

# Exhibit 4

WEEKS DEVELOPMENT HOLDINGS - CONCEPTUAL DESIGN : Mixed-Use Development, 2219 N.W. 6th Street, Fort Lauderdale, Florida

Mixed-Use Development

09.08.2023

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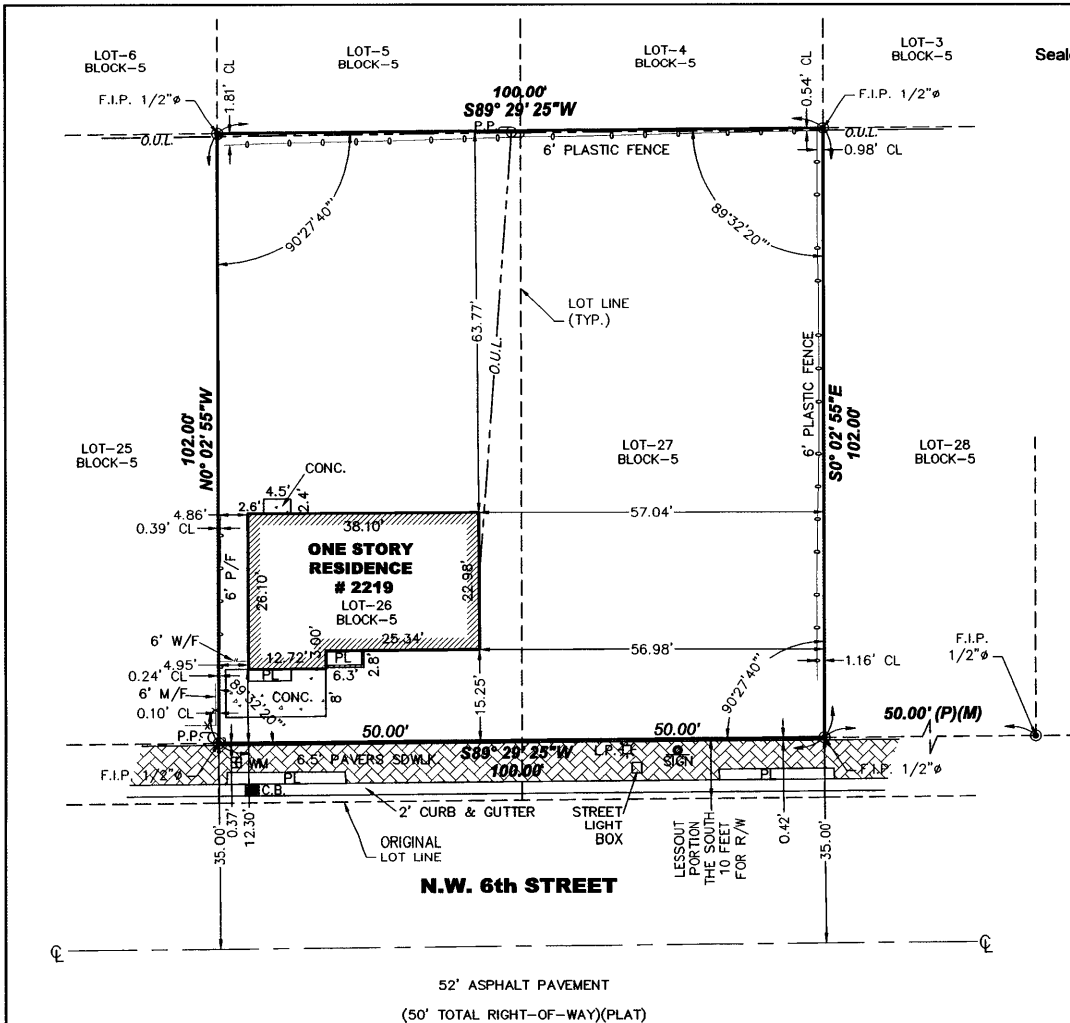
project perspective facing north from sistrunk boulevard (south elevation)



project perspective facing northeast from sistrunk boulevard

Preliminary Draft Only  
Sealed Original Surveys Will Follow

**"THIS SURVEY DECLARATION IS MADE ON THE FIELD DATE INDICATED, TO THE OWNER(S) LISTED, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS."**



**This property described as:**

Lot 26 and Lot 27, Less the South 10 feet for road right-of-way, Block 5, of WASHINGTON PARK, according to the Plat thereof as recorded in Plat Book 19, Page 22, of the Public Records of Broward County, Florida.

**Certified to:**  
RIGHT CONSULTING LLC

**Address:**  
2219 N.W. 6 STREET, FORT LAUDERDALE, FL 33311

**LEGEND**

- A = Arc
- ASPH = Asphalt
- BM = Bench Mark
- BRG = Bearing
- CATV = Cable TV
- CB = Catch basin
- CBS = Concrete Block Structure
- CH = Chord
- Chatta = Chattahoochee
- C = Center Line
- CLF = Chain Link Fence
- CL = Clear
- CONC = Concrete
- D = Delta
- Ø = Diameter
- DH = Drill Hole
- DME = Drainage & Maintenance Easement
- E.B. = Electric Box
- Enc. = Encroachment
- F.F. = Finish Floor
- F.H. = Fire Hydrant
- F.I.R. = Found Iron Rebar
- FPL = Florida Power & Light
- F.I.P. = Found Iron Pipe
- FD. = Found
- L.P. = Light Pole
- M = Measured
- M.F. = Metal Fence
- M.H. = Manhole
- M = Monument Line
- MON. = Monument
- NA = Not Applicable
- ND = Nail & Disc
- NTS = Not to Scale
- OS = Offset
- O.U.L. = Overhead Utility Lines
- OH = Overhang
- P = Plat
- PB = Plat Book
- PC = Point of Curvature
- P.C.C. = Point of Compound Curvature
- PCP = Permanent Control Point
- PG = Page
- P.I. = Point of Intersection
- PL = Property Line
- PL = Planter
- P.O.B. = Point of Beginning
- P.O.C. = Point of Commencement
- P.P. = Power Pole
- P.R.M. = Permanent Reference Monument
- P.R.C. = Point of Reverse Curvature
- PT = Point of Tangency
- R = Radius
- RR = Railroad
- PSM = Professional Surveyor Mapper
- R/W = Right-of-Way
- SWK = Sidewalk
- Sec. = Section
- (TYP) = Typical
- T = Tangent
- U.E. = Utility Easement
- W.F. = Wood Fence
- W.M. = Water Meter
- W.V. = Water Valve
- W.V. = Denotes Spot Elevations Taken

**NOTE:**

- a) All references and/or encroachments shown herein are of the apparent physical use, fence legal corners, or other visible evidence.
- b) The issue of this survey is only for the exclusive and specific use of those persons, parties or institutions in the certification.
- c) Code restrictions and title search not reflected in this survey.
- d) The boundary lines shown herein are based on the best available information and do not constitute a warranty or insurance of title and are subject to change.
- e) The flood information shown herein does not imply that the subject property will not be free from flooding or damage and does not create liability on the part of the firm or employee thereof, for any damage that occurs from reliance on said information.
- f) Areas depicted herein were surveyed per legal description provided by client and no claims as to ownership or interests or title are made or implied.
- g) All roads shown herein are public unless otherwise noted.
- h) No definition can be found on property corners unless otherwise noted.
- i) Distances along boundaries are in feet and measured to the center of the line unless otherwise noted.
- j) All bearings are given in true bearing unless otherwise noted.
- k) Sack scale may be altered in reproductions and as such, should be considered when obtaining scaled data.
- l) Accuracy: The expected use of land as classified in the minimum technical standards (S17-7A-C), is "Suburban". The Minimum relative distance accuracy for the type of boundary survey is 1 foot in 7,500 feet. This accuracy may be improved by measurement and calculation of a closed geometric figure was found to exceed this requirement.
- m) Contact the appropriate authorities prior to any design work or excavation on the herein depicted parcel for building, zoning information and utilities location.

**BOUNDARY SURVEY.**  
I HEREBY CERTIFY: that this survey meets the standards of practice 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.

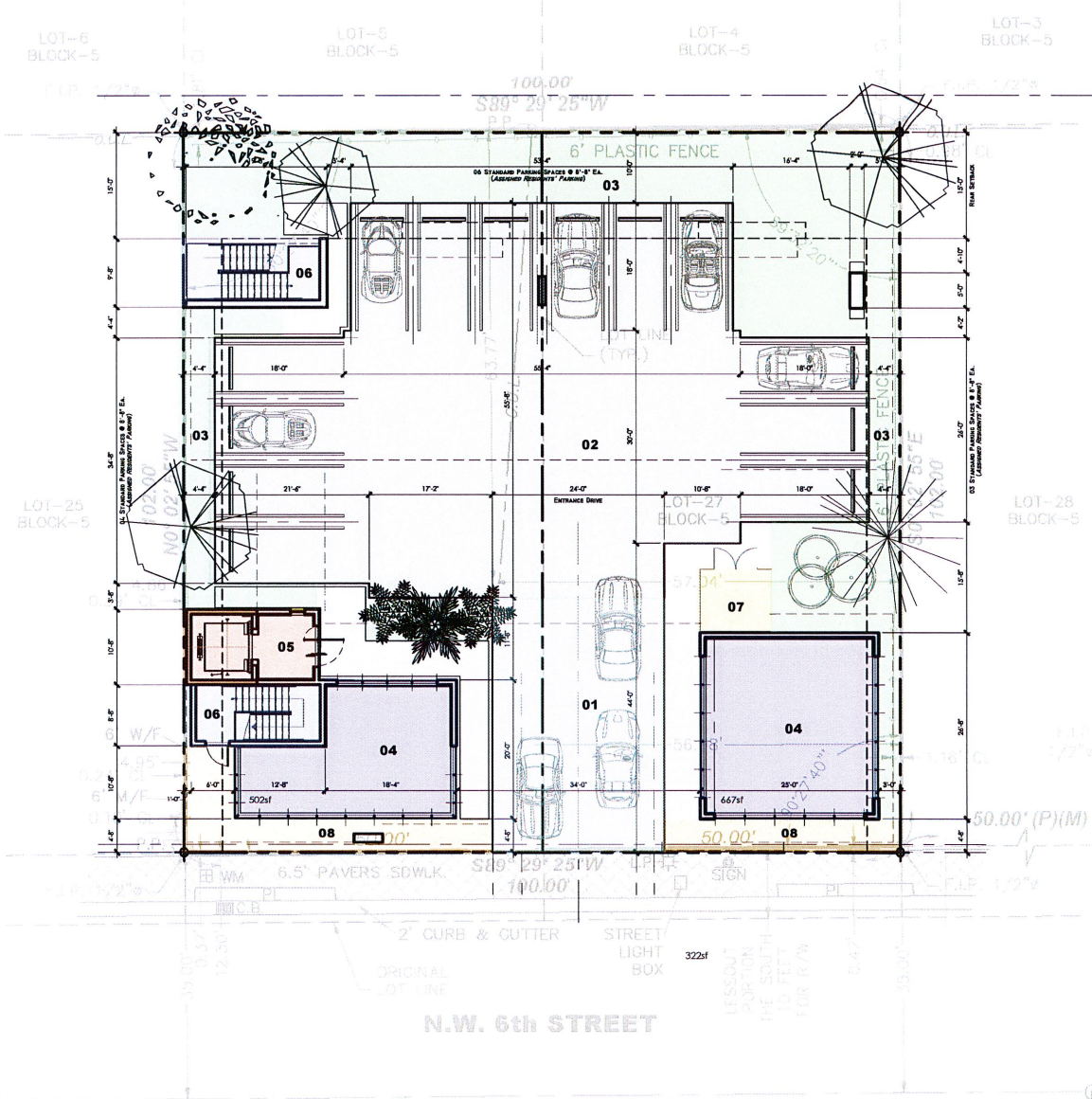
RENE AIGUESVIVES 11/03/22  
PROFESSIONAL SURVEYOR AND MAPPER No. 4327. State of Florida.

**Alvarez, Aiguesvives and Associates, Inc.**  
Surveyors, Mappers and Land Planners  
9789 Sunset Drive, Miami, FL 33173  
Phone 305.220.2424 Fax 305.552.8181  
L.B. No. 6867 / E-mail: aaasurvey@aol.com

Field Date	Scale:	Drawn by:	Drwg. No.
11/02/22	1" = 20'	J.A.V.	18-199

FLOOD ZONE	COMM. No.	PANEL No.	SUFFIX:	Not valid unless it bears the signature and the original raised seal of Florida licensed Surveyor and Mapper.
x	120	XXXX	L	
F.I.R.M.DATE	F.I.R.M.INDEX	BASE ELEV.		
09 / 11 / 08	09 / 11 / 08	+ FT N.G.V.D.		

Bearing, if any, shown based on N/A (reference) N/A



- PROJECT LEGEND**
- 01. main entrance drive
  - 02. residential parking area
  - 03. landscape buffer
  - 04. commercial / retail area
  - 05. residential elevator lobby
  - 06. vertical circulation / egress stair
  - 07. dumpster location
  - 08. 4' expanded sidewalk area

<b>ZONING CLASSIFICATION:</b>	MMRAC-MUW
<b>GROSS SITE AREA:</b>	10,300 SF = (0.234180 AC)
<b>FLOOD ZONE:</b>	X / 0.2 feet
<b>BASE FLOOD ELEVATION:</b>	7.0' MSL
<b>WATER PROVIDER:</b>	FORT LAUDERDALE MUNICIPAL WATER
<b>SEWER PROVIDER:</b>	FORT LAUDERDALE MUNICIPAL WASTEWATER
<b>ELECTRIC AND GAS:</b>	FLORIDA POWER AND LIGHT
<b>NUMBER OF STORIES:</b>	THREE (3) Stories
<b>COMMERCIAL LEASABLE AREA:</b>	2-488sf in Total
<b>DWELLING UNITS (TYP):</b>	Seven (7) Dwelling Units
<b>One Bed<sup>2</sup> Bath:</b>	08 Units (100sf - 1,060sf)
<b>Two Bed<sup>2</sup> Bath:</b>	02 Units (1,104sf - 1,106sf)
<b>BUILDING FOOTPRINT:</b>	1,860 GSF (8 Units) or 19% (1.921%) of Site
<b>PARKING REQUIREMENTS:</b>	13 Parking Spaces
<b>One Bed<sup>2</sup> Bath:</b>	06 Units @ 1.75/Unit = 8.75 - 9 spaces
<b>Two Bed<sup>2</sup> Bath:</b>	02 Units @ 2.00/Unit = 4 spaces
<b>PARKING PROVIDED:</b>	13 Parking Spaces

**Proposed Architectural Site Plan**

**WEEKS DEVELOPMENT HOLDINGS - CONCEPTUAL DESIGN: Mixed-Use Development, 2219 N.W. 8th Street, Fort Lauderdale, Florida**

Mixed-Use Development Scale: 1/16" = 1'-0" 07.17.2023

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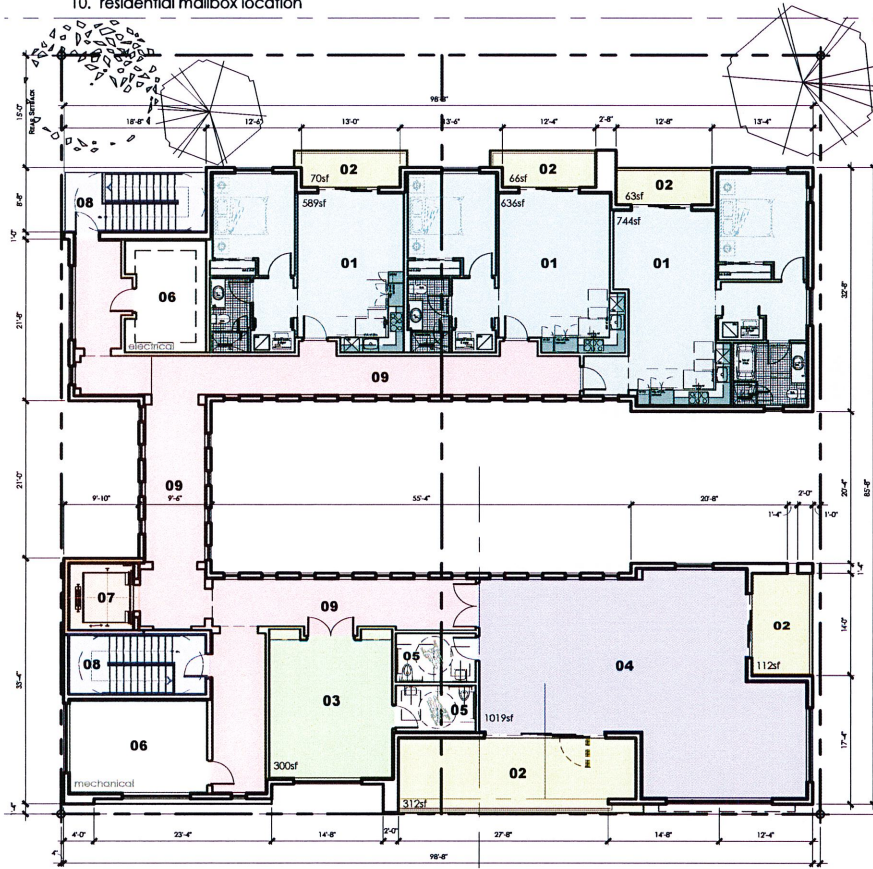
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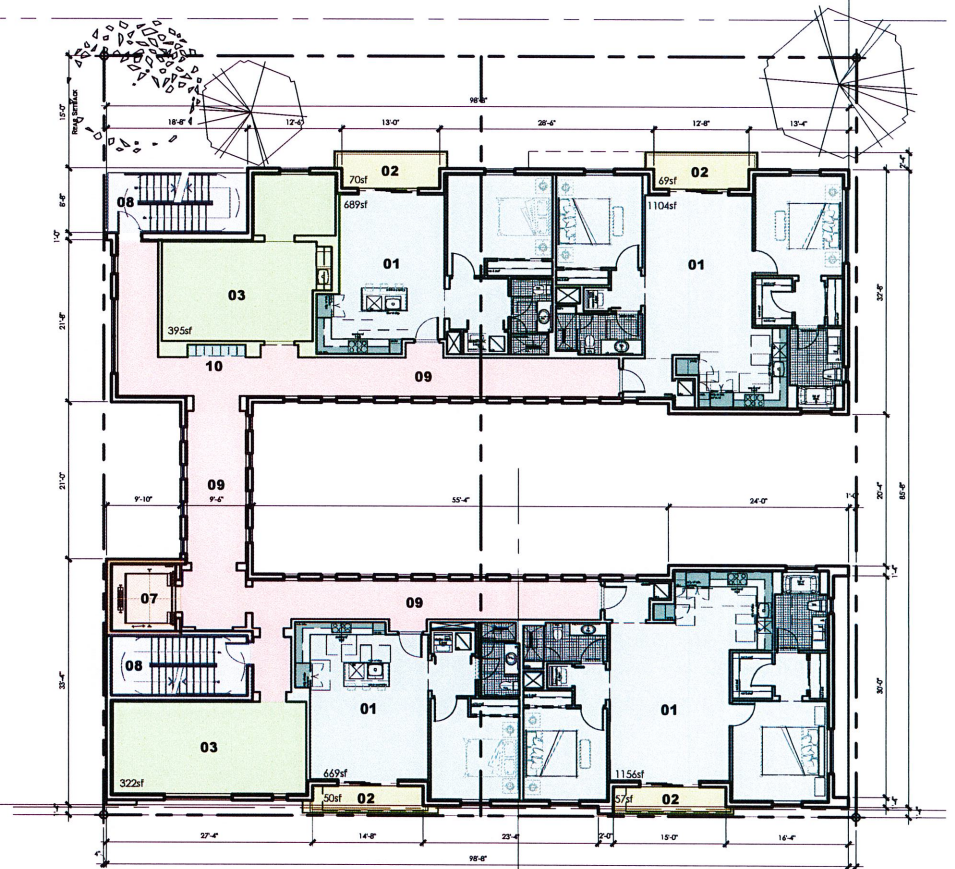
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**PROJECT LEGEND**

- 01. residential apartments
- 02. exterior balcony
- 03. residential amenities
- 04. commercial / retail area
- 05. building support
- 06. building utilities / support area
- 07. residential elevator lobby
- 08. vertical circulation / egress stair
- 09. residential circulation
- 10. residential mailbox location



second floor level



third floor level

Proposed Architectural Floor Plans

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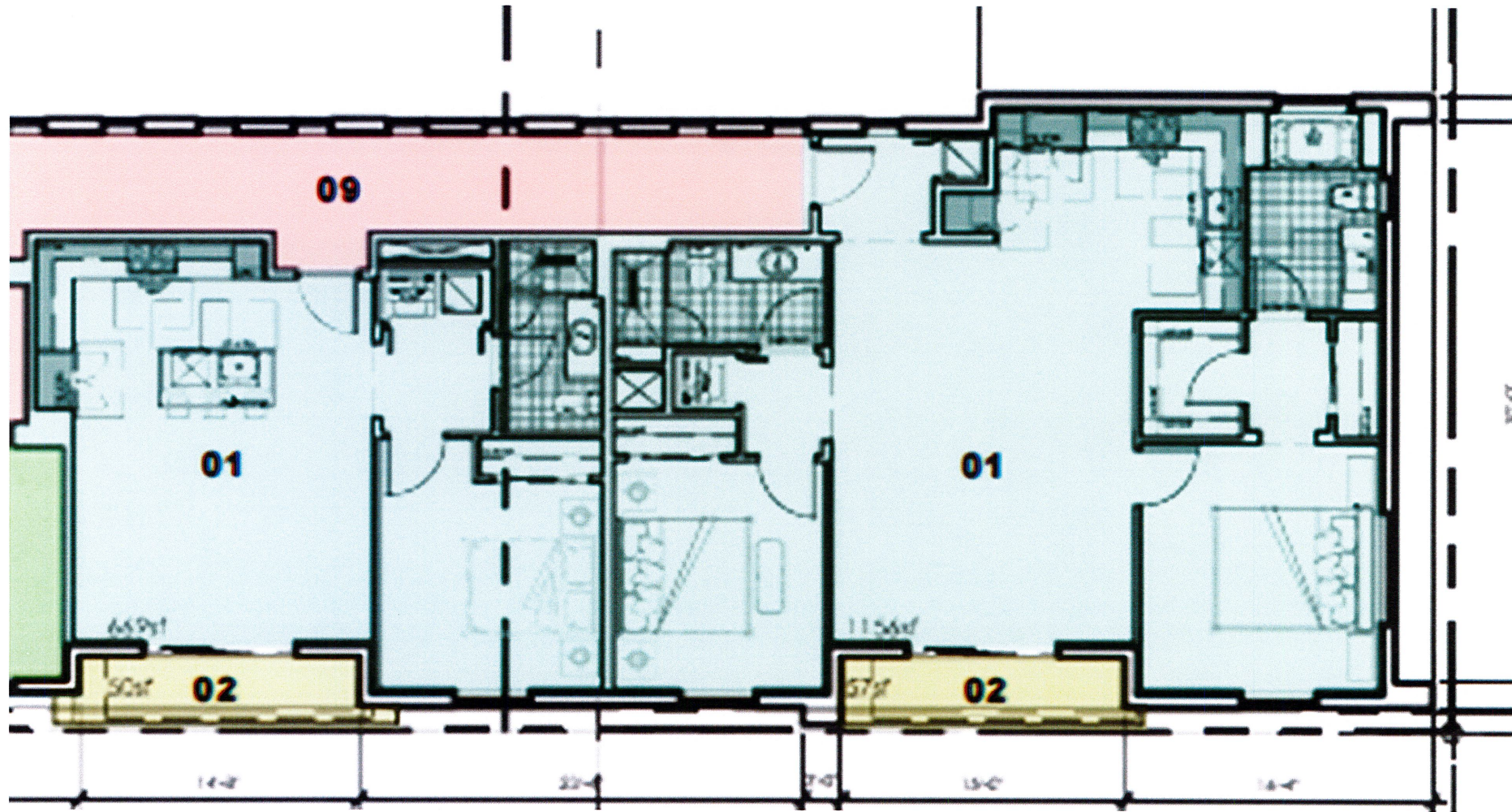
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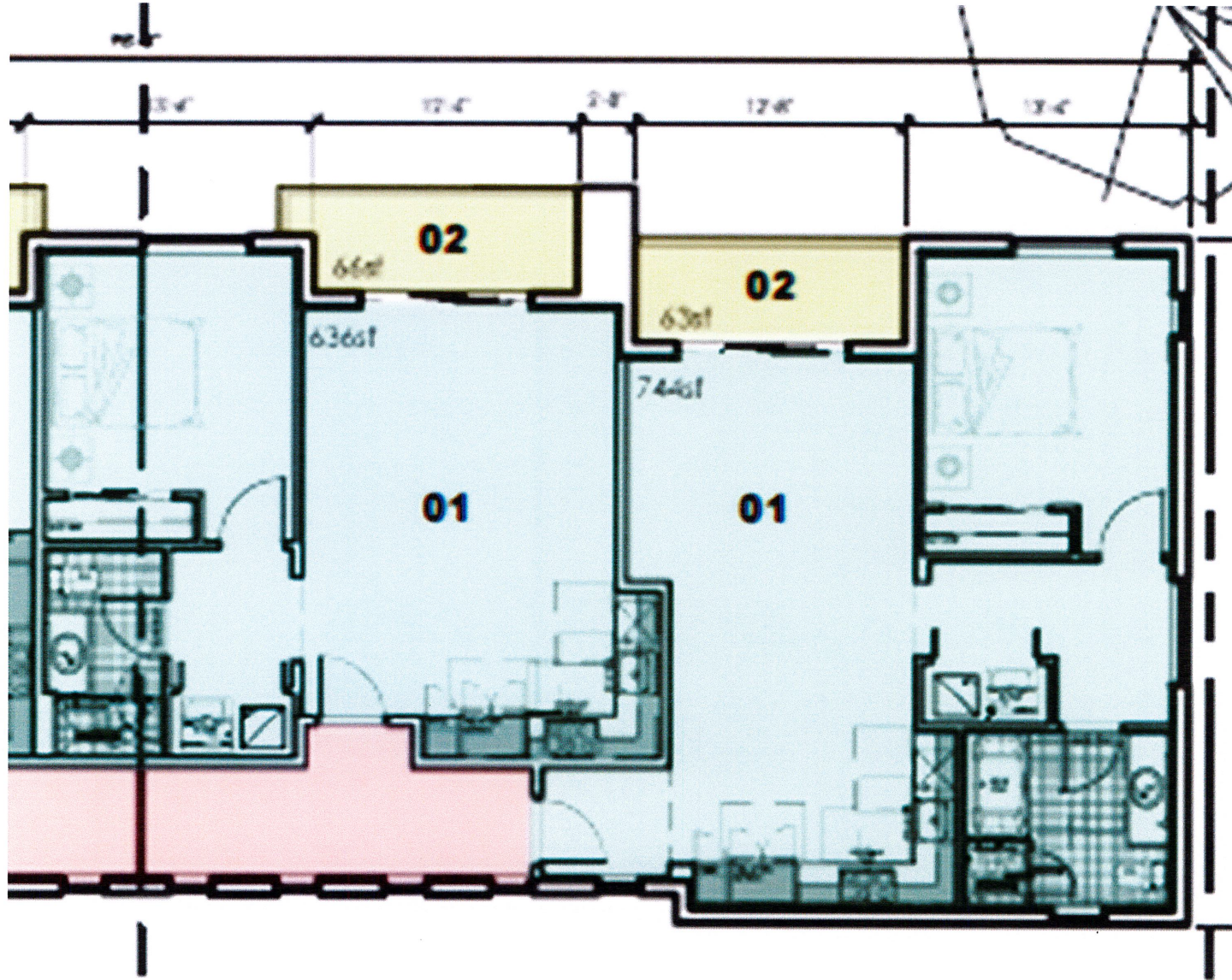
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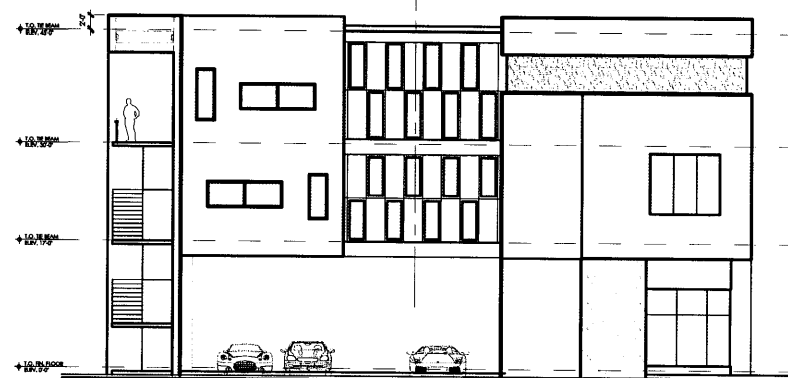








rear / north elevation



left-side / west elevation



front / south elevation




right-side / east elevation

**WEEKS DEVELOPMENT HOLDINGS - CONCEPTUAL DESIGN : Mixed-Use Development, 2219 N.W. 8th Street, Fort Lauderdale, Florida**

Proposed Building Exterior Elevations

Mixed-Use Development Scale: 1/16" = 1'-0" 07.17.2023

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Interior courtyard elevation (facing north)



Interior courtyard elevation (facing south)

**WEEKS DEVELOPMENT HOLDINGS - CONCEPTUAL DESIGN: Mixed-Use Development, 2219 N.W. 6th Street, Fort Lauderdale, Florida**

Proposed Building Exterior Elevations (Courtyard)

Mixed-Use Development Scale: 1/16" = 1'-0" 07.17.2023



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project perspective facing north from sistrunk boulevard (south elevation)



project perspective facing northwest from sistrunk boulevard



project perspective facing northeast from sistrunk boulevard




project perspective facing southwest from rear yard area

Project Renderings (3Dimensional Perspectives)

WEEKS DEVELOPMENT HOLDINGS - CONCEPTUAL DESIGN : Mixed-Use Development, 2219 N.W. 6th Street, Fort Lauderdale, Florida

Mixed-Use Development	Scale: n/a	07.17.2023
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