DEVELOPMENT REVIEW COMMITTEE (DRC)
SITE PLAN APPLICATION

PRE-APPLICATION MEETING REQUEST: Prior to formal submittal of a Development Review Committee site plan application, applicants are encouraged to schedule an appointment with Urban Design & Planning Division staff to obtain feedback regarding subject proposals, rezoning and right-of-way vacation requests, as well as any other considerable development projects. This meeting provides the applicant with an opportunity to obtain feedback and general direction, prior to expending significant effort on design and preparation of submittal documents.

DEADLINE: Submittals must be received by 12:00 PM each business day. Pursuant to Section 47-24.1(1), the Department will review all applications to determine completeness within five (5) business days. Applicants will be notified via email, if plans do not meet the submittal requirements and if changes are required.

FEES: All applications for development permits are established by the City Commission, as set forth by resolution and amended from time to time. In addition to the application fee, any additional costs incurred by the City including review by a consultant on behalf of the City, or special advertising costs shall be paid by the applicant. Any additional costs, which are unknown at the time of application, but are later incurred by the City, shall be paid by the applicant prior to the issuance of a development permit.

NOTES: Optional 15-minute time slots are available during DRC meetings for scheduling to applicants, to obtain signatures on completed DRC plans (including Pre-Planning and Zoning Board, Pre- City Commission and Final DRC plans) from all representatives at one time, in preference to scheduling individual appointments. Appointments are subject to availability. To make an appointment, please call 954-828-5020 latest by Friday at 12:00 noon prior to the meeting date.

INSTRUCTIONS: The following information is requested pursuant to the City's Unified Land Development Regulations (ULDRA). The application must be filled out accurately and completely. Please print or type and answer all questions. Indicate N/A if it does not apply. To obtain information on a property such as land use, zoning, ownership, folio, lot size, etc., please visit http://gis.fortlauderdale.gov/zoninggis.
A. DEPARTMENT INFORMATION: (FOR STAFF USE ONLY)

Case Number

Civic Association

Submit Date

Intake By:

City Commission District

B. OWNER/APPLICANT CONTACT INFORMATION: For purpose of identification, the PROPERTY OWNER is the APPLICANT

Property Owner's Name: Androuz Marzouk

Address, City, State, Zip: 3080 SW 41st Ct, Fort Lauderdale

Phone Number: 305-915-7737

Proof of Ownership: Warrick Dwyk

C. AGENT CONTACT INFORMATION: If AGENT is to represent OWNER, notarized letter of consent is required

Agent's Name

Address, City, State, Zip

Phone Number

Letter of Consent Submitted: [ ] Yes or [ ] No

D. DEVELOPMENT INFORMATION

Project Name: Millennium Townhouses

Project Address: 1609 & 1817 NE 26th Ave

Legal Description: Lot 39 and the North 60 feet of lot 38 "Broward Estates", according to the plat recorded as recorded in plat book 19, p.1 of the public records of Broward County, Fl.

Tax ID Folio Numbers

Description of Project: (For all parcels in development)

7 Town homes

Total Estimated Cost of Project: $4,000,000.00 (land costs)

Site Adjacent to Waterway: [ ] Yes or [ ] No

E. PROPERTY USE INFORMATION

<table>
<thead>
<tr>
<th>Land Use Designation</th>
<th>Existing</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>Residential</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Zoning Designation</th>
<th>Residential RC-15</th>
</tr>
</thead>
<tbody>
<tr>
<td>Use of Property</td>
<td>Residential</td>
</tr>
<tr>
<td>Number of Residential Units</td>
<td>2</td>
</tr>
<tr>
<td>Non-Residential SF (and type)</td>
<td>0</td>
</tr>
<tr>
<td>Bldg Sq.Ft. (include structured parking)</td>
<td>4,200</td>
</tr>
</tbody>
</table>

F. DIMENSIONAL REQUIREMENTS

<table>
<thead>
<tr>
<th>Lot Size (SF / Acre)</th>
<th>Required Per ULDR</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>7,500 SF</td>
<td>7,500 SF</td>
<td>22.5</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Lot Density (Units/Acres)</th>
<th>Required Per ULDR</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>15 per Acre</td>
<td>15 per Acre</td>
<td>7.5 per Acre</td>
</tr>
<tr>
<td>50</td>
<td>200</td>
<td>180</td>
</tr>
<tr>
<td>35</td>
<td>35</td>
<td>31</td>
</tr>
<tr>
<td>200</td>
<td>-</td>
<td>160</td>
</tr>
<tr>
<td>-</td>
<td>200</td>
<td>-</td>
</tr>
<tr>
<td>2.5 per unit</td>
<td>2.5 per unit</td>
<td>3.0 per unit</td>
</tr>
</tbody>
</table>

Setbacks (indicate direction N,S,E,W)

<table>
<thead>
<tr>
<th>Required Per ULDR</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front (E)</td>
<td>25'</td>
</tr>
<tr>
<td>Side (N)</td>
<td>10'</td>
</tr>
<tr>
<td>Side (S)</td>
<td>10'</td>
</tr>
<tr>
<td>Rear (W)</td>
<td>20</td>
</tr>
</tbody>
</table>

Approved by: Ella Parker, Urban Design and Planning Manager

WE BUILD COMMUNITY
Required Documentation / Submittal Checklist

One (1) copy of the following documents:

☐ COMPLETED APPLICATION with all pages filled out as applicable;

☐ PROOF OF OWNERSHIP (warranty deed or tax record), including corporation documents and SunBiz verification if applicable;

☐ PROPERTY OWNER’S SIGNATURE and/or agent letter signed by the property owner;

☐ PROJECT DESCRIPTION NARRATIVE describing project specific; please provide as much detail as possible. These project specifics may include: architectural style and important design elements, trash disposal system, security/gating system, hours of operation, multi-modal experience, site improvements, etc.;

☐ ULDR CODE NARRATIVE response referencing all applicable sections of the ULDR, with point-by-point responses of how project complies with criteria. Reference ULDR language that requires project to go through the Development Review Committee process. Narratives must be on letterhead, dated, and with author indicated;

☐ ADDRESS VERIFICATION FORM (To obtain for please contact Devon Anderson at 954-828-5233 or DAnderson@fortlauderdale.gov); and,

Additional documentation required for specific projects

☐ TRAFFIC STATEMENT/STUDY for projects that trigger vehicular trip threshold (See ULDR Section 47-24)

☐ PUBLIC PARTICIPATION ORDINANCE acknowledgment for Site Plan Level III or IV

☐ COLOR PHOTOGRAPHS of the property and surrounding properties, dated, labeled, and identified as to orientation, may be submitted by applicant to aid in project analysis.

☐ FOR PUD AND PDD (See ULDR Sections 47-37 and 47-37A for specific application requirements)

The following number of Plans:

☐ One (1) original set, signed and sealed at 24” x 36”

☐ Seven (7) copy sets, with plans at 11” x 17”

NOTE: For initial submittal one signed and sealed set is required. Copied sets will be requested after review for completion. All copy sets must be clear and legible and should include any graphic material in color. If the development site is separated by a public right-of-way, including alley or alley reservations, a separate application must be completed for each parcel.

Plan sets should include the following:

☐ PLANS “A” thru “J” with all elements as listed under Technical Specifications.

A. Cover Sheet
B. Survey
C. Site Plan
D. Details
E. Floor Plans
F. Building Elevations
G. Additional Renderings
H. Landscape Plan
I. Photometric Diagram
J. Civil Plans

ONE DIGITAL SUBMITTAL (CD OR USB) OF THE FOLLOWING:

☐ DOCUMENTS containing the signed application, proof of ownership, property owners signature or agent authorization letter, and address verification form combined into one PDF file named the following: “InsertProjectName”Documents.pdf

☐ NARRATIVES containing the project description narrative and Unified Land Development Regulations (ULDR) Narrative combined into one PDF file named the following: “InsertProjectName”Narratives.pdf

☐ PLANS containing the cover sheet, survey, site plan, details, floor plans, building elevations, renderings, landscape plan, photometric diagram, and civil plans combined into one PDF file named the following: “InsertProjectName”Plans.pdf

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Revision Date: 5/20/2019
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Approved by: Ella Parker, Urban Design and Planning Manager
Uncontrolled in hard copy unless otherwise marked
Technical Specifications For Plan Submittal

A. COVER SHEET
1. Project Name
2. Location map including section, township and range
3. Index of plans submitted including sheet name and number
4. List of all consultants including contact information
5. List of franchise and utility service providers for project

B. SURVEY
1. Signed and sealed boundary and topographic survey
   - Show existing conditions of project site alone excluding adjacent properties or portions or land not in proposal
   - Existing above ground improvements including valve boxes, manholes, grates, and other similar utility features
   - Existing easements and referencing of recorded documents
   - This survey shall be based on a Standard Title Commitment issued by a title insurer licensed to do business in Florida or an Opinion of Title issued by an attorney admitted to the Florida Bar. The title commitment or Opinion of Title must have an effective date no more than thirty days prior to the date of submittal of the survey and must be certified to the City of Fort Lauderdale.
   - Provide spot elevations on site, at property corners, along property lines (50’ min. interval), existing roadway crowns and pavement edges adjacent to property as appropriate. Elevations shall be referenced to the North American Vertical Datum of 1988 (NAVD 88).

C. SITE PLAN
1. Title Block including project name and design professional’s address, email, and phone number
2. Scale (1” = 30’ minimum, must be engineer’s scale)
3. North Indicator
4. Location map showing relationship to major arterials
5. Drawing and revision dates, as applicable
6. Full legal description
7. Site Plan Data Table
   - Current use of property and intensity
   - Land Use designation
   - Zoning designation
   - Water/wastewater service provider
   - Site area (sq. ft. and acres)
   - Building footprint coverage
   - Residential development: number of dwelling units, type, floor area(s), site density (gross on net)
   - Non-residential development: uses, gross floor area
   - Parking data: parking required (#), parking provided (#), loading zones (if applicable), ADA spaces, bicycle spaces
   - Floor Area Ratio (FAR) (total building square footage, including structured parking, divided by site area)
   - Building height (expressed in feet above grade)
   - Structure length
   - Number of stories
   - Setback table (required by ULDR and Design Standards vs. provided)
   - Open space
   - Vehicular use area (as defined by ULDR Section 47-58.2, in sq. ft.)
   - Open space (in sq. ft.)
   - Landscape area (in sq. ft.)
8. Site Plan Features (graphically indicated)
   - Municipal boundaries (as applicable)
   - Zoning designation of adjacent properties with current use listed
   - Adjacent right-of-way to opposite property lines (indicate all nearby curb cuts)
   - Waterway width, if applicable
   - Outline of adjacent buildings (indicate height in stories and approximate feet)
   - Property lines (dimensioned)
   - Building outlines of all proposed structures (dimensioned)
   - Ground floor plan
   - Dimension of grade at center line of road, at curb, and finished floor elevation
   - Dimension for all site plan features (i.e. sidewalks, building lengths and widths, balconies, parking spaces, street widths, etc.)
   - Mechanical equipment dimensioned from property lines
   - Setbacks and building separations (dimensioned)
   - Driveways, parking areas, pavement markings (including parking spaces delineated and dimensioned as well as handicapped spaces as applicable)
   - On-site light fixtures
   - Proposed right of way improvements (i.e. bus stops, curbs, tree plantings, etc.)
   - Pedestrian walkways (including public sidewalks and onsite pedestrian paths)
   - Project signage
   - Traffic control signage
   - Catch basins or other drainage control devices
   - Fire hydrants (including on-site and adjacent hydrants)
   - Easements (as applicable)
D. DETAILS
1. Provide details of: [Scale 1/4" = 1' min.]
   - Ground floor elevation
   - Storefronts, awnings, entryway features, doors, windows
   - Fences/walls
   - Dumpster
   - Light fixtures
   - Balconies, railings
   - Trash receptacles, benches, other street furniture
   - Pavers, concrete, hardscape ground cover material
   - Line of sight from sidewalk to roof (if mechanical equipment is on roof)

E. FLOOR PLANS (TYPICAL FLOOR PLAN MAY BE SUBMITTED FOR LIKE FLOORS)
1. Delineate and dimension, indicating use of spaces
2. Show property lines and setbacks on all plans
3. Typical floor plan for multi-level structure
4. Floor plan for every level of parking garage
5. Roof plan with mechanical equipment depicted

F. BUILDING ELEVATIONS (IN COLOR)
1. All building facades in color with directional labels (ie. North, South) and building names if more than one building
2. Dimensions, including height and width of all structures
3. Dimensions of setbacks and required stepbacks from property lines
4. Dimension grade at crown of road, at curb, sidewalk, building entrance, and finished floor
5. Indicate architectural elements, materials and colors
6. Include proposed signage
7. Building cross section with dimensions and use type per level

G. ADDITIONAL RENDERINGS (as applicable)
For projects in a Regional Activity Center zoning district and/or subject to ULDR Section 47-25.3 Neighborhood Compatibility, and/or new buildings 55' or five stories or more in height, the following are required:
- Street-level perspective renderings of project in context of surroundings, as viewed from a pedestrian level, with ground elements and references to depict and determine appropriate scale of project
- Oblique aerial perspectives from opposing views, which indicate the mass outline of all proposed structures, including the outlines of adjacent existing structures
- Context site plan indicating proposed development and outline of nearby properties with uses and height labeled

NOTE: Please provide the .KML, .KML or .DAE files with submittal when providing renderings.

H. LANDSCAPE PLAN (PREPARED BY A CERTIFIED LANDSCAPE ARCHITECT)
1. Landscape plan drawn at a scale no less than one (1) inch equals thirty (30) feet. [ULDR Section 47-21]. An overall project plan may be provided at a smaller scale when using it to reference section sheets provided. Landscape plan to be designed so that landscaping shall not be adversely affected by salt exposure, prevailing winds, deep shadows, unusual soil conditions, tidal fluctuations, etc.
2. Landscape plan must provide:
   - Title block including name and address of project, RLA contact information, RLA seal and dated signature, original and sequential revision delta with revision date and narrative
   - North indicator, plans orientated to correctly correspond with survey and site plan
   - Site information and landscape information in tabular form, sorting required vs. provided calculations
   - Property boundaries and dimensions, depth of landscape islands and perimeters and buffers, property easements, adjacent right or way with street tree planting and parallel parking if applicable, existing and proposed structures, vehicular use areas, location of site amenities, dumpster, walls and fencing, location of plantings, adjacent hardscape, curbing, walls, etc.
   - All underground and overhead utilities, light poles, ground mounted signs, billboards, transformers, generators, fire hydrants, Siamese connections, adjacent or existing photovoltaic systems for photovoltaic systems, etc.
   - Site and right of way grading including swales, retention areas, berms, bio swales, rain gardens, etc.
   - Structural soil, silva cell, or similar, illustrated and labeled
   - Appropriate clear sight distance areas at intersections, cross section of street tree planting showing pedestrian clearance and underground soil structure and overhead obstructions, etc.
   - Landscape material schedule listing all plants and material. This will include key, botanical name, common name, quantity, overall height for hardwood and clear trunk for pines, plant spacing, native and/or Florida Friendly Landscaping indicator, existing vs. proposed, etc.
   - Hydrozone plantings illustrated and labeled
   - Installation, planting, staking, pruning, grading, protection, root pruning, relocation, etc. details and specification for trees, palms, shrubs, groundcover, hydrozone, mulch, structural soil or similar, etc.
3. ISA Certified Arborist report for specimen trees. This report is to be on ISA Certified Arborist business letterhead with contact information and ISA Certification number clearly stated. This report would include tree survey with numbered trees, a corresponding table which includes tree number, botanical name and common name, trunk diameter at breast height, clear trunk for palms, condition percentage, etc.; and a written assessment of existing tree characteristics.

I. PHOTOMETRIC DIAGRAM
1. Title Block including project name and design professional’s address, email, and phone number
2. Date of initial plan preparation and any amendments
3. Site plan indicating the location of property lines and improvements
4. Location and description of all existing over story landscaping
5. Location and height of all lighting on the property
6. Lighting control description and schedule
7. Foot-candle readings must extend to all property lines
8. Note on plan stating that proposed lighting will be designed and installed so as to reflect the light away and prevent any glare or excessive light on any adjacent property

J. CIVIL PLANS
1. Engineering Site Plan
   - Investigate existing utilities to determine any proposed conflicts with site improvements. Contact Engineering Records Tech - Steve Plummer at StevePl@fortlauderdales.gov or (954) 828-5051 for as-built information
   - Driveway connections - dimension to established survey reference points (i.e., property corners)
   - Concrete, pavers, and asphalt clearly differentiated
   - Identification of all existing easements and referencing of recorded documents (i.e. OR book & page)
   - Right-of-way adjacent to parcel including labels, width, and referencing of recorded documents
   - Abbreviated legal descriptions for adjacent parcels
   - Finished floor elevation for all buildings, including all existing buildings referenced in NAVD 88
   - Location of existing and proposed fire hydrants
   - Inclusion of monument sign note: “Approved under separate permit.”
   - Impervious and pervious areas, both area and percentage are identified
   - Relationship of existing above ground features with site improvements
   - Location of dumpster with relationship to easements and existing underground utilities

ID Number: DSD.UP.SP
Revision Number: 4
Revision Date: 5/20/2019
Page: Page 6 of 6

Approved by: Bia Parker, Urban Design and Planning Manager
Uncontrolled in hard copy unless otherwise marked
This item has been electronically signed and sealed by John J. Haley, P.E. on 09-06-19 using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
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RAINBIRD 1800 SERIES, XP and VAN SERIES

NOTE
LINE
NOTE

SST. EST
Low Gallon Nozzles
GENERAL  HEAD  NOTE
IN THIS CONTRACT
SLEEVES
Electrician.
OVERHEAD CANOPY
Electrical hook-up provided by GC's electrician on site.
station wihin pump enclosure. Contractor shall
Install as per details and specifications.

shall be SCH-40
RAINBIRD PURPLE VALVE COVER BOX
modules as needed. Controller will be installed as part of the pump

-  Sleeves under roadways and driveways

- Utilities and structures. Sleeving locations shall be considered shematic on

Sleeving shall be installed at the most logical locations to avoid underground

PVC sleeves.

- Risers taller than 24" above grade shall be SCH 160 risers raised to 6" above plant height, and with PVC SCH 160 swing

- Heads in shrub areas shall be installed on

- Contractor to maintain 100% coverage with minimum 50% overlap when

- Timeclock to location of the sensor. Contractor is responsible for a fully operational system from

- joint assemblies below grade. Risers taller than 24" above grade shall be

- SCH 160
- PVC sleeves.

- Clean Sand Fill

- While the system is not in operation.

- MAINLINE SHALL NOT BE UNDER PRESSURE

- All pipe shall be purple

- MAIN & LATERALS

- Unless specifically detailed All piping locations shown on

- Contractor shall run (2) spare control wires and (1) one

- Control wires

- Valley to step up to the size service main called for in plans. If an approved

- "See plans for location. Irrigation contractor shall begin at the point of the

- Valve assembly to be 6" below cap of valve cover box. This valve shall be used

- All P.V.C. Mainline 4" and larger to be assembled with use of HARCO

- MAIN LINES LOCATION IS SHEMATICALLY.

- All boxes to be set level with grade.

- Mechanical trenchers are acceptable except in drainage swales and utility areas

- rootballs. Irrigation contractor is responsible to adjust lines at his own

- pipe under pavement to be sleeved.

- Clean builders sand. All laterals to be placed 12" minimum below grade. All lateral

- Protection on all sides with at least 6" of clean, debris-free

- 3/4" Pipe to be

- THRUST LINES SHALL BE SDR CLASS 200 FOR

- All pipe and conduit across roadways

- Where ever possible, lateral lines are to be buried in common trench with main line.

- No splices between valves: All splicing shall be done in valve boxes only. All

- Mechanical trenchers are acceptable except in drainage swales and utility areas

- backfill all trenches free of debris.

- Minimum depth of cover over

- JOINT ASSEMBLIES BELOW GRADE. RISERS TALLER THAN 24" ABOVE GRADE SHALL BE

- SCH 160 RISERS RAISED TO 6" ABOVE PLANT HEIGHT, AND WITH PVC SCH 160 SWING

- METER TO STEP UP TO THE SIZE SERVICE MAIN CALLED FOR IN PLANS. IF AN APPROVED

- "SEE PLANS FOR LOCATION. IRRIGATION CONTRACTOR SHALL BEGIN AT THE POINT OF THE

- SPECIFICATIONS. FOR

- Contraction to adjust trenching in field for existing

- By the Landscape Architect. All boxes to be set level with grade.

- By the Landscapc Architect. All boxes to be set level with grade.

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- By the Landscape Architect. All boxes to be set level with grade.
UNIT TYPE A
1,677 SQ.F
UNIT TYPE B
UNIT TYPE B
UNIT TYPE B
UNIT TYPE B
UNIT TYPE C
1,791 SQ.F
UNIT TYPE A
UNIT TYPE A
UNIT TYPE A
UNIT TYPE A

CODE IN EFFECT: 2017 Florida Building Code

ARCHITECTURAL DEVELOPERS, LLC
ARCHITECTURE
SPACE PLANNING
INTERIOR DESIGN
PLANNING/ZONING
1803 BANKS RD
MARGATE, FL 33063
Tel: 561-213-6611
Fax: 561-771-1731
mail: ocabeza@adarchitecture.com

Oscar Cabeza
ARCHITECT
No. AR96758

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THE DESIGN AND DRAWINGS ARE NEITHER TO BE REPRODUCED, COPIED NOR CHANGED IN ANY FORM OR MANNER WHATSOEVER NOR ASSIGNED TO ANY PARTY WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF OSCAR CABEZA.
August 22, 2019

Project Narrative,
Millennium Townhomes

The present Project for a 7 UNIT Townhome development is located in the RC-15 district of the city of Fort Lauderdale in a lot of 22,500 SF located at 1809 & 1817 NE 26th Avenue, Fort Lauderdale, 33305.
Complying with the codes according to the district the building has parking spaces and single garage for each Townhome located at the front.
The project consists of 7 units, having the 2 units in the corners and the one in the middle with a roof access stairs and roof terrace, the remaining 4 units are 2 story with no roof access. All units have balcony’s facing the front of the lot and approx. 50% of transparency toward the front façade, they also have balcony’s facing the back yard where each unit will have a pool.
We are proposing a variety of materials (Stone, Stucco, Wood paneling, Artificial grass) is order to create movements and balance into the design. Different heights also have been proposed to have movement in the façade lines and additionally the townhouses foot print has been offset one from the other with vertical elements to provide a break in the volume and to provide privacy into each town home entrance.

-Set Backs. The building develops in two & tree heights up to a maximum of 31'-6" feet. The Front façade, East Orientation has been set back 25 feet, 10 feet to the side and 26'-1" to the rear.

-Entrances. The entrances have been emphasized with covered areas and planters to make a difference in the whole volume that also sets back an additional 25% in its main façade. All entrances are covered and garages are set back and additional 2'-0" from main façade line.

-Main / Front façade. The main facade has respected 25% transparent glass that complements the contemporary vision of the building. The units in the corners and the one in the middle have a roof top terrace with a covered area in the front that is reflected in the volume of the building envelope connecting all the way to the ground with an architectural Pilar that carries on the same material of the roof soffit.

-Parking. As it was mentioned before, the parking is located in-front of each unit and a single garage is been proposed for each unit for a total of 3 parking spaces per unit.

-Sidewalks. A five-foot sidewalk across the front of the lot has been provided.

Oscar Cabeza
ARCHITECT / AIA
AH26003068 – CGC1517266
July 13, 2019

Millennium A1A Builders LLC
3060 SW 44th Ct
Fort Lauderdale, FL 33312

Re: 1809 NE 26th Avenue
    Fort Lauderdale, FL 33305-3623
    File Number: 198024

In connection with your recent purchase of the above referenced property, enclosed are the following items:

1. Original Warranty Deed conveying title to the property to you from Nemo One LLC, a Florida limited liability company, recorded on June 20, 2019, in Document Number 115883109.

2. Owner's copy of the Title Insurance Policy Number OXFL-06761338 issued by Old Republic National Title Insurance Company, providing $525,000.00 of owner's coverage.

We appreciate the opportunity to be of service to you and hope that you will not hesitate to contact us should you require our assistance again in the future.

Sincerely,

[Signature]

JOHN IOANNOU

Enclosures
OWNER'S POLICY OF TITLE INSURANCE
(with Florida Modifications)

Policy Number: OXFL-08781338  File Number: 198024
Issued by Old Republic National Title Insurance Company

Any notice of claim and any other notice or statement in writing required to be given to the Company under this Policy must be given to the Company at the address shown in Section 18 of the Conditions.

COVERED RISKS

SCHEDULE B, AND THE CONDITIONS, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, a Florida corporation (the "Company") insures, as of Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.

2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
   (a) A defect in the Title caused by
      (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
      (ii) failure of any person or Entity to have authorized a transfer or conveyance;
      (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
      (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
      (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
      (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
      (vii) a defective judicial or administrative proceeding.
   (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
   (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.

3. Unmarketable Title.

4. No right of access to and from the Land.

5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (a) the occupancy, use, or enjoyment of the Land;
   (b) the character, dimensions, or location of any improvement erected on the Land;
   (c) the subdivision of land; or
   (d) environmental protection
   if a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.

In Witness Whereof, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, has caused this policy to be signed and sealed as of Date of Policy shown in Schedule A, the policy to become valid when countersigned by an authorized signatory of the Company.

Countersigned:  

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

By  
C. Monroe  
President

Attest  
David Wolf  
Secretary
6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.

7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.

8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without knowledge.

9. Title being vested other than as stated in Schedule A or being defective

(a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors’ rights laws; or

(b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors’ rights laws by reason of the failure of its recording in the Public Records

(i) to be timely, or

(ii) to impart notice of its existence to a purchaser for value or to a judgment lien creditor.

10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The Company will also pay the costs, attorneys’ fees, and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions.

**EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys’ fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to

   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;

   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.

   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.

3. Defects, liens, encumbrances, adverse claims, or other matters

   (a) created, suffered, assumed, or agreed to by the Insured Claimant;

   (b) not known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;

   (c) resulting in no loss or damage to the Insured Claimant;

   (d) attaching or created subsequent to Date of Policy; or

   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.

4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors’ rights laws, that the transaction vesting the Title as shown in Schedule A, is

   (a) a fraudulent conveyance or fraudulent transfer; or

   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.

5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.
1. DEFINITION OF TERMS
The following terms when used in this policy mean:
(a) "Amount of Insurance": The amount stated in Schedule A, as may be increased or decreased by endorsement to this policy, increased by Section 608, or decreased by Sections 10 and 11 of these Conditions.
(b) "Date of Policy": The date designated as "Date of Policy" in Schedule A.
(c) "Entity": A corporation, partnership, trust, limited liability company, or other similar legal entity.
(d) "Insured": The Insured named in Schedule A.
(i) The term "Insured" also includes
(A) successors to the title of the Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;
(B) successors to an Insured by dissolution, merger, consolidation, distribution, or reorganization;
(C) successors to an Insured by its conversion to another kind of Entity;
(D) a grantee of an Insured under a deed delivered without payment of actual valuable consideration conveying the title
(1) if the stock, shares, memberships, or other equity interests of the grantee are wholly-owned by the named Insured;
(2) if the grantee wholly owns the named Insured;
(3) if the grantee is wholly-owned by an affiliated Entity of the named Insured, provided the affiliated Entity and the named Insured are both wholly-owned by the same person or Entity, or
(4) if the grantee is a trustee or beneficiary of a trust created by a written instrument established by the Insured in Schedule A for estate planning purposes.
(ii) With regard to (A), (B), (C), and (D) reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor Insured.
(e) "Insured Claimant": An Insured claiming loss or damage.
(f) "Knowledge" or "Known": Actual knowledge, not constructive knowledge or notice that may be implied to an insured by reason of the Public Records or any other records that impart constructive notice of matters affecting the Title.
(g) "Land": The land described in Schedule A, and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is insured by this policy.
(h) "Mortgage": Mortgage, deed of trust, trust deed, or other security instrument, including one evidenced by electronic means authorized by law.
(i) "Public Records": Records established under state statutes at Data of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(d), "Public Records" shall also include environmental protection liens filed in the records of the clerk of the United States District Court for the district where the Land is located.
(j) "Title": The estate or interest described in Schedule A.
(k) "Unmarketable Title": Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF INSURANCE
The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured, but only so long as the Insured retains an estate or interest in the Land, or holds an obligation secured by a purchase money Mortgage given by a purchaser from the Insured, or only so long as the Insured shall have liability by reason of warranty in any transfer or conveyance of the Title. This policy shall not continue in force in favor of any purchaser from the Insured of either (i) an estate or interest in the Land, or (ii) an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT
The Insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 5(a) of these Conditions, (ii) in case Knowledge shall come to an insured hereunder of any claim of title or interest that is adverse to the Title, as insured, and that might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if the Title, as insured, is rejected as Unmarketable Title. If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under the policy shall be reduced to the extent of the prejudice.

4. PROOF OF LOSS
In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter insured against by this policy that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of loss or damage.

5. DEFENSE AND PROSSECUTION OF ACTIONS
(a) Upon written request by the Insured, and subject to the options contained in Section 7 of these Conditions, the Company, at its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy.
(b) The Company shall have the right, in addition to the options contained in Section 7 of these Conditions, to its own cost, to institute and prosecute any action or proceeding or to do any other act that in its opinion may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy.
(c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right, in its sole discretion, to appeal any adverse judgment or order.
6. DUTY OF INSURED CLAIMANT TO COOPERATE
(a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company’s expense, shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company’s obligations to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.
(b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY
In case of a claim under this policy, the Company shall have the following additional options:
(a) To Pay or Tender Payment of the Amount of Insurance.
To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys’ fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.
Upon the exercise by the Company of this option, all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in this subsection, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.
(b) To Pay or Otherwise Settle With Parties Other Than the Insured or With the Insured Claimant.
(i) to pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under this policy. In addition, the Company will pay any costs, attorneys’ fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or
(ii) to pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy, together with any costs, attorneys’ fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in subsections (b)(i) or (ii), the Company’s obligations to the Insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

8. DETERMINATION AND EXTENT OF LIABILITY
This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy.
(a) The extent of liability of the Company for loss or damage under this policy shall not exceed the lesser of
(i) the Amount of Insurance; or
(ii) the difference between the value of the Title as insured and the value of the Title subject to the risk insured against by this policy.
(b) If the Company pursues its rights under Section 5 of these Conditions and is unsuccessful in establishing the Title, as insured, (i) the Amount of Insurance shall be increased by 10%, and (ii) the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.
(c) In addition to the extent of liability under (a) and (b), the Company will also pay those costs, attorneys’ fees, and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

9. LIMITATION OF LIABILITY
(a) If the Company establishes the Title, or removes the alleged defect, lien, or encumbrance, or cures the lack of a right of access to or from the Land, or cures the claim of Unmarketable Title, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused to the Insured.
(b) In the event of any litigation, including litigation by the Company or with the Company’s consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals, adverse to the Title, as insured.
(c) The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY
All payments under this policy, except payments made for costs, attorneys’ fees, and expenses, shall reduce the Amount of Insurance by the amount of the payment.
11. LIABILITY NONCUMULATIVE
The Amount of insurance shall be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after Date of Policy and which is a charge or lien on the Title, and the amount so paid shall be deemed a payment to the Insured under this policy.

12. PAYMENT OF LOSS
When liability and the extent of loss or damage have been definitely fixed in accordance with these Conditions, the payment shall be made within 30 days.

13. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT
(a) Whenever the Company shall have settled and paid a claim under this policy, it shall be subrogated and entitled to the rights of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person or property, to the extent of the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant shall execute documents to evidence the transfer to the Company of these rights and remedies. The Insured Claimant shall permit the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.

If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company shall defer the exercise of its right to recover until after the Insured Claimant shall have recovered its loss.

(b) The Company's right of subrogation includes the rights of the Insured to indemnities, guaranties, other policies of insurance, or bonds, notwithstanding any terms or conditions contained in those instruments that address subrogation rights.

14. ARBITRATION
Unless prohibited by applicable law, arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association may be demanded if agreed to by both the Company and the Insured at the time of a controversy or claim. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, and service of the Company in connection with its issuance or the breach of a policy provision or other obligation. Arbitration pursuant to this policy and under the Rules in effect on the date the demand for arbitration is made or, at the option of the Insured, the Rules in effect at Date of Policy shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the Land is located permit a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.

The law of the situs of the Land shall apply to an arbitration under the Title Insurance Arbitration Rules. A copy of the Rules may be obtained from the Company upon request.

15. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT
(a) This policy together with all endorsements, if any, attached to it by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.

(b) Any claim of loss or damage that arises out of the status of the Title or by any action asserting such claim whether or not based on negligence shall be restricted to this policy.

(c) Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.

(d) Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance.

16. SEVERABILITY
In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

17. CHOICE OF LAW; FORUM
(a) Choice of Law: The Insured acknowledges the Company has underwritten the risks covered by this policy and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the jurisdiction where the Land is located. Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title that are adverse to the Insured and to interpret and enforce the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.

(b) Choice of Forum: Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

18. NOTICES, WHERE SENT
Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at 400 Second Avenue South, Minneapolis, Minnesota 55401-2198, Phone: 612-371-1111.
SCHEDULE A

Name and Address of Title Insurance Company:
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
400 Second Avenue South
Minneapolis, MN  55401-2499

ORT File No.: 19058331  Policy Number: OXFL-08781338
Agent File No.: 198024

Amount of Insurance:  $525,000.00  Premium: $2,700.00
Date of Policy:  June 20, 2019 at 02:33 pm
Address Reference  1809 NE 26th Avenue, Fort Lauderdale, FL 33305

1. Name of Insured:
Millennium A1A Builders LLC, a Florida Limited Liability Company

2. The estate or interest in the Land that is insured by this policy is:
Fee Simple

3. Title is vested in:
Millennium A1A Builders LLC, a Florida Limited Liability Company by virtue of that Warranty Deed, recorded June 20, 2019 at Official Records Instrument #115883109 in the Public Records of Broward County, Florida.

4. The Land referred to in this Policy is described as follows:
The North Eighty (80) feet of Lot Thirty (30) of LIVERMORE ESTATES, according to the Plat thereof, recorded in Plat Book 19, Page 11, of the Public Records of Broward County, Florida.
SCHEDULE B

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

1. Facts which would be disclosed by an accurate and comprehensive survey of the premises herein described.

2. Easements or claims of easements not shown by the public records.

3. General or special taxes and assessments required to be paid in the year 2019 and subsequent years, which are not yet due and payable.

4. Restrictions and easements (deleting therefrom any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin), contained in Plat Book 19, at Page 11, of the Public Records of Broward County, Florida.

NOTE: All recording references in this policy shall refer to the Public Records of Broward County, unless otherwise noted.
THIS INSTRUMENT PREPARED BY:

Peter M. Lopez, Esquire
PETER M. LOPEZ, P.A.
1911 NW 150th Avenue, Suite 201
Pembroke Pines, Florida 33028

Record and return to:
Law Office of Lisette M. Blanco, P.A.
7950 NW 155 Street, Unit 101
Miami Lakes, Florida 33015
File No. S1809

Property Appraisers Parcel Identification (Folio) No.(s): 4942 36 01 0350

WARRANTY DEED

THIS WARRANTED DEED, is made this 28th day of May, 2019, between NEMO ONE LLC., a Florida limited liability company, whose post office address is 1443 Lantana Drive, Weston, Florida 33326 (the "Grantor") and MILLENNIUM AIA BUILDERS LLC., a Florida limited liability company, whose post office address is 3080 SW 44 Court, Ft. Lauderdale, Florida 33312 (the "Grantee").

(Wherever used herein, the terms "Grantor" and "Grantee(s)" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable considerations to the Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, that certain parcel of real property, situated, lying and being in Broward County, Florida (the "Property"), as follows:

The North 80 feet of Lot 30, of LIVERMORE ESTATES, according to the Plat thereof, as recorded in Plat Book 19, page 11 of the Public Records of Broward County, Florida.

This conveyance is subject to the following:

1. Taxes for the year 2019 and all subsequent years;
2. Conditions, restrictions, limitations, easements and all other matters of record
without intent of reimposing same; and

3. Zoning, restrictions, prohibitions, regulations and other requirements imposed by governmental authority

and the Grantor does hereby fully warrant the title to the Property, and will defend the same against the lawful claims of all persons whomsoever.

Signed, sealed and delivered in the presence of:
(Witnesses as to both signatories)

GRANTOR:

NEMO ONE LLC., a Florida limited liability company

By:
Federico Molo, Manager

By:
Antonio Neuman, Manager

STATE OF FLORIDA

COUNTY OF BROWARD

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 28 day of May, 2019, by Federico Molo and Antonio Neuman, as Managers of NEMO ONE LLC., a Florida limited liability company, on behalf of the company, who are personally known to me or who have produced a valid Florida driver's license issued by the Department of Highway Safety and Motor Vehicles or other identification as identification, and who did not take an oath.

Print Name: NOTARY PUBLIC, State of Florida
Serial No:
My Commission Expires:
July 13, 2019

Millennium A1A Builders LLC
3090 SW 44th Ct
Fort Lauderdale, FL 33312

Re: 1817 NE 28th Avenue #1-3
    Fort Lauderdale, FL 33305-3568
    File Number: 198023

In connection with your recent purchase of the above referenced property, enclosed are the following items:

1. Original Warranty Deed conveying title to the property to you from Robert Brown A/K/A Robert C. Brown, recorded on June 20, 2019, in Document Number 115883069.

2. Owner's copy of the Title Insurance Policy Number OXFL-08781021 issued by Old Republic National Title Insurance Company, providing $25,000.00 of owner's coverage.

We appreciate the opportunity to be of service to you and hope that you will not hesitate to contact us should you require our assistance again in the future.

Sincerely,

John Ioannou

JOHN IOANNOU

Enclosures
OWNER'S POLICY OF TITLE INSURANCE
(with Florida Modifications)

Policy Number OXFL-08781021   File Number: 198023
Issued by Old Republic National Title Insurance Company

Any notice of claim and any other notice or statement in writing required to be given to the
Company under this Policy must be given to the Company at the address shown in Section 18
of the Conditions.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN
SCHEDULE B, AND THE CONDITIONS, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, a Florida corporation (the "Company") insures, as of
Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.

2. Any defect in or liens on or encumbrances on the Title. This Covered Risk includes but is not limited to insurance against loss from
   (a) A defect in the Title caused by
       (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
       (ii) failure of any person or Entity to have authorized a transfer or conveyance;
       (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
       (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
       (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
       (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic
           means authorized by law; or
       (vii) a defective judicial or administrative proceeding.
   (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
   (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate
       and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land
       onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.

3. Unmarketable Title.

4. No right of access to and from the Land.

5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting,
   regulating, prohibiting, or relating to
   (a) the occupancy, use, or enjoyment of the Land;
   (b) the character, dimensions, or location of any improvement erected on the Land;
   (c) the subdivision of land; or
   (d) environmental protection
   if a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to
   the extent of the violation or enforcement referred to in that notice.

In Witness Whereof, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, has caused this policy to be signed and sealed as of Date of Policy
shown in Schedule A, the policy to become valid when countersigned by an authorized signatory of the Company.

Countersigned: FLORIDA CLOSING & ESCROW, LLC
17070 COLLINS AVENUE
SUITE 290
SUNNY ISLES BEACH, FL 33160
PHONE: (786) 787-0425

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401
(612) 371-1111

By

President

Attorn

Secretary

FORM 4099 FL
ALTA Owners Policy of Title Insurance 5-17-66 (with Florida Modifications)
6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.

7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.

8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.

9. Title being vested other than as stated in Schedule A or being defective
   
   (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
   
   (b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records
   
   (i) to be timely, or
   
   (ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.

10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions.

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   
   (i) the occupancy, use, or enjoyment of the Land;
   
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   
   (iii) the subdivision of land; or
   
   (iv) environmental protection;

   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.

   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.

2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.

3. Defects, liens, encumbrances, adverse claims, or other matters
   
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;

   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;

   (c) resulting from no loss or damage to the Insured Claimant;

   (d) attaching or created subsequent to Date of Policy; or

   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.

4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
   
   (a) a fraudulent conveyance or fraudulent transfer; or

   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.

5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.
CONDITIONS

1. DEFINITION OF TERMS
The following terms when used in this policy mean:
(a) "Amount of Insurance": The amount stated in Schedule A, as may be increased or decreased by endorsement to this policy, decreased by Section 8(b), or decreased by Sections 10 and 11 of these Conditions.
(b) "Date of Policy": The date designated as "Date of Policy" in Schedule A.
(c) "Entity": A corporation, partnership, trust, limited liability company, or other similar legal entity.
(d) "Insured": The Insured named in Schedule A.
(i) The term "Insured" also includes
(A) successors to the Title of the Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;
(B) successors to an Insured by dissolution, merger, consolidation, distribution, or reorganization;
(C) successors to an Insured by its conversion to another kind of Entity;
(D) a grantee of an Insured under a deed delivered without payment of actual valuable consideration conveying the Title (1) if the stock, shares, memberships, or other equity interests of the grantee are wholly-owned by the named Insured.
(2) if the grantee wholly owns the named Insured,
(3) if the grantee is wholly-owned by an affiliated Entity of the named Insured, provided the affiliated Entity and the named Insured are both wholly-owned by the same person or Entity, or
(4) if the grantee is a trustee or beneficiary of a trust created by a written instrument established by the Insured named in Schedule A for estate planning purposes.
(ii) With regard to (A), (B), (C), and (D) reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor Insured.
(e) "Insured Claimant": An Insured claiming loss or damage.
(f) "Knowledge" or "Known": Actual knowledge, not constructive knowledge or notice that may be imputed to an insured by reason of the Public Records or any other records that impart constructive notice of matters affecting the Title.
(g) "Land": The land described in Schedule A, and all improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is insured by this policy.
(h) "Mortgage": Mortgage, deed of trust, trust deed, or other security instrument, including any evidences by electronic means authorized by law.
(i) "Public Records": Records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(b), "Public Records" shall also include environmental protection bills filed in the records of the clerk of the United States District Court for the district where the Land is located.
(j) "Title": The estate or interest described in Schedule A.
(k) "Unmarketable Title": Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF INSURANCE
The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured, but only so long as the Insured retains an estate or interest in the Land, or holds an obligation secured by a purchase money Mortgage given by a purchaser from the Insured, or only so long as the Insured shall have liability by reason of warranties in any transfer or conveyance of the Title. This policy shall not continue in force in favor of any purchaser from the Insured of either (i) an estate or interest in the Land, or (ii) an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT
The Insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 9(a) of these Conditions, (ii) in case Knowledge shall come to an insured hereunder of any claim of title or interest that is adverse to the Title, as insured, and that might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if the Title, as insured, is rejected as Unmarketable Title. If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under the policy shall be reduced to the extent of the prejudice.

4. PROOF OF LOSS
In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter insured against by this policy that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

5. DEFENSE AND PROSECUTION OF ACTIONS
(a) Upon written request by the Insured, and subject to the options contained in Section 7 of these Conditions, the Company, at its own cost, and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to those stated causes of action alleging matters insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this policy.
(b) The Company shall have the right, in addition to the options contained in Section 7 of these Conditions, at its own cost, to institute and prosecute any action or proceeding to do any other act that in its opinion may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently.
(c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right, in its sole discretion, to appeal any adverse judgment or order.
6. DUTY OF INSURED CLAIMANT TO COOPERATE
   (a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall cooperate with the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company’s expense, shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company’s obligations to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.
   (b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memos, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY
   In case of a claim under this policy, the Company shall have the following additional options:
   (a) To Pay or Tender Payment of the Amount of Insurance.
   To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys’ fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.
   Upon the exercise by the Company of this option, all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in this subsection, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.
   (b) To Pay or Otherwise Settle With Parties Other Than the Insured or With the Insured Claimant.
   (i) To pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under this policy. In addition, the Company will pay any costs, attorneys’ fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or
   (ii) to pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy, together with any costs, attorneys’ fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.
   Upon the exercise by the Company of either of the options provided for in subsections (b)(i) or (ii), the Company’s obligations to the Insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

8. DETERMINATION AND EXTENT OF LIABILITY
   This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy.
   (a) The extent of liability of the Company for loss or damage under this policy shall not exceed the lesser of
      (i) the Amount of Insurance; or
      (ii) the difference between the value of the Title as insured and the value of the Title subject to the risk insured against by this policy.
   (b) If the Company pursues its rights under Section 5 of these Conditions and is unsuccessful in establishing the Title, as insured,
      (i) the Amount of Insurance shall be increased by 10%, and
      (ii) the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by
      the Insured Claimant or as of the date it is settled and paid.
   (c) In addition to the extent of liability under (a) and (b), the Company will also pay those costs, attorneys’ fees, and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

9. LIMITATION OF LIABILITY
   (a) If the Company establishes the Title, or removes the alleged defect, lien, or encumbrance, or cures the lack of a right of access to or from the Land, or cures the claim of Unmarketable Title, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused to the Insured.
   (b) In the event of any litigation, including litigation by the Company or with the Company’s consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals, adverse to the Title, as insured.
   (c) The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY
    All payments under this policy, except payments made for costs, attorneys’ fees, and expenses, shall reduce the Amount of Insurance by the amount of the payment.
11. LIABILITY NONCUMULATIVE
The Amount of Insurance shall be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an insured after Date of Policy and which is a charge or lien on the Title, and the amount so paid shall be deemed a payment to the Insured under this policy.

12. PAYMENT OF LOSS
When liability and the extent of loss or damage have been definitely fixed in accordance with these Conditions, the payment shall be made within 30 days.

13. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT
(a) Whenever the Company shall have settled and paid a claim under this policy, it shall be subrogated to the rights of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person or property, to the extent of the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant shall execute documents to evidence the transfer to the Company of these rights and remedies. The Insured Claimant shall permit the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.
If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company shall defer the exercise of its right to recover until after the Insured Claimant shall have recovered its loss.
(b) The Company's right of subrogation includes the rights of the Insured to indemnities, guarantees, other policies of insurance, or bonds, notwithstanding any terms or conditions contained in those instruments that address subrogation rights.

14. ARBITRATION
Unless prohibited by applicable law, arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association may be demanded if agreed to by both the Company and the Insured at the time of a controversy or claim. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, and service of the Company in connection with its issuance or the breach of a policy provision or other obligation. Arbitration pursuant to this policy and under the Rules in effect on the date the demand for arbitration is made or, at the option of the Insured, the Rules in effect at Date of Policy shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the Land is located permit a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.
The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules.
A copy of the Rules may be obtained from the Company upon request.

15. LIABILITY LIMITED TO THIS POLICY, POLICY ENTIRE CONTRACT
(a) This policy together with all endorsements, if any, attached to it by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.
(b) Any claim of loss or damage that arises out of the status of the Title or by any action asserting such claim whether or not based on negligence shall be restricted to this policy.
(c) Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.
(d) Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance.

16. SEVERABILITY
In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

17. CHOICE OF LAW; FORUM
(a) Choice of Law: The Insured acknowledges the Company has undertaken the risks covered by this policy and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the jurisdiction where the Land is located.
Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title that are adverse to the Insured and to interpret and enforce the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.
(b) Choice of Forum: Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

18. NOTICES, WHERE SENT
Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at 400 Second Avenue South, Minneapolis, Minnesota 55401-2498, Phone: 612-371-1111.
SCHEDULE A

Name and Address of Title Insurance Company:
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
400 Second Avenue South
Minneapolis, MN 55401-2499

ORT File No.: 19058321
Agent File No.: 198023

Policy Number: OXFL-08781021

Amount of Insurance: $625,000.00
Premium: $3,200.00

Date of Policy: June 20, 2019 at 02:30 pm

Address Reference 1817 NE 26th Avenue, Fort Lauderdale, FL 33305

1. Name of Insured:
   Millennium AIA Builders LLC, a Florida Limited Liability Company

2. The estate or interest in the Land that is insured by this policy is:
   Fee Simple

3. Title is vested in:
   Millennium AIA Builders LLC, a Florida Limited Liability Company by virtue of that Warranty Deed, recorded June 20, 2019 at Official Records Instrument #115883069 in the Public Records of Broward County, Florida.

4. The Land referred to in this Policy is described as follows:
   Lot 29, LIVERMORE ESTATES, according to the Plat thereof, as recorded in Plat Book 19, Page 11, of the Public Records of Broward County, Florida.
SCHEDULE B
EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys’ fees, or expenses that arise by reason of:

1. Facts which would be disclosed by an accurate and comprehensive survey of the premises herein described.

2. Easements or claims of easements not shown by the public records.

3. General or special taxes and assessments required to be paid in the year 2019 and subsequent years, which are not yet due and payable.

4. Restrictions and easements (deleting therefrom any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin), contained in Plat Book 19, at page 11, of the Public Records of Broward County, Florida.

5. Declaration of Covenants, Restrictions which include Assessment Fees and Easements (deleting therefrom any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin), filed in Official Records Book 33855, at page 1718, together with Addendum filed in Official Records Book 35975, at page 541, of the Public Records of Broward County, Florida.


7. Easement granted to Comcast by instrument filed in Official Records Book 42423, Page 96, of the Public Records of Broward County, Florida.

8. Any loss or damage arising from assessments, including any past due assessments, resulting from the provisions contained in Florida Statue Section 720.3085, notwithstanding any assurance to the contrary in any ALTA PUD Endorsement Form or Florida Form 9.2 which may be attached to this policy.

9. Any lien provided by County Ordinance or by Ch. 159, F.S., in favor of any city, town, village or port authority, for unpaid service charges for services by any water systems, sewer systems or gas systems serving the land described herein; and any lien for waste fees in favor of any county or municipality.

NOTE: All recording references in this policy shall refer to the Public Records of Broward County, unless otherwise noted.
Warranty Deed

This Warranty Deed made this 28th day of May, 2019 between Robert Brown a/k/a Robert C. Brown, a single man whose post office address is 1817 NE 26 Avenue, Fort Lauderdale, FL 33305, grantor, and Millennium AIA Builders LLC, a Florida limited liability company whose post office address is 3089 SW 44TH CT, Dania Beach, FL 33312, grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and interests)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida to-wit:

Lot 29, Livermore Estates, according to the plat thereof as recorded in Plat Book 19, Page 11, Public Records of Broward County, Florida.

Parent Identification Number: 4942-36-61-0930

Subject to taxes for 2019 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018.
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Name: CRISTINA RODRIGUEZ

[Seal]
Robert C Brown

Witness Name: [Signature]

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 18th day of May, 2016 by Robert C Brown, who [ ] is personally known or [X] has produced a driver's license as identification.

Notary Public
Printed Name: CRISTINA RODRIGUEZ

My Commission Expires: 06-23-20

[Notary Seal]
Project Narrative,
Millennium Townhomes

The present Project for a 7 UNIT Townhome development is located in the RC-15 district of the city of Fort Lauderdale in a lot of 22,500 SF located at 1809 & 1817 NE 26th Avenue, Fort Lauderdale, 33305.
Complying with the codes according to the district the building has parking spaces and single garage for each Townhome located at the front.
The project consists of 7 units, having the 2 units in the corners and the one in the middle with a roof access stairs and roof terrace, the remaining 4 units are 2 story with no roof access. All units have balcony's facing the front of the lot and approx. 50% of transparency toward the front façade, they also have balcony's facing the back yard where each unit will have a pool.
We are proposing a variety of materials (Stone, Stucco, Wood paneling, Artificial grass) is order to create movements and balance into the design. Different heights also have been proposed to have movement in the façade lines and additionally the townhouses foot print has been offset one from the other with vertical elements to provide a break in the volume and to provide privacy into each townhome entrance.

A. For the purposes of this section, a townhouse development shall include three (3) or more attached single family dwelling units where each individual single family unit and land thereunder is owned in fee simple. A townhouse development shall include one (1) or more townhouse buildings.

R. / Townhouse development include 7 new units with each individual single family unit and land thereunder is owned in fee simple.

B. Site design criteria. A single family dwelling: townhouses (Herein referred to as townhouse development) shall meet the following site design criteria:

1. Minimum lot size. The parcel upon which the group is located shall contain a minimum area of seven thousand five hundred (7,500) square feet and shall provide an average of two thousand (2,000) square feet per dwelling unit, including driveways and areas held in common ownership.

R. / The parcel upon which the group is located has an area of twenty-two thousand five hundred (22,500) square feet.

2. Density. The density is determined by the regulations governing the zoning district where the townhouse development is located.

R. / Maximum density is 15 units per acre; at lot area of 0.516 acres (22,500 sf) a maximum of 7.7 units would be permitted under this criteria, 7 units proposed.

3. Group limit. A townhouse group shall be limited to a maximum of eight (8) dwelling units. A minimum of twenty-five (25) percent of the townhouse group's front facade shall be set back an additional five (5) feet from the rest of the front facade. Attached units may have a common wall or
individual sidewalks separated by a distance of not more than one (1) inch or as determined reasonable by the building inspector. If individual walls are used, the buildings shall have adequate flashing at the roofline.

R. /Seven (7) units proposed. Twenty-five (25) percent of the townhouse group's front façade is set back an additional five (5) feet from the rest of the front façade. The front façade has a length of 160 feet; 40 feet (25%) are set back five (5) feet as requested.

4. Access to townhouse developments shall meet the following requirements:

a. Each townhouse dwelling unit shall have vehicular access to a public right-of-way, paved driveway or parking area serving the group. Private driveways shall be provided in accordance with Section 47-20.5.D. Provisions satisfactory to the city attorney shall be made for a recordable easement over the driveway for all public utilities and for use by owners within the group.

R. / Each townhouse dwelling unit will have vehicular access to a public right-of-way, paved driveway.

b. Townhouse developments that abut a platted alley are encouraged to provide access from the platted alley.

R. / No alley.

5. Yard requirements.

a. Front yard. The minimum front yard shall be the same as that required for the zoning district where the townhouse development is located. A five (5) foot easement along the front property line of the townhouse development shall be required if the fee simple lot of each unit does not directly abut the public right-of-way. Provisions satisfactory to the city attorney shall be made for a recordable easement along the front property line of the development for use by the owners of the units.

R. / The minimum front yard required for the zoning district is 25 feet. A five (5) foot easement does not apply, as all townhouses fee sample abuts the public right-of-way.

b. Corner yards. A townhouse building abutting two (2) or more public rights-of-way shall provide a minimum corner yard of twenty (20) feet. A five (5) foot easement along the corner property line of the group shall be required if the fee simple lot of each unit does not directly abut the public right-of-way. Provisions satisfactory to the city attorney shall be made for a recordable easement along the corner property line of the townhouse development for use by the owners of the units.

R. / Buildings are not abutting two (2) or more public rights-of-ways.
c. Side yard. The side yard shall be a minimum of ten (10) feet from the side property line of the townhouse development. A five (5) foot easement which extends from front to rear lot lines along a side lot line of the townhouse development not abutting a public street shall be required for use by owners within the development. Provisions satisfactory to the city attorney shall be made for a recordable easement along the side property line of the townhouse development for use by the owners of the units.

R. /Buildings are set back ten (10) feet from the side property lines. There will be a five (5) foot easement which extends from front to rear lot lines along a side lot line of the townhouse development.

d. Rear yard. The rear yard shall be a minimum of twenty (20) feet from the rear property line. A five (5) foot easement along the rear property line of the townhouse group shall be required if the fee simple lots of each unit does not directly abut the public right-of-way. Provisions satisfactory to the city attorney shall be made for a recordable easement along the rear property line of the development for use by the owners of the units within the development.

R. / Buildings are set back 25’-7” from the rear property line. There will be a five (5) foot easement along the rear lot line.

e. Additional requirements. When any portion of a townhouse abutting the side yard for the development site exceeds twenty-two (22) feet in height, that portion of the structure shall be set back a minimum of an additional one (1) foot for each foot of height above twenty-two (22) feet.

R. /All portions of Townhouses abutting the side yard that exceed 22 feet has been set back an additional one (1) foot for each foot of height above 22 feet.

f. Reduced setback. Townhouse developments that provide for parking or garage access at the rear of units may reduce the front and corner yard requirement to fifteen (15) feet subject to the following:

R. / N/A

i. No individual garages may face the public right-of-way except those townhouse developments located on a corner lot may have one (1) garage with an opening facing toward the right-of-way abutting each corner side yard. The garage facing the right-of-way shall be subject to the following requirements:

a. Garages shall be set back an additional two (2) feet from the principal facade of the building or eighteen (18) feet from the property line, whichever is greater; and

R. / Proposed garages are set back an additional two (2) feet from the principal facade of the building.
ii. Townhouse units may be accessed from one (1) two-way driveway or two (2) one-way driveways; and

R. /N/A

iii. Parking shall not be permitted between the townhouse buildings and any public right-of-way; and

R. /N/A

iv. The area between the townhouse building and the public right-of-way shall be landscaped in accordance with the requirements of Section 47-21.

R. / The area between the townhouse building and the public right-of-way will be landscaped in accordance with the requirements of Section 47-21.

6. Architectural elements. When abutting a waterway, the facade of the townhouse development facing the waterway shall provide additional architectural elements such as, but not limited to unenclosed balconies, variation of rooflines between each unit, and variation of at least one (1) foot on twenty-five percent (25%) of the area.

R. / The Townhouses development does not abut a waterway, however provides architectural elements such as, but not limited to unenclosed balconies, variation of rooflines and vertical elements.

7. Entrance requirements. Each dwelling unit facing a public right-of-way other than an alley must have, its own principal entrance, visible from and facing the right-of-way, and shall include the following:

R. / Each dwelling unit has a proposed principal entrance, visible from and facing the right-of-way.

a. A roofed landing;

R. /Yes, each dwelling unit has a proposed roof landing.

b. An architectural design and material similar to and integral with the principal structure;

R. /Yes, the architectural design and material of the entrance are similar and integral with the principal structure.

c. A minimum of four (4) linear feet shall be provided between principal entrances;

R. /Yes, a minimum of four (4) linear feet will be provided between principal entrances.

d. The roofed landing may encroach into the front yard an additional three (3) feet;
R. / The roofed landing will be encroach into the front yard an additional three (3) feet.

e. For individual dwelling units facing more than one (1) right-of-way, only one (1) entrance shall be required.

R. /N/A.

8. Minimum floor area. Each individual dwelling unit shall have a minimum floor area of seven hundred fifty (750) square feet.

R. / Acknowledge. The minimum SQ.F is 3,262.

9. Height. The maximum height shall not exceed thirty-five (35) feet. See Section 47-2, Measurements.

R. / The maximum height is 31'-6".

10. Fence and wall requirements. Fences and walls shall be provided subject to the following:

a. Seventy-five percent (75%) of all fencing or walls along the front yard of a townhouse development abutting a public right-of-way must be of non-opaque materials such as vertical bars or picket fence, and shall be subject to all other requirements of Section 47-19.5, Fences, Walls and Hedges.

R. / No fences proposed on front yard.

b. When parking is placed in the rear of the development site, a fence or wall shall be installed between the development site and any neighboring residential property abutting the development site subject to the requirements of Section 47-19.5.

R. / No parking proposed placed in the rear of the development site.

11. Garages. Garages facing public rights-of-way, other than an alley, shall be subject to the following requirements:

a. Garages shall be limited to a width equivalent to a maximum of fifty percent (50%) of the width of the townhouse unit. The width shall be measured as the linear dimension of the garage that is visible from the street, such as the garage door; and

R. / All garages width proposed are under 50% of the townhouse unit.
b. Garages shall be set back an additional two (2) feet from the principal facade of the building.

R. / Proposed garages are set back 2 feet from the principal façade.

c. As a result of the garage being set back an additional two (2) feet, an area equivalent to the square footage of the recessed garage may be reallocated to the front facade of the building as additional square footage to the living area and may extend into the front yard up to three (3) feet into the setback.

R. / Dividing vertical elements have been placed on this additional (3) feet front set back.

12. Driveways. Driveways facing the public right-of-way shall be subject to the following criteria:

a. These driveways shall have a minimum separation of eight (8) feet from the adjacent driveway within the same development for the entire length of the driveway.

R. / The proposed separation of driveways are reduced to a minimum of four (4) feet in width with the installation of structural soil or other mitigating alternative.

b. The separation of driveways can be reduced to a minimum of four (4) feet in width with the installation of structural soil or other mitigating alternative to allow space for root development of required trees, as reviewed and approved by the city's landscaping representative.

R. / The proposed separation of driveways are reduced to a minimum of four (4) feet in width with the installation of structural soil or other mitigating alternative.

c. The area between the driveways must be a landscaped pervious area with a minimum of one (1) canopy tree and continuous shrub planting.

R. / The area between the driveways will be landscaped as required.

13. Sidewalk requirements. A townhouse development shall provide the following:

a. A minimum five (5) foot wide sidewalk along each public right-of-way abutting the property along the full length of the property line.

R. / A five (5) foot wide sidewalk along each public right-of-way abutting the property along the full length of the property line, has been proposed.
b. A minimum three (3) foot wide sidewalk shall connect the front entrances with the sidewalk along the right-of-way unless an alternative pedestrian access to the public sidewalk is approved by the department.

R. / Pedestrian access has been provided on the same material of the proposed driveway.

14. Street tree requirements. Street trees shall be planted and maintained along the public right-of-way abutting the property to provide a canopy effect. The type of street trees may include shade, flowering and palm trees and shall be planted at a minimum height and size in accordance with the requirements of Section 47-21, Landscape and Tree Preservation Requirements. The location and number of trees shall be determined by the department based on building and site design, separation distance, utility infrastructure and the proposed plan's compatibility to surrounding properties.

R. / Street trees will be proposed as required.

15. Maintenance agreement. A townhouse development shall have a recorded maintenance agreement for the common areas and any guest parking.

R. / Maintenance agreement will be provided.

16. Solid waste, yard waste, and recycling requirements. Each townhouse dwelling unit shall have incorporated into the design a designated area to locate containers that meet the requirements of Chapter 24 of the city's Code of Ordinances. The size of the containers and alternatives to these requirements may be permitted subject to approval of the public works department, sanitation division.

R. / Trash receptacles: household garbage and recycle (65 gallon- carts) are designed to be located at the garage of each unit.


Oscar Cabeza
ARCHITECT / AIA
AH26003068 – CGC1517266
ADDRESS VERIFICATION

CONTACT: Devon Anderson
Phone: 954-828-5233
Email: DAnderson@fortlauderdale.gov

PROJECT ADDRESS: 1809 NE 26 AVE
1817 NE 26 AVE

PREVIOUS ADDRESS: 1817 NE 26 AVE

NOTES: NEW CONSTRUCTION

ZONING: RC-15

FOLIO #: 494236010330

LEGAL DESCRIPTION: LIVERMORE ESTATES 19-11 B LOT 29 TOG/W N 80 OF LOT 30

DRC #: _______________________

AUTHORIZED SIGNATURE: _______________________

DATE: 09/12/2019
## General Project Information

### Application Type
- [ ] Land Use
- [ ] DRI
- [ ] Rezoning
- [ ] Flex/Reserve Allocation
- [ ] Plat
- [x] Site Plan

### For Internal Use Only

- **School Board Number**: 
- **City Project Number**: 

### Project Location and Size

- **Section**: 
- **Township**: LIVERMORE ESTATES
- **Range**: 
- **General location of the project**: 19-11 B LOT 29 TOG/W
- **Side of**: N 80 OF LOT 30
- **at/between**: 
- **Area Acreage**: 22,500 sf / 0.52 acre
- **Jurisdiction**: City of Fort Lauderdale / Coral Ridge Association Inc.

### Applicant Information

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<th>Millennium A1A Builders LLC</th>
<th>Phone</th>
<th>(305) 915-7737</th>
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### Development Details

- **Land Use Designation**: 
  - Existing: Residential
  - Proposed: Residential - 7 Units
### Zoning Designation

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### Proposed vs. Permitted

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### VESTED RIGHTS/EXEMPTION INFORMATION

Amount of Vested/Exempt development (including number of units, type, and bedroom mix)

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- Generates less than one student*
- Located within previously approved plan amendment or rezoning with a valid mitigation agreement with the School Board through an executed and recorded DRC or Tri-Party*
- Obtained site plan final approval prior to February 1, 2008*
- Site plan located within a plat for which school impacts have been satisfied*
- Site plan located within a plat with a valid final SCAD letter*

* Supporting documentation is required

Signature of Applicant/Agent: ___________________________ Date: 9/12/2019

NOTE: 30-Day review period only commences upon a determination of completeness by School District Staff. Applicant submitting a plat application must include an official letter containing plat name and municipal project number and must indicate that the plat has been approved or accepted by the municipality.

ALL APPLICANTS MUST SUBMIT THE APPLICATION TO THE 8th FLOOR
SURFACE WATER MANAGEMENT CALCULATIONS
For
Millennium Townhomes – 1809 NE 26th Avenue, Fort Lauderdale

Date: 9-10-19
Job # 19-2547

1) POST-DEVELOPMENT AREAS

Total Site Area = 0.516 acres
Building Area = 0.25 acres
Pavement Area = 0.132 acres
Pervious Area = 0.134 acres

2) FLOOD AND RAINFALL CRITERIA

10 Year – 1 Day Rainfall = 10.0 inches
25 Year – 1 Day Rainfall = 11.50 inches
100 Year – 1 Day Rainfall = 15.00 inches
5 Year – 1 Hour Rainfall = 3.2 inches

3) COMPUTE SOIL STORAGE

Wet Season Water Elevation = 1.5 navd
Average Groundwater Elevation = 1.5 navd
Average Site Elevation = 8.5 navd
Depth to Water Table = 7 ft

Assuming 25% compaction, available ground storage is 8.18 inches.
Storage available in pervious areas of the site is 0.091 acre feet
Converting to site wide moisture storage, $S = 2.12$ inches

John J. Haley, PE
Haley Engineering, Inc.
FL Reg No. 40023
4) COMPUTE STAGE STORAGE

Pavement Areas store linearly from elev. 8.0 to elev. 9.5 then vertically.
Pervious Areas store linearly from elev. 7.5 to elev. 9.5 then vertically.

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5) FLOOD STAGE CRITERIA

3 Year – 24 Hour Storm = 3.2 inches
Runoff = 1.69 inches
Volume of Runoff = 0.072 acre feet

Corresponding stage is between 4.5 and 5.0 NAVD
Interpolating gives an elevation of 4.7 NAVD.

6) DESIGN STORM : 25 YEAR – 3 DAY – NO DISCHARGE ELEVATION

25 Year – 3 Day Storm = 14.00 inches
Runoff = 11.7 inches
Volume of Runoff = 0.51 acre feet

Corresponding stage is between 10.0 and 10.5 NAVD.
Interpolating gives an elevation of 10.2 NAVD.
7.) WATER QUALITY – DETENTION REQUIREMENTS

a.) Based on the first inch
Site Area = 0.516 acres
Required Detention = 0.043 acre feet

b.) Based on 2.5 inches times percent impervious
Site Area = 0.266 acres
Impervious Area = 0.132 acres (Site Area less Pervious)
Percent Impervious = 49.6 %
Required Detention = 0.053 acre feet

Therefore, the Required Detention is 0.053 acre feet.
Corresponding stage is between 3.5 and 4.0 NAVD
Interpolating gives an elevation of 4.00 NAVD.

The water quality detention volume is adequately stored within the exfiltration trench.

8) EXFILTRATION TRENCH CALCULATIONS

Detention Volume handled in exfiltration trench..................0.167 acre feet
Trench Width..............................................................4 feet
Trench Height.............................................................6 feet
Top of Baffle Elevation..............................................8.5 NAVD
Perforated Pipe Diameter............................................12 inches
Trench Bottom Elevation.............................................2.0 NAVD
Hydraulic Conductivity (K Value).................................1.10E-04 cfs/sq.ft.
Depth to Water Table.................................................6.5 feet
Non-Saturated Trench Depth.........................................6.0 feet
Saturated Trench Depth...............................................0.0 feet

Length of Exfiltration Required for Detention Volume Indicated.....185 feet
Total Trench Length Provided.......................................185 feet

9) 100 YEAR – 3 DAY STORM – NO DISCHARGE ELEVATION

100 Year – 3 Day Storm = 18 inches
Runoff = 16.76 inches
Volume of Runoff = 0.72 acre feet

Corresponding stage is between 10.5 NAVD and 11.0 NAVD.

Interpolating gives an elevation of 10.9 NAVD.
ARTICLES OF INCORPORATION
OF
THE MANSIONS AT CORAL RIDGE OWNERS’ ASSOCIATION, INC.
(a Florida not-for-profit)

We, the undersigned, hereby associate ourselves together for the purpose of forming a corporation not-for-profit under the laws of the State of Florida, pursuant to Florida Statutes, Chapter 617, and hereby certify as follows:

ARTICLE I
NAME AND ADDRESS OF CORPORATION

The name of this corporation shall be “THE MANSIONS AT CORAL RIDGE OWNERS’ ASSOCIATION, INC.” (hereinafter referred to as the “Owners’ Association”). The corporation shall be located at 3080 SW 44th Court, Fort Lauderdale, FL 33305.

ARTICLE II
PURPOSE

The purpose of the Owners’ Association is to be the “Association” as said term is defined in the Florida Condominium Act, Florida Statutes 718 (the “Condominium Act”), for THE MANSIONS AT CORAL RIDGE (“Townhomes”) and as such, the Condominium Association shall operate the Townhomes and perform all of the functions assigned to the Owners’ Association by the Condominium Act and the Declaration of Condominium.

ARTICLE III
POWERS

The Owners’ Association shall have all of the common law and statutory powers of a corporation not-for-profit which are reasonably necessary to implement the purposes of the Owners’ Association, including, but not limited to, the power to engage from time-to-time a manager or management firm or other agent to assist the Powers’ Association in carrying out its duties and responsibilities, the power to purchase, sell or lease units in the Townhomes, the power to borrow money and to create mortgages on units in the Townhomes owned by the Owners’ Association and the power to perform its obligations and exercise its rights under the Declaration of Condominium.

ARTICLE IV
MEMBERSHIP
The qualification of members of the Owners’ Association (the “Members”), the manner of their admission to membership, the manner of the termination of such membership and voting by Members shall be as follows:

1. All record owners in the Owners’ Association in the Townhomes (“Units”) shall be members and no other persons or entities shall be entitled to membership in the Owners’ Association.

2. Membership in the Owners’ Association shall be established automatically and without further action upon the acquisition of ownership of fee title or to fee interest in a Unit, whether by conveyance, devise, or judicial decree, whereupon the membership in the Owners’ Association of the prior owner of such Unit shall terminate automatically and without further action.

3. The share of a Members in the funds and assets of the Owners’ Association and membership in the Owners’ Association cannot be assigned, hypothecated or transferred in any manner except as an appurtenance to a Unit.

4. Voting by the Members in the affairs of the Owners’ Association shall be in accordance with the provisions of the Declaration of Condominium and the By-laws of the Owners’ Association (the “By-laws”).

**ARTICLE V**
**TERM**

The terms of which the Owners’ Association is to exist shall be perpetual.

**ARTICLE VI**
**INCORPORATOR**

The name and address of the incorporator of these Articles of Incorporation is as follows:

GEVORG SHAHBAZYAN
3080 SW 44th Court
Fort Lauderdale, FL 33305

**ARTICLE VII**
**OFFICERS**

The affairs of the Owners’ Association shall be managed by a President, Vice president, Secretary, Treasurer and any such other officers as may be authorized by the Board of Directors. Said officers shall be elected by the Board of Directors as provided in the By-laws and no officer need be a member. The
names of the officers of the Owners’ Association who shall serve until such time as they resign, are removed or their successors are elected shall be:

GEVORG SHAHBAZYAN, President
GEVORG SHAHBAZYAN, Secretary/Treasurer
Both at 3080 SW 44th Court, Fort Lauderdale, FL 33305

ARTICLE VIII
DIRECTORS

1. The affairs of the Owners’ Association shall be directed by the Board of Directors. The number of Directors on the first Board of Directors (the “First Board”) shall be one (1). The number of Directors subsequent to the First Board shall be as provided hereinafter in this Article VIII or as set forth in the By-laws. No director need be a member. The method of election of Directors is as stated in the By-laws.

2. The named and residence of the person who is to serve as the First Board is:

GEVORG SHAHBAZYAN, Director
3080 SW 44th Court, Fort Lauderdale, FL 33305

ARTICLE IX
INDEMNIFICATION

Every Director and every officer of the Owners’ Association (and the Directors and/or officers as a group) shall be indemnified by the Owners’ Association against all expenses and liabilities, including counsel fees upon him/her or them in connection with any proceeding or litigation or settlement in which he may become involved by reason of Owners’ Association. The foregoing provisions for indemnification shall apply whether or not he is a Director or officer at the time such expenses are incurred. Notwithstanding the above, in the event of a settlement, the indemnification provisions herein shall not be automatic and shall apply only when the Board of Directors (with the affected member abstaining if he is then a member of the Board of Directors) approves such settlement and authorized reimbursement for the costs and expenses of the settlement as in the best interest of the Owners’ Association, and in instances where a Director or officer admits or is adjudged guilty of willful misconduct or gross negligence in the performance of his duties, the indemnification provisions of these Articles shall not apply. Otherwise, the foregoing rights to indemnification shall be in addition to and not exclusive of any and all right of indemnification to which a Director or officer may be entitled whether by statute, common law or under the Declaration of Condominium.
ARTICLE X
BY-LAWS

The By-laws of the Owners’ Association shall be adopted by the First Board and thereafter may not be altered, amended, or rescinded by the affirmative vote of not less than two-thirds (2/3) of the total votes of all members cast at a regular or special meeting of the membership and the affirmative approval of a majority of the Board of Directors at a regular or special meeting of the Board of Directors. The right to modify, amend or rescind may be restricted in the manner provided for in the By-laws.

ARTICLE XI
AMENDMENTS

1. Subject to the provisions of Article XI, 2 and 3 hereof, these Articles of Incorporation may be amended at any meeting of the members by an affirmative vote of two-thirds (2/3) of the total votes of all members.

2. No amendment shall be made to these Articles of Incorporation which would in any matter reduce, amend, affect or modify the terms, conditions, provisions, rights and obligations set forth in the Declaration of Condominium.

3. Notwithstanding anything herein contained to the contrary, to the extent lawful, the Developer may amend these Articles of Incorporation consistent with, or not prohibit by, the provisions of the Declaration of Condominium allowing certain amendments to be effected by the Developer alone.

ARTICLE XII
DISSOLUTION OF CORPORATION

The assets and income of this nonprofit corporation shall be utilized to promote its purposes. No salaries or fees shall be paid to the Directors or officers of this corporation for their capacity as Director or officer, but nothing contained herein shall prevent the hiring of employees or engaging of others including a Director or an officer to perform services for the corporation or to present the reimbursement of any person who makes outlays for the reasonable expenses of the corporation. In the event of dissolution, the residual assets of the organization will be turned over to one or more organizations which themselves are exempt as organizations described in Section 501(c) and 170(c)(2) of the Internal Revenue Code of 1954 or corresponding sections of any prior or future law, or to the Federal, State or local government for exclusive public purpose. Notwithstanding any other provision of these Articles, this corporation will not carry on any other activities not permitted to be carried on by (a) a corporation exempt from Federal Income Tax under Section 501(c)(3) of the Internal Revenue Code of 1954 or corresponding provision of any future United States Internal Revenue Law or, (b) a corporation, contributions to which are
deductible under Section 170(c)(2) of the Internal Revenue Code of 1954 or corresponding sections of any prior or future United States Internal Revenue Law.

ARTICLE XIII
INITIAL REGISTERED OFFICE AND AGENT

The name of the initial registered office of this Corporation is GEVORG SHAHBAZYAN and the address of the initial registered agent of this corporation is at 3080 SW 44th Court, Fort Lauderdale, FL 33305.

IN WITNESS WHEREOF, the incorporator has hereunto set his hand and seal this ___ day of September 2019.

I submit this document and affirm that the facts stated herein are true. I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided in Sect. 817.155, Florida Statutes.

__________________________  Date: _____________________, 2019
GEVORG SHAHBAZYAN

BEFORE ME, the undersigned authority, on this ___ day of September, 2019, personally appeared GEVORG SHAHBAZYAN, who after being duly sworn by me acknowledged that he executed the foregoing Articles of Incorporation for THE MANSIONS AT CORAL RIDGE OWNERS’ ASSOCIATION, INC., a Florida not-for-profit, for the purposes therein expressed. He is ___ personally known to me or ___ produced the following for identification:

__________________________

Notary Public, State of Florida
My Commission expires

ACKNOWLEDGEMENT OF
INITIAL REGISTERED AGENT

Having been named Initial Registered Agent to accept process of service for THE MANSIONS AT CORAL RIDGE OWNERS’ ASSOCIATION, INC., at the place designated in this Articles of Incorporation, hereby accept this designation as Registered Agent and Agree to comply fully with all provisions in Chapter 48, Florida Statutes, as amended.

__________________________  Date: _____________________, 2019
GEVORG SHAHBAZYAN