

LOCATION MAP

WWA Development, LLC Phase 2 Single Family Infill Housing Project



CRA Parcel # 4

Address: 1524 NW 4 Street

CRA Parcel # 28

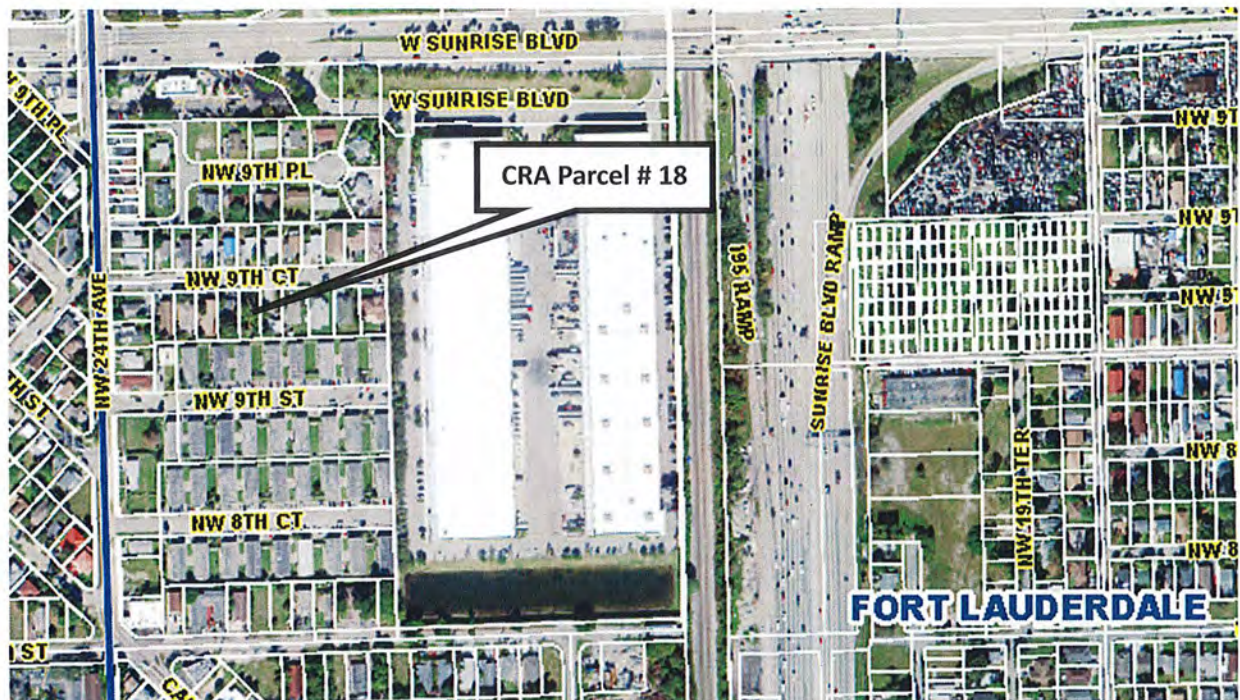
Address: 421 NW 14 Terrace

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



MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

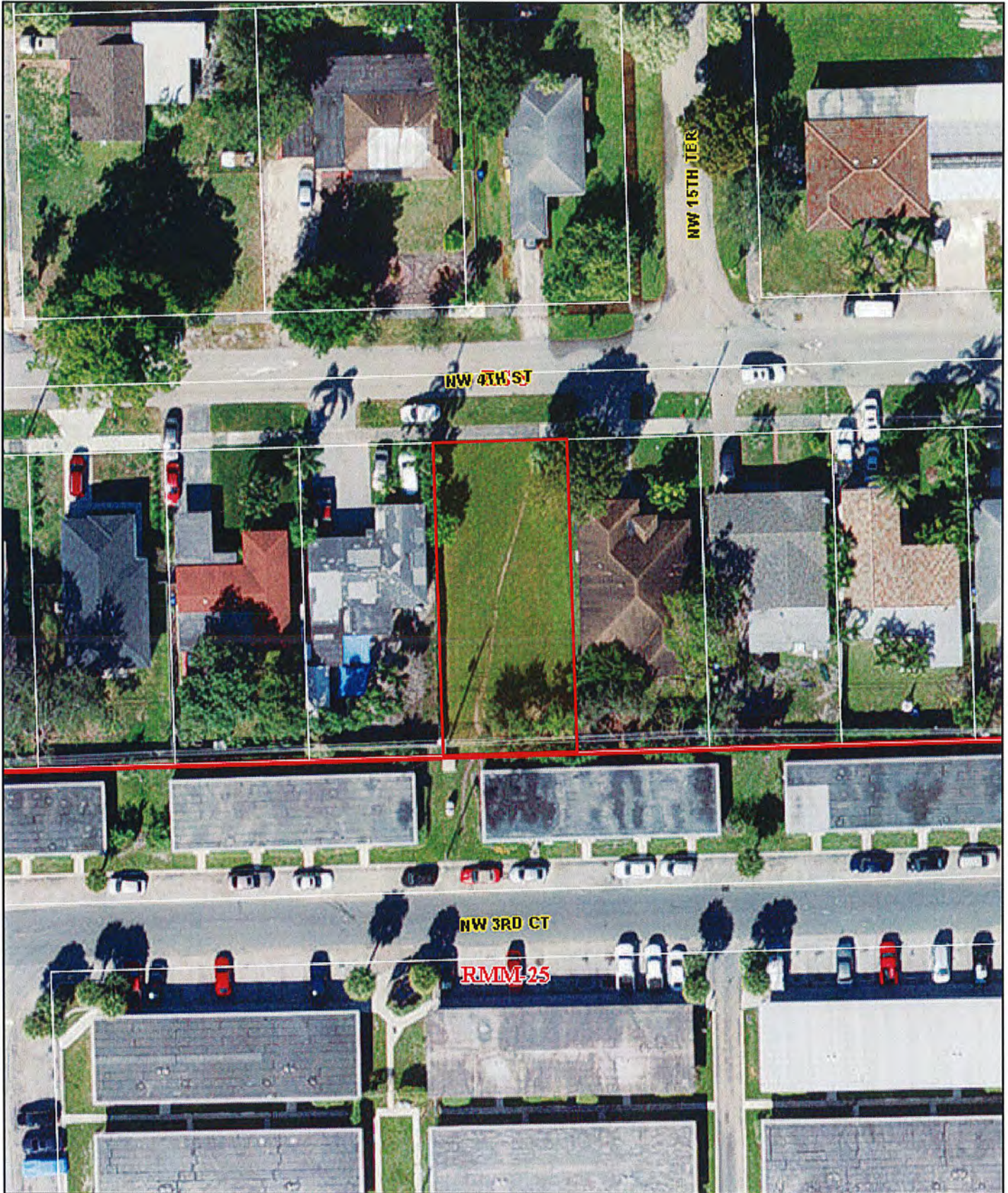
Site Address	NW 4 STREET, FORT LAUDERDALE FL 33311	ID #	5042 04 25 1010
Property Owner	FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY	Millage	0312
Mailing Address	914 SISTRUNK BLVD FORT LAUDERDALE FL 33311	Use	80
Abbr Legal Description	DORSEY PARK SECOND ADD 23-10 B LOT 7 BLK 13		

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\(8\)](#).

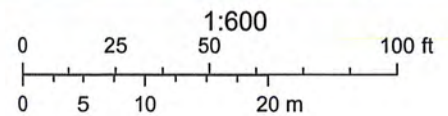
* 2023 values are considered "working values" and are subject to change.

Property Assessment Values								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2023*	\$69,000		\$69,000	\$25,230				
2022	\$69,000		\$69,000	\$22,940				
2021	\$46,000		\$46,000	\$20,860				
2023* Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$69,000	\$69,000	\$69,000	\$69,000				
Portability	0	0	0	0				
Assessed/SOH	\$25,230	\$69,000	\$25,230	\$25,230				
Homestead	0	0	0	0				
Add. Homestead	0	0	0	0				
Wid/Vet/Dis	0	0	0	0				
Senior	0	0	0	0				
Exempt Type 15	\$25,230	\$69,000	\$25,230	\$25,230				
Taxable	0	0	0	0				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
10/9/2017	QCD-T	\$100	114773696	\$12.00	5,750	SF		
1/6/2003	WD	\$15,000	34637 / 444					
				Adj. Bldg. S.F.				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
L								
1								

CRA Parcel # 4
Address: 1524 NW 4 Street



May 8, 2023



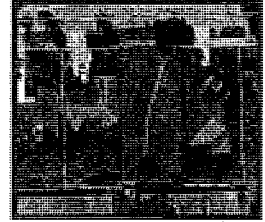
BOUNDARY SURVEY

Date Of Field Work - 06/22/2017 Drawn By - O.G. Order #: 10000010008

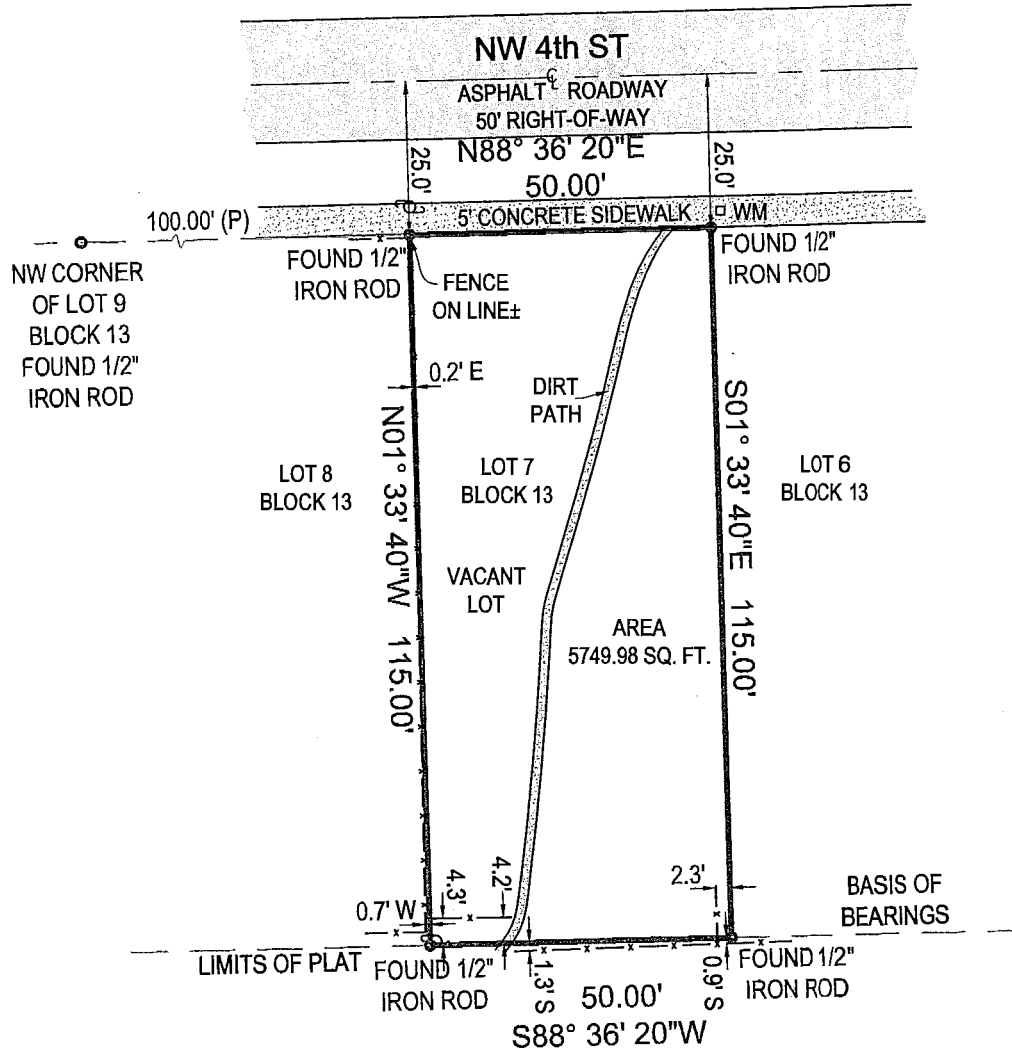
1524 NW 4th STREET, FORT LAUDERDALE, FL 33311



SCALE:1"=30'



AERIAL PHOTOGRAPH
(NOT-TO-SCALE)



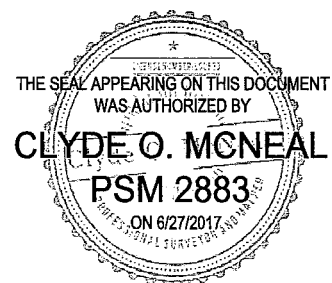
- ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

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.

NEXGEN
SURVEYING, LLC.

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: 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

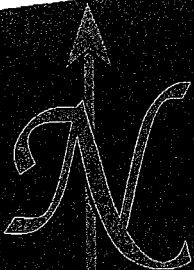
LEGEND

A/C -AIR CONDITIONER
AL -ARC LENGTH
(C) -CALCULATED
D.E. -DRAINAGE EASEMENT
(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
R -RADIUS
(R) -RECORD
U.E. -UTILITY EASEMENT
WM -WATER METER

---FENCE
-NUMBER
[] -ASPHALT
[] -CONCRETE
[] -PAVER/BRICK
[] -WOOD
[] -LIGHT POLE
[] -WELL

[] -WATER VALVE
[] -CENTER LINE
[] -CATCH BASIN
[] -FIRE HYDRANT
[] -POLE
[] -MANHOLE
XXX -TOPOGRAPHIC ELEVATION



NexGen
SURVEYING, LLC

561.508.6272
www.NexGenSurveying.com

5601 Corporate Way
Suite 103
West Palm Beach, FL 33407

SCAN ME!



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: 504204-25-1010

INSTR # 114773696
Recorded 12/13/17 at 11:41 AM
Broward County Commission
2 Page(s)
Deed Doc Stamps: \$0.70
#25

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.

Signed, sealed and delivered in the presence of:

[Signature]
Witness Signature
Printed Name: Maxine A. Smith

[Signature]
Witness Signature
Printed Name: Glenn Rizuti Smith

CITY OF FORT LAUDERDALE, a municipal corporation of Florida

[Signature]
John P. "Jack" Seiler, Mayor

[Signature]
Lee R. Feldman, City Manager

ATTEST:

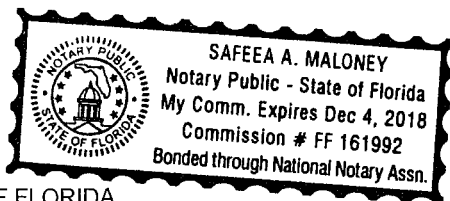
Name: Jeffrey A. Modarelli, City Clerk

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 this 9 day of October, 2017, by John P. "Jack" Seiler, Mayor and Lee R. Feldman, City Manager, on behalf of the City of Fort Lauderdale, a Florida Municipal Corporation who are personally known to me or who have produced identification as identification.

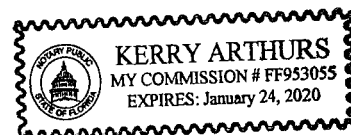


[Signature]
Signature of Notary
Printed Name:
My commission expires:

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 4th day of October, 2017, by John P. "Jack" Seiler, Mayor and Lee R. Feldman, City Manager, on behalf of the City of Fort Lauderdale, a Florida Municipal Corporation who are personally known to me or who have produced identification as identification.

[Signature]
Signature of Notary
Printed Name:
My commission expires:





MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	421 NW 14 TERRACE, FORT LAUDERDALE FL 33311	ID #	5042 04 06 2000
Property Owner	FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY	Millage	0312
Mailing Address	100 N ANDREWS AVE FORT LAUDERDALE FL 33301	Use	80
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 considered "working values" and are subject to change:

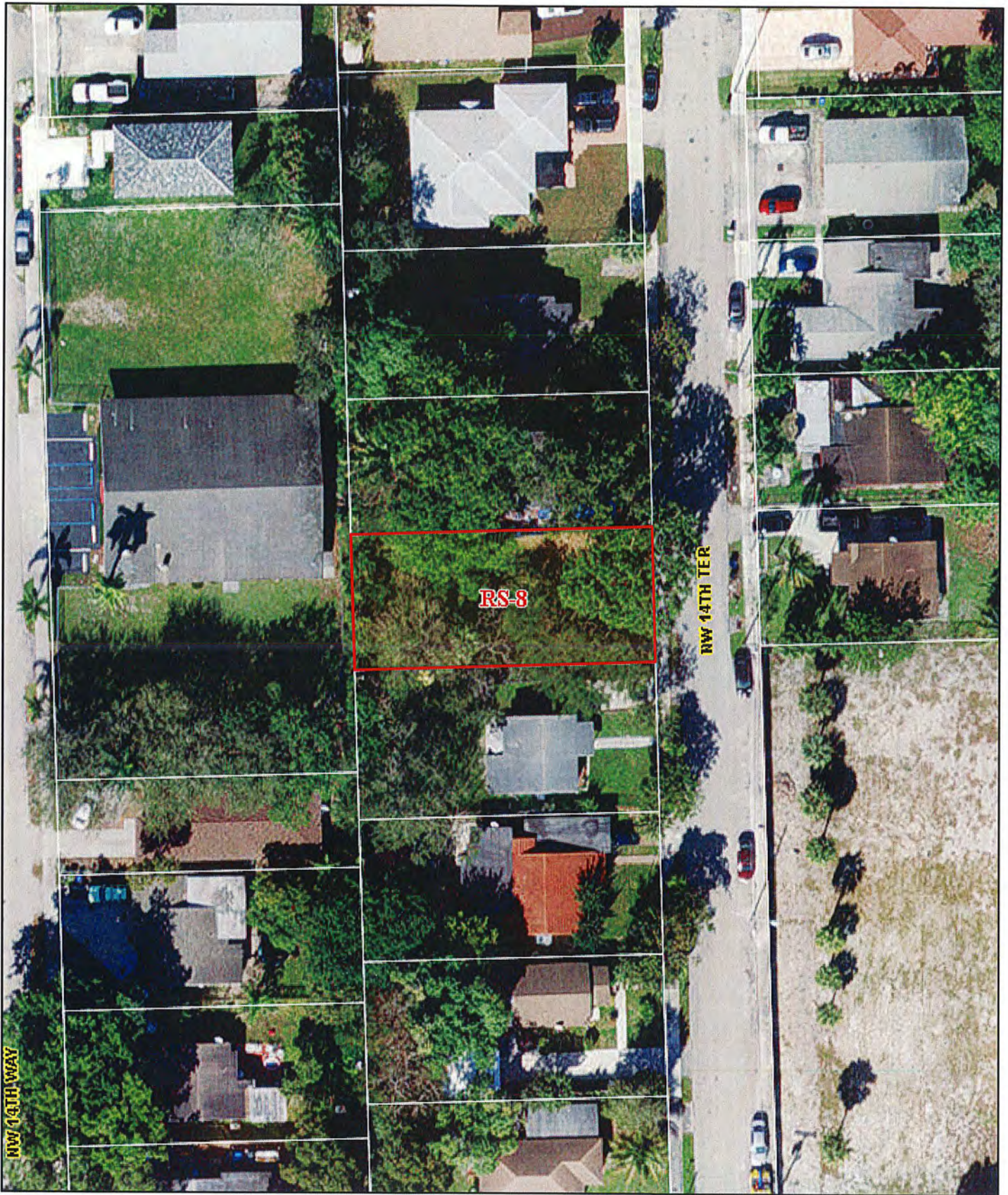
Property Assessment Values						
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax	
2023*	\$84,750		\$84,750	\$24,800		
2022	\$67,800		\$67,800	\$22,550		
2021	\$45,200		\$45,200	\$20,500		
2023* Exemptions and Taxable Values by Taxing Authority						
	County	School Board	Municipal	Independent		
Just Value	\$84,750	\$84,750	\$84,750		\$84,750	
Portability	0	0	0		0	
Assessed/SOH	\$24,800	\$84,750	\$24,800		\$24,800	
Homestead	0	0	0		0	
Add. Homestead	0	0	0		0	
Wid/Vet/Dis	0	0	0		0	
Senior	0	0	0		0	
Exempt Type 15	\$24,800	\$84,750	\$24,800		\$24,800	
Taxable	0	0	0		0	
Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
10/4/2017	QCD-T	\$100	114773689	\$15.00	5,650	SF
1/17/2003	SW*		34831 / 897			
12/6/1999	TXD	\$3,300	30142 / 852			
11/1/1993	QCD	\$100	21391 / 841			
10/1/1986	QCD					
				Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

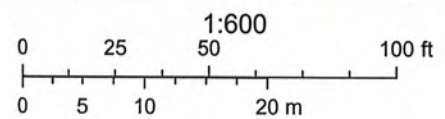
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
X								
1								

CRA Parcel # 28

Address: 421 NW 14 Terrace



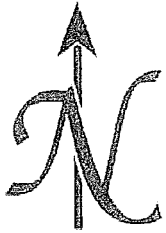
May 8, 2023



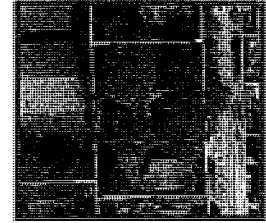
BOUNDARY SURVEY

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

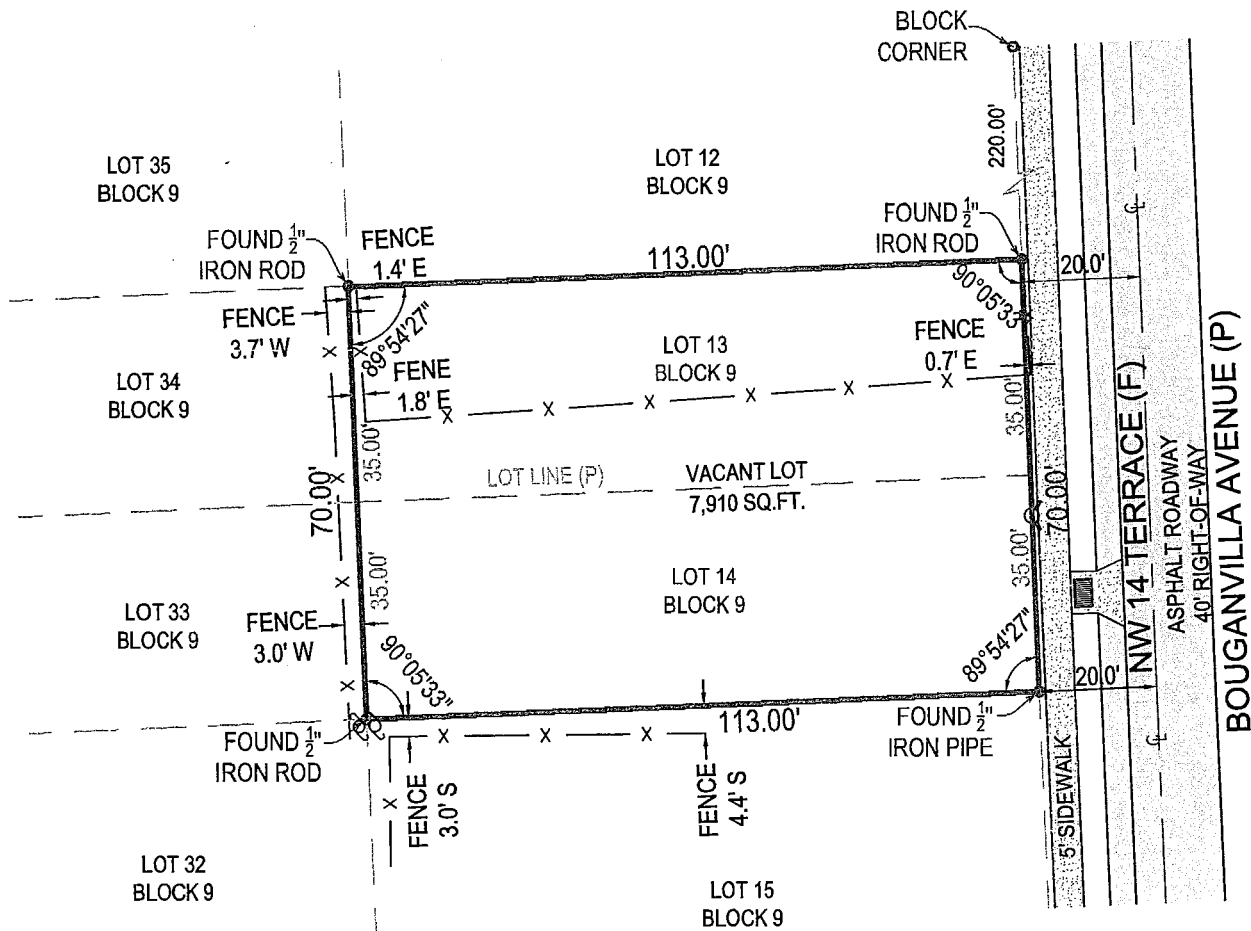
421 NW 14TH TERRACE, FORT LAUDERDALE, FL 33311



SCALE: 1"=30'



AERIAL PHOTOGRAPH
(NOT-TO-SCALE)



- 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

NEXGEN
SURVEYING, LLC.

PHONE: 561.508.6272
FAX: 561.508.6309
LB 8111

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

THE SEAL APPEARING ON THIS DOCUMENT

WAS AUTHORIZED BY

CLYDE G. MCNEAL

PSM 2883

ON 7/7/2017

PROFESSIONAL SURVEYOR AND MAPS

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.

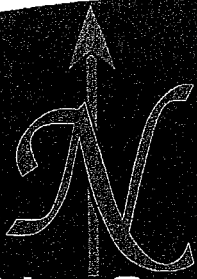
LEGEND

A/C -AIR CONDITIONER
AL -ARC LENGTH
(C) -CALCULATED
D.E. -DRAINAGE EASEMENT
(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
R -RADIUS
(R) -RECORD
U.E. -UTILITY EASEMENT
WM -WATER METER

—X— -FENCE
-NUMBER
[] -ASPHALT
[] -CONCRETE
[] -PAVER/BRICK
[] -WOOD
☼ -LIGHT POLE
⊙ -WELL

⊗ -WATER VALVE
℄ -CENTER LINE
[] -CATCH BASIN
⊕ -FIRE HYDRANT
⊙ -POLE
⊙ -MANHOLE
XXX -TOPOGRAPHIC ELEVATION



NexGen
SURVEYING, LLC

561.508.6272
www.NexGenSurveying.com

5601 Corporate Way
Suite 103
West Palm Beach, FL 33407

SCAN ME!



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:

[Signature]
Witness Signature
Printed Name: maxine A. SINGER

[Signature]
Witness Signature
Printed Name: KERRY ARTHURS

CITY OF FORT LAUDERDALE, a municipal corporation of Florida

[Signature]
John P. "Jack" Seiler, Mayor

[Signature]
Lee R. Feldman, City Manager

ATTEST:

[Signature]
Name: Jeffrey A. Modarelli, City Clerk

Approved as to form (Cynthia A. Everett, City Attorney)

[Signature]
Name: Lynn Solomon, Assistant City Attorney

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 4 day of October, 2017, by John P. "Jack" Seiler, Mayor and Lee R. Feldman, City Manager, on behalf of the City of Fort Lauderdale, a Florida Municipal Corporation who are personally known to me or who have produced _____ as identification.

[Signature]
Signature of Notary

Printed Name:

My commission expires:



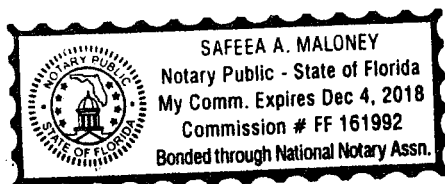
STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 9 day of October, 2017, by John P. "Jack" Seiler, Mayor and Lee R. Feldman, City Manager, on behalf of the City of Fort Lauderdale, a Florida Municipal Corporation who are personally known to me or who have produced _____ as identification.

[Signature]
Signature of Notary

Printed Name: Safaea A. Maloney

My commission expires: 12/4/18





MARTY KIARD
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	NW 14 AVENUE, FORT LAUDERDALE FL 33311	ID #	5042 04 06 0820
Property Owner	FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY	Millage	0312
Mailing Address	100 N ANDREWS AVE FORT LAUDERDALE FL 33301	Use	80
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)**.

* 2023 values are considered "working values" and are subject to change.					
Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	\$59,330		\$59,330	\$17,350	
2022	\$47,460		\$47,460	\$15,780	
2021	\$31,640		\$31,640	\$14,350	
2023* Exemptions and Taxable Values by Taxing Authority					
	County	School Board	Municipal	Independent	
Just Value	\$59,330	\$59,330	\$59,330	\$59,330	
Portability	0	0	0	0	
Assessed/SOH	\$17,350	\$59,330	\$17,350	\$17,350	
Homestead	0	0	0	0	
Add. Homestead	0	0	0	0	
Wid/Vet/Dis	0	0	0	0	
Senior	0	0	0	0	
Exempt Type 15	\$17,350	\$59,330	\$17,350	\$17,350	
Taxable	0	0	0	0	
Sales History				Land Calculations	
Date	Type	Price	Book/Page or CIN	Price	Factor
10/4/2017	QCD-T	\$100	114773707	\$15.00	3,955
7/14/2004	DRR		37821 / 584		
4/14/2004	WD	\$10,000	37310 / 343		
3/24/2003	QCD	\$100	36643 / 536		
9/1/1986	WD	\$100	13852 / 871		
				Adj. Bldg. S.F.	
Special Assessments					
Fire	Garb	Light	Drain	Impr	Safe
03					
X					
1					
Storm	Clean	Misc			

CRA Parcel # 20

Address: 516 and 518 NW 14 Avenue



MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

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

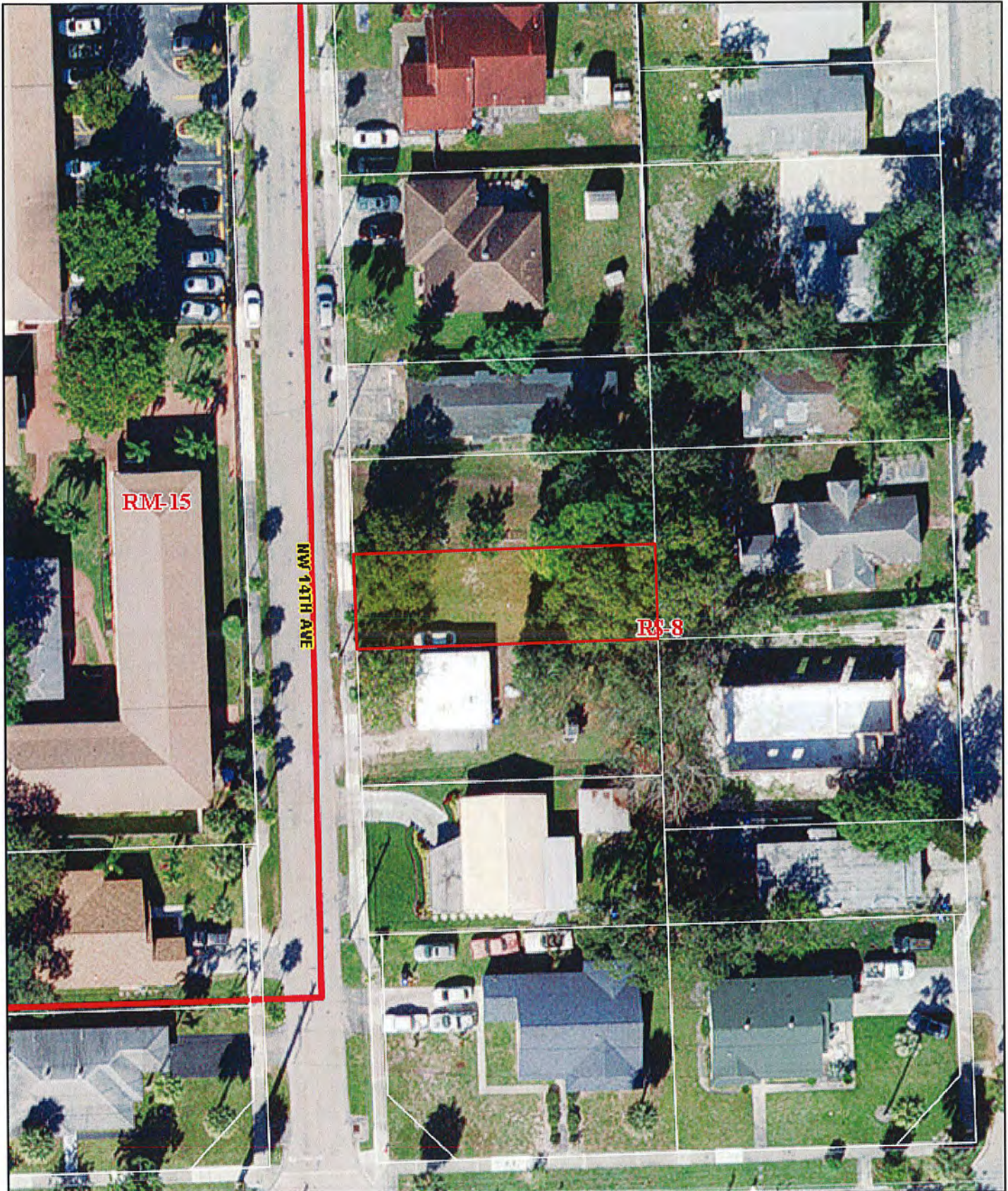
The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

* 2023 values are considered "working values" and are subject to change

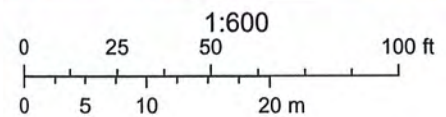
Property Assessment Values						
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax	
2023*	\$59,330		\$59,330	\$17,350		
2022	\$47,460		\$47,460	\$15,780		
2021	\$31,640		\$31,640	\$14,350		
2023* Exemptions and Taxable Values by Taxing Authority						
	County	School Board	Municipal	Independent		
Just Value	\$59,330	\$59,330	\$59,330	\$59,330		
Portability	0	0	0	0		
Assessed/SOH	\$17,350	\$59,330	\$17,350	\$17,350		
Homestead	0	0	0	0		
Add. Homestead	0	0	0	0		
Wid/Vet/Dis	0	0	0	0		
Senior	0	0	0	0		
Exempt Type 15	\$17,350	\$59,330	\$17,350	\$17,350		
Taxable	0	0	0	0		
Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
12/26/2017	QCD-T	\$100	115076214	\$15.00	3,955	SF
1/17/2003	SW*		34831 / 897			
12/6/1999	TXD	\$3,100	30142 / 843			
5/1/1974	WD	\$12,000	6107 / 749			
				Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

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

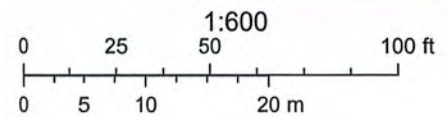


May 8, 2023





May 8, 2023



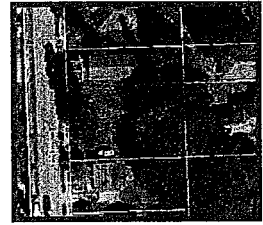
BOUNDARY SURVEY

Date Of Field Work - 07/03/2017 Drawn By - O.G. Order #: 1000010385

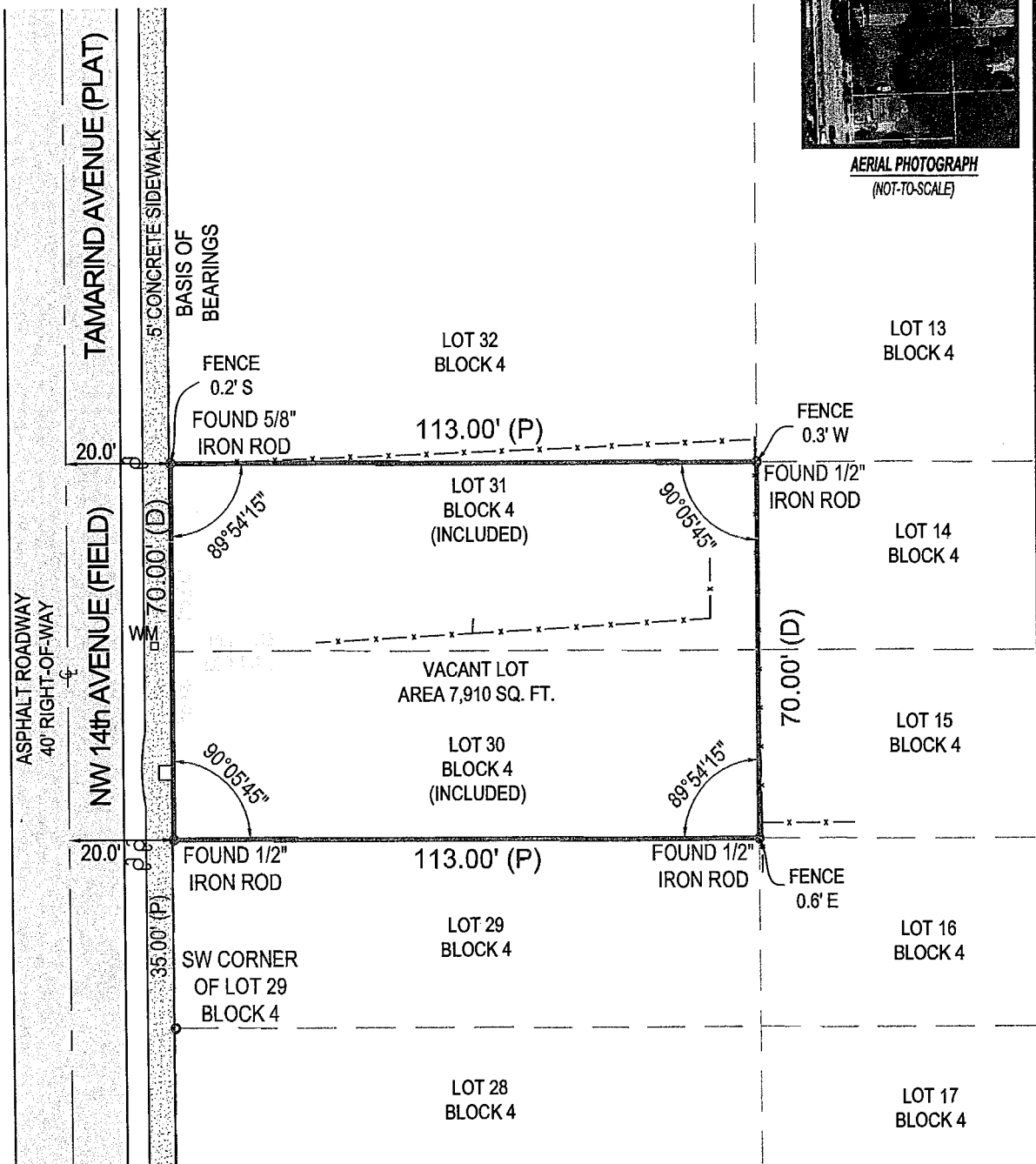
516 AND 518 NW 14th AVENUE, FORT LAUDERDALE, FL 33311



SCALE: 1"=30'



AERIAL PHOTOGRAPH
(NOT-TO-SCALE)



- 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

NEXGEN
SURVEYING, LLC.

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

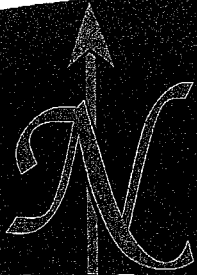
LEGEND

A/C -AIR CONDITIONER
AL -ARC LENGTH
(C) -CALCULATED
D.E. -DRAINAGE EASEMENT
(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
R -RADIUS
(R) -RECORD
U.E. -UTILITY EASEMENT
WM -WATER METER

— -FENCE
-NUMBER
[] -ASPHALT
[] -CONCRETE
[] -PAVER/BRICK
[] -WOOD
[] -LIGHT POLE
[] -WELL

[] -WATER VALVE
[] -CENTER LINE
[] -CATCH BASIN
[] -FIRE HYDRANT
[] -POLE
[] -MANHOLE
XXX -TOPOGRAPHIC ELEVATION



NexGen
SURVEYING, LLC

561.508.6272
www.NexGenSurveying.com

5601 Corporate Way
Suite 103
West Palm Beach, FL 33407

SCAN ME!



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

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 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 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:

[Signature]
Witness Signature
Printed Name: Maxine A. Sidor

CITY OF FORT LAUDERDALE, a municipal corporation of Florida

[Signature]
John P. "Jack" Seiler, Mayor

[Signature]
Witness Signature
Printed Name: Crina R. Sidor

[Signature]
Lee R. Feldman, City Manager

ATTEST:

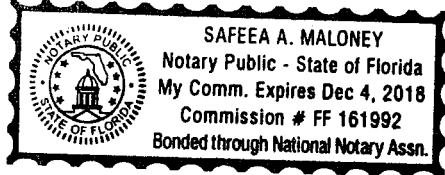
Name: Jeffrey A. Modarelli, City Clerk

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 this 9 day of October, 2017, by John P. "Jack" Seiler, Mayor and Lee R. Feldman, City Manager, on behalf of the City of Fort Lauderdale, a Florida Municipal Corporation who are personally known to me or who have produced _____ as identification.

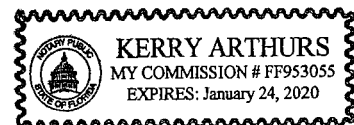


[Signature]
Signature of Notary
Printed Name:
My commission expires:

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 4th day of October, 2017, by John P. "Jack" Seiler, Mayor and Lee R. Feldman, City Manager, on behalf of the City of Fort Lauderdale, a Florida Municipal Corporation who are personally known to me or who have produced _____ as identification.

Signature of Notary
Printed Name:
My commission expires:



2

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:

Safeea Ali
Witness Signature
Printed Name: Safeea Ali

Quinn Ricketts Smith
Witness Signature
Printed Name: Quinn Ricketts Smith

CITY OF FORT LAUDERDALE, a municipal corporation of Florida

John P. "Jack" Seiler
John P. "Jack" Seiler, Mayor

Lee R. Feldman
Lee R. Feldman, City Manager

ATTEST:

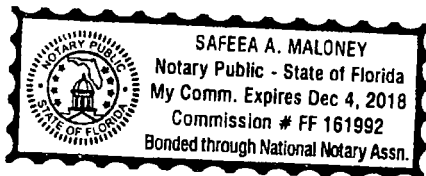
Jeffrey A. Modarelli
Name: Jeffrey A. Modarelli, City Clerk

Cynthia A. Everett
Approved as to form:
Cynthia A. Everett, City Attorney

Lynn Solomon
Name: Lynn Solomon, Assistant City Attorney

STATE OF FLORIDA
COUNTY OF BROWARD

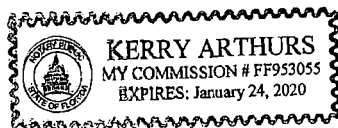
The foregoing instrument was acknowledged before me this 20th day of December, 2017, by John P. "Jack" Seiler, Mayor, on behalf of the City of Fort Lauderdale, a Florida Municipal Corporation who is personally known to me or who has produced _____ as identification.



Safeea A. Maloney
Signature of Notary
Printed Name:
My commission expires:

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 20th day of DEC, 2017, by Lee R. Feldman, City Manager, on behalf of the City of Fort Lauderdale, a Florida Municipal Corporation who is personally known to me or who has produced _____ as identification.



[Signature]
Signature of Notary
Printed Name:
My commission expires:



MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

Site Address	NW 7 STREET, FORT LAUDERDALE FL 33311	ID #	4942 34 07 9151
Property Owner	FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY	Millage	0312
Mailing Address	100 N ANDREWS AVE FORT LAUDERDALE FL 33301	Use	80
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\(8\)](#).

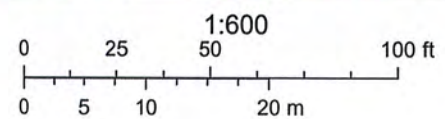
* 2023 values are considered "working values" and are subject to change.								
Property Assessment Values								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2023*	\$168,750		\$168,750	\$76,060				
2022	\$101,250		\$101,250	\$69,150				
2021	\$87,750		\$87,750	\$62,870				
2023* Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$168,750	\$168,750	\$168,750	\$168,750				
Portability	0	0	0	0				
Assessed/SOH	\$76,060	\$168,750	\$76,060	\$76,060				
Homestead	0	0	0	0				
Add. Homestead	0	0	0	0				
Wid/Vet/Dis	0	0	0	0				
Senior	0	0	0	0				
Exempt Type 15	\$76,060	\$168,750	\$76,060	\$76,060				
Taxable	0	0	0	0				
Sales History					Land Calculations			
Date	Type	Price	Book/Page or CIN		Price	Factor	Type	
10/9/2017	QCD-T	\$100	114773679		\$25.00	6,750	SF	
					Adj. Bldg. S.F.			
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
X								
1								

CRA Parcel # 42

Address: 644 NW 12 Avenue



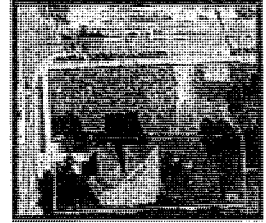
May 8, 2023



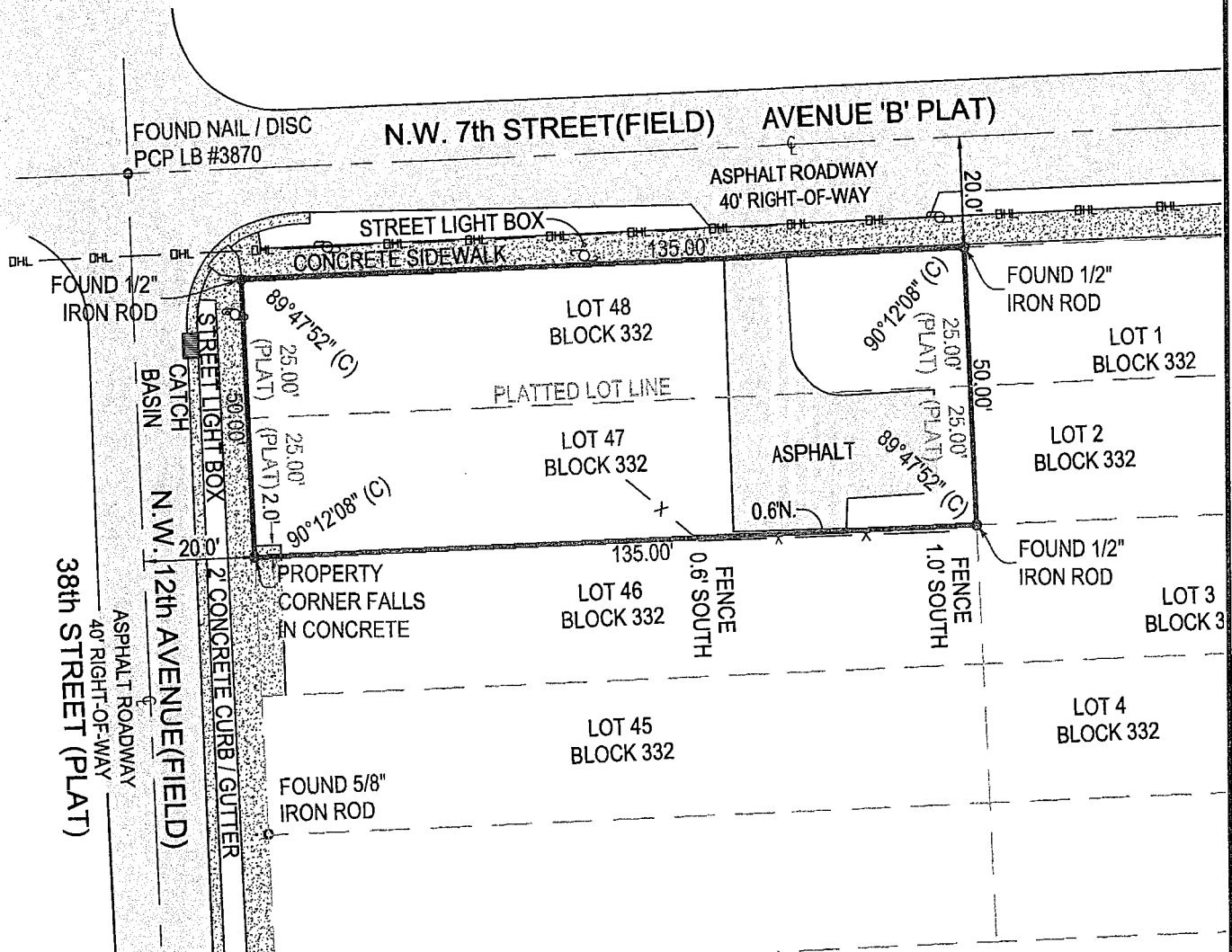
644 N.W. 12th AVENUE, FORT LAUDERDALE, FL. 33311



SCALE: 1"=30'



AERIAL PHOTOGRAPH
(NOT-TO-SCALE)



- 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

NEXGEN
SURVEYING, LLC.

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.

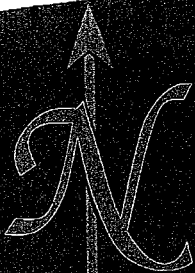
LEGEND

A/C -AIR CONDITIONER
AL -ARC LENGTH
(C) -CALCULATED
D.E. -DRAINAGE EASEMENT
(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
R -RADIUS
(R) -RECORD
U.E. -UTILITY EASEMENT
WM -WATER METER

— FENCE
-NUMBER
■ -ASPHALT
■ -CONCRETE
■ -PAVER/BRICK
■ -WOOD
⊙ -LIGHT POLE
⊙ -WELL

⊙ -WATER VALVE
⊙ -CENTER LINE
■ -CATCH BASIN
⊙ -FIRE HYDRANT
⊙ -POLE
⊙ -MANHOLE
XXX -TOPOGRAPHIC ELEVATION



NexGen
SURVEYING, LLC

561.508.6272
www.NexGenSurveying.com

5601 Corporate Way
Suite 103
West Palm Beach, FL 33407

SCAN ME!



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

INSTR # 114773679
Recorded 12/13/17 at 11:41 AM
Broward County Commission
2 Page(s)
Deed Doc Stamps: \$0.70
#8

Folio Number: 494234-07-9151

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:

Am Sige
Witness Signature
Printed Name: MAXINE A. SWGH

KA
Witness Signature
Printed Name: KERRY ARTHURS

CITY OF FORT LAUDERDALE, a municipal corporation of Florida

John P. "Jack" Seiler
John P. "Jack" Seiler, Mayor

Lee R. Feldman
Lee R. Feldman, City Manager

ATTEST:

Jeffrey A. Modarelli
Name: Jeffrey A. Modarelli, City Clerk

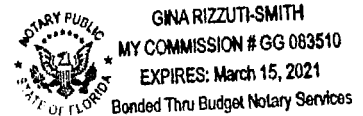
Cynthia A. Everett
Approved as to form (Cynthia A. Everett, City Attorney)

Lynn Solomon
Name: Lynn Solomon, Assistant City Attorney

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 4 day of October, 2017, by John P. "Jack" Seiler, Mayor and Lee R. Feldman, City Manager, on behalf of the City of Fort Lauderdale, a Florida Municipal Corporation who are personally known to me or who have produced _____ as identification.

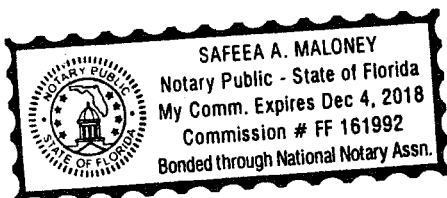
Gina Rizzuti-Smith
Signature of Notary
Printed Name:
My commission expires:



STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 9 day of October, 2017, by John P. "Jack" Seiler, Mayor and Lee R. Feldman, City Manager, on behalf of the City of Fort Lauderdale, a Florida Municipal Corporation who are personally known to me or who have produced _____ as identification.

Safeya A. Maloney
Signature of Notary
Printed Name: Safeya A. Maloney
My commission expires: 12/4/18





MARTY KIAR
BROWARD
COUNTY
PROPERTY APPRAISER

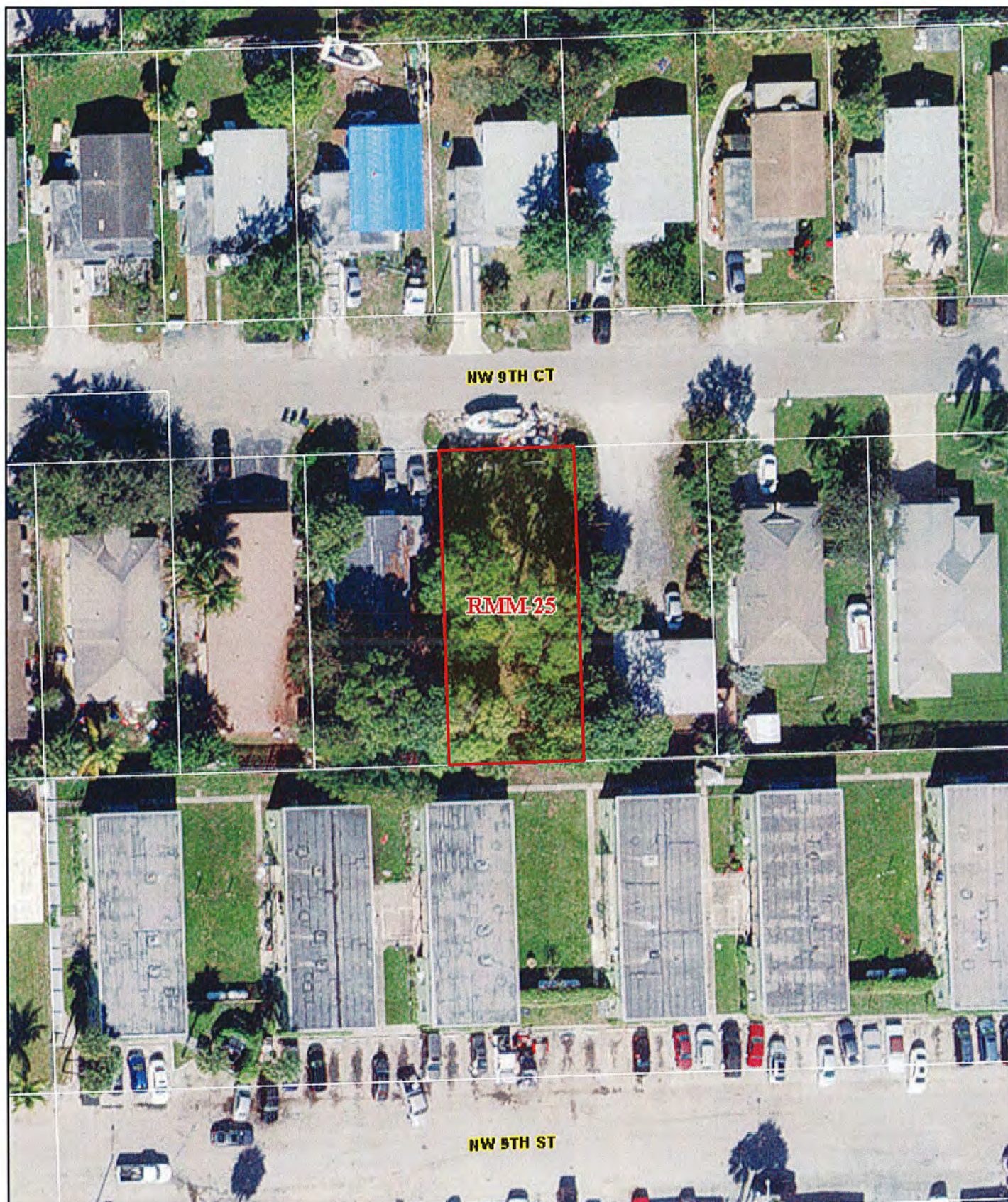
Site Address	NW 9 COURT, FORT LAUDERDALE FL 33311	ID #	5042 05 09 0070
Property Owner	FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY	Millage	0312
Mailing Address	914 SISTRUNK BLVD FORT LAUDERDALE FL 33311	Use	80-01
Abbr Legal Description	FRANKLIN PARK AMENDED 28-50 B THAT PT OF TRACT B F/P/A LOT 21 BLK 3 FRANKLIN PARK PB 21/3 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\(8\)](#).

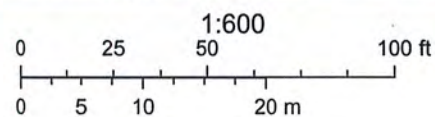
* 2023 values are considered "working values" and are subject to change.

Property Assessment Values								
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax			
2023*	\$86,270		\$86,270	\$27,750				
2022	\$86,270		\$86,270	\$25,230				
2021	\$40,260		\$40,260	\$22,940				
2023* Exemptions and Taxable Values by Taxing Authority								
	County	School Board	Municipal	Independent				
Just Value	\$86,270	\$86,270	\$86,270	\$86,270				
Portability	0	0	0	0				
Assessed/SOH	\$27,750	\$86,270	\$27,750	\$27,750				
Homestead	0	0	0	0				
Add. Homestead	0	0	0	0				
Wid/Vet/Dis	0	0	0	0				
Senior	0	0	0	0				
Exempt Type 15	\$27,750	\$86,270	\$27,750	\$27,750				
Taxable	0	0	0	0				
Sales History				Land Calculations				
Date	Type	Price	Book/Page or CIN	Price	Factor	Type		
10/9/2017	QCD-T	\$100	114773706	\$15.00	5,751	SF		
8/14/2002	WD	\$13,800	33662 / 1335					
				Adj. Bldg. S.F.				
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
X								
1								

CRA Parcel #18
Address 2228 NW 9 Court



May 8, 2023



BOUNDARY SURVEY

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

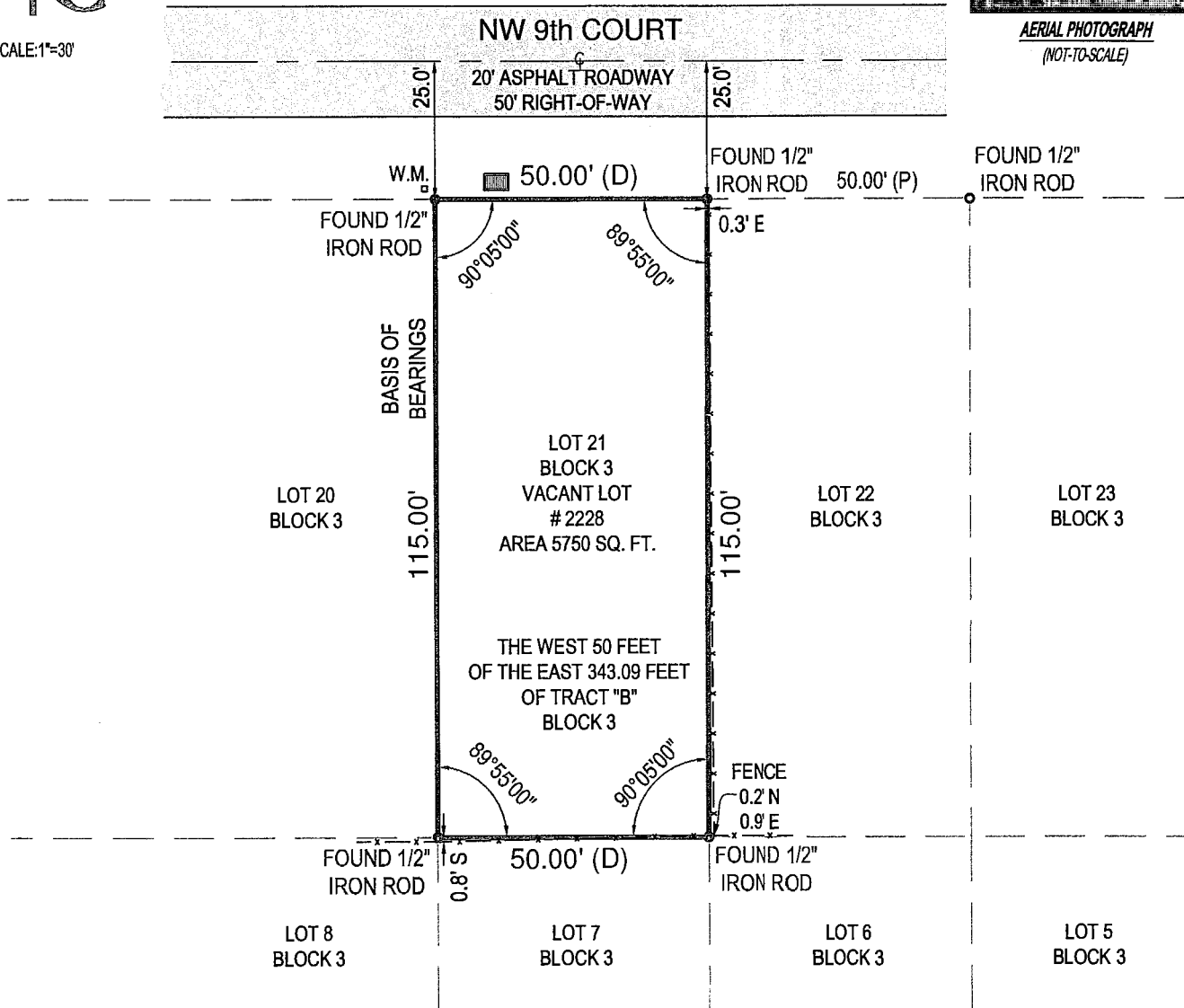
2228 NORTH WEST 9th COURT, FORT LAUDERDALE, FL 33311



SCALE:1"=30'



AERIAL PHOTOGRAPH
(NOT-TO-SCALE)



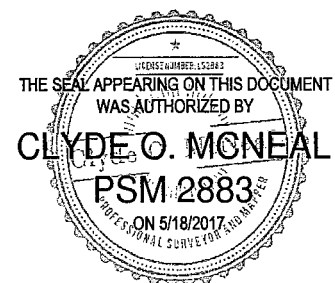
- ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

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.

NEXGEN
SURVEYING, LLC.

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

AL -ARC LENGTH

(C) -CALCULATED

D.E. -DRAINAGE EASEMENT

(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

R -RADIUS

(R) -RECORD

U.E. -UTILITY EASEMENT

WM -WATER METER

-FENCE

-NUMBER

-ASPHALT

-CONCRETE

-PAVER/BRICK

-WOOD

-LIGHT POLE

-WELL

-WATER VALVE

-CENTER LINE

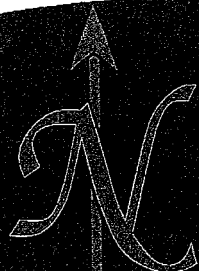
-CATCH BASIN

-FIRE HYDRANT

-POLE

-MANHOLE

-TOPOGRAPHIC ELEVATION



NexGen
SURVEYING, LLC

561.508.6272

www.NexGenSurveying.com

5601 Corporate Way
Suite 103
West Palm Beach, FL 33407

SCAN ME!



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

#35

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:



Maxine A. Seider
Witness Signature
Printed Name: Maxine A. Seider
Quinn Bizutti Smith
Witness Signature
Printed Name: Quinn Bizutti Smith

CITY OF FORT LAUDERDALE, a municipal corporation of Florida

John P. "Jack" Seiler
John P. "Jack" Seiler, Mayor
Lee R. Feldman
Lee R. Feldman, City Manager

ATTEST:

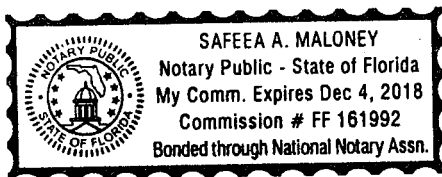
Name: Jeffrey A. Modarelli, City Clerk

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 this 9 day of October, 2017, by John P. "Jack" Seiler, Mayor and Lee R. Feldman, City Manager, on behalf of the City of Fort Lauderdale, a Florida Municipal Corporation who are personally known to me or who have produced _____ as identification.

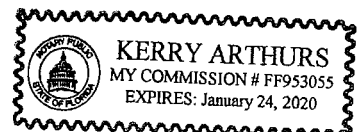


Safeea A. Maloney
Signature of Notary
Printed Name:
My commission expires:

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 4th day of October, 2017, by ~~John P. "Jack" Seiler, Mayor and Lee R. Feldman, City Manager~~, on behalf of the City of Fort Lauderdale, a Florida Municipal Corporation who are personally known to me or who have produced _____ as identification.

[Signature]
Signature of Notary
Printed Name:
My commission expires:





MARTY KIAR
BROWARD
 COUNTY
 PROPERTY APPRAISER

Site Address	NW 4 AVENUE, FORT LAUDERDALE FL 33311	ID #	4942 34 07 0390
Property Owner	FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY	Millage	0312
Mailing Address	100 N ANDREWS AVE FORT LAUDERDALE FL 33301	Use	80
Abbr Legal Description	PROGRESSO 2-18 D LOT 27 LESS S 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 considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2023*	\$388,800		\$388,800	\$78,250	
2022	\$194,400		\$194,400	\$71,140	
2021	\$126,360		\$126,360	\$64,680	

2023* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$388,800	\$388,800	\$388,800	\$388,800
Portability	0	0	0	0
Assessed/SOH	\$78,250	\$388,800	\$78,250	\$78,250
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type 15	\$78,250	\$388,800	\$78,250	\$78,250
Taxable	0	0	0	0

Sales History				Land Calculations		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
10/9/2017	QCD-T	\$100	114773723	\$40.00	9,720	SF
7/17/1995	CET	\$100	23703 / 965			
12/1/1990	QCD	\$1,600	18032 / 647			
9/1/1988	TXD	\$4,500				
9/1/1978	WD	\$19,900				
				Adj. Bldg. S.F.		

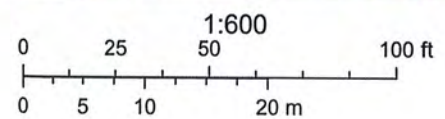
Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
03								
X								
1								

CRA Parcel #45

Address: 706 NW 4 Avenue



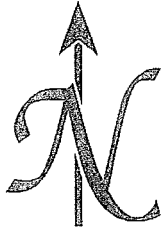
May 8, 2023



BOUNDARY SURVEY

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

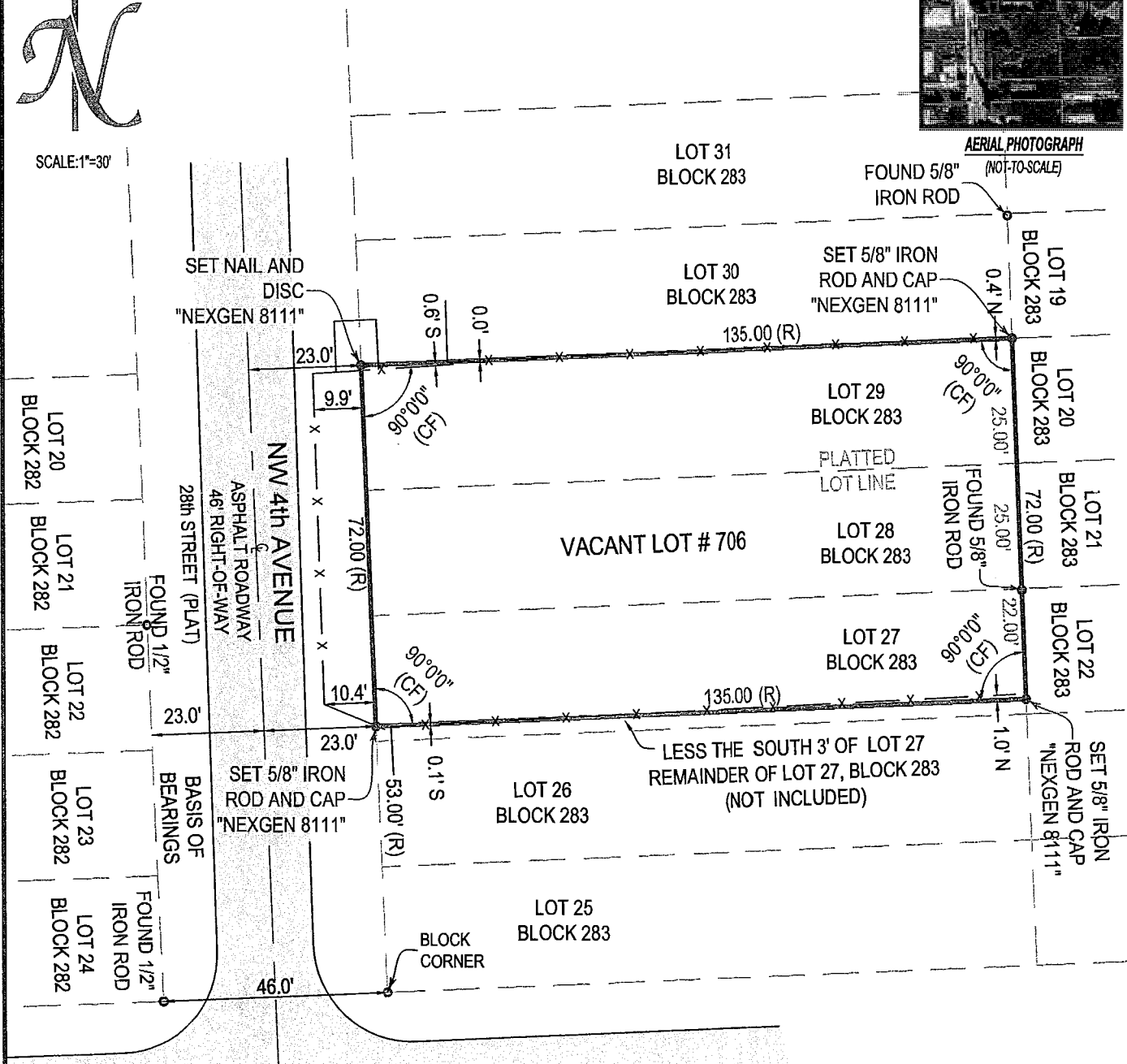
706 4TH AVENUE, FORT LAUDERDALE, FL 33315



SCALE: 1"=30'



AERIAL PHOTOGRAPH
(NOT-TO-SCALE)



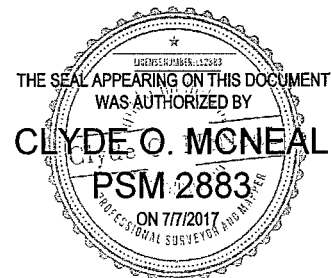
- ALL ANGLES AND DISTANCES SHOWN HEREON ARE BOTH RECORD AND MEASURED UNLESS OTHERWISE NOTED

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.

NEXGEN
SURVEYING, LLC.

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: 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

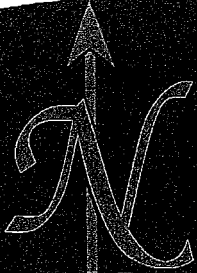
LEGEND

A/C -AIR CONDITIONER
AL -ARC LENGTH
(C) -CALCULATED
D.E. -DRAINAGE EASEMENT
(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
R -RADIUS
(R) -RECORD
U.E. -UTILITY EASEMENT
WM -WATER METER

---FENCE
-NUMBER
[] -ASPHALT
[] -CONCRETE
[] -PAVER/BRICK
[] -WOOD
[] -LIGHT POLE
[] -WELL

[] -WATER VALVE
[] -CENTER LINE
[] -CATCH BASIN
[] -FIRE HYDRANT
[] -POLE
[] -MANHOLE
XXX -TOPOGRAPHIC ELEVATION



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SCAN ME!



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",

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 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: Maxine A. Smith

Witness Signature
Printed Name: Elaine Rizzuti Smith

CITY OF FORT LAUDERDALE, a municipal corporation of Florida

John P. "Jack" Seiler, Mayor

Lee R. Feldman, City Manager

ATTEST:

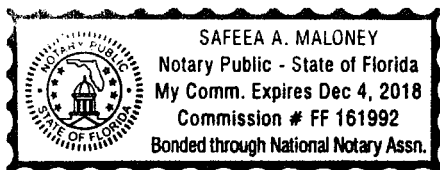
Name: Jeffrey A. Modarelli, City Clerk

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 this 9 day of October, 2017, by John P. "Jack" Seiler, Mayor and Lee R. Feldman, City Manager, on behalf of the City of Fort Lauderdale, a Florida Municipal Corporation who are personally known to me or who have produced _____ as identification.



Signature of Notary
Printed Name: Safeea A. Maloney
My commission expires: 12/4/18

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 4th day of October, 2017, by John P. "Jack" Seiler, Mayor and Lee R. Feldman, City Manager, on behalf of the City of Fort Lauderdale, a Florida Municipal Corporation who are personally known to me or who have produced _____ as identification.

Signature of Notary
Printed Name:
My commission expires:

