LOCATION MAP

WWA Development, LLC Phase 2 Single Family Infill Housing Project



CRA Parcel # 4

Address: 1524 NW 4 Street

CRA Parcel # 28

Address: 421 NW 14 Terrace

CRA Parcel # 20

Address: 516 and 518 NW 14 Avenue

CRA Parcel # 42

Address: 644 NW 12 Avenue





CRA Parcel # 18 Address 2228 NW 9 Court

CRA Parcel # 45

Address: 706 NW 4 Avenue

5/8/23, 10:43 AM NW 4 STREET



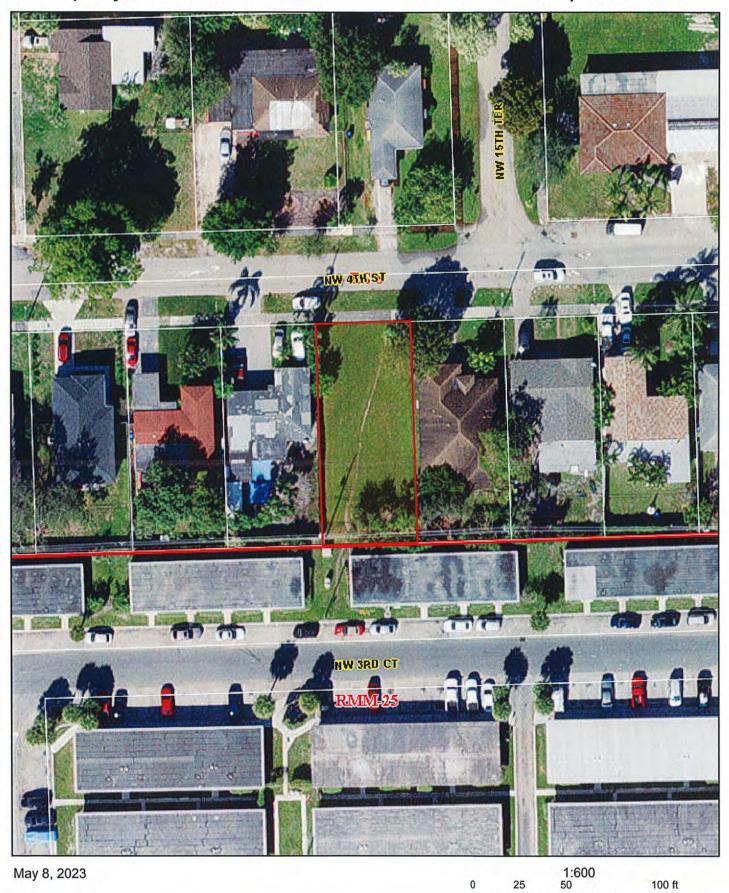
Site Address	NW 4 STREET, FORT LAUDERDALE FL 33311	ID#	5042 04 25 1010
Property Owner	FORT LAUDERDALE COMMUNITY	Millage	0312
	REDEVELOPMENT AGENCY	Use	80
Mailing Address	914 SISTRUNK BLVD FORT LAUDERDALE FL 33311		
Abbr Legal Description	DORSEY PARK SECOND ADD 23-10 B LOT 7 BLK 13		

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).

	reductio	n for costs of	sale and	other adjust	ments	required by	Sec. 193	.011(8).	
	* 20	23 values are c	onsidere	d 'working val	ues" a	nd are subjec	t lo chang	ge.	
			Prope	rty Assessme	ent Val	ues			
Year	Land		Building / Improvement			Market alue		Assessed / SOH Value	
2023*	\$69,000					,000	\$	25,230	
2022	\$69,000				\$69	,000	\$	22,940	
2021	\$46,000					5,000	\$	20,860	
		2023* Exemp	tions an	d Taxable Va	lues by	y Taxing Aut	hority		
		Co	unty	Schoo	l Boar	d Mu	nicipal	In	dependent
Just Value		\$69	,000	В	\$69,00	0 \$	69,000		\$69,000
Portability			0			0	0		0
Assessed	SOH	\$25	,230		\$69,00	0 \$	25,230	25,230	
Homestea	d		0 0		0	0			
Add. Homestead			0	0		0	0		C
Wid/Vet/Di	S		0	0 0		0			
Senior			0 0			0	0		
Exempt Ty	pe 15	\$25	,230		\$69,00	0 \$	25,230	\$25,23	
Taxable			0			0	0		
		Sales History				L	and Calc	ulations	
Date	Type	Price	Bool	k/Page or CIN		Price	F	actor	Туре
10/9/2017	QCD-T	\$100	1	14773696		\$12.00	5	,750	SF
1/6/2003	WD	\$15,000	3	4637 / 444					
					- -		-		
					그는	Adj.	Bldg. S.F		
			Spe	ecial Assessr	nents				
Fire	Garb	Light	Drain	Impr	Safe	Stor	m	Clean	Misc
03									
L									
1						71			

CRA Parcel #4

Address: 1524 NW 4 Street



20 m

100 ft

25

10

5

BOUNDARY SURVEY

Date Of Field Work - 06/22/2017 Drawn By - O.G.

Order#: 10000010008



SCALE:1"=30'

1524 NW 4th STREET, FORT LAUDERDALE, FL 33311



AERIAL PHOTOGRAPH (NOT-TO-SCALE)

	ing waxer of the interest of the sales		
		NW 4th ST	
		ASPHALT [®] ROADWAY 50' RIGHT-OF-WAY	
		№ N88° 36' 20"E 50.00'	25.0'
	<u> </u>	50.00' 5' CONCRETE SIDEWALK	
• 100.0	0' (P)		FOUND 1/2"
NW CORNER OF LOT 9 BLOCK 13	FOUND 1/2" IRON ROD	FENCE ON LINE±	IRON ROD
FOUND 1/2" IRON ROD	- Z	0.2'E DIRT PATH	· S01
	LOT 8 BLOCK 13 33 40 W	LOT 7 BLOCK 13	SO1° 33' LOT 6 BLOCK 13 40"ITI
	40"W		
	175.00	AREA 5749.98 SQ. F	115.00
	۷.7' یا	$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	BEARINGS
	LIMITS OF PLAT FO	UND 1/2"	PFOUND 1/2"
		UND 1/2" 기 1년 ON ROD 50.00'	iron rod
		S88° 36' 20"V	V

- ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

SHEET 1 OF 2 (SKETCH OF SURVEY) - SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION, AND OTHER SURVEY RELATED DATA, SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

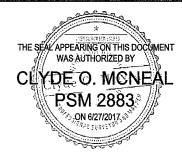


PHONE: 561.508.6272

FAX: 561.508.6309

LB 8111

5601 CORPORATE WAY, SUITE 103 WEST PALM BEACH, FL 33407 NexgenSurveying.com



BOUNDARY SURVE

Date of Field Work: 06/22/2017

Drawn By: O.G.

Order #: 10008

File #: 5042-04-25-1010

1524 NW 4TH ST, FORT LAUDERDALE, FL 33311

LEGAL DESCRIPTION:

LOT 7, BLOCK 13 OF DORSEY PARK SECOND ADDITION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 23, PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CERTIFIED TO:

 CITY OF FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY, A COMMUNITY REDEVELOPMENT AGENCY

FLOOD ZONE:

12011C0368H ZONE: B

EFF. 8/18/2014

SURVEY NOTES:

- This survey is for conveyance purposes only and not intended for construction purposes without permission of this surveyor.
- FENCE EXTENDS THROUGH EASEMENTS AS SHOWN

LEGEND

A/C -AIR CONDITIONER - ARC LENGTH AL

(C) -CALCULATED

-DRINAGE EASEMENT D.E. -MEASURED (M)

P.O.B. -POINT OF BEGINNING

P.O.C. -POINT OF COMMENCING

P.B. -PLAT BOOK

P.G.

P.U.E. - PUBLIC UTILITY EASEMENT

-RADIUS

-RECORD (R) U.E.

-UTILITY EASEMENT WM

-WATER METER

_x----FENCE -NUMBER -ASPHALT

-CONCRETE

-PAVER/BRICK -WOOD

♀ -LIGHT POLE

→ WELL

€ -CENTER LINE **IIII** -CATCH BASIN ♥ -FIRE HYDRANT

വ -POLE

 → MANHOLE ** -TOPOGRAPHIC ELEVATION



561.508.6272

www.NexGenSurveying.com

5601 Corporate Way Suite 103 West Palm Beach, FL 33407





SHEET 2 OF 2 (Certifications)- See Sheet 1 of 2 for sketch of Survey. SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

INSTR # 114773696

Recorded 12/13/17 at 11:41 AM Broward County Commission 2 Page(s) Deed Doc Stamps: \$0.70 #25

PREPARED BY AND RETURN TO: Cynthia A. Everett, Esq. City Attorney's Office City of Fort Lauderdale 100 North Andrews Avenue Fort Lauderdale, Florida 33301

Folio Number: 504204-25-1010

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

QUIT CLAIM DEED

This QUITCLAIM DEED, made the 3 October 2017, by and between:

CITY OF FORT LAUDERDALE, A FLORIDA MUNICIPAL CORPORATION, whose Post Office address is 100 North Andrews Avenue, Fort Lauderdale, Florida 33301, hereinafter referred to as "GRANTOR",

and

FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY, a Community Redevelopment Agency created in accordance with Part III, Chapter 163, Florida Statutes, whose address is 914 Sistrunk Blvd., Fort Lauderdale FL 33311 hereinafter "GRANTEE".

WITNESSETH: That the Grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby remise, release, convey and quitclaim unto the Grantee all the right, title, interest, claim and demand which the Grantors have in and to that certain land situate in County of Broward, State of Florida, viz:

Lot 7, Block 13, of DORSEY PARK SECOND ADDITION, according to the plat thereof as recorded in Plat Book 23, page 10, of the Public Records of Broward County, Florida.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO OUTSTANDING TAXES, LIENS AND ENCUMBRANCES, AND OTHER ADVERSE MATTERS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY; WHICH ARE NOT INTENDED TO BE REIMPOSED BY THIS DEED

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents, the day and year first above written.

Page 1 of 2

Signed, sealed and delivered in the presence of:

Witness Signature Printed Name: Muxwe X. SINGH Witness Signature Printed Name: Name	John Mack Beiler, Mayor Lee R. Feldman, City Manager ATTEST: Name: Jeffrey A. Modaretti, City Clerk Approved as to form (Cynthia A. Exercity City Attorney) Name: Lynn Solomon, Assistant City Attorney
STATE OF FLORIDA COUNTY OF BROWARD The foregoing instrument was acknowledged before me of Seiler, Mayor and Lee R. Feldman, Gity Manager, on being Corporation who are personally known to the or who have identification. SAFEEA A. MALONEY Notary Public - State of Florida My Comm. Expires Dec 4, 2018 Commission # FF 161992 Bonded through National Notary Assn. STATE OF FLORIDA COUNTY OF BROWARD The foregoing instrument was acknowledged before me of Seiler, Mayor and Lee R. Feldman, City Manager, on being Corporation who are personally known to me or who have identification.	signature of Notary Printed Name: My commission expires: this Laday of Othor Day 2017, by Jehn P. "Jack" half of the City of Fort Lauderdale, a Florida Municipal

Printed Name:

My commission expires:

KERRY ARTHURS

MY COMMISSION # FF953055

EXPIRES: January 24, 2020



Site Address	421 NW 14 TERRACE, FORT LAUDERDALE FL 33311	ID#	5042 04 06 2000	
Property Owner	FORT LAUDERDALE COMMUNITY	Millage	0312	
	REDEVELOPMENT AGENCY	Use	80	
Mailing Address	100 N ANDREWS AVE FORT LAUDERDALE FL 33301			
Abbr Legal Description	FIRST ADD TO TUSKEGEE PARK 9-65 B LOT 13 S1/2,14 N	32.5 BLK 9		

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).

	*2023	values are c	onsidere	d "working values	and and	are subject	to chan	ge.		
			Proper	rty Assessment	Value	S				
Year	Land		Building proveme		ust / Market Value		Assessed / SOH Value		Tax	
2023*	\$84,750				\$84,7	50	\$	24,800		
2022	\$67,800				\$67,8	00	\$	22,550		
2021	\$45,200				\$45,2	\$45,200 \$		20,500	1	
	2	2023* Exemp	tions an	d Taxable Value	s by T	axing Auth	nority			
		Co	unty	School B	oard	Mui	nicipal	Ir	dependent	
Just Value		\$84	,750	\$84	,750	\$84,750			\$84,750	
Portability			0		0	0 0		C		
Assessed/SOH		\$24			,750	750 \$24,800		\$24,800		
Homestead			0		0		0		0	
Add. Homes	tead		0		0		0	0		
Wid/Vet/Dis			0		0		0		C	
Senior			0		0		0		0	
Exempt Type	15	\$24	,800	\$84	,750	\$	24,800		\$24,800	
Taxable			0		0		0		C	
	S	ales History				L	and Cale	culations		
Date	Type	Price	Book	/Page or CIN		Price		actor	Type	
10/4/2017	QCD-T	\$100	1	14773689		\$15.00		,650	SF	
1/17/2003	SW*		34831 / 897							
12/6/1999	TXD	\$3,300	3	0142 / 852						
11/1/1993	QCD	\$100	2	1391 / 841						
10/1/1986	QCD					Adi E	Bldg. S.F			

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

CRA Parcel # 28

Address: 421 NW 14 Terrace



Iviay 6, 2023

Scattered Site Infill Housing

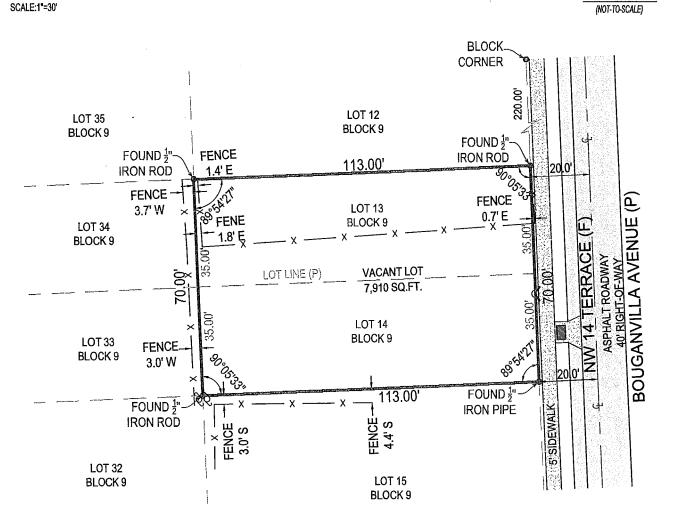
421 NW 14TH TERRACE, FORT LAUDERDALE, FL 33311

Date Of Field Work - 07/03/2017 Drawn By - IDV Order #: 1000010393





AERIAL PHOTOGRAPH



- ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

SHEET 1 OF 2 (SKETCH OF SURVEY) - SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION, AND OTHER SURVEY RELATED DATA: SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS



PHONE: 561.508.6272 FAX: 561.508.6309

LB 8111

5601 CORPORATE WAY, SUITE 103 WEST PALM BEACH, FL 33407 NexgenSurveying.com



BOUNDARY SURVEY

Date of Field Work: 07/03/2017 Drawn By: I.D.V. Order #: 10393

421 NW 14TH TER. FORT LAUDERDALE, FL 33311

LEGAL DESCRIPTION:

THE SOUTH ½ OF LOT 13 AND THE NORTH 32.5 FEET OF LOT 14, BLOCK 9, OF FIRST ADDITION TO TUSKEGEE PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 65, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CERTIFIED TO:

 CITY OF FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY, A COMMUNITY REDEVELOPMENT AGENCY

FLOOD ZONE:

12011C0368H ZONE: AH ELEV. 5 FT. EFF. 8/18/2014

SURVEY NOTES:

- This survey is for conveyance purposes only and not intended for construction purposes without permission of this surveyor.
- THERE ARE FENCES NEAR THE BOUNDARY OF THE PROPERTY, FENCE OWNERSHIP NOT DETERMINED.

LEGEND

A/C -AIR CONDITIONER

AL - ARC LENGTH

(C) -CALCULATED

D.E. -DRINAGE EASEMENT

(M) -MEASURED

P.O.B. -POINT OF BEGINNING

P.O.C. -POINT OF COMMENCING

-PLAT BOOK P.B.

P.G. -PAGE

P.U.E. - PUBLIC UTILITY EASEMENT

-RADIUS

-RECORD

U.E. -UTILITY EASEMENT

WM -WATER METER

_*----FENCE

-NUMBER -ASPHALT

-CONCRETE

-PAVER/BRICK

-WOOD 🌣 -LIGHT POLE

O -WELL

€ -CENTER LINE

IIII -CATCH BASIN

* -FIRE HYDRANT

വം -POLE

-MANHOLE

** -TOPOGRAPHIC ELEVATION



561.508.6272

www.NexGenSurveying.com

5601 Corporate Way Suite 103 West Palm Beach, FL 33407





SHEET 2 OF 2 (Certifications)- See Sheet 1 of 2 for sketch of Survey. SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

INSTR # 114773689

Recorded 12/13/17 at 11:41 AM Broward County Commission 2 Page(s) Deed Doc Stamps: \$0.70 #18

PREPARED BY AND RETURN TO: Cynthia A. Everett, Esq. City Attorney's Office City of Fort Lauderdale 100 North Andrews Avenue Fort Lauderdale, Florida 33301

Folio Number: 504204-06-2000

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

QUIT CLAIM DEED

This QUITCLAIM DEED, made the 3 October 2017, by and between:

CITY OF FORT LAUDERDALE, A FLORIDA MUNICIPAL CORPORATION, SUCCESSOR TO NORTHWEST NEIGHBORHOOD IMPROVEMENT DISTRICT, A DISSOLVED SPECIAL DISTRICT, whose Post Office address is 100 North Andrews Avenue, Fort Lauderdale, Florida 33301, hereinafter referred to as "GRANTOR",

and

FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY, a Community Redevelopment Agency created in accordance with Part III, Chapter 163, Florida Statutes, whose address is 914 Sistrunk Blvd., Fort Lauderdale FL 33311 hereinafter "GRANTEE".

WITNESSETH: That the Grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby remise, release, convey and quitclaim unto the Grantee all the right, title, interest, claim and demand which the Grantors have in and to that certain land situate in County of Broward, State of Florida, viz:

The South ½ of Lot 13 and the North 32.5 feet of Lot 14, Block 9, of FIRST ADDITION TO TUSKEGEE PARK, according to the plat thereof as recorded in Plat Book 9, page 65, of the Public Records of Broward County, Florida

NOTE: Pursuant to Florida Statute section 189.076 (2017), title to the real property described herein automatically transfers from Northwest Neighborhood Improvement District, a Dissolved Special District, to the City of Fort Lauderdale, by operation of law.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO OUTSTANDING TAXES, LIENS AND ENCUMBRANCES, AND OTHER ADVERSE MATTERS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY; WHICH ARE NOT INTENDED TO BE REIMPOSED BY THIS DEED

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness Signature Printed Name: Maxine. A. SinGH	CITY OF FORT LAUDERDALE, a municipal corporation of Florida
	John D'Jack" Seiler, Mayor
Printed Name: The Alexander of the Alexa	Lee R. Feldman, City Manager
	ATTEST: Name: Jeffrey A Modarelli City Clerk
	Approved as to form (Cyrithia A Everett, Cin) Attorney)
	Name: Lynn-Solomon, Assistant City Attorney
STATE OF FLORIDA COUNTY OF BROWARD The foregoing instrument was acknowledged before me Seiler, Mayor and Lee R. Feldman, City Manager, on bel Corporation who are personally known to me or who havidentification.	half of the City of Fort Lauderdale, a Florida Municipal as eproducedas
STATE OF FLORIDA COUNTY OF BROWARD	EXPIRES: March 10, 200 Services Bonded Thru Budget Notary Services
The foregoing instrument was acknowledged before me Seiler, Mayor and Lee R. Feldman, City Manager, on bel Corporation who are personally known to me or who havidentification.	half of the City of Fort Lauderdale, a Florida Municipal
SAFEEA A. MALONEY Notary Public - State of Florida My Comm. Expires Dec 4, 2018 Commission # FF 161992 Bonded through National Notary Assn.	Signature of Notary Printed Name: A- Moderny My commission expires: 121418

5/8/23, 10:45 AM NW 14 AVENUE



Site Address	NW 14 AVENUE, FORT LAUDERDALE FL 33311	ID#	5042 04 06 0820	
Property Owner	FORT LAUDERDALE COMMUNITY	Millage	0312	
	REDEVELOPMENT AGENCY	Use	80	
Mailing Address	100 N ANDREWS AVE FORT LAUDERDALE FL 33301			
Abbr Legal Description	FIRST ADD TO TUSKEGEE PARK 9-65 B LOT 30 BLK 4			

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).

	12	023 values are	considere	d Tworking va	ues" an	d are subject	of to chang	je.		
			Prope	rty Assessm	ent Valu	ies				
Year	Year Land Building / Improvement				Just / Market Value			Assessed / SOH Value		
2023*	\$59,33	30				,330	\$	17,350		
2022	\$47,46	60				,460	\$	15,780	1	
2021	\$31,64	10			\$31	,640	\$	14,350	A L	
		2023* Exen	nptions ar	d Taxable Va	lues by	Taxing Au	thority			
		C	ounty	Schoo	l Board	Mi	unicipal	Inc	dependen	
Just Value		\$5	59,330		\$59,330) :	\$59,330		\$59,33	
Portability			0		0		0		(
Assessed/	SOH	\$	17,350		\$59,330) :	\$17,350		\$17,350	
Homestead			0		(0		(
Add. Home	-1500		0		(-	0		
Wid/Vet/Dis	3		0		(-	-	0		
Senior			0				-	0		
Exempt Ty	pe 15	\$	17,350		\$59,330		\$17,350		\$17,350	
Taxable			0)	0		0	
		Sales Histo	-				Land Calc	culations		
Date	Тур			k/Page or CIN	_	Price	Factor		Туре	
10/4/2017			1	14773707		\$15.00	3	,955	SF	
7/14/2004	DRR			7821 / 584				The state of		
4/14/2004	WD	\$10,000	3	7310 / 343	\Box					
3/24/2003	QCD	\$100	3	6643 / 536						
9/1/1986	WD	\$100	1	3852 / 871		Adj.	Bldg. S.F			
			Sn	ecial Assess	ments			-		
Fire	Garb	Light	Drain	Impr	Safe	Sto	rm	Clean	Misc	
03					-					
X										
1					_		_			

CRA Parcel # 20

Address: 516 and 518 NW 14 Avenue



Site Address	518 NW 14 AVENUE, FORT LAUDERDALE FL 33311	ID#	5042 04 06 0830
Property Owner	FORT LAUDERDALE COMMUNITY	Millage	0312
	REDEVELOPMENT AGENCY	Use	80
Mailing Address	914 SISTRUNK BLVD FORT LAUDERDALE FL 33311		
Abbr Legal Description	FIRST ADD TO TUSKEGEE PARK 9-65 B LOT 31 BLK 4		

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).

	* 2023	values are co	insiderec	working values	and:	are subject	to chang	0		
			Proper	ty Assessment	Values	3				
Year	Land		uilding /					sessed / OH Value	Tax	
2023*	\$59,330		\$		\$59,33	30	\$	17,350	1	
2022	\$47,460				\$47,46	60	\$	15,780		
2021	\$31,640			\$31,640 \$		14,350				
	2	023* Exempt	ions and	d Taxable Value	s by T	axing Auth	ority			
		Cou	inty	School Bo	oard	Mur	icipal	Ir	dependen	
Just Value		\$59,	330	\$59	,330	\$5	\$59,330		\$59,330	
Portability			0		0		0		0	
Assessed/S	ЭН	\$17,	350	\$59	,330	\$1	\$17,350		\$17,350	
Homestead			0		0		0		(
Add. Homes	tead		0		0		0		(
Wid/Vet/Dis		177	0	0 0		0		(
Senior		17	0		0		0		C	
Exempt Type	15	\$17,	350	\$59	59,330 \$17,350		\$59,330 \$17,350			\$17,350
Taxable	xable		0		0		0		(
	S	ales History				La	nd Calc	ulations		
Date	Type	Price	Book	/Page or CIN		Price	F	actor	Туре	
12/26/2017	QCD-T	\$100	1	15076214		\$15.00	3	,955	SF	
1/17/2003	SW*		34	4831 / 897						
12/6/1999	TXD	\$3,100	30	0142 / 843			1			
5/1/1974	WD	\$12,000	6	107 / 749						
						Adj. B	ldg. S.F.			

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



May 8, 2023



Scattered Site Infill Housing

BOUNDARY SURVEY



516 /	AND	518	NW 14th A\	/ENUE, FORT LAUDERDA	NLE, FL 33 3	311 7 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	ZAN 1
	TAMARIND AVENUE (PLAT)	5 CONCRETE SIDEWALK	BASIS OF BEARINGS	LOT 32			IAL PHOTOGRAPH (NOT-TO-SCALE)
	+		FENCE 0.2' S	BLOCK 4	;		BLOCK 4
	20.0'	9	FOUND 5/8" IRON ROD	113.00' (P)	_xxx	FENCE 0.3' W	
	(FIELD)	(<u>G)</u>	SS ST. IS	LOT 31 BLOCK 4 (INCLUDED)	90°05'45" - x	FOUND 1/2" IRON ROD	LOT 14 BLOCK 4
DWAY -WAY	冒) <u>/</u>		_ x x x x x x x x	_ x x]	(a)	
ASPHALT ROADWAY 40' RIGHT-OF-WAY	⊓ h AVE			VACANT LOT AREA 7,910 SQ. FT.		(a) .00.02	LOT 15
- ASPI 40"	NW 14th AVENUE (FIELD)		9000 Fr.	LOT 30 BLOCK 4 (INCLUDED)	800 51.15	x x	BLOCK 4
	20.0	14	FOUND 1/2" IRON ROD	113.00' (P)	FOUND 1/2" IRON ROD	FENCE	
		35 00' (P)	SW CORNER OF LOT 29 BLOCK 4	LOT 29 BLOCK 4		0.6' E	LOT 16 BLOCK 4
			A Company of the Comp	LOT 28 BLOCK 4			LOT 17 BLOCK 4

- ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED SHEET 1 OF 2 (SKETCH OF SURVEY) - SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION, AND OTHER SURVEY RELATED DATA. SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS



PHONE: 561.508.6272 FAX: 561.508.6309

LB 8111

5601 CORPORATE WAY, SUITE 103 WEST PALM BEACH, FL 33407 NexgenSurveying.com



BOUNDARY SURVEY

Date of Field Work: 07/03/2017 Drawn By: O.G. Order #: 10385

516 AND 518 NW 14TH AVE. FORT LAUDERDALE, FL 33311

LEGAL DESCRIPTION:

LOTS 31 & 30, BLOCK 4, OF FIRST ADDITION TO TUSKEGEE PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 65, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CERTIFIED TO:

 CITY OF FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY, A COMMUNITY REDEVELOPMENT AGENCY

FLOOD ZONE:

12011C0368H ZONE: B

EFF. 8/18/2014

SURVEY NOTES:

- This survey is for conveyance purposes only and not intended for construction purposes without permission of this surveyor.
- NO NOTABLE CONDITIONS FOUND

LEGEND

A/C -AIR CONDITIONER AL. ~ ARC LENGTH

(C) -CALCULATED

-DRINAGE EASEMENT D.E. (M) -MEASURED

P.O.B. -POINT OF BEGINNING P.O.C. -POINT OF COMMENCING P.B. -PLAT BOOK P.G. -PAGE

P.U.E. - PUBLIC UTILITY EASEMENT

-RADIUS (R) -RECORD

U.E. -UTILITY EASEMENT

WM -WATER METER _ x --- -FENCE # -NUMBER -ASPHALT

-CONCRETE ## -PAVER/BRICK -WOOD

ಭ -LIGHT POLE

¾ -CENTER LINE -CATCH BASIN ♥ -FIRE HYDRANT

മ -POLE → MANHOLE

-TOPOGRAPHIC ELEVATION



561.508.6272

www.NexGenSurveying.com

5601 Corporate Way Suite 103 West Palm Beach, FL 33407





SHEET 2 OF 2 (Certifications)- See Sheet 1 of 2 for sketch of Survey, SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

PREPARED BY AND RETURN TO: Cynthia A. Everett, Esq. City Attorney's Office City of Fort Lauderdale 100 North Andrews Avenue Fort Lauderdale, Florida 33301

Folio Number: 504204-06-0820

SPACE ABOVE THIS LINE FOR PROCESSING DATA

INSTR # 114773707

Recorded 12/13/17 at 11:41 AM Broward County Commission 2 Page(s) Deed Doc Stamps: \$0.70 #36

SPACE ABOVE THIS LINE FOR RECORDING DATA

QUIT CLAIM DEED

This QUITCLAIM DEED, made the 3 October 2017, by and between:

CITY OF FORT LAUDERDALE, A FLORIDA MUNICIPAL CORPORATION, whose Post Office address is 100 North Andrews Avenue, Fort Lauderdale, Florida 33301, hereinafter referred to as "GRANTOR",

and

FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY, a Community Redevelopment Agency created in accordance with Part III, Chapter 163, Florida Statutes, whose address is 914 Sistrunk Blvd., Fort Lauderdale FL 33311 hereinafter "GRANTEE".

WITNESSETH: That the Grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby remise, release, convey and quitclaim unto the Grantee all the right, title, interest, claim and demand which the Grantors have in and to that certain land situate in County of Broward, State of Florida, viz:

Lot 30, Block 4, of FIRST ADDITION TO TUSKEGEE PARK, according to the plat thereof as recorded in Plat Book 9, page 65, of the Public Records of Broward County, Florida

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO OUTSTANDING TAXES, LIENS AND ENCUMBRANCES, AND OTHER ADVERSE MATTERS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY; WHICH ARE NOT INTENDED TO BE REIMPOSED BY THIS DEED

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness Signature Printed Name: Witness Signature Printed Name: Witness Signature Printed Name:	John & Jack" Seller, Mayor Lee R. Feldman, City Manager ATTEST: Name: Jeffrey A. Modarellir, City Clerk Approved as to form (Cynthra A. Everett, City Attorney)
STATE OF FLORIDA COUNTY OF BROWARD The foregoing instrument was acknowledged before me to Seiler, Mayor and Lee R. Feldman, City Manager, on beto Corporation who are personally known to me or who have identification. SAFEEA A. MALONEY Notary Public - State of Florida My Comm. Expires Dec 4, 2018 Commission # FF 161992 Bonded through National Notary Assn.	nalf of the City of Fort Lauderdale, a Florida Municipal
STATE OF FLORIDA COUNTY OF BROWARD The foregoing instrument was acknowledged before me in .Seiter; Mayor and Lee R. Feldman, City Manager, on bell Corporation who are personally known to me or who have identification.	half of the City of Fort Lauderdale, a Florida Municipal

My commission expires:





PREPARED BY AND RETURN TO: Cynthia A. Everett, Esq. City Attorney's Office City of Fort Lauderdale 100 North Andrews Avenue Fort Lauderdale, Florida 33301

Folio Number: 504204-06-0830

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

QUIT CLAIM DEED

This QUITCLAIM DEED, made 19 December 2017, by and between:

CITY OF FORT LAUDERDALE, A FLORIDA MUNICIPAL CORPORATION, SUCCESSOR TO NORTHWEST NEIGHBORHOOD IMPROVEMENT DISTRICT, A DISSOLVED SPECIAL DISTRICT, whose Post Office address is 100 North Andrews Avenue, Fort Lauderdale, Florida 33301, hereinafter referred to as "GRANTOR",

and

FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY, a Community Redevelopment Agency created in accordance with Part III, Chapter 163, Florida Statutes, whose address is 914 Sistrunk Blvd., Fort Lauderdale FL 33311 hereinafter "GRANTEE".

WITNESSETH: That the Grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby remise, release, convey and quitclaim unto the Grantee all the right, title, interest, claim and demand which the Grantors have in and to that certain land situate in County of Broward, State of Florida, viz:

Lot 31, Block 4, of FIRST ADDITION TO TUSKEGEE PARK, according to the plat thereof as recorded in Plat Book 9, page 65, of the Public Records of Broward County, Florida

NOTE: Pursuant to Florida Statute section 189.076 (2017), title to the real property described herein automatically transfers from Northwest Neighborhood Improvement District, a Dissolved Special District, to the City of Fort Lauderdale, by operation of law.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO OUTSTANDING TAXES, LIENS AND ENCUMBRANCES, AND OTHER ADVERSE MATTERS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY; WHICH ARE NOT INTENDED TO BE REIMPOSED BY THIS DEED

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:	
Witness Signature Socie Mi	CITY OF FORT AUDERDALE, a municipal corporation of Florid
DinRectti Su	A LAFILL REALE CONTROLLE
Printed Name: M. Kizzut M. H.	Lee R. Feldman, City Manager 7
	Name: Jeffrey A. Mcderelli Qiv Clerk
	Approved as to form:
	Cynthia A Everett, City Attomey
	Name: Lynn Solomon, Assistant City Attorney
STATE OF FLORIDA COUNTY OF BROWARD	
The foregoing instrument was acknowledged before m Seiler, Mayor, on behalf of the City of Fort Lauderdale, me or who has produced	e this 25c day of 2017, by John P. "Jack" a Florida Municipal Corporation who is personally known to as identification.
SAFEEA A. MALONEY Notary Public - State of Florida My Comm. Expires Dec 4, 2018 Commission # FF 161992 Bonded through National Notary Assn.	Signature of Notary Printed Name: My commission expires:
STATE OF FLORIDA COUNTY OF BROWARD	Wa.
Manager, on behalf of the City of Fort Lauderdale, a Flor	his <u>Porton</u> day of <u>Dec</u> , 2017, by Lee R. Feldman, City ida Municipal Corporation who is <u>personally known</u> to me or as identification.
KERRY ARTHURS MY COMMISSION # FF953055 EXPIRES: January 24, 2020	Signature of Notary Printed Name: My commission expires:

5/8/23, 10:50 AM NW 7 STREET



Site Address	NW 7 STREET, FORT LAUDERDALE FL 33311	ID#	4942 34 07 9151
Property Owner	FORT LAUDERDALE COMMUNITY	Millage	0312
	REDEVELOPMENT AGENCY	Use	80
Mailing Address	100 N ANDREWS AVE FORT LAUDERDALE FL 33301		
Abbr Legal Description	PROGRESSO 2-18 D LOT 47,48 BLK 332		

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).

		* 2023	values are	considere	d "working va	alues" ar	nd are	subject to c	hange		
				Proper	rty Assessm	ent Val	ues				
Year		Land	Building / Improvement			Just / Market Value		ket	Assessed / SOH Value		
2023*	- Linear Grant					\$16	88,750	2	\$76,060	. 1	
2022		\$101,250				\$101,250			\$69,150	1	
2021 \$87,750						\$8	7,750		\$62,870	7)	
		2	023* Exem	ptions an	d Taxable V	alues by	y Taxi	ng Authorit	у		
			(County	Scho	ol Boa	rd	Munici	pal 1	ndependen	
Just Value			\$1	68,750		\$168,75	50	\$168,7	50	\$168,750	
Portability			0			0		0	(
Assessed	/SOH		\$	76,060	\$16		50	\$76,0	060	\$76,060	
Homestea	ıd			0			0		0	(
Add. Hom		d		0	0		0		0		
Wid/Vet/D	is			0			0	0		0	
Senior				0	-		0		0	(
Exempt T	ype 1	5	\$	76,060			50	\$76,0	60	\$76,060	
Taxable				0	0		0		0	(
		S	ales Histor	у				Land	Calculations		
Date		Туре	Price	Book	Page or CIN		Price		Factor	Туре	
10/9/201	7	QCD-T	\$100	11	114773679		\$25.00		6,750	SF	
						╛	-				
								Adj. Bldg	S.F.		
				Sne	ecial Assess	ments		,			
Fire	Ga	rb L	ight	Drain	Impr	Safe		Storm	Clean	Misc	
03				=1=111					Jidan		
X											

CRA Parcel # 42

Address: 644 NW 12 Avenue



20 m

10

100 ft

Date Of Field Work - 06/07/2017

Drawn By - G.D. Order #: 1000010462

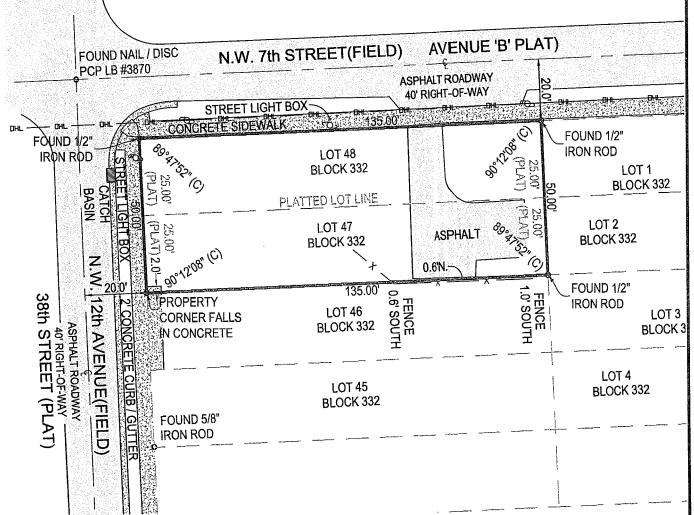


SCALE:1"=30'

644 N.W. 12th AVENUE, FORT LAUDERDALE, FL. 33311



AERIAL PHOTOGRAPH (NOT-TO-SCALE)



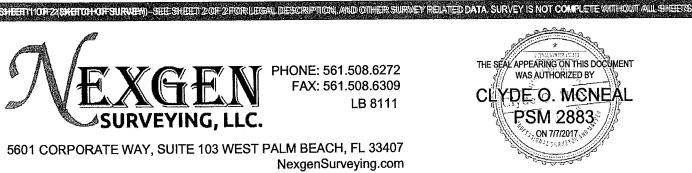
- ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED



PHONE: 561.508.6272 FAX: 561.508.6309

LB 8111

5601 CORPORATE WAY, SUITE 103 WEST PALM BEACH, FL 33407 NexgenSurveying.com



BOUNDARY SURVEY

Date of Field Work: 07/07/2017 Drawn By: G.D. Order #: 10462

644 NW 12TH AVE, FORT LAUDERDALE, FL 33311

LEGAL DESCRIPTION:

LOTS 47 AND 48, BLOCK 332, OF PROGRESSO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS MIAMI-DADE COUNTY, FLORIDA, SAID LAND LYING AND BEING IN BROWARD COUNTY, FLORIDA.

CERTIFIED TO:

• CITY OF FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY, A COMMUNITY REDEVELOPMENT AGENCY

FLOOD ZONE:

12011C0368H ZONE: AH EFF. 8/18/2014

SURVEY NOTES:

- This survey is for conveyance purposes only and not intended for construction purposes without permission of this surveyor.
- THERE IS A FENCE NEAR THE SOUTH PROPERTY LINE. FENCE OWNERSHIP NOT DETERMINED.
- · CONCRETE CROSSES OVER THE PROPERTY LINE IN THE SOUTHWEST CORNER OF THE PROPERTY.

LEGEND

A/C -AIR CONDITIONER

AL- ARC LENGTH

(C) -CALCULATED

D.E. -DRINAGE EASEMENT

-MEASURED (M)

P.O.B. -POINT OF BEGINNING

P.O.C. -POINT OF COMMENCING

-PLAT BOOK

P.G. -PAGE

P.U.E. - PUBLIC UTILITY EASEMENT

-RADIUS R

(R) -RECORD

-UTILITY EASEMENT U.E.

WM-WATER METER -x---FENCE

-NUMBER

-ASPHALT

-CONCRETE

-PAVER/BRICK -WOOD

🌣 -LIGHT POLE

W -WELL

§ -CENTER LINE

-CATCH BASIN

😙 -FIRE HYDRANT

ு -POLE

→ MANHOLE

*XX -TOPOGRAPHIC ELEVATION



561.508.6272

www.NexGenSurveying.com

5601 Corporate Way Suite 103 West Palm Beach, FL 33407





SHEET 2 OF 2 (Certifications)- See Sheet 1 of 2 for sketch of Survey. SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

PREPARED BY AND RETURN TO: Cynthia A. Everett, Esq. City Attorney's Office City of Fort Lauderdale 100 North Andrews Avenue Fort Lauderdale, Florida 33301

Folio Number: 494234-07-9151

INSTR # 114773679
Recorded 12/13/17 at 11:41 AM
Broward County Commission
2 Page(s)
Deed Doc Stamps: \$0.70

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

QUIT CLAIM DEED

This QUITCLAIM DEED, made the 3 October 2017, by and between:

CITY OF FORT LAUDERDALE, A FLORIDA MUNICIPAL CORPORATION, SUCCESSOR TO NORTHWEST NEIGHBORHOOD IMPROVEMENT DISTRICT, A DISSOLVED SPECIAL DISTRICT, whose Post Office address is 100 North Andrews Avenue, Fort Lauderdale, Florida 33301, hereinafter referred to as "GRANTOR".

and

FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY, a Community Redevelopment Agency created in accordance with Part III, Chapter 163, Florida Statutes, whose address is 914 Sistrunk Blvd., Fort Lauderdale FL 33311 hereinafter "GRANTEE".

WITNESSETH: That the Grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby remise, release, convey and quitclaim unto the Grantee all the right, title, interest, claim and demand which the Grantors have in and to that certain land situate in County of Broward, State of Florida, viz:

Lots 47 and 48, Block 332, of PROGRESSO, according to the plat thereof as recorded in Plat Book 2, page 18, of the Public Records Miami-Dade County, Florida, said land lying and being in Broward County, Florida

NOTE: Pursuant to Florida Statute section 189.076 (2017), title to the real property described herein automatically transfers from Northwest Neighborhood Improvement District, a Dissolved Special District, to the City of Fort Lauderdale, by operation of law.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO OUTSTANDING TAXES, LIENS AND ENCUMBRANCES, AND OTHER ADVERSE MATTERS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY; WHICH ARE NOT INTENDED TO BE REIMPOSED BY THIS DEED

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness Signature Printed Name: MAXINC A. SINGH Witness Signature Printed Name: KARY ARTHURS	CITY OF FORT LAUDERDALE, a municipal corporation of Florida Johan P. Uack" Seiler, Mayor Lee R. Feldman, City Manager. ATTEST: Name: Jeffrey A. Modarelli, City Clerk Approved as to form (Cynthia A. Everett, City Attorney) Name: Lynn Solomon, Assistant City Attorney
STATE OF FLORIDA COUNTY OF BROWARD The foregoing instrument was acknowledged before me the Seiler, Mayor and Lee R. Feldman, City Manager, on beh Corporation who are personally known to me or who have identification.	alf of the City of Fort Lauderdale, a Florida Municipal
STATE OF FLORIDA COUNTY OF BROWARD	For the Bonded Thru Budget Notary Services
The foregoing instrument was acknowledged before me to Seiler, Mayor and Lee R. Feldman, City Manager, on beh Corporation who are personally known to me or who have identification. SAFEEA A. MALONEY Notary Public - State of Florida My Comm. Expires Dec 4, 2018 Commission # FF 161992 Bonded through National Notary Assn.	alf of the City of Fort Lauderdale, a Florida Municipal

5/8/23, 10:56 AM NW 9 COURT

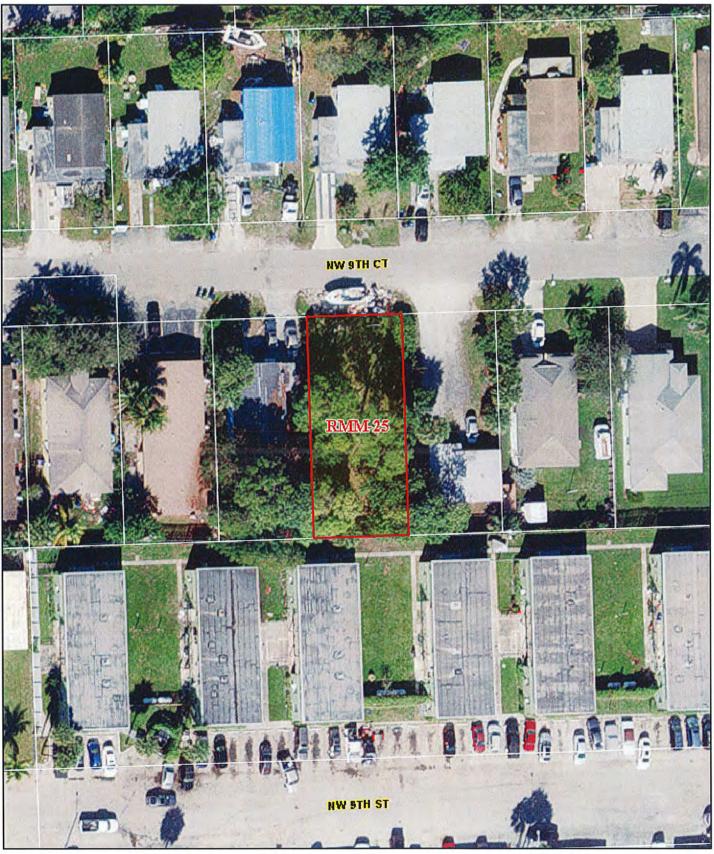


Site Address	NW 9 COURT, FORT LAUDERDALE FL 33311	ID#	5042 05 09 0070
Property Owner	FORT LAUDERDALE COMMUNITY	Millage	0312
	REDEVELOPMENT AGENCY	Use	80-01
Mailing Address	914 SISTRUNK BLVD FORT LAUDERDALE FL 33311		
Abbr Legal Description	FRANKLIN PARK AMENDED 28-50 B THAT PT OF TRACT	B F/P/A LOT 2	1 BLK 3

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).

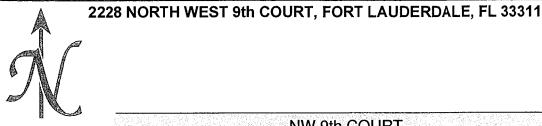
	* 20	23 values are o	ensidere	ed "working val	ues" an	d are subjec	to chan	ge.	
			Prope	erty Assessme	nt Valu	ies			
Year	Land		Building /				Assessed / SOH Value		Tax
2023*	\$86,270				\$86,	270		27,750	
2022	\$86,270			1	\$86,	270		25,230	
2021	\$40,260			3	\$40	260		22,940	
		2023* Exemp	tions a	nd Taxable Va	lues by	Taxing Aut	hority		
		Co	unty	Schoo	Board	Mu	nicipal	Inc	dependent
Just Value		\$86	5,270		\$86,270	\$	86,270		\$86,270
Portability			0				0		
Assessed/S	ОН	\$27	,750		\$86,270	\$	\$27,750		\$27,750
Homestead			0				0		(
Add. Homes	stead		0	0			0		(
Wid/Vet/Dis			0		(0		(
Senior			0				0		
Exempt Typ	e 15	\$27	7,750	\$86) \$	27,750		\$27,750
Taxable			0	0		0 0			(
		Sales History	1			L	and Cal	culations	
Date	Туре	Price	Boo	k/Page or CIN	100	Price		Factor	Type
10/9/2017	QCD-T	\$100		114773706		\$15.00		5,751	SF
8/14/2002	WD	\$13,800	3	3662 / 1335					
	-				-				
					╛	Adj.	Bldg. S.	F.	
			Sp	ecial Assessr	nents				
Fire	Garb	Light	Drain	Impr	Safe	Stor	m	Clean	Misc
03									
X									
1									7

CRA Parcel #18 Address 2228 NW 9 Court



May 8, 2023

Date Of Field Work - 05/17/2017 Drawn By - O.G. Order #: 1000008505





NW 9th COURT <u>Aerial Photogra</u>ph

SCALE:1"=30'		NW 9th GOORT		(NOT-TO-SCALE)
	25.0	20' ASPHALT ROADWAY 50' RIGHT-OF-WAY	25.0	inoi-iosonee)
	W.M.	■ 50.00' (D)	FOUND 1/2" IRON ROD 50.00' (P)	FOUND 1/2" RON ROD
	FOUND 1/2" IRON ROD	Strate St	0.3' E	
	BASIS OF BEARINGS			
	FOCK 3 CO. TOTAL T	LOT 21 BLOCK 3 VACANT LOT # 2228 AREA 5750 SQ. FT.	10.00 BLOCK3	LOT 23 BLOCK 3
		THE WEST 50 FEET OF THE EAST 343.09 FEET OF TRACT "B" BLOCK 3	FENCE	
	FOUND 1/2" IRON ROD	σ 50.00' (D)	FOUND 1/2" IRON ROD	
	LOT 8 BLOCK 3	LOT 7 BLOCK 3	LOT 6 BLOCK 3	LOT 5 BLOCK 3

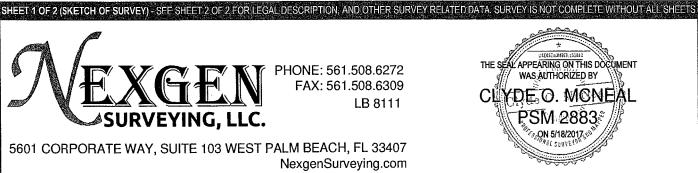
- ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED



PHONE: 561.508.6272

FAX: 561.508.6309 LB 8111

5601 CORPORATE WAY, SUITE 103 WEST PALM BEACH, FL 33407 NexgenSurveying.com



BOUNDARY SURVEY

Date of Field Work: 05/17/2017 Drawn By: O.G. Order #: 8505

2228 NW 9TH CT, FORT LAUDERDALE, FL 33311

LEGAL DESCRIPTION:

THE WEST 50.00 FEET OF THE EAST 343.09 FEET OF TRACT B, BLOCK 3, FRANKLIN PARK AMENDED, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28, PAGE 50, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

CERTIFIED TO:

 CITY OF FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY, A COMMUNITY REDEVELOPMENT AGENCY

FLOOD ZONE:

12011C0368H ZONE: AH ELEV: 7FT EFF. 8/18/2014

SURVEY NOTES:

- This survey is for conveyance purposes only and not intended for construction purposes without permission of this surveyor.
- FENCE CROSSES BOUNDARY LINES AS SHOWN
- OWNERSHIP OF FENCES NOT DETERMINED

LEGEND

A/C -AIR CONDITIONER

- ARC LENGTH ΑI

(C) -CALCULATED

-DRINAGE EASEMENT D.E. (M)

-MEASURED

P.O.B. -POINT OF BEGINNING

P.O.C. -POINT OF COMMENCING

P.B. -PLAT BOOK

-PAGE P.G.

P.U.E. - PUBLIC UTILITY EASEMENT

R -RADIUS

(R) -RECORD

-UTILITY EASEMENT U.E.

WM -WATER METER -FENCE

-NUMBER

-ASPHALT -CONCRETE

-PAVER/BRICK

-WOOD

♥ -LIGHT POLE

→ WELL

¾ -CENTER LINE

-CATCH BASIN

♥ -FIRE HYDRANT

POLE- دی

→ MANHOLE

+XX -TOPOGRAPHIC ELEVATION



561.508.6272

www.NexGenSurveying.com

5601 Corporate Way Suite 103 West Palm Beach, FL 33407





SHEET 2 OF 2 (Certifications)- See Sheet 1 of 2 for sketch of Survey. SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

INSTR # 114773706

Recorded 12/13/17 at 11:41 AM Broward County Commission 2 Page(s) Deed Doc Stamps: \$0.70

PREPARED BY AND RETURN TO: Cynthia A. Everett, Esq. City Attorney's Office City of Fort Lauderdale 100 North Andrews Avenue Fort Lauderdale, Florida 33301

Folio Number: 504205-09-0070

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

QUIT CLAIM DEED

This QUITCLAIM DEED, made the 3 October 2017, by and between:

CITY OF FORT LAUDERDALE, A FLORIDA MUNICIPAL CORPORATION, whose Post Office address is 100 North Andrews Avenue, Fort Lauderdale, Florida 33301, hereinafter referred to as "GRANTOR",

and

FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY, a Community Redevelopment Agency created in accordance with Part III, Chapter 163, Florida Statutes, whose address is 914 Sistrunk Blvd., Fort Lauderdale FL 33311 hereinafter "GRANTEE".

WITNESSETH: That the Grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby remise, release, convey and quitclaim unto the Grantee all the right, title, interest, claim and demand which the Grantors have in and to that certain land situate in County of Broward, State of Florida, viz:

The West 50.00 feet fo the East 343.09 feet of Tract B, Block 3, of FRANKLIN PARK AMENDED, according to the plat thereof as recorded in Plat Book 28, page 50, of the Public Records of Broward County, Florida. Formerly known as Lot 21, Block 3, of FRANKLIN PARK, according to the plat thereof as recorded in Plat Book 21, page 3, of the Public Records of Broward County, Florida

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO OUTSTANDING TAXES, LIENS AND ENCUMBRANCES, AND OTHER ADVERSE MATTERS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY; WHICH ARE NOT INTENDED TO BE REIMPOSED BY THIS DEED

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness Signature Printed Name: Maxing A. Singra Witness Signature Printed Name: Mullic 7141. Junth	John Dack" Seller, Mayor Lee R. Feldman, City Manager ATTEST: Name: Jeffrey A. Modarelli, City Clerk Approved as to form (Cynthia A. Everett, City Attorney)
STATE OF FLORIDA COUNTY OF BROWARD The foregoing instrument was acknowledged before me to Seiler, Mayor and Lee R. Faldman, City Manager, on behotogration who are personally known to me or who have identification. SAFEEA A. MALONEY Notary Public - State of Florida My Comm. Expires Dec 4, 2018 Commission # FF 161992 Bonded through National Notary Assn. STATE OF FLORIDA	nalf of the City of Fort Lauderdale, a Florida Municipal
COUNTY OF BROWARD The foregoing instrument was acknowledged before me t Seiler, Mayor and Lee R. Feldman, City Manager, on beh Corporation who are personally known to me or who have identification.	half of the City of Fort Lauderdale, a Florida Municipal

Signature of Notary Printed Name: My commission expires: 5/8/23, 10:53 AM NW 4 AVENUE



Site Address	NW 4 AVENUE, FORT LAUDERDALE FL 33311	ID#	4942 34 07 0390
Property Owner	FORT LAUDERDALE COMMUNITY	Millage	0312
	REDEVELOPMENT AGENCY	Use	80
Mailing Address	100 N ANDREWS AVE FORT LAUDERDALE FL 33301		
Abbr Legal Description	PROGRESSO 2-18 D LOT 27 LESS \$ 3,LOTS 28 & 29 BLK	283	

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).

		* 2023	values are	considere	d "working va	lues" ar	id are	subject to c	hange.		700
	_				ty Assessme	-	-				
Year	Year Land			Building / Improvement			Just / Market Value			ed /	Tax
2023*		\$388,800					\$388,800		\$78,250		
2022		\$194,400					\$194,400		\$71,140		
2021		\$126,360					\$126,360		\$64,680		
			2023* Exem	ptions an	d Taxable Va	lues b	/ Taxir	ng Authorit	у		
			C	County			School Board M		nicipal Inde		endent
Just Value			\$38	\$388,800		\$388,800		\$388,800		\$388,800	
Portability				0		0		0		0	
Assessed/SOH			\$78,250		\$388,800		0	\$78,250		\$78,250	
Homestead			1	0		0		0		0	
Add. Homestead				0		0		0		0	
Wid/Vet/Dis				0		0		0		0	
Senior				0		0		0		0	
Exempt Type 15			\$7	\$78,250		\$388,80	38,800 \$7		,250 \$78		\$78,250
Taxable				0			0 0			0	
			Sales Histor	y				Land	Calculation	ons	
Date		Type	Price	Book	dPage or CIN	V	Price		Factor		Туре
10/9/2017		QCD-T	\$100	1	14773723		\$40.00		9,720		SF
7/17/1995		CET	\$100	2	23703 / 965						
12/1/1990		QCD	\$1,600	1	18032 / 647						
9/1/198	8	TXD	\$4,500							\rightarrow	
9/1/1978		WD	\$19,900			\neg -	Ad		g. S.F.		
				0-	-1-1-4						
Fire Garb I		Light			ssments Safe		Storm		. [Misc	
03	Ga	un.	Light	Drain	Impr	Sare	-	Storm	Clea		MISC
X										-	
_			-				-			-	
1						-					

CRA Parcel #45

Address: 706 NW 4 Avenue



BOUNDARY SURVEY

Date of Field Work: 07/07/2017 Drawn By: E.V. Order #: 10465

706 4TH AVE. FORT LAUDERDALE, FL 33315

LEGAL DESCRIPTION:

LOT 27 LESS THE SOUTH 3 FEET THEREOF, AND ALL OF LOTS 28 AND 29, BLOCK 283, OF PROGRESSO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS MIAMI-DADE COUNTY, FLORIDA, SAID LAND LYING AND BEING IN BROWARD COUNTY, FLORIDA.

CERTIFIED TO:

 CITY OF FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY, A COMMUNITY REDEVELOPMENT AGENCY

FLOOD ZONE:

12011C0557H

ZONE: B

EFF. 8/18/2014

SURVEY NOTES:

- This survey is for conveyance purposes only and not intended for construction purposes without permission of this surveyor.
- NO NOTABLE CONDITIONS FOUND

LEGEND

A/C -AIR CONDITIONER

AL- ARC LENGTH (C)

-CALCULATED

D.E. -DRINAGE EASEMENT -MEASURED

P.O.B. -POINT OF BEGINNING

P.O.C. -POINT OF COMMENCING

-PLAT BOOK P.B.

P.G. -PAGE

P.U.E. - PUBLIC UTILITY EASEMENT

-RADIUS

(R) -RECORD

-UTILITY EASEMENT U.E.

WM -WATER METER ------FENCE

-NUMBER -ASPHALT

-CONCRETE
-PAVER/BRICK

-WOOD

ಭ -LIGHT POLE

-WELL

€ -CENTER LINE III -CATCH BASIN

♥ -FIRE HYDRANT

വം -POLE → MANHOLE

** -TOPOGRAPHIC ELEVATION



561.508.6272

www.NexGenSurveying.com

5601 Corporate Way Suite 103 West Palm Beach, FL 33407





SHEET 2 OF 2 (Certifications)- See Sheet 1 of 2 for sketch of Survey. SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS

INSTR # 114773723

Recorded 12/13/17 at 11:41 AM Broward County Commission 2 Page(s) Deed Doc Stamps: \$0.70 #52

PREPARED BY AND RETURN TO: Cynthia A. Everett, Esq. City Attorney's Office City of Fort Lauderdale 100 North Andrews Avenue Fort Lauderdale, Florida 33301

Folio Number: 494234-07-0390

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

QUIT CLAIM DEED

This QUITCLAIM DEED, made the 3 October 2017, by and between:

CITY OF FORT LAUDERDALE, A FLORIDA MUNICIPAL CORPORATION, whose Post Office address is 100 North Andrews Avenue, Fort Lauderdale, Florida 33301, hereinafter referred to as "GRANTOR",

anc

FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY, a Community Redevelopment Agency created in accordance with Part III, Chapter 163, Florida Statutes, whose address is 914 Sistrunk Blvd., Fort Lauderdale FL 33311 hereinafter "GRANTEE".

WITNESSETH: That the Grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby remise, release, convey and quitclaim unto the Grantee all the right, title, interest, claim and demand which the Grantors have in and to that certain land situate in County of Broward, State of Florida, viz:

Lot 27 Less the South 3 feet thereof, and all of Lots 28 and 29, Block 283, of PROGRESSO, according to the plat thereof as recorded in Plat Book 2, page 18, of the Public Records Miami-Dade County, Florida, said land lying and being in Broward County, Florida

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO OUTSTANDING TAXES, LIENS AND ENCUMBRANCES, AND OTHER ADVERSE MATTERS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY; WHICH ARE NOT INTENDED TO BE REIMPOSED BY THIS DEED

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness Signature Printed Name: Mcxine A. Sinch Witness Signature Printed Name: Milk Rizzuth: With	CITY OF FORT LAUDERDALE, a municipal corporation of Florida John P. Mack Seiler, Mayor Lee R. Feldman, City Manager ATTEST: Name: Jeffrey A. Moderelli- City Clerk					
	Approved as to form (Synthia A Everetti City Attorney)					
<i></i>	Name: Lynn Solomon, Assistant City Attorney					
STATE OF FLORIDA COUNTY OF BROWARD	•					
The foregoing instrument was acknowledged before me Seiler, Mayor and Lee R. Feldman, City Manager, on be Corporation who are personally known to me or who havidentification.	chalf of the city of Fort Lauderdale, a Florida Municipal ve produced as					
SAFEEA A. MALONEY Notary Public - State of Florida My Comm. Expires Dec 4, 2018 Commission # FF 161992 Bonded through National Notary Assn.	Signature of Notary Printed Name: Sales A. Makey My commission expires: 12/4/18					
STATE OF FLORIDA COUNTY OF BROWARD	th Alala					
The foregoing instrument was acknowledged before me this day of control of the City of Fort Lauderdale, a Florida Municipa Corporation who are personally known to me or who have produced as identification.						
	Printed Name: My commission expires KERRY ARTHURS MY COMMISSION # FF953055 EXPIRES: January 24, 2020					