the Contract Administrator shall provide Notice thereof to LICENSEE and impose or assess a fine of \$1,000.00 per day for each and every day the violation continues beyond the date set in the Notice under Section 23.1.

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

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

23.1.4 Within ten (10) days of receiving a Notice of Appeal under Section 23.1.3, the City Manager shall hear presentations thereon and render a written Final Order thereon, serving a copy thereof upon LICENSEE. In deciding an Appeal filed under Section

23.1.3, the City Manager may affirm, reverse or modify, in whole or in part, the findings of the Contract Administrator. The City Manager may equitably adjust any fines in the interests of justice.

23.1.5 In the event LICENSEE contests the Final Order of the City Manager under Section 23.1.4 above, LICENSEE may file a Notice of Appeal with the City Clerk including all written arguments in support of contesting the Final Order. The City Commission shall review the Notice of Appeal and the written arguments in support of contesting the Final Order as soon as a hearing thereon may be reasonably scheduled. At the hearing on the Appeal, the City Commission shall hear presentations by the LICENSEE and City Manager and shall render an Order ("Order on Appeal") thereon affirming, reversing or modifying the Final Order in whole or in part.

23.1.6 Any fines resulting from the process set forth in Sections 23.1.1 through 23.1.5 shall be paid to CITY within sixty (60) days from the final adjudication resulting from that process.

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

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

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

23.2 In the event the LICENSEE fails to timely cure the violation within the time specified in Section 23.1, the CITY, as an alternative to the procedures set forth in Sections 23.1.1 through 23.1.9, may

23.2.1 revoke or terminate this License; or

23.2.2 take any equitable action to enforce the terms and conditions of this Revocable License, it being stipulated by the parties that since this Revocable License deals with the right to use

a public right-of-way, a violation or breach of any term or condition of the Revocable License constitutes an irreparable injury to the public and CITY for which there is no adequate remedy at law; or

23.2.3 take such curative action that was required to be taken by the LICENSEE under the Revocable License and the cost and expense incurred in CITY's curative actions shall be passed on to and owed by LICENSEE, in which case LICENSEE shall be liable for payment to CITY for all reasonable and necessary costs and expenses incurred by CITY in connection with the performance of the action or actions. LICENSEE shall reimburse CITY within sixty (60) days following written demand for payment thereof. Interest shall accrue on the unpaid amount at the rate of twelve percent (12%) per annum, compounded monthly, but in no event shall interest exceed the highest amount allowed by Florida law. The demand shall include reasonable documentation supporting the expenses incurred by CITY. If a dispute arises as to the need for, or amount due to the CITY for repairs or maintenance undertaken by CITY in accordance with this License, and such dispute is not resolved within forty-five (45) days after the date that CITY makes the original written demand for payment, the LICENSEE shall pay to CITY the undisputed amount and shall provide CITY with a bond or other security acceptable to CITY for the disputed amount pending a resolution of the dispute by negotiation or litigation. In addition to any other remedies available to CITY, in the event of litigation between the parties, CITY shall be entitled to recover from LICENSEE all costs of collection, including reasonable attorneys' fees and court costs incurred at all tribunal and appellate levels, provided CITY ultimately prevails in such proceedings.

23.3 If LICENSEE does not make the payments required under this Section 21 within the sixty (60) day period set forth herein, then CITY shall have a right to record a Claim of Lien upon the Property, which Lien may be either (a) for the total amount of the fines resulting from the procedures set forth in Sections 23.1.1 through 23.1.6 or (b) for all reasonable and necessary costs and expenses of any cure undertaken by CITY in accordance with this Section, the cost of any interim insurance policy as provided herein, and reasonable attorneys' fees and costs associated therewith. The Lien shall be effective upon the recording of a Claim of Lien in the Public Records of Broward County, Florida, which Claim of Lien shall state all amounts due and owing to CITY. The Lien may be foreclosed by CITY in the same manner as provided by law for foreclosure of mortgage liens. The Lien shall continue until payment to CITY of the amounts set forth in the Lien (at which time CITY shall record a satisfaction of

such lien). In addition to the Lien, CITY shall have all other rights and remedies granted to it at law or in equity for LICENSEE's failure to pay the fines owed or reimburse CITY for curative actions taken by CITY. LICENSEE shall be entitled to pursue all legal and equitable remedies to contest the amount or existence of any such lien.

23.4 The remedies found within this Section 23, including all subsections thereof, are cumulative. The exercise of one does not preclude the exercise of any other remedy.

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

25. Notices.

(a) Except as provided in subparagraph (c) below, whenever it is provided herein that notice, demand, request or other communication shall or may be given to, or served upon, either of the parties by the other, or either of the parties shall desire to give or serve upon the other any notice, demand, request or other communication with respect hereto or with respect to any matter set forth in this Revocable License, each such notice, demand, request or other communication shall be in writing and any law or statute to the contrary notwithstanding shall not be effective for any purpose unless the same shall be given by either mailing the same (i) by registered or certified mail, postage prepaid, return receipt requested, or (ii) an overnight air mail service such as Federal Express or similar carrier 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 CITY may from time to time designate by notice as herein provided.

(b) All notices, demands, requests or other communications hereunder shall be deemed to have been given or served for all purposes hereunder forty-eight (48) hours after the time that the same shall be deposited with (i) the United States mail, postage prepaid, in the manner aforesaid, provided, or (ii) an overnight air mail service such as Federal Express or similar carrier.

AS TO CITY:

City Manager
City of Fort Lauderdale
P.O. Drawer 14250
Fort Lauderdale, FL 33302-4250

With copy to:

City Attorney

City of Fort Lauderdale
P.O. Drawer 14250
Fort Lauderdale, FL 33302-4250

AS TO LICENSEE:

Chad Williard, General Counsel
Gatlin Development Co., Inc.
888 E. Las Olas, Suite 600
Ft. Lauderdale, FL 33301

With Copy to:

Nectaria M. Chakas, Esq.
Lochrie & Chakas, P.A.
1401 E. Broward Boulevard, Suite 303
Ft. Lauderdale, FL 33301

(c) As to activities under Paragraph 14, Emergencies, notice need not be given in accordance with subparagraph (a) above, but notice shall be sufficient if given to the Contact Person pursuant to Paragraph 14, Emergencies.

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

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

28. Entire Revocable License. This Revocable License, together with any other agreements entered into contemporaneously herewith, constitutes and represents the entire Revocable License and any other agreements between the parties hereto and supersedes any prior understandings or Revocable Licenses or agreements, written or verbal, between the parties hereto respecting the

subject matter herein. This Revocable License may be amended, supplemented, modified or discharged only upon an amendment in writing executed by all of the parties hereto. This Revocable License shall inure to the benefit of and shall be binding upon the parties hereto and their respective successors and assigns, subject, however, to the limitations contained herein.

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

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

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

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

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

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

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

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

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

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

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

40. Force Majeure. Neither party shall be obligated to perform any duty, requirement or obligation under this Revocable License if such performance is prevented by fire, hurricane, earthquake, explosion, wars, sabotage, accident,

flood, acts of God, strikes, or other labor disputes, riot or civil commotions, or by reason of any other matter or condition beyond the control of either party, and which cannot be overcome by reasonable diligence and without unusual expense ("Force Majeure"). In no event shall a lack of funds alone on the part of LICENSEE be deemed Force Majeure.

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

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

WITNESSES:

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

Miranda Scott
MIRANDA SCOTT
[Witness print or type name]

CITY OF FORT LAUDERDALE

John R. Seiler
John R. "Jack" Seiler Mayor

Lee R. Feldman
Lee R. Feldman, City Manager

ATTEST:

Jonda K. Joseph
Jonda K. Joseph, City Clerk

APPROVED AS TO FORM:

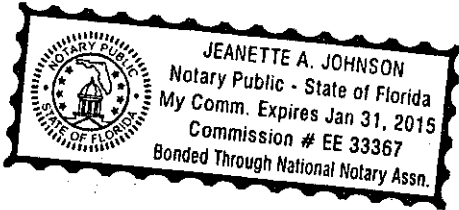
Lynn Solomon
Lynn Solomon,
Assistant City Attorney

Revocable License – Temporary Street Closure
Licensee: GDC Broward RB LLC

STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me this 23rd day of September 2014, by **John P. "Jack" Seiler**, Mayor of the City of Fort Lauderdale, a municipal corporation of Florida. He is personally known to me and did not take an oath.

(Seal)



Jeanette A. Johnson
Notary Public, State of Florida
(Signature of Notary taking Acknowledgment)

Jeanette A. Johnson
Name of Notary Typed, Printed or Stamped

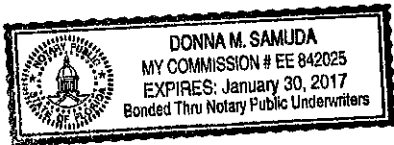
My Commission Expires: 1/31/15

Commission Number EE 33367

STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me this 19th day of September, 2014, by **Lee R. Feldman**, City Manager of the City of Fort Lauderdale, a municipal corporation of Florida. He is personally known to me and did not take an oath.

(SEAL)



Donna M. Samuda
Notary Public, State of Florida
(Signature of Notary taking Acknowledgment)

DONNA M. SAMUDA
Name of Notary Typed, Printed or Stamped

My Commission Expires: January 30, 2017

EE 842025
Commission Number

Revocable License – Temporary Street Closure
Licensee: GDC Broward RB LLC

WITNESSES:

LICENSEE:

Julie K. Passanqua
[Witness Signature]

Julie K. Passanqua
[Witness print/type name]

[Signature]
[Witness Signature]

JOSE BAELLA
[Witness print/type name]

GDC BROWARD RB, LLC, a Delaware limited liability company

By: Gatlin Development Co., Inc., a California corporation

By: [Signature]
Franklin C. Gatlin, III, CEO

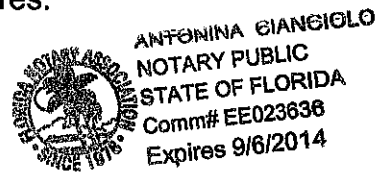
STATE OF Florida)
COUNTY OF Broward) SS

The foregoing instrument was acknowledged before me this 15 day of August, 2014, by Franklin C. Gatlin, III as CEO of Gatlin Development Co., a California corporation, as Manager of GDC BROWARD RB, LLC, a Delaware limited liability company freely and voluntarily on behalf of said company. He is personally known to me or has produced _____ as identification or is known to me personally.

Antonina Cianciolo
Notary Public

ANTONINA CIANCIULO
Typed, printed or stamped name of Notary Public

My Commission Expires:



Revocable License – Temporary Street Closure
Licensee: GDC Broward RB, LLC

EXHIBIT "A"

PROPERTY

Revocable License – Temporary Street Closure
Licensee: GDC Broward RB, LLC

LEGAL DESCRIPTION TO ACCOMPANY SKETCH
 BEING ALL OF AMENDED PLAT OF BLOCKS 4, 5, 6, 7 & 14,
 WOODLAND PARK - UNIT #1 PLAT BOOK 30, PAGE 45,
 WOODLAND PARK (UNIT ONE), PLAT BOOK 10, PAGE 64
 AND A PORTION OF THE NORTHEAST 1/4 OF
 SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST
 FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

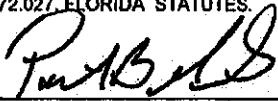
LEGAL DESCRIPTION:

A PARCEL OF LAND LYING WITHIN THE NORTHWEST ONE-QUARTER (NW ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST, CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST; THENCE NORTH 87°47'47" EAST, ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SECTION 8, A DISTANCE OF 66.66 FEET; THENCE SOUTH 02°12'13" EAST, DEPARTING SAID NORTH SECTION LINE, A DISTANCE OF 50.00 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF BROWARD BOULEVARD, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP - SECTION 86006-2501, LYING 50.00 FEET SOUTH OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SAID SECTION 8 AND A POINT ON THE NORTH LINE OF PARCEL "A", AS SHOWN ON THE "AMENDED PLAT OF WOODLAND PARK - UNIT 1", AS RECORDED IN PLAT BOOK 30, PAGE 45 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE NORTH 87°47'47" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE AND NORTH LINE OF SAID PARCEL "A", A DISTANCE OF 172.91 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF BROWARD BOULEVARD, AS RECORDED IN OFFICIAL RECORD BOOK 6863, PAGE 396, SAID POINT ALSO BEING THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 93.00 FEET; THENCE EASTERLY DEPARTING SAID NORTH LINE OF PARCEL A, ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 19°05'28", A DISTANCE OF 30.99 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 107.00 FEET; THENCE EASTERLY CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°05'28", A DISTANCE OF 35.65 FEET TO THE POINT OF TANGENCY; THENCE NORTH 87°47'47" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 50.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 107.00 FEET; THENCE EASTERLY CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°05'28", A DISTANCE OF 35.65 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 93.00 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, THROUGH A

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SKETCH AND DESCRIPTION SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "MINIMUM TECHNICAL STANDARDS" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


 PATRICK B. MEEDS
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA LICENSE No. LS - 4728

1/22/14
 DATE OF SIGNATURE

SURVEYOR'S NOTES

1. THE BEARINGS SHOWN HEREON REFER TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83/1990 ADJUSTMENT), BASED UPON THE CENTERLINE OF S.W. 2ND STREET BEING NORTH 87°47'47" EAST.

NOTE: SEE SHEETS 4-5 OF 5 FOR SKETCH OF DESCRIPTION.

DESCRIPTION NOT VALID UNLESS ACCOMPANIED WITH SKETCH OF DESCRIPTION AS SHOWN ON SHEETS 4-5 OF 5 OF THIS DOCUMENT.

THIS IS NOT A SURVEY

CREECH ENGINEERS, INC.
 CORPORATION CERTIFICATE OF AUTHORIZATION No. LB 6705

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CREECH
ENGINEERS, INC.

CIVILIZATION ENGINEERED
 7881 S.W. ELLIPSE WAY, STUART, FLORIDA 34997 (772) 283-1413
 OFFICES ALSO IN MELBOURNE, PORT ST. LUCIE AND TALLAHASSEE FL.

BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 5139
 PROFESSIONAL SURVEYORS AND MAPPERS, AMENDED CERTIFICATE NO. LB-0006705

SHOPPING CENTER LAND

BROWARD COUNTY		FLORIDA	
PROJECT NO. 12016.00 (00)	REVISED DATE: JAN. 16, 2014	DATE: DEC. 16, 2012	
GADD FILE: 12016 SKT DEFC SH CNTR LAND		SCALE: N/A	SHEET 1 OF 5

LEGAL DESCRIPTION TO ACCOMPANY SKETCH
BEING ALL OF AMENDED PLAT OF BLOCKS 4, 5, 6, 7 & 14,
WOODLAND PARK – UNIT #1 PLAT BOOK 30, PAGE 45,
WOODLAND PARK (UNIT ONE), PLAT BOOK 10, PAGE 64
AND A PORTION OF THE NORTHEAST 1/4 OF
SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST
FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION: (CONTINUED)

CENTRAL ANGLE OF 19°05'28", A DISTANCE OF 30.99 FEET TO THE POINT OF TANGENCY AND INTERSECTION WITH SAID SOUTHERLY RIGHT OF WAY LINE OF BROWARD BOULEVARD, AS SHOWN ON SAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP - SECTION 86006-2501 AND SAID NORTH LINE OF PARCEL "A"; THENCE NORTH 87°47'47" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND NORTH LINE OF PARCEL "A", PARCEL "B" AND PARCEL "C" OF SAID "AMENDED PLAT OF WOODLAND PARK - UNIT 1", A DISTANCE OF 870.18 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, NORTH LINE OF PARCEL "C", AND ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 91°00'37", A DISTANCE OF 39.71 FEET TO THE EAST LINE OF SAID PARCEL "C", ALSO BEING THE WESTERLY RIGHT OF WAY LINE OF S.W. 24TH AVENUE; THENCE SOUTH 01°11'36" EAST, ALONG SAID EAST LINE OF SAID PARCEL "C" AND ITS SOUTHERLY EXTENSION AND SAID WESTERLY RIGHT OF WAY LINE OF S.W. 24TH AVENUE, A DISTANCE OF 1,266.20 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SAID SECTION 8, ALSO BEING THE NORTH LINE OF BLOCK "A" OF THE "AMENDED PLAT OF WOODLAND PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 29, PAGE 18 OF THE PUBLIC RECORDS OF SAID BROWARD COUNTY, FLORIDA; THENCE SOUTH 88°02'57" WEST, ALONG SAID SOUTH LINE OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SAID SECTION 8 AND NORTH LINE OF SAID BLOCK "A", A DISTANCE OF 660.40 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE WEST 655.00 FEET OF THE WEST ONE-HALF (W ½) OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SAID SECTION 8; THENCE NORTH 01°15'07" WEST, ALONG SAID EAST LINE, A DISTANCE OF 92.27' FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE NORTH 1,246.67' FEET OF THE WEST ONE-HALF (W ½) OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SAID SECTION 8; THENCE SOUTH 87°47'47" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 500.09' FEET TO AN INTERSECTION WITH A LINE LYING 155.00' FEET EAST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SAID SECTION 8; THENCE NORTH 01°15'07" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 166.67 FEET TO THE NORTHEAST CORNER OF THE PLAT OF "HENDERSON MENTAL HEALTH CENTER", AS RECORDED IN PLAT BOOK 173, PAGE 5, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 87°47'47" WEST, ALONG THE NORTH LINE OF SAID PLAT, A DISTANCE OF 120.00 FEET TO AN INTERSECTION WITH A LINE LYING 35.00 FEET EAST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SAID SECTION 8, BEING THE EAST RIGHT OF WAY LINE OF S.W. 27TH AVENUE, THENCE NORTH 01°15'07" WEST, DEPARTING SAID NORTH LINE OF "HENDERSON MENTAL HEALTH CENTER", ALONG SAID EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 5642, PAGE 176 AND OFFICIAL RECORD BOOK 5642, PAGE 174, BEING THE EAST RIGHT OF WAY LINE OF S.W. 27TH AVENUE, A DISTANCE OF 110.33 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID EAST RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 25°50'31", A DISTANCE OF 9.02 FEET TO THE END OF SAID CURVE AND TO AN INTERSECTION WITH A LINE LYING 37.00 FEET EAST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF THE NORTHWEST ONE-QUARTER (NW ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SAID SECTION 8, THENCE NORTH 01°15'07" WEST, ALONG SAID PARALLEL

NOTE: SEE SHEETS 4-5 OF 5 FOR SKETCH OF DESCRIPTION.

DESCRIPTION NOT VALID UNLESS ACCOMPANIED WITH SKETCH OF DESCRIPTION AS SHOWN ON SHEETS 4-5 OF 5 OF THIS DOCUMENT.

THIS IS NOT A SURVEY

CREECH
ENGINEERS, INC.
CIVILIZATION ENGINEERED

7881 S.W. ELLIPSE WAY, STUART, FLORIDA 34997 (772) 283-1413
OFFICES ALSO IN MELBOURNE, PORT ST. LUCIE AND TALLAHASSEE FL.

BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 5139
PROFESSIONAL SURVEYORS AND MAPPERS, AMENDED CERTIFICATE NO. LB-0006705

SHOPPING CENTER LAND

BROWARD COUNTY

FLORIDA

PROJECT NO. 12016.00 (00) | REVISED DATE: JAN. 16, 2014 | DATE: DEC. 18, 2012
CADD FILE: 12016 SKT_DESC_SH_CNTR_LAND | SCALE: N/A | SHEET 2 OF 5

LEGAL DESCRIPTION TO ACCOMPANY SKETCH
BEING ALL OF AMENDED PLAT OF BLOCKS 4, 5, 6, 7 & 14,
WOODLAND PARK - UNIT #1 PLAT BOOK 30, PAGE 45,
WOODLAND PARK (UNIT ONE), PLAT BOOK 10, PAGE 64
AND A PORTION OF THE NORTHEAST 1/4 OF
SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST
FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION: (CONTINUED)

LINE, A DISTANCE OF 68.94 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF LOT 13, BLOCK 15, OF THE PLAT OF "WOODLAND PARK (UNIT ONE)", RECORDED IN PLAT BOOK 10, PAGE 64, OF THE PUBLIC RECORDS OF SAID BROWARD COUNTY, FLORIDA, SAID LINE ALSO BEING THE NORTH RIGHT OF WAY LINE OF S.W. 2ND COURT; SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, WHOSE RADIUS POINT BEARS NORTH 44°48'09" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND SOUTH LINE OF SAID LOT 13, THROUGH A CENTRAL ANGLE OF 43°56'44", A DISTANCE OF 19.17 FEET; THENCE NORTH 01°15'07" WEST, ALONG THE WEST LINE OF SAID LOT 13 AND EAST RIGHT OF WAY LINE OF S.W. 27TH AVENUE, A DISTANCE OF 83.50 FEET TO AN INTERSECTION WITH THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 9641, PAGE 940 OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 00°11'28" EAST, DEPARTING SAID WEST LINE OF LOT 13, ALONG THE EAST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 9641, PAGE 940, BEING THE EAST RIGHT OF WAY LINE OF S.W. 27TH AVENUE, A DISTANCE OF 107.20 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND EAST LINE OF OFFICIAL RECORD BOOK 9641, PAGE 940, THROUGH A CENTRAL ANGLE OF 87°36'19", A DISTANCE OF 38.23 FEET TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 9641, PAGE 940; THENCE SOUTH 87°47'47" WEST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 2.69 FEET TO THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND NORTH LINE OF SAID LANDS THROUGH A CENTRAL ANGLE OF 45°06'10", A DISTANCE OF 19.68 FEET TO AN INTERSECTION WITH A LINE BEING 37.00 FEET EAST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 8; THENCE NORTH 01°15'07" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 75.24 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 9334, PAGE 525 OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE, HAVING A RADIUS OF 25.00 FEET, WHOSE RADIUS POINT BEARS NORTH 44°33'20" EAST; THENCE SOUTHEASTERLY ALONG SAID SOUTH LINE AND ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°45'33", A DISTANCE OF 20.40 FEET; THENCE NORTH 87°47'47" EAST, ALONG SAID LANDS A DISTANCE OF 5.54 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 25.00 FEET, WHOSE RADIUS POINT BEARS NORTH 02°12'13" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 9334, PAGE 525, THROUGH A CENTRAL ANGLE OF 92°23'41", A DISTANCE OF 40.31 FEET TO AN INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF S.W. 27TH AVENUE, AS RECORDED IN OFFICIAL RECORD BOOK 9334, PAGE 525; THENCE ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING THREE COURSES AND DISTANCES: NORTH 00°11'28" EAST, A DISTANCE OF 298.99 FEET; THENCE NORTH 01°15'07" WEST, A DISTANCE OF 200.45 FEET; THENCE NORTH 43°16'14" EAST, A DISTANCE OF 34.92 FEET TO AN INTERSECTION WITH A LINE LYING 50.00 FEET SOUTH OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 8, BEING THE SOUTHERLY RIGHT OF WAY LINE OF BROWARD BOULEVARD, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP - SECTION 86006-2501, AND NORTH LINE OF PARCEL "A", OF SAID "AMENDED PLAT OF WOODLAND PARK - UNIT 1", AND THE POINT OF BEGINNING;

CONTAINING 1,570,270 SQUARE FEET OR 36.04843 ACRES, MORE OR LESS.

NOTE: SEE SHEETS 4-5 OF 5 FOR SKETCH OF DESCRIPTION.

DESCRIPTION NOT VALID UNLESS ACCOMPANIED WITH SKETCH OF DESCRIPTION AS SHOWN ON SHEETS 4-5 OF 5 OF THIS DOCUMENT.

THIS IS NOT A SURVEY

CREECH
ENGINEERS, INC.

CIVILIZATION ENGINEERED
7881 S.W. ELLIPSE WAY, STUART, FLORIDA 34997 (772) 283-1413
OFFICES ALSO IN MELBOURNE, PORT ST. LUCIE AND TALLAHASSEE FL.

BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 5139
PROFESSIONAL SURVEYORS AND MAPPERS, AMENDED CERTIFICATE NO. LB-0006705

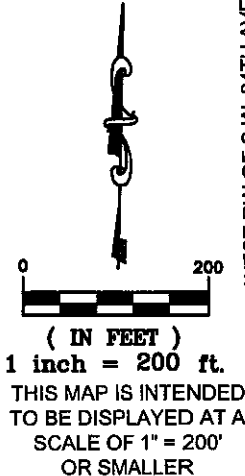
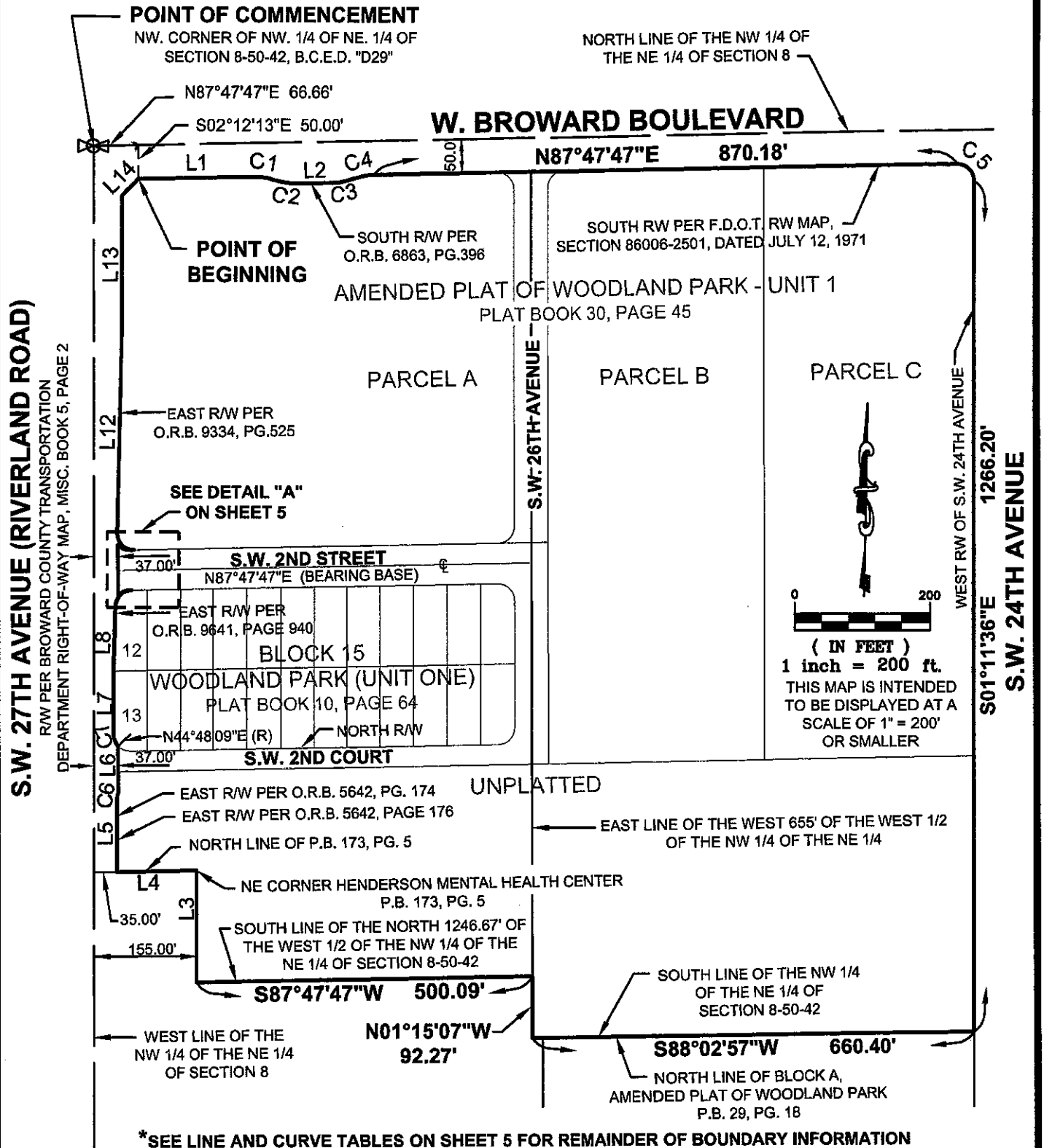
SHOPPING CENTER LAND

BROWARD COUNTY

FLORIDA

PROJECT NO. 12016.00 (00) | REVISED DATE: JAN. 16, 2014 | DATE: DEC. 18, 2012
CADD FILE: 12016 SKT DESC SH CNTR LAND | SCALE: N/A | SHEET 3 OF 5

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



*SEE LINE AND CURVE TABLES ON SHEET 5 FOR REMAINDER OF BOUNDARY INFORMATION

NOTE: SEE SHEETS 1-3 OF 5 FOR DESCRIPTION, SURVEYOR'S NOTES AND CERTIFICATION.

THIS IS NOT A SURVEY

CREECH ENGINEERS, INC.
 CIVILIZATION ENGINEERED
 7881 S.W. ELLIPSE WAY, STUART, FLORIDA 34997 (772) 283-1413
 OFFICES ALSO IN MELBOURNE, PORT ST. LUCIE AND TALLAHASSEE FL.

BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 5139
 PROFESSIONAL SURVEYORS AND MAPPERS, AMENDED CERTIFICATE NO. LB-0006705

SHOPPING CENTER LAND

BROWARD COUNTY FLORIDA
 PROJECT NO. 12016.00 (00) | REVISED DATE: JAN. 16, 2014 | DATE: DEC. 18, 2012
 CADD FILE: 12016 SKT_DESC_SH_CNTR_LAND | SCALE: 1" = 200' | SHEET 4 OF 5

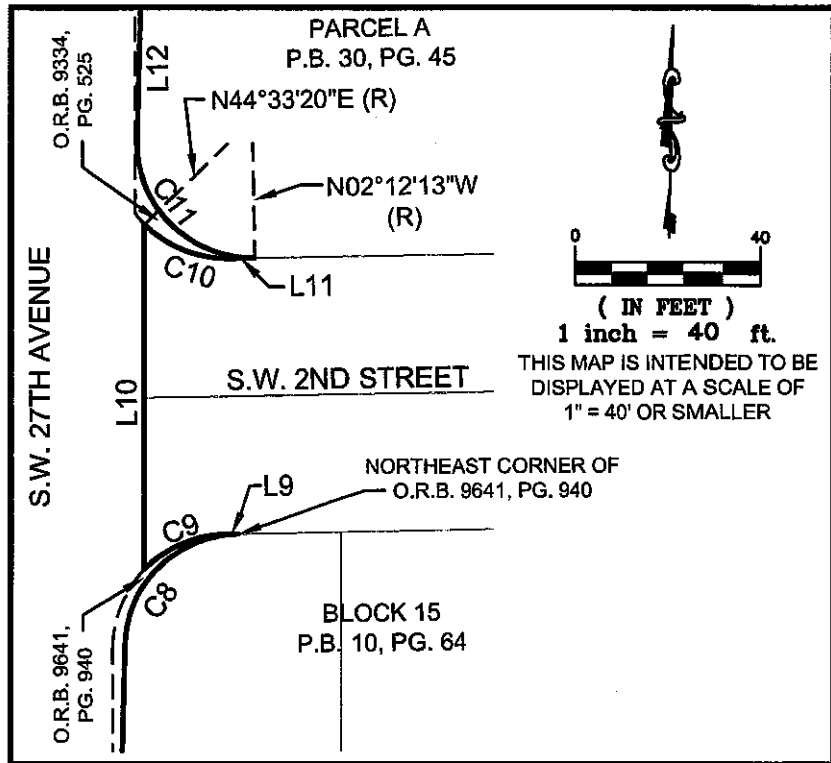
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LINE TABLE		
LINE	BEARING	LENGTH
L1	N87°47'47"E	172.91
L2	N87°47'47"E	50.00
L3	N01°15'07"W	166.67
L4	S87°47'47"W	120.00
L5	N01°15'07"W	110.33
L6	N01°15'07"W	68.94
L7	N01°15'07"W	83.50
L8	N00°11'28"E	107.20
L9	S87°47'47"W	2.69
L10	N01°15'07"W	75.24
L11	N87°47'47"E	5.54
L12	N00°11'28"E	298.99
L13	N01°15'07"W	200.45
L14	N43°16'14"E	34.92

CURVE TABLE			
CURVE	RADIUS	CENTRAL ANGLE	LENGTH
C1	93.00	19°05'28"	30.99
C2	107.00	19°05'28"	35.65
C3	107.00	19°05'28"	35.65
C4	93.00	19°05'28"	30.99
C5	25.00	91°00'37"	39.71
C6	20.00	25°50'31"	9.02
C7	25.00	43°56'44"	19.17
C8	25.00	87°36'19"	38.23
C9	25.00	45°06'10"	19.68
C10	25.00	46°45'33"	20.40
C11	25.00	92°23'41"	40.31

DETAIL "A"

LEGEND	
B.C.E.D.	BROWARD COUNTY ENGINEERING DEPARTMENT
⊕	CENTERLINE
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
INC.	INCORPORATED
LB	LICENSED BUSINESS
LS	LICENSED SURVEYOR
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
P.S.M.	PROFESSIONAL SURVEYOR AND MAPPER
(R)	RADIAL
RAW	RIGHT-OF-WAY
SECTION 8-50-42	SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST



NOTE: SEE SHEETS 1 - 3 OF 5 FOR DESCRIPTION, SURVEYOR'S NOTES AND CERTIFICATION.

THIS IS NOT A SURVEY

CREECH

ENGINEERS, INC.

CIVILIZATION ENGINEERS
7881 S.W. ELLIPSE WAY, STUART, FLORIDA 34997 (772) 283-1413
OFFICES ALSO IN MELBOURNE, PORT ST. LUCIE AND TALLAHASSEE FL.

BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 5139
PROFESSIONAL SURVEYORS AND MAPPERS, AMENDED CERTIFICATE NO. LB-0006705

SHOPPING CENTER LAND

BROWARD COUNTY		FLORIDA	
PROJECT NO. 12016.00 (00)	REVISED DATE: JAN. 16, 2014	DATE: DEC. 18, 2012	
CADD FILE: 12016_SKT_DESC_SH_CNTR_LAND		SCALE: N/A	SHEET 5 OF 5

EXHIBIT "B"

LICENSE AREA AND SKETCH

Revocable License – Temporary Street Closure
Licensee: GDC Broward RB, LLC

LEGAL DESCRIPTION TO ACCOMPANY SKETCH
BEING A PORTION OF S.W. 24TH AVENUE
LYING IN SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST
FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION:

A PORTION OF S.W. 24TH AVENUE, AS SHOWN ON THE AMENDED PLAT OF WOODLAND PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 29, PAGE 18, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF SAID S.W. 24TH AVENUE AND THE SOUTH RIGHT-OF-WAY LINE OF W. BROWARD BOULEVARD, BEING THE SOUTHERLY TERMINATION OF A CURVE ALONG SAID SOUTH RIGHT-OF-WAY LINE PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 86006-2501, DATED JULY 12, 1971; THENCE SOUTH 01°11'36" EAST, A DISTANCE OF 242.43 FEET; THENCE NORTH 88°48'24" EAST, DEPARTING SAID WEST RIGHT-OF-WAY LINE OF S.W. 24TH AVENUE, A DISTANCE OF 60.00 FEET TO AN INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID S.W. 24TH AVENUE; THENCE NORTH 01°11'36" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 238.97 FEET; THENCE NORTH 87°53'42" WEST, DEPARTING SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 60.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 14,442 SQUARE FEET OR 0.33154 ACRES, MORE OR LESS.

LEGEND


F.D.O.T.	= FLORIDA DEPARTMENT OF TRANSPORTATION
INC.	= INCORPORATED
LB	= LICENSED BUSINESS
LS	= LICENSED SURVEYOR
LTD.	= LIMITED
NO.	= NUMBER
P.O.B.	= POINT OF BEGINNING
P.S.M.	= PROFESSIONAL SURVEYOR AND MAPPER
RAW	= RIGHT-OF-WAY

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE SKETCH AND DESCRIPTION SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "MINIMUM TECHNICAL STANDARDS" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 6J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

AUGUST 1, 2014

DATE OF SIGNATURE


 STEVEN N. BRICKLEY
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA LICENSE No. LS - 6841

SURVEYOR'S NOTES

1. THE BEARINGS SHOWN HEREON REFER TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83/1990 ADJUSTMENT), BASED UPON THE WEST RIGHT-OF-WAY LINE OF S E 24TH AVENUE, BEING SOUTH 01°11'36" EAST.

NOTE: SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION.
 DESCRIPTION NOT VALID UNLESS ACCOMPANIED WITH SKETCH OF DESCRIPTION AS SHOWN ON SHEET 2 OF 2 OF THIS DOCUMENT.

THIS IS NOT A SURVEY

BOWMAN CONSULTING GROUP, LTD., INC.
 CORPORATION CERTIFICATE OF AUTHORIZATION No. LB 8030

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Bowman
C O N S U L T I N G

Bowman Consulting Group, Ltd., Inc. Phone: (772) 283-1413
 7881 S.E. Ellipse Way Fax: (772) 220-7881
 Stuart, Florida 34997 www.bowmanconsulting.com

● Bowman Consulting Group, Ltd.

Professional Surveyors and Mappers, Certificate No. Lb-8030

RIVERBEND MARKETPLACE
TEMPORARY ROAD CLOSURE EXHIBIT
S.W. 24TH AVENUE

BROWARD COUNTY

FLORIDA

PROJECT NO. 010001-03-001(12016)

REVISED DATE:

DATE: AUG. 1, 2014

CADD FILE: 12016 SKT DESC 24TH ABANDON

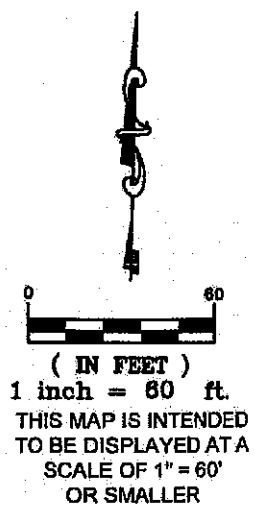
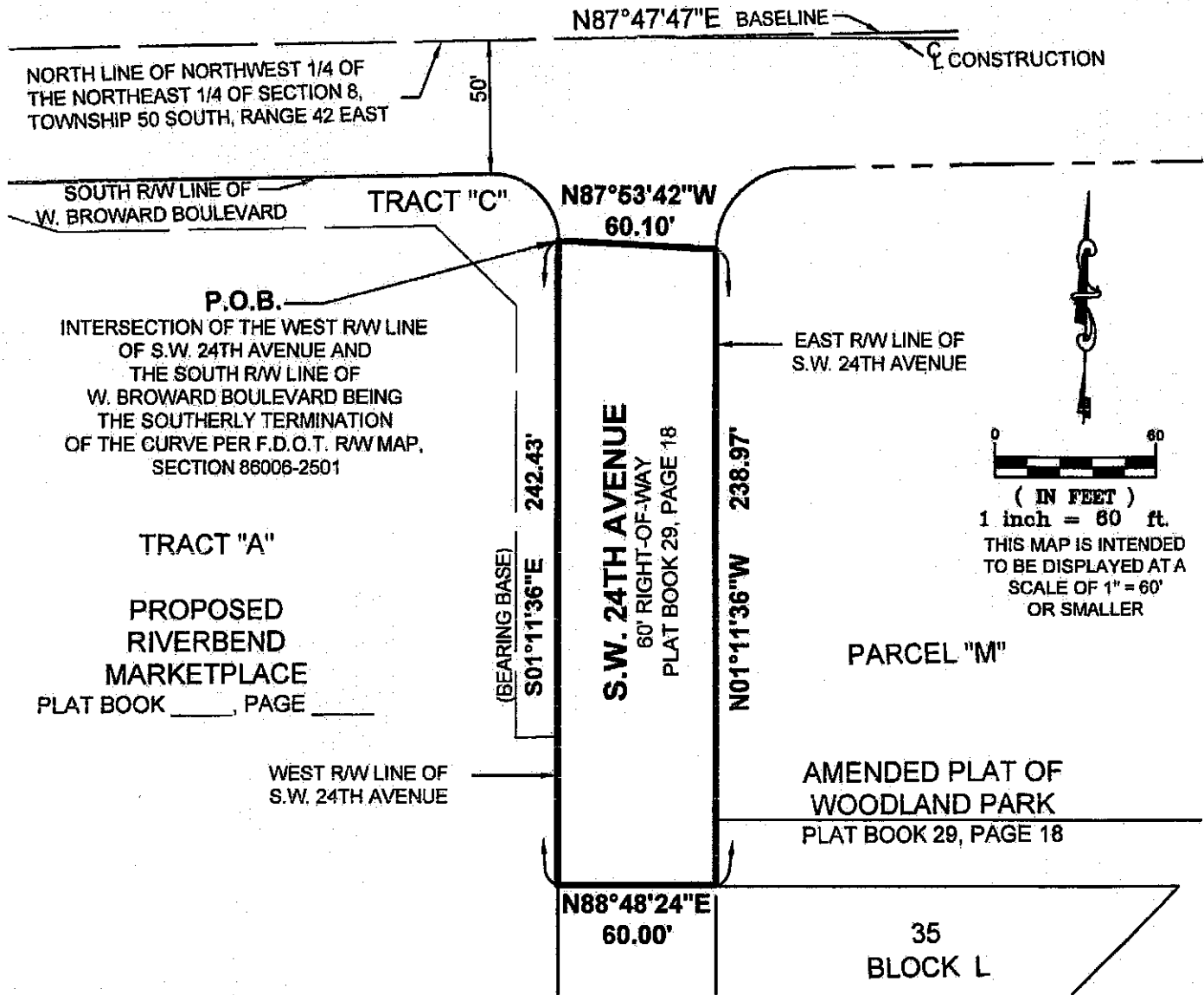
SCALE: N/A

SHEET 1 OF 2

SKETCH OF DESCRIPTION
 BEING A PORTION OF S.W. 24TH AVENUE
 LYING IN SECTION 8, TOWNSHIP 50 SOUTH, RANGE 42 EAST
 FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

W. BROWARD BOULEVARD (S.R. 842)

PER F.D.O.T. RIGHT-OF-WAY MAP, SECTION 86006-2501, DATED JULY 12, 1971
 (RIGHT-OF-WAY WIDTH VARIES)



NOTE: SEE SHEET 1 OF 2 FOR DESCRIPTION, SURVEYOR'S NOTES AND CERTIFICATION.

THIS IS NOT A SURVEY

Bowman
C O N S U L T I N G

Bowman Consulting Group, Ltd., Inc. Phone: (772) 283-1413
 7881 S.E. Ellipse Way Fax: (772) 220-7881
 Stuart, Florida 34997 www.bowmanconsulting.com

© Bowman Consulting Group, Ltd.

Professional Surveyors and Mappers, Certificate No. Lb-8030

**RIVERBEND MARKETPLACE
 TEMPORARY ROAD CLOSURE EXHIBIT
 S.W. 24TH AVENUE**

BROWARD COUNTY

FLORIDA

PROJECT NO. 010001-03-001(12016)

REVISED DATE:

DATE: AUG. 1, 2014

CADD FILE: 12016 SKT DESC 24TH ABANDON

SCALE: 1" = 60'

SHEET 2 OF 2