

LO3 Investors, LLC
301 East Las Olas
Fort Lauderdale, Florida 33301

Narrative to Vacate All Remaining Alleyway and Utility Easements
201 East Las Olas aka
225 East Las Olas Broward College Site

Redevelopment of the former Broward College site with Final DRC #R 17033 approval granted December 15, 2017. Demolition of the buildings on the site has begun and vertical construction of the new project is scheduled for July 2018.

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

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

In that regard this application has been discussed in detail with City Attorney Lynn Solomon and City Engineer Dennis Girisgen in a meeting held on February 2, 2018. It was recognized that buildings have been existing on the Broward College site for a number of years, built over portions of the alleyways and retained utility easements referenced in the Ordinances cited below. It was recommended that the applicant file an application with the City to formally vacate to clear the record on the Broward College site. Because buildings have existed on the site for some time it was determined utility letters would not be a required to support the submittal request to vacate.

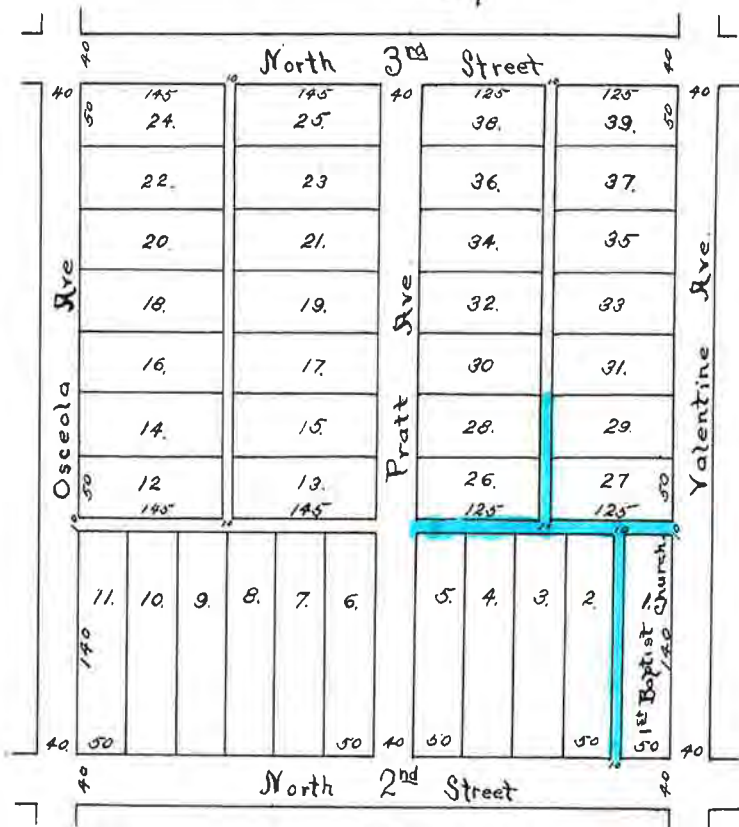
PURPOSE and REQUESTED ACTION: To formally vacate all Utility Easements retained within alleyways when alleyways were vacated in Ordinance #C-82-106. In addition, in an abundance of caution we request that any remaining unvacated alleyways or unvacated utility easements on the former Broward College site, shown on the Plat or referenced in Ordinance #C-78-58 dated May 2, 1978, Ordinance 969 dated January 10, 1939 and Ordinance 166 dated April 24, 1923 be vacated at this time as well. Copies have been included.

INCLUDED IN THE SUBMITTAL:

Narrative with Plat Sketch with Alleyways marked in Blue
\$680 check for Easement Vacation
Application
Ordinance #C-82-106
Ordinance #C-78-58
Ordinance #969 referenced in Ordinance #C-78-58 but not found in Public Record
Ordinance #166
One (1) 24 x 36 Signed and Sealed sketch and legal of alleyways/utility easements to be abandoned
Six (6) 11 x 17 Sketch and Legal of alleyways/utility easements to be abandoned
Broward County Folio Documentation of the Site
Agent Authorization for Jeff Lis to act on behalf of fee owner Broward College
Agent Authorization for Jeff Lis to act on behalf of Ground Lessee LO3 Investors, LLC
Legal Description of Site
Final DRC Submission Cover Sheet
Land Use, Zoning and Aerial
Site Pictures currently under demolition
Two (2) Signed and Sealed 8 x 11 Sketch and Legal of alleyways/utility easement to be vacated
One (1) Signed and Sealed 24 x 36 Survey of Site

Scale 1" = 100 ft.

Chas Pratt C.E.



STATE OF FLORIDA
COUNTY OF BROWARD

I HEREBY CERTIFY that this is a true and correct copy of a map or plat as the same appears of record in Plat Book 1 of Page 37 of the public record of Dade County Florida. WITNESS my hand and official seal in the City of Fort Lauderdale, FL this 27 day of July A.D. 19 87.

L. A. HESTER, County Administrator
[Signature] D.C.

D2-25

STATE OF FLORIDA, 37
COUNTY OF BROWARD.

I hereby certify that this is a true and correct copy of a map or plat as the same appears of record in Plat Book 1 of page 37 of the public records of Dade County, Florida.

Witness my hand and official seal this 31 day of Dec 1910.

[Signature]
Frank A. Bryan
Clerk Circuit Court

State of Florida } ss
County of Dade }

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

[Signature]
J. S. Merritt
Clerk Circuit Court

B:

Deputy clerk:

Shorenstein Realty Services LP

CITY OF FORT LAUDERDALE

DATE	INVOICE NO	DESCRIPTION	INVOICE AMOUNT	DEDUCTION	BALANCE
3-06-18	030618	EASEMENT VACATION APP	680.00	.00	680.00
30209					
CHECK DATE	3-08-18	CHECK NUMBER	1	TOTAL >	680.00
					.00
					680.00

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

THIS CHECK IS VOID WITHOUT A PURPLE & BLUE BORDER AND BACKGROUND PLUS A KNIGHT & FINGERPRINT WATERMARK ON THE REVERSE SIDE OF THIS CHECK. TO VIEW

Shorenstein Realty Services LP

as agent for LO3 Investors, LLC
 235 Montgomery Street, 14th FL
 Ft. Lauderdale, FL 33301

First Republic Bank
 111 Pine Street
 San Francisco, CA 94111

11-8166
 3210

DATE
 March 8, 2018

CHECK NO.
 1

AMOUNT
 *\$680.00

Pay:*****Six hundred eighty dollars and no cents

PAY
 TO THE
 ORDER OF

CITY OF FORT LAUDERDALE
 100 NORTH ANDREWS AVENUE
 FORT LAUDERDALE, FL 33301-1085

[Handwritten Signature]

⑈00000000 ⑈ ⑆ 3 2 1 0 8 1 6 6 9 ⑆ 8 0 0 0 6 5 9 7 0 9 2 ⑈



SUSTAINABLE DEVELOPMENT – URBAN DESIGN PLANNING

RIGHT-OF-WAY/EASEMENT APPLICATION

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

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

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

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

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

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

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

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

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

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

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

Page 1: DRC Vacation / Agreements - Applicant Information Sheet

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

NOTE: To be filled out by Department

Case Number	
Date of complete submittal	

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

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

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

Applicant / Agent's Name	Jeff Lis, Agent for LO3 Investors, LLC
Applicant / Agent's Signature	
Address, City, State, Zip	301 East Las Olas Boulevard, Fort Lauderdale, FL 33301
E-mail Address	Jeff.Lis@stiles.com
Phone Number	954.627.9346
Letter of Consent Submitted	Yes. Please see attached.

Development / Project Name	201 East Las Olas
Development / Project Address	Existing: 225 East Las Olas Blvd. New: 201 East Las Olas Blvd.
Legal Description	Please see attached.
Tax ID Folio Numbers (For all parcels in development)	504210330200, 504210330210, 504210330190, 504210330010, 504210330030, 504210330040
Request / Description of Project	Vacate Utility Easement-Mixed Use Dev -16,000 sf retail/restaurant, 6,000 sf covered plaza, 8-level 663-space parking facility, 15 floors Class A Office, total 24 floors
Applicable ULDR Sections	N/A - Vacant Land
Total Estimated Cost of Project	\$ 130,000,000.00 (Including land costs)

Current Land Use Designation	Downtown Core
Current Zoning Designation	RAC-CC
Current Use of Property	Education Facility

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

Name and Signature	Folio Number	Subdivision	Block	Lot

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

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

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

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

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

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

Page 2: Required Documentation

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

One (1) copy of the following documents:

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

The following number of Plans:

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

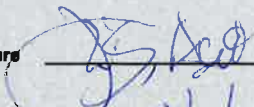
NOTE: For initial submittal one signed and sealed set is required. Copied sets will be requested after completion review. If the development site is separated by a public right-of-way including alley or alley reservations, a separate application must be completed for each parcel.

Plan sets should include the following:

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

NOTES:

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

<p>Applicant's Affidavit I acknowledge that the Required Documentation and Technical Specifications of the application are met:</p> <p>Print Name <u>Jeff Lis</u></p> <p>Signature <u></u></p> <p>Date <u>4/10/18</u></p>	<p>Staff Intake Review For Urban Design & Planning Division use only:</p> <p>Date _____</p> <p>Received By _____</p> <p>Tech. Specs Reviewed By _____</p> <p>Case No. _____</p>
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Page 3: Property & Right-of-Way related items for discussion

APPLICATION FORM

Legal name of applicant – (if corporation, names and titles of officers as well as exact name of corporation – If individuals doing business under a fictitious name, correct names of individuals (must be used). Not fictitious name:

NAME: _____ PHONE: _____

APPLICANTS ADDRESS: _____

IF UNAVAILABLE CONTACT: _____ RELATIONSHIP OR TITLE _____

ADDRESS: _____

ADDRESS AND LEGAL DESCRIPTION OF PREMISES OR AREA AFFECTED.

SITE ADDRESS: _____ ZONED: _____

LEGAL DESCRIPTION: _____

DISCUSSION ITEM: _____

APPLICANTS SIGNATURE & TITLE

NOTICE TO APPLICANT

1. Payment –\$100.00 application fee payable to the City of Fort Lauderdale.
2. Proof of ownership by Title Co. or written Attorney's opinion within the last 30 days.
3. Project Description – Briefly describe the proposed project, any items to explain the request and related property and/or right-of-way items.
4. Six (6) copies, size 11"x17" of Land Surveyor's sketch of plan delineating the area including legal description, property and/or right-of-way lines. Current certified boundary survey (within last 6 months).
5. Ground photos of the area and other material to depict the project.

82-327364

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

WITNESSED in my hand and official seal of the City of Fort Lauderdale, Florida, this

Chas. J. ...
City Clerk

ORDINANCE NO. C-82-106

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

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

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

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

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

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

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

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

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

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

C-82-106

RETURN TO
CITY CLERK
P. O. BOX 1000
FT. LAUDERDALE, FLA.
33302

FILED 7 12 55 PM '82

OFF 10545 pg 941

904

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

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

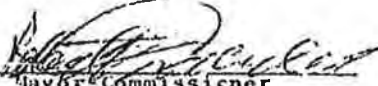
SECTION 3. That a copy of this Ordinance shall be recorded in the Public Records of Broward County within 30 days from the date of final passage.

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

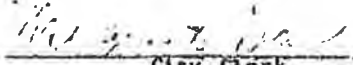
SECTION 5. That all ordinances or parts of ordinances in conflict herewith, be and the same are hereby repealed.

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

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


Mayor/Commissioner
Robert A. Dressler

ATTEST:


City Clerk
Marguerite Docen

1280g

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

OFF
REC 10545 PG 942

78-123759

CERTIFICATION
 I certify this to be a true and correct copy of the record in my office.
 WITNESSETH my hand and official seal of the City of Fort Lauderdale, Florida, this
 the 18 day of May 1978
Edward A. Walden City Clerk

ORDINANCE NO. C-78-58

AN EMERGENCY ORDINANCE VACATING, ABANDONING AND CLOSING THAT CERTAIN PORTION OF AN ALLEY LOCATED UNDER THE EXISTING BROWARD COMMUNITY COLLEGE BUILDING LOCATED IN DOWNTOWN FORT LAUDERDALE, WHICH ALLEY PORTION IS LEGALLY DESCRIBED AS THE EAST 110 FEET OF THE ALLEY RUNNING EAST AND WEST, SITUATED IMMEDIATELY NORTH OF LOTS 1 AND 2 AND SOUTH OF LOT 27 OF EVA A. OLIVER'S SUBDIVISION OF BLOCK 28 OF THE ORIGINAL TOWN OF FORT LAUDERDALE, AS RECORDED IN PLAT BOOK 1, PAGE 37 OF THE DADE COUNTY PUBLIC RECORDS, SUCH ALLEY SITUATED IN BROWARD COUNTY, FLORIDA, SITUATED IN FORT LAUDERDALE, FLORIDA.

WHEREAS, the Planning and Zoning Board, at its meeting of March 15, 1978, did recommend the vacation, abandonment and closing of the alleys south of a line 3.47 feet north of and parallel to the north lot lines of Lots 28 and 29, of Eva A. Oliver's Subdivision of Block 28, Fort Lauderdale, Florida; and

WHEREAS, the City Commission has determined that such vacation need only involve that certain portion of an alley which is located under the existing Broward Community College building located in downtown Fort Lauderdale; and

WHEREAS, the City Clerk has notified the public of a public hearing to be held on Tuesday, May 2, 1978, at 10 o'clock A.M., in the City Commission Room, City Hall, Fort Lauderdale, Florida for the purpose of hearing any objections which might be made to such vacation, abandonment, and closing; and

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

WHEREAS, the City previously vacated this alley by Ordinance No. 969, adopted on January 10, 1939, and no longer claims an interest in it; and

WHEREAS, the City Commission deems this ordinance to be an emergency ordinance, since substantial state funding allocated to the college may be jeopardized in its acquisition of land needed by it;

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

SECTION 1. That the below described portion of an alley is hereby vacated, abandoned and closed and shall no longer constitute a public right-of-way:

The East 110 feet of the alley running east and west, situated immediately north of Lots 1 and 2 and south of Lot 27 of EVA A. OLIVER'S SUBDIVISION of Block 28 of the original Town of Fort Lauderdale, as recorded in Plat Book 1, Page 37 of the Dade County Public Records, such alley situated in Broward County, Florida.

REF 7569 PAGE 516

Prepared by James H. Walden, City Attorney, City of Fort Lauderdale, Florida

C-78-58



RETURN TO
 CITY CLERK
 P. O. BOX 14250
 FT. LAUDERDALE, FLA.
 33302

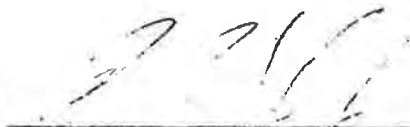
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SECTION 2. That if any clause, section or other part of this ordinance shall be held invalid or unconstitutional by any court of competent jurisdiction, the remainder of this ordinance shall not be affected thereby, but shall remain in full force and effect.

SECTION 3. That all ordinances or parts of ordinances in conflict herewith, be and the same are hereby repealed.


SECTION 4. That this Ordinance shall be effective immediately.

PASSED FIRST READING this the 2nd day of May, 1978.
PASSED SECOND READING this the 2nd day of May, 1978.



Mayor-Commissioner

ATTEST:


Assistant City Clerk

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
L. K. HESTER
COUNTY ADMINISTRATOR

-- UNIT TO
CITY CLERK
P. O. BOX 14250
FT. LAUDERDALE, FLA.
33302

REF 7509 MAY 5 1978

The following weekly pay roll was presented for approval;

American Railway Express Co	\$1.03
F. E. C. Ry. Co	3.31
Lucian Craig	33.00
Golf Links	50.00
W. C. Menefee	16.50
H. C. Davis	266.75

Motion made by Councilman Clark and seconded by Councilman Sheeler that the pay roll be approved. Motion was carried all voting AYE.

At this time Mr. C. E. Rickard asked the Council, if the Contractor had been paid for building Third Street from O'Neal Avenue to Colee Avenue. When told that they had, he asked if their bond was still in effect. Attorney Baxter was advised to look into the matter. C. E. Parks and A. E. Music objected to the condition of the street but no action taken.

Motion made by Councilman Clark and seconded by Councilman Sheeler that Street Commissioner Craig place sand on Streets wherever needed. Motion was carried all voting AYE.

Communication signed by R. Dadle and other petitioners asking what had become of the petition for building South First Street from Brickell Avenue to Medcalf Avenue. The petition was brought from the files in the Clerk's office but was laid over until next meeting.

Motion was made by Councilman Sheeler and seconded by Councilman Fidler that Contractor look over the Keystone Hotel with a view of cutting off ten feet of the first story on Andrews Avenue side for putting in side walk. Motion was carried all voting AYE.

Councilman Sheeler introduced the following Ordinance:

ORDINANCE NO 166.

An Ordinance closing the alley extending North and South between Lots 1 and

2 in Eva A. Oliver's Subdivision of Block 28 of the Town of Fort Lauderdale, which Ordinance was read in full for the first time, and upon motion by Councilman Sheeler and seconded by Councilman Clark passed the first reading by the following vote AYES, Councilman Clark, Fidler, Sheeler, NAYES none.

Motion made by Councilman Sheeler and seconded by Councilman Clark that the rules requiring an Ordinance to be read in full on three separate days be suspended and that Ordinance #166 be read by its title only and placed upon its second reading. Roll Call showed AYES Councilman Clark, Fidler, Sheeler, NAYES none.

Ordinance #166 was then read by its title only and upon motion made by Councilman Clark and seconded by Councilman Fidler passed the second reading by the following vote AYES, Councilmen Clark, Fidler, Sheeler, NAYES, none.

Motion made by Councilman Fidler and seconded by Councilman Clark that the rules requiring an Ordinance to be read on three separate days be suspended and that Ordinance #166 be read in full and placed upon its final passage. Roll Call showed AYES, Councilmen Clark, Fidler, Sheeler, NAYES, none.

Ordinance #166 was then read in full and upon motion made by Councilman Clark and seconded by Councilman Fidler, passed the third reading by the following vote AYES, Councilmen Clark, Fidler, Sheeler, NAYES, none.

The following resolution was introduced by Councilman Sheeler, who moved its adoption;

RESOLUTION NO 5 SERIES 1923.

A RESOLUTION DECLARING THAT THE BONDS OF THE CITY OF FORT LAUDERDALE, FLORIDA, IN THE SUM OF \$2,500.00 DOLLARS, AUTHORIZED TO BE ISSUED BY ORDINANCE NUMBER 164 and 165, ARE AUTHORIZED AND IS SUED FOR THE IMPROVEMENT AND MAINTENANCE OF THE MUNICIPALLY OWNED GOLF COURSE, MAINTAINED AS A PART OF THE

The following weekly pay roll was presented for approval;

American Railway Express Co	\$1.03
F. E. C. Ry. Co	3.31
Lucian Craig	33.00
Golf Links	50.00
W. C. Menefee	16.50
H. C. Davis	266.75

Motion made by Councilman Clark and seconded by Councilman Sheeler that the pay roll be approved. Motion was carried all voting AYE.

At this time Mrs. C. E. Rickard asked the Council, if the Contractor had been paid for building Third Street from O'Neal Avenue to Colee Avenue. When told that they had, he asked if their bond was still in effect. Attorney Baxter was advised to look into the matter. C. E. Parks and A. E. Music objected to the condition of the street but no action taken.

Motion made by Councilman Clark and seconded by Councilman Sheeler that Street Commissioner Craig place sand on Streets wherever needed. Motion was carried all voting AYE.

Communication signed by R. Cadle and other petitioners asking what had become of the petition for building South First Street from Brickell Avenue to Medcalf Avenue. The petition was brought from the files in the Clerk's office but was laid over until next meeting.

Motion was made by Councilman Sheeler and seconded by Councilman Fidler that Contractor look over the Keystone Hotel with a view of cutting off ten feet of the first story on Andrews Avenue side for putting in side walk. Motion was carried all voting AYE.

Councilman Sheeler introduced the following Ordinance:

ORDINANCE NO 166.

An Ordinance closing the alley extending North and South between Lots 1 and

2 in Eva A. Oliver's Subdivision of Block 28 of the Town of Fort Lauderdale, which Ordinance was read in full for the first time, and upon motion by Councilman Sheeler and seconded by Councilman Clark passed the first reading by the following vote AYES, Councilman Clark, Fidler, Sheeler, NAYES none.

Motion made by Councilman Sheeler and seconded by Councilman Clark that the rules requiring an Ordinance to be read in full on three separate days be suspended and that Ordinance #166 be read by its title only and placed upon its second reading. Roll Call showed AYES Councilman Clark, Fidler, Sheeler, NAYES none.

Ordinance #166 was then read by its title only and upon motion made by Councilman Clark and seconded by Councilman Fidler passed the second reading by the following vote AYES, Councilmen Clark, Fidler, Sheeler, NAYES, none.

Motion made by Councilman Fidler and seconded by Councilman Clark that the rules requiring an Ordinance to be read on three separate days be suspended and that Ordinance #166 be read in full and placed upon its final passage. Roll Call showed AYES, Councilmen Clark, Fidler, Sheeler, NAYES, none.

Ordinance #166 was then read in full and upon motion made by Councilman Clark and seconded by Councilman Fidler, passed the third reading by the following vote AYES, Councilmen Clark, Fidler, Sheeler, NAYES, none.

The following resolution was introduced by Councilman Sheeler, who moved its adoption;

RESOLUTION NO 5 SERIES 1923.

A RESOLUTION DECLARING THAT THE BONDS OF THE CITY OF FORT LAUDERDALE, FLORIDA, IN THE SUM OF \$2,500.00 DOLLARS, AUTHORIZED TO BE ISSUED BY ORDINANCE NUMBER 164 and 165, ARE AUTHORIZED AND IS SUED FOR THE IMPROVEMENT AND MAINTENANCE OF THE MUNICIPALY OWNED GOLF COURSE, MAINTAINED AS A PRRT OF THE

**SKETCH & DESCRIPTION
UTILITY EASEMENT ABANDONMENT**

A PORTION OF EVA A. OLIVER'S SUBDIVISION

(P.B. 1, PG. 37, D.C.R.)

CITY OF FORT LAUDERDALE

LAND DESCRIPTION:

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

Commence at the southeast corner of Lot 5 of said Plat; thence N88°00'07"E along the south line of Lots 2, 3 and 4 of said Plat, 150.00 feet to the east line of Lot 2 of said Plat; thence N02°07'24"W along the east line of Lot 2 of said Plat, 20.00 feet to the north right-of-way line of East Las Olas Boulevard, as recorded in Official Records Book 8508, Page 725 of the Public Records of Broward County, Florida, also being the **Point Of Beginning**; thence N88°00'07"E, 9.92 feet; thence N42°56'21"E, 0.11 feet (the previous two calls being along the said north right-of-way line) to the west line of Lot 1 of said Plat; thence N02°07'24"W along the west line of Lot 1 of said Plat, 119.92 feet to the north line of Lot 1 of said Plat; thence N88°00'07"E along the north line of Lot 1 of said Plat, 30.00 feet to the west right-of-way line S.E. 3rd Avenue, as recorded in Official Records Book 8508, Page 725 of the Public Records Of Broward County, Florida; thence N02°07'24"W along the said west right-of-way line, 10.00 feet to the south line of Lot 27 of said Plat; thence S88°00'07"W along the south line of Lot 27 of said Plat, 105.00 feet to the west line of Lot 27 of said Plat; thence N02°07'24"W along the west line of Lots 27, 28 and 31 of said Plat, 103.47 feet to the North line of the south 3.47 feet of Lots 30 and 31 of said Plat; thence S88°00'07"W along the north line of the south 3.47 feet of Lots 30 and 31 of said Plat to the east line of Lot 30 of said Plat; thence S02°07'24"E along the east line of Lots 26, 29 and 30 of said Plat, 103.47 feet to the south line of Lot 26 of said Plat; thence S88°00'07"W along the south line of Lot 26 of said Plat, 115.00 feet to the east right-of-way line of S.E. 2nd Avenue, as recorded in Official Records Book 8508, Page 725 of the Public Records of Broward County, Florida; thence S02°08'33"E along the said east right-of-way line, 10.00 feet to the north line of Lot 5 of said Plat; thence N88°00'07"E along the north line of Lots 2, 3, 4 and 5 of said Plat, 190.00 feet to the east line of Lot 2 of said Plat; thence S02°07'24"E along the east line of Lot 2 of said Plat, 120.00 feet to the **Point Of Beginning**.

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

SURVEYOR'S NOTES:

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

CERTIFICATION:


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

Date: 3/07/18

Michael D. Aviom

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

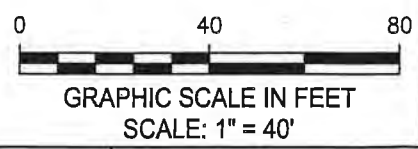
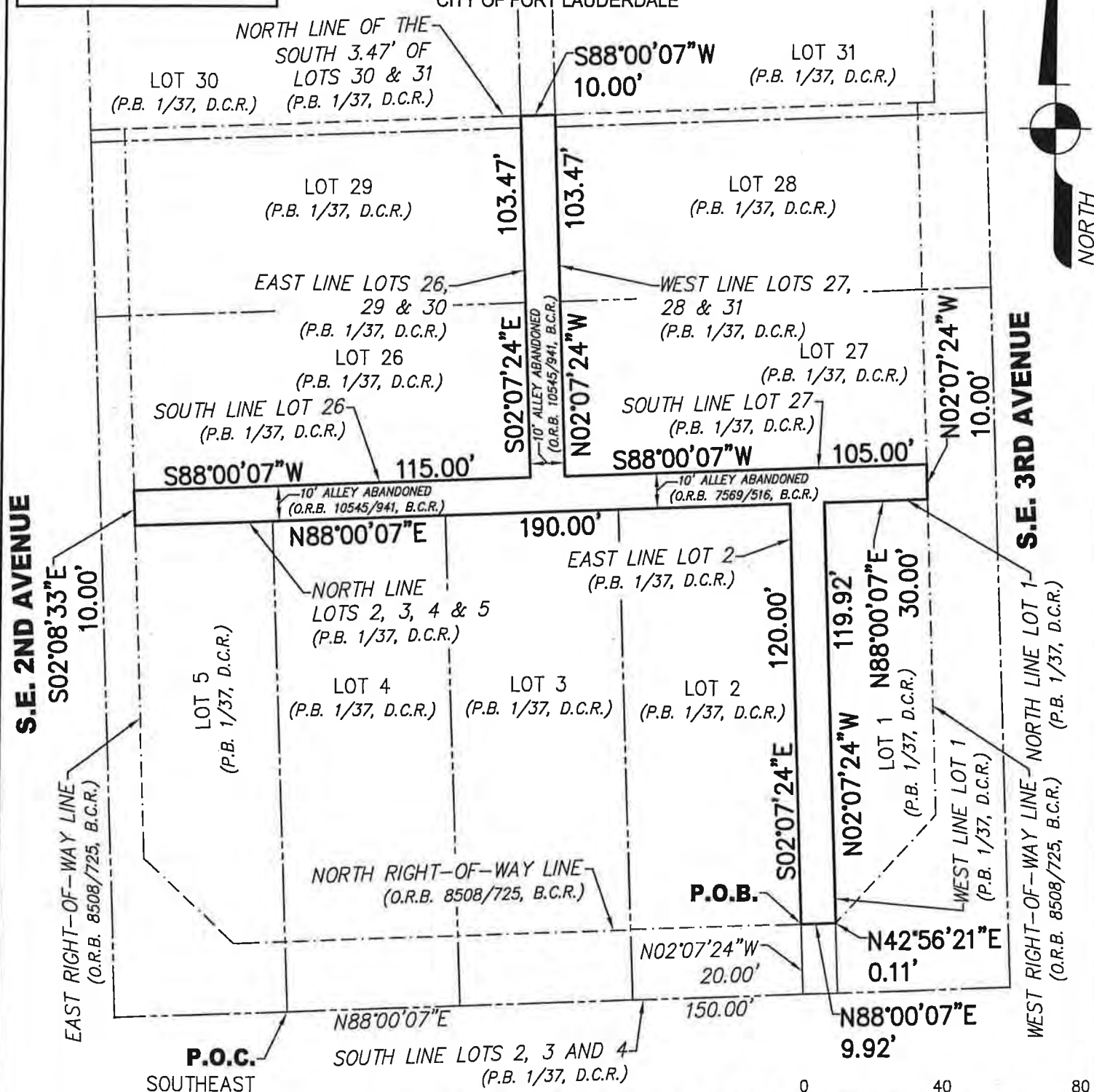
**NOT VALID WITHOUT
SHEETS 1 AND 2**

<table border="1"> <thead> <tr> <th colspan="3">REVISIONS</th> </tr> </thead> <tbody> <tr> <td>REVISED</td> <td>W.R.E.</td> <td>03/06/2018</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REVISIONS			REVISED	W.R.E.	03/06/2018													 <p>AVIROM & ASSOCIATES, INC. SURVEYING & MAPPING 50 S.W. 2nd AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 (561) 392-2594 / www.AVIROMSURVEY.com ©2017 AVIROM & ASSOCIATES, INC. all rights reserved. This sketch is the property of AVIROM & ASSOCIATES, INC. and should not be reproduced or copied without written permission.</p>	<table border="1"> <tr> <td>JOB #:</td> <td>10400-3_UE</td> </tr> <tr> <td>SCALE:</td> <td>-</td> </tr> <tr> <td>DATE:</td> <td>12/19/2017</td> </tr> <tr> <td>BY:</td> <td>W.R.E.</td> </tr> <tr> <td>CHECKED:</td> <td>M.D.A.</td> </tr> <tr> <td>F.B.</td> <td>- PG. -</td> </tr> <tr> <td>SHEET</td> <td>18-0700 OF 2</td> </tr> </table>	JOB #:	10400-3_UE	SCALE:	-	DATE:	12/19/2017	BY:	W.R.E.	CHECKED:	M.D.A.	F.B.	- PG. -	SHEET	18-0700 OF 2
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SHEET	18-0700 OF 2																																	

SKETCH & DESCRIPTION
UTILITY EASEMENT ABANDONMENT

A PORTION OF EVA A. OLIVER'S SUBDIVISION
 (P.B. 1, PG. 37, D.C.R.)
 CITY OF FORT LAUDERDALE

**NOT VALID WITHOUT
 SHEETS 1 AND 2**



EAST LAS OLAS BOULEVARD

REVISIONS		
REVISED	W.R.E.	03/06/2018



AVIROM & ASSOCIATES, INC.
 SURVEYING & MAPPING
 50 S.W. 2nd AVENUE, SUITE 102
 BOCA RATON, FLORIDA 33432
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JOB #:	10400-3_UE
SCALE:	1" = 40'
DATE:	12/19/2017
BY:	W.R.E.
CHECKED:	M.D.A.
F.B.:	PG. -
SHEET #:	CAM 18-0790
	Exhibit 2



Site Address	220-220 SE 2 AVENUE, FORT LAUDERDALE FL 33301	ID #	5042 10 33 0200
Property Owner	BROWARD COLLEGE FOUNDATION INC % JAYSON IROFF	Millage	9312
Mailing Address	225 E LAS OLAS BLVD FORT LAUDERDALE FL 33301-2208	Use	28
Abbreviated Legal Description	EVA A OLIVER SUB BLK 28 FT LAUDERDALE 1-37 D LOT 28 N 25,30 S 3.47 & W1/2 OF VAC ALLEY ON E SIDE SAID LOTS		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Click here to see 2017 Exemptions and Taxable Values as reflected on the Nov. 1, 2017 tax bill.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2018	\$111,090	\$4,980	\$116,070	\$116,070	
2017	\$111,090	\$4,980	\$116,070	\$116,070	
2016	\$111,090	\$4,980	\$116,070	\$116,070	

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$116,070	\$116,070	\$116,070	\$116,070
Portability	0	0	0	0
Assessed/SOH	\$116,070	\$116,070	\$116,070	\$116,070
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 10	\$116,070	\$116,070	\$116,070	\$116,070
Taxable	0	0	0	0

Sales History			
Date	Type	Price	Book/Page or CIN

Land Calculations		
Price	Factor	Type
\$30.00	3,703	SF
Adj. Bldg. S.F. (Card, Sketch)		

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



Site Address	220 SE 2 AVENUE, FORT LAUDERDALE FL 33301	ID #	5042 10 33 0210
Property Owner	BROWARD COLLEGE FOUNDATION INC % JAYSON IROFF	Millage	9312
Mailing Address	225 E LAS OLAS BLVD FORT LAUDERDALE FL 33301-2208	Use	84

Abbreviated Legal Description	EVA A OLIVER SUB BLK 28 FT LAUDERDALE 1-37 D LOT 29,31 S 3.47 & E1/2 VAC ALLEY LYING W OF SAID LOTS
--------------------------------------	---

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Click here to see 2017 Exemptions and Taxable Values as reflected on the Nov. 1, 2017 tax bill.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2018	\$172,420	\$176,320	\$348,740	\$348,740	
2017	\$172,420	\$176,320	\$348,740	\$348,740	
2016	\$172,420	\$176,320	\$348,740	\$348,740	

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$348,740	\$348,740	\$348,740	\$348,740
Portability	0	0	0	0
Assessed/SOH	\$348,740	\$348,740	\$348,740	\$348,740
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 10	\$348,740	\$348,740	\$348,740	\$348,740
Taxable	0	0	0	0

Sales History			
Date	Type	Price	Book/Page or CIN
5/3/1978	WD*	\$806,667	7549 / 294

Land Calculations		
Price	Factor	Type
\$25.78	6,688	SF
Adj. Bldg. S.F. (Card, Sketch)		3328
Eff./Act. Year Built: 2001/2000		

* Denotes Multi-Parcel Sale (See Deed)

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



MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	220 SE 2 AVENUE, FORT LAUDERDALE FL 33301	ID #	5042 10 33 0190
Property Owner	BROWARD COLLEGE FOUNDATION INC % JAYSON IROFF	Millage	9312
Mailing Address	225 E LAS OLAS BLVD FORT LAUDERDALE FL 33301-2208	Use	84
Abbreviated Legal Description	EVA A OLIVER SUB BLK 28 FT LAUDERDALE 1-37 D LOT 26,28 S 25 & W1/2 VAC ALLEY ON E SIDE SAID LOTS		

The just values displayed below were set in compliance with **Sec. 193.011, Fla. Stat.**, and include a reduction for costs of sale and other adjustments required by **Sec. 193.011(8)**.

Property Assessment Values					
Click here to see 2017 Exemptions and Taxable Values as reflected on the Nov. 1, 2017 tax bill.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2018	\$260,100	\$7,838,950	\$8,099,050	\$8,099,050	
2017	\$260,100	\$7,838,950	\$8,099,050	\$8,099,050	
2016	\$260,100	\$7,838,950	\$8,099,050	\$8,099,050	

2018 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$8,099,050	\$8,099,050	\$8,099,050	\$8,099,050
Portability	0	0	0	0
Assessed/SOH	\$8,099,050	\$8,099,050	\$8,099,050	\$8,099,050
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 10	\$8,099,050	\$8,099,050	\$8,099,050	\$8,099,050
Taxable	0	0	0	0

Sales History			
Date	Type	Price	Book/Page or CIN
5/3/1978	WD*	\$806,667	7549 / 294

Land Calculations		
Price	Factor	Type
\$25.00	10,404	SF
Adj. Bldg. S.F. (Card, Sketch)		101585
Eff./Act. Year Built: 1985/1984		

* Denotes Multi-Parcel Sale (See Deed)

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



Site Address	225 E LAS OLAS BOULEVARD, FORT LAUDERDALE	ID #	5042 10 33 0010
Property Owner	BROWARD COLLEGE FOUNDATION INC % FACILITIES MANAGEMENT	Millage	9312
Mailing Address	3501 SW DAVIE ROAD BLDG 23 DAVIE FL 33314-1604	Use	83

Abbreviated Legal Description	EVA A OLIVER SUB BLK 28 FT LAUDERDALE 1-37 D ALL LOTS 1,2,3,27,LESS RDS & VAC ALLEY ABUTTING SAID LOTS
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The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2016 Exemptions and Taxable Values to be reflected on the Nov. 1, 2016 tax bill.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2017	\$4,578,700	\$9,009,260	\$13,587,960	\$13,587,960	
2016	\$4,578,700	\$9,009,260	\$13,587,960	\$13,587,960	
2015	\$4,578,700	\$9,009,260	\$13,587,960	\$13,587,960	

2017 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$13,587,960	\$13,587,960	\$13,587,960	\$13,587,960
Portability	0	0	0	0
Assessed/SOH	\$13,587,960	\$13,587,960	\$13,587,960	\$13,587,960
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 10	\$13,587,960	\$13,587,960	\$13,587,960	\$13,587,960
Taxable	0	0	0	0

Sales History			
Date	Type	Price	Book/Page or CIN
5/3/1978	WD*	\$806,667	7549 / 294

Land Calculations		
Price	Factor	Type
\$178.66	25,628	SF
Adj. Bldg. S.F. (Card, Sketch)		78186
Eff./Act. Year Built: 1970/1960		

* Denotes Multi-Parcel Sale (See Deed)

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



Site Address	225 E LAS OLAS BOULEVARD, FORT LAUDERDALE	ID #	5042 10 33 0030
Property Owner	BROWARD COLLEGE FOUNDATION INC % JAYSON IROFF	Millage	9312
Mailing Address	225 E LAS OLAS BLVD FORT LAUDERDALE FL 33301-2208	Use	83

Abbreviated Legal Description	EVA A OLIVER SUB BLK 28 FT LAUDERDALE 1-37 D LOT 4 LESS RD
--------------------------------------	--

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(6).

Property Assessment Values					
Click here to see 2016 Exemptions and Taxable Values to be reflected on the Nov. 1, 2016 tax bill.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2017	\$167,690	\$9,450	\$177,140	\$177,140	
2016	\$167,690	\$9,450	\$177,140	\$177,140	
2015	\$167,690	\$9,450	\$177,140	\$177,140	

2017 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$177,140	\$177,140	\$177,140	\$177,140
Portability	0	0	0	0
Assessed/SOH	\$177,140	\$177,140	\$177,140	\$177,140
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 10	\$177,140	\$177,140	\$177,140	\$177,140
Taxable	0	0	0	0

Sales History			
Date	Type	Price	Book/Page or CIN
5/3/1978	WD*	\$806,667	7549 / 294

Land Calculations		
Price	Factor	Type
\$26.83	6,250	SF
Adj. Bldg. S.F. (Card, Sketch)		

* Denotes Multi-Parcel Sale (See Deed)

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



Site Address	225-225 E LAS OLAS BOULEVARD, FORT LAUDERDALE	ID #	5042 10 33 0040
Property Owner	BROWARD COLLEGE FOUNDATION INC % JAYSON IROFF	Millage	9312
Mailing Address	225 E LAS OLAS BLVD FORT LAUDERDALE FL 33301-2208	Use	28

Abbreviated Legal Description	EVA A OLIVER SUB BLK 28 FT LAUDERDALE 1-37 D LOT 5 LESS RD
--------------------------------------	--

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

Property Assessment Values					
Click here to see 2016 Exemptions and Taxable Values to be reflected on the Nov. 1, 2016 tax bill.					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2017	\$182,710	\$24,400	\$207,110	\$207,110	
2016	\$182,710	\$24,400	\$207,110	\$207,110	
2015	\$182,710	\$24,400	\$207,110	\$207,110	

2017 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$207,110	\$207,110	\$207,110	\$207,110
Portability	0	0	0	0
Assessed/SOH	\$207,110	\$207,110	\$207,110	\$207,110
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 10	\$207,110	\$207,110	\$207,110	\$207,110
Taxable	0	0	0	0

Sales History			
Date	Type	Price	Book/Page or CIN
5/3/1978	WD*	\$806,667	7549 / 294

Land Calculations		
Price	Factor	Type
\$24.31	7,516	SF
Adj. Bldg. S.F. (Card, Sketch)		

* Denotes Multi-Parcel Sale (See Deed)

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



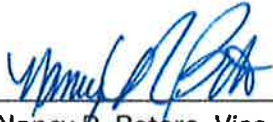
Thomas W. Olliff
 Senior Vice President for Administration
 Willis Holcombe Center
 111 East Las Olas Boulevard, Fort Lauderdale, FL 33301


April 17, 2017

TO WHOM IT MAY CONCERN:

RE: 225 East Las Olas Blvd.
 Fort Lauderdale, FL

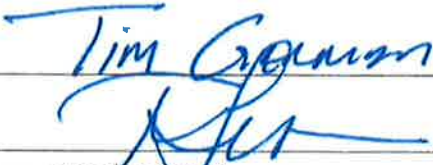
The purpose of this letter is to authorize Jeff Lis, Senior Vice President Stiles Development; Jessica Joly, Development Manager Stiles Development; and/or Chuck Luedemann, Senior Development Manager Stiles Development, to act on our behalf as Agent for the purpose of submitting applications and processing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

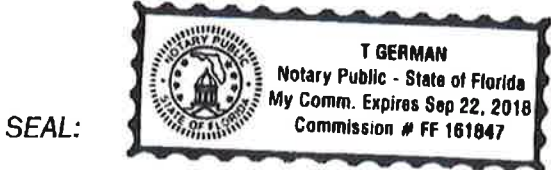
By: 
 Nancy R. Botero, Vice President for Advancement &
 Executive Director, Broward College Foundation, Inc.

By: 
 Tom Olliff, Sr. Vice President

State Of Florida
 County Of Broward

The foregoing instrument was acknowledged before me 17 day of April, 2017
 by Nancy Botero and Tom Olliff, partners on behalf
 of Broward College. They are personally known to me or have
 produced PL. Director Lic. as identification.


 Name typed, printed or stamped





STILES
Invest·Build·Manage

May 5, 2017

To Whom It May Concern:

Re: 225 East Las Olas Boulevard
Fort Lauderdale, Florida 33301

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

By: LO3 Investors, LLC
A Florida limited liability company

By: 
David Chanon, Vice President

STATE OF Florida

COUNTY OF Broward

The foregoing instrument was acknowledged before me on this 5th day of May, 2017, by David Chanon on behalf of LO3 Investors, LLC. He/she is personally known to me or has produced _____ as identification.



Lynda Watkins

Name typed, printed or stamped



Lynda Watkins
COMMISSION # FF211960
EXPIRES: March 19, 2019
WWW.AARONNOTARY.COM

www.stiles.com



STILES
Invest·Build·Manage

Legal Description of 201 East Las Olas Boulevard, Fort Lauderdale, Florida 33301

Lots 1 through 5 inclusive, together with Lots 26 through 29, and the South 3.47 feet of Lots 30 and 31 of EVA A OLIVER'S SUBDIVISION OF BLOCK 28 OF THE TOWN OF FORT LAUDERDALE, according to the Plat thereof, recorded in Plat Book 1, at page 37, of the Public Records of Dade County, Florida; said lands situate, lying and being in Broward County, Florida.

Together with any and all portions of previously platted alleys or other rights of way heretofore abandoned by governmental authority, being the 10-foot alley lying between Lots 1 and 2 and the East 110 feet of the alley running east and west, situated immediately north of Lots 1 and 2 and south of Lot 27 of EVA A OLIVER'S SUBDIVISION of Block 28 of the original Town of Fort Lauderdale, as recorded in Plat Book 1, at page 37, of the Dade County Public Records, such alley being situated in Broward County, Florida.

Less and Except that part conveyed to The City of Fort Lauderdale by Quit-Claim Deed recorded in Official Records Book 8508, Page 725, of the Public Records of Broward County, Florida, more particularly described as follows:

The North 5 feet of the South 20 feet of Lot 1; LESS the East 15 feet; the North 5 feet of the South 20 feet of Lots 2, 3, 4 and 5, LESS the West 20 feet of Lot 5; the North 5 feet of the South 20 feet of that certain 10 foot alley (now vacated -per Ordinance No. 166) lying between said Lots 1 and 2; the West 10 feet of said Lot 5, LESS the South 35 feet; the West 10 feet of Lots 26, 28 and the South 3.47 feet of Lot 30, and the external area of a 25 foot radius chord lying at the Southwest corner of said Lot 5, said radius being tangent to a line 20 feet North of the South line of said Lot 5 and to a line 10 feet East of the West line of said Lot 5; the West 5 feet of the East 20 feet of Lot 1, LESS the South 20 feet; and the external area of a 30 foot radius chord lying at the Southeast corner of said Lot 1, said radius being tangent to a line 20 feet North of the South line of Lot 1, and to a line 20 feet West of the East line of Lot 1; the West 5 feet of the East 20 feet of the certain 10 foot alley (now vacated per Ordinance No. c-78-58) lying North of said Lot 1; and the West 5 feet of the East 20 feet of Lots 27, 29, and the South 3.47 feet of Lot 31, EVA A. OLIVER'S SUBDIVISION OF BLOCK 28, FORT LAUDERDALE, FLORIDA, according to the plat thereof, recorded in Plat Book 1, Page 37, of the Public Records of Dade County, Florida.



DESIGN FOR :
201 E. Las Olas Blvd.
FT. LAUDERDALE, FL. 33301
COMMERCIAL OFFICE

B/11/2017

FINAL DRC SUBMISSION
DRC #R17033

DRAWING INDEX	
SHEET NO.	SHEET NAME
DRC	COVER SHEET
000	GENERAL
001	GENERAL
002	GENERAL
003	GENERAL
004	GENERAL
005	GENERAL
006	GENERAL
007	GENERAL
008	GENERAL
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COOPER CARRY
 THE CENTER FOR CONNECTIVE ARCHITECTURE

191 Peachtree Street NE Suite 2400
 Atlanta, GA 30303 1700
 (404) 237-2000
 coopercarry.com

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IN ASSOCIATION WITH

2400 E. Commercial Blvd.
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 Ft. Lauderdale, Florida 33308
 (954) 771-2724

AA2001388

CARTAYA & ASSOCIATES ARCHITECTS P.A.

FLORIDA STATE BOARD OF PROFESSIONAL ENGINEERS

DRC #R17033
 FL STATE LICENSE # AA2000096

No.	Drawing Issue Description	Date
1	DRC SUBMITTAL	8/11/2017
2	DRC SUBMITTAL	8/11/2017

201 East las Olas

201 E. Las Olas Blvd, Ft. Lauderdale, FL

STILES CORPORATION

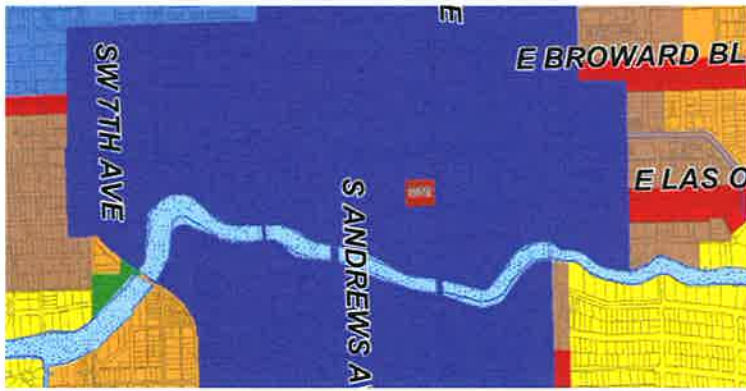
COVER SHEET

ROGER MILLER	2017001
Project Manager	AS SHOWN
LEE AYERS	Date
Project Architect	
ANDREW DACOSTA	
Architectural Draft	
ZACH CARNEGIE	
Architectural Draft	

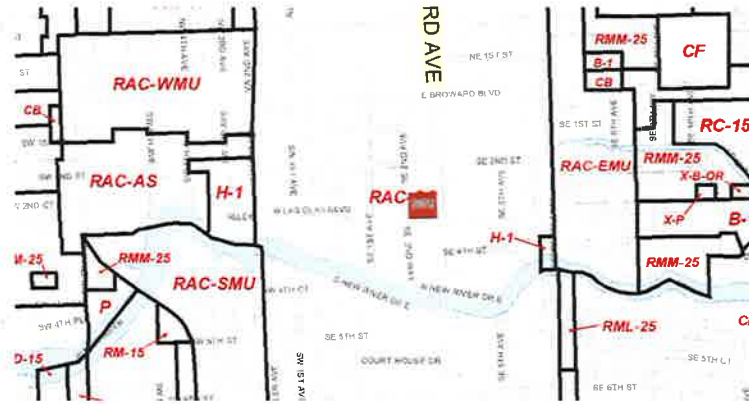
G0.0

OWNER	DEVELOPER	ARCH / ID / LA / EG	ASSOCIATED ARCHITECT	CIVIL ENGINEERING
LOCI PARTNERS, LLC 301 E LAS OLAS BOULEVARD FORT LAUDERDALE, FL 33301 tel: 954-627-9170	STILES CORPORATION 301 E LAS OLAS BOULEVARD FORT LAUDERDALE, FL 33301 tel: 954-627-9170 www.stiles.com	COOPER CARRY 181 PEACHTREE ST NE SUITE 2400 ATLANTA, GA, 30309 tel: 404-237-2000 www.coopercarry.com	CARTAYA & ASSOCIATES ARCHITECTS P.A. 2400 E. COMMERCIAL BLVD SUITE 301 FORT LAUDERDALE, FL 33308 tel: 954-771-2724 www.cartayaandassociates.com	BOYER THURLOW 3409 NW 8TH AVENUE SUITE 1102 FORT LAUDERDALE, FL 33309 tel: 954-568-0888 www.boyerthurlow-eng.com

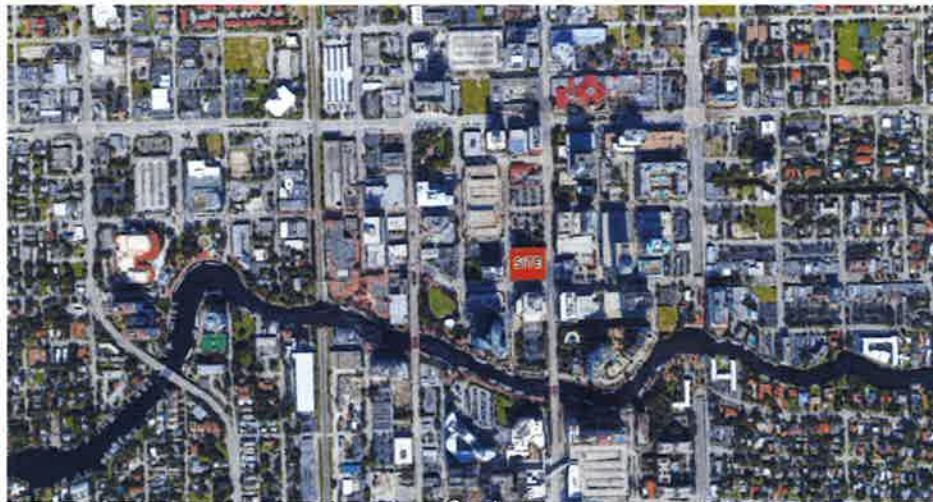
PROJECT NUMBER: 2017001 PROJECT NAME: 201 East las Olas
 SHEET NUMBER: 2017001-G0.0
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 8/21/2017 10:10:06 AM



1 FUTURE LAND USE MAP
G0.1 NOT TO SCALE



2 ZONING MAP
G0.1 NOT TO SCALE



3 LOCATION MAP
G0.1 NOT TO SCALE

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AAC010388



DRC # B17UG3
FL STATE LICENSE # AA2600046

ISSUANCES		
No.	Drawing Issue Description	Date
1	1.00% BILLBOARD	8/10/17
2	1.00% PERMITS/PLAN	8/10/17

201 East Las Olas

201 E. Las Olas Blvd, Ft. Lauderdale, FL
STILES CORPORATION

ZONING & LAND USE MAPS

ROGER MILLER	20170001
Project Manager	
MIKE SERVICE	AS SHOWN
Project Engineer	
LEE AYERS	
Project Designer	
ANDREW D. COSTA	
Architectural Draft	
Architectural Seal	

G0.1

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 18170001 - PROJECT NAME: 201 East Las Olas
SHEET NUMBER: 001 - ZONING & LAND USE MAPS
MAPS: 2017000170001001001_2018_Bikes_Bikes_Office_08170001.dwg
8/11/2017 2:21:05 PM

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 (954) 771-2724
 AACT011388

GARZAYIA ASSOCIATES
 ARCHITECTS P.A.
 AACT011388



DBC # 217020
 FL STATE LICENSE # AA26000496

ISSUANCES		
No.	Drawing Issue Description	Date
1	SEC ISSUANCES	1/16/17
2	SEC ISSUANCES	1/16/17



SE 2ND AVENUE LOOKING NORTH



SE 2ND AVENUE LOOKING SOUTH



CORNER OF SE 2ND STREET AND E LAS OLAS BLVD



SE 3RD AVENUE LOOKING NORTH



CORNER OF E LAS OLAS BLVD AND SE 3RD AVENUE



E LAS OLAS BLVD LOOKING WEST

201 East las Olas

201 E Las Olas Blvd, Ft. Lauderdale, FL
 STILES CORPORATION

EXISTING CONDITIONS
 PHOTOS

ROGER MILLER	20170001
Designer/Checker	Project No.
MIKE SERVICE	AS SHOWN
Project Manager	Date
LEE AYERS	
Project Engineer	
ANDREW DACCOSTA	
Project Architect	
Signature	
Scale	
Notes	

G0.2

NOT ISSUED FOR CONSTRUCTION

PROJECT NUMBER: 18-07001 PROJECT NAME: 201 East Las Olas
 SHEET NUMBER: G0.2 EXISTING CONDITIONS PHOTOS
 2/16/2017 2:22:00 PM

**SKETCH & DESCRIPTION
UTILITY EASEMENT ABANDONMENT**

A PORTION OF EVA A. OLIVER'S SUBDIVISION

(P.B. 1, PG. 37, D.C.R.)

CITY OF FORT LAUDERDALE

LAND DESCRIPTION:

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

Commence at the southeast corner of Lot 5 of said Plat; thence N88°00'07"E along the south line of Lots 2, 3 and 4 of said Plat, 150.00 feet to the east line of Lot 2 of said Plat; thence N02°07'24"W along the east line of Lot 2 of said Plat, 20.00 feet to the north right-of-way line of East Las Olas Boulevard, as recorded in Official Records Book 8508, Page 725 of the Public Records of Broward County, Florida, also being the **Point Of Beginning**; thence N88°00'07"E, 9.92 feet; thence N42°56'21"E, 0.11 feet (the previous two calls being along the said north right-of-way line) to the west line of Lot 1 of said Plat; thence N02°07'24"W along the west line of Lot 1 of said Plat, 119.92 feet to the north line of Lot 1 of said Plat; thence N88°00'07"E along the north line of Lot 1 of said Plat, 30.00 feet to the west right-of-way line S.E. 3rd Avenue, as recorded in Official Records Book 8508, Page 725 of the Public Records Of Broward County, Florida; thence N02°07'24"W along the said west right-of-way line, 10.00 feet to the south line of Lot 27 of said Plat; thence S88°00'07"W along the south line of Lot 27 of said Plat, 105.00 feet to the west line of Lot 27 of said Plat; thence N02°07'24"W along the west line of Lots 27, 28 and 31 of said Plat, 103.47 feet to the North line of the south 3.47 feet of Lots 30 and 31 of said Plat; thence S88°00'07"W along the north line of the south 3.47 feet of Lots 30 and 31 of said Plat to the east line of Lot 30 of said Plat; thence S02°07'24"E along the east line of Lots 26, 29 and 30 of said Plat, 103.47 feet to the south line of Lot 26 of said Plat; thence S88°00'07"W along the south line of Lot 26 of said Plat, 115.00 feet to the east right-of-way line of S.E. 2nd Avenue, as recorded in Official Records Book 8508, Page 725 of the Public Records of Broward County, Florida; thence S02°08'33"E along the said east right-of-way line, 10.00 feet to the north line of Lot 5 of said Plat; thence N88°00'07"E along the north line of Lots 2, 3, 4 and 5 of said Plat, 190.00 feet to the east line of Lot 2 of said Plat; thence S02°07'24"E along the east line of Lot 2 of said Plat, 120.00 feet to the **Point Of Beginning**.

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

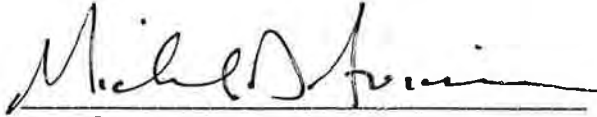
SURVEYOR'S NOTES:

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

CERTIFICATION:

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

Date: 3/07/18



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

**NOT VALID WITHOUT
SHEETS 1 AND 2**

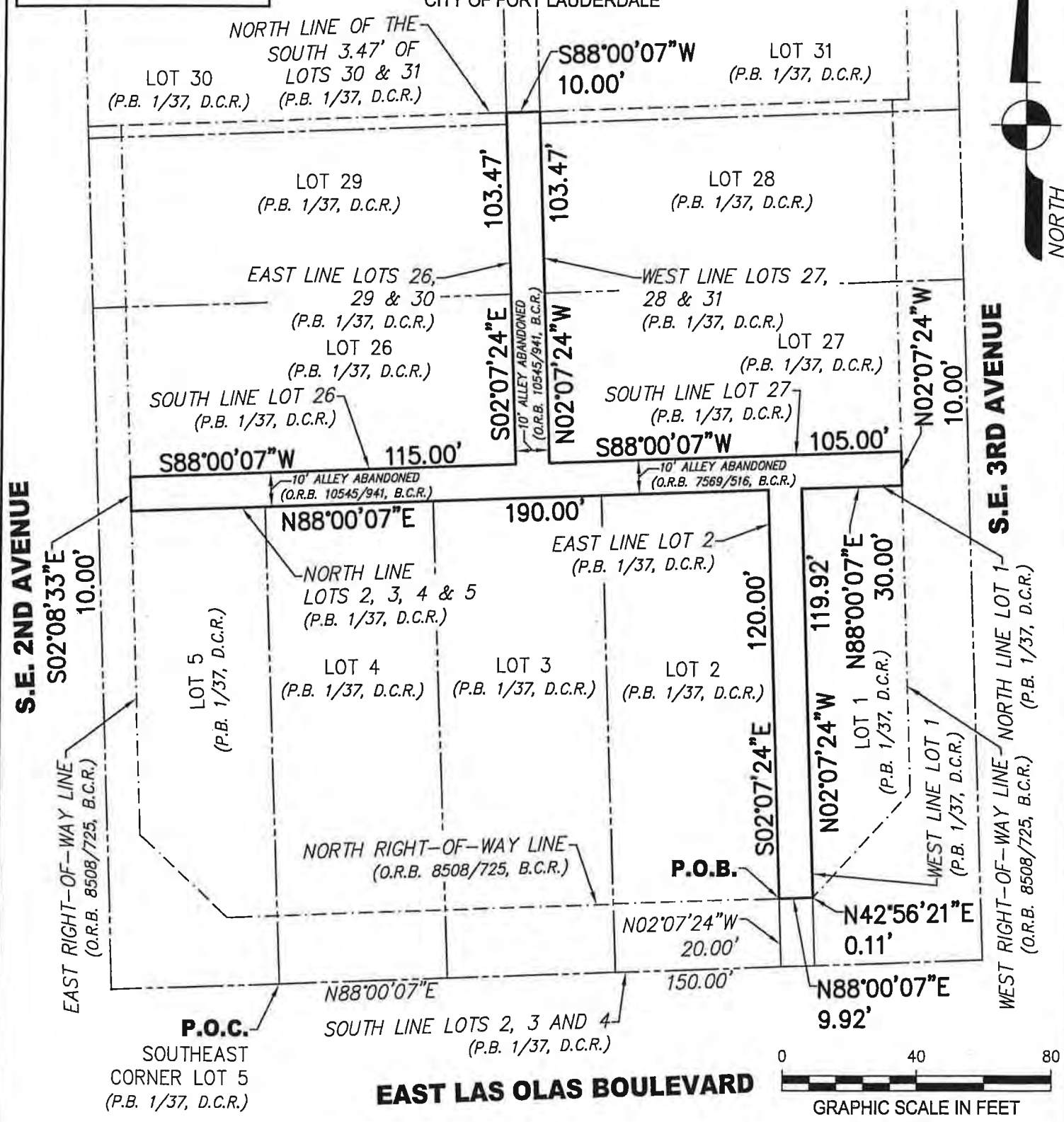
REVISIONS	AVIROM & ASSOCIATES, INC.	JOB #: 10400-3_UE
REVISED W.R.E. 03/06/2018	SURVEYING & MAPPING	SCALE: -
	50 S.W. 2nd AVENUE, SUITE 102	DATE: 12/19/2017
	BOCA RATON, FLORIDA 33432	BY: W.R.E.
	(561) 392-2594 / www.AVIROMSURVEY.com	CHECKED: M.D.A.
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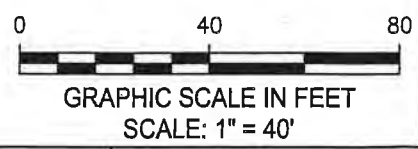
SKETCH & DESCRIPTION
UTILITY EASEMENT ABANDONMENT

A PORTION OF EVA A. OLIVER'S SUBDIVISION
 (P.B. 1, PG. 37, D.C.R.)
 CITY OF FORT LAUDERDALE

**NOT VALID WITHOUT
 SHEETS 1 AND 2**



EAST LAS OLAS BOULEVARD



REVISIONS		
REVISED	W.R.E.	03/06/2018

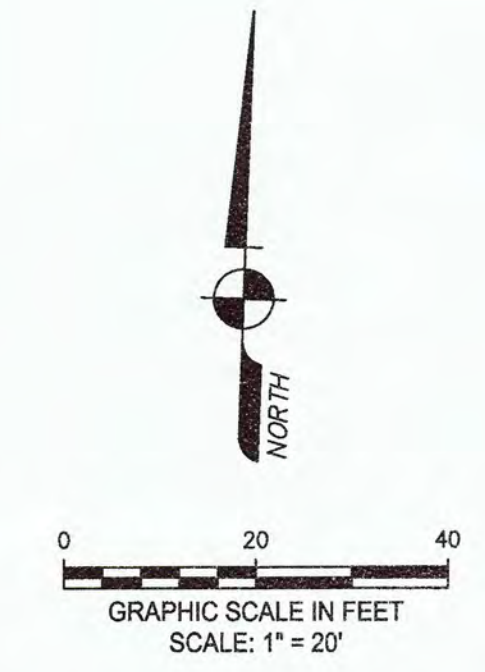
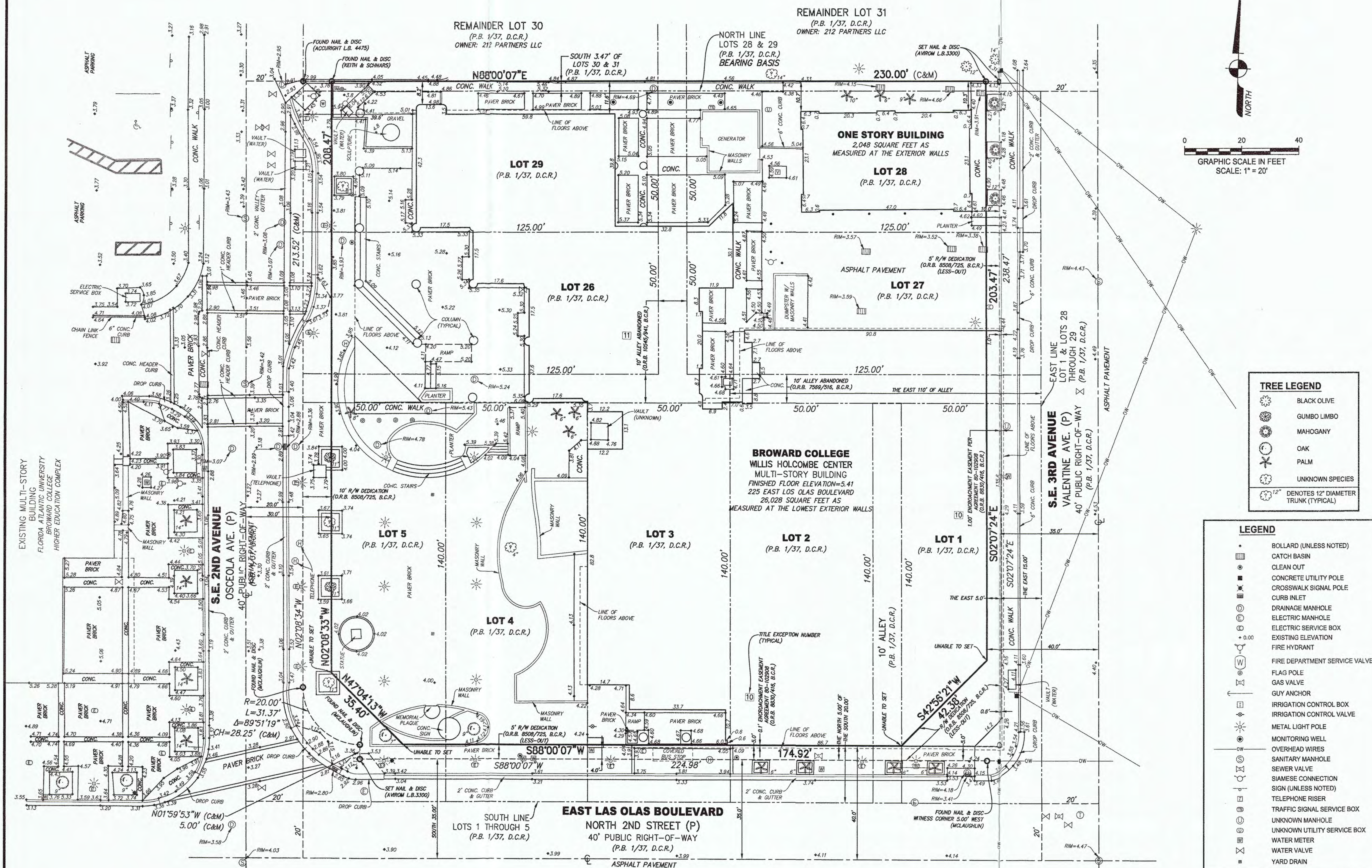


AVIROM & ASSOCIATES, INC.
 SURVEYING & MAPPING
 50 S.W. 2nd AVENUE, SUITE 102
 BOCA RATON, FLORIDA 33432
 (561) 392-2594 / www.AVIROMSURVEY.com
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JOB #:	10400-3_UE
SCALE:	1" = 40'
DATE:	12/19/2017
BY:	W.R.E.
CHECKED:	M.D.A.
F.B.:	PG. -
SHEET:	CAM 18-0790 OF 2

ALTA / NSPS LAND TITLE SURVEY

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



TREE LEGEND

- BLACK OLIVE
- GUMBO LIMBO
- MAHOGANY
- OAK
- PALM
- UNKNOWN SPECIES
- DENOTES 12" DIAMETER TRUNK (TYPICAL)

LEGEND

- BOLLARD (UNLESS NOTED)
- CATCH BASIN
- CLEAN OUT
- CONCRETE UTILITY POLE
- CROSSWALK SIGNAL POLE
- CURB INLET
- DRAINAGE MANHOLE
- ELECTRIC MANHOLE
- ELECTRIC SERVICE BOX
- EXISTING ELEVATION
- FIRE HYDRANT
- FIRE DEPARTMENT SERVICE VALVE
- FLAG POLE
- GAS VALVE
- GUY ANCHOR
- IRRIGATION CONTROL BOX
- IRRIGATION CONTROL VALVE
- METAL LIGHT POLE
- MONITORING WELL
- OVERHEAD WIRES
- SANITARY MANHOLE
- SEWER VALVE
- SIAMESE CONNECTION
- SIGN (UNLESS NOTED)
- TELEPHONE RISER
- TRAFFIC SIGNAL SERVICE BOX
- UNKNOWN MANHOLE
- UNKNOWN UTILITY SERVICE BOX
- WATER METER
- WATER VALVE
- YARD DRAIN

SEE SHEET 2 OF 2 FOR
UNDERGROUND UTILITY LOCATIONS

PARKING DATA:
NO ON-SITE PARKING

SUMMARY TABLE FOR:
SCHEDULE B SECTION 2 EXCEPTIONS TITLE COMMITMENT
FILE NO. NCS-83332-KCTY (SEE SURVEYOR'S REPORT #2)

EXCEPTION NUMBER AND RECORDING INFORMATION	AFFECTS SUBJECT PROPERTY	AFFECTED AREA
No. 9 P.B. 1/37	Yes	As Shown
No. 10 O.R.B. 8830416	Yes	As Shown
No. 11 O.R.B. 10545941	Yes	As Shown
No. 12 O.R.B. 30980740	Yes	Not Plottable
No. 13 O.R.B. 44733603	Yes	Not Plottable
No. 14 INSTR. 114050934	Yes	Not Plottable
Documents affecting property not listed in Title Commitment		
O.R.B. 7589516	Yes	Alley Abandonment
O.R.B. 8508725	Yes	R/W Dedication

SURVEYOR'S REPORT:

- Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
- The property shown hereon is subject to agreements, covenants, easements, restrictions and other matters contained in the Title Commitment issued by First American Title Insurance Company, Title Commitment File No. NCS-8333-22-KCTY, effective date 02/11/2017 @ 8:00 A.M. Where applicable, these instruments are shown on the survey (see SUMMARY TABLE). Avrom & Associates, Inc. did not research the public records for easements, rights-of-way, ownership or other instruments of record.
- The land description shown hereon is in accord with the Title Commitment.
- The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located accurately as possible from information available. The surveyor has not physically located the underground utilities. Every effort has been made to obtain underground utilities pipe type and size, as shown. It is the responsibility of the end user to verify the invert and pipe size dimensions prior to design of new facilities.
- Bearings shown hereon are referenced to Grid North, based on the 2011 Adjustment of the North American Datum of 1983 (NAD 83/2011, Epoch 2010.00), of the Florida State Plans Coordinate System (Transverse Mercator Projection), East Zone and were established by a Real-time Kinematic (RTK) GPS Control Survey which is certified to a 2 centimeter local accuracy. Bearings are based on the north line of Lots 28 and 29, having a bearing of N88°00'07"E.
- The property described hereon lies within Flood Zones AH (EL 5) & X, as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Community Panel No. 125105 0557 H, Map Number: 12011C0557H, dated 08/18/2014.
- Elevations indicated hereon are in feet and decimals referenced to the North American Vertical Datum of 1988 (NAVD 1988). Elevations were obtained using the National Geodetic Vertical Datum of 1929 (NGVD 1929) and converted to the North American Vertical Datum of 1988 (NAVD 1988) utilizing the U.S. Army Corps of Engineers Program Corpn for Windows, Version 6.0.1. The model value of (-) 1.58 was added algebraically to the NGVD 1929 height.
- Benchmark Description: Broward County Engineering Department Benchmark No. 1881, Elevation = 4.839 (NGVD 1929), Elevation = 3.259 (NAVD 1988) and City of Fort Lauderdale Benchmark #123, Elevation = 5.124 (NGVD 1929), Elevation = 3.543 (NAVD 1988).
- Symbols shown hereon and in the legend may have been enlarged for clarity. These symbols have been plotted at the center of the field location and may not represent the actual shape or size of the feature.
- This map is intended to be displayed at a scale of 1:240 (1" = 20').
- Units of measurement are in U.S. Survey Feet and decimal parts thereof. Well identified features in this survey were field measured to a horizontal positional accuracy of 0.10'.
- Adjacent property owner information shown hereon was obtained from the Broward County Property Appraiser's website.
- The species of trees as shown hereon were identified to the best of knowledge and ability of the surveyor, without the benefit of an arborist or biologist. It is the responsibility of the end user to verify the identity of the species.
- Abbreviation Legend: ALTA = American Land Title Association; B.C.R. = Broward County Records; C = Calculated; Δ = Central Angle; ⊕ = Centerline; CH = Chord Length; CONC. = Concrete; D.C.R. = Dade County Records; F.B. = Field Book; ID. = Identification; L = Arc Length; L.B. = Licensed Business; M = Measured; NAVD = North American Vertical Datum; NGVD = National Geodetic Vertical Datum; NSPS = National Society of Professional Surveyors; O.R.B. = Official Records Book; OW = Overhead Wires; P = Per Record Plat; P.B. = Plat Book; PG. = Page; P.L.S. = Professional Land Surveyor; R/W = Right-of-Way.
- SITE ADDRESS: 225 East Los Olas Boulevard, Fort Lauderdale.

LAND DESCRIPTION:

Lots 1 through 5 inclusive, together with Lots 26 through 29, and the South 3.47 feet of Lots 30 and 31 of EVA A OLIVER'S SUBDIVISION OF BLOCK 28 OF THE TOWN OF FORT LAUDERDALE, according to the Plat thereof, recorded in Plat Book 1, at page 37, of the Public Records of Dade County, Florida; said lands situate, lying and being in Broward County, Florida.

Together with any and all portions of previously platted alleys or other rights of way heretofore abandoned by governmental authority, being the 10-foot alley lying between Lots 1 and 2 and the East 110 feet of the alley running east and west, situated immediately north of Lots 1 and 2 and south of Lot 27 of EVA A OLIVER'S SUBDIVISION OF BLOCK 28 OF THE TOWN OF FORT LAUDERDALE, as recorded in Plat Book 1, at page 37, of the Dade County Public Records, such alley being situated in Broward County, Florida.

Less and Except that part conveyed to The City of Fort Lauderdale by Quit-Claim Deed recorded in Official Records Book 8508, Page 725, of the Public Records of Broward County, Florida, more particularly described as follows:

The North 5 feet of the South 20 feet of Lot 1; LESS the East 15 feet; the North 5 feet of the South 20 feet of Lots 2, 3, 4 and 5, LESS the West 20 feet of Lot 5, the North 5 feet of the South 20 feet of that certain 10 foot alley (now vacated per Ordinance No. 166) lying between said Lots 1 and 2; the West 10 feet of said Lot 5, LESS the South 35 feet; the West 10 feet of Lots 26, 28 and the South 3.47 feet of Lot 30, and the external area of a 25 foot radius chord lying at the Southwest corner of said Lot 5, said radius being tangent to a line 20 feet North of the South line of said Lot 5, and to a line 10 feet East of the West line of said Lot 5; the West 5 feet of the East 20 feet of Lot 1, LESS the South 20 feet; and the external area of a 30 foot radius chord lying at the Southeast corner of said Lot 1, said radius being tangent to a line 20 feet North of the South line of Lot 1, and to a line 20 feet West of the East line of Lot 1; the West 5 feet of the East 20 feet of Lot 1, and the West 5 feet of the East 20 feet of Lots 27, 29, and the South 3.47 feet of Lot 31, EVA A OLIVER'S SUBDIVISION OF BLOCK 28, FORT LAUDERDALE, FLORIDA, according to the plat thereof, recorded in Plat Book 1, page 37, of the Public Records of Dade County, Florida.

Said lands lying in the City of Fort Lauderdale, Broward County, Florida and containing 58,230 square feet (1.3368 acres) more or less.

CERTIFICATION:

CERTIFIED TO: Stiles Corporation, a Florida corporation and First American Title Insurance Company.

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

Date of Map: 5/9/17

Michael D. Avrom

NOT VALID WITHOUT SHEETS 1 AND 2

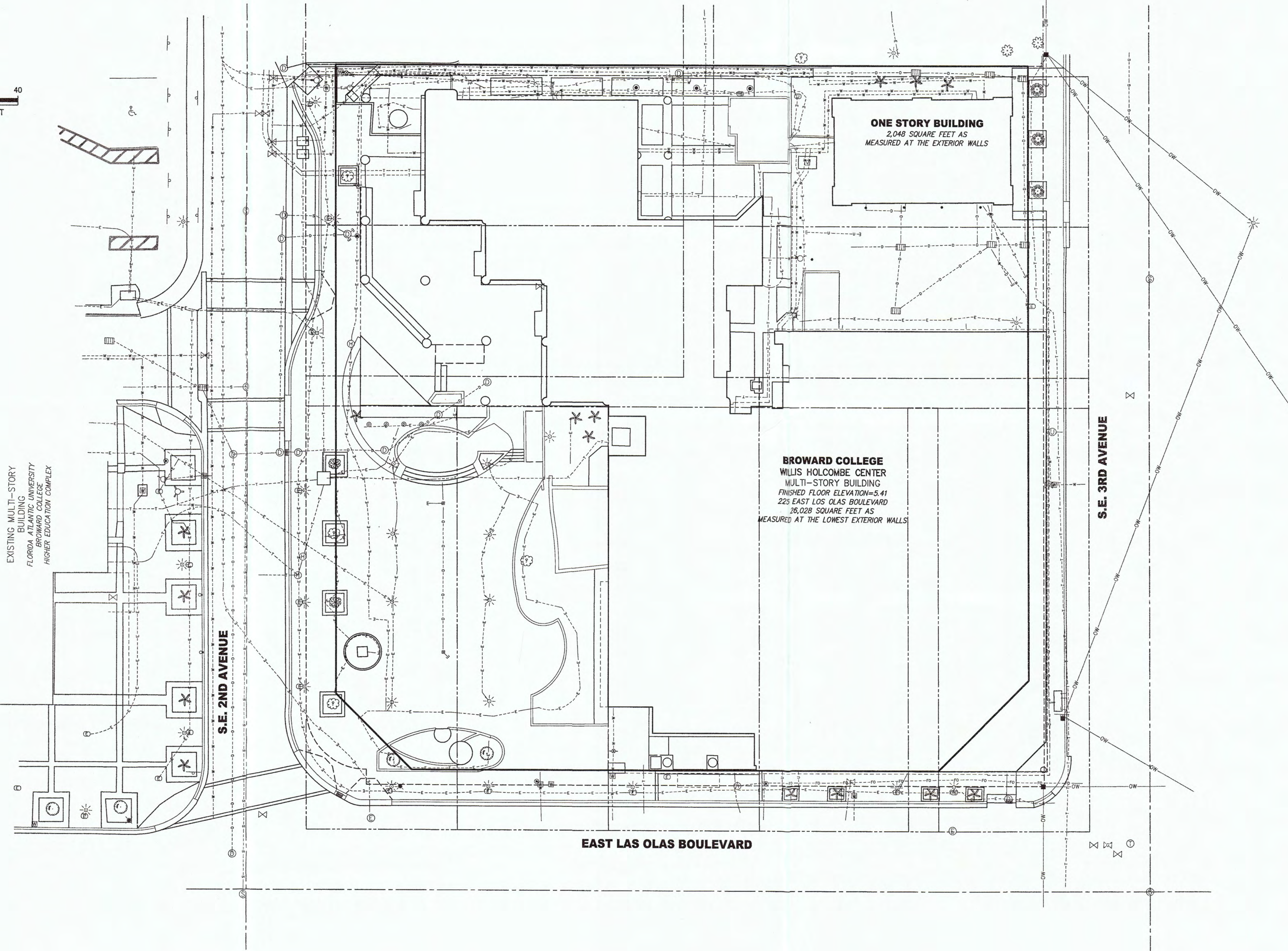
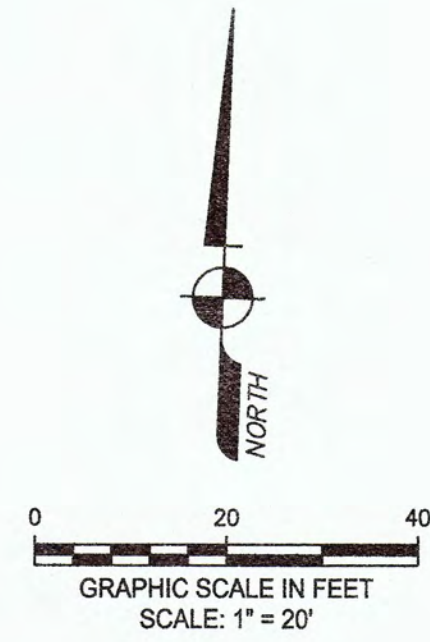
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ALTA/NSPS LAND TITLE SURVEY
BROWARD COLLEGE
A PORTION OF LOTS 1 THROUGH 5, 26 THROUGH 29
& A PORTION OF LOTS 30 AND 31
(P.B. 1, PG. 37, D.C.R.)
CITY OF FORT LAUDERDALE
BROWARD COUNTY, FLORIDA

SCALE: 1" = 20'
DATE: 02/01/2017
BY: W.R.E.
CHECKED: M.D.A.
F.B. 1822 PG. 50-66
JOB #: 10400
SHEET: 1 OF 2

ALTA / NSPS LAND TITLE SURVEY



UNDERGROUND UTILITY LEGEND

UNDERGROUND DRAINAGE LINE	---	D
UNDERGROUND ELECTRIC CABLE	---	E
UNDERGROUND FIBER OPTIC CABLE	---	FO
UNDERGROUND GAS LINE	---	G
UNDERGROUND SEWER LINE	---	S
UNDERGROUND TELEPHONE CABLE LINE	---	T
UNDERGROUND UNKNOWN UTILITY LINE	---	U
UNDERGROUND WATER LINE	---	W

UNDERGROUND UTILITIES SHOWN HEREON WERE FLAGGED BY OTHERS (SEE SURVEYOR'S REPORT NO. 4)

LEGEND

•	BOLLARD (UNLESS NOTED)
□	CATCH BASIN
○	CLEAN OUT
■	CONCRETE UTILITY POLE
⊕	CROSSWALK SIGNAL POLE
⊗	CURB INLET
⊙	DRAINAGE MANHOLE
⊕	ELECTRIC MANHOLE
⊕	ELECTRIC SERVICE BOX
+	EXISTING ELEVATION
⊕	FIRE HYDRANT
⊕	FIRE DEPARTMENT SERVICE VALVE
⊕	FLAG POLE
⊕	GAS VALVE
⊕	GUY ANCHOR
⊕	IRRIGATION CONTROL BOX
⊕	IRRIGATION CONTROL VALVE
⊕	METAL LIGHT POLE
⊕	MONITORING WELL
⊕	OVERHEAD WIRES
⊕	SANITARY MANHOLE
⊕	SEWER VALVE
⊕	SIAMESE CONNECTION
⊕	SIGN (UNLESS NOTED)
⊕	TELEPHONE RISER
⊕	TRAFFIC SIGNAL SERVICE BOX
⊕	UNKNOWN MANHOLE
⊕	UNKNOWN UTILITY SERVICE BOX
⊕	WATER METER
⊕	WATER VALVE
⊕	YARD DRAIN

TREE LEGEND

⊕	BLACK OLIVE
⊕	GUMBO LIMBO
⊕	MAHOGANY
⊕	OAK
⊕	PALM
⊕	UNKNOWN SPECIES
⊕	12" DENOTES 12" DIAMETER TRUNK (TYPICAL)

AVIROM & ASSOCIATES, INC.
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50 S.W. 2nd AVENUE, SUITE 102
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REVISIONS	DATE	F.B./P.G.	BY	CKD	REVISIONS	DATE	F.B./P.G.	BY	CKD

ALTANSPS LAND TITLE SURVEY
BROWARD COLLEGE
A PORTION OF LOTS 1 THROUGH 5, 26 THROUGH 29
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SHEET: 1 OF 2

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