

Return recorded copy to:

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

Document prepared by:

Shutts & Bowen LLP
201 S. Biscayne Blvd., Suite 1500
Miami, Florida 33131
Phone: (305) 358-6300

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

REVOCABLE LICENSE AGREEMENT

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,"

The Lofts at Tarpon River, LLC, a Florida limited liability company authorized to conduct business in the State of Florida, hereinafter referred to as the "LICENSEE,"

and

The City of Fort Lauderdale, a municipal corporation located in Broward County, Florida, organized and existing under the laws of the State of Florida, hereinafter referred to as the "MUNICIPALITY," (collectively referred to as the "Parties").

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

WHEREAS, Broward County is the jurisdiction that owns and controls the right-of-way for landscape maintenance, which is adjacent to the Burdened Parcel; and

WHEREAS, LICENSEE seeks the non-exclusive access and use of a portion of said right-of-way described in Exhibit "B," attached hereto and incorporated herein (the "Property"); and

WHEREAS, COUNTY is willing to permit the non-exclusive access and use of a portion of said Property; and

WHEREAS, MUNICIPALITY, by motion of its governing body adopted on the ____ day of _____, 2015, has approved the acceptance of the responsibility, should LICENSEE fail to comply with the terms of this Agreement, for the ongoing maintenance and repair of the Property 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 in relation to the access and 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," attached hereto and incorporated herein (the "Property").
3. TERM. The term of this Agreement shall commence upon its execution by all Parties and shall continue until this Agreement is terminated as provided for in Article 12 herein below.
4. USE OF PROPERTY. COUNTY hereby grants to LICENSEE the revocable license for non-exclusive access and use of the Property only for the purpose(s) designated below (the "improvements"), including the ongoing maintenance and repair thereof, which is more fully described and illustrated in Exhibit "C," attached hereto and incorporated herein, hereinafter referred to as the "Licensed Use." The improvements must meet COUNTY minimum standards as set forth in "Minimum Standards Applicable to Public Rights-of-Ways Under Broward County Jurisdiction." The Property shall not be used for any other purpose whatsoever without written amendment of this Agreement. 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.

PLEASE CHECK THE APPROPRIATE BOX BELOW

- Overflow parking in excess of the minimum of off-street parking required by Chapter 39, Broward County Code of Ordinances, or the applicable municipal minimum of off-street parking requirements.
- A sign that is permitted under applicable municipal/unincorporated sign ordinances and laws.

Additional landscaping and irrigation in excess of that required by Chapter 39, Broward County Code of Ordinances, or applicable municipal minimum landscaping requirements or as a condition of any special exception or variance.

Other (explain): _____

- 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 Director, Broward County Highway Construction and Engineering Division (the "Director"). 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 Director within five (5) days after installation of the improvements. The Director 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 and maintaining 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 Director, 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 and repair of the 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 the 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. COMPENSATION. No payment to COUNTY shall be made by LICENSEE for the privileges granted in this Agreement.
6. 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. Should LICENSEE attempt to do so, then this Agreement shall terminate immediately, without prior notice to LICENSEE.
7. DAMAGE TO PROPERTY. LICENSEE shall not by its access or use cause damage to the Property. The Parties agree that all improvements and 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.
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, 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, 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.
- 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.

8.3 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 MUNICIPALITY to be sued by third parties in any matter arising out of this Agreement or any other contract.

8.4 The provisions of this article shall survive the expiration or earlier termination of this Agreement.

9. INSURANCE.

9.1 LICENSEE shall, at a minimum, provide, pay for, and maintain in force at all times during the term of this Agreement, the insurance coverage set forth in this article, in accordance with the terms and conditions required by this article.

9.2 Such policy shall be issued by companies authorized to do business in the State of Florida, with an AM Best financial rating of A- or better. LICENSEE shall specifically protect COUNTY and the Broward County Board of County Commissioners (the "Board") by naming "Broward County" as an additional insured under the Commercial General Liability Insurance policy described below.

Commercial General Liability insurance with minimum limits of One Million Dollars (\$1,000,000) per occurrence and One Million Dollars (\$1,000,000)

per aggregate with a combined single limit for bodily injury and property damage. Coverage must be afforded on a form no more restrictive than the latest edition of the Commercial 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 of Insurance and 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 of any insurance policy/ies 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 Commercial General Liability insurance with minimum limits of Five Hundred Thousand Dollars (\$500,000) per occurrence and per aggregate with a combined single limit for bodily injury and property damage.

9.4.2 Business Automobile Liability insurance with minimum limits of Five Hundred Thousand Dollars (\$500,000) per occurrence combined single limit for bodily injury and property damage.

9.4.3 Workers' Compensation insurance coverage in compliance with Florida Statutes. Policy shall include employers' liability with minimum limits of One Hundred Thousand Dollars (\$100,000).

9.4.4 LICENSEE's contractor shall list "Broward County" and LICENSEE as additional insureds on the Commercial General Liability policy and, upon request, shall furnish to the COUNTY, Certificates of Insurance and Endorsements evidencing the insurance coverage specified above.

9.4.5 Coverage is not to cease and is to remain in full force and effect until all performance required of LICENSEE's contractor is completed.

9.5 MUNICIPALITY shall furnish COUNTY 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" as a certificate holder and an additional insured.

10. MAINTENANCE, REPAIRS, AND OTHER OBLIGATIONS. LICENSEE shall be responsible for all costs associated with the Licensed Use of the Property, including maintenance and repair, utility relocations, mitigation of landscaping, and costs for repairing any damage to the Property or adjacent right-of-way. LICENSEE shall keep the Property clean, sanitary, and free from trash and debris. LICENSEE specifically agrees to install, maintain, and repair the 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 ongoing maintenance and repair of the improvements during the term of this Agreement and to ensure restoration of the Property following termination.

There is no obligation for security as part of 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 Broward County Board of County Commissioners or the Broward 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, the improvements placed upon it unless the COUNTY, in writing, authorizes LICENSEE to leave the 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 restore the Property to its original or a safe condition, as determined by and at the sole discretion of the Director, 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 any Party desires to give notice to the others, such notice must be in writing sent by certified United States Mail, postage prepaid, return receipt requested, or sent by commercial express carrier with acknowledgement of delivery, or by hand delivery with a request for a written receipt of acknowledgement of delivery, addressed to the party for whom it is intended at the place last specified. The place for giving notice shall remain the same as set forth herein until changed in writing in the manner provided in this article. For the present, the Parties designate the following:

For COUNTY:

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

For LICENSEE:

c/o Pinnacle Housing Group, LLC
9400 S. Dadeland Blvd., Suite 100
Miami, FL 33156

For MUNICIPALITY:

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 applicable federal, state, and local laws, codes, ordinances, rules, and regulations related to the use of the Property.
18. LAW, JURISDICTION, VENUE, 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 acknowledge 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 any party may claim by virtue of its residency or other jurisdictional device. **BY ENTERING INTO THIS AGREEMENT, THE PARTIES HEREBY EXPRESSLY WAIVE ANY RIGHTS EACH PARTY MAY HAVE TO A TRIAL BY JURY OF ANY CIVIL LITIGATION RELATED TO THIS AGREEMENT. IF A PARTY FAILS TO WITHDRAW A REQUEST FOR A JURY TRIAL IN A LAWSUIT ARISING OUT OF THIS AGREEMENT AFTER WRITTEN NOTICE BY THE OTHER PARTY OF VIOLATION OF THIS ARTICLE, THE PARTY MAKING THE REQUEST FOR JURY TRIAL SHALL BE LIABLE FOR THE REASONABLE ATTORNEYS' FEES AND COSTS OF THE OTHER PARTY IN CONTESTING THE REQUEST FOR JURY TRIAL, AND SUCH AMOUNTS SHALL BE AWARDED BY THE COURT IN ADJUDICATING THE MOTION.**
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. INTERPRETATION. The headings contained in this Agreement are for reference purposes only and shall not affect in any way the meaning or interpretation of this Agreement. All personal pronouns used in this Agreement shall include the other gender, and the singular shall include the plural, and vice versa, unless the context otherwise requires. Terms such as "herein," "hereof," "hereunder," and "hereinafter," refer to this Agreement as a whole and not to any particular sentence, paragraph, or section where they appear, unless the context otherwise requires.

21. EXHIBITS. The attached Exhibits "A," "B," and "C" are incorporated into and made a part of this Agreement.
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.
24. CHANGES TO FORM AGREEMENT. LICENSEE represents and warrants that there have been no revisions, alterations, or changes whatsoever to this form Agreement without the prior written consent of the County Attorney's Office. Any unapproved changes shall be deemed a default of this Agreement and of no legal effect.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Parties have made and executed this Revocable License 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__;
The Lofts at Tarpon River, LLC _____, signing by and through ~~its~~ the Vice President of its Managing Member, duly authorized to execute same; and
The 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 _____
(Date)
Assistant County Attorney

Print Name and Title above

Deputy County Attorney

8/8/14
RLA(BC-ROWUse-BurdenedPpty)_vFORM(2014-0808)

REVOCABLE LICENSE AGREEMENT AMONG BROWARD COUNTY, THE LOFTS AT TARPON RIVER, LLC, AND THE CITY OF FORT LAUDERDALE FOR NON-EXCLUSIVE ACCESS AND USE OF A PORTION OF COUNTY RIGHT OF WAY.

LICENSEE

ATTEST:

THE LOFTS AT TARPON RIVER, LLC, a Florida limited liability company

Secretary

By: PHG – Lofts, LLC, a Florida limited liability company its Managing Member

(Print/Type Name)

By: _____

(Corporate Seal)

Name: David O. Deutch

Its: Vice President

OR

WITNESSES:

Signature

Wanda A. Santana
Print/Type Name

Signature

Maribel Lago
Print/Type Name

STATE OF Florida)

COUNTY OF Miami-Dade)

The foregoing instrument was acknowledged before me this 21st day of May, 2015, by David O. Deutch, as Vice President of PHG – Lofts, LLC, a Florida limited liability company, the Managing Member of The Lofts at Tarpon River, LLC, a Florida limited liability company, on behalf of the companies. He or she is:

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

(Seal)



My commission expires _____

NOTARY PUBLIC:

Print Name: Jaclyn Gago

REVOCABLE LICENSE AGREEMENT AMONG BROWARD COUNTY,
The Lofts at Tarpon River, LLC _____, AND
The City of Fort Lauderdale _____ FOR
NON-EXCLUSIVE ACCESS AND USE OF A PORTION OF COUNTY RIGHT-OF-WAY.

MUNICIPALITY

ATTEST:

Municipal Clerk

(Print or Type Name)

(SEAL)

By _____
Mayor-Commissioner

(Print or Type Name)

____ day of _____, 20____.

Municipal Manager

____ day of _____, 20____.

APPROVED AS TO FORM:

By _____
Municipal Attorney

EXHIBIT "A"

(Legal Description of Burdened Parcel)

LEGAL DESCRIPTION:

A PORTION OF LOTS 1 AND 2 AND ALL OF LOTS 3, 4, 5, 6, 8, 10 AND 12, OF BLOCK "D", BRYAN'S SUBDIVISION OF LOTS 1 & 2, BLOCK 59, TOWN ON FORT LAUDERDALE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, ON PAGE 29, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND ALL OF TRACT "A", OF PINNACLE AT TARPON RIVER PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 181, PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA (FORMERLY DESCRIBED AS ALL OF PARCEL "B", PAT'S PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 154, PAGE 5, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA). SAID PORTIONS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 5, THENCE NORTH 88°14'25" EAST ALONG THE NORTH LINE OF LOTS 1, 3 AND 5 OF SAID BLOCK "D" A DISTANCE OF 130.00 FEET TO AN INTERSECTION OF A LINE BEING 20 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF LOTS 1 AND 2 OF SAID BLOCK "D", SAID PARALLEL LINE ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF SOUTHEAST 3RD AVENUE; THENCE SOUTH 02°10'35" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 280.00 FEET TO AN INTERSECTION OF THE SOUTH LINE OF SAID BLOCK "D"; THENCE DEPARTING SAID PARALLEL LINE AND ALONG SAID SOUTH LINE, SOUTH 88°14'25" WEST, A DISTANCE OF 280.00 FEET TO THE SOUTHWEST CORNER OF LOT 12, OF SAID BLOCK "D"; THENCE NORTH 02°10'35" WEST ALONG THE WEST LINE OF SAID LOT 12, A DISTANCE OF 5.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "A"; THENCE ALONG THE BOUNDARY OF SAID TRACT "A" THE FOLLOWING SIX DESCRIBED COURSES, (1) SOUTH 88°14'25" WEST, 74.64 FEET, (2) NORTH 46°58'05" WEST, 28.19 FEET, (3) NORTH 02°10'35" WEST, 70.14 FEET, (4) NORTH 88°14'25" EAST, 44.50 FEET, (5) NORTH 02°10'35" WEST, 45.00 FEET, (6) NORTH 88°14'25" EAST, 50.00 FEET TO THE NORTHEAST CORNER OF SAID TRACT "A"; THENCE CONTINUING NORTH 88°14'25" EAST ALONG THE NORTH LINE OF LOTS 8, 10, AND 12 OF SAID BLOCK "D", SAID NORTH LINE ALSO BEING THE SOUTH LINE OF LOTS 7, 9 AND 11 OF SAID BLOCK "D", A DISTANCE OF 150.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5; THENCE NORTH 02°10'35" WEST ALONG THE WEST LINE OF SAID LOT 5, A DISTANCE OF 140.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT: (CORNER CHORD)

A PORTION OF LOT 1, BLOCK "D", BRYAN SUBDIVISION LOTS 1 & 2, BLOCK 59, TOWN OF FORT LAUDERDALE, ACCORDING TO THE PLAT THEREOF,

AS RECORDED IN PLAT BOOK 1, PAGE 29 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK "D", THENCE NORTH 88°14'25" EAST, ALONG THE NORTH LINE OF SAID LOT 1 ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF S.E. 8TH STREET AS SHOWN ON SAID PLAT, 5.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH RIGHT-OF-WAY LINE AND SAID NORTH LOT LINE, NORTH 88°14'25" EAST, 25.00 FEET TO A POINT OF INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF S.E. 3RD AVENUE AS DESCRIBED IN OFFICIAL RECORDS 1466, PAGE 37 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND SAID SOUTH RIGHT-OF-WAY LINE; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE AND ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 02°10'35" EAST, 25.00 FEET; THENCE, DEPARTING SAID WEST RIGHT-OF-WAY LINE, NORTH 46°58'05" WEST, 35.48 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT: (CORNER CHORD)

A PORTION OF LOT 2, BLOCK "D", BRYAN SUBDIVISION LOTS 1 & 2, BLOCK 59, TOWN OF FORT LAUDERDALE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 29 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK "D", THENCE NORTH 88°14'25" EAST, ALONG THE SOUTH LINE OF SAID LOT 2 ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF S.E. 9TH STREET AS SHOWN ON SAID PLAT, 5.00 FEET TO THE POINT OF BEGINNING; THENCE, DEPARTING SAID SOUTH LOT LINE AND SAID SOUTH RIGHT-OF-WAY LINE, NORTH 43°01'55" EAST, 35.23 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF S.E. 3RD AVENUE AS DESCRIBED IN OFFICIAL RECORD 1466, PAGE 28 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 02°10'35" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, 25.00 FEET TO A POINT OF INTERSECTION WITH SAID NORTH RIGHT-OF-WAY LINE OF S.E. 9TH STREET; THENCE, DEPARTING SAID WEST RIGHT-OF-WAY LINE AND ALONG SAID NORTH RIGHT-OF-WAY LINE, SOUTH 88°14'25" WEST, 25.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA.

EXHIBIT "B"

(Legal Description of Licensed Property)

LEGAL DESCRIPTION: (EXHIBIT B)

A PORTION OF LOTS 1 AND 2, BLOCK "D", BRYAN SUBDIVISION LOTS 1 & 2, BLOCK 59, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, ON PAGE 29 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

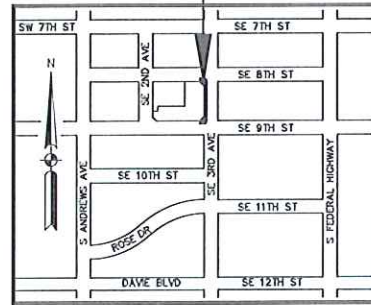
TOGETHER WITH:

A PORTION OF SOUTHEAST 3RD AVENUE, SOUTHEAST 8TH STREET AND SOUTHEAST 9TH STREET, ALL BEING PUBLIC RIGHT-OF-WAYS. SAID PORTIONS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1 OF BLOCK D, THENCE NORTH 88°14'25" EAST ALONG THE NORTH LINE OF SAID LOT 1 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID SOUTHEAST 8TH STREET, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE AND SAID RIGHT-OF-WAY LINE NORTH 01°45'35" WEST, A DISTANCE OF 7.66 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A RADIAL BEARING FROM SAID POINT SOUTH 12°32'54" EAST AND A CENTRAL ANGLE OF 10°44'59", AN ARC DISTANCE OF 3.75 FEET TO A POINT OF TANGENCY; THENCE NORTH 88°12'04" EAST, A DISTANCE OF 4.36 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 23.00 FEET AND A CENTRAL ANGLE OF 89°37'21", AN ARC DISTANCE OF 35.98 FEET TO A POINT OF TANGENCY; THENCE SOUTH 02°10'35" WEST ALONG A LINE BEING 5.99 FEET EAST OF AND PARALLEL WITH THE WEST RIGHT-OF-WAY LINE OF SAID SOUTHEAST 3RD AVENUE, A DISTANCE OF 250.01 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 23.00 FEET AND A CENTRAL ANGLE OF 90°25'00", AN ARC DISTANCE OF 36.30 FEET TO A POINT OF TANGENCY; THENCE SOUTH 88°14'25" WEST, A DISTANCE OF 5.49 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE ALONG SAID CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 06°50'47", AN ARC DISTANCE OF 2.39 FEET; THENCE NORTH 01°52'05" WEST, A DISTANCE OF 10.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 2 OF BLOCK D AND THE NORTH RIGHT-OF-WAY LINE OF SAID SOUTHEAST 9TH STREET; THENCE NORTH 43°01'55" EAST, A DISTANCE OF 35.23 FEET TO A POINT ON SAID WEST RIGHT-OF-WAY LINE; THENCE NORTH 02°10'35" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 230.00 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE NORTH 46°58'05" WEST, A DISTANCE OF 35.49 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA AND CONTAINING 2,572 SQUARE FEET MORE OR LESS.

THIS DESCRIPTION



LOCATION MAP:
NOT TO SCALE

SURVEY NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
3. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF FLORIDA STANDARD OF PRACTICE (FORMERLY RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE) TO ALTER THIS SKETCH AND DESCRIPTION WITHOUT THE EXPRESSED PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND DELETIONS MADE TO THE FACE OF THIS SKETCH AND DESCRIPTION WILL MAKE THIS DOCUMENT INVALID.
5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 88°14'25" EAST ALONG THE NORTH LINE OF BLOCK "D", BRYAN SUBDIVISION, LOTS 1 & 2, BLOCK 59, TOWN OF FORT LAUDERDALE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, ON PAGE 29, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.
7. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
8. THE INTENDED DISPLAY SCALE FOR THIS SKETCH IS 1"= 40' OR SMALLER.

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS WRITTEN UNDER MY DIRECTION ON APRIL 27, 2015 MEETS THE STANDARD OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS (FORMERLY MINIMUM TECHNICAL STANDARDS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE), PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.
CONSULTING ENGINEERS

MICHAEL M. MOSSEY
PROFESSIONAL SURVEYOR AND MAPPER
REGISTRATION No. 5660
STATE OF FLORIDA

**SKETCH OF DESCRIPTION
REVOCABLE LICENSE AGREEMENT**

A PORTION OF LOTS 1 AND 2, BLOCK "D"
BRYAN SUBDIVISION, LOTS 1 & 2, BLOCK 59
P.B. 1, PG. 29, D.C.R.
TOGETHER WITH: A PORTION OF S.E. 3RD AVE,
S.E. 8TH ST AND S.E. 9TH ST

CITY OF FORT LAUDERDALE,
BROWARD COUNTY, FLORIDA

KEITH & ASSOCIATES, INC.
consulting engineers
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060-6643
(954) 788-3400 FAX (954) 788-3500
EMAIL: mo1@keith-associates.com LB NO. 6860

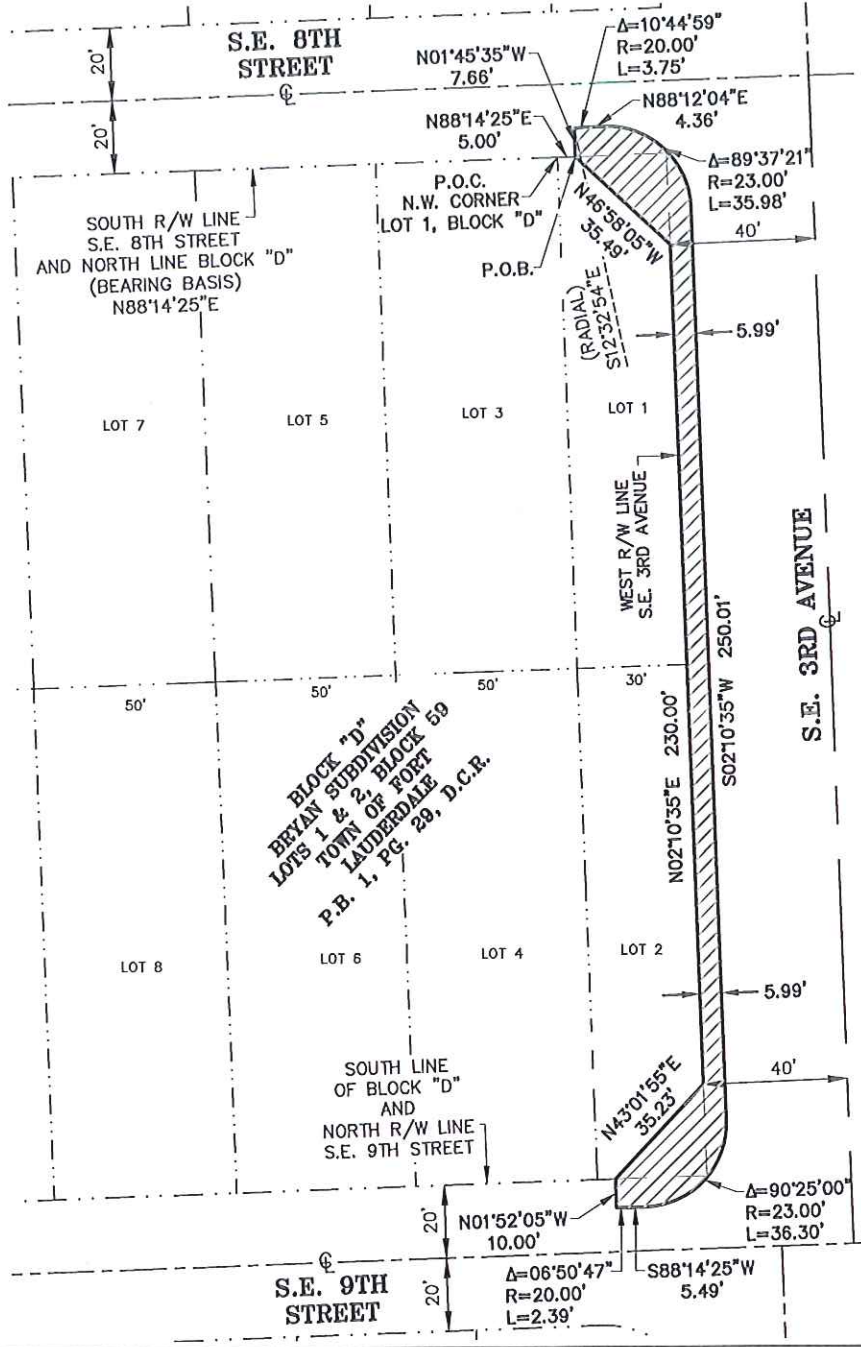
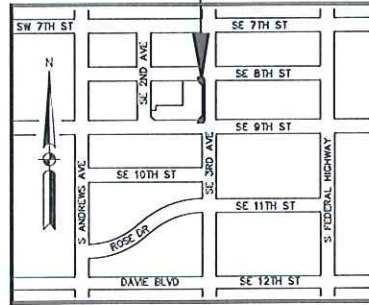
SHEET 1 OF 2
DRAWING NO. 08310.00

DATE	4/27/15	DATE	REVISIONS
SCALE	N/A		
FIELD BK.	N/A		
DWG. BY	S.M.		
CHK. BY	M.M.M.		

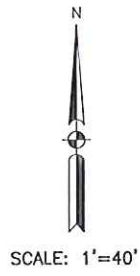
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LEGEND:

- B.C.R. BROWARD COUNTY RECORDS
- LB LICENSED BUSINESS
- D.C.R. DADE COUNTY RECORDS
- P.B. PLAT BOOK
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- R/W RIGHT-OF-WAY
- ☉ CENTERLINE
- Δ CENTRAL ANGLE
- R RADIUS
- L LENGTH



LOCATION MAP:
NOT TO SCALE



**SKETCH OF DESCRIPTION
REVOCABLE LICENSE AGREEMENT**

A PORTION OF LOTS 1 AND 2, BLOCK "D"
BRYAN SUBDIVISION, LOTS 1 & 2, BLOCK 59
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CITY OF FORT LAUDERDALE,
BROWARD COUNTY, FLORIDA

KEITH ASSOCIATES, INC.
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(954) 788-3400 FAX (954) 788-3500
EMAIL: mail@kelth-associates.com LB NO. 6880

SHEET 2 OF 2
DRAWING NO. 08310.00

DATE	4/27/15
SCALE	AS SHOWN
FIELD BK.	N/A
DWG. BY	S.M.
CHK. BY	M.M.M.

DATE	REVISIONS

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EXHIBIT "C"

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>

A full-size set of plans are on file with the Broward County Highway Construction and Engineering Division under Project Reference No.131009001