



**CITY OF FORT LAUDERDALE
COMMUNITY REDEVELOPMENT AGENCY**

October, 2021

Deleted: September 9

Mr. Felipe Yalale
Yalale Holdings LLLP
500 West Cypress Creek Road, Suite 455
Fort Lauderdale, FL 33309

Mr. Frank Guerra
Altis Cardinal Living LLC
901 Ponce De Leon Blvd.
Suite 401
Coral Gables, Florida 33134

This Amended Letter of Intent replaces and supersedes that Letter of Intent dated January 28, 2020.

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. Guerra:

This letter is intended to establish a framework for preparation and execution 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 four(4) months after the date the CRA board approves this award of funding under this amended Letter of Intent and ratifies the sale of the CRA Property.

ACQUISITION OF LAND: West Village acquired title to the real property located at 714 Sistrunk Blvd. and 526 NW 7th Terrace, Fort Lauderdale, Florida ("CRA Property") from the Agency pursuant to the Letter of Intent dated January 28, 2020.

COMPLETION DATE: The Project and all amenities shall be completed within sixty-four (64) 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, general conditions 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 buildings.

PHASES OF CONSTRUCTION: West Village intends to construct the Project in one phase.

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 of the Project to the CRA, or its successors, 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, or its successors, 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, or its successors, 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.

CONDITION FOR EXECUTION OF LETTER OF INTENT BY CRA: Prior to executing this Letter of Intent by an authorized representative of the CRA, Felipe Yalale, Frank Guerra, Alberto J. Suarez and Anthony Seijas, its affiliates or related entities and the members of West Village must execute and deliver an affidavit, under penalty of perjury, in form and substance acceptable to the CRA in its sole discretion, that no consideration was paid by any of the parties referenced above to Peter Flotz, or his relatives, spouse or related entities or affiliates in exchange for future or prior services performed for the benefit of this Project or as payment for transfer or assignment of his interest in Borrower or termination or withdrawal of his participation in this Project. Further, no pledge or promise of future consideration or distribution has been or will be made to Peter Flotz from future income or benefits from this Project upon completion or other unrelated projects.

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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;
4. 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 and its controlling entities;
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-1 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 Alberto J. Suarez, Anthony Seijas, and Frank Guerra 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 and its controlling entities 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 Project and each anniversary date thereafter. 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, after the Borrower's cash equity contribution required by the Lender has been exhausted, the CRA shall fund construction draws pari passu 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.

DEVELOPMENT FEE: Subject to reconciliation with any conflicts with the requirements of the construction lender, Borrower, or its affiliates or other related third parties, agree to receive its Development Fee for this Project in stages. Ten Percent (10%) of the fee shall be paid at closing on the construction loan, sixty five percent (65%) during construction (prorata over the total number of construction draws) and the balance shall be paid upon issuance of a Certificate of Occupancy for the entire Project. The CRA reserves the right to change the timing of payments

upon review of the construction lender draw schedule and other relevant factors. Notwithstanding, the DIP Loans are not a source of payment for the Development Fee.

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 June 30, 2022.

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, (v) the form of the documents evidencing the assignment and the assumption, and (vi) 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, Frank Guerra, Alberto J. Suarez and Anthony Seijas 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:

Print Name

AGENCY
FORT LAUDERDALE COMMUNITY
REDEVELOPMENT AGENCY, a
Community Redevelopment Agency
created pursuant to Chapter 163, Part
III, Florida Statutes

By _____
Christopher J. Lagerbloom, ICMA-CM
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 September, 2021.

WEST VILLAGE, LLC, a
Florida limited liability company

By: Yalale Holdings LLLP, a Florida Limited Liability Partnership,
Its: _____

Felipe Yalale
Print Title: _____

By: Altis Cardinal Living LLC, a Florida Limited Liability Company,

Its: _____

Frank Guerra, Manager

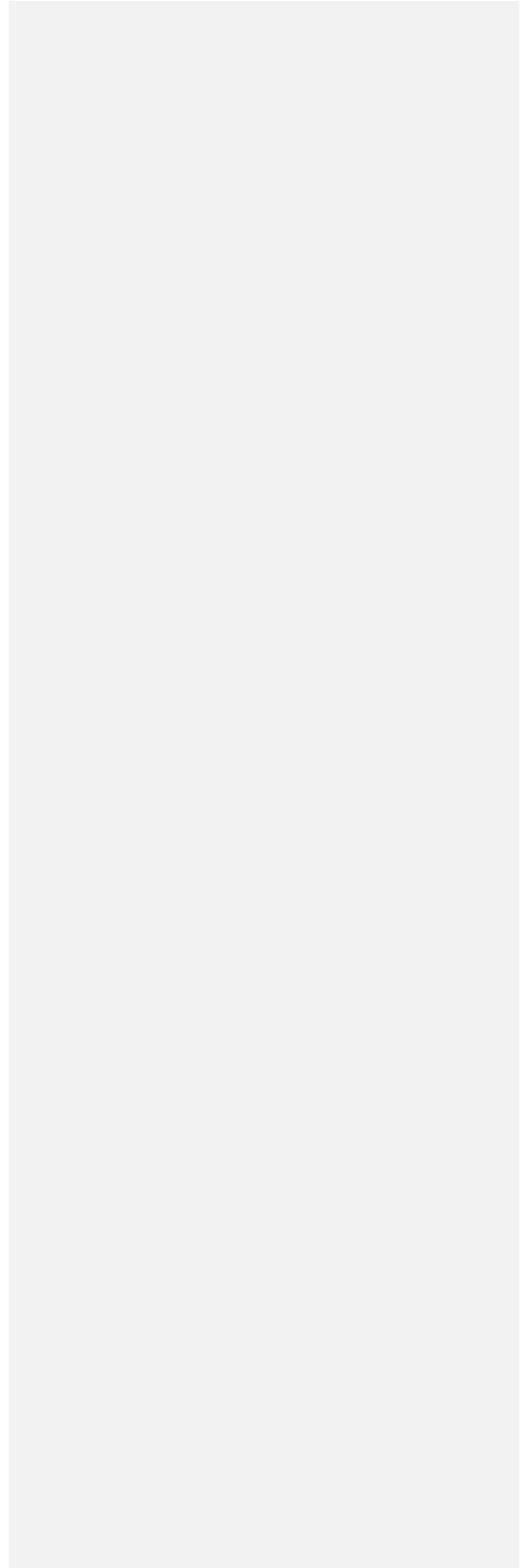
EXHIBIT A

(LEGAL DESCRIPTIONS OR SUMMARY)

Exhibit "A"

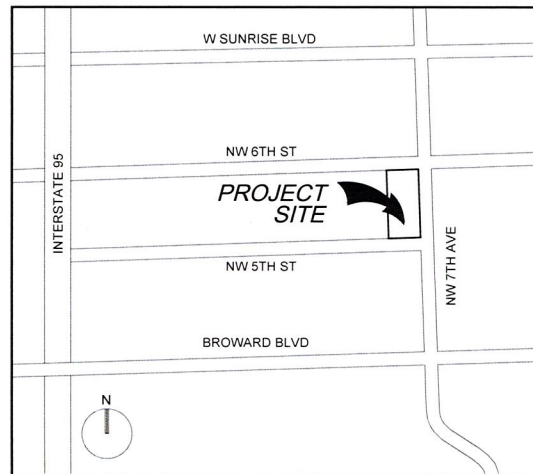
OWNER	FOLIO	ADDRESS
SISTRUNK 2245 LLC	504203011510	NW 7 TER FORT LAUDERDALE FL 33311
SISTRUNK 2245 LLC	504203011270	701 W SISTRUNK BLVD FORT LAUDERDALE FL 33311
SISTRUNK 2245 LLC	504203011280	735 NW 7 AVE FORT LAUDERDALE FL 33311
SISTRUNK 2245 LLC	504203011560	NW 7 TER FORT LAUDERDALE FL 33311
SISTRUNK 2245 LLC	504203011570	NW 7 TER FORT LAUDERDALE FL 33311
SISTRUNK 2245 LLC	504203011580	NW 7 TER FORT LAUDERDALE FL 33311
220145 LLC	504203011440	502 NW 7 TER FORT LAUDERDALE FL 33311
SISTRUNK 2245 LLC	504203011480	NW 7 TER FORT LAUDERDALE FL 33311
SISTRUNK 2245 LLC	504203011420	500 NW 7 TER FORT LAUDERDALE FL 33311
SISTRUNK 2245 LLC	504203011290	NW 7 AVE FORT LAUDERDALE FL 33311
URBANO 500 LLC	504203011460	516 NW 7 TER FORT LAUDERDALE FL 33311
URBANO 500 LLC	504203011470	518 NW 7 TER FORT LAUDERDALE FL 33311
SISTRUNK 2245 LLC	504203011380	509 NW 7 AVE FORT LAUDERDALE FL 33311
SISTRUNK 2245 LLC	504203011400	NW 7 AVE FORT LAUDERDALE FL 33311
SISTRUNK 2245 LLC	504203011410	NW 7 AVE FORT LAUDERDALE FL 33311
220145 LLC	504203011520	NW 7 TER FORT LAUDERDALE FL 33311
220145 LLC	504203011530	NW 7 TER FORT LAUDERDALE FL 33311
SISTRUNK 2245 LLC	504203011300	NW 7 AVE FORT LAUDERDALE FL 33311
SISTRUNK 2245 LLC	504203011320	NW 7 AVE FORT LAUDERDALE FL 33311
SISTRUNK 2245 LLC	504203011330	NW 7 AVE FORT LAUDERDALE FL 33311
SISTRUNK 2245 LLC	504203011340	NW 7 AVE FORT LAUDERDALE FL 33311
SISTRUNK 2245 LLC	504203011350	NW 7 AVE FORT LAUDERDALE FL 33311
SISTRUNK 2245 LLC	504203011360	NW 7 AVE FORT LAUDERDALE FL 33311
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



LOCATION MAP
SECTION 34, TOWNSHIP 48S, RANGE 42E



INDEX OF SHEETS	
Sheet Identification	Sheet Title
--	COVER PAGE
P1	PLAT
S1	SURVEY
A-01	CURRENT SITE CONDITIONS
A-100	CONTEXT SITE PLAN
SP-101	SP-101 SITE PLAN
A-101 - A-104	FLOOR PLANS
A-200	BUILDING ELEVATIONS
A-201	ENLARGED FAÇADE
A-300	BUILDING SECTIONS
A-400 - A-403	FAÇADE CONCEPTS
A404	CONTEXT MASSING DIAGRAMS
A-500	TYPICAL RESIDENCE UNIT PLANS
LC-100	ILLUSTRATIVE SITE PLAN
LC-101 - LC-103	PERSPECTIVE VIEW
LD-101	TREE DISPOSITION PLAN
LS-101	SITEWORK PLAN
LP-101	LANDSCAPE PLAN
LP-501	LANDSCAPE DETAILS
CM-101	PAVEMENT MARKING & SIGNAGE PLAN
CP-101	PAVING, GRADING & DRAINAGE PLAN
CU-101	WATER & SEWER PLAN



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

THESE PLANS MAY HAVE BEEN
REDUCED IN SIZE BY REPRODUCTION.
THIS MUST BE CONSIDERED WHEN
OBTAINING SCALED DATA.



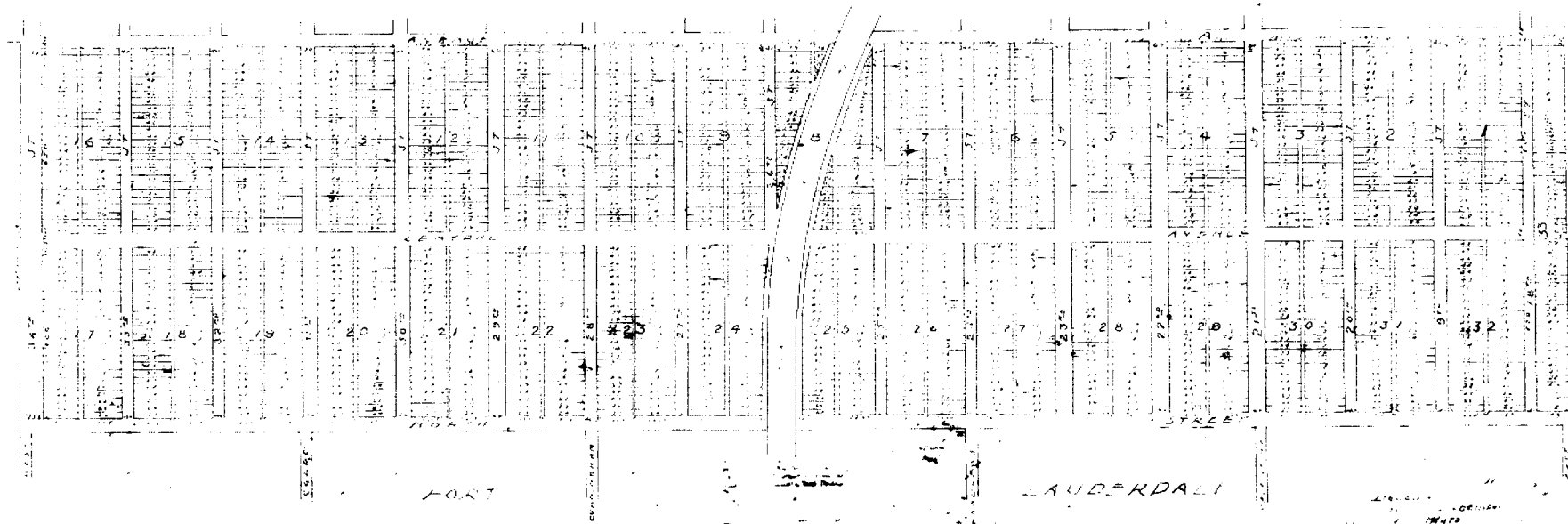
Exhibit 2

PLANNING OF
THE WESTERN TRADING COMPANY
BY
H. B. PELCERD
SOUTH 30th N 42nd
SOUTH 30th N 42nd
SOUTH 30th N 42nd

PLANNING OF
THE WESTERN TRADING COMPANY
BY
H. B. PELCERD
SOUTH 30th N 42nd
SOUTH 30th N 42nd
SOUTH 30th N 42nd

PROGRESS

H. B. PELCERD
SOUTH 30th N 42nd



TITLE COMMITMENT RESTRICTIONS/EASEMENTS PER ATTORNEYS' TITLE FUND SERVICES, LLC. FILE NUMBER: 686695. EFFECTIVE DATE: FEBRUARY 1, 2019 @ 11:00 PM					
INCUMBENCE NUMBER	DESCRIPTION	OFFICIAL RECORDS BOOK AND PAGE	AFFECTS	PLOTTED ON SURVEY	COMMENT
1	ALL MATTERS CONTAINED ON THE PLAT OF NORTH LAUDERDALE, AS RECORDED IN:	P.B. 1 PG. 48	YES NO	YES NO	AS SHOWN ON SURVEY
2	MUNICIPAL RESOLUTION #9-M RECORDED IN:	O.R.B. 35544 PG. 1243	X	X	NO PLOTTABLE MATTERS
3	RESOLUTION NO. 75-144 RECORDED IN: (AS TO PARCEL 20)	O.R.B. 7678 PG. 273	X	X	NO PLOTTABLE MATTERS
4	RESOLUTION NO. 78-128 RECORDED IN: (AS TO PARCEL 21)	O.R.B. 7578 PG. 275	X	X	NO PLOTTABLE MATTERS
5	RIGHTS OF THE LESSEES UNDER UNRECORDED LEASES	NA	X	X	NO PLOTTABLE MATTERS

SITE:

PARCEL 1 SITE ADDRESS: 701 W SISTRUNK BLVD FORT LAUDERDALE FL 33311 FOLIO NO. 504203011270	PARCEL 9 SITE ADDRESS: NW 7 AVE FORT LAUDERDALE FL 33311 FOLIO NO. 504203011360	PARCEL 17 SITE ADDRESS: NW 7 TER FORT LAUDERDALE FL 33311 FOLIO NO. 504203011450	PARCEL 25 SITE ADDRESS: NW 7 TER FORT LAUDERDALE FL 33311 FOLIO NO. 504203011520
PARCEL 2 SITE ADDRESS: 735 NW 7 AVE FORT LAUDERDALE FL 33311 FOLIO NO. 504203011280	PARCEL 10 SITE ADDRESS: 517 NW 7 AVE FORT LAUDERDALE FL 33311 FOLIO NO. 504203011370	PARCEL 18 SITE ADDRESS: 516 NW 7 TER FORT LAUDERDALE FL 33311 FOLIO NO. 504203011460	PARCEL 26 SITE ADDRESS: NW 7 TER FORT LAUDERDALE FL 33311 FOLIO NO. 504203011540
PARCEL 3 SITE ADDRESS: NW 7 AVE FORT LAUDERDALE FL 33311 FOLIO NO. 504203011290	PARCEL 11 SITE ADDRESS: 509 NW 7 AVE FORT LAUDERDALE FL 33311 FOLIO NO. 504203011390	PARCEL 19 SITE ADDRESS: 518 NW 7 TER FORT LAUDERDALE FL 33311 FOLIO NO. 504203011470	PARCEL 27 SITE ADDRESS: NW 7 TER FORT LAUDERDALE FL 33311 FOLIO NO. 504203011550
PARCEL 4 SITE ADDRESS: NW 7 AVE FORT LAUDERDALE FL 33311 FOLIO NO. 504203011320	PARCEL 12 SITE ADDRESS: NW 7 AVE FORT LAUDERDALE FL 33311 FOLIO NO. 504203011390	PARCEL 20 SITE ADDRESS: NW 7 TER FORT LAUDERDALE FL 33311 FOLIO NO. 504203011480	PARCEL 28 SITE ADDRESS: NW 7 AVE FORT LAUDERDALE FL 33311 FOLIO NO. 504203011570
PARCEL 5 SITE ADDRESS: NW 7 AVE FORT LAUDERDALE FL 33311 FOLIO NO. 504203011320	PARCEL 13 SITE ADDRESS: NW 7 AVE FORT LAUDERDALE FL 33311 FOLIO NO. 504203011400	PARCEL 21 SITE ADDRESS: NW 7 TER FORT LAUDERDALE FL 33311 FOLIO NO. 504203011490	PARCEL 29 SITE ADDRESS: NW 7 AVE FORT LAUDERDALE FL 33311 FOLIO NO. 504203011570
PARCEL 6 SITE ADDRESS: NW 7 AVE FORT LAUDERDALE FL 33311 FOLIO NO. 504203011330	PARCEL 14 SITE ADDRESS: 505 NW 5 ST FORT LAUDERDALE FL 33311 FOLIO NO. 504203011410	PARCEL 22 SITE ADDRESS: 526 NW 7 TER FORT LAUDERDALE FL 33311 FOLIO NO. 504203011500	PARCEL 30 SITE ADDRESS: 714 SISTRUNK BLVD FORT LAUDERDALE FL 33311 FOLIO NO. 504203011590
PARCEL 7 SITE ADDRESS: NW 7 AVE FORT LAUDERDALE FL 33311 FOLIO NO. 504203011340	PARCEL 15 SITE ADDRESS: 500 NW 7 TER FORT LAUDERDALE FL 33311 FOLIO NO. 504203011420	PARCEL 23 SITE ADDRESS: NW 7 TER FORT LAUDERDALE FL 33311 FOLIO NO. 504203011510	PARCEL 31 SITE ADDRESS: SISTRUNK BLVD FORT LAUDERDALE FL 33311 FOLIO NO. 504203011580
PARCEL 8 SITE ADDRESS: NW 7 AVE FORT LAUDERDALE FL 33311 FOLIO NO. 504203011350	PARCEL 16 SITE ADDRESS: 502 NW 7 TER FORT LAUDERDALE FL 33311 FOLIO NO. 504203011440	PARCEL 24 SITE ADDRESS: NW 7 TER FORT LAUDERDALE FL 33311 FOLIO NO. 504203011520	

CERTIFICATION:

THIS SURVEY IS MADE FOR THE BENEFIT OF
ATTORNEYS' TITLE FUND SERVICES, LLC.
MEIVILLE LAW, P.A.
SISTRUNK 2245, LLC, A FLORIDA LIMITED LIABILITY COMPANY,
ANOTED BY CHRIST INTERNATIONAL, CHRISTIAN CENTER, INC., A FLORIDA NON-PROFIT CORPORATION,
URBANO 500, LLC, A FLORIDA LIMITED LIABILITY COMPANY,
FORT LAUDERDALE COMMUNITY REDEVELOPMENT AGENCY, A COMMUNITY REDEVELOPMENT AGENCY,
220145, LLC, A FLORIDA LIMITED LIABILITY COMPANY.

THE UNDERSIGNED, LEE POWERS, PROFESSIONAL LAND SURVEYOR NO. 6805 DOES HEREBY CERTIFY TO THE AFORESAID PARTIES, AS OF THE
DATE SET FORTH BELOW THAT I HAVE MADE A CAREFUL SURVEY OF A TRACT OF LAND DESCRIBED AS FOLLOWS:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BROWARD, STATE OF FLORIDA, AND IS DESCRIBED AS
FOLLOWS:

PARCEL 1
LOTS 1 AND 2, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS
OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY

PARCEL 2
LOTS 3 AND 4, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS
OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, LESS ROAD RIGHT OF WAY

PARCEL 3
LOTS 5 AND 6, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS
OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA

PARCEL 4
LOTS 7, 8, 9, 10, 11 AND 12, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS
OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, LESS THE EAST 20 FEET THEREOF

PARCEL 5
LOT 13, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS
OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, LESS THE EAST 15 FEET THEREOF

PARCEL 6
LOT 14, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS
OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, LESS THE EAST 15 FEET THEREOF

PARCEL 7
LOT 15, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS
OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, LESS THE EAST 15 FEET THEREOF

PARCEL 8
LOT 16, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS
OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, LESS THE EAST 15 FEET THEREOF

PARCEL 9
LOT 17, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS
OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, LESS THE EAST 15 FEET THEREOF

PARCEL 10
LOTS 18, 19 AND 20, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC
RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, LESS THE EAST 15 FEET
THEREOF

PARCEL 11
LOTS 21 AND 22, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC
RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, LESS THE EAST 15 FEET
THEREOF

PARCEL 12
LOTS 23 AND 24, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC
RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, LESS THE EAST 15 FEET
THEREOF

PARCEL 13
LOT 25, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS
OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, LESS THE EAST 15 FEET THEREOF

PARCEL 14
LOT 26, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS
OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, LESS THE EAST 15 FEET THEREOF

PARCEL 15
LOTS 27 AND 28, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC
RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA

PARCEL 16
LOT 29, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS
OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA

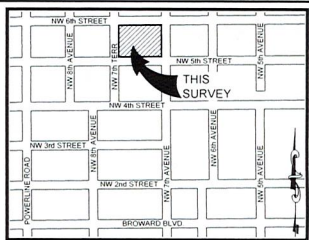
PARCEL 17
LOTS 30, 31, 32 AND 33, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC
RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA

PARCEL 18
LOT 34, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS
OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA

PARCEL 19
LOT 35, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS
OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA

AREA:

AREAS = 153,380 SQUARE FEET OR 3,520 ACRES +/-



LOCATION SKETCH
(NOT TO SCALE)

PARCEL 20
LOTS 36 AND 37, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC
RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA

PARCEL 21
LOTS 38 AND 39, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS
OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA

PARCEL 22
LOT 40, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS
OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA

PARCEL 23
LOT 41, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS
OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA

PARCEL 24
LOT 42, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS
OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA

PARCEL 25
LOT 43, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS
OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA

PARCEL 26
LOT 44, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS
OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA

PARCEL 27
LOT 45, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS
OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA

PARCEL 28
LOTS 46 AND 47, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC
RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA

PARCEL 29
LOT 48, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC RECORDS
OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA

PARCEL 30
THE EAST 40 FEET OF LOTS 50, 51 AND 52, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1,
PAGE 48, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, LESS
THE NORTH 16.3 FEET THEREOF

PARCEL 31
LOTS 49, 50, 51 AND 52, BLOCK 14, NORTH LAUDERDALE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 48, PUBLIC
RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, LESS THE EAST 40 FEET
THEREOF

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH ALL APPLICABLE
LAWS REGULATING SURVEYING IN THE STATE OF FLORIDA AND WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTANSPPS
LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(A), 7(B), 8, 9, 11, 13, 14, 16,
17, 19, AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON FEBRUARY 16, 2019.

1. THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND
OTHER IMPROVEMENTS SITUATED ON THE SUBJECT PROPERTY EXCEPT AS NOTED. THERE ARE NO VISIBLE ENCROACHMENTS ON THE
SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SUBJECT PROPERTY EXCEPT AS SHOWN HEREON, AND THERE ARE NO PARTY
WALLS. ALL AREAS IN RECIPROCAL EASEMENT AGREEMENTS ("PEAS") HAVE BEEN DEVOTED TO THE SURVEY. THE LIMITS OF ANY OFFSITE
APPURTENANT EASEMENTS ARE ALSO SHOWN ON THE SURVEY. THE LIMITS OF ANY REAS OF OFFSITE APPURTENANT AND BENEFICIAL
EASEMENTS TO THE LAND SUBJECT TO THE SURVEY ARE REPORTED.

2. THE SUBJECT PROPERTY IS THE SAME AS THE PROPERTY DESCRIBED IN THAT CERTAIN TITLE COMMITMENT NO. 686695, ISSUED BY
ATTORNEYS' TITLE FUND SERVICES, LLC, WITH AN EFFECTIVE DATE OF FEBRUARY 1, 2019 @ 11:00 PM AND THAT ALL EASEMENTS, COVENANTS
AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SUBJECT PROPERTY OR
OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

3. THE SUBJECT PROPERTY DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA. THE PROPERTY LIES WITHIN ZONE X AS DEFINED BY THE
FEDERAL EMERGENCY MANAGEMENT AGENCY. THE FLOOD AREA IS DELINEATED WITH SHADING OR OTHERWISE CLEARLY MARKED TO SHOW
THE AREAS HAVING A ZONE DESIGNATION OF X. AREAS INSIDE OF 0.2% ANNUAL CHANCE OF FLOOD BY THE FEDERAL EMERGENCY
MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 12011C0069H, WITH A DATE OF IDENTIFICATION OF AUGUST 18, 2014. FOR
COMMUNITY NO. 125165, IN BROWARD COUNTY, STATE OF FLORIDA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAPS FOR THE
COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED.

4. THE SUBJECT PROPERTY HAS ACCESS TO NW 6th STREET, NW 5th STREET, NW 7th AVENUE AND NE 7th TERRACE THE WIDTHS OF ALL
ADJACENT RIGHTS-OF-WAY ARE INDICATED BY PERPENDICULAR ARROWS ON THE SURVEY DRAWING TO CONFIRM THAT THE SUBJECT
PROPERTY IS TIED TO SAME.

5. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL, OR ANY APPARENT DITCHES,
DIKES, SLUCES OR CANALS OF THE SITE.

6. THERE IS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OR ANY RECENT
STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

7. THE TOTAL NUMBER OF PARKING SPACES ON THE SUBJECT PROPERTY IS A REGULAR SPACE.

LEE POWERS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 6805

DATE: FEBRUARY 16, 2019

LAST DATE OF FIELD WORK: FEBRUARY 16, 2019

DATE	02/16/19
SCALE	1"=50'
FIELD BOOK	649
DRAWN BY	DOB
CHECKED BY	LP

KEITH
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33069-6643
(954) 785-3400 FAX (954) 788-3500
EMAIL: mail@KEITHteam.com LB NO. 6860

ALTANSPPS LAND TITLE SURVEY

FLORIDA
CITY OF FORT LAUDERDALE
BLOCK 14
NORTH LAUDERDALE
PLAT BOOK 1, PAGE 48

SHEET	1	OF	2
PROJECT NUMBER	09535.01		

CAM # 21-0959

Exhibit 5

Page 17 of 46



301 East Atlantic Boulevard
Pompano Beach, Florida 33060-6643

2160 NW 82nd Avenue
Doral, Florida 33122

PH (954) 788-3400

Florida Certificate of
Authorization # - 7926

BID / CONTRACT NO.

REVISIONS		
NO.	DESCRIPTION	DATE

**PRELIMINARY PLAN
NOT FOR CONSTRUCTION**
THESE PLANS ARE NOT FULLY PERMITTED
AND ARE SUBJECT TO REVISIONS MADE
DURING THE PERMITTING PROCESS.
RESPONSIBILITY FOR THE USE OF THESE
PLANS PRIOR TO OBTAINING PERMITS
FROM ALL AGENCIES HAVING JURISDICTION
OVER THE PROJECT WILL FALL SOLELY
UPON THE USER.

WEST VILLAGE

**FORT LAUDERDALE FL
33311-9024**

SCALE: AS NOTED
DATE ISSUED: MARCH 8, 2019
DRAWN BY: AS
DESIGNED BY: AS, FH
CHECKED BY: PW



PAUL WEINBERG, P.E.
FLORIDA REG. NO. 120000001
(FOR THE FIRM)

SHEET TITLE

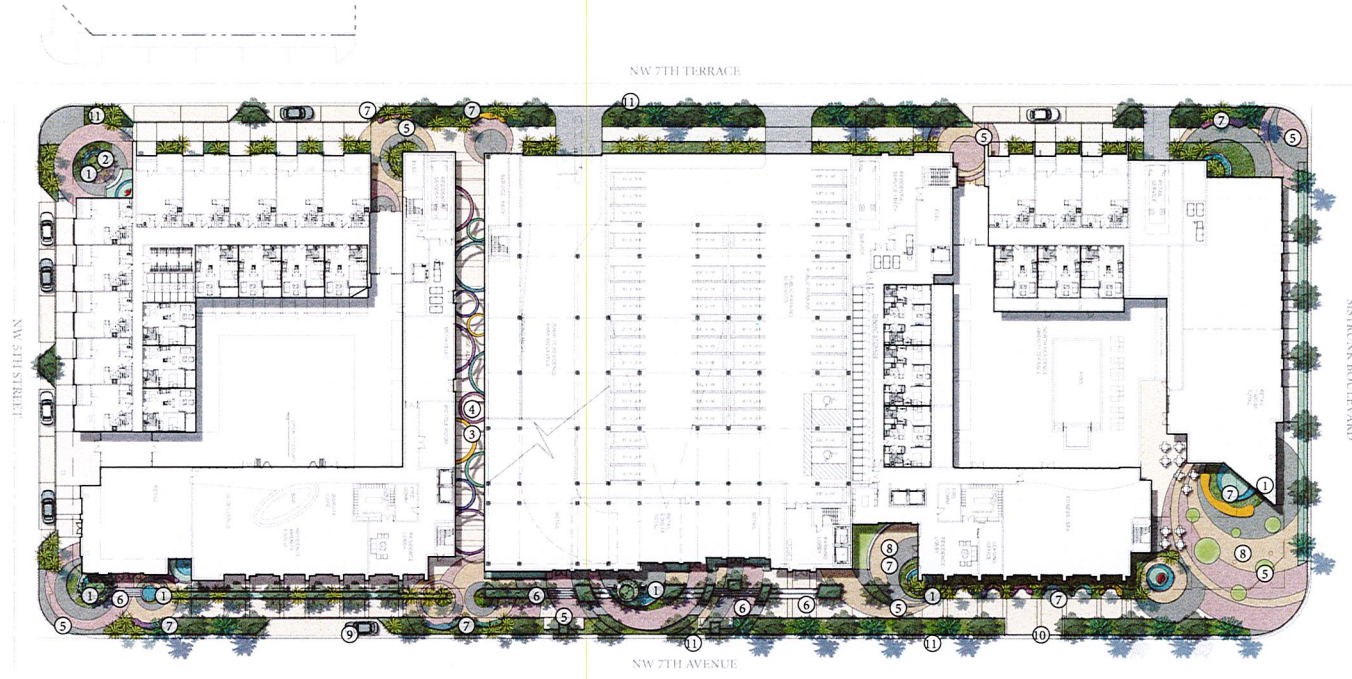
**ILLUSTRATIVE SITE
PLAN**

SHEET NUMBER

LC-100

SHEET 1 of

PROJECT NO. 09535.01



- 1 WATER ELEMENT
- 2 VERTICAL ART FEATURE
- 3 SUSPENDED ART FEATURE
- 4 LIGHTING FEATURE
- 5 ARTIST PAINTMENT PATTERN
- 6 STEPS
- 7 SEATING
- 8 PLANTED LAWN
- 9 USER DROP-OFF
- 10 BUS STOP
- 11 BIKEWAY



GRAPHIC SCALE

0 30 60

SCALE: 1"=30'

NOTE: PRINTED DRAWING SIZE MAY HAVE
CHANGED FROM ORIGINAL. VERIFY SCALE
USING BAR SCALE ABOVE.



301 East Atlantic Boulevard
Pompano Beach, Florida 33060-6643

2160 NW 82nd Avenue
Doral, Florida 33122

PH: (954) 788-3400

Florida Certificate of
Authorization #: 7928

BID / CONTRACT NO.

REVISIONS

NO	DESCRIPTION	DATE

**PRELIMINARY PLAN
NOT FOR CONSTRUCTION**
THESE PLANS ARE NOT FULLY PERMITTED
AND ARE SUBJECT TO REVISIONS MADE
DURING THE PERMITTING PROCESS.
RESPONSIBILITY FOR THE USE OF THESE
PLANS PRIOR TO OBTAINING PERMITS
FROM ALL AGENCIES HAVING JURISDICTION
OVER THE PROJECT WILL FALL SOLELY
UPON THE USER.

WEST VILLAGE

**FORT LAUDERDALE FL
33311-9024**

SCALE: AS NOTED
DATE ISSUED: MARCH 8, 2019
DRAWN BY: AS
DESIGNED BY: AS, FH
CHECKED BY: PVS



PAUL WERNBERG, P.E.
FLORIDA REG. NO. 14566884
(FOR THE FIRM)

SHEET TITLE

PERSPECTIVE VIEW

SHEET NUMBER

LC-101

SHEET 1 of

PROJECT NO. 09535.01



301 East Atlantic Boulevard
Pompano Beach, Florida 33060-6643

2160 NW 82nd Avenue
Doral, Florida 33122

PH: (954) 788-3400

Florida Certificate of
Authorization # - 7928

BID / CONTRACT NO.

REVISIONS

NO.	DESCRIPTION	DATE

**PRELIMINARY PLAN
NOT FOR CONSTRUCTION**
THESE PLANS ARE NOT FULLY PERMITTED
AND ARE SUBJECT TO REVISIONS MADE
DURING THE PERMITTING PROCESS.
RESPONSIBILITY FOR THE USE OF THESE
PLANS PRIOR TO OBTAINING PERMITS
FROM ALL AGENCIES HAVING JURISDICTION
OVER THE PROJECT WILL FALL SOLELY
UPON THE USER.

WEST VILLAGE

**FORT LAUDERDALE FL
33311-9024**

SCALE: AS NOTED
DATE ISSUED: MARCH 8, 2019
DRAWN BY: AS
DESIGNED BY: AS, FH
CHECKED BY: PVV



SHEET TITLE

PERSPECTIVE VIEW

SHEET NUMBER

LC-102

SHEET 1 of

PROJECT NO: 09535.01



301 East Atlantic Boulevard
Pompano Beach, Florida 33060-6643

2160 NW 82nd Avenue
Doral, Florida 33122

PH (954) 788-3400

Florida Certificate of
Authorization # - 7928

BID / CONTRACT NO.

REVISIONS

NO	DESCRIPTION	DATE

**PRELIMINARY PLAN
NOT FOR CONSTRUCTION**
THESE PLANS ARE NOT FULLY PERMITTED
AND ARE SUBJECT TO REVISIONS MADE
DURING THE PERMITTING PROCESS.
RESPONSIBILITY FOR THE USE OF THESE
PLANS PRIOR TO OBTAINING PERMITS
FROM ALL AGENCIES HAVING JURISDICTION
OVER THE PROJECT WILL FALL SOLELY
UPON THE USER.

WEST VILLAGE

FORT LAUDERDALE FL
33311-9024

SCALE: AS NOTED

DATE ISSUED: MARCH 8, 2019

DRAWN BY: AS

DESIGNED BY: AS, FH

CHECKED BY: PW



PAUL WEINBERG, P.E.
FLORIDA REGISTERED PROFESSIONAL ENGINEER
(FOR THE FIRM)

SHEET TITLE

PERSPECTIVE VIEW

SHEET NUMBER

LC-103

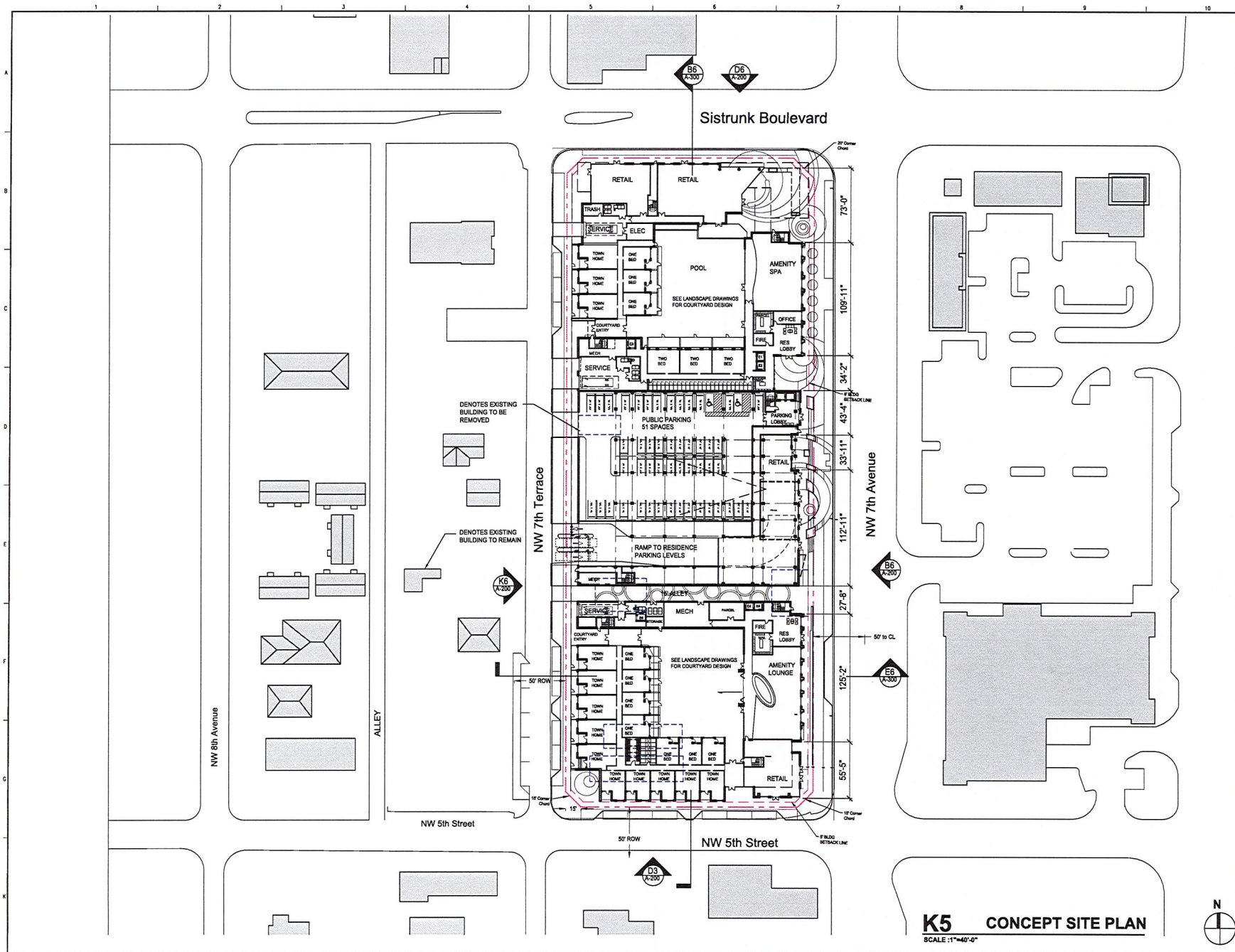
SHEET 1 of

PROJECT NO: 09535.01

CAM # 21-0959

Exhibit 5

Page 23 of 46



K5 CONCEPT SITE PLAN
SCALE: 1"=40'-0"

BUILT FORM
ARCHITECTURE

PROJECT DESIGN TEAM:

ARCHITECT
BUILT FORM LLC
140 W. Chicago Street, Suite 800
Chicago, Illinois 60604

INTERIOR DESIGN
J. Sistrunk Design LLC
1100 W. Lake Street, Suite 100
Chicago, Illinois 60604

STRUCTURAL ENGINEER
M&M Structural, Inc.
One Westmore Tower, Suite 1700
1100 W. Lake Street, Suite 1700
Chicago, Illinois 60604

M.E.P. ENGINEER
K&M Consulting, Inc.
1400 W. Roosevelt Road, Suite 100
Chicago, Illinois 60604

CIVIL ENGINEER / LANDSCAPE ARCHITECT
KEITH ASSOCIATES, INC.
201 West Superior Street
Chicago, Illinois 60604

OWNER'S REPRESENTATIVE
LMG
3000 N. Lincoln Avenue
Fort Lauderdale, FL 33309

OWNER:
URBANO CO

PROJECT:
THE WEST VILLAGE
Avenue of the Arts

SEAL:

FIRM LIC. AA 26003278

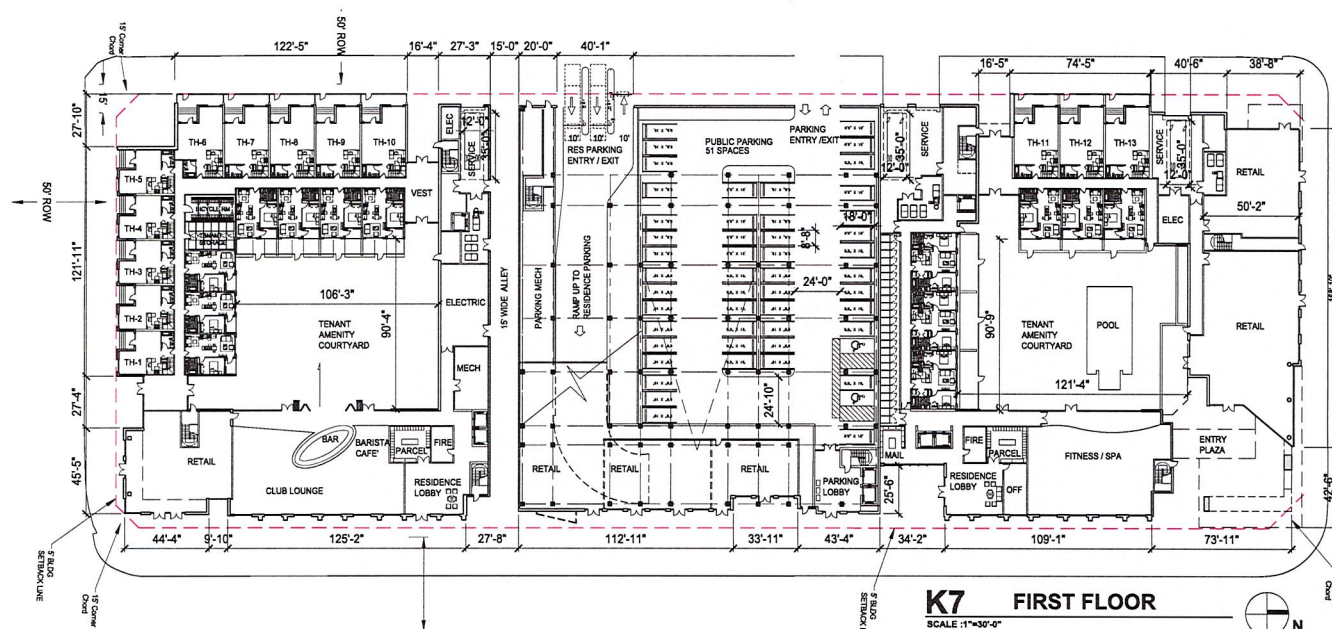
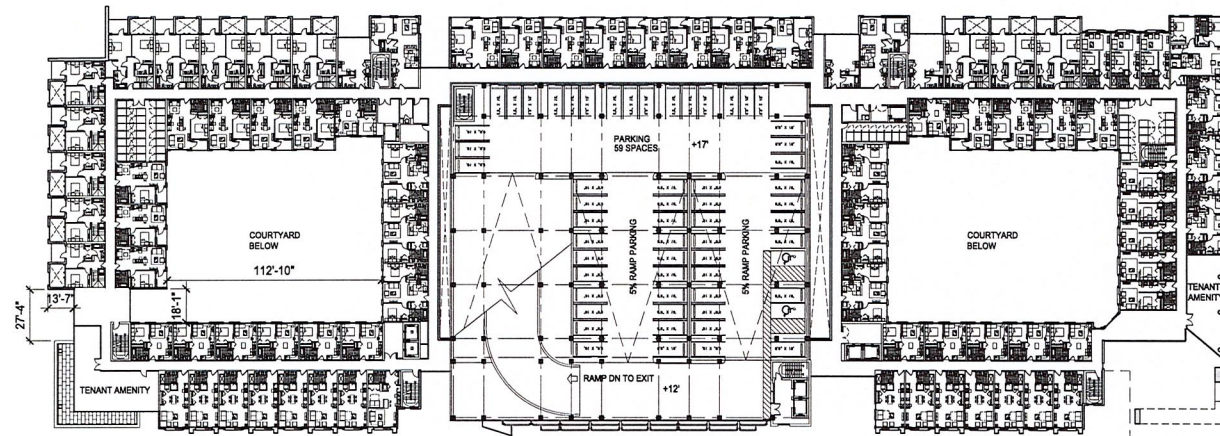
ISSUED FOR: - DRG SUBMISSION
DATE: - 3.8.19

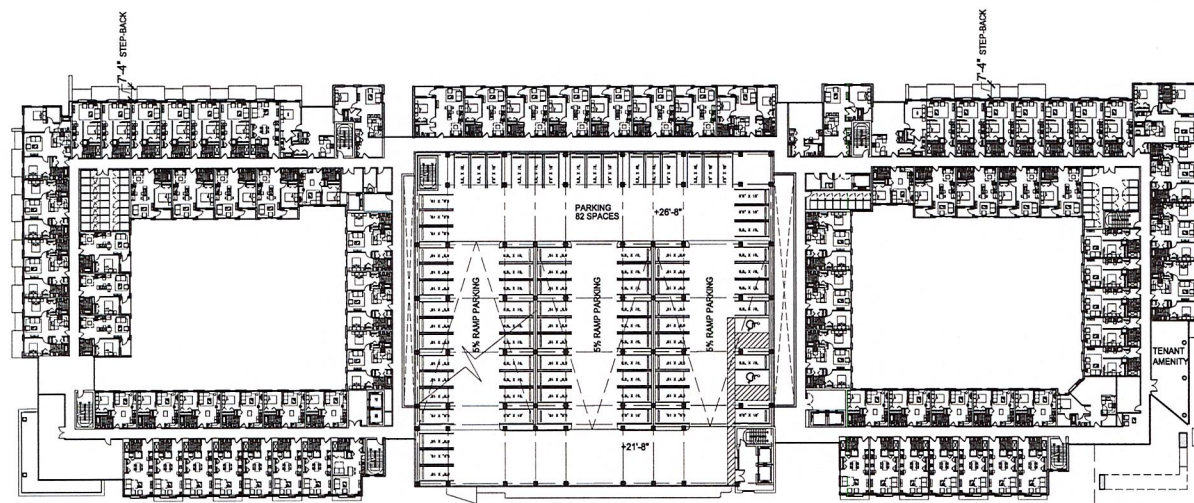
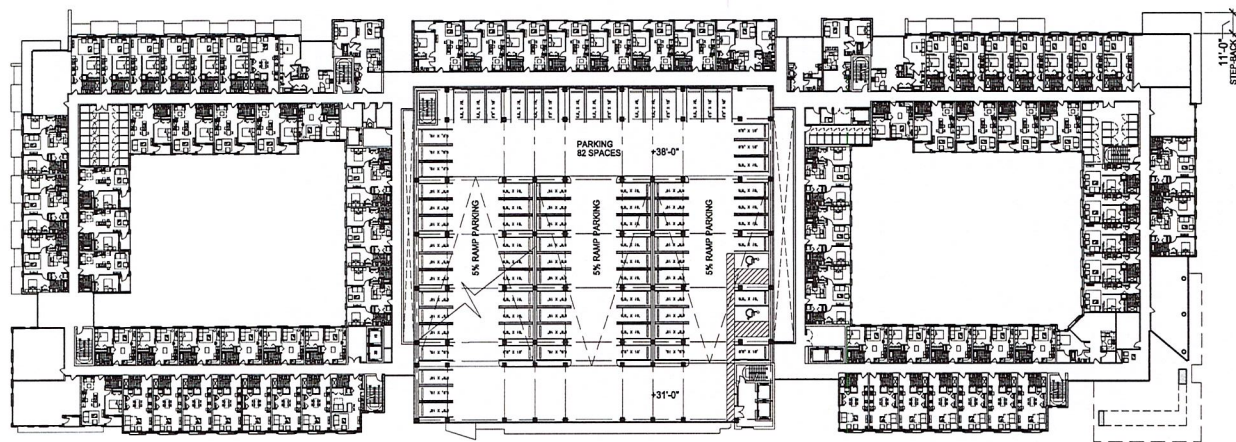
REVISIONS:	No.	DATE	REMARKS

SHEET TITLE:
CONTEXT SITE PLAN

DATE:
SCALE:
DRAWN BY:
CHECKED BY:
JOB NO.:

SHEET NO.:
A-100



B U I L T F O R M
A R C H I T E C T U R E

PROJECT DESIGN TEAM:

ARCHITECT
BUILT FORM LLC
835 W Chestnut Street Suite 500

INTERIOR DESIGN
J Tatlock Design LLC
12300 Hwy 99, CT

STRUCTURAL ENGINEER

McNamara Selvia
One Skycraper Tower, Suite 3705
2 South Biscayne Boulevard
Miami, FL 33131 305.579.5700

M.E.P. ENGINEER
KAMM Consulting Inc.
1402 W. Howard Center Drive

CIVIL ENGINEER / LANDSCAPE ARCHITECT

KEITH ASSOCIATES.
301 East Adams Blvd.
Pompano Beach, FL
954.728.3400

OWNER'S REPRESENTATIVE

LMG
2000 E Sunline Boulevard
480-480-4800

OWNER:



URBANO CO

PROJECT:

THE WEST VILLAGE
Home of the Arts

SEAL:

FIRM LIC. AA 26003278

ISSUED FOR: DRC SUBMISSION

DATE: 1819

REVISIONS:

No.	DATE	REMARKS
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SHEET TITLE:

FLOOR PLANS

DATE: _____

SCALE: _____

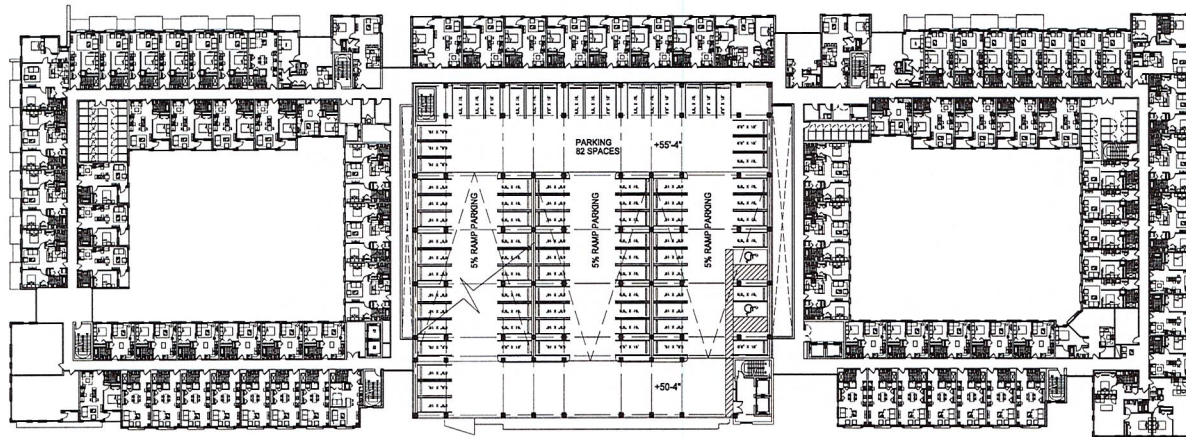
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JOB NO.: _____

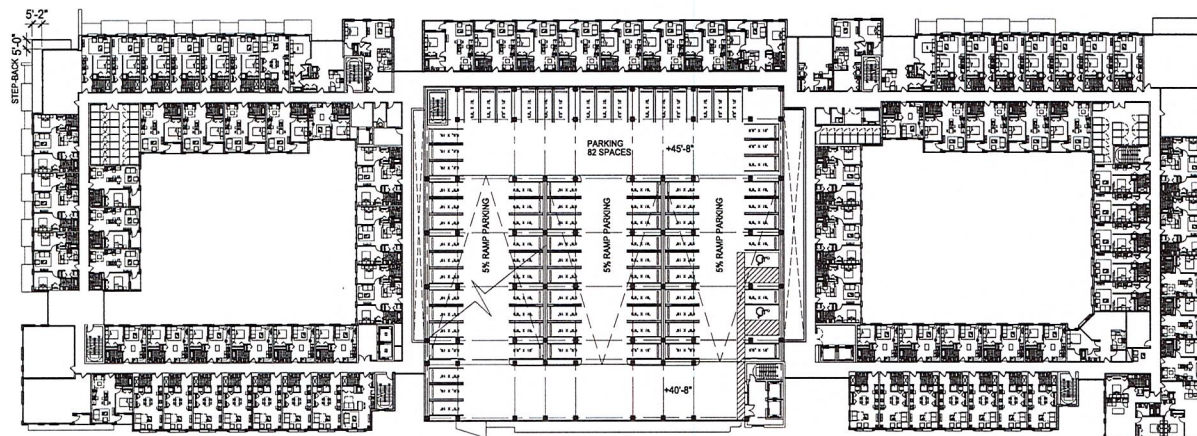
SHEET NO :

A-102



D7 SIXTH FLOOR

SCALE: 1"=30'-0"



K7 FIFTH FLOOR

SCALE: 1"=30'-0"



BUILT FORM
ARCHITECTURE

PROJECT DESIGN TEAM:

ARCHITECT
BUILT FORM LLC
301 W. Central Street, Suite 100
New York, NY 10014
917.633.1000

INTERIOR DESIGN
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100 W. 4th Street, Suite 100
New York, NY 10014
917.633.1000

STRUCTURAL ENGINEER
Machinera Sealing
One Madison Avenue, Suite 1700
New York, NY 10017
212.691.1000

M.E.P. ENGINEER
KAMM Consulting Inc.
100 W. 4th Street, Suite 100
New York, NY 10014
917.633.1000

CIVIL ENGINEER / LANDSCAPE ARCHITECT
KEITH ASSOCIATES
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New York, NY 10014
917.633.1000

OWNER'S REPRESENTATIVE
LMS
100 W. 4th Street, Suite 100
New York, NY 10014
917.633.1000

OWNER:
URBANO CO

PROJECT:
THE WEST VILLAGE
Avenue of the Arts

SEAL:

FIRM LIC. AA 28003278

ISSUED FOR: DRC SUBMISSION
DATE: 3.8.19

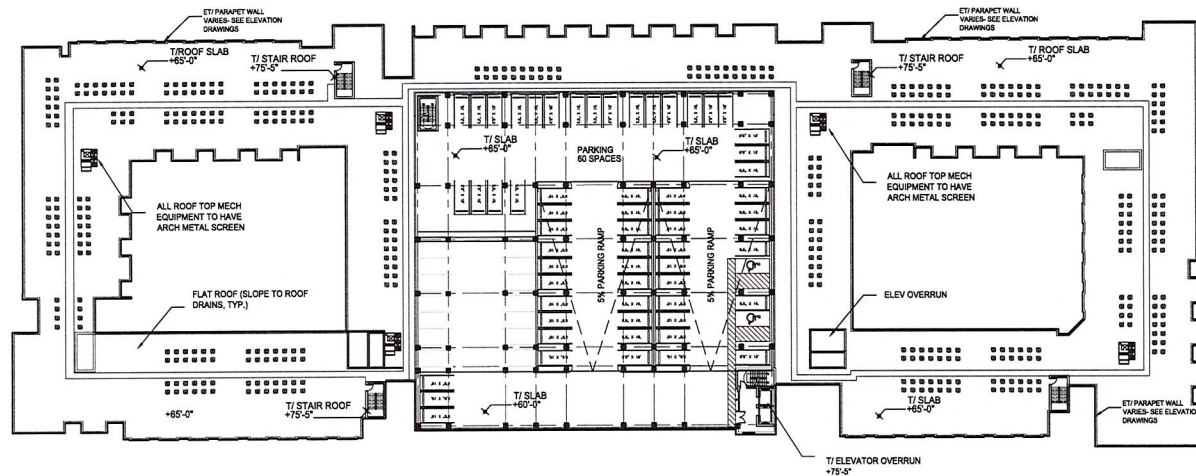
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No.		

SHEET TITLE:
FLOOR PLANS

DATE:
SCALE:
DRAWN BY:
CHECKED BY:
JOB NO.:

SHEET NO.:
A-103

CAM 19.0575
LMS 3
Page 1 of 15



B U I L T F O R M
A R C H I T E C T U R E

PROJECT DESIGN TEAM:

ARCHITECT

BUILT FORM LLC
838 W Chestnut Street Suite 520
Chicago, Illinois 60642

INTERIOR DESIGN

J TeSack Design LLC
13100 gnr 66th CT

MIAMI, FL 33106
305.833.8629

STRUCTURAL ENG

STRUCTURAL ENGINEER
McNamara Salvia

One Biscayne Tower, Suite 3700
2 South Biscayne Boulevard

March, FL 22131 204.878.8788

M.E.P. ENGINEER

M.E.P. ENGINEER
KAMM Consulting Inc.

1407 W. Newport Center Drive
Clearfield Beach, FL 33442

1000

CIVIL ENGINEER / U
KEITH ASSOCIATES

KEITH ASSOCIATES,
201 East Atlantic Blvd.

801 East Atlantic Ave.
Pompano Beach, FL
954.788.3600

THE UNIVERSITY OF CHICAGO PRESS

OWNER'S REPRESENTATIVE: _____

1. A. A.

OWNER'S REPRESENTATIVE

LMG

2000 E. Sunrise Boulevard
Fort Lauderdale, FL 33304

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OWNER:



PROJECT:



THE WEST VIRGINIA
ASSOCIATION OF UNIVERSITIES

100

SEAL:

FIRM LIC. AA 26003278

ISSUED FOR: DRC SUBMISSION

ISSUED FOR: DRG 352
\$3,310

REVISIONS:

No.	DATE	REMA
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SHEET TITLE:

FLOOR PLANS

DATE: _____

SCALE: _____

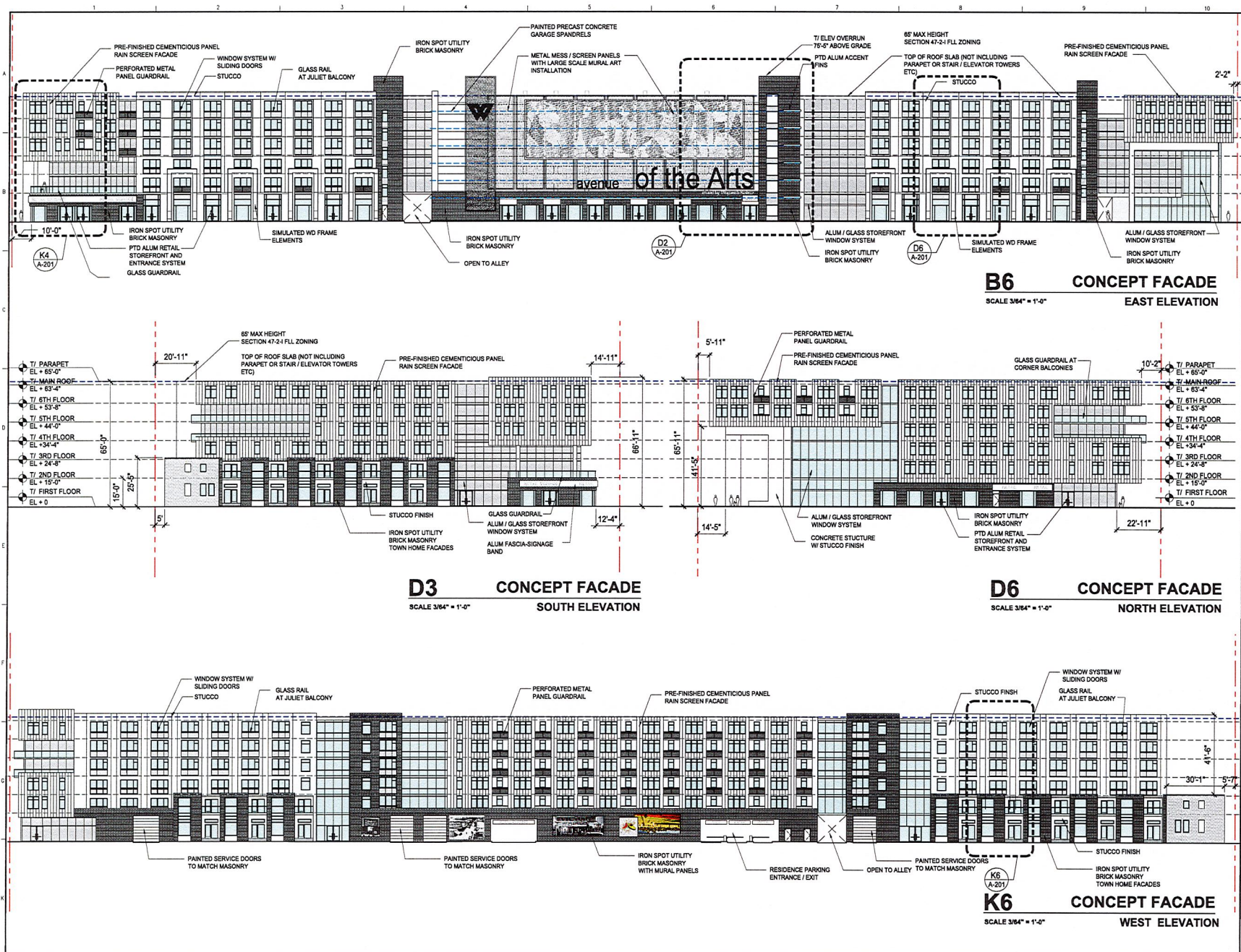
DRAWN BY:

CHECKED BY:

JOB NO.:

SHEET NO.

A-104



BUILT FORM ARCHITECTURE

PROJECT DESIGN TEAM:

ARCHITECT
BUILT FORM LLC
1700 N. 1st St., Suite 200
Chicago, Illinois 60610

INTERIOR DESIGN
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STRUCTURAL ENGINEER
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One Michigan Avenue, Suite 1700
Chicago, Illinois 60611

M.E.P. ENGINEER
KPMG Consulting Inc.
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CIVIL ENGINEER / LANDSCAPE ARCHITECT
KPMG Associates
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OWNER'S REPRESENTATIVE
LMG
1700 N. 1st St., Suite 200
Chicago, Illinois 60610

OWNER:
URBANO CO
1700 N. 1st St., Suite 200
Chicago, Illinois 60610

PROJECT:
THE WEST VILLAGE
Avenue of the Arts

SEAL:

FIRM LIC. AA 26003278

ISSUED FOR: .DRC SUBMISSION
DATE: -3.8.19

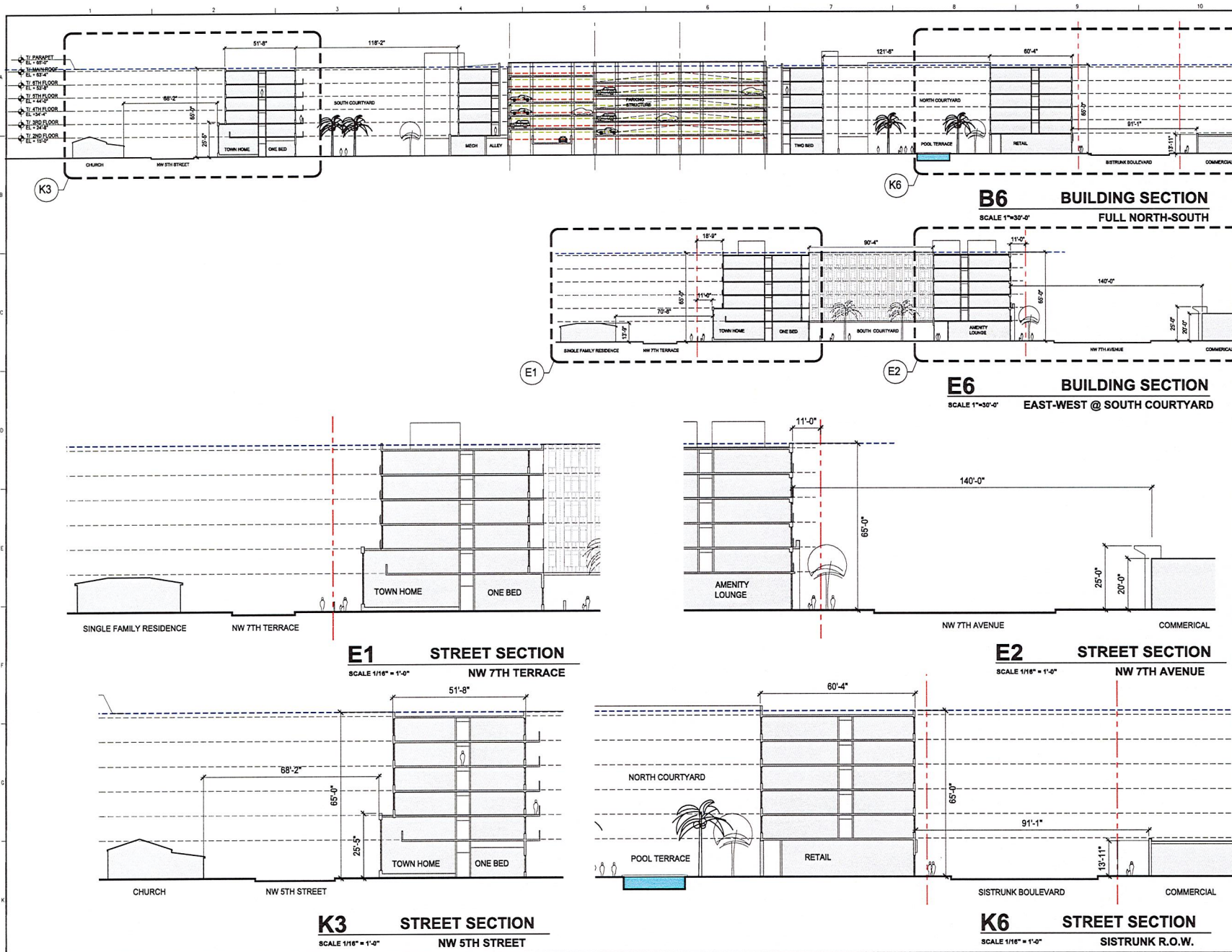
REVISIONS:

No.	DATE	REMARKS

SHEET TITLE:
BUILDING ELEVATIONS

DATE:
SCALE:
DRAWN BY:
CHECKED BY:
JOB NO.:

SHEET NO.:
A-200



BUILT FORM ARCHITECTURE

PROJECT DESIGN TEAM:

ARCHITECT
BUILT FORM LLC
8801 W. Churchill Blvd., Suite 500
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(305) 415-1111

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Miami, FL 33135
(305) 331-1111

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One Seavey Tower, Suite 1700
2 South Broadway Boulevard
Miami, FL 33131 (305) 415-1111

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OWNER'S REPRESENTATIVE
LMG
1001 W. Highway One, Suite 100
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(305) 441-1111

OWNER:
URBANO CO

PROJECT:
THE WEST VILLAGE
Aspires of the Arts

SEAL:

FIRM LIC. AA 26003278

ISSUED FOR: .DRC SUBMISSION
DATE: -3.8.19

REVISIONS:	No.	DATE	REMARKS

SHEET TITLE:
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DATE:
SCALE:
DRAWN BY:
CHECKED BY:
JOB NO.:

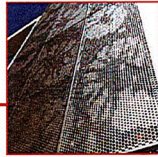
SHEET NO.:
A-300



ORIGINAL ART COMMISSIONS



ARTICULATED METAL SCREENS



PERFORATED METAL GUARDRAILS

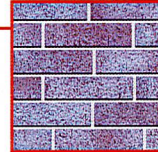


CEMENT BOARD PANEL SYSTEMS

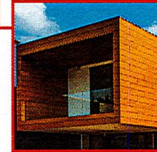


NW 7th Avenue and Sistrunk Boulevard

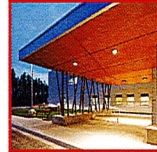
IRON SPOT BRICK MASONRY



EXTERIOR GRADE WOOD PANEL SYSTEM



WOOD PANEL SOFFIT ACCENTS



STOREFRONT GLAZING SYSTEMS



BUILT FORM ARCHITECTURE

PROJECT DESIGN TEAM:

ARCHITECT
BUILT FORM LLC
444 W. Central Street, Suite 200
Orange, Texas 77662

INTERIOR DESIGN
J. Tatham Design LLC
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Houston, TX 77058
713.466.1800

STRUCTURAL ENGINEER
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Houston, TX 77002 281.275.5100

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KAMM Consulting Inc.
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201 East Houston Street
Houston, Texas 77002
281.789.3400

OWNER'S REPRESENTATIVE



OWNER:



PROJECT:



SEAL:

FIRM LIC. AA 26003278

ISSUED FOR: - DRC SUBMISSION

DATE: 03.8.19

REVISIONS:

No.	DATE	REMARKS

SHEET TITLE:

FACADE CONCEPTS

DATE:

SCALE:

DRAWN BY:

CHECKED BY:

JOB NO.:

SHEET NO.:

A-400

CAMF 19-0579
Exhibit 5
Page 15 of 15

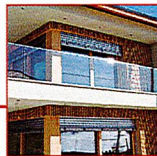
WOOD PANEL
SOFFIT ACCENTS



CEMENT BOARD
PANEL SYSTEMS



GLASS
GUARDRAILS



PERFORATED METAL
GUARDRAILS

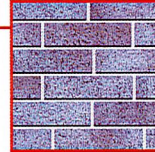


NW 7th Terrace and Sistrunk Boulevard

STOREFRONT GLAZING
SYSTEMS



IRON SPOT
BRICK MASONRY



ORIGINAL ART
COMMISSIONS



BUILT FORM ARCHITECTURE

PROJECT DESIGN TEAM:

ARCHITECT
BUILT FORM LLC
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OWNER'S REPRESENTATIVE

LMG
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OWNER:

URBANO CO

PROJECT:

THE WEST VILLAGE
Avenue of the Arts

SEAL:

FIRM LIC. AA 26003278

ISSUED FOR: - DRC SUBMISSION

DATE: - 03.8.19

REVISIONS:

No.	DATE	REMARKS

SHEET TITLE:

FACADE CONCEPTS

DATE:

SCALE:

DRAWN BY:

CHECKED BY:

JOB NO.:

SHEET NO.:

A-401

CAM# 19-0959
Exhibit 5
Page 11 of 15



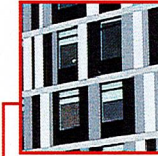
PERFORATED METAL GUARDRAILS



GLASS GUARDRAILS

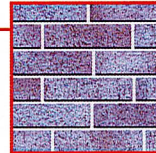


CEMENT BOARD PANEL SYSTEMS



NW 7th Terrace and 5th Street

IRON SPOT BRICK MASONRY



PEDESTRIAN SCALE TOWNHOME



PUBLIC ART OPPORTUNITIES



BUILT FORM ARCHITECTURE

PROJECT DESIGN TEAM:

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Chicago, Illinois 60601

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Chicago, Illinois 60601

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Chicago, Illinois 60601

CIVIL ENGINEER / LANDSCAPE ARCHITECT
KETHA ASSOCIATES
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Chicago, Illinois 60601

OWNER'S REPRESENTATIVE



OWNER:



PROJECT:



SEAL:

FIRM LIC. AA 26003278

ISSUED FOR: - DRC SUBMISSION

DATE: - 03.8.19

REVISIONS:

No.	DATE	REMARKS

SHEET TITLE:

FACADE CONCEPTS

DATE:

SCALE:

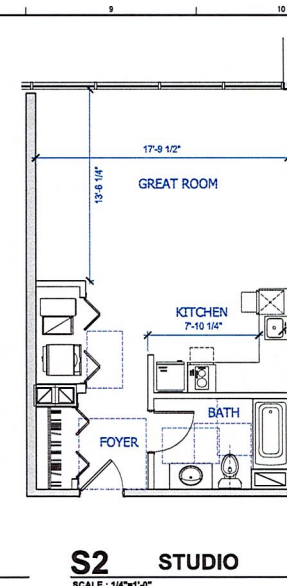
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CHECKED BY:

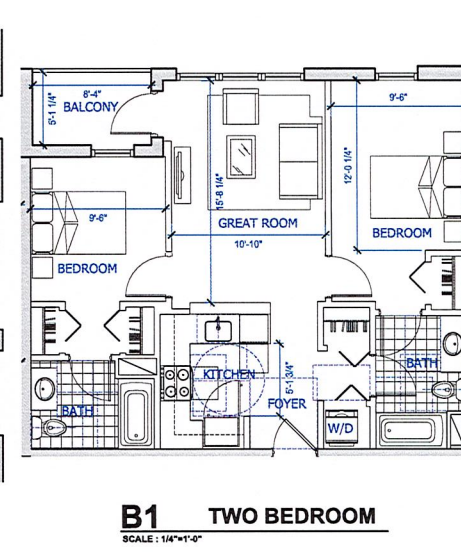
JOB NO.:

SHEET NO.:

A-403



S2 **STUDIO**
SCALE : 1/4"=1'-0"



B1 TWO BEDROOM
SCALE : 1/4"=1'-0"

SHEET NO.:
A-500

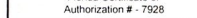
PROJECT #: 09535.01	PROJECT NAME: West Village
---------------------	----------------------------

PROJECT NAME: West Village

030	MANGO	"Mangifera indica"			REMOVE
031	MANGO	"Mangifera indica"			REMOVE
032	LIVE OAK	"Quercus virginiana"			REMOVE
033	MANGO	"Mangifera indica"			REMOVE
034	WATER OAK	"Quercus nigra"			REMOVE
035	LIVE OAK	"Quercus virginiana"			REMOVE
036	MANGO	"Mangifera indica"	4"		REMOVE
037	LIVE OAK	"Quercus virginiana"			REMOVE
038	LIVE OAK	"Quercus virginiana"			REMOVE
039	LIVE OAK	"Quercus virginiana"			REMOVE
040	LIVE OAK	"Quercus virginiana"			REMOVE
041	LIVE OAK	"Quercus virginiana"	19'	80%	REMOVE
042	LIVE OAK	"Quercus virginiana"			REMOVE
043	MANGO	"Mangifera indica"			REMOVE
044	PYTHYCELLIDRUM DULCE	"Pithecellobium dulce"			REMOVE
045	LEBBECK TREE	"Albizia lebbekii"			REMOVE
046	LEBBECK TREE	"Albizia lebbekii"			REMOVE
047	TROPICAL ALMOND	"Terminalia catappa"			REMOVE
048	LIVE OAK	"Quercus virginiana"			REMOVE
049	FIG	"Ficus sp"			REMOVE
050	SEAGRAPH	"Coccocorda viridis"			REMOVE
051	WIL ALEJUE	"Miconia guianensis"			REMOVE
052	MANGO	"Mangifera indica"			REMOVE
053	MANGO	"Mangifera indica"			REMOVE
054	MANGO	"Mangifera indica"			REMOVE
055	WATER OAK	"Quercus nigra"			REMOVE

1. EXISTING TREES TO REMAIN SHALL BE TRIMMED PER ANSI-A300 STANDARDS. REMOVING WEAKEST RUBBING BRANCHES AND DEAD BRANCHES, BUT RETAINING 80% OF FOLIAGE. LARGE TREES SHALL HAVE LOWER BRANCHES CLEARED UP TO 8'.
2. CONTACT LANDSCAPE ARCHITECT / ISA CERTIFIED ARBORIST FOR CLARIFICATION ON TRIMMING.
3. TRIMMING AND ANY NECESSARY ROOT PRUNING SHALL BE PERFORMED OR SUPERVISED BY A CERTIFIED ARBORIST.
4. ALL TREE WORK WILL REQUIRE PERMITTING BY A REGISTERED BROWARD COUNTY TREE TRIMMER.
5. RUBBERS SHALL BE PROVIDED FOR ALL RELOCATED TREES AND PALMS.
6. TREE REMOVAL AT THE TIME OF DEMOLITION WILL NOT BE PERMITTED UNLESS THE MASTER PERMIT FOR REDEVELOPMENT HAS BEEN SUBMITTED FOR REVIEW. CONFORM WITH LOCAL COVERING AGENCY THAT HAS A NUISANCE/EXOTIC INVASIVE MAY BE EXEMPT.
7. ALL TREES AND PLANT MATERIAL TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION. REFER TO TREE PROTECTION DETAIL (07L-P-501). THE CONTRACTOR SHALL TAKE PRECAUTION TO PREVENT ANY DAMAGE TO THE TRUNK, ROOT ZONES AND GRADE.

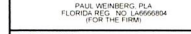
	EXISTING TREE/PALM TO REMAIN WITHOUT DISPOSITION SYMBOL
△	EXISTING TREE/PALM TO BE PROTECTED DURING CONSTRUCTION
X	EXISTING TREE/PALM TO RELOCATE REFER TO LANDSCAPE PLAN FOR NEW LOCATION
	EXISTING TREE/PALM TO REMOVE REMOVE ALL CAT 1 INVASIVE EXOTICS (EX: BRAZ. PEPPER)
XXX-xx	EXISTING TREE/PALM NUMBER REFER TO TREE DISPOSITION TABLE

[illegible]

NOT FOR CONSTRUCTION
THESE PLANS ARE NOT FULLY PERMITTED
AND ARE SUBJECT TO REVISIONS MADE
DURING THE PERMITTING PROCESS.
RESPONSIBILITY FOR THE USE OF THESE
PLANS PRIOR TO OBTAINING PERMITS
FROM ALL AGENCIES HAVING JURISDICTION
OVER THE PROJECT WILL FALL SOLELY
UPON THE USER.

FORT LAUDERDALE FL 33311-9024

--	--



TREE DISPOSITION
PLAN

SHEET NUMBER
LD-101

SHEET 1 of 1

0050

-0959

Exhibit 5

of 4C

of 46

Page 65 of 40

KEITH
301 East Atlantic Boulevard
Pompano Beach, Florida 33060-6643

2160 NW 82nd Avenue
Doral, Florida 33122

PH: (954) 788-3400

Florida Certificate of
Authorization # - 7928

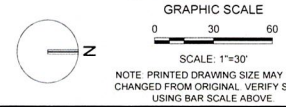
**PRELIMINARY PLAN
NOT FOR CONSTRUCTION**
THESE PLANS ARE NOT FULLY PERMITTED
AND ARE SUBJECT TO REVISIONS MADE
DURING THE PERMITTING PROCESS.
RESPONSIBILITY FOR THE USE OF THESE
PLANS PRIOR TO OBTAINING PERMITS
FROM ALL AGENCIES HAVING JURISDICTION
OVER THE PROJECT WILL FALL SOLELY
UPON THE USER.

SCALE:	AS NOTED
DATE ISSUED:	MARCH 8, 2011
DRAWN BY:	AS
DESIGNED BY:	AS
CHECKED BY:	P










SHEET 1 of

PROJECT NO 09535.01



PLANT LIST

TREES			
QTY	SYMBOL	PLANT NAME	SIZE / REMARKS
32		SHADE TREE / STREET TREE LIVE OAK, MAHOGANY, GUMBO LIMBO	XX' HT. X' SPRD. FULL CANOPY
21		ACCENT TREE SILVER BUTTWOOD, SIMPSON STOPPER, JAPANESE PRIVET, WAX MYRTLE, GUMBI LIMBO	XX' HT. X' SPRD. FULL CANOPY
PALMS			
QTY	SYMBOL	PLANT NAME	SIZE / REMARKS
18		LARGE PALM MEDJOL DATE PALM, ROYAL PALM, SILVER BISMARCK PALM	
86		MEDIUM PALM ALEXANDER PALM, SABAL PALM, VIETCHIA PALM, THATCH PALM	
UNDERSTORY			
QTY	SYMBOL	PLANT NAME	SIZE / REMARKS
5125 SF		PLANT MIX 1 - BIOSWALE MIX	FLORIDA #1 OR GREATER, FLORIDA FRIENDLY, MOSTLY NATIVE, HIGH WATER TOLERANT SPECIES
6415 SF		PLANT MIX 2 - SHRUB & GROUND COVER MIX	FLORIDA #1 OR GREATER, FLORIDA FRIENDLY, MOSTLY NATIVE SPECIES
570 SF		TURF	

NOTES

Sod to be St. Augustine 'Floritam', contractor to determine quantity.

All sod and landscape to receive 100% coverage with 50% overlap from an automatic irrigation system using an approved water source.

Bubblers to be provided for large trees and palms.

Contractor is responsible for all conditions and landscape specification attached to this plan and plant list. Plan and specifications shall be considered Contract Documents.

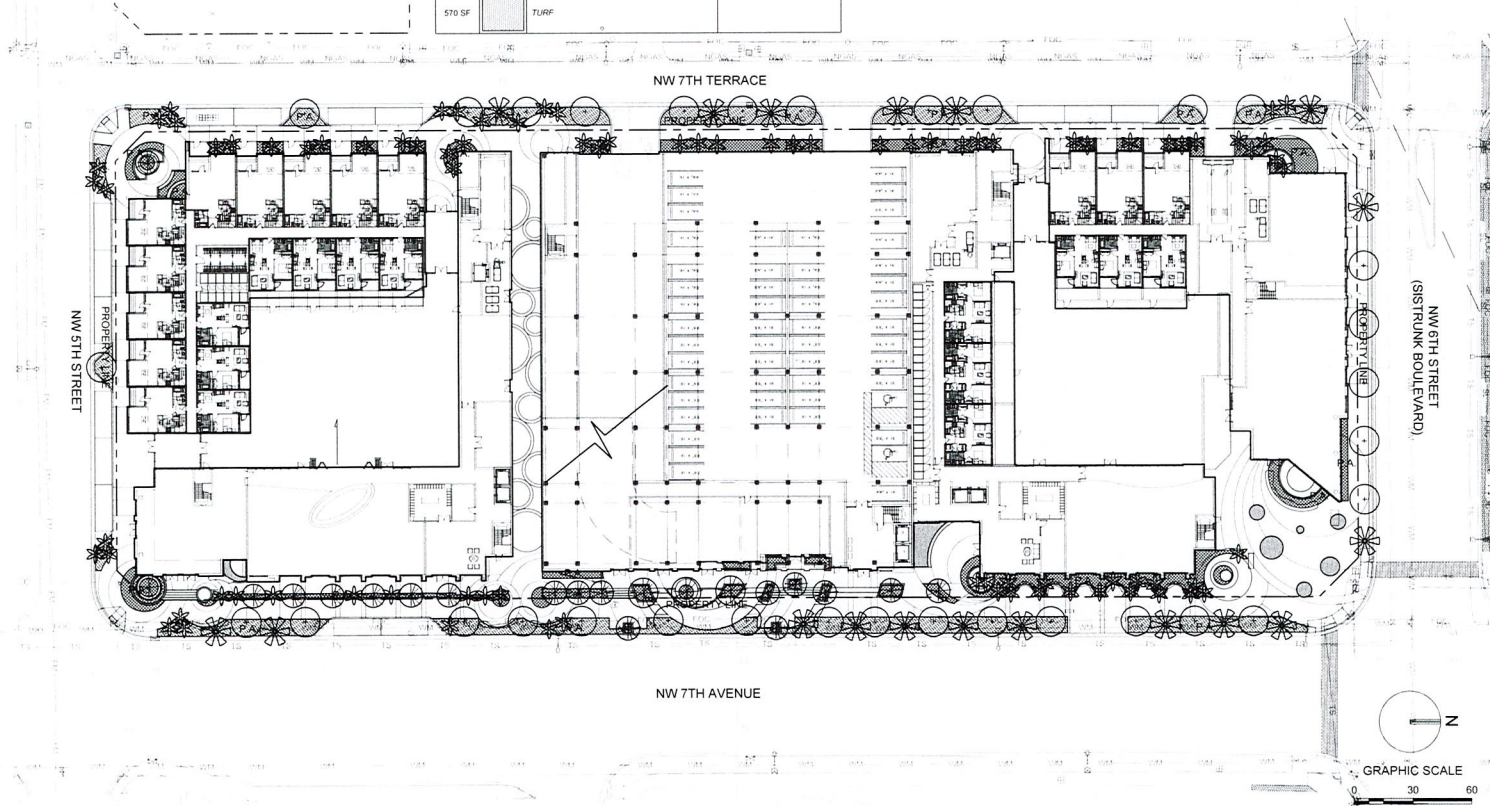
Pre-Construction meeting is required before any plant material is installed on site.

All road rock, concrete, asphalt and other non-natural material be removed and be replaced with planting soil prior to landscape installation.

No trenching allowed within root zones of existing trees.

LANDSCAPE REQUIREMENTS (SEC. 7 OF NWARC DESIGN STANDARDS)

	REQUIRED	PROVIDED
1 STREET TREE/30 L.F. OF STREET FRONTAGE	1548 L.F.	55 SHADE TREES
OR		32 SHADE TREES
1 STREET PALM/20 L.F. OF STREET FRONTAGE	1548 L.F.	82 PALMS
		41 PALMS
		73 TOTAL STREET TREES
ADDITIONAL TREES WITHIN SITE	0	21 ACCENT TREES
		63 PALMS
		84 TOTAL ADDTL TREES



301 East Atlantic Boulevard
Pompano Beach, Florida 33060-6643

2160 NW 82nd Avenue
Doral, Florida 33122

PH: (954) 788-3400

Florida Certificate of
Authorization # - 7928

BID / CONTRACT NO.

REVISIONS

NO.	DESCRIPTION	DATE

**PRELIMINARY PLAN
NOT FOR CONSTRUCTION**
THIS PLAN IS NOT FULLY PERMITTED
AND ARE SUBJECT TO REVISIONS MADE
DURING THE PERMITTING PROCESS.
RESPONSIBILITY FOR THE USE OF THESE
PLANS PRIOR TO OBTAINING PERMITS
FROM ALL AGENCIES HAVING JURISDICTION
OVER THE PROJECT WILL FALL SOLELY
UPON THE USER.

WEST VILLAGE

FORT LAUDERDALE FL
33311-9024

SCALE: AS NOTED
DATE ISSUED: MARCH 8, 2019
DRAWN BY: AS
DESIGNED BY: AS, FH
CHECKED BY: PW



03/08/2019

PAUL WEINBERG, P.E.
FLORIDA REG. NO. 14668804
(FOR THE FIRM)

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

LP-101

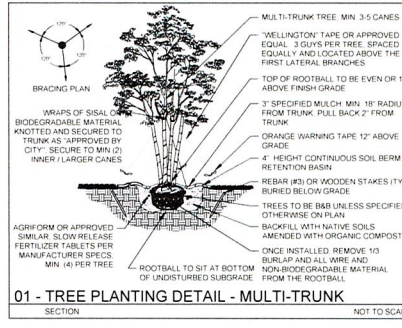
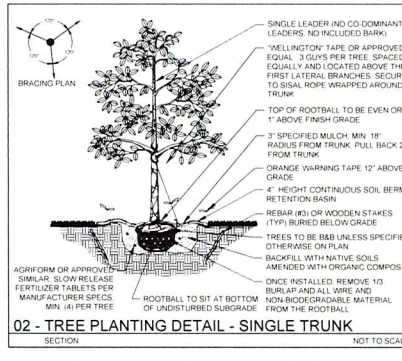
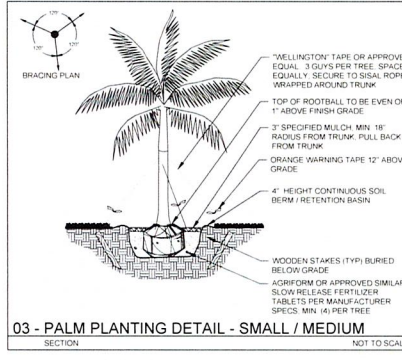
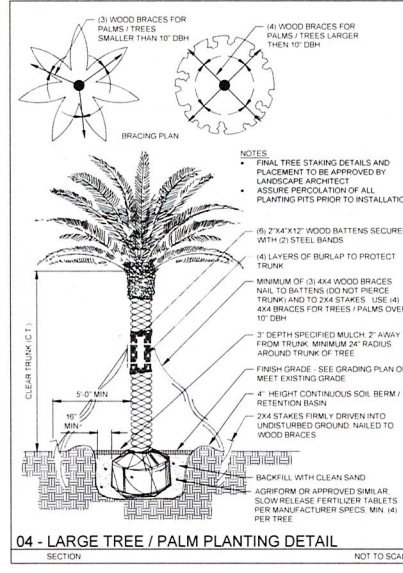
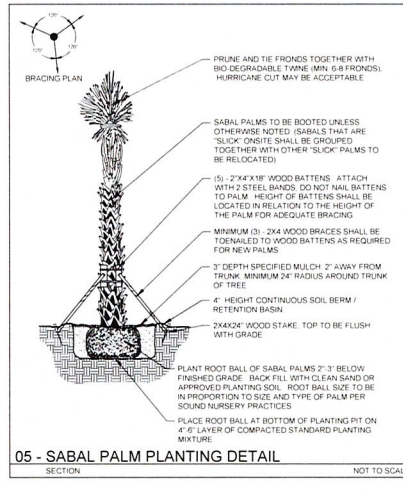
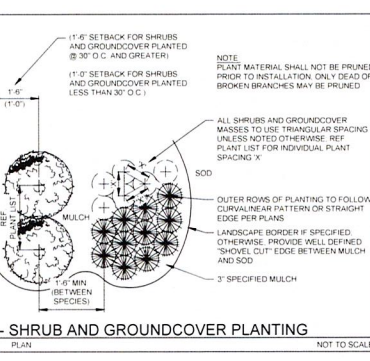
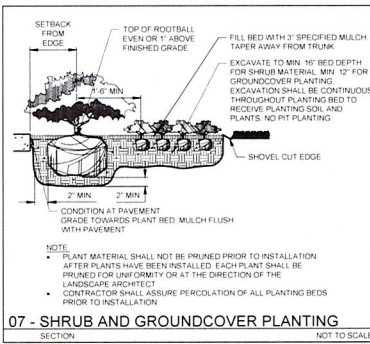
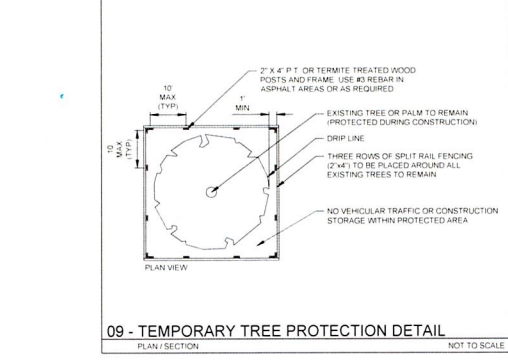
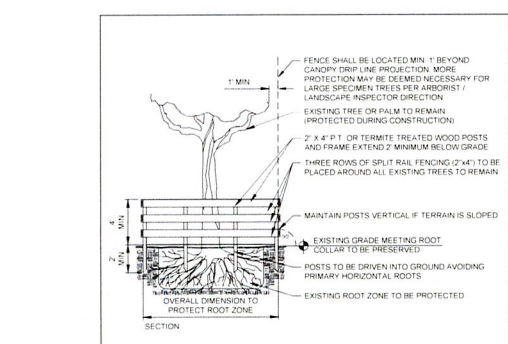
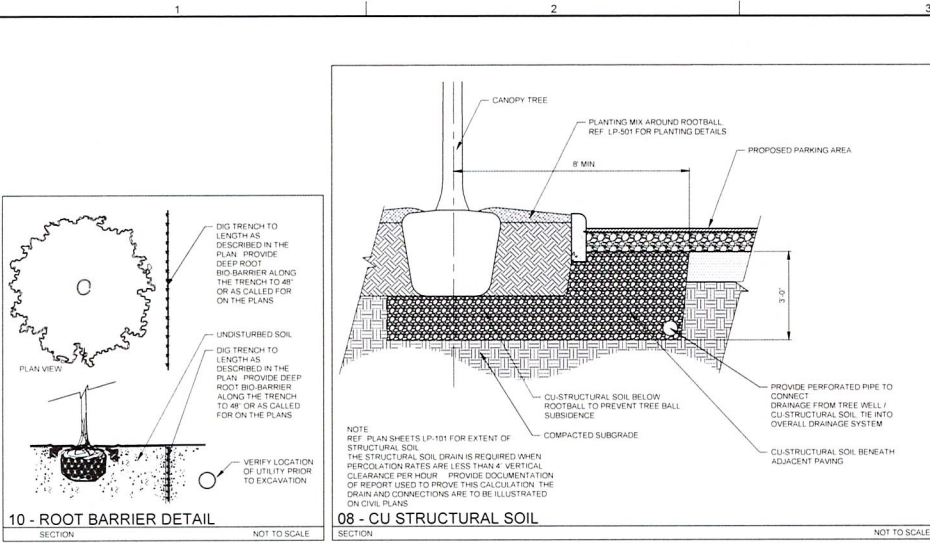
SHEET 1 of

PROJECT NO. 09535.01

CAM # 21-0959

Exhibit 5

Page 41 of 46



301 East Atlantic Boulevard
Pompano Beach, Florida 33060-6643

2160 NW 82nd Avenue
Doral, Florida 33122

PH (954) 788-3400

Florida Certificate of
Authorization # - 7928

REVISIONS		
NO.	DESCRIPTION	DATE

**PRELIMINARY PLAN
NOT FOR CONSTRUCTION**
THESE PLANS ARE NOT TO BE USED FOR CONSTRUCTION AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS. RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

WEST VILLAGE

**FORT LAUDERDALE FL
33311-9024**

SCALE	AS NOTED
DATE ISSUED	MARCH 8, 2019
DRAWN BY	AS
DESIGNED BY	AS, FH
CHECKED BY	PW

03/08/2019

PAUL WEINBERG, P.E.
FLORIDA REG. NO. 14686804
(FOR THE FIRM)

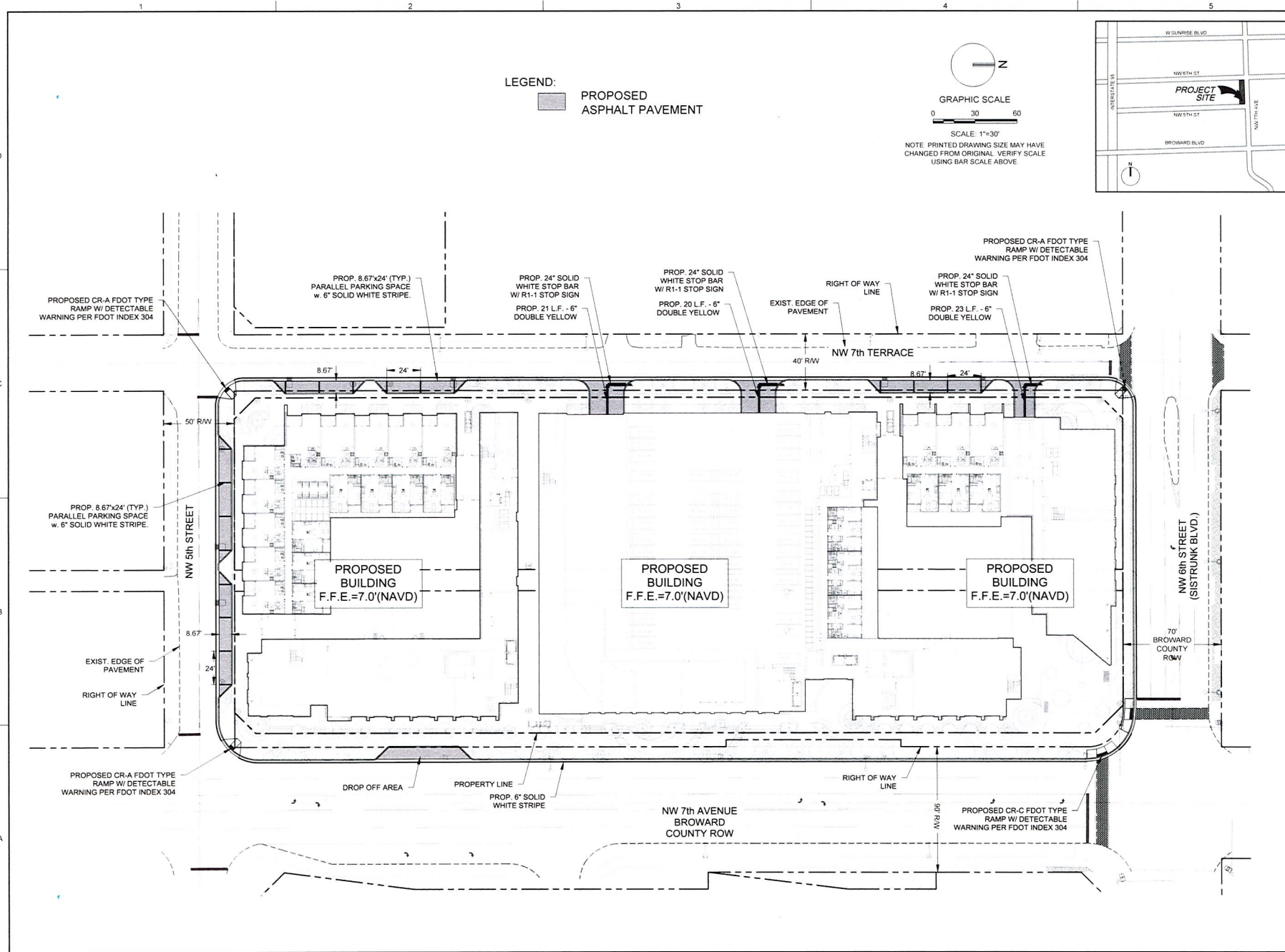
SHEET TITLE

**LANDSCAPE
DETAILS**

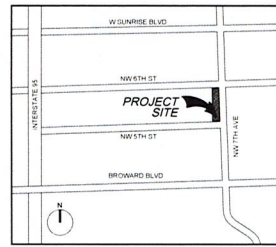
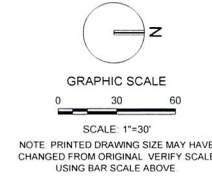
SHEET NUMBER
LP-501

SHEET 1 of

PROJECT NO. 09535.01



LEGEND:
 PROPOSED ASPHALT PAVEMENT



KEITH
 301 East Atlantic Boulevard
 Pompano Beach, Florida 33060-6643
 2160 NW 82nd Avenue
 Doral, Florida 33122
 PH (954) 788-3400
 Florida Certificate of Authorization # - 7928

REVISIONS		
NO	DESCRIPTION	DATE

**PRELIMINARY PLAN
 NOT FOR CONSTRUCTION**
 THESE PLANS ARE NOT FULLY PERMITTED AND ARE SUBJECT TO REVISIONS MADE DURING THE PERMITTING PROCESS. RESPONSIBILITY FOR THE USE OF THESE PLANS PRIOR TO OBTAINING PERMITS FROM ALL AGENCIES HAVING JURISDICTION OVER THE PROJECT WILL FALL SOLELY UPON THE USER.

WEST VILLAGE
FORT LAUDERDALE FL
33311-9024

SCALE: AS NOTED
 DATE ISSUED: MARCH 8, 2019
 DRAWN BY: BN
 DESIGNED BY: RC
 CHECKED BY: TD

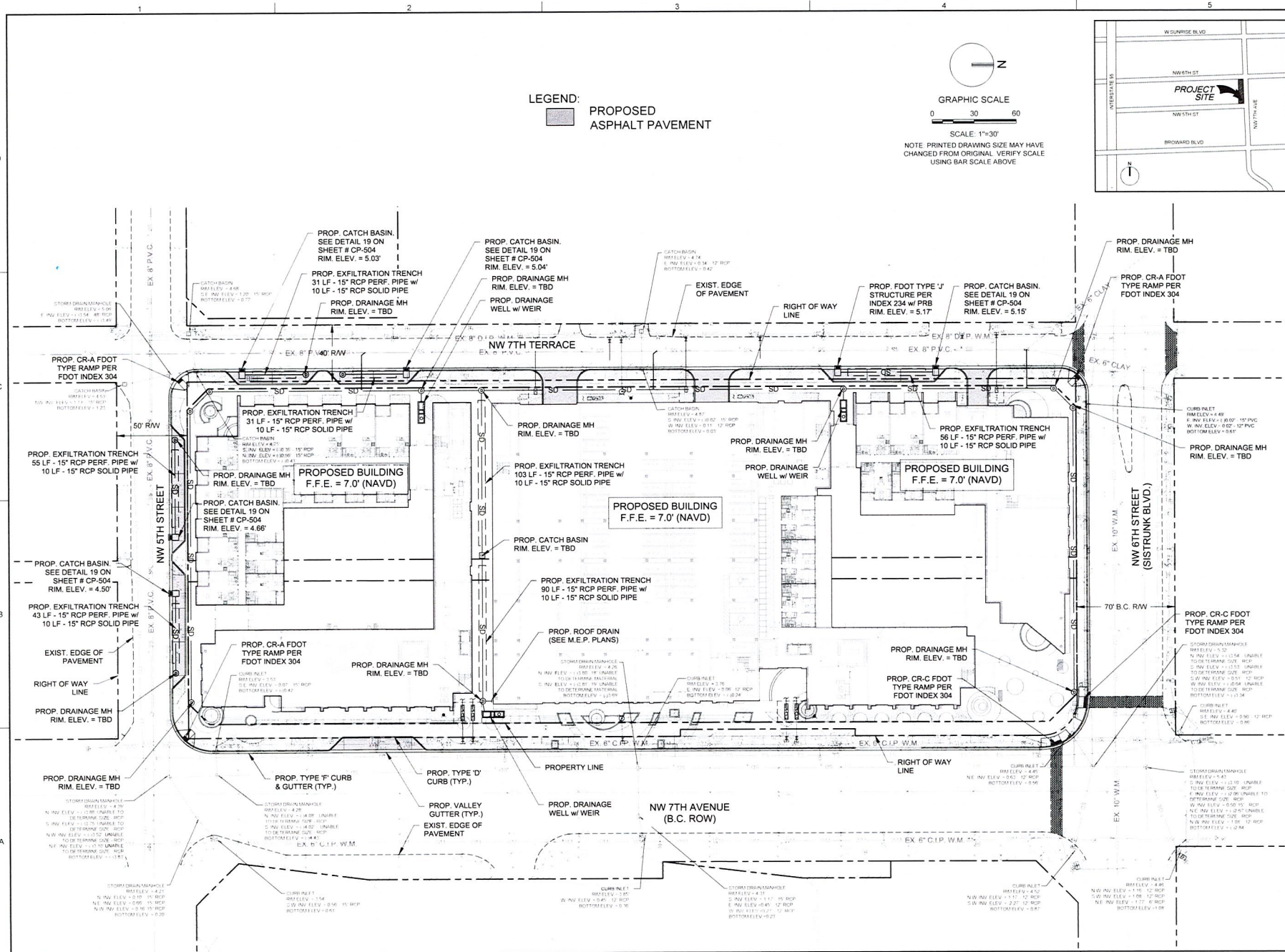
THOMAS F. DONAHUE, P.E.
 FLORIDA REG. NO. 36008
 (FOR THE FIRM)

SHEET TITLE
PAVEMENT MARKINGS AND SIGNAGE PLAN

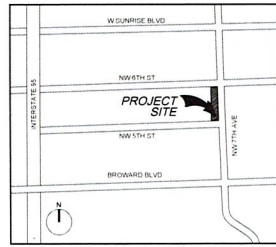
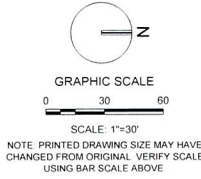
SHEET NUMBER
CM-101

SHEET 1 of

PROJECT NO. 09535.01



LEGEND:
[Symbol] PROPOSED ASPHALT PAVEMENT



301 East Atlantic Boulevard
Pompano Beach, Florida 33060-6643

2160 NW 82nd Avenue
Doral, Florida 33122

PH: (954) 788-3400

Florida Certificate of Authorization # - 7928

BID / CONTRACT NO.		
REVISIONS		
NO.	DESCRIPTION	DATE

**PRELIMINARY PLAN
NOT FOR CONSTRUCTION**
THESE PLANS ARE NOT FULLY PERMITTED
AND ARE SUBJECT TO REVISIONS MADE
DURING THE PERMITTING PROCESS.
RESPONSIBILITY FOR THE USE OF THESE
PLANS PRIOR TO OBTAINING PERMITS
FROM ALL AGENCIES HAVING JURISDICTION
OVER THE PROJECT SHALL FALL SOLELY
UPON THE USER.

WEST VILLAGE

**FORT LAUDERDALE FL
33311-9024**

SCALE: AS NOTED
DATE ISSUED: MARCH 8, 2019
DRAWN BY: BN
DESIGNED BY: RG
CHECKED BY: TD

THOMAS F. DONAHUE, P.E.
FLORIDA REG. NO. 60063
(FOR THE FIRM)

SHEET TITLE

**PAVING, GRADING
& DRAINAGE PLAN**

SHEET NUMBER

CP-101

SHEET 1 of

PROJECT NO. 09535.01

Exhibit A Project Program

Unit Matrix Spreadsheet												
Unit Type	RENTABLE	1ST FLOOR	2ND FLOOR	3RD	4TH	5TH	6TH	# Units	% / floor	TOTAL RSF	Target	Target
		1	1	1	1	1	1					Unit count
S1	487		14	15	15	15	15	74	16.26%	36,038		
S2	496		1					1	0.22%	496		
S3	536		1	1	1	1	1	5	1.10%	2,680		
S4	549		1	1	1	1	1	5	1.10%	2,745		
S5	570		1					1	0.22%	570		
Subtotal A - STUDIOS - 1 BATH								86	18.90%		0.00%	0
A1	454		13	13	13	13	13	65	14.29%	29,510		
A2	481		8	18	18	18	18	80	17.58%	38,480		
A3	485				1	1	1	3	0.66%	1,455		
A4	561	10	11	18	19	22	22	102	22.42%	57,222		
A5	626				1	1	0	2	0.44%	1,252		
A6	697		1		1	1	0	3	0.66%	2,091		
A7	700		1	1	0	0	0	2	0.44%	1,400		
A8	758			1	1	1	1	4	0.88%	3,032		
A9	814				0	1	1	2	0.44%	1,628		
A10	819		1					1	0.22%	819		
A11	837		2	2	2	2	2	10	2.20%	8,370		
A12	841			1	1	1	1	4	0.88%	3,364		
A13	866			1	1	1	1	4	0.88%	3,464		
Subtotal A - 1 BED - 1 BATH								282	61.98%		40.00%	182
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	1	1	1	5	1.10%	4,100		
B4	876				1	1	1	3	0.66%	2,628		
B5	977			1	0	0	1	2	0.44%	1,954		
B6	1011				0	1	1	2	0.44%	2,022		
B7	1072		1					1	0.22%	1,072		
B8	1123		1	1	0	0	1	3	0.66%	3,369		
B9	986				1	0	0	1	0.22%	986		
B10	881				1	1	0	2	0.44%	1,762		
Subtotal B 2 BED								71	15.60%		5.00%	23
TH1	1282	4						4	0.88%	5,128		
TH2	1363	1						1	0.22%	1,363		
TH3	1687	10						10	2.20%	16,870		
TH4	1754	1						1	0.22%	1,754		
Subtotal C 2 TOWNHOME								16	3.52%		55.00%	250
								0	0.00%	0		
Subtotal E 2BED + DEN - 2 BATHS								0	0.00%		0.00%	0
TOTAL		29	64	84	90	94	94	455	100%	278,382	100%	455