

Return recorded document to:
Gabrielle Bush, Esq.
Assistant City Attorney
City of Fort Lauderdale
1 East Broward Blvd., Suite 1320
Fort Lauderdale, FL 33301

This instrument was prepared by:
Gabrielle Bush, Esq.
Assistant City Attorney
City of Fort Lauderdale
1 East Broward Blvd., Suite 1320
Fort Lauderdale, FL 33301

FIRST AMENDMENT TO THE REVOCABLE LICENSE AGREEMENT

This First Amendment to the Revocable License Agreement entered this _____ day of _____, 2026, to the REVOCABLE LICENSE AGREEMENT dated August 22, 2023, is by and between:

CITY OF FORT LAUDERDALE, a municipal corporation of the State of Florida, hereinafter referred to as the “Licensor,”

and

MIDTOWN PAL FLAGLER VILLAGE, LLC, a Delaware limited liability company authorized to conduct business in the State of Florida, FEI/EIN Number 88-1378728, whose mailing address is 175 SW 7th Street, Suite 2112, Miami, FL 33130, its successors and assigns, hereinafter referred to as “Licensee”

WITNESSETH:

WHEREAS, Licensee is in the process of developing the Advantis Station development located at 600 NE 3rd Avenue (the “Property”); and

WHEREAS, in order to develop the Advantis Station project, certain right-of-way closures were necessary to ensure public safety and construction access to the Property; and

WHEREAS, the Licensor and Licensee entered into that certain Revocable License Agreement, recorded as Instrument Number 119094953 of the Public Records of Broward County, Florida (“RLA”) to close a portion of the NE 4th Avenue and NE 6th Street right-of-way adjacent to the Property, which is more particularly shown and described in **Exhibit “A”**; and

WHEREAS, unforeseen delays occurred during construction which extended the timeline of construction; and

WHEREAS, in accordance with Section 4.1 of the RLA, the RLA is set to expire on August 12, 2026; and

WHEREAS, in accordance with Section 4.1.2 of the RLA, the Phase II closure is set to expire on April 11, 2026; and

WHEREAS, Licensor and Licensee are in mutual agreement to extend the term of the RLA until December 31, 2026; and

WHEREAS, Licensor and Licensee are in mutual agreement to extend the term of the Phase II closure until December 31, 2026; and

NOW, THEREFORE, in consideration of the mutual terms and conditions hereinafter set forth, Lessor and Lessee agree as follows:

1. The above recitals and representations are true and correct and are incorporated herein.
2. The term of the RLA shall be extended until December 31, 2026.
3. The term of the Phase II closure under the RLA shall be extended until December 31, 2026.
4. All other terms and conditions of the RLA shall remain in full force and effect. Both parties hereby ratify the terms and conditions of the RLA, as amended.

REMAINDER OF THE PAGE LEFT INTENTIONALLY BLANK.

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

WITNESSES:

MIDTOWN PAL FLAGLER VILLAGE, LLC, a Delaware limited liability company authorized to conduct business in the State of Florida

By: **ADVANTIS MCA FV LLC**, a Delaware limited liability company authorized to conduct business in the State of Florida, Manager

By: Michele Zahn
Michele Zahn, Manager

[Signature]
Witness Signature
Print Name: Patrick R Fitzgerald
Address: 1993 Industrial Dr
Deland, FL 32724

[Signature]
Witness Signature
Print Name: Samantha Terribilini
Address: 1993 Industrial Dr
Deland, FL 32724

STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 10 day of March, 2026, by Michele Zahn as Manager for ADVANTIS MCA FV LLC, a Delaware limited liability company authorized to conduct business in the State of Florida, as Manager for MIDTOWN PAL FLAGLER VILLAGE LLC, a Delaware limited liability company authorized to conduct business in the State of Florida.

(SEAL)



MONICA A. CRANDALL
Commission # HH 682051
Expires June 1, 2029

[Signature]
Notary Public, State of Florida
(Signature of Notary)

Name of Notary Typed, Printed or Stamped

Personally Known X OR Produced Identification _____
Type of Identification Produced _____

WITNESSES:

CITY OF FORT LAUDERDALE

Witness Signature
Print Name: _____
Address: _____

By: _____
Dean J. Trantalis, Mayor

Witness Signature
Print Name: _____
Address: _____

By: _____
Rickelle Williams, City Manager

ATTEST:

(CORPORATE SEAL)

David Soloman, City Clerk

Approved as to form and correctness:

Gabrielle Bush
Assistant City Attorney

STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this ____ day of _____, 2026, by Dean J. Trantalis as Mayor for the City of Fort Lauderdale, a municipal corporation of Florida.

[SEAL]

Signature of Notary Public – State of Florida

Print, Type or Stamp Commissioned Name of Notary Public

Personally Known OR Produced Identification
Type of Identification Produced _____

STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization this ____ day of _____, 2026, by Rickelle Williams as City Manager for the City of Fort Lauderdale, a municipal corporation of Florida.

[SEAL]

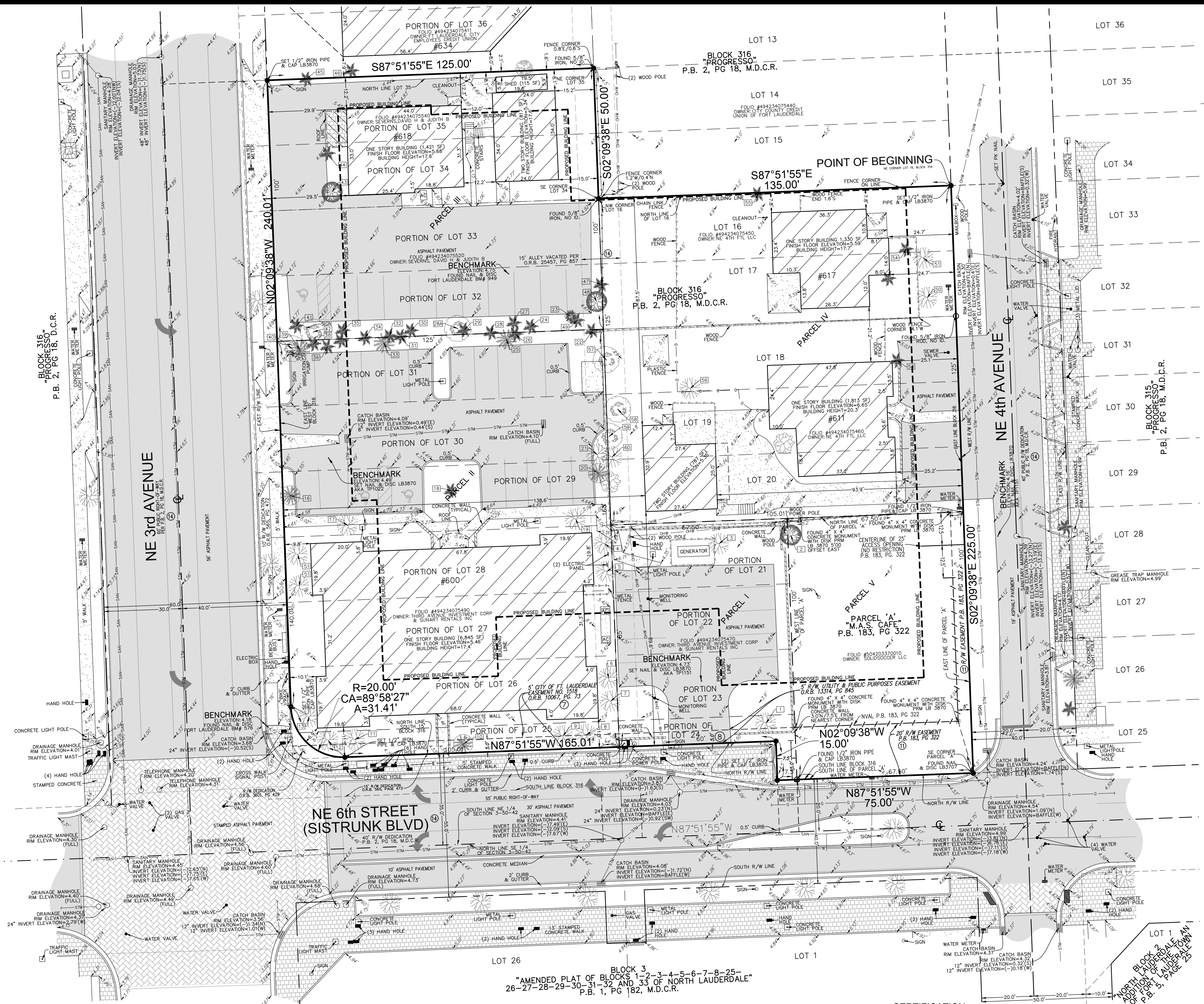
Signature of Notary Public – State of Florida

Print, Type or Stamp Commissioned Name of Notary Public

Personally Known OR Produced Identification
Type of Identification Produced _____

EXHIBIT "A"

The Property



LEGEND

	CONCRETE		O.R.B. OFFICIAL RECORDS BOOK
	ASPHALT PAVEMENT		P.B. PLAT BOOK
	ELEVATION		P.G. PAGE
	OVERHEAD WIRES		R/W RIGHT-OF-WAY
	UNDERGROUND STORM SEWER LINE		TRaverse POINT (FOR FIELD INFORMATION ONLY)
	UNDERGROUND SANITARY SEWER LINE		TITLE EXCEPTION IDENTIFIER
	NON-VEHICULAR ACCESS LINE (NVAL)		TREE IDENTIFIER
	R= RADIUS		PALM TREE
	CA= CENTRAL ANGLE		LIVE OAK
	A= ARC LENGTH		BLACK OLIVE
	AC AIR CONDITIONING		BEAUTY LEAF
	ADA AMERICAN DISABILITY ACT		STRANGLER FIG
	CL CENTERLINE		GUMBO LIMBO
	FPL FLORIDA POWER & LIGHT COMPANY		MAHOGANY
	LB LICENSED BUSINESS		WILD TAMARIND
	M.D.C.R. MIAMI-DADE COUNTY RECORDS		

VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:

PARCEL I:
LOTS 21, 22, AND 23, LESS THE EAST 67.50 FEET THEREOF, AND LOT 24, LESS THE EAST 67.50 FEET AND THE SOUTH 15.00 FEET THEREOF, BLOCK 316, "PROGRESSO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS NOW SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA. (NOTE: THE LESS SOUTH 15.00 FEET OF LOT 24 BEING THAT PORTION CONVEYED TO THE CITY OF FORT LAUDERDALE FOR PUBLIC STREET OR SIDEWALK PURPOSES BY RIGHT OF WAY DEED RECORDED FEBRUARY 16, 1956 IN OFFICIAL RECORDS BOOK 565, PAGE 473, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA).

PARCEL II:
LOT 25, LESS THE SOUTH 15.00 FEET AND THE WEST 10.00 FEET THEREOF, AND LOTS 26, 27, 28, 29, 30 AND 31, LESS THE WEST 10.00 FEET THEREOF, BLOCK 316, "PROGRESSO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS NOW SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF SAID LOT 31; THENCE RUN SOUTH 0°00'30" EAST FOR 160.09 FEET TO A POINT; THENCE RUN WEST FOR 125.00 FEET TO A POINT; THENCE RUN NORTH 0°00'30" WEST FOR 160.09 FEET TO A POINT; THENCE RUN EAST 125.00 FEET TO THE POINT OF BEGINNING; LESS AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PROPERTY CONVEYED TO THE CITY OF FORT LAUDERDALE FOR ROADWAY PURPOSES BY DEED RECORDED FEBRUARY 16, 1966 IN OFFICIAL RECORDS BOOK 3601, PAGE 429, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL III:
LOTS 32, 33, 34 AND 35, LESS THE WEST 10 FEET THEREOF, BLOCK 316, "PROGRESSO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS NOW SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL IV:
LOTS 16, 17, 18, 19 AND 20, BLOCK 316, "PROGRESSO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID PROPERTY SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

PARCEL V:
PARCEL "A", "M.A.S. CAFE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 183, PAGE 322, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCELS I THROUGH V ARE ALSO DESCRIBED AS FOLLOWS:

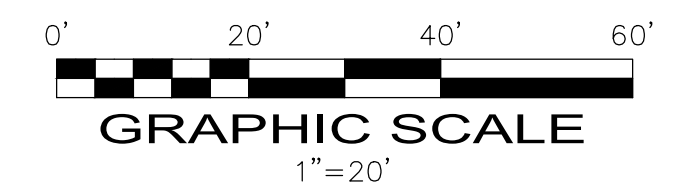
LEGAL DESCRIPTION: (BY SURVEYOR)

ALL OF LOTS 16 THRU 20, INCLUSIVE, AND A PORTION OF LOTS 21 THRU 35, INCLUSIVE, BLOCK 316, "PROGRESSO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 18, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AND ALL OF PARCEL "A", "M.A.S. CAFE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 183, PAGES 322 AND 323, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 16, BLOCK 316; THENCE SOUTH 02°09'38" EAST ALONG THE EAST LINE OF SAID LOTS 16 THRU 20, INCLUSIVE, AND CONTINUING ALONG THE EAST LINE OF SAID PARCEL "A", SAID LINE ALSO BEING THE WEST RIGHT-OF-WAY LINE OF NE 4TH AVENUE, 225.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "A"; THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF NE 6TH STREET, THE FOLLOWING 4 COURSES AND DISTANCES: 1) NORTH 87°51'55" WEST ALONG THE SOUTH LINE OF SAID PARCEL "A" AND ITS WESTERLY EXTENSION, 75.00 FEET; 2) NORTH 02°09'38" WEST ALONG A LINE LYING 7.50 FEET WEST OF AND PARALLEL TO THE WEST LINE OF SAID PARCEL "A", 15.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 15.00 FEET OF SAID BLOCK 316; 3) NORTH 87°51'55" WEST ALONG SAID NORTH LINE 165.01 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHEASTERLY; 4) NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 89°58'27", FOR AN ARC LENGTH OF 31.41 FEET TO A POINT OF TANGENCY ON THE EAST LINE OF THE WEST 10.00 FEET OF SAID BLOCK 316; THENCE NORTH 02°09'38" WEST ALONG SAID EAST LINE 240.01 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 35, BLOCK 316; THENCE SOUTH 87°51'55" EAST ALONG SAID NORTH LINE 125.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 35; THENCE SOUTH 02°09'38" EAST ALONG THE EAST LINE OF SAID LOTS 35 AND 34 FOR 50.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 34, ALSO BEING THE NORTHWEST CORNER OF AFORESAID LOT 16; THENCE SOUTH 87°51'55" EAST ALONG THE NORTH LINE OF SAID LOT 16 FOR 135.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, CONTAINS 61,889 SQUARE FEET (1.4208 ACRES) MORE OR LESS.

THE FOREGOING LEGAL DESCRIPTION DESCRIBES THE SAME PROPERTY AS SHOWN IN THE VESTING DEED, RECORDED IN INSTRUMENTS #118051022, #118051024, #118050986, #118050998 AND #118050972 AND IS THE SAME PROPERTY DESCRIBED IN SCHEDULE A OF TITLE COMMITMENT NO. 22083439 BEARING AN EFFECTIVE DATE OF JUNE 10, 2022 AT 11:00 PM, LAST REVISED JUNE 15, 2022 AT 3:05 PM, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.



AMENDED PLAT OF BLOCKS 2-3-4-5-6-7-8-25-26-27-28-29-30-31-32 AND 33 OF NORTH LAUDERDALE
P.B. 1, PG 182, M.D.C.R.

CERTIFICATION:

TO WGI, INC.; PROSPECT REAL ESTATE GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY; MIDTOWN PAL FLAGLER VILLAGE, LLC, A DELAWARE LIMITED LIABILITY COMPANY; BANK OZK; DUNAY, MISKEL AND BACKMAN, LLP; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, AND EACH OF THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS; FORUM STRUCTURED FINANCE GROUP, LLC, AS ADMINISTRATOR FOR LENDERS, AND EACH OF THEIR RESPECTIVE SUCCESSORS AND/OR ASSIGNS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 7(b), 7(c), 8, 9, 13, 14, 16, 17, 18 & 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 3/16/22.

DATE OF PLAT OR MAP: 3/16/22

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- DONNA C. WEST, PROFESSIONAL SURVEYOR AND MAPPER LS4290 STATE OF FLORIDA

SHEET 1 OF 2

NO.	REVISIONS	BY
1	REVIEW NEW TITLE COMMITMENT	J.F.P.
2	ADDRESS LENDER COMMENTS 4/22/22	BB/DCM
3	REVISE SURVEYOR'S LEGAL & NOTES 3/30/22	BB/DCM
4	#69773 - UPDATE SURVEY 3/16/22	BB
1	REVIEW ADDITIONAL COMMENTS 1/22/21	BB

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 AND 2

**ADVANTIS STATION
FLAGLER VILLAGE**
NE 3rd AVE/NE 6th ST/NE 4th AVE
FORT LAUDERDALE, FLORIDA 33304
(CITY OF FORT LAUDERDALE, BROWARD COUNTY)

**BOUNDARY AND TOPOGRAPHIC SURVEY
ALTA/NSPS LAND TITLE SURVEY**

PLS

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@puliceandsurveyors.com
WEBSITE: www.puliceandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#5870

DRAWN BY: J.M.P. **SCALE: 1" = 20'** **CLIENT: PROSPECT REAL ESTATE GROUP, LLC**
CHECKED BY: J.F.P. **SURVEY DATE: 3/16/22** **ORDER NO.: 69773**

TREE LIST

NOTES:

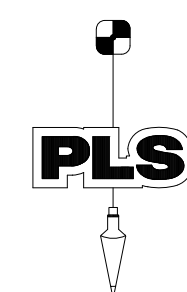
- THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THIS SITE CONTAINS 61,869 SQUARE FEET (1.4208 ACRES) MORE OR LESS.
- ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. CITY OF FORT LAUDERDALE BENCHMARK: #NE576; ELEVATION: 4.18 FEET.
- SAID DESCRIBED PROPERTY LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF AH (BASE FLOOD ELEVATION 6 FEET) BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 12011C0369H, WITH A DATE OF IDENTIFICATION OF 8/18/14, IN BROWARD COUNTY, STATE OF FLORIDA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY (#125105) IN WHICH SAID PROPERTY IS SITUATED.
- THIS SITE LIES IN SECTION 3, TOWNSHIP 50 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
- BEARINGS ARE BASED ON STATE PLANE COORDINATES AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT, FL-E ZONE, WITH THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 3-50-42 BEING NORTH 87°51'55" WEST.
- REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
- THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.1'.
- THIS SITE CONTAINS 41 TOTAL CLEARLY IDENTIFIABLE PARKING SPACES (38 REGULAR & 3 DISABLED).
- THIS SURVEY WAS PREPARED WITH BENEFIT OF COMMITMENT FOR TITLE INSURANCE PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, COMMITMENT FILE NO. 22083439; COMMITMENT DATE: JUNE 10, 2022 AT 11:00 PM AND LAST REVISED JUNE 15, 2022 AT 3:05 PM. THE FOLLOWING ITEMS ARE EXCEPTIONS IN SCHEDULE B-II OF SAID COMMITMENT.
 - ITEMS 1, 2, 3, AND 4: STANDARD EXCEPTIONS, NOT ADDRESSED.
 - ITEM 5: 5' EASEMENT NO. 1519 RECORDED IN OFFICIAL RECORDS BOOK 10067, PAGE, 73 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, APPLIES TO THIS SITE AS DEPICTED HEREON.
 - ITEM 6: 5' & 15' EASEMENT NO. 1603 RECORDED IN OFFICIAL RECORDS BOOK 13314, PAGE 845, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, APPLIES TO THIS SITE AS DEPICTED HEREON.
 - ITEM 7: UNITY OF TITLE RECORDED IN OFFICIAL RECORDS BOOK 14494, PAGE 202, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
 - ITEM 8: COVENANTS, CONDITIONS, RESTRICTIONS, DEDICATIONS, EASEMENTS, NON-VEHICULAR ACCESS LINES AND OTHER MATTERS IN PLAT BOOK 183, PAGE 322 APPLY TO THIS SITE AS DEPICTED HEREON.
 - ITEM 9: SECURITY/LIEN AGREEMENT INSTALLATION OF REQUIRED IMPROVEMENTS IN INSTRUMENT #116140811 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
 - ITEM 10: RIGHT-OF-WAY OF NE 6TH STREET AND NE 4TH AVENUE DEPICTED HEREON.
 - ITEM 11: ALL MATTERS CONTAINED IN PLAT BOOK 2, PAGE 18, PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, AS AFFECTED BY CITY OF FORT LAUDERDALE ORDINANCE NO. C-96-45 RECORDED IN O.R.B. 25457, PAGE 857, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, APPLY TO THIS SITE. THERE ARE NO PLATTED EASEMENTS.
 - ITEM 12: EDUCATIONAL MITIGATION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 43756, PAGE 1606 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH FIRST AMENDMENT TO EDUCATIONAL MITIGATION AGREEMENT RECORDED IN INSTRUMENT NO. 1142952678, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, APPLIES TO PARCEL VI OF THIS SITE BUT CANNOT BE PLOTTED.
 - ITEM 13: INTERLOCAL AGREEMENT RECORDED IN OFFICIAL RECORDS INSTRUMENT NO. 114050934, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
 - ITEM 14: NOT A SURVEY MATTER.
 - ITEM 15: SURVEY MATTERS DEPICTED HEREON:
 - CHAIN LINK FENCE ENCLOSES OVER NORTHERLY PROPERTY LINE.
 - CONCRETE WALL(S), CONCRETE POST, CONCRETE POWER POLE, SIGN, ASPHALT PAVEMENT, AND OVERHEAD WIRES ENCRACH INTO CITY OF FORT LAUDERDALE EASEMENT NO. 1518 RECORDED IN O.R.B. 10067, PAGE 73, ALONG PORTION OF SOUTHERLY PROPERTY LINE.
 - CONCRETE WALL(S), ASPHALT PAVEMENT, SIGN, AND CONCRETE POST ENCRACH INTO UTILITY AND PUBLIC PURPOSES EASEMENT RECORDED IN O.R.B. 13314, PAGE 845, ALONG SOUTHERLY AND EAST PROPERTY LINE.
 - ASPHALT PAVEMENT ENCRACHES OVER SOUTHERLY AND EAST PROPERTY LINE.
 - OVERHEAD WIRES LOCATED THROUGHOUT PROPERTY WITHOUT BENEFIT OF AN EASEMENT.
 - ITEM 16: NOT A SURVEY MATTER
 - ITEM 17: TERMS AND CONDITIONS CONTAINED IN PARKING REDUCTION ORDER RECORDED MAY 27, 2022 IN O.R. INSTRUMENT NUMBER 118174708 AFFECT THIS SITE.
- ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY RECORDS, UNLESS OTHERWISE NOTED.
- THE TREE SYMBOLS DEPICTED HEREON ARE NOT SCALED TO TREE CANOPY.
- THE BEARINGS IN THE LEGAL DESCRIPTION (BY SURVEYOR) WAS MODIFIED FROM THAT IN THE ABOVE MENTIONED COMMITMENT TO AGREE WITH THE ROTATION FOR STATE PLANE COORDINATES, RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT, FL-E ZONE.
- THIS SITE IS ZONED RAC-UV URBAN VILLAGE DISTRICT.
- BUILDING SETBACKS: FRONT: 5'; SIDE AND REAR: 0'.
- THERE ARE VARIOUS UTILITIES ON THE SUBJECT PROPERTY WITHOUT BENEFIT OF RECORDED EASEMENTS.
- THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

Tree Number	Common Name	Scientific Name	DBH (inches)	CANOPY (sq-ft)	NOTE
1	LIVE OAK	QUERCUS VIRGINIA	25"	432	GOOD
2	BLACK OLIVE	BUCIDIA BUCERAS	42"	1152	GOOD. GROWING INTO CONCRETE FENCE.
3	LIVE OAK	QUERCUS VIRGINIA	15"	700	
4	LIVE OAK	QUERCUS VIRGINIA	15"	120	PLANTED ABOVE GRADE, SIDE OF BUILDING, CANOPY POOR
5	LIVE OAK	QUERCUS VIRGINIA	25"	320	RAISED ABOVE GRADE, PLANTED IN SIDE OF BUILDING
6	LIVE OAK	QUERCUS VIRGINIA	21"	432	PLANTED ABOVE GRADE IN SIDE OF BUILDING, BRANCHING IN UTILITY LINE
7	LIVE OAK	QUERCUS VIRGINIA	23"	432	PLANTED ABOVE GRADE IN SIDE OF BUILDING, UTILITY LINE INTERFERING WITH BRANCHES
8	LIVE OAK	QUERCUS VIRGINIA	12"	180	PLANTED ABOVE GRADE IN SIDE OF BUILDING
9	LIVE OAK	QUERCUS VIRGINIA	12"	480	PLANTED ABOVE GRADE ALONG BUILDING EDGE
10	BEAUTY LEAF	CALOPHYLLUM ANTILLANUM	36"	1368	PLANTED ABOVE GRADE IN SIDE OF BUILDING, ROOTS SHALLOW/VISIBLE
11	LIVE OAK	QUERCUS VIRGINIA	20"	864	PLANTED ABOVE GRADE IN SIDE OF BUILDING, SHALLOW ROOTS
12	LIVE OAK	QUERCUS VIRGINIA	24"	912	PLANTED ABOVE GRADES IN SIDE OF BUILDING
13	LIVE OAK	QUERCUS VIRGINIA	37"	1596	PLANTED ABOVE GRADE, SHALLOW ROOTS, LEANING DOWNSLOPE
14	LIVE OAK	QUERCUS VIRGINIA	17"	480	PLANTED ABOVE GRADE GROWING OUT OF SIDE OF BUILDING
15	LIVE OAK	QUERCUS VIRGINIA	26"	672	
16	BEAUTY LEAF	CALOPHYLLUM ANTILLANUM	13"	1216	
17	LIVE OAK	QUERCUS VIRGINIA	22"	1920	PLANTED ABOVE GRADE IN SIDE OF BUILDING
18	PYGMY DATE PALM	PHOENIX ROEBELII	5"	25	DOUBLE
19	LIVE OAK	QUERCUS VIRGINIA	26"	1600	PLANTED ABOVE GRADE IN SIDE OF BUILDING
20	BEAUTY LEAF	CALOPHYLLUM ANTILLANUM	9"	540	
21	LIVE OAK	QUERCUS VIRGINIA	28"	2688	
22	SABAL PALM	SABAL PALMETTO	8"	64	
23	STRANGLER FIG	FICUS AUREA	28"	800	
24	SABAL PALM	SABAL PALMETTO	10"	100	
25	GUMBO LIMBO	BURSERIA SIMARUBA	18"	288	
26	ALEXANDER PALM	ARCHONTIOPHOENIX	30"	4	
27	SABAL PALM	SABAL PALMETTO	9"	64	
28	SABAL PALM	SABAL PALMETTO	16"	144	
28A	MAHAGONY	SWIETENIA MAHOGANI	36"	1344	CODOMINANT, ROT. FLAGGED AS 28 IN THE FIELD.
29	SABAL PALM	SABAL PALMETTO	16"	100	SCHEFFLERA INTRUSION
30	SABAL PALM	SABAL PALMETTO	9"	100	
31	ALEXANDER PALM	ARCHONTIOPHOENIX ALEXANDER	32"	16	
32	ALEXANDER PALM	ARCHONTIOPHOENIX ALEXANDER	32"	16	
33	GUMBO LIMBO	BURSERIA SIMARUBA	12"	80	
34	ALEXANDER PALM	ARCHONTIOPHOENIX ALEXANDER	32"	16	
35	SABAL PALM	SABAL PALMETTO	10"	100	
36	ALEXANDER PALM	ARCHONTIOPHOENIX ALEXANDER	30"	8	
37	SABAL PALM	SABAL PALMETTO	14"	144	
38	SABAL PALM	SABAL PALMETTO	8"	100	
39	GUMBO LIMBO	BURSERIA SIMARUBA	20"	288	CODOMINANT, ROT. FLAGGED AS 28 IN THE FIELD.
40	MAHAGONY	SWIETENIA MAHOGANI	5"	80	GROWING INTO GUMBO LIMBO
41	SABAL PALM	SABAL PALMETTO	14"	196	
42	MAHAGONY	SWIETENIA MAHOGANI	38"	2016	
43	BLACK OLIVE	BUCIDIA BUCERAS	18"	784	
44	ARECA PALM	CHRYSAIDACARPUS LUTESCENS	12"	100	
45	SABAL PALM	SABAL PALMETTO	32"	196	
46	SABAL PALM	SABAL PALMETTO	30"	196	
47	SABAL PALM	SABAL PALMETTO	17"	144	VINE INTRUSION, GROWING INTO FENCE
48	BLACK OLIVE	BUCIDIA BUCERAS	38"	840	
49	ALEXANDER PALM	ARCHONTIOPHOENIX ALEXANDER	34"	8	
50	LIVE OAK	QUERCUS VIRGINIA	17"	1728	
51	LIVE OAK	QUERCUS VIRGINIA	19"	1728	
53	SABAL PALM	SABAL PALMETTO	14"	144	
54	COCONUT PALM	COCOS NUCIFERA	28"	144	NO FLAGGING, BEHIND LOCKED FENCE
55	SABAL PALM	SABAL PALMETTO	8"	196	FLAGGING ON VACANT SIDE
56	LIVE OAK	QUERCUS VIRGINIA	24"	1224	IN BACKYARD BEHIND LOCKED GATE
57	LIVE OAK	QUERCUS VIRGINIA	20"	728	
58	MAHAGONY	SWIETENIA MAHOGANI	13"	480	CODOMINANT
59	MAHAGONY	SWIETENIA MAHOGANI	6"	24	TOPPED
60	LIVE OAK	QUERCUS VIRGINIA	6"	168	TOPPED
61	LIVE OAK	QUERCUS VIRGINIA	N/A	N/A	
62	LIVE OAK	QUERCUS VIRGINIA	N/A	N/A	

ADVANTIS STATION IN FLAGLER VILLAGE

NE 3rd AVE/ NE 6th ST/ NE 4th AVE
FORT LAUDERDALE, BROWARD COUNTY,
FLORIDA 33304

BOUNDARY AND TOPOGRAPHIC SURVEY



PULICE LAND SURVEYORS, INC.

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CERTIFICATE OF AUTHORIZATION LB#5870

DRAWN BY: J.M.P.

SCALE: N.T.S.

CLIENT: PROSPECT REAL ESTATE GROUP, LLC

CHECKED BY: J.F.P.

SURVEY DATE: 3/16/22

ORDER NO.: 68526