

Return recorded copy to:

Broward County Highway Construction &
Engineering Division
1 North University Drive, Suite 300B
Plantation, FL 33324-2038

Document prepared by:
Al DiCalvo
Assistant County Attorney
Broward County Attorney's Office
115 South Andrews Avenue, Room 423
Fort Lauderdale, FL 33301

NOTICE: PURCHASERS, GRANTEES, HEIRS, SUCCESSORS AND ASSIGNS OF ANY INTEREST IN THE BURDENED PARCEL SET FORTH ON 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

THIS IS AN AGREEMENT made and entered into by and among: BROWARD COUNTY, a political subdivision of the State of Florida, hereinafter referred to as the "COUNTY,"

RELIANCE-PROGRESSO ASSOCIATES, LTD., a limited partnership organized and authorized to conduct business in Florida, hereinafter referred to as the "LICENSEE,"

AND

CITY OF FORT LAUDERDALE, a municipal corporation of the State of Florida, hereinafter referred to as the "MUNICIPALITY."

WHEREAS, LICENSEE is the Owner of property which is described in Exhibit "A," attached hereto and incorporated herein (the "Burdened Parcel"); and

WHEREAS, 44 feet of right-of-way was created by Plat, Maintenance Map and Road Easement for future expansion of Andrews Avenue as recorded in Ausherman's Subdivision, Plat Book 2, Page 4 and Miscellaneous Map Book 3, Page 45 and Official Record Book 47591, Page 1549; and

WHEREAS, Broward County is the jurisdiction that owns and controls the right-of-way for Andrews Avenue, including that portion of the right-of-way area that lies between the Burdened Parcel and the back of curb of Andrews Avenue; and

WHEREAS, COUNTY has agreed to permit the temporary use of a portion of said right-of-way as described in Exhibit "B," attached hereto and incorporated herein (the "Property"); and

WHEREAS, MUNICIPALITY, by motion of its governing body adopted on the ____ day of _____, 20____, has approved the acceptance of the responsibility, should LICENSEE fail to comply with the terms of this Agreement, for the ongoing maintenance of the landscaping, irrigation, and related improvements pursuant to the terms of this Agreement, and has authorized the appropriate municipal officers to execute this Agreement; and

WHEREAS, the parties have agreed to enter into this Revocable License Agreement ("Agreement") in relation to the use of the right-of-way described in Exhibit "B," as provided below; NOW, THEREFORE,

IN CONSIDERATION of the mutual terms, conditions, promises, and covenants hereinafter set forth, COUNTY, LICENSEE, and MUNICIPALITY agree as follows:

1. The above recitals and representations are true and correct and are incorporated herein.
2. DESCRIPTION OF PROPERTY. That portion of the right-of-way as described in Exhibit "B" (the "Property"), attached hereto and made a part hereof.
3. TERM. The term of this Agreement shall commence upon its execution by all parties and shall continue until such time as the COUNTY notifies LICENSEE, in accordance with Article 12, to cease using the Property.
4. USE OF PROPERTY. COUNTY hereby grants to LICENSEE the revocable license for non-exclusive access and use of the Property only for landscaping, irrigation, and related improvements (the "improvements"), including the ongoing maintenance thereof, as detailed in the landscaping and irrigation plans, attached hereto and incorporated herein as Exhibit "C." The Property shall not be used for any other purpose whatsoever without written amendment of this Agreement. LICENSEE covenants that it will not, without written consent of the COUNTY, permit the Property to be used by any person, firm, entity, or corporation other than LICENSEE and its agents. LICENSEE further covenants that no nuisance or hazardous trade or occupation shall be permitted or carried on, in, or upon the Property. No act shall be permitted and nothing shall be kept in or about the Property that will increase the risk of any hazard, fire, or catastrophe, and no waste shall be permitted or committed upon or any damage done to the Property. LICENSEE shall not permit the Property to be used in any manner which will violate any laws or regulations of any governmental entity or agency.
 - 4.1 LICENSEE shall submit plans for the installation of the improvements, together with a schedule for the ongoing maintenance thereof, to the

Broward County Highway Construction and Engineering Division at least thirty (30) days before installation, and shall not install the improvements until written approval is obtained from the Broward County Highway Construction and Engineering Division. The landscaping plans shall incorporate a minimum fifty percent (50%) native species by plant types (i.e. canopy tree, palm tree, and shrub) and, together with the schedule for the ongoing maintenance, shall comply with the Broward County Naturescape program and Florida-Friendly Landscaping principles.

- 4.2 LICENSEE shall notify the Broward County Highway Construction and Engineering Division within five (5) days after installation of the improvements. The Broward County Highway Construction and Engineering Division may require LICENSEE to reinstall or remove the improvements, if the improvements or use do not comply with this Agreement or the approved plans.
- 4.3 COUNTY, its agents or authorized employees, shall continue to have unimpeded and unrestricted access to the Property at any and all times to examine it to determine if LICENSEE is properly using the Property pursuant to the terms and conditions of this Agreement.
- 4.4 Any replacement of the improvements by LICENSEE shall require the prior submittal of plans and approval by the Broward County Highway Construction and Engineering Division, consistent with the requirements under Sections 4.1 and 4.2, above.
- 4.5 MUNICIPALITY hereby acknowledges and affirms that it shall be responsible for and assume the LICENSEE's responsibilities and obligations for the ongoing maintenance of the landscaping, irrigation, and related improvements, should LICENSEE fail to perform or comply with any terms or conditions of this Agreement. MUNICIPALITY shall be responsible for and assume LICENSEE's responsibilities and obligations upon notice from COUNTY that LICENSEE has failed to perform or comply with any terms or conditions of this Agreement. COUNTY shall not be obligated to proceed against LICENSEE or exhaust any other remedies it may have against LICENSEE or MUNICIPALITY prior to enforcing the obligations of MUNICIPALITY herein.
- 4.6 The obligations of LICENSEE as set forth in this Agreement may be performed by LICENSEE or MUNICIPALITY through the use of its employees, or LICENSEE or MUNICIPALITY may enter into a contract with a third party to perform the services. In the event LICENSEE or MUNICIPALITY contracts with a third party, each shall remain fully responsible hereunder and shall ensure that its contractor complies at all times with each and every term, condition, duty, and obligation set forth herein.

5. ASSIGNMENT. Neither this Agreement nor any right or interest herein shall be assigned, transferred, or encumbered, except to successors or assignees taking title to LICENSEE's Burdened Parcel, without the written consent of the COUNTY.
6. DAMAGE TO PROPERTY. LICENSEE shall not by its use or access cause damage to the Property. All parties agree that all personal property placed by LICENSEE upon the Property shall remain the property of LICENSEE, and shall be placed upon the Property at the risk of LICENSEE. LICENSEE shall give the COUNTY, or its agent, prompt written notice by registered or certified mail of any occurrence, incident, or accident occurring on the Property.
7. COMPENSATION. No payment shall be made by the LICENSEE for the privileges granted in this Agreement.
8. INDEMNIFICATION OF COUNTY.
 - 8.1 LICENSEE agrees to Indemnify, hold harmless, and, at County Attorney's option, defend or pay for an attorney selected by County Attorney to defend COUNTY, its officers agents, servants, and employees against any and all claims, losses, liabilities, and expenditures of any kind, including attorney fees, court costs, and expenses, caused by negligent act or omission of LICENSEE, its employees, agents, servants, or officers, or accruing, resulting from, or related to the subject matter of this Agreement, including, without limitation, any and all claims, demands, or causes of action of any nature whatsoever resulting from injuries or damages sustained by any person or property. The provisions of this section shall survive the expiration or earlier termination of this Agreement.
 - 8.2 In the event that LICENSEE contracts with a third party to perform any of LICENSEE's obligations under this Agreement, any contract with such third party shall include the following provisions:
 - 8.2.1 Indemnification: LICENSEE's contractor shall indemnify and hold harmless COUNTY, its officers, agents, and employees from liabilities, damages, losses, and costs, including, but not limited to, reasonable attorney's fees, to the extent caused by the negligence, recklessness, or intentionally wrongful conduct of LICENSEE's contractor, and other persons employed or utilized by LICENSEE's contractor in the performance of this Agreement. These indemnifications shall survive the term of this Agreement. To the extent permitted by law, in the event that any action or proceeding is brought against COUNTY by reason of any such claim or demand, LICENSEE's contractor shall, upon written notice from COUNTY, resist and defend such action or proceeding by counsel satisfactory to COUNTY.

- 8.2.2 To the extent permitted by law, the indemnification provided above shall obligate LICENSEE's contractor to defend, at its own expense, to and through appellate, supplemental, or bankruptcy proceeding, or to provide for such defense, at COUNTY's option, any and all claims of liability and all suits and actions of every name and description covered by subsection 8.2.1 above which may be brought against COUNTY, whether services were performed by LICENSEE's contractor or persons employed or utilized by LICENSEE's contractor.
- 8.2.3 In order to insure the indemnification obligation noted above, LICENSEE's contractor shall, at a minimum, provide, pay for, and maintain in force at all times during the term of this Agreement (unless otherwise provided), the insurance coverage set forth in Article 9, in accordance with the terms and conditions required therein.
- 8.2.4 The policies referred to in subsection 8.2.3 herein above shall be without any deductible amount unless otherwise approved by Broward County's Risk Management Division and shall be issued by approved companies authorized to do business in the State of Florida, and having agents upon whom service of process may be made in Broward County, Florida.

8.3 MUNICIPALITY is an entity subject to Section 768.28, Florida Statutes, as may be amended from time to time, and agrees to be fully responsible for the acts and omissions of its agents or employees to the extent permitted by law. Nothing herein is intended to serve as a waiver of sovereign immunity by any party to which sovereign immunity may be applicable. Nothing herein shall be construed as consent by a state agency or political subdivision of the State of Florida to be sued by third parties in any matter arising out of this Agreement or any other contract.

9. INSURANCE.

- 9.1 In order to insure the indemnification obligation contained above, the LICENSEE shall provide, pay for, and maintain in force at all times during the term of this Agreement, Comprehensive General Liability Insurance as will assure to the COUNTY the protection contained in the foregoing indemnification undertaken by the LICENSEE. The Comprehensive General Liability Policy shall clearly identify the foregoing indemnification as insured under this section.
- 9.2 Such policy or policies shall be issued by approved companies authorized to do business in the state of Florida, and having agents upon whom service of process may be made in Broward County, Florida. LICENSEE shall specifically protect COUNTY and the Broward County Board of County

Commissioners (the "Board") by naming "Broward County, Florida" as an additional insured under the Comprehensive General Liability Insurance policy described below.

Comprehensive General Liability with minimum limits of One Million Dollars (\$1,000,000) per occurrence and One Million Dollars (\$1,000,000) per aggregate, combined single limit for Bodily Injury Liability and Property Damage Liability. Coverage must be afforded on a form no more restrictive than the latest edition of the Comprehensive General Liability policy as filed by the Insurance Services Office without restrictive endorsements excluding or limiting coverage for:

- A. Premises and/or Operations
- B. Contractual Liability
- C. Broad Form Property Damage
- D. Independent Contractors
- E. Personal Injury
- F. Explosion/Collapse/Underground Hazard

9.3 LICENSEE shall provide to COUNTY proof of insurance in the form of Certificates or insurance with endorsements, Declarations pages or policies as required by this article upon execution of this Agreement. Broward County shall be named Certificate Holder. Proof of coverage renewal shall be provided upon expiration evidencing coverage in continuous force throughout the term of this Agreement.

9.4 In the event that LICENSEE contracts with a third party to perform any of LICENSEE's obligations under this Agreement, any contract with such third party shall include, at a minimum, the following provisions:

9.4.1 Insurance: LICENSEE's contractor shall at all times during the term of this Agreement keep and maintain in full force and effect, at the contractor's sole cost and expense, insurance of the types and amounts as set forth in this article. LICENSEE's contractor shall specifically protect COUNTY and the Board by naming "Broward County, Florida" as an additional insured under the Comprehensive General or Commercial Liability Insurance policy hereinafter described as well as any Excess Liability Policy coverage.

9.4.2 LICENSEE's contractor shall furnish to the COUNTY Certificates of Insurance or Endorsements evidencing the insurance coverage specified by this article prior to the beginning performance of work under this Agreement.

9.4.3 Coverage is not to cease and is to remain in full force and effect (subject to cancellation notice) until all performance required of

LICENSEE's contractor is completed. All policies must be endorsed to provide COUNTY with at least thirty (30) days' notice of cancellation and/or restriction. If any of the insurance coverages will expire prior to the completion of the work, copies of renewal policies shall be furnished at least thirty (30) days prior to the date of their expiration.

9.4.4 The policies referred to above shall be without any deductible amounts unless specifically agreed by COUNTY and shall be issued by approved companies authorized to do business in the State of Florida, with an AM Best financial rating of A- or better.

9.4.5 The foregoing requirements represent minimum coverage that shall be contained in LICENSEE's contracts with a third party. Any additional requirements shall be subject to LICENSEE's standard requirements for similar services.

9.5 MUNICIPALITY is an entity subject to Section 768.28, Florida Statutes, as may be amended from time to time, and MUNICIPALITY shall furnish Contract Administrator with written verification of liability protection in accordance with state law prior to final execution of this Agreement. Additionally, if MUNICIPALITY elects to purchase excess liability coverage, MUNICIPALITY agrees that COUNTY will be furnished with a Certificate of Insurance listing "Broward County, Florida" as a certificate holder on each policy and as an additional insured on the Comprehensive General Liability and Excess Policies.

10. MAINTENANCE AND REPAIR OF LICENSED PROPERTY. It shall be the responsibility of LICENSEE to keep the Property clean, sanitary, and free from trash and debris. The upkeep and maintenance of all areas licensed by COUNTY to LICENSEE shall be borne by LICENSEE, and LICENSEE agrees to maintain the Property in accordance with the terms and conditions of this Agreement, consistent with prudent and well-reasoned maintenance procedures and techniques. LICENSEE specifically agrees to install and maintain all improvements as detailed in the plans as shown in Exhibit "C," in a manner that will not pose a hazard to persons or vehicles on adjacent property or the right-of-way.

11. SECURITY. (Check one)

LICENSEE is obligated to maintain with the COUNTY adequate security in the form of a cash bond or letter of credit in the amount of \$_____ to ensure the repair and maintenance of the Property during the term of this Agreement and to ensure restoration of the Property following termination.

There is no obligation for security as a condition for granting this Revocable License Agreement.

12. TERMINATION. This Agreement is merely a right to access and use, and grants no estate in the Property. This Agreement may be terminated by COUNTY, through the Board of County Commissioners or the County Administrator, with or without cause and at any time during the term hereof, upon thirty (30) days written notice to LICENSEE and MUNICIPALITY. It is expressly understood by the parties that LICENSEE is receiving from COUNTY a revocable license which may be terminated at any time by COUNTY for any or no cause whatsoever.

13. SURRENDER UPON TERMINATION.

LICENSEE shall peaceably surrender its use of and deliver the Property to the COUNTY, or its agents, immediately upon expiration or termination of this Agreement.

LICENSEE shall remove from the Property, at LICENSEE'S own expense, anything placed upon it unless the COUNTY, in writing, authorizes LICENSEE to leave any landscaping, irrigation, or related improvements on the Property. COUNTY shall have no obligation to move, reinstall, replace, or in any way compensate LICENSEE for any loss resulting from or arising out of the termination of this Agreement, the requirement to remove the improvements, or the removal of the same by COUNTY upon failure of the LICENSEE to restore the Property. LICENSEE agrees to return the Property to a safe condition following removal of the improvements. LICENSEE shall be obligated to repair or pay for any damage to COUNTY property resulting from the removal of the improvements.

14. WAIVER. Failure of the COUNTY to insist upon strict performance of any covenant or condition of this Agreement, or to exercise any right contained in this Agreement, shall not be construed as a waiver or relinquishment for the future of any such covenant, condition, or right; but the same shall remain in full force and effect. None of the conditions, covenants, or provisions of this Agreement shall be waived or modified by the parties unless done so in writing as provided for in Article 23 below.

15. NOTICES. Whenever either party desires or is required to give notice to the other, it must be given by written notice and sent by certified or registered mail, return receipt requested, sent to the other party at the address set forth below, or to such other address as such party may from time to time designate by notice.

Notice to COUNTY shall be addressed to:

Director, Broward County Highway Construction and Engineering Division
1 North University Drive, Suite 300B
Plantation, FL 33324-2038

Notice to LICENSEE shall be addressed to:

President
Reliance-Progresso Associates, Ltd.
Headway Office Park
4780 North State Road 7
Lauderdale Lakes, FL 33319

Notice to MUNICIPALITY shall be addressed to:

City Manager
City of Fort Lauderdale
100 North Andrews Avenue
Fort Lauderdale, FL 33301

16. ENTIRE AGREEMENT. This Agreement embodies the entire agreement between the parties. It may not be modified or terminated except as provided in this Agreement. If any provision herein is invalid, it shall be considered deleted from this Agreement, and such deletion shall not invalidate the remaining provisions.
17. COMPLIANCE WITH LAWS. LICENSEE shall comply with all federal, state, and local laws, codes, ordinances, rules, and regulations relating to the use of the Property.
18. VENUE; CHOICE OF LAW; WAIVER OF JURY TRIAL. This Agreement shall be interpreted and construed in accordance with and governed by the laws of the State of Florida. All parties agree and accept that jurisdiction of any controversies or legal problems arising out of this Agreement, and any action involving the enforcement or interpretation of any rights hereunder, shall be exclusively in the state courts of the Seventeenth Judicial Circuit in Broward County, Florida, and venue for litigation arising out of this Agreement shall be exclusively in such 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, THE PARTIES HEREBY EXPRESSLY WAIVE ANY RIGHTS EITHER PARTY MAY HAVE TO A TRIAL BY JURY OF ANY CIVIL LITIGATION RELATED TO THIS AGREEMENT.**
19. COVENANTS RUNNING WITH THE LAND AND RECORDATION OF AGREEMENT. It is specifically intended that LICENSEE's obligations under this Agreement shall be a covenant upon the Burdened Parcel and shall run with the Burdened Parcel to all succeeding owners. This covenant shall be subject to specific performance in addition to any and all other remedies available to COUNTY. This Agreement shall be recorded in the Public Records of Broward County, Florida, at LICENSEE's expense. Upon termination of this Agreement, a document of equal dignity to this document shall be executed and recorded by COUNTY.

20. CAPTIONS AND HEADINGS. Captions and headings contained in this Agreement are for convenience and reference only and in no way define, describe, extend, or limit the scope or intent of this Agreement, nor the intent of any provisions hereof.
21. EXHIBITS. The attached Exhibits "A," "B," and "C" contain additional terms of this Agreement and are incorporated herein by reference.
22. FURTHER ASSURANCES. The parties hereby agree to execute, acknowledge, and deliver and cause to be done, executed, acknowledged, and delivered all further assurances and to perform such acts as shall reasonably be requested of them in order to carry out this Agreement.
23. AMENDMENTS. No modification, amendment, or alteration in the terms or conditions contained herein shall be effective unless contained in a written document prepared with the same or similar formality as this Agreement and executed by the COUNTY, LICENSEE, and MUNICIPALITY.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the parties 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__, RELIANCE-PROGRESSO ASSOCIATES, LTD., signing by and through its _____, duly authorized to execute same, and CITY OF FORT LAUDERDALE, signing by and through its _____, duly authorized to execute same.

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__

Insurance requirements
approved by Broward County
Risk Management Division

Approved as to form by
Joni Armstrong Coffey
Broward County Attorney
Governmental Center, Suite 423
115 South Andrews Avenue
Fort Lauderdale, Florida 33301
Telephone: (954) 357-7600
Telecopier: (954) 357-7641

By _____
Signature (Date)

By _____
Al A. DiCalvo (Date)
Assistant County Attorney

Print Name and Title above

Michael J. Kerr
Chief Trial Counsel

AAD
1/30/12; 4/9/12; 8/27/12; 9/28/12; 6/27/13; 7/24/13
ProgressoPoint&FtLaud(AndrewsAve)-RLA_v6Final-072413.a01.doc

REVOCABLE LICENSE AGREEMENT AMONG BROWARD COUNTY, RELIANCE-PROGRESSO ASSOCIATES, LTD., AND CITY OF FORT LAUDERDALE FOR NON-EXCLUSIVE ACCESS AND USE OF A PORTION OF COUNTY RIGHT-OF-WAY.

LICENSEE

ATTEST:

RELIANCE-PROGRESSO ASSOCIATES, LTD., a Florida limited partnership;
By: RELIANCE-PROGRESSO, LLC, a Florida limited liability corporation, its general partner

Stephen R. Janton
Asst. Secretary

By: [Signature]
President/Vice-President

Stephen R. Janton
(Print/Type Name)

Robert O. Jackson, Mgr
(Print/Type Name and Title)

(Corporate Seal)

2nd day of August, 2013.

STATE OF Florida)
COUNTY OF Broward) SS

The foregoing instrument was acknowledged before me this 2nd day of August, 2013, by Robert Jackson, as President of Reliance-Progresso Associates, Ltd, a Florida LLC corporation/partnership, on behalf of the corporation/partnership. He or she is:

- personally known to me, or
- produced identification. Type of identification produced _____.

(Seal)  **STEPHANIE J. RIVILLAS**
NOTARY PUBLIC
STATE OF FLORIDA
Comm# EE871428
Expires 2/4/2017
My commission expires:

NOTARY PUBLIC:
[Signature]
Print name: Stephanie J. Rivillas

REVOCABLE LICENSE AGREEMENT AMONG BROWARD COUNTY, RELIANCE-PROGRESSO ASSOCIATES, LTD., AND CITY OF FORT LAUDERDALE FOR NON-EXCLUSIVE ACCESS AND USE OF A PORTION OF COUNTY RIGHT-OF-WAY.

MUNICIPALITY

ATTEST:

CITY OF FORT LAUDERDALE

Municipal Clerk

By _____
Mayor-Commissioner

(SEAL)

____ day of _____, 20____.

Municipal Manager

____ day of _____, 20____.

APPROVED AS TO FORM:

By _____
Municipal Attorney

Insert your exhibits, such as:

EXHIBIT "A"

(Legal Description of Burdened Parcel)

EXHIBIT "B"

(Legal Description of Licensed Property)

EXHIBIT "C"

(Sample)

A reduced copy of plans illustrating the landscaping, irrigation, and related improvements, together with a schedule for the maintenance thereof, is included herewith.

A full-size set of plans are on file with the Broward County Highway Construction and Engineering Division under Project Reference No. _____.

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/NaturalResources/NatureScape/Pages/Default.aspx>

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

<http://www.floridayards.org>



McLAUGHLIN ENGINEERING COMPANY
LB#285

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

SCALE 1" = 50'

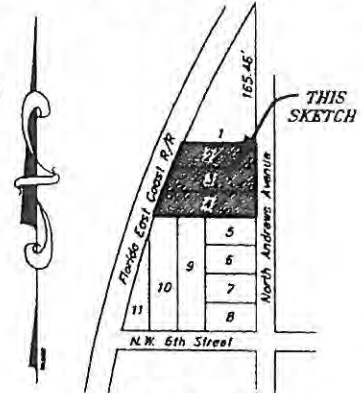
SKETCH AND DESCRIPTION
LOTS 2, 3 AND 4, LESS
THE EAST 15 FEET
AUSHERMAN'S SUBDIVISION

EXHIBIT "A"

LEGAL DESCRIPTION:

Lots 2, 3 and 4, AUSHERMAN'S SUBDIVISION, according to the plat thereof as recorded in Plat Book 2, Page 4, of the public records of Broward County, Florida, LESS the East 15.00 feet thereof.

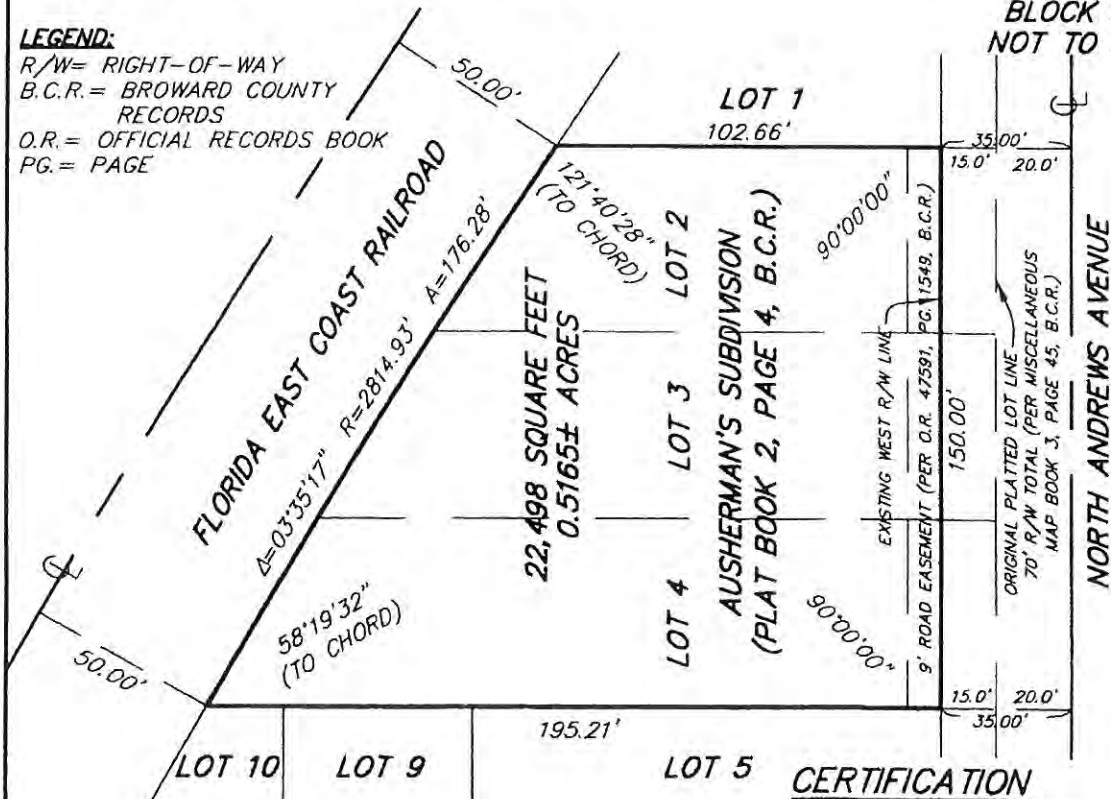
Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 22,498 square feet or 0.5165 acres more or less.



BLOCK PLAN
NOT TO SCALE

LEGEND:

- R/W= RIGHT-OF-WAY
- B.C.R.= BROWARD COUNTY RECORDS
- O.R.= OFFICIAL RECORDS BOOK
- PG.= PAGE



CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida this 28th day of September, 2011.

McLAUGHLIN ENGINEERING COMPANY

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

NOTES:

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not obstructed for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an embossed surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown assume the East line of said Lots 2 and 3, as North 00°00'00" East.

FIELD BOOK NO. _____

DRAWN BY: JMMjr

JOB ORDER NO. U-5861, U-6532

CHECKED BY: CA

C: \JMMjr\2010\U5861
 REF. DWG.: 05-1-166

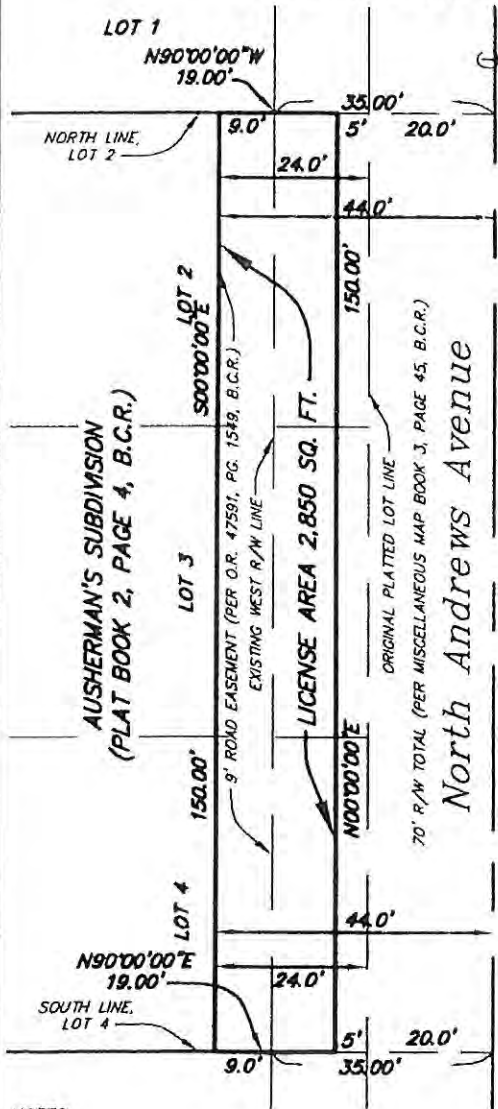


McLAUGHLIN ENGINEERING COMPANY
LB#285

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

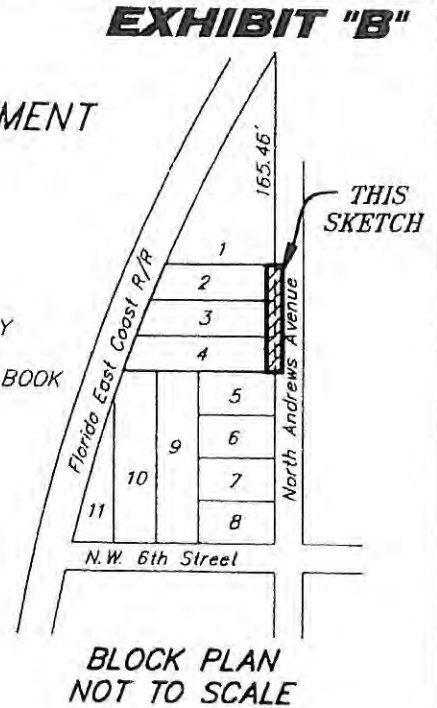
SCALE 1" = 30'

SKETCH AND DESCRIPTION
TO ACCOMPANY REVOCABLE LICENSE AGREEMENT
PORTION OF LOTS 2, 3 AND 4
AUSHERMAN'S SUBDIVISION



LEGEND:

R/W= RIGHT-OF-WAY
 B.C.R.= BROWARD COUNTY RECORDS
 O.R.= OFFICIAL RECORDS BOOK
 PG.= PAGE



LEGAL DESCRIPTION:

The West 19.00 feet of the East 24.00 feet of Lots 2, 3 and 4, AUSHERMAN'S SUBDIVISION, according to the plat thereof as recorded in Plat Book 2, Page 4, of the public records of Broward County, Florida, the East 10.00 feet of said land now being right-of-way for North Andrews Avenue.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 2,850 square feet or 0.0654 acres more or less.

CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida this 28th day of September, 2011.

McLAUGHLIN ENGINEERING COMPANY

Jerald A. McLaughlin
 JERALD A. McLAUGHLIN
 Registered Land Surveyor No. 5269
 State of Florida

NOTES:

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an embossed surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown assume the East line of said Lots 2 and 3, as North 00°00'00" East.

FIELD BOOK NO. _____

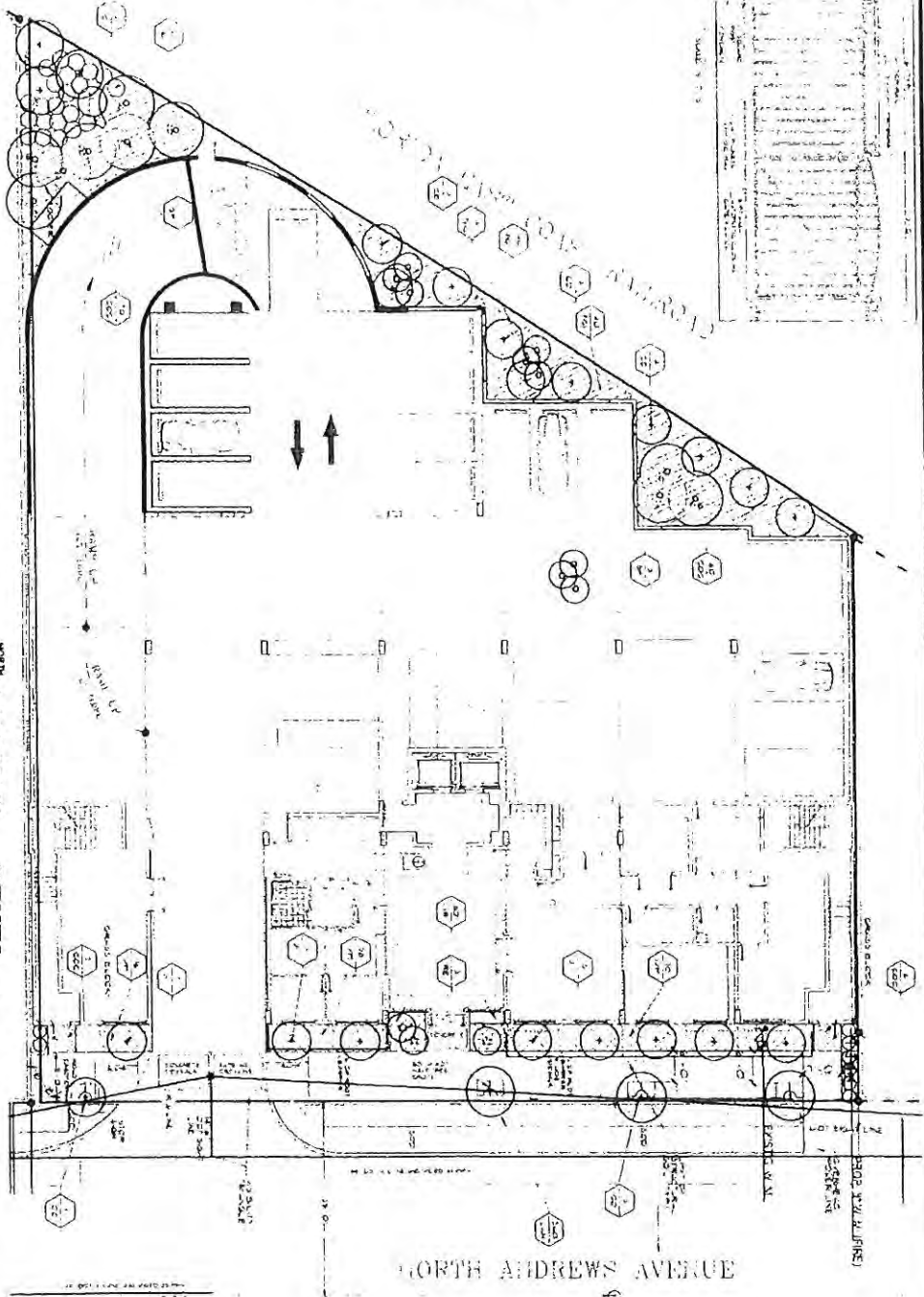
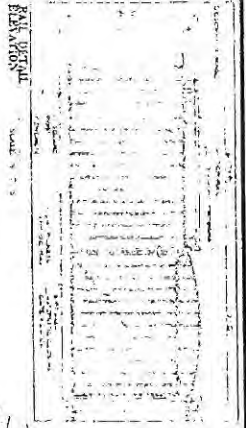
DRAWN BY: JMMjr _____

JOB ORDER NO. U-5861, U-6532 _____

CHECKED BY: _____

C: \JMMjr\2010\U5861
 REF. DWG.: 05-1-166

EXHIBIT "C"



NORTH
GROUND LEVEL
 SCALE: 1" = 10'-0"

NO.	DATE	DESCRIPTION	BY	CHKD.
1	10/1/11	ISSUED FOR PERMIT	J. FUSTER	
2	10/1/11	REVISED PER COMMENTS	J. FUSTER	
3	10/1/11	REVISED PER COMMENTS	J. FUSTER	
4	10/1/11	REVISED PER COMMENTS	J. FUSTER	
5	10/1/11	REVISED PER COMMENTS	J. FUSTER	
6	10/1/11	REVISED PER COMMENTS	J. FUSTER	
7	10/1/11	REVISED PER COMMENTS	J. FUSTER	
8	10/1/11	REVISED PER COMMENTS	J. FUSTER	
9	10/1/11	REVISED PER COMMENTS	J. FUSTER	
10	10/1/11	REVISED PER COMMENTS	J. FUSTER	

NO.	DATE	DESCRIPTION	BY	CHKD.
1	10/1/11	ISSUED FOR PERMIT	J. FUSTER	
2	10/1/11	REVISED PER COMMENTS	J. FUSTER	
3	10/1/11	REVISED PER COMMENTS	J. FUSTER	
4	10/1/11	REVISED PER COMMENTS	J. FUSTER	
5	10/1/11	REVISED PER COMMENTS	J. FUSTER	
6	10/1/11	REVISED PER COMMENTS	J. FUSTER	
7	10/1/11	REVISED PER COMMENTS	J. FUSTER	
8	10/1/11	REVISED PER COMMENTS	J. FUSTER	
9	10/1/11	REVISED PER COMMENTS	J. FUSTER	
10	10/1/11	REVISED PER COMMENTS	J. FUSTER	

NO.	DATE	DESCRIPTION	BY	CHKD.
1	10/1/11	ISSUED FOR PERMIT	J. FUSTER	
2	10/1/11	REVISED PER COMMENTS	J. FUSTER	
3	10/1/11	REVISED PER COMMENTS	J. FUSTER	
4	10/1/11	REVISED PER COMMENTS	J. FUSTER	
5	10/1/11	REVISED PER COMMENTS	J. FUSTER	
6	10/1/11	REVISED PER COMMENTS	J. FUSTER	
7	10/1/11	REVISED PER COMMENTS	J. FUSTER	
8	10/1/11	REVISED PER COMMENTS	J. FUSTER	
9	10/1/11	REVISED PER COMMENTS	J. FUSTER	
10	10/1/11	REVISED PER COMMENTS	J. FUSTER	

NO.	DATE	DESCRIPTION	BY	CHKD.
1	10/1/11	ISSUED FOR PERMIT	J. FUSTER	
2	10/1/11	REVISED PER COMMENTS	J. FUSTER	
3	10/1/11	REVISED PER COMMENTS	J. FUSTER	
4	10/1/11	REVISED PER COMMENTS	J. FUSTER	
5	10/1/11	REVISED PER COMMENTS	J. FUSTER	
6	10/1/11	REVISED PER COMMENTS	J. FUSTER	
7	10/1/11	REVISED PER COMMENTS	J. FUSTER	
8	10/1/11	REVISED PER COMMENTS	J. FUSTER	
9	10/1/11	REVISED PER COMMENTS	J. FUSTER	
10	10/1/11	REVISED PER COMMENTS	J. FUSTER	

NO.	DATE	DESCRIPTION	BY	CHKD.
1	10/1/11	ISSUED FOR PERMIT	J. FUSTER	
2	10/1/11	REVISED PER COMMENTS	J. FUSTER	
3	10/1/11	REVISED PER COMMENTS	J. FUSTER	
4	10/1/11	REVISED PER COMMENTS	J. FUSTER	
5	10/1/11	REVISED PER COMMENTS	J. FUSTER	
6	10/1/11	REVISED PER COMMENTS	J. FUSTER	
7	10/1/11	REVISED PER COMMENTS	J. FUSTER	
8	10/1/11	REVISED PER COMMENTS	J. FUSTER	
9	10/1/11	REVISED PER COMMENTS	J. FUSTER	
10	10/1/11	REVISED PER COMMENTS	J. FUSTER	

GENERAL NOTE
 THIS PLAN IS SUBJECT TO ALL CITY AND COUNTY ORDINANCES AND REGULATIONS.
 THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
 THE DESIGNER ASSUMES NO LIABILITY FOR CONSTRUCTION DEFECTS OR OMISSIONS.
 THE DESIGNER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES RENDERED.
 THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
 THE DESIGNER ASSUMES NO LIABILITY FOR CONSTRUCTION DEFECTS OR OMISSIONS.
 THE DESIGNER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES RENDERED.

R/L AND EMERGENCY MAINTENANCE SCHEDULE
 LANDSCAPE MAINTENANCE SCHEDULE
 1) MAINTENANCE
 2) IRRIGATION
 3) FERTILIZATION
 4) WEED CONTROL
 5) PRUNING
 6) MULCHING
 7) SOIL AMENDMENT
 8) TREES AND SHRUBS
 9) LIGHTING
 10) FENCES AND BARRIERS
 11) SIGNAGE
 12) SECURITY
 13) PARKING
 14) DRIVEWAYS
 15) SIDEWALKS
 16) STAIRS
 17) RAMP
 18) ELEVATOR
 19) ESCAPE ROUTE
 20) EXIT SIGNAGE
 21) FIRE ALARMS
 22) SMOKE DETECTORS
 23) SPRINKLER SYSTEMS
 24) GAS DETECTORS
 25) SEISMIC RETROFITTING
 26) ASBESTOS ABATEMENT
 27) LEAD PAINT TESTING
 28) RADON TESTING
 29) AIR QUALITY TESTING
 30) SOUND AND VIBRATION TESTING
 31) ENERGY EFFICIENCY TESTING
 32) ACCESSIBILITY TESTING
 33) HISTORIC PRESERVATION TESTING
 34) ARCHITECTURAL RECORDING
 35) MONITORING AND EVALUATION
 36) RESEARCH AND ANALYSIS
 37) CONSULTING
 38) DESIGN
 39) CONSTRUCTION MANAGEMENT
 40) OPERATION AND MAINTENANCE
 41) REPAIRS
 42) REPLACEMENTS
 43) UPGRADES
 44) DEMOLITION
 45) SITE RESTORATION
 46) ENVIRONMENTAL RESTORATION
 47) LAND RECLAMATION
 48) WASTE MANAGEMENT
 49) WATER TREATMENT
 50) AIR POLLUTION CONTROL
 51) SOIL POLLUTION CONTROL
 52) NOISE ABATEMENT
 53) VIBRATION CONTROL
 54) CLIMATE CONTROL
 55) LIGHT POLLUTION CONTROL
 56) HEAT ISLAND EFFECTS
 57) URBAN HEAT ISLANDS
 58) AIR QUALITY IMPROVEMENT
 59) CLIMATE CHANGE MITIGATION
 60) SUSTAINABLE DESIGN
 61) GREEN BUILDING
 62) LEED CERTIFICATION
 63) WELL-BEING
 64) QUALITY OF LIFE
 65) COMMUNITY DEVELOPMENT
 66) ECONOMIC DEVELOPMENT
 67) SOCIAL EQUITY
 68) ENVIRONMENTAL JUSTICE
 69) CLIMATE RESILIENCE
 70) DISASTER PREPAREDNESS
 71) RISK MANAGEMENT
 72) LIABILITY MANAGEMENT
 73) REPUTATION MANAGEMENT
 74) BRAND MANAGEMENT
 75) CUSTOMER EXPERIENCE
 76) EMPLOYEE EXPERIENCE
 77) SUPPLIER EXPERIENCE
 78) COMMUNITY EXPERIENCE
 79) GOVERNMENT EXPERIENCE
 80) INVESTOR EXPERIENCE
 81) CREDITORS EXPERIENCE
 82) REGULATORS EXPERIENCE
 83) ADVERSARIES EXPERIENCE
 84) COMPETITORS EXPERIENCE
 85) PARTNERS EXPERIENCE
 86) ALLIANCE EXPERIENCE
 87) NETWORK EXPERIENCE
 88) ECOSYSTEM EXPERIENCE
 89) VALUE CHAIN EXPERIENCE
 90) BUSINESS MODEL EXPERIENCE
 91) STRATEGIC EXPERIENCE
 92) OPERATIONAL EXPERIENCE
 93) FINANCIAL EXPERIENCE
 94) LEGAL EXPERIENCE
 95) TAX EXPERIENCE
 96) ACCOUNTING EXPERIENCE
 97) HR EXPERIENCE
 98) MARKETING EXPERIENCE
 99) SALES EXPERIENCE
 100) SUPPORT EXPERIENCE

SHEET
11
 OF ONE

PROGRESSO
 GROUP LEVEL LANDSCAPE PLAN

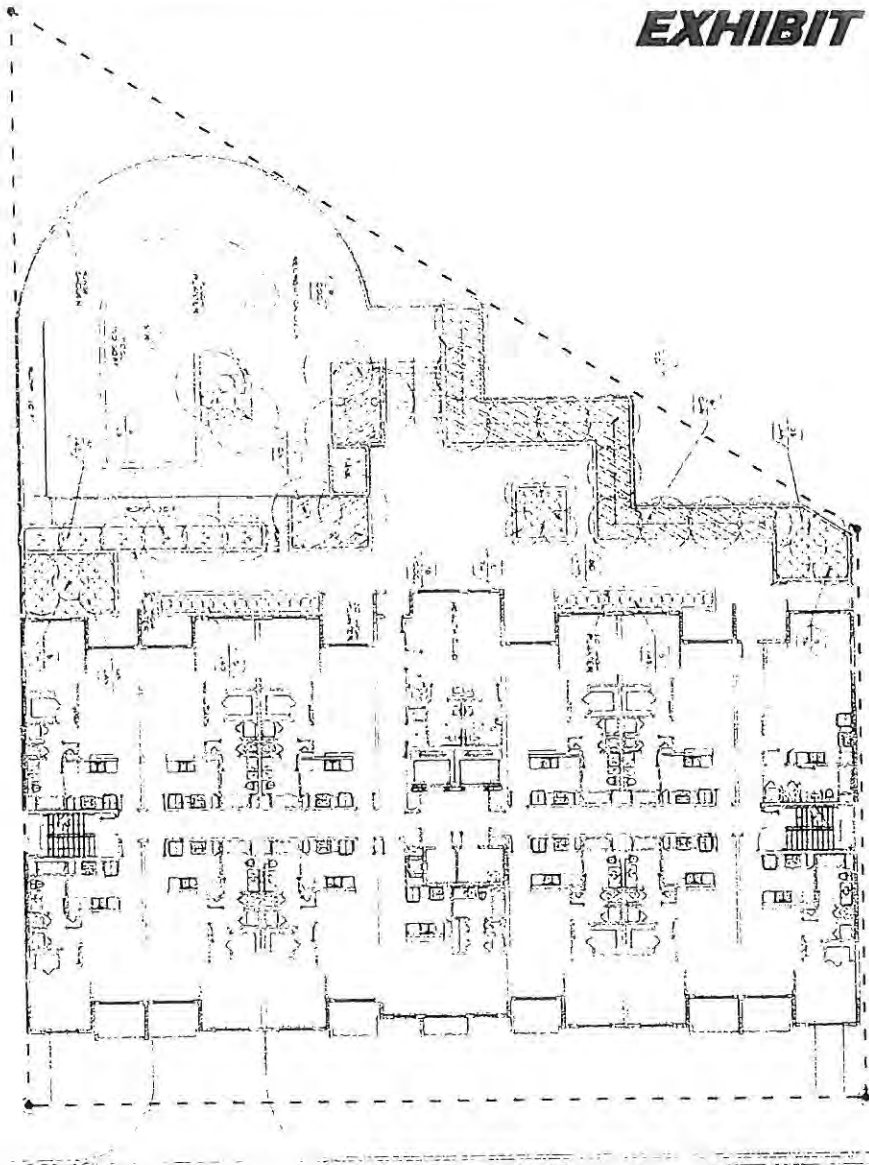
FUSTER
 DESIGN ASSOCIATES, P.A.
 1677 W. 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 TEL: 303.733.8888
 FAX: 303.733.8889
 WWW.FUSTERDESIGN.COM
 16/7/2012

GAM #14-02
EXHIBIT 1
 Page 17 of 19

EXHIBIT "C"

SCALE: 1" = 10'-0"

NOTE:
ALL ADJUSTMENTS TO RECEIVE COVERAGE FROM THE RECEIVING ANTENNA SHALL BE MADE BY THE CLIENT'S ENGINEER.



NORTH ANDREWS AVENUE

NOTE:
ALL ADJUSTMENTS TO RECEIVE COVERAGE FROM THE RECEIVING ANTENNA SHALL BE MADE BY THE CLIENT'S ENGINEER.



SHEET
OF TWO

DATE: 07/2012
DRAWN BY: [Signature]
CHECKED BY: [Signature]
PROJECT: [Project Name]

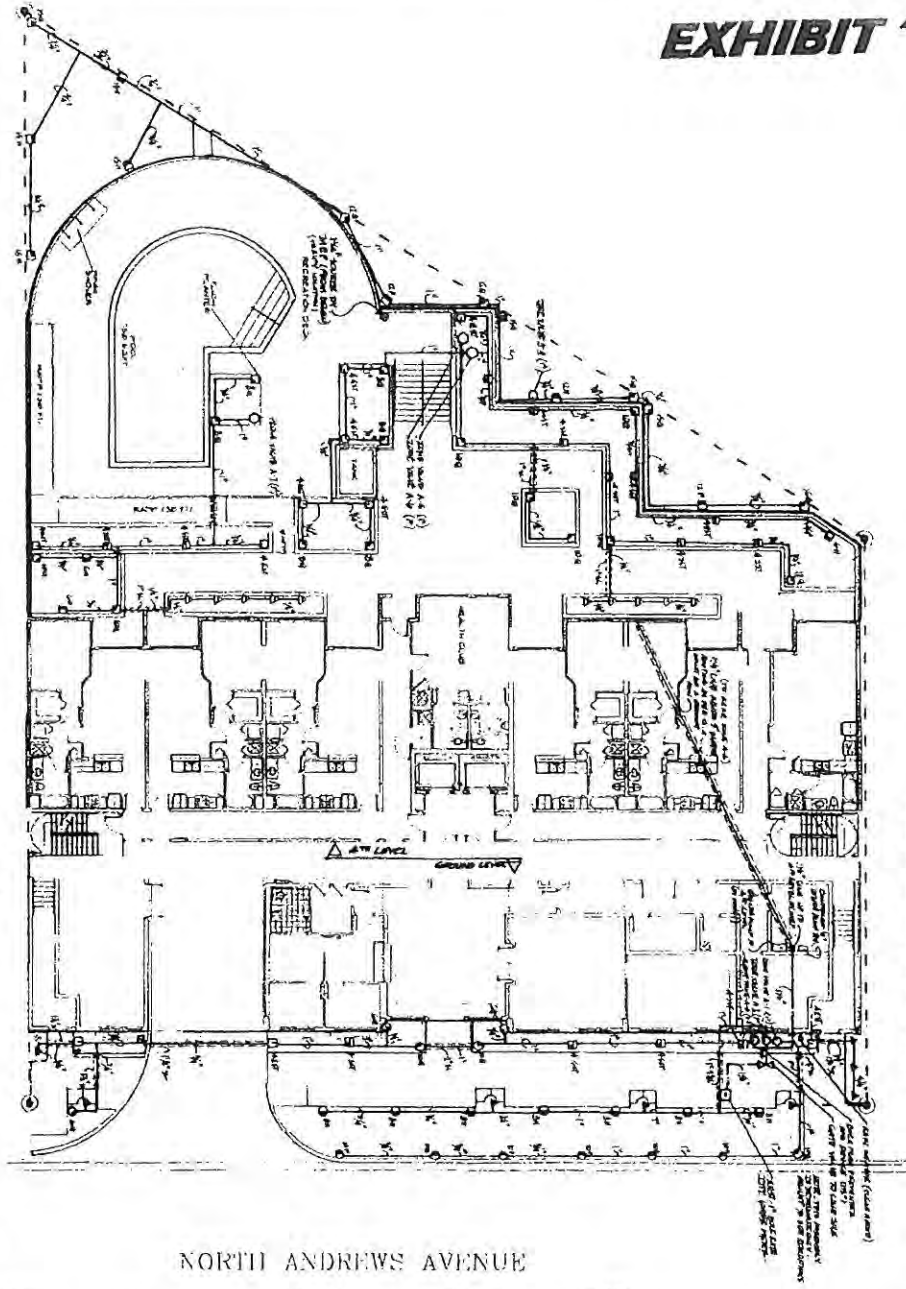
PROGRESSIO
RECREATION LEVEL LANDSCAPE PLAN

FUSTER
DESIGN ASSOCIATES, P.A.
Professional Services
CAM #14-02467/2012

[Signature]
2/7/2012

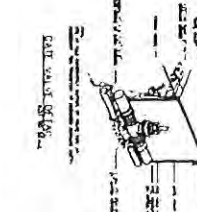
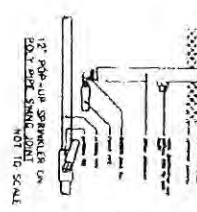
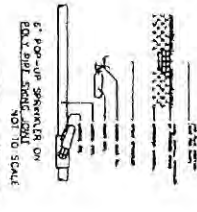
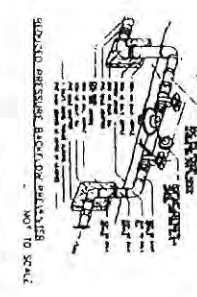
EXHIBIT "C"

**NORTH
GROUND & 4TH LEVELS**
SCALE: 1" = 10'-0"



NOTE: THIS IS NOT AN "AS BUILT" DRAWING. SPECIALLY CONVEYING PIPE ROUTING ONLY THE IRRIGATION CONTRACTOR CAN PROVIDE THAT INFORMATION.

TYPE	SYMBOL	DESCRIPTION
1	[Symbol]	2" COPPER PIPE (45°)
2	[Symbol]	2" COPPER PIPE (90°)
3	[Symbol]	2" COPPER PIPE (45°)
4	[Symbol]	2" COPPER PIPE (90°)
5	[Symbol]	2" COPPER PIPE (45°)
6	[Symbol]	2" COPPER PIPE (90°)
7	[Symbol]	2" COPPER PIPE (45°)
8	[Symbol]	2" COPPER PIPE (90°)
9	[Symbol]	2" COPPER PIPE (45°)
10	[Symbol]	2" COPPER PIPE (90°)
11	[Symbol]	2" COPPER PIPE (45°)
12	[Symbol]	2" COPPER PIPE (90°)
13	[Symbol]	2" COPPER PIPE (45°)
14	[Symbol]	2" COPPER PIPE (90°)
15	[Symbol]	2" COPPER PIPE (45°)
16	[Symbol]	2" COPPER PIPE (90°)
17	[Symbol]	2" COPPER PIPE (45°)
18	[Symbol]	2" COPPER PIPE (90°)
19	[Symbol]	2" COPPER PIPE (45°)
20	[Symbol]	2" COPPER PIPE (90°)
21	[Symbol]	2" COPPER PIPE (45°)
22	[Symbol]	2" COPPER PIPE (90°)
23	[Symbol]	2" COPPER PIPE (45°)
24	[Symbol]	2" COPPER PIPE (90°)
25	[Symbol]	2" COPPER PIPE (45°)
26	[Symbol]	2" COPPER PIPE (90°)
27	[Symbol]	2" COPPER PIPE (45°)
28	[Symbol]	2" COPPER PIPE (90°)
29	[Symbol]	2" COPPER PIPE (45°)
30	[Symbol]	2" COPPER PIPE (90°)
31	[Symbol]	2" COPPER PIPE (45°)
32	[Symbol]	2" COPPER PIPE (90°)
33	[Symbol]	2" COPPER PIPE (45°)
34	[Symbol]	2" COPPER PIPE (90°)
35	[Symbol]	2" COPPER PIPE (45°)
36	[Symbol]	2" COPPER PIPE (90°)
37	[Symbol]	2" COPPER PIPE (45°)
38	[Symbol]	2" COPPER PIPE (90°)
39	[Symbol]	2" COPPER PIPE (45°)
40	[Symbol]	2" COPPER PIPE (90°)
41	[Symbol]	2" COPPER PIPE (45°)
42	[Symbol]	2" COPPER PIPE (90°)
43	[Symbol]	2" COPPER PIPE (45°)
44	[Symbol]	2" COPPER PIPE (90°)
45	[Symbol]	2" COPPER PIPE (45°)
46	[Symbol]	2" COPPER PIPE (90°)
47	[Symbol]	2" COPPER PIPE (45°)
48	[Symbol]	2" COPPER PIPE (90°)
49	[Symbol]	2" COPPER PIPE (45°)
50	[Symbol]	2" COPPER PIPE (90°)

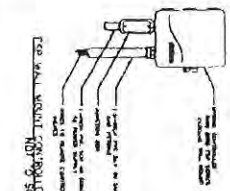
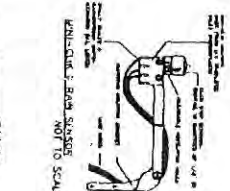


NORTH ANDREWS AVENUE

NO.	SYMBOL	DESCRIPTION
1	[Symbol]	2" COPPER PIPE (45°)
2	[Symbol]	2" COPPER PIPE (90°)
3	[Symbol]	2" COPPER PIPE (45°)
4	[Symbol]	2" COPPER PIPE (90°)
5	[Symbol]	2" COPPER PIPE (45°)
6	[Symbol]	2" COPPER PIPE (90°)
7	[Symbol]	2" COPPER PIPE (45°)
8	[Symbol]	2" COPPER PIPE (90°)
9	[Symbol]	2" COPPER PIPE (45°)
10	[Symbol]	2" COPPER PIPE (90°)
11	[Symbol]	2" COPPER PIPE (45°)
12	[Symbol]	2" COPPER PIPE (90°)
13	[Symbol]	2" COPPER PIPE (45°)
14	[Symbol]	2" COPPER PIPE (90°)
15	[Symbol]	2" COPPER PIPE (45°)
16	[Symbol]	2" COPPER PIPE (90°)
17	[Symbol]	2" COPPER PIPE (45°)
18	[Symbol]	2" COPPER PIPE (90°)
19	[Symbol]	2" COPPER PIPE (45°)
20	[Symbol]	2" COPPER PIPE (90°)
21	[Symbol]	2" COPPER PIPE (45°)
22	[Symbol]	2" COPPER PIPE (90°)
23	[Symbol]	2" COPPER PIPE (45°)
24	[Symbol]	2" COPPER PIPE (90°)
25	[Symbol]	2" COPPER PIPE (45°)
26	[Symbol]	2" COPPER PIPE (90°)
27	[Symbol]	2" COPPER PIPE (45°)
28	[Symbol]	2" COPPER PIPE (90°)
29	[Symbol]	2" COPPER PIPE (45°)
30	[Symbol]	2" COPPER PIPE (90°)
31	[Symbol]	2" COPPER PIPE (45°)
32	[Symbol]	2" COPPER PIPE (90°)
33	[Symbol]	2" COPPER PIPE (45°)
34	[Symbol]	2" COPPER PIPE (90°)
35	[Symbol]	2" COPPER PIPE (45°)
36	[Symbol]	2" COPPER PIPE (90°)
37	[Symbol]	2" COPPER PIPE (45°)
38	[Symbol]	2" COPPER PIPE (90°)
39	[Symbol]	2" COPPER PIPE (45°)
40	[Symbol]	2" COPPER PIPE (90°)
41	[Symbol]	2" COPPER PIPE (45°)
42	[Symbol]	2" COPPER PIPE (90°)
43	[Symbol]	2" COPPER PIPE (45°)
44	[Symbol]	2" COPPER PIPE (90°)
45	[Symbol]	2" COPPER PIPE (45°)
46	[Symbol]	2" COPPER PIPE (90°)
47	[Symbol]	2" COPPER PIPE (45°)
48	[Symbol]	2" COPPER PIPE (90°)
49	[Symbol]	2" COPPER PIPE (45°)
50	[Symbol]	2" COPPER PIPE (90°)

ZONE SUMMARY CHART

NO.	ZONE	SPRINKLER	WATER	DETECTION	NOTES
1	A1	SPRINKLER	WATER	SMOKE	10' SPACED
2	A2	SPRINKLER	WATER	SMOKE	10' SPACED
3	A3	SPRINKLER	WATER	SMOKE	10' SPACED
4	A4	SPRINKLER	WATER	SMOKE	10' SPACED
5	A5	SPRINKLER	WATER	SMOKE	10' SPACED
6	A6	SPRINKLER	WATER	SMOKE	10' SPACED
7	A7	SPRINKLER	WATER	SMOKE	10' SPACED
8	A8	SPRINKLER	WATER	SMOKE	10' SPACED
9	A9	SPRINKLER	WATER	SMOKE	10' SPACED
10	A10	SPRINKLER	WATER	SMOKE	10' SPACED



SHEET
11
OF ONE

PROGRESSO
IRRIGATION LAYOUT AND DETAILS

FUSTER
DESIGN ASSOCIATES, P.A.
11/31/2014