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e info@zyscovich.com w www.zyscovich.com

DATE: September 27, 2013

Exhibit 4 14-0708 Page 1 of 15

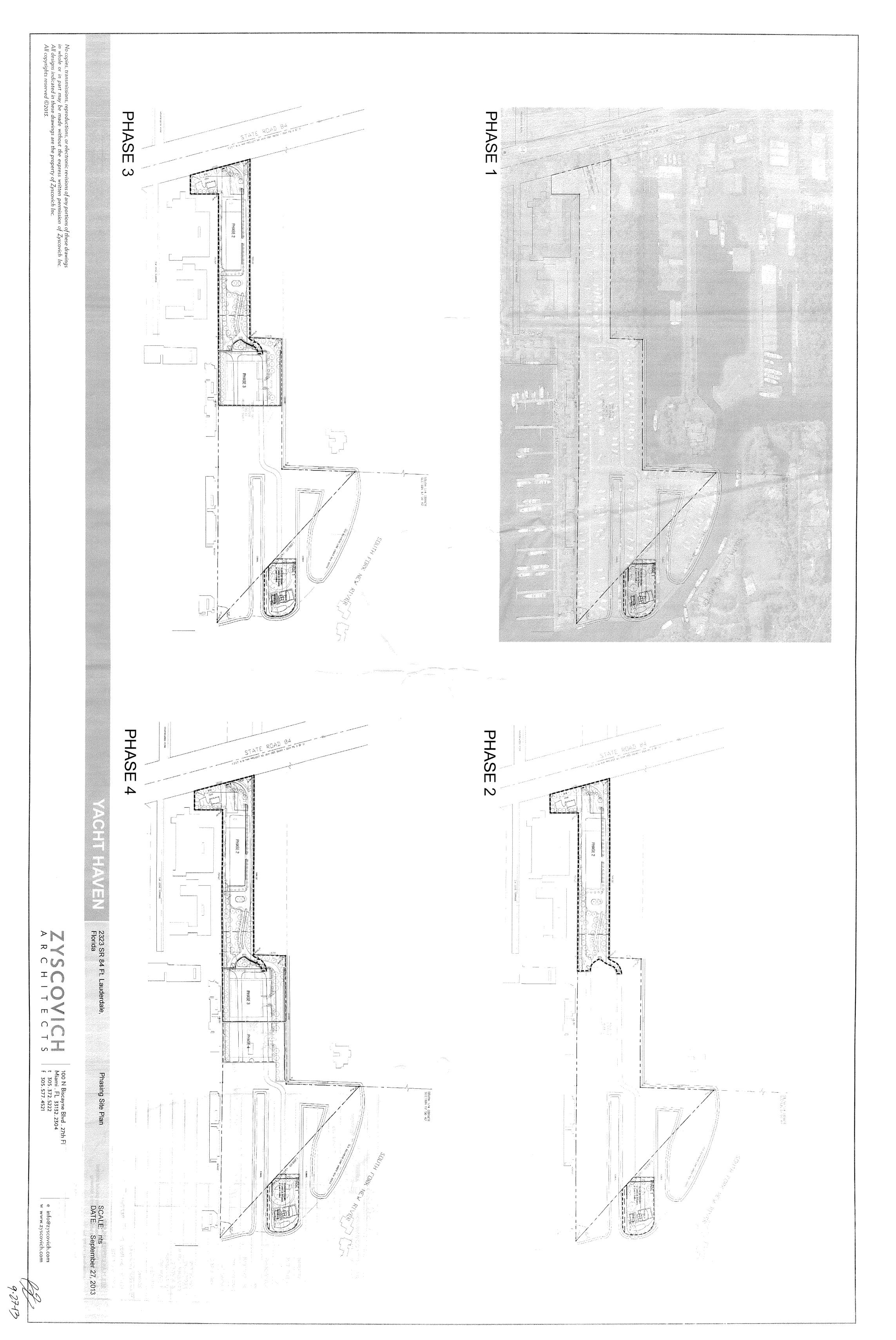
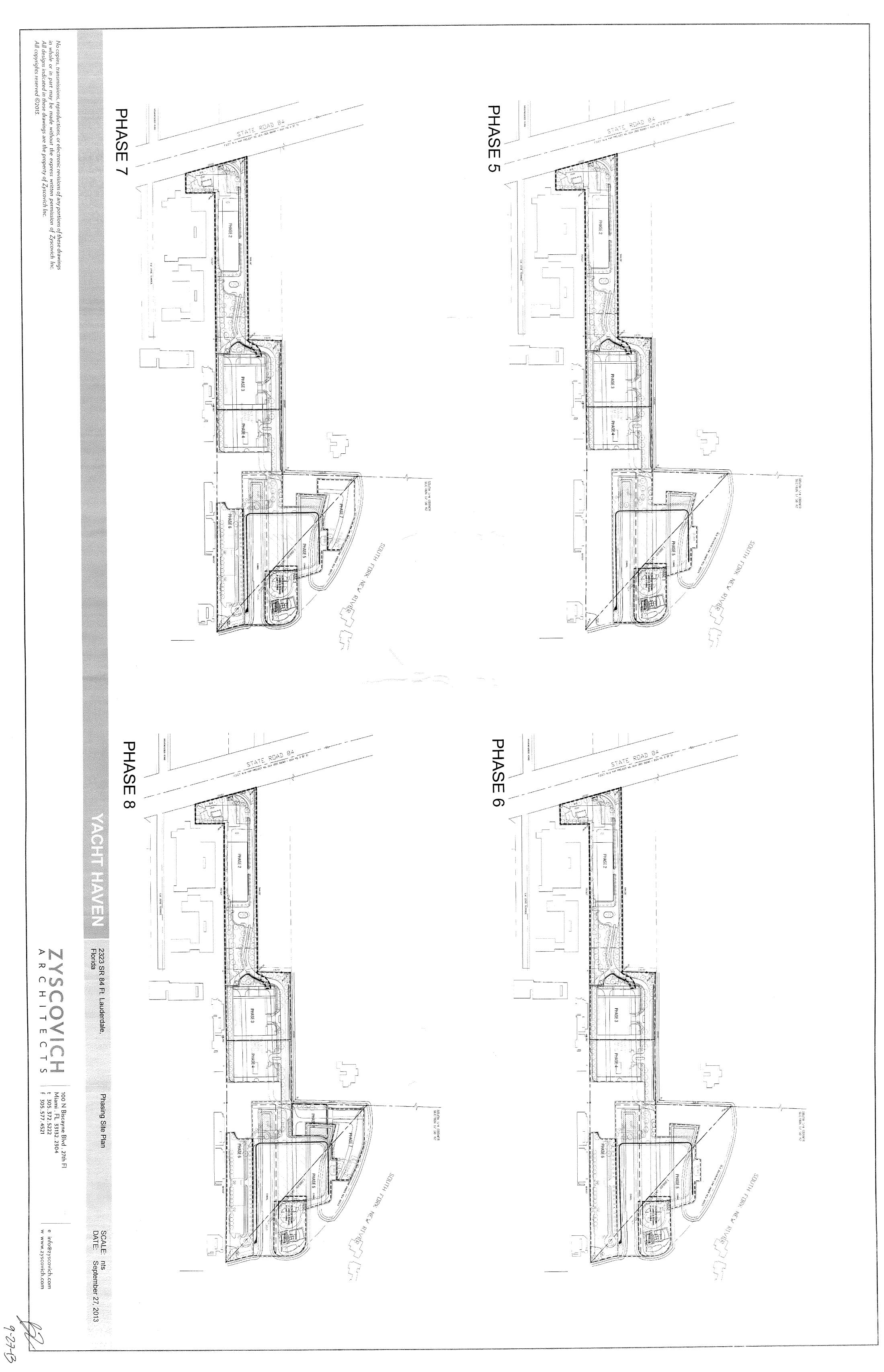


Exhibit 4 14-0708 Page 2 of 15



PHASE *8 .OM 040R 3TAT3 9

A R C H I T E C T S

2323 SR 84 Ft. Lauderdale, Florida

Phasing Site Plan

SCALE: nts DATE: September 27, 2013

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SHEET 1 OF 2 SHEETS

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a de

四所 CORDED IN A PORTION **>** PORTION SECT 글 으 REPL 20, ゴ州 BOOK 18 OWNSHIP NORTHEAST SOUTHEAST QUARTER AT PAGE 50 SOUTH, RANGE **QUARTER** 22 OF 9 유 위 ゴボ 42 EAST SECTION SEC PUBLIC TION 17, REC. 20, ACCORDING **TOWNSHIP** ORDS OF TOWNSHIP SEABOA TO TH **BROW** 50 50 SOUTH, SOUTH, **RD FARMS** ARD PLAT COUNTY, RANGE RANGE THEREOF 42 42 DEDICATION:
STATE OF FLORIDA
COUNTY OF BROWARD EAST; EAST; ORIDA;

LEGAL DESCRIPTION:

A PORTION OF TRACT 2 OF "SEABOARD FARMS" ACCORDING TO THE PLAT
THEREOF RECORDED IN PLAT BOOK 18 AT PAGE 22 OF THE PUBLIC RECORDS
OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS
FOLLOWS: AS AND AND BROWARD COUNTY ORIDA

C M Z

5381 NOB HILL ROAD IRISE, FLORIDA 33351

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 2 AND RUN THENCE NORTH 01 DEGREES 19 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF SAID TRACT 2 A DISTANCE OF 138.00 FEET TO AN IRON PIPE; THENCE NORTH 88 DEGREES 41 MINUTES 00 SECONDS EAST 150.00 FEET TO AN IRON PIPE ON THE NORTHERLY RIGHT—OF—WAY LINE OF STATE ROAD #84; THENCE SOUTH 74 DEGREES 05 MINUTES 54 SECONDS WEST ALONG SAID NORTHERLY RIGHT—OF—WAY LINE OF STATE ROAD #84, 154.99 FEET TO THE POINT OF BEGINNING; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA;

TOGETHER WITH:

THE EAST HALF OF TRACT 1, ACCORDING TO THE PLAT OF "SEABOARD FARMS" AS RECORDED IN PLAT BOOK 18 AT PAGE 22 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTH FORK OF NEW RIVER, IN SECTION 20, TOWNSHIP 50 SOUTH, RANGE 42 EAST, AS RECORDED IN PLAT BOOK 1 AT PAGE 72 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, TOGETHER WITH ALL THAT PORTION OF THE ISLAND, AND ALL THAT PORTION OF THE SOUTH FORK OF NEW RIVER, AS SHOWN ON SAID PLAT, LYING NORTHERLY OF BLOCK 15, LYING SOUTHERLY OF THE SOUTH FORK OF NEW RIVER, AS SOUTHERLY OF A LINE 1000.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL TO THE EAST BOUNDARY OF SAID BLOCK 15, AND ALL THAT PORTION OF SAID SOUTH FORK OF NEW RIVER LYING WESTERLY OF THE SOUTH FORK OF NEW RIVER LYING WESTERLY AND NORTHERLY OF SAID BLOCK 15 AND LYING EASTERLY AND NORTHERLY OF SAID BLOCK 15 AND LYING EASTERLY AND SOUTHERLY OF THE EXISTING BULKHEAD.

STATE HTUOS SOUTHEAST CORNER SECTION 17-50-42 MEM SECTION 17-50-42 EAST 1/4 CORNER SECTION 17-50-42 County to one

STATE OF FLORIDA SS HAVEN PARK & MARINA, INC., A FLORIDA CORPORATION, COUNTY OF BROWARD IS THE OWNER OF THE LANDS SHOWN AND DESCRIBED SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "YACHT HAVEN PLAT", A REPLAT.

SAID LANDS SITUATE IN BROWARD COUNTY, FLORIDA. (CONTAINING: 19.9524 MORE OR LESS.

IN WITNESS WHEREOF, SAID YACHT HAVEN PARK & MARINA, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND VICE PRESIDENT THIS OTH DAY OF 1923
WITNESSES AS TO BOTH SIGNATURES

IN WITNESS WHEREOF, SAID AZURITE CORP. LTD., A NEW YORK CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND VICE PRESIDENT THIS 6 74 DAY OF 1923
WITNESSES AS TO BOTH SIGNATURES SUBDIVIDED AND PLATTED AS SHOWN "YACHT HAVEN PLAT", A REPLAT. BARRY

2.) NOWA ACKNOWLEDGEMENT:

STATE OF FLORIDA

SS

APPEARED BEFORE ME BARRY YAMPOL AND JOANNE
COUNTY OF BROWARD

OF AZURITE CORP. LTD., A NEW YORK CORPORATION,
TO ME WELL KNOWN TO BE THE OFFICERS DESCRIBED
AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND WHO ACKNOWLEDGED BEFORE ME
THAT THEY EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES
THEREIN EXPRESSED. WITNESS JOANNEYAMPOK. YAMPOL, VICE PRESIDENT PRESIDENT

BROWARD COUNTY DEPARTMENT OF STRATEON

THIS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED
FOR RECORD THIS 14th DAY OF No. 0. C. 0. C. 0. D. 0. WITNESS MY HAND AND SEAL SIHI NOTARY PUBLIC
STATE OF FLORIDA AT LARGE AND ACCEPTED

BROWARD COUNTY PLANNING COUNCIL:

THIS IS TO CERTIFY: THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF FEBRUARY 1993.

RIGHTS-OF-WAY FOR TRAFFICWAYS THIS 2577DAY OF FEBRUARY 1993.

BY:

CHAIRPERSON :∵8 Patur DIRECTOR 8)20/83

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY
PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED
FOR RECORD THIS 10TH DAY OF NOVEMBER 1994

BY: 1994 .Y.8 ADMINISTRATOR OR

BY: My CEPHTY TO ADMINISTRATIVE SERVICES DEPARTMENT
COUNTY RECORDS DIVISION-MINUTES SECTION:
THIS IS TO CERTIFY: THAT THIS PLAT COMPLIES WITH THE PROVISIONS
OF CHAPTER 177, FLORIDA STATUTES AND WAS ACCEPTED FOR RECORD BY THE
BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS

21 94 DAY OF SEPTEMBER 1993. JACK OSTERHOLT, COUNTY ADMINISTRATOR BY: CHAIR:

BROWARD COUNTY FINANCE AND
ADMINISTRATIVE SERVICES DEPARTMENT,
COUNTY RECORDS DIVISION-RECORDING SECTION:
THIS IS TO CERTIFY:
THAT THIS PLAT WAS FILED FOR RECORD ON THIS 15
OF Mandre 1994, AND RECORDED IN PLAT BOOK
PAGE 17, RECORD VERIFIED. Φ JACK OSTERHOLT, COUNTY ADMINISTRATOR BAY S

YACHT HAVEN P. & MARINA, INC.

AZURITE CORP. LTD.

DEDICATION ACKNOWLEDGEMENT

SURVEYOR

IN F. PULICE, PRESIDENT LAND SURVEYOR NO. 2691 STATE OF FLORIDA

WITNESS MY HAND AND SEAL

1993.

NOTARY PUBLIC ALLEGE

STATE OF FLORIDA SS APPEARED BEFORE ME BARRY YAMPOL AND JOANNE COUNTY OF BROWARD OF YACHT HAVEN PARK & MARINA, INC., A FLORIDA CORPORATION, TO ME WELL KNOWN TO BE THE OFFICERS ME THAT THEY EXECUTED THE FOREGOING INSTRUMENT, AND WHO ACKNOWLEDGED BEFORE THEREIN EXPRESSED.

JOANNE YAMPOK,

WICE PRESIDENT

BARRY YAMPOL PRESIDENT

BROWARD COUNTY ENGINEERING DEPARTMENT:
THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN ACCEPTED FOR RECORD
THIS /Y DAY OF //0 / 1974 EMILIO V. LLUFRIO
FLORIDA P.L.S. REG. ND.: 44
COUNTY SURVEYOR HENRY P. COOK
DIRECTOR OF ENGINEERING
FLORIDA P.E. REG. NO.: 12506 CREATED 1915

KNOW ALL MEN BY THESE PRESENTS:
THAT AZURITE CORP. LTD., A NEW YORK CORFORATION,
IS THE OWNER OF THE LANDS SHOWN AND DESCRIBED
HEREON, HAS CAUSED SAID LANDS TO BE
I HEREON, SAID PLAT TO BE KNOWN AS EE

PLANNING FILE NO. 029-UP-92

01 P. P. A.

1336.22

00,

₹"B"

MARINABAY

(P.B. 155 PG. 41

800.00'

ALE

RAVENSWOOD ROAD

STATE ROAD 84

STATE ROAD 84

F. P.O.T. R/W MAP PROJECT NO. 1214 (SRC. 860 80 - 2104 Page 20 f 5)

OPENING ONLY

170.71

BULKHEAD LINE

P.R.M. 9'0/S NORTH

CANAL

NORTH LINE N.E. 1/4 SECTION 20-50-42

PLANNING FILE NO.

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Exhibit 4 14-0708 Page 7 of 15

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e into@ayscovich com w www.zysoovich com

November 15, 273

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Exhibit 4 14-0708 Page 8 of 15

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| Aman's FI 33132 2304
| 1305 372 5222 1365 577 4521 November 15, 2013

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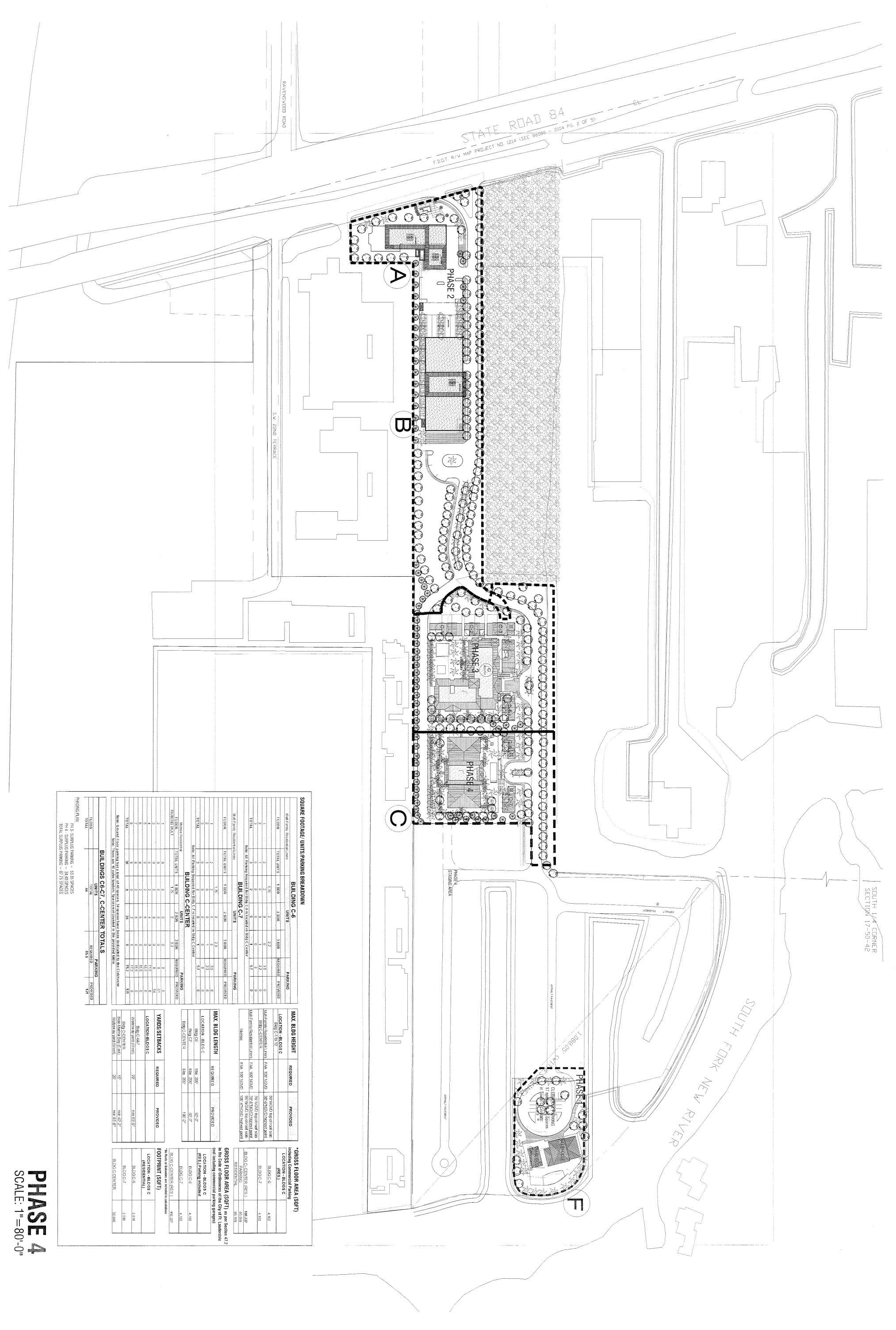


Exhibit 4 14-0708 Page 10 of 15

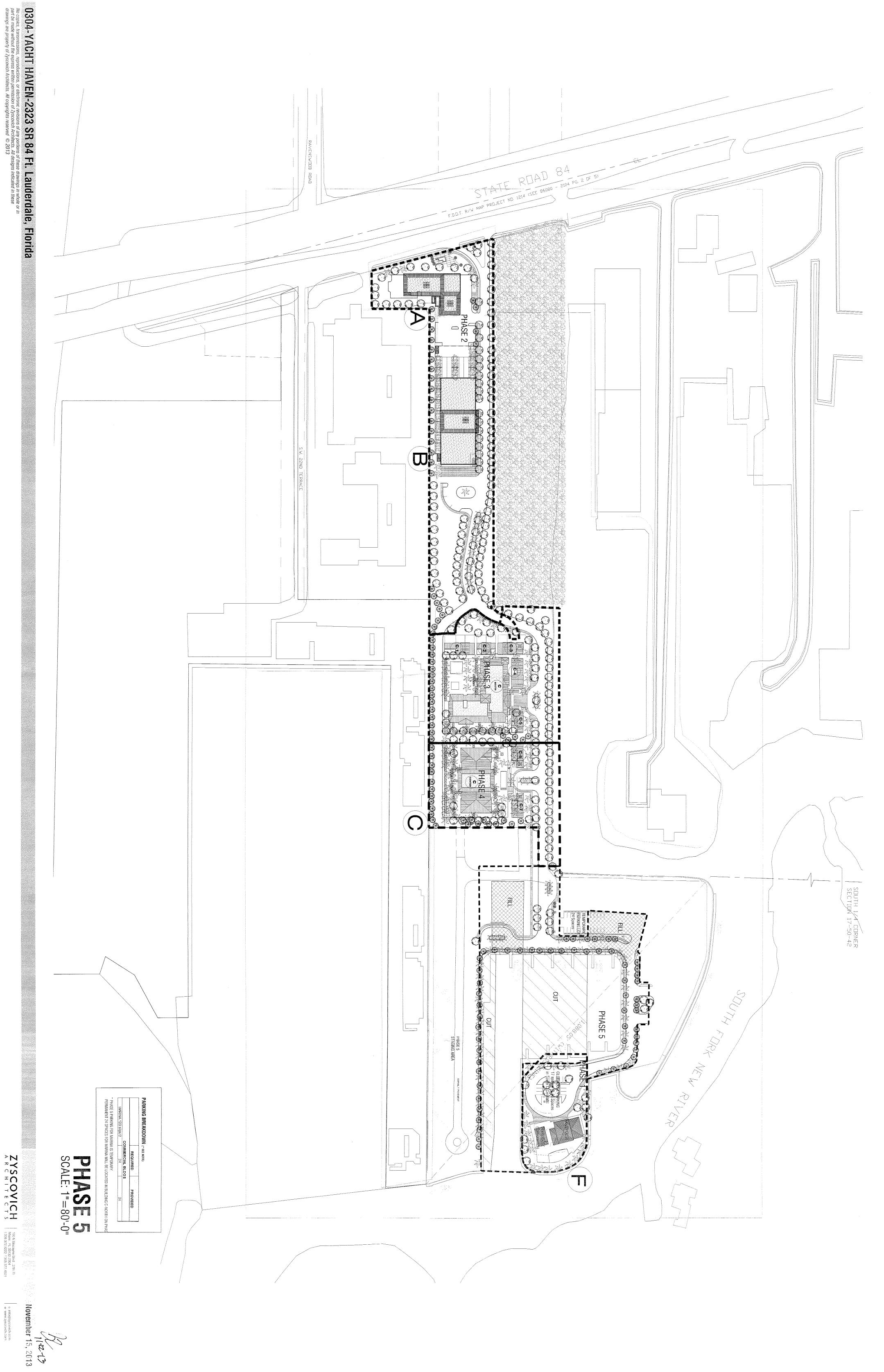


Exhibit 4 14-0708 Page 11 of 15

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PROJECT NO. 1214 (SEE 86080 -AS ON GAOR STATE SUN TORK NEW POLY MAX. BLDG LENGTH MAX. BLDG HEIGHT YARDS/SETBACKS LOCATION - BLDG E PHASE 5 REQUIRED BLDG E-EAST 96,232

PARKING 49,867

RESIDENTAL 71,404

GROSS FLOOR AREA (SQFT) as per Section 47.2 in the Code of Ordinances of the City of Ft, Lauderdale (not including commercial parking garages) *GROSS FLOOR AREA (SQFT)
including Commercial Parking
LOCATION - BLDGS E
(RESIDENTIAL) LOCATION - BLDGS E
(RES.) Parking included

BLDG E-EAST

The Reefs of Balconies are included in as

FOOTPRINT (SQFT)

LOCATION - BLDGS E
(RESIDENTIAL)

BLDGE-EAST

SCALE: 1"=80'-0"

November 15, 2013

No Biscayne Blvd . 27th Figure 1. 15 (2013)

ZYSCOVICH100 N Biscayne Blvd. 27th F1
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Exhibit 4 14-0708 Page 14 of 15

ZYSCOVICH 100 N Biscayne Bird. 27th FI A R C H I T E C T S 1:305.372.5222 i:305.577.4521

November 15, 2013

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