

CITY OF FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY

January___, 2020

Mr. Felipe Yalale, Manager Mr. Peter Flotz, Manager West Village, LLC 500 West Cypress Creek Road, Suite 455 Fort Lauderdale, Fl 33309

Re: Letter of intent to provide a forgivable loan in an amount not to exceed Eight Million Four Hundred Thousand and No/100 Dollars (\$8,400,000) and a non-forgivable loan in the amount of Three Million Six Hundred Thousand and No/100 Dollars (\$3,600,000) to West Village, LLC, a Florida limited liability company ("West Village" or "Borrower") to be secured by a lien on multiple parcels described in Exhibit A (the "Property") to partially fund hard costs of construction of a mixed use development on the Property (the "Project")

Dear Mr. Yalale and Mr. Flotz:

This letter is intended to establish a framework for a Development Agreement under the Development Incentive Program (the "Development Agreement") by and between the Fort Lauderdale Community Redevelopment Agency (the "Lender" or "CRA") and West Village. Subject to the terms and conditions set forth herein and in the Development Agreement and other documents, Lender agrees to fund a forgivable loan to Borrower in an amount not to exceed Eight Million Four Hundred Thousand and No/100 Dollars (\$8,400,000) (the "Forgivable Loan") and a non-forgivable loan in the amount of Three Million Six Hundred Thousand and No/100 (\$3,600,000) (the "Non-Forgivable Loan") (collectively, the Forgivable Loan and Non-Forgivable Loan are referred to as the "DIP Loans") that will be used to fund hard costs of construction of the Project on the Property. It is anticipated that the parties shall negotiate and execute a Development Agreement within nine (9) months after the date the CRA board approves this award of funding and sale of the CRA Property.

ACQUISITION OF LAND: Simultaneously with approval of this Letter of Intent, the CRA has approved the sale and transfer to West Village of the real property located at 714 Sistrunk Blvd. and 526 NW 7th Terrace, Fort Lauderdale, Florida ("CRA Property") in consideration of payment of \$116,000.00 and other terms and conditions as set forth in the Commercial Contract and Addendum.

COMPLETION DATE: The Project and all amenities shall be completed within fifty eight (58) months from the effective date of the Development Agreement, subject to extensions granted by the CRA's Executive Director for delays caused by circumstances beyond the Borrower's control but not due to a lack of funding to complete the Project. Completion Date is defined as the date on which a Certificate of Occupancy has been issued by the City of Fort Lauderdale or other governing authority and an approval letter of the Project has been issued by the Agency or its successor. If the Project is not completed by the sunset date of the CRA, then the CRA obligation to fund any undisbursed funds under the DIP Loans may be terminated.

USES OF PROCEEDS: West Village acknowledges that the proceeds of the DIP Loans shall be used to reimburse or fund hard costs of construction of a mixed use development, consisting of two (2) six (6) story buildings which shall include 455 multifamily rental units of apartments and townhomes, commercial space of 17,752 square feet approximately and a six story parking structure with 533 parking spaces (the "Project") according to a construction budget approved by the CRA Executive Director, as may be amended by Borrower and its construction lender, so long as such expenses are allowed in accordance with Part III, Chapter 163, Florida Statutes. The proposed site plan and illustrations are attached hereto as Exhibit B. The CRA proceeds shall not be used for operating and administrative expenses of the Project or for soft costs related to construction of the Project. Further, hard costs are defined as costs for work, labor and materials required to construct the Project.

PHASES OF CONSTRUCTION: West Village intends to construct the Project in two phases with Phase 1 consisting of 254 residential units, 14, 900 square feet of retail and a parking garage with a minimum of 533 parking spaces. Phase II which is located on the south side of the Property consist of 201 residential units and 2, 852 square feet of retail space.

RESERVATION OF COMMERCIAL SPACE: As a condition of the DIP Loans, Borrower shall cause the owner of the Property to provide 4,000 square feet of commercial retail space in Phase I of the Project to the CRA for a minimum of five years at a rate of \$12.00 per square foot plus common area maintenance expenses, with the understanding that the CRA may sublet all or a portion of the retail space to small businesses as part of its initiative to support and sustain small businesses. The CRA shall have the absolute right to assign its entire leasehold interest to a third party, without recourse. All subtenants must comply with applicable rules and regulations of related to rental of the retail space and will receive the same benefits and privileges as other similarly situated tenants. The CRA, or its successor, reserves the right to charge rent in excess of the rate charged by West Village and the Borrower, or its successor and/or assigns, shall not be entitled to share in the excess rents or receive any benefits from the excess rents.

CONDITIONS FOR CLOSING: The Lender shall have no obligation to close on the DIP Loans until completion of the following conditions to the satisfaction of the Lender in its

sole discretion:

- 1. Review and acceptance of environmental assessment on the Property;
- 2. Satisfactory evidence that Borrower has sufficient equity to complete construction of the Project;
- 3. Receipt and review of a draw schedule, construction schedule and budget, sources and uses, project schedule, survey and schedule of values for the Project;
- Receipt and review of a construction contract between the Borrower and a qualified and experienced general contractor along with copy of the general contractor's license;
- 5. Certificate of Good Standing and corporate authorization of the Borrower;
- 6. Builder's Risk Insurance and Payment and Performance Bond listing the CRA as an additional obligee (to the extent required by the Borrower's construction lender) and such other insurances as are customary and standard for a Project of this scope and size:
- 7. Title Insurance Commitment and policy insuring the interest of the CRA in the Property in the amount of the DIP Loans, deleting all schedule B-I requirements and all standard exceptions, subject to those special exceptions approved by the Executive Director;
- 8. Simultaneous closing with the construction lender which shall include a guaranty of payment and completion by Peter Flotz and any other individual, if required by the construction lender;
- 9. All development approvals from the appropriate governing authority have been issued for the Project;
- 10. Execution of the CRA documents for the DIP Loans, including without limitation, the Promissory Notes, Second Mortgage, Assignment of Leases, Rents and Profits, Assignment of Development Approvals, Environmental Indemnity Agreement, Construction Loan Agreement, Regulatory Agreement, Security Agreement, UCC-1 Financing Statement, Funding Agreement, Development Agreement, Commercial Lease, Negative Pledge Agreement and such other agreements and instruments required by the CRA in the exercise of its reasonable discretion;
- 11. Receipt and review of all owners who hold a direct or beneficial interest in the Property or Borrower along with copies of the organizational documents;
- 12. Such other documents, instruments, studies, analysis and evaluation as required by the CRA in the exercise of its reasonable discretion.

(Note: The CRA reserves the right to assign and convey all right, title and interest in the DIP Loans to a third party, without recourse, without consent of the Borrower. However, the CRA will provide Borrower advance notice before any assignment or conveyance contemplated in this paragraph.)

LOAN PAYMENTS AND TERM: Repayment of the Forgivable Loan shall not be required except in the event of default as defined in the Development Agreement. The

Non-Forgivable Loan requires a repayment of \$360,000 payable in quarterly installments per year over ten (10) years starting twelve (12) months from the date a Certificate of Occupancy is issued for the first Phase of the Project. The Non-Forgivable Loan may be prepaid in whole or part without any prepayment penalty and shall contain a 15 day grace period. Thereafter, a late fee of 5% of the payment due shall be assessed. Neither loan shall be subject to a charge of interest except in the event of default. Upon such an occurrence, interest shall accrue at the maximum rate permitted by law.

The Forgivable Loan shall be discharged upon satisfaction of the following conditions:

Issuance of a Certificate of Occupancy by the appropriate governmental authority for the entire Project.

The Non-Forgivable Loan shall be satisfied upon payment of the principal balance owed plus accrued interest, late fees, advances and other fees, costs and expenses due and owing under the Non-Forgivable Loan. If the Project is refinanced or sold, then the Non-Forgivable Loan shall be due in full.

COVENANT TO FUND: The Lender shall budget and appropriate legally available funds sufficient to fully fund the DIP Loans by Fiscal Year 2022/2023, beginning with fiscal year 2019/2020, as follow, subject to the approval as to form and substance by the CRA's General Counsel and City Auditor, as follows:

Fiscal Year- 2019/2020- \$1,000,000

Fiscal Year- 2020/2021- \$3,000,000

Fiscal Year- 2021/2022- \$3,500,000

Fiscal Year- 2022/2023 \$4,500,000

Such obligations to annually appropriate and disburse the DIP Loans are subordinate to overhead and administrative costs related to operating and managing the CRA and senior CRA debt and previously approved CRA projects.

LOAN DISBURSEMENTS: The Borrower and Lender, in consultation with the construction lender, shall develop a schedule for disbursement of the DIP Loans proceeds as constrained by the CRA annual budget appropriation and construction schedule for completion of the Project. Such disbursement schedule shall be incorporated in a Construction Loan Agreement and Funding Agreement, if necessary. Both parties anticipate a portion of the DIP Loans may be available to fund construction draws. If so, then the CRA shall fund construction draws pari parsu with the construction lender and only for hard costs. To the extent CRA funds are available after construction has commenced and the construction lender has to advance construction funds on behalf of the CRA, then CRA funds will be used to reimburse the construction lender for hard costs only and only to extent that the CRA would have funded had the proceeds been available. The construction lender may make additional or future advances under the construction loan so long as the principal balance of the Forgivable Loan and the principal balance of the construction/permanent loan does not exceed a loan to value ratio of 100% as determined by a current MAI appraisal based on the as completed Project.

CLOSING COSTS: Borrower shall bear all closing and transactional fees, expenses and costs, including without limitation, documentary stamp taxes, intangible taxes, title insurance premium and search fees, recording fees, in connection with closing on the DIP Loans.

SECOND MORTGAGE AND SUBORDINATION: The DIP Loans shall be secured by a second mortgage, assignment of leases, rents, profits and proceeds on the Property, including the CRA Property, and security interest in the personal property of the Project in favor of the CRA, subordinate to the lien of the First Mortgage of the construction/permanent lender. The Borrower agrees that the First Mortgage shall include a provision requiring the First Mortgagee to give notice of default and an opportunity to cure in favor of the CRA. Borrower shall execute a negative pledge agreement in which it agrees not to further encumber the Property including the CRA Property. Any approvals of subsequent agreements required by Borrower or the First Mortgage lender as a condition of closing the DIP loans, shall be granted at the discretion of the CRA's Executive Director without any further approval of the governing body of the CRA, subject to approval of the CRA General Counsel.

LOCAL CONTRACTING: Borrower will use its best efforts to work with the Lender to notify local business firms, minority owned firms, women-owned firms or labor surplus area firms of the opportunity to submit bids for construction work on the Project, with the goal of achieving a minimum 30% participation for minorities. Further, Borrower shall use its best efforts to hire local business firms, minority owned firms, women owned firms for the operation and management of the residential and commercial uses within the Project and shall provide annual reports, in form, substance and content, acceptable to the CRA and its successors and/or assigns. The CRA reserves the right to record a Regulatory Agreement on the Property as a covenant running with the land.

LOAN DEFAULT: The occurrence of any one or more of the following Loan Defaults and the continuance thereof uncured or uncorrected for a period of 30 days, or longer period of time as may be necessary so long as Borrower is diligently pursuing cure, following proper notice, except for monetary defaults which shall have a grace period of 15 days and Lender shall not be required to give notice:

- 1) Borrower fails to maintain managerial control and decision making authority over the Project until the DIP Loans are satisfied; or
- 2) A final order, judgment or decree is entered by any court of competent jurisdiction adjudicating the Borrower bankrupt or insolvent; or
- 3) Any misrepresentation made by Borrower in any material respect and which adversely affects the rights, duties and obligations of the CRA; or
- 4) Foreclosure proceedings have commenced against the Project; or
- 5) A default under the First Mortgage and subsequent failure to cure within applicable cure periods; or
- 6) Failure to make payments under the Forgivable Loan as they become due or pay the real property taxes and insurance on the Project; or
- 7) Such other commercially reasonable defaults as incorporated in the Development Agreement and other CRA loan documents.

MAINTENANCE/REPAIRS: Upon completion of the Project, Borrower, its successors and/or assigns, shall have a continuing obligation to maintain the Project in good repair and provide adequate insurance coverages at its expenses, all as set forth in the Development Agreement. All construction will be done in accordance with

necessary approvals and the permitted and approved set of plans and specifications by the appropriate governing authority.

INSURANCE: The Borrower and/or the general contractor for the Project, as applicable, shall purchase and maintain at its own expense, insurance, as may be required by the Lender and shall include the Lender as an "Additional Insured".

RIGHT TO AUDIT: Lender shall have the right to audit, at its expense, the books and records relating to the Project as may be reasonably required, and Borrower shall provide CRA with necessary information to conduct such audit.

CROSS DEFAULT: The Development Agreement, and the Second Mortgage will be cross defaulted with the construction loan and First Mortgage. A default under the Forgivable Loan shall be deemed a default under the Non-Forgivable Loan and vice versa.

BROKER: Borrower certifies that there were no brokers engaged as a result of these DIP Loans and indemnifies the Lender against any claims, losses, fees or expenses in connection with these DIP Loans.

TERMINATION: Prior to execution of the Development Agreement, Lender or Borrower may terminate this letter of intent if any of the following events shall occur:

If the Borrower:

- a. Applies for or consent to the appointment of a receiver, trustee, or liquidator for it or for any of its property;
- b. Admit in writing an inability to pay its, debts as they mature;
- c. Make a general assignment for the benefit of creditors;
- d. Be adjudicated bankrupt or insolvent;
- e. Files a voluntary petition or an answer seeking reorganization or an arrangement with creditors or take advantage of any bankruptcy, reorganization, insolvency, readjustment of debt, dissolution, or liquidation law or statute, or file an answer admitting the material allegations of a petition filed against it or them in any proceeding under any such law; or

- f. If condemnation proceedings are commenced against the Project or any part thereof;
- g. If the Lender and Borrower are unable to agree to the terms of the Development Agreement; or
- h. Failure by Borrower to close on the CRA Property; or
- i. Borrower fails to secure the necessary equity and construction loan on or before December 31, 2021.

ASSIGNMENT: During the term of the DIP Loans, Borrower, developer and owner of the Property shall not sell, assign, convey or transfer (all of the foregoing referred to as an "Assignment") its interest in the Project or Property to any person, or a controlling interest in Borrower or such entities which hold the right, title and interest in the Property or developer of the Project, without the express written consent of the CRA which shall not be unreasonably withheld. CRA shall either approve such Assignment or specify in reasonable detail the basis for its disapproval within thirty (30) days after request for such approval. Such Assignment shall not be valid until the CRA has consented in writing to such Assignment and there shall have been delivered to CRA a true copy of the proposed instruments effecting such Assignment, and an original counterpart of an agreement in which each such assignee assumes and agrees to perform all the terms, covenants and conditions under the DIP Loans on Borrower's, or such applicable entity's, part to be performed, including those matters that arose or became due prior to the effective date of the Assignment, and proof that the assignee has been approved as the successor under all third party agreements affecting the Project and Property. After the aforesaid instruments have been delivered to CRA and CRA has consented in writing to such Assignments, then from and after the effective date of Assignment, the assigning party shall be released of all obligations under the DIP Loans for matters arising after the effective date of the Assignment, but shall remain liable to the CRA for all obligations under the DIP Loans relating to matters that arose or became due prior to the effective date of the Assignment. The factors upon which CRA may base its decision on whether to grant consent to an Assignment will be limited to whether (i) the proposed assignee and/or any of the direct or indirect principals of such proposed assignee (as may be set forth in a certification to the Agency by a certified public accountant) meets standards of creditworthiness and have sufficient financial resources to acquire, operate, manage and maintain the Project, (ii) the proposed assignee has the reasonable ability to perform the obligations of the Borrower under the DIP Loans or other parties related to the Project; (iii) the proposed assignee has prior business experience related to operating property with uses similar to the Project,

(iv) the reputation of the proposed assignee, and (vi) the form of the documents evidencing the assignment and the assumption, and (vii) other reasonable factors. Borrower agrees to disclose the principals with controlling interest in the Borrower, owner of the land and building and the developer of the Project and to provide such documents requested by the CRA in a timely manner. Notwithstanding this process for Assignment, Peter Flotz and Felipe Yalale shall retain managerial and decision making control over the Project during the term of the DIP Loans.

PUBLIC RECORDS. Unless a specific statutory exemption exists, all documents, instruments, surveys, reports, etc. received by the CRA are subject to review by the public.

The letter of intent shall be made and construed in accordance with the laws of the State of Florida.

The individuals executing this Letter of Intent are authorized to execute this letter on behalf of the respective entities.

The provisions of the letter of intent cannot be modified unless such modification is in writing and signed by Lender and Borrower.

This Letter of intent has been issued for the sole and exclusive benefit of the Borrower and no third party shall have any rights hereunder without the express written consent of the Lender. Further, Borrower shall not assign its rights under this Letter of Intent without the written consent of the Lender which may be withheld in its sole discretion.

Lender and Borrower agree to act in good faith to formalize the Development Agreement within a timely manner. However, nothing in this letter of intent shall be deemed an obligation of Lender or Borrower to execute a Development Agreement.

This letter of intent may be executed in one or more counterparts, each of which shall constitute an original and together shall constitute one agreement.

SIGNATURES ON FOLLOWING PAGE

IN WITNESS OF THE FOREGOING, the parties have set their hands and seals the day and year first written above.

WITNESSES:	AGENCY FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY, a Community Redevelopment Agency created pursuant to Chapter 163, Part III, Florida Statutes
	Ву
Print Name	Christopher J. Lagerbloom, Executive Director
ATTEST:	CRA General Counsel: Alain E. Boileau, General Counsel
Jeffrey A. Modarelli, CRA Secretary	Lynn Solomon, Assistant General Counsel
AGREED TO AND ACCEPTED this	of January 2020.
WEST VILLAGE, LLC, a Florida limited liability company	
FELIPE YALALE, Manager	
PETER FLOTZ, Manager	

EXHIBIT A (LEGAL DESCRIPTIONS OR SUMMARY)

Exhibit "A"

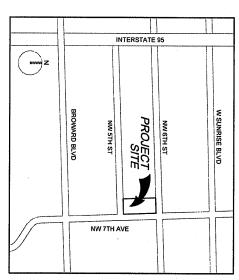
OWNER	FOLIO	ADDRESS
SISTRUNK 2245 LLC	504203011510	NW 7 TER FORT LAUDERDALE FL 33311
SISTRUNK 2245 LLC	504203011270	701 W SISTRUNK BLVD FORT LAUDERDALE FL 33311
SISTRUNK 2245 LLC	504203011280	735 NW 7 AVE FORT LAUDERDALE FL 33311
SISTRUNK 2245 LLC	504203011560	NW 7 TER FORT LAUDERDALE FL 33311
SISTRUNK 2245 LLC	504203011570	NW 7 TER FORT LAUDERDALE FL 33311
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SISTRUNK 2245 LLC	504203011290	NW 7 AVE FORT LAUDERDALE FL 33311
URBANO 500 LLC	504203011460	516 NW 7 TER FORT LAUDERDALE FL 33311
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SISTRUNK 2245 LLC	504203011390	NW 7 AVE FORT LAUDERDALE FL 33311
SISTRUNK 2245 LLC	504203011540	NW 7 TER FORT LAUDERDALE FL 33311
SISTRUNK 2245 LLC	504203011550	NW 7 TER FORT LAUDERDALE FL 33311
SISTRUNK 2245 LLC	504203011450	NW 7 TER FORT LAUDERDALE FL 33311
SISTRUNK 2245 LLC	504203011370	517 NW 7 AVE FORT LAUDERDALE FL 33311
SISTRUNK 2245 LLC	504203011490	NW 7 TER FORT LAUDERDALE FL 33311
FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY	504203011500	526 NW 7 TER FORT LAUDERDALE FL 33311
FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY	504203011590	714 SISTRUNK BLVD FORT LAUDERDALE FL 33311

EXHIBIT B SITE PLAN ILLUSTRATIONS

CITY SUBMITTAL - DRC REVIEW FOR

WEST VILLAGE SITE PLAN

501 NW 7TH AVENUE FORT LAUDERDALE FL 33311



LC-100 ILLUSTRATIVE SITE PLAN
C-101 - LC-103 PERSPECTIVE VIEW

TREE DISPOSITION PLAN





PROJECT No. 09535.01 SUBMITTAL DATE: 03/08/2019

State of Florida Certificate of Authorization Number - 7928

PH: (954) 788-3400

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CAM # 20-0011 Exhibit 2 Page 1 of 32



CAM # 20-0011 Exhibit 2 Page 2 of 32

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	PARCEL 7 SUTE ADDRESS NW 7 AVE FORT LAUDERDALE FL 33 FOLIO NO 504203011340	PARCEL 7 SITE ADDRESS NW 7 AVE FOAT LAUDERDALE EL 33311 FOLIO NO SOATOJOI 1340	PARCEL 15 SITE ADDRESS 500 NW 7 TER FORT LAUDEROALE FL 33311 FOLIO NO 504203011420	PARCEL 23 SITE ADDRESS: HW? TER FORT LAUDERDALE FL 33311 FOLIO NO 504293011510	PARCEL 31 SITE ADDRESS SISTRUM BLVD FORT LAUDERDALE FL 33111 FOLIO NO 504203011560	PARCE, I - NO. 18.0CH IA MOSTH LAUGSTOME. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK I, PAGE AS PUBLIC RECORDS OF MADE, AND LAUGH LAUGHD AND REMOVED COUNTY, FLORIDA, LESS ROAD ROAD OF WAY.	ACCORDING TO THE P	AT THERI	EOF AS F	ECORDE	D IN PLAT BOOK 1, PAGE 49, PUBLI , FLORIDA, LESS ROAD RIGHT OF W	C RECORDS

0 PAREL 13 HAND HE ROCK 14. MORTH LAUDEDANE, ACCORDING TO THE DLAT THEREOF AS RECORDED IN DLAT BOOK 1, DAGE 48, PUBLIC RECORDS OF HAND-DAGE COUNTY, FLORIDA, SACI LANDS STILATE, LYING AND BEING IN BROWNING COUNTY, FLORIDA, LESS THE BAST 15 FEET THEREOF

THE HORZOWIAL DATUM FOR THIS SURVEY IS THE MORTH AMERICAU DATUM OF 1983 WITH THE IMTIONAL SPATIAL REFERENCE SYSTEM 2011 ADJUSTMENT APPLIED (TANSPERSE), TRAUSVERSE MERCATOR FLORIDA EAST ZONE

UNLESS OTHERMISE NOTED. RECORD VALUES AND FIELD MEASURED VALUES ARE IN SUBSTANTIAL

ACCORDING TO THE MATICHAL FLOOD HISHDANGE PROCRAM, FLOOD NISLINANCE PARTE MAP FIRST MAP NO. 12011C09594, COMMISHETY HD T29115, PEFECTINE DATE AUGUST 19, 2014. THIS PROPERTY LIES IN ZONE X OUTSIDE 0.7% ANAULA, CHANGE OF FLOOD HUZARD, BASE FLOOD ELEWATION PICINE)

PROFESSIONAL LIABILITY BISURANCE POLICY OBTAINED BY THE SURVEYOR BY THE MINIMU EFFECT THROUGHOUT THE CONTRACT TERM CERTIFICATE OF INSURANCE TO BE FURNISH

M AMOUNT OF \$5- MILLION DOLLARS TO BE IN

ERDATIONS SHOWN HEEROM HEE RESERD IN HE WORTH AMERICAN HETTICAL DITAIN OF WEN AND THIN STANDERSHOOT SEE MESSO ON HOTWARD COLUMN THE WAVE CONTRIBUTION AND EXPLANCE HIS PROSPORTION FROM THE HETERSCHOOL OF A SECRET SHOWN AND IT BRANSS DOES STAMED DITH HEY DIS ADDITION AND EXTRIBUTE DOMES HOW FROM THE HETERSCHOOL OF A 11 JETET NOTH OF THE EXTRIBUTE OF WEST BROUND LAND, AND EXTRIBUTE ON CONTRIBUTE OF THE ATTERS HE THAN AND A CONTRIBUTE OF HOTE EXTRIBUTE WITH AND AND EXTRIBUTION AND SEE WAS DO CONTRIBUTE OF THE THAN HE THAN AND AND AND THE EXTRIBUTE OF THE THAN HE THAN AND THE SEE WAS DO THE THAN HE THAN AND THE SEE WAS DO THE THAN HE THAN AND THE SEE WAS DO THE THAN HE THAN AND THE SEE WAS DO THE THAN THE THAN AND THE SEE WAS DO THE THAN THE THAN AND THE SEE WAS DO THE THAN THE THAN THE SEE WAS DO THE THAN THE THAN THE SEE WAS DO THE THAN THAN THE THA THE EXPECTED VERTICAL ACCURACY OF THE RIFORMATION SHOWN HEREON IS 4.0 OC FOR HAPD SURFACE ELEVATIONS AND 0 Y FOR SOFT SURFACE ELEVATIONS THE EXPECTED HORIZONTAL LOCATION ACCURACY IS 4.0 IT -Merional Fethee (ocatonis to the center of the Symbo, which have been erlarged for clarity all mones Feathers-Momeriech were obtained by Keith a associates, me for the Dappose of this surfey distances show Kerkot ame in us before THIS SUMPEY IS CLASSFED AS COMMERCIAMOLHES AND EXCEED THE MEMBUL RELATING DISTANCE ACCURACY OF FROITH LOSS THIS SUMPER IN THE STANDANGS OF RAICHZE FUNE SAY IF ACT IN EACCURACY OBTIMED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT THE OWNERSHIP OF FENCES SHOWN HEREON ARE NOT KNOWN AND THUS ARE NOT LISTED AS ENCROACHMENTS IT IS A VACLATION OF RULE 5.417 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEY ONLL MAKE THIS SURVEY INVALID BEAPING SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF MOTTH RYSTOPE EAST ALONG THE MOTTH LINE OF BLOCK IA MORTH LANDSHOULE. ACCORDING TO THE PLAT THEREOF, AS RECORDED HIN AT BOOK 1, AT PAGE 49, OF THE PUBLIC RECORDS OF MAIN-DADE COUNTY, LORGIN.

THE INTENDED DISPLAY SCALE OF THIS SURVEY IS 17 + 30' OR SMALLER

OTS 2 AD 4, BOOK 14, NORTH LAUGEDIALE ACCORDING TO THE PLAT THEREOF AS RECOGDED WE PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MANA-DAGE COUNTY, FLORIDA, SUID LANCS STILATE, LYING AND BEING HEROWARD COUNTY, FLORIDA, LESS FOUND RIGHT OF WAY

0/13 z. g. 9. () 1 MID 12. DEOYS 14. MORTH LAUDERDALE. ACCORDING TO THE PLAT THEREOR AS RECORDED M PLAT BOOK 1 PAGE 40. ZBELT RECORDS OF MIMMOADE COUNTY. FLORIDA, SAID LANDS STEUATE, LYNUS AND BEWG AS BROWARD COUNTY. FLORIDA, LESS THE EAST TO FEET THEREOR

ACELS . If 13, BLOCK LI, MORTH LAUDERDALE ACCORDING TO THE PLAT THEREOF AS RECORDED M PLAT BOOK 1, PACE 48, PUBLIC RECORDS OF MANDACE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND REING IN BROWNED COUNTY, FLORIDA, LESS THE ELAST 15 FEET THEREOF

O 14 REL 16 HOCH H, NOTH LAUGERDAE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK I, PAGE 48, PUBLIC RECORDS OF MANA-DADE COUNTY, FLORIDA, SAIDLIANDS STILMTE, LYWIG AND REBIRG IN BROWARD COUNTY, FLORIDA, LESS THE EAST TO FEET THEREOF

OF MEER ? WALLD YEAR OWN MAD HAVE HOUSERNAKE ACCORDING TO THE PLAT THÉREOS AS RECORDED IN PLAT BOOK 1, PAGE 41, PUBLIC RECORDS OF WALLDADE COMMY, PLOSIDA, SAID LANDS STILAME, LYNIC AND BEING IN BROWNED COUNTY, PLOSIDA, LESS THE EAST 15 FEET THÉREOS

ANCEL 10 1013 (8) 19 AND 20 BLOCK 14, NORTH LANDERDALE, ACCORDING TO 114E FLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MANA-DADE COUNTY, FLORIDA, SAID LANDS SITLATE, LYING AND BEING IN BROWARD CCURTY, FLORIDA LESS THE EAST 15 FEET

CONSTIL 19 AND 78, BLOCK 14, MORTH I JULIERDAE, ACCOPONG TO THE PLAT THEREOF AS RECONDED IN PLAT BOOM 1, PAGE 48, PUBLIC RECORDS OF INJANDADE COUNTY, FLORIDA, SAID LANDS SITIATE, LYBNG AND BEING IN BROWARD COUNTY, FLORIDA

LOTS 10, 31, 32 AND 33, BLOCK 14, AORTH LAUDERONLE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48 PUBLIC RECORDS OF MIAM-DAGE COUNTY, FLORIDA, SAID LANDS SITUATE, LYRHS AND BEING IN BROWARD COUNTY, FLORIDA

ANCEL 18 101 14, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MANNEDADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEBIG 18 BROWARD COUNTY, FLORIDA

PARCEL 8
SITE ADDRESS NW 7 AVE
FORT LAUDERDALE FL 33311
FOLIO NO 504203011350

PARCEL 16
STE ADDRESS 502 NW 7 TER
FORT LAUDERDALE FL 33311
FOUO NO 504203011440

PARCEL 24
SITE AUDRESS, NW 7 TER
FORT LAUDERDALE FL 33311
FOLIO NO 504203011520

SURVEY NOTES:

LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT LONDRIA LICENSED SURVEYOR AND IMPRER NOT VILLE WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND IMPRER

OTHER THAN AS SHOWN, THERE IS NO EMDENCE THAT UNDERGROUND ENCROACHMENTS EXIST HOMENER SUBSURFACE INVESTIGATION WAS NOT PERFORMED TO DETERMINE IF UNDERGROUND ENCROACHMENTS EXIST LANDS SHOWN HEREON WERE AUSTRACTED FOR RIGHTS OF VAN, EASEMENTS, OWNERSHIP, OR OTHER HISTRUMENTS OF RECCHO BY ATTORNEYS TITLE FUND SERVICES, LLC., TITLE POLICY NUMBER 6865% FEBRUARY 1, 2019 @ 11 00 PM

THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENTS OF POTENTIAL JURISDICTIONAL BOUNDARIES

SALTEL S MANADAGE COUNTY, FLORIDA, SALD LANDS STUNTE, L'ENGEAND BERGIN BROWNED DOUBTY, FLORIDA, LESS THE EAST 16 FEET THEREGE MANADAGE COUNTY, FLORIDA, SALD LANDS STUNTE, L'ENGEAND BERGIN BROWNED COUNTY, FLORIDA, LESS THE EAST 16 FEET THEREGE

ander 12 Ots 33 no 24 glock 14, torth laudedmae, according to the plat thereof as recorded in plat book 1, page 48, public Ecords of Mambadoe Colayn, florida, said Jakos Stilate, kyng and being neroyard colaty, florida, less the east 18-feet Nerodo

PARCE, II (OT 78, ROCK II, NORTH LAUDEBONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK I, TYGE 48, PUBLIC RECORDS OF HAMM-DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, LESS THE BAST 15 FEET THEREOF

APICEL 3 1013 AND 6, BOOK 14, NORTH LANDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MANA-DADE COUNTY, FLORIDA, SAID LANDS STILATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA

CRELE IT IS, BOCK 14, IXPRIH LUIDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS OF MAILUNE COUNTY, FLORIDA, SUID LANDES STUNTE, LYRIG AND BEING IN BROWNED COUNTY, FLORIDA, LESS THE EAST 15 FEET THEREOF

arce. It and 22, block 14 north Luderdale, according to the plat thereof as recorded in plat book 1, page 48, public Trecord of Mand Duce County, rlobid, audichos Stivate, Lynic and Being Heronard County, rlobid, less the east 15 feet Thereof

DPARCE, 16 ROCH 14, HORTH LAUDERDME, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1. PAGE 48, PUBIC RECORDS OF MAND DADE COUNTY, FLORIDA, SAID LAIDS STUATE, LYNIG AND BENKS IN BROWNED COUNTY, FLORIDA

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OO HUZURD ASEA, HIE PROCERTY HEE WITHIN ZOME X AS DEFINED BY HE WEEK SEED HEATER WHITH SHADING, OOD HEERINGE CLUBURY HAMMERS DIS SOON HEE OF DY'N AMBLEN CHANGE OF ROOMY BY THE EEDERAL EMERCENTY DOOR HAMP NO, TONICODING HERTH CANDE OF RESIDENCE BRITE AMPS FOR THE ORDINA WHICH IS THE CLIRRENT FLOOD INSURVANCE BRITE AMPS FOR THE

I THERE IS NO OBSERVED ENDENCE OF RECENT EARTH NOVING WORK. BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OR ANY RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS 5 THERE IS NO CESERVED EMDENCE OF STIE USE AS A SOUD WASTE DUMP. SUMP OR SMNTARY LANDFILL, OR ARY APPAHENT OTTOMES. SLUVES OR CAMALS OF THE STIE

THE TOTAL NUMBER OF PARKING SPACES ON THE SUBJECT I

LOCATION SK

ovacel 70 - Mad 31, block 14, north Laderdae, according to the riat thereof as recorded in Plat book 1, page 48, public Records of Manadae County, Florida, Sad Laids Stilate, lying and being in Broward County, Florida

O MARIL X2 MOCKI I, MOSTIN LAUGERDALE, ACCONDAIG TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PACE 4E, PABLIC RECORDS O MANA-DADE COURTY, FLORIDA, SAID LAUGE STILATE, LYING AND BENGEN BROWARD COURTY, FLORIDA. ARCELY : OTS 39 MO 39, DLOCK 14, MORTH LANDEDNAE, ACCORDING TO THE FAUT THEREOF AS RECORDED IN FAUT BOOK 1, PAGE 48, PUBLIC RECORDS OF MANAGURE COUNTY, FLORIDA, SAID LANDS STILATE, L'INIG AND BERG M BROWARD COUNTY FLORIDA

arel 23 O fai broch 14 ioria l'Auderdaie, accadarc to the plat tiereof as recorred in plat book i page al pailt recorrs of Mandaes Comity, Florida, Said Jards Stivate, l'arga and Beng hi Browaed County, Florida.

ASEL 34 Of 45, BLOCK 14, HOTHI LAUGERDALL ACCHEMIC TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 41, PARILE RECORDS OF MANA-DUDE COUNTY, FLORIDA, SAID LANDS STILMEL, THAG-AND BEND AI BROWAND COUNTY, FLORIDA.

ANCEL 29. LOT AL, BLOCK 14. HORTH LANDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK T MAMHONDE COURTY, FLORIDA, SAID LANDS STILATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA

Y 44, ELOCK 14, HORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED NI PLAT BOOK 1 AMADADE COUNTY, FLORIDA, SAID LAUDES STILATE, LYNIG AND BERKS NI BROWNED COUNTY, FLORIDA PAGE 46, PUBLIC RECORDS OF

OF 45, ELS. Of 45, ELS. HOTH LAUBSTONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK I, PAGE 41, FURILD RECORDS OF MANADADE COUNTY, FLORIDA, SHID LAUBS STILMEL, LYNG, AND EBINS IN BROWNIND COUNTY, FLORIDA

ARCEL 39 01 44, BLOCK IN NOTH LUDGEDVIE, ACCREMENT TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK I, PAGE 45 PUBLIC RECORDS OF MANADADE COUNTY, FLORIDA, SUDJUMDS STILNEE, LYMF, AND REINER HEROWARD COUNTY, FLORIDA. lots 46 and 47, block 14, horth Lnuderdale, according to the plat thereof as recorded in plat book 1, page 48, public Records of Miamidade County, Florida, said Laids Situate, lying and Being w Broward County, Florida

PARCEL AD MET OF 1015 AS 11 AND AS. BLOCK IA, KORTH LANDERDALE, ACCORDING TO THE PART THEREOF AS RECORDED IN BAST ROOK I, PAGE 44, PUBLIC RECORDS OF MANIDADE COUNTY, FLORICA, SAID LANDS STILATE, LYMG AND BEIND IN BROWAND COUNTY, FLORICA, LESS THE NORTH AS FREST FRIENDE

OTS 49, 59, 51 AND 52, BLOCK 14, KORTH LAUDERDALE, ÁCCORDING TO THE PLAT THÉRROF AS RECORDED HI PLAT BOOK 1, PAGE 48, PHILI RECORDED OF HAMALDALE COUNTY, FLORIDA, SAID LANDS STITATE, L'INNG AND BENS HI BROWARD L'OUNTY, RLORIDA LESS THE EAST 40 FEET HERRED

a "He sabbet property has access to May as Street, May as Street, May to Aughoue and me theraace the Modins of All Adjuacent regists, only are incicated by perpendicular arrows on the Survey Drawing to Comfina that the Subject Property is ted to same

T DATE OF FIELD WORK FEBRUARY 16, 2019

SHEET 1 OF 2
PROJECT NUMBER
09535.01

CAM # 20-0011

Page 3 of 32 Exhibit 2

ALTA/NSPS LAND TITLE SURVEY

301 EAST ATLANTIC BOULEVARD POMPANO BEACH, FLORIDA 33060-664 (954) 788-3400 FAX (954) 788-3500 EMAIL: mail@KEITHleam.com LB NO. 6860

DATE 02/16/19 849 FIELD BOOK ORABN BY DDB LP CHECKED BY

SURVEY

AREA:

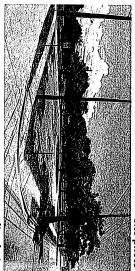
BLOCK 14 NORTH LAUDERDALE PLAT BOOK 1, PAGE 48, D.C.R. CITY OF FORT LAUDERDALE, BROWARD COUNTY

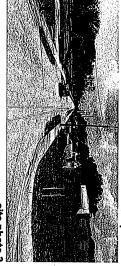
CAM # 20-0011 Exhibit 2 Page 4 of 32

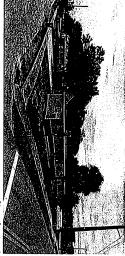
PROJECT / 09535	SHEET 2	ALTA/NSPS LAND TITLE SURVEY	⊠ KEITH	DATE 02/16/19 SC-LE 1**30' FIELD BOCK 849	-	DATE REVISION	8
NUMBER 5.01	OF 2	BLOCK 14 NORTH LAUDERDALE PLAT BOOK 1, PAGE 48, D.C.R. CITY OF EARLY ALIDERDALE BROWARD COUNTY FLORIDA	301 EAST ATLANTIC BOULEVARD POMPANO BEACH, FLORIDA 33060-6643 (954) 788-3400 FAX (954) 788-3500 EMAL: mal@KEITHleam.com LB NO. 6860	ORANN BY			‡

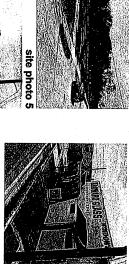
CAM # 20-0011 Exhibit 2 Page 5 of 32

site photo site photo 1 site photo AERIAL MAP site photo 6 site photo **WURBANO** © . TI









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SCALE 1**30'

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USING DATA SCALE ABOVE ORVALIAMINA MESIS 301 East Atlantic Boulevard
Pompano Beach, Florida 33050-6643
2160 NN/182** Awenue
Donal, Florida 33122
PH (954) 788-3400 KEITH SHEET NUMBER LC-100 FORT LAUDERDALE FL 33311-9024 SHEET 1 of 09535.01 ILLUSTRATIVE SITE PLAN WEST VILLAGE HOREZANT GEL SAL NOSE SANCES NO SANCES S

CAM # 20-0011 Exhibit 2 Page 6 of 32

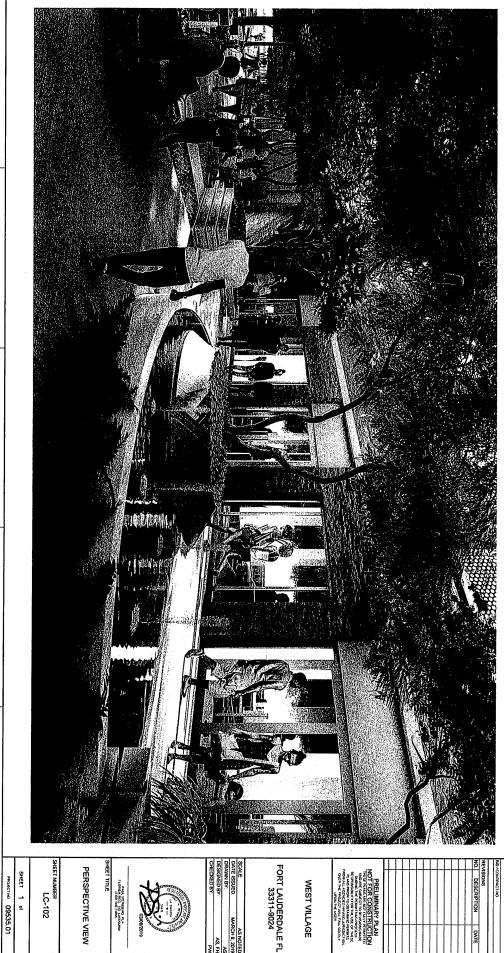
SHEET NUMBER LC-101 SHEET 1 of 09535.01 PERSPECTIVE VIEW WEST VILLAGE

KEITH

CAM # 20-0011 Exhibit 2 Page 7 of 32

301 East Atlantic Boulevard
Pomparo Berth, Florich 30804-843
2160 NW 82rd Avenue
Dord, Florich 33122
PH, (954) 785-3400
Florich Certificate of
Authorization 4 - 7928

CAM # 20-0011 Exhibit 2 Page 8 of 32

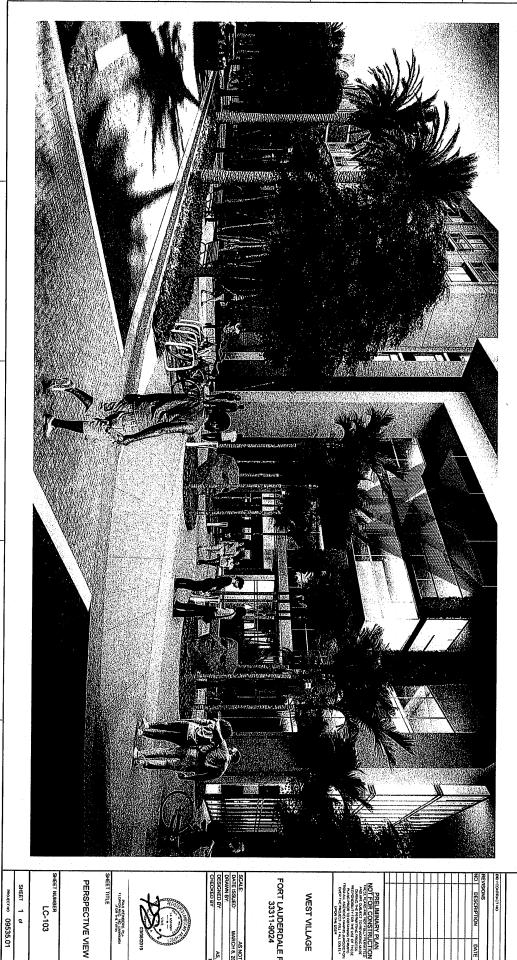


KEITH

WEST VILLAGE

301 East Albrahe Boulevard ompano Boach, Florin 33069-6843 2160 MW 82° Avenue Doral, Florida 33122 PH: (9547-788-300 Florida Centicate of Authorization # - 7928

CAM # 20-0011 Exhibit 2 Page 9 of 32



201 Eat Altanic Buckward
Pempano Beach, Find \$3006 d843
2169 NNI 82" Avenue
Dorst, Torota 33122
PH (964) 788-3400
Florids Carlinate of
Authorization # - 7828 KEITH

WEST VILLAGE

FORT LAUDERDALE FL 33311-9024

PAUL NEMBERG, PLA FLOHDA HEG NG LAMMINGA (FOR THE FIRM)

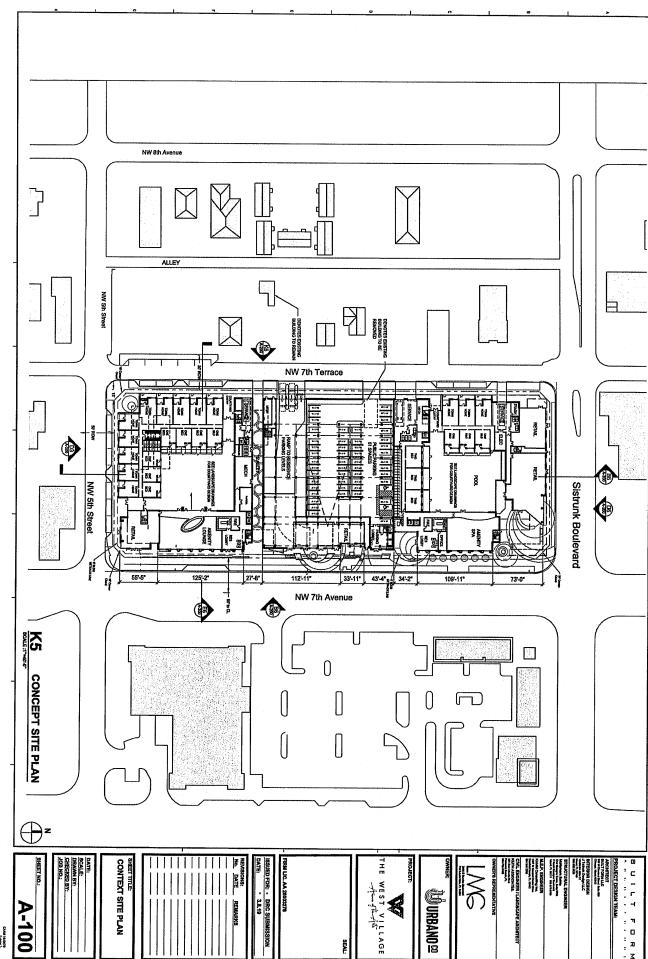
ADJACENT PROPERTY: LAND USE: NWRAC ZONING: RAM-25 PROJECT INFORMATION: PROJECT ADDRESS: SOI NW 7TH AVENUE, FORT LAUDERDALE, FL 33311 CURRENT ZONING PROPOSED USE LAND USE NET SITE AREA (S.F.) PROPOSED BUILDING (GFA) WATER / SEWER PROVIDER PARCEL CONTROL NUMBERS 88 5.55 SITE DATA TABLE: RETAIL (PENDING REZONING APPROVAL) NVV DOWNTOWN REGIONAL ACTIVITY CENTER 605,508 SF CITY OF FORT LAUDERDALE RESIDENTIAL 151,553 SF* ADJACENT PROPERTY: LAND USE: NWRAC ZONING: NWRAC-MUe DROP OFF AREA STEEDER FASTERAL MARKET STEEDERS ONE RECORDING TO STANKED A 27K UNKERN TRANSPORT DOWNER (2 STACES HEALTH) HALLES AND A CHARLES HEALTH BREIDG REQUIRED RETAIL PROPOSED BUILDING (REFER TO ARCHITECTURAL PLANS) PROPOSED 55 SS 50 NW 7TH AVENUE PROPERTY ADJACENT PROPERTY: LAND USE: NWRAC ZONING: NWRAC-MUW ADJACENT PROPERTY: LAND USE: NWRAC ZONING: NWRAC-MUe COURTYARD -- PROPERTY LINE OF R-O-W RESIDENTIAL FITNESS /SPA GRAPHIC SCALE

0 20 60

SCALE: "*30*

NOTE PRINTED DRAWNIC SIZE MAY HAVE
CHARGED FROW DAYS SCALE ASOVE
USING DAR SCALE ASOVE 1. REFER TO SURVEY FOR LEGAL DESCRIPTIONS FOR EACH PARCEL REFER TO ARCHITECTURAL PLANS FOR INTERIOR BUILDING LAYOUT BUILDING <u>O</u>* **1** THE WALL PROJECT TYPICAL SHADE TREE SPACING (REFER TO LANDSCAPE PLANS) ACCESS EASEMENT -- PUBLIC SIDEWALK ADJACENT PROPERTY LAND USE: NWRAC ZONING: NWRAC-MUW SHEET NUMBER SP-101 FORT LAUDERDALE FL 33311-9024 NEITH O DESCRIPTION 301 East Allanic Boulevard Pompano Boach, Florida 33060-6643 SHEET 1 of мыст» 09535.01 WEST VILLAGE 2160 NW 82rd Avenue Doral, Flonda 33122 PH: (954) 788-3400 Florida Certificate of Authorization # - 7928 COB THE FERNI COB THE FERNI FOR THE FERNI SITE PLAN

CAM # 20-0011 Exhibit 2 Page 10 of 32



CAM # 20-0011 Exhibit 2 Page 11 of 32

> CAMB 18-0879 CAMB 2 Prips 2 of 13

₩ 20. KOW 27'-10" 412 TENNIT MENTY <u>I 随時時時時時時時時時</u> **阿姆克里斯斯斯斯** 125-2" 122.5 TENANT AMENITY COURTYARD BARUSTA PARCEL FIRE 27-3 15-0 20-0 112-11 PARAMP PARAMO **7** S TOBBY OFF FIRST FLOOR SECOND FLOOR THE THE THE SERVICE FITNESS/SPA ğ | Kee | 50-2 RETA RETAIL THE WEST VILLAGE FLOOR PLANS PROJECT DESIGN TEAM:
ARCHITECT
BILL 1 POSILLC
BILL STRUCTURAL DANS UED FOR: DRC SUBMISSION TE: 3.8.18 **WURBANO** A-101 ູ່ສ

CAM # 20-0011 Exhibit 2 Page 12 of 32

SK PAMP PARAMO STATE OF THE STA EZ SPACES THE SET SET SET SET SET SET SET THIRD FLOOR FOURTH FLOOR STEP BUCK THE WEST VILLAGE No. DATE ESUED FOR: DRC SUBMISSION DATE: 3.8.19 STRUCTURAL ENG FLOOR PLANS 101.FT F **WURBANO**≌ REMARKS A-102 0 ري

CAM # 20-0011 Exhibit 2 Page 13 of 32

SS RAMP PARGUIG 4114 5% RAMP PARKING PARKING E2 SPACES HE SECTION SEC SIXTH FLOOR FIFTH FLOOR THE WEST VILLAGE FLOOR PLANS TE: 3.8.19 **©URBANO**™ A-103 0 ָׁ מ

CAM # 20-0011 Exhibit 2 Page 14 of 32

L TROOF SAM 135 JAN ROOF ::::::: ::::::: ALL ROOF TOP MECH EQUIPMENT TO HAVE ARCH METAL SCREEN T/ROOF SLAB ģ FLAT ROOF (SLOPE TO ROOF DRAINS, TYP.) TI STAIR ROOF Ø ::::::: 111 S PARCING DAMP

S PARCING DAMP q a ALL ROOF TOP MECH ARCH METAL SCREEN **ROOF PLAN** 7555 TI ROOF SLAB :: ## ## ## ## ## CENSORAL STREETS AND STREETS A ::::::: ::::::: THE WEST VILLAGE INTERIOR DESCRIPTION

INTERIOR DESCRIPTION

AND RESERVE THE STATE PROJECT DESIGN TEAM:
ARCHITECT
DIAL FORM LLC SHEET TITLE:
FLOOR PLANS ISSUED FOR: DRC SUBMISSION DATE: 3.8.19 **©URBANO**≌ A-104

CAM # 20-0011 Exhibit 2 Page 15 of 32

.

25-5 PAINTED SERVICE DOORS TO MATCH MASOKRY - WHADOW SYSTEM W/ SLIDING DOORS - STUCCO TOP OF ROOF SLAB (NOT INCLUDING PARAPET OR STAIR / ELEVATOR TOWERS ETC.) AT JULIET BALCONY D3 BRICK MASONRY BRICK WASONRY OPEN TO ALLEY CONCEPT FACADE
SOUTH ELEVATION METAL MESS / SCREEN PANELS WITH LARGE SCALE MURAL ART INSTALLATION PERFORATED METAL PANEL GUARDRAIL 121 ø 4.5 7 7 RESIDENCE PARKING ENTRANCE / EQT -PRE-FAMSHED CEMENTICIOUS PANEL RAIN SCREEN FACADE TI BLEV OVERRUN
PTD ALUM ACCENT
FRAS 65 WAX HEIGHT SECTION 47-24 FLL ZONING VANNEL OU SLYNB MOL MCT TOWER? T STUCKE **₹** B6 CALE 3/84" = 1'-0" D₆ AT JULIET BALCONY —
WINDOW SYSTEM W CONCEPT FACADE CONCEPT FACADE CONCEPT FACADE

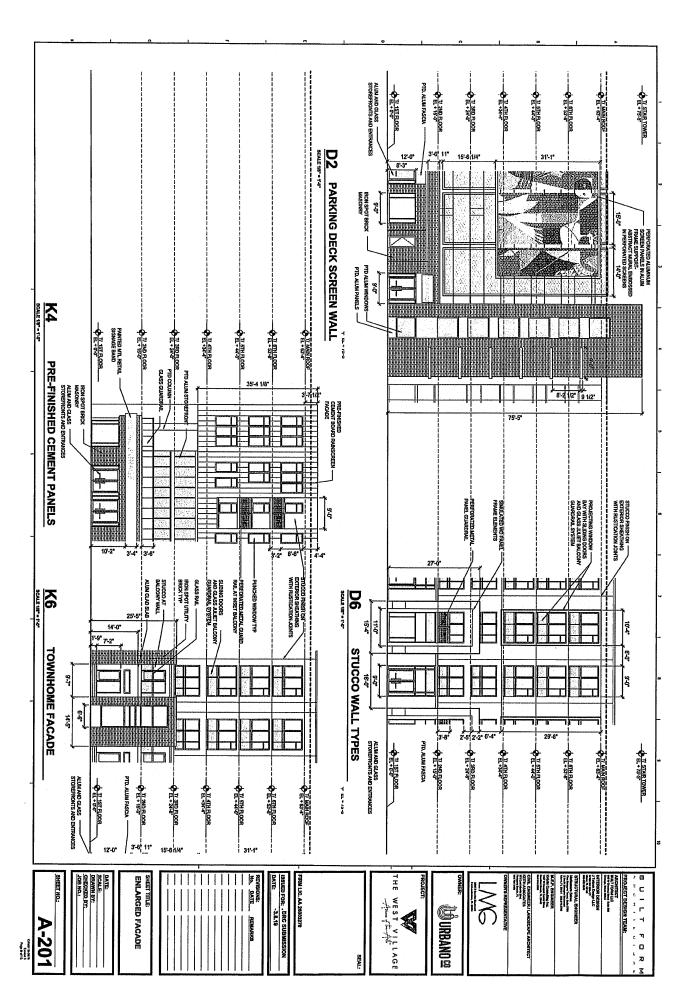
NORTH ELEVATION WEST ELEVATION Turingon

Turingon

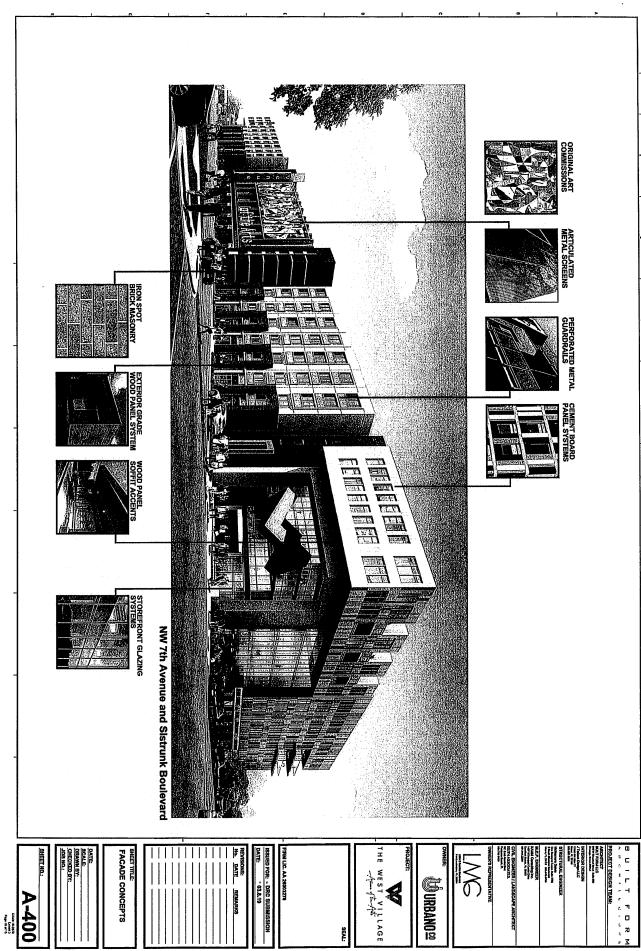
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Turingon EAST ELEVATION D THEFFOR D TABLESON D TOP TOP D TABLESON D THEFFOR D THEFFOR 30-1 2.2 PROJECT DESIGN TEAM:
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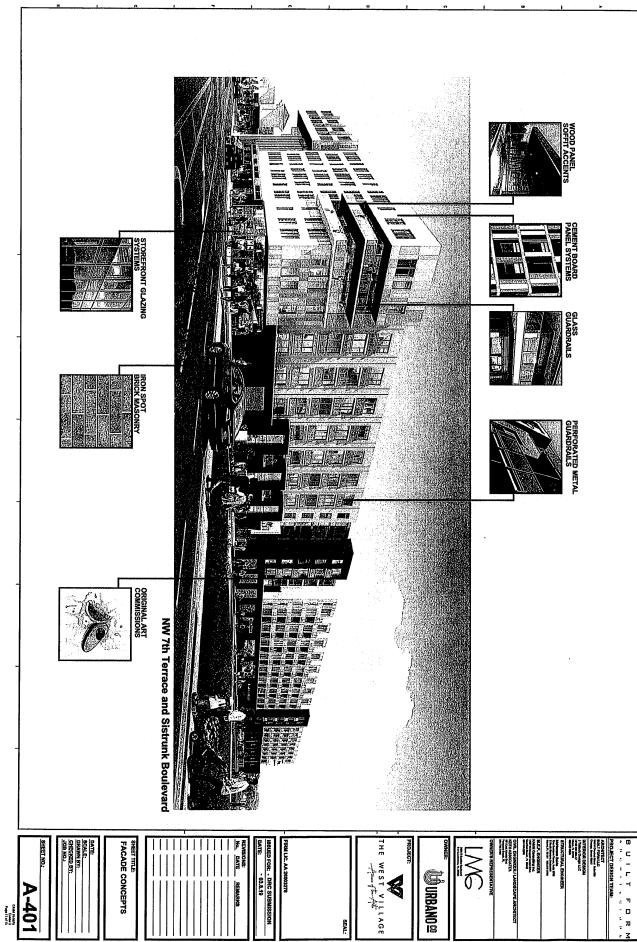
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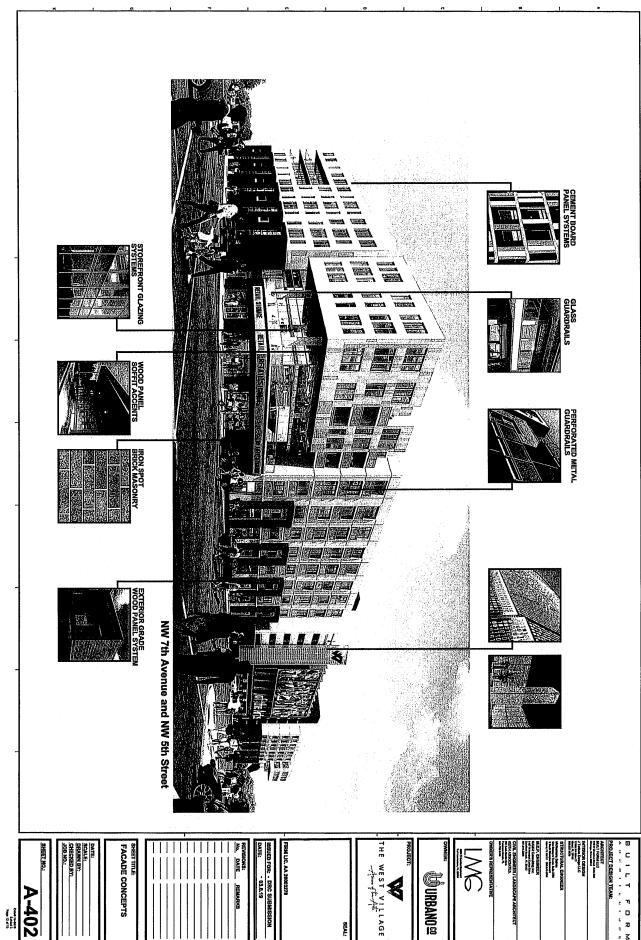
CAM # 20-0011 Exhibit 2 Page 18 of 32



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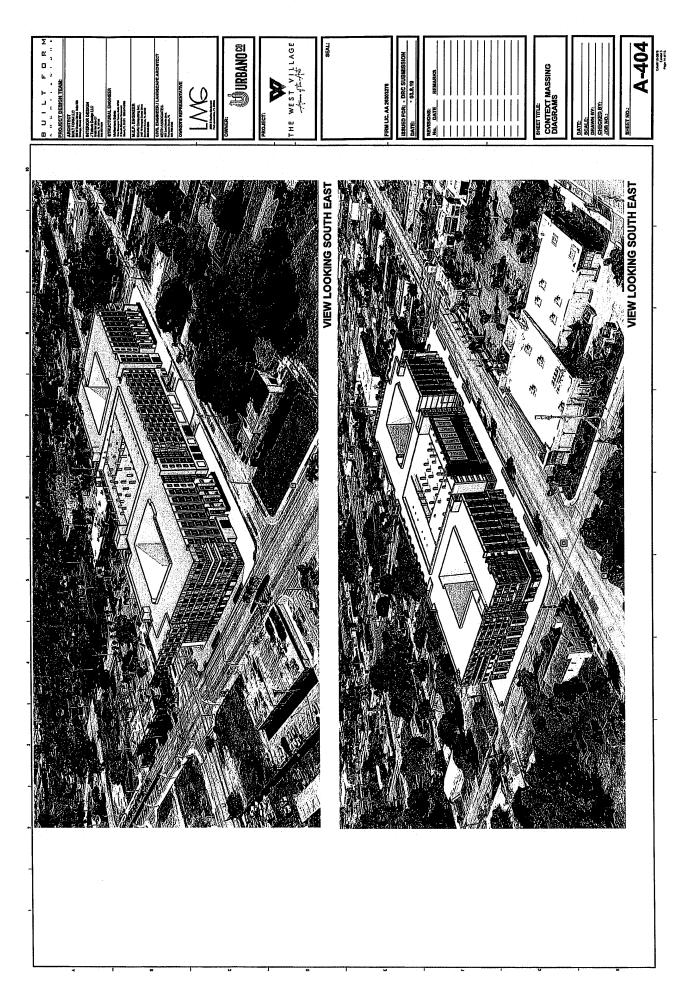


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TREE DISPOSITION TABLE - Certified by Arborist Michael J. Phillips #FL9346A
PROJECT #: 09535.01 PROJECT NAME: Wost Village TBBRTS HT2 WN n ie (X)." NW 7TH TERRACE NW 7TH AVENUE 0 eg. 05-88 06.88 PLANT MATERIAL TO REMAIN SHALL BE MING CONSTRUCTION, REFER TO TREE TAIL (DYAL-561), THE CONTRACTOR SHALL TAKE TO PREVENT ANY DAMAGE TO THE TRUNK, ROOT Ţ THE TIME OF DEMOLITION WILL NOT BE
S THE MASTER PERMIT FOR REDEVELOPMENT
EID FOR REVIEW, CONFIRM WITH LOCAL
TY THAT TREES CLASHED AS
MINISTRE MAY SEE SCHAFT IDED FOR ALL RELOCATED TREES AND 174 EXOTICS (EX: BRAZ, PEPPER) SCALE: 1°-30'
NOTE PRINTED DRAWING SIZE MAY HAVE
CHANGED FROM ORIGINAL VERIFY SCALE
USING BAR SCALE ABOVE OOT PRUNING SHALL BE CERTIFIED ARBORIST. RMITTING BY A REGISTERED JE TRIMMED PER ANSI-ASDO LUBBING BRANCHES AND TUBBING BRANCHES AND TO B. ARED UP TO B. ARED UP TO B. NEW LOCATION GRAPHIC SCALE им бтн STREET (SISTRUЙК BOULEVARD) SHEET NUMBER LD-101 FORT LAUDERDALE FL 33311-9024 NEITH 301 East Allantic Boulevard Pompano Beach, Florida 33060-6643 SHEET 1 of TREE DISPOSITION
PLAN можети» 09535.01 WEST VILLAGE 2150 NW 82rd Avenue Doral, Florida 33122 PH. (954) 788-3400 Florida Certificate of Authorization # - 7928 FAIR VIENDERG PLA FLORIDA REG. NO LANGUEDA FLORIDA THE FREID

NW 5TH STREET - ART ELEMENT - WATER FEATURE - WATER FEATURE ART AND LIGHTING ELEMENT NW 7TH AVENUE . NW 7TH TERRACE i o MATERIAL SCHEDULE
SYMBOL KEY DESCRIPTION / MODEL (3) 3 **③** (3) PAVING TYPE 1 ADDAPAVE OR TREE GRATE
(ALONG NW 6TH STREET) PAVING TYPE 1 PAVING TYPE 1 PAVING TYPE 1 COLOR TBD TBD Œ ĕ ī80 SCALE. 1~30'
NOTE PRINTED DRAWING SIZE MAY HAVE
CHANGED FROM ORIGINAL VERIFY SCALE
USING BAR SCALE ABOVE 룡 평 펺 180 큠 FINISH NW 6TH STREET (SISTRUNK BOULEVARD) SHEET NUMBER LS-101 KEITH FORT LAUDERDALE FL 33311-9024 301 East Altantic Boulevard Pompano Beach, Florida 33060-6643 SHEET 1 of SITEWORK PLAN 2150 NW 82rd Avenue Dorol, Florida 33122 PH (954) 788-3400 WEST VILLAGE Florida Certificate of Authorization # - 7928 PAIR WESHERG PLA FOR THE FIRST

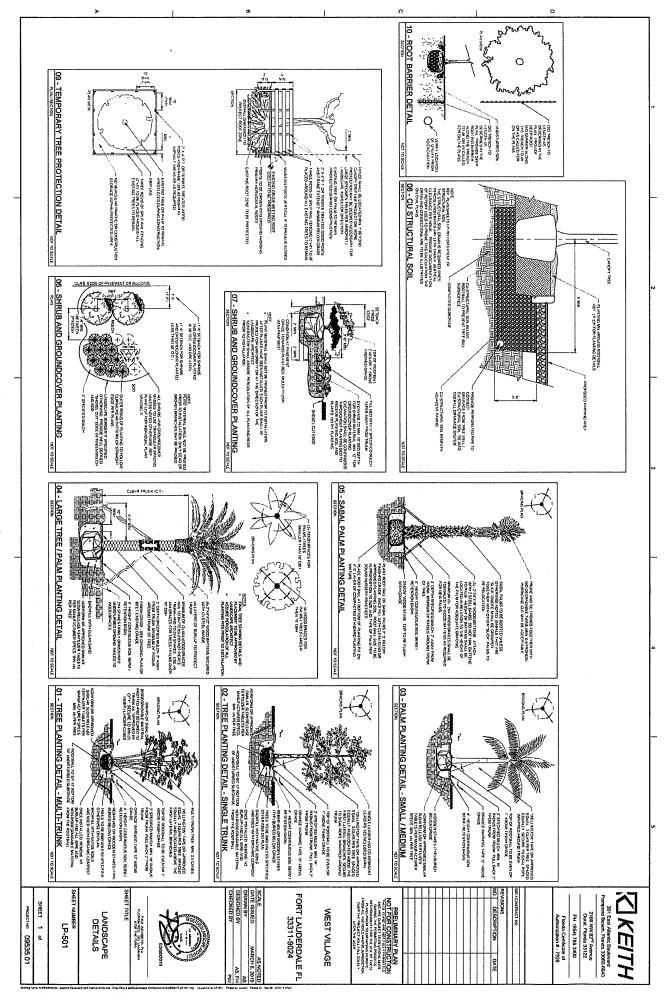
CAM # 20-0011 Exhibit 2 Page 26 of 32

.... тээят<u>г</u> нта wи : Пр Ŧ 570 SF 5125 SF OT REES PLANT LIST C00 🚟 * **A** 兴 ACCENT TREE
SILVER BUTTONWOOD, SINPSON STOPPER
JAPANESE PRIVET, WAX MYRTLE, GUMBI
LIMBO. PLANT NAME
SHADE TREE / STREET TREE
LIVE OAK, MAHOGONY, GUMBO LIMBO TURK. . MEDIJM PALM. ALEXANDER PALM, SABAL PALM, VIETCHIA PALM, THATCH PALM large palm Nedjool date palm, royal palm, silver Bismark palm F NW 7TH TERRACE FLORIDA #1 OR GREATER.
FLORIDA FRIENDLY,
MOSTLY NATIVE SPECIES. SIZE / REMARKS

XX HT, X SPRO, FULL
CANOPY CANOPY CANOPY SIZE I REMARKS
FLORIDA #1 OR GREATER,
FLORIDA FREIDLY,
MOSTLY HAVIVE, HIGH
WATER TOLERAM!
SPECIES SIZE / REMARKS 14 STREET TREES
STREET TREES
STREET TREES NOTES
Sed to be St. Augusten "Floratum", contractor to determine quasity
As sed and landscape to receive 100% coverage with 50% overdup from an
animalie originan system usang an approved water source Commands is responsible for all consistents and stresscape specification attached to this plan and plant lest. Plan and specifications shall be considered Contract Documents AND LESSES IN STRUCTURE IN THE LESS OF THE LESSES OF THE L tercing is inquired before any plant material is installed on 5th <u>النا</u> 0 Ó Θ (аютвин воицеувр) SHEET NUMBER LP-101 SHEET TITLE FORT LAUDERDALE FL 33311-9024 PRELIMINARY PLAN
NOT FOR CONSTRUCTION
THESE INJUST AND THE SERVICES WAS A RESULTED TO REPORT WAS THE SERVICE OF THESE TO SERVICES OF THESE TO SERVICES OF THESE TO SERVICES OF THESE TO SERVICES OF THE SERVIC KIKEITH 301 East Altartic Boulevard Pompano Beach, Florida 33060-6643 SHEET 1 of LANDSCAPE PLAN WEST VILLAGE PAUL WEMBERG PLA FLOHDL REG. 10 LAGGANDA IFOR THE FIRM 2160 NW 82" Avenue Doral, Flonda 33122 Florida Certificate of Authorization # - 7928 PH (954) 788-3400 09535.01

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CAM # 20-0011 Exhibit 2 Page 30 of 32

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Exhibit A Project Program

Unit Matrix Spreadsheet

\$1 \$2 \$3 \$4 \$5 Subtotal A - S	487 496 536 549	1	10 TO				\$4 Bar (#175 - 150 2			RSF		1
\$2 \$3 \$4 \$5 Subtotal A - S	496 536 549			1	1	200	3 1 1 T	A. J. 400		1. 17. 44.		Unit co
\$3 \$4 \$5 Subtotal A - S	536 549		14	15	15	15	15	74	16.26%	36,038		1
S4 S5 Subtotal A - S	549		1				1,1,1	1	0.22%	496		1
S5 Subtotal A - S			1	1	1	1	1	5	1.10%	2,680		1
Subtotal A - S			1	1	1	1	1	5	1.10%	2,745		
	210		<u>-</u>					1	0.22%	570		
A1	TUDIOS - I B	ATH						86	18.90%		0.00%	0
	454		13	12		<u> </u>						
A2	481		8	13 18	13	13	13	65	14.29%	29,510		
A3	485			18	18	18	18	80	17.58%	38,480		
A4	561	10	11	18	1 10	1 1	1 1	3	0.66%	1,455		
A5	626			18	19	22	22	102	22.42%	57,222		
A6	697		1		1 1	1 1	0	2	0.44%	1,252		
A7	700		1	1	1	1	0	3	0.66%	2,091		
A8	758		· · · · · ·		0	0	0	2	0.44%	1,400		
A9	814			1	1	 !	1 1	4	0.88%	3,032		
A10	819				0	1	1	2	0.44%	1,628		
A11	837		1			 	-	1	0.22%	819		
A12	841		2	2	2	2	2	10	2,20%	8,370		
A13	866			1	11	1	1 1	4	0.88%	3,364		
	800			1	1	11	1	4	0.88%	3,464		
ubtatal A d I												
	SED -1 BATH							282	61.98%	2.53	40.00%	182
					A PARA		The Hybrida	1.74.6.36	1000	Market William		
B1	774		3	3	5	5	6	22	4.84%	17,028		
B2	791	3	3	6	6	6	6	30	6.59%	23,730		
B3	820		1	1	4	1	1 1	5	1.10%	4,100		
B4	876	4.00			10/201	1	1	3	0.66%	2,628		·
B5	977			1	0	0	1	2	0.44%	1,954		<u> </u>
B6	1011	2.9.2.2.5.5	4.76		0	1	1	2	0.44%	2,022		
B7	1072		1		31.4724 5474	-C-V-V-S-C-V-S-C		1	0.22%	1,072		
B8	1123		1	1	0	. 0	1	3	0.66%		****	
B9	986				1	0	ō	1	0.22%	3,369 986		-
B10	881				11	1	0	2	0.44%	1,762		
ubtotal B 2 B	ED	4.58.55.7384	X. 7		77.000 77.00					1,702		
							ar ha a a a a a a	71	15.60%		5.00%	23
THI	1282	4	25,764,545	5. E. V.Y.		(a. 6. 16. 16. 16. 16. 16. 16. 16. 16. 16.	4800000000	4 17	0.88%	5,128		
TH2	1363		44.5		- A- y-ny		Effective and being		0.22%			
TH3	1687	10.		50.00	17723		2.2002	10		1,363		
TH4	1754				7 . T . 19.15	The second second	BESTS OF CONTRACTOR PRODUCTS		2.20%	16,870		
	10.575,479	A ST A STATE OF THE STATE OF TH	CAMPAGE OF SCHOOL STREET, STRE	10.				1.	0.22%	1,754		
1000				17.27				e Jenes Ze Ze				
btotal C 2 To	OWNHOME	4,7 0,00			- C - C - C - C - C - C - C - C - C - C			16	3.52%		55.00%	250
								0	0.00%	0		
							-					
btotal E 2Bf	ED + DEN - 2 I	BATHS						0	0.00%		0.00%	0
TOTAL		29										