

DRAFT

Date, 2020

Mr. Andrew McGilvray
Executive Secretary
Foreign-Trade Zones Board
U.S. Department of Commerce,
FCB - Suite 4100W
1401 Constitution Avenue NW
Washington, D.C. 20230

Subject: Application for Minor Boundary Modification

Dear Mr. McGilvray:

Broward County, Florida, as Grantee of Foreign-Trade Zone (FTZ) No. 25, hereby formally requests approval of a Minor Boundary Modification under the alternative site framework.

FTZ No. 25 consists of approximately 435 acres of land designated as FTZ, of which 83 acres are currently activated with existing buildings at virtually 100% occupancy. In addition, Subzones 25B, 25C, 25D, 25E, and 25F have been added to accommodate the special-purpose needs of CITGO Petroleum Corporation, TransMontaigne Product Services, Inc., Motiva Enterprises LLC, Chevron Products Company, and South Florida Materials Corporation, respectively.

Broward County has received a request for FTZ designation from Universal Shipyard, LLC (Universal). Universal is a Florida corporation that owns and operates Universal Marine Center, a mega-yacht marina with full docking amenities, in Fort Lauderdale, FL. Universal has expressed an immediate need for FTZ benefits at their location to handle a growing market for its yacht sales business. Therefore, Broward County, on behalf of Universal, is requesting that 11.54 acres of available marina basin located at 2700 SW 25th Terrace, Fort Lauderdale, FL, be designated as a part of Broward County 's foreign-trade zone as established under its Foreign-Trade Zone Grant of Authority. Broward County seeks such designation through a minor boundary modification because of the immediate need of Universal. In this manner, Universal will be able to become active in the FTZ immediately upon FTZB approval and subsequent CBP activation.

Universal's current business needs dictate that it become active at the new site as soon as possible. FTZ benefits are essential to Universal's business plan and its related job retention/creation and investment in South Florida. With FTZ benefits, Universal expects to expand its business and grow employment.

Broward County and Universal respectfully request that this Application be processed expeditiously so as not to unduly delay Universal's ability to meet the demand for their services or disrupt their planned FTZ business expansion activities. Once approved by the FTZB, Universal will be able to serve a broader market in its new FTZ location immediately upon subsequent CBP activation.

Broward County is submitting this Application as an extension of the long effort by civic leaders to increase employment opportunities and investment in Broward County by encouraging international business activities. The foreign-trade zone operations envisioned will be an essential factor in the County's continuing program to attract new industries and help the existing industry to expand. The data contained in this Application sets forth the importance of this project to the continued growth of the community.

Enclosed is an original copy of the Application for Minor Boundary Modification for your consideration. Broward County appreciates your timely review of the Application for the reasons discussed therein. Thank you in advance for your support and assistance. If you have any questions regarding this report, please contact Jorge A. Hernández, Director of Business Administration, at jorhernandez@broward.org, with a copy to Robert C. Jacob, Jr., Foreign-Trade Zone Operator, at rjacob@broward.org.

Sincerely,

Glenn A. Wiltshire, Acting Chief Executive & Port Director

Enclosure

OMB Control No. 0625-0139
Expiration Date: 03/31/2019

**Application for Subzone or Usage-Driven Designation (“Minor
Boundary Modification”) Under the Alternative Site Framework (ASF)**

Instruction Sheet

This collection of information contains Paperwork Reduction Act (PRA) requirements approved by the Office of Management and Budget (OMB). Notwithstanding any other provision of law, no person is required to, nor shall any person be subject to a penalty for failure to comply with, a collection of information subject to the requirements of the PRA unless that collection of information displays a currently valid OMB control number. Public reporting burden for this collection of information is estimated to average 3.5 hours, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Persons wishing to comment on the burden estimate or any aspect of this collection of information, or offer suggestions for reducing this burden, should send their comments to the ITA Reports Clearance Officer, International Trade Administration, U.S. Department of Commerce, 14th and Constitution Avenue, NW, Washington, DC 20230.

No zone, subzone, zone expansion/reorganization/modification, or production authority may be approved unless a completed application/notification/request has been received (19 U.S.C. 81a-81u; 15 CFR Part 400). The Foreign-Trade Zones Board has no authority to finance zone projects. Its approval is in the form of a grant of authority (license) for operating a facility under foreign-trade zone procedures. The basic requirements for foreign-trade zone applications are found in the regulations of the Foreign-Trade Zones Board (15 CFR Part 400), including Sections 400.21 through 400.25. Application formats are available on the FTZ Board web site:

<http://www.trade.gov/ftz>.

Corporations submitting applications must be qualified to apply under the laws of the state in which the zone is to be located. Applicants may submit drafts of their applications to the FTZ Staff, which can provide comments and technical assistance in interpreting the Board's regulations.

Applicants should note that conduct of their proposed activity under FTZ procedures would result in an additional, ongoing information-collection burden associated with the Annual Report from Foreign-Trade Zones (OMB Control No. 0625-0109).

FTZ Staff
March 2013

Foreign-Trade Zones Board
U.S. Department of Commerce
1401 Constitution Avenue, N.W., Room 21013
Washington, D.C. 20230
(202) 482-2862

Alternative Site Framework

APPLICATION FOR SUBZONE OR USAGE-DRIVEN DESIGNATION (“MINOR BOUNDARY MODIFICATION”)

NOTE: This format is only for a Minor Boundary Modification (MBM) to propose a “Subzone” or “Usage-Driven” site(s) under the Alternative Site Framework (ASF).

INSTRUCTIONS

General: This format consists of a small number of questions to answer and, for ease of use, is provided as a MS Word document. The actual submitted request may take the form of a letter from the grantee requesting approval and answering each question listed below. Alternatively, the request may include a cover letter from the grantee identifying the specific Subzone/Usage-Driven site for which it is requesting approval and then a separate document answering the questions below. Leave each question in place (including its number) and provide your response directly below each question.

Subzone versus Usage-Driven Designation: Under the FTZ Board’s regulations (§400.24(c)), a grantee can request designation of a site(s) as a subzone that qualifies for usage-driven status, where warranted by the circumstances and so long as the subzone activity remains subject to the activation limit for the zone in question. As with usage-driven sites, subzone sites designated under this process will be subject to the standard three-year sunset provision.

Sites versus Parcels: A "site" is comprised of one or more generally contiguous parcels of land organized and functioning as an integrated unit, such as all or part of an industrial park or airport facility. If parcels do not meet that definition, they must be treated as separate sites.

Submitted Request Must Be Complete: Submitted MBM requests must be complete – with the sole allowable exception of any comments from U.S. Customs and Border Protection (CBP), if necessary. Incomplete submitted requests or documents submitted separately will be returned to the sender. The FTZ Staff cannot assemble complete requests from individual elements submitted separately.

Number of Copies: Please submit the original and one electronic copy of the complete request (Adobe PDF format preferred; you may use MS Word format if you are unable to submit PDF). The electronic copy must include a color map(s) and scans of all signed letters.

Timing: Under the FTZ Board’s regulations, the ordinary timeframe to process MBM requests is within 30 days of the FTZ Staff having received a complete request. Timing will depend on receipt of CBP’s comments on the request.

Alternative Site Framework

**APPLICATION FOR SUBZONE OR USAGE-DRIVEN
DESIGNATION (“MINOR BOUNDARY MODIFICATION”)**

QUESTIONS

1. Please mark the appropriate space below to indicate whether you are requesting “Subzone” or “Usage-Driven” designation for the proposed site(s):

_____ Subzone X Usage-Driven

2. List the address of the site(s), including the jurisdiction in which the site(s) falls (town, city, county).

2700 SW 25th Terrace, Fort Lauderdale, Broward County, Florida

3. Explain how the proposed site(s) is within the grantee’s approved ASF service area.

The proposed site is located in Broward County, all of which consists of Broward County’s approved ASF service area.

4. State the proposed acreage of the site(s).

The proposed site consists of 11.54 acres

5. Indicate the company for which the site(s) will be designated.

The designation of the proposed site is for the use of Universal Shipyard, LLC

6. Provide a summary of the company’s planned activities.

Universal Shipyard, LLC’s planned FTZ activities consist of docking and safe harboring international flagged yachts to be serviced, shown to prospective buyers, taken for “sea trials”, returned and exported to International Waters.

7. Indicate the current zoning and the existing and planned buildings (including square footage) for the site(s). (Note: Sites (or areas within a site) with inappropriate zoning – such as agricultural, retail, or residential – are not eligible for FTZ status and should not be proposed in any MBM request.)

The current zoning is “20”, which is described as “Airports (private or commercial), bus terminals, marine terminals, piers, marinas”.

8. Confirm that FTZ designation or the use of FTZ procedures is not a requirement or a precondition for future activity or construction at the site(s).

The FTZ designation or the use of FTZ procedures is not a requirement or a precondition for future activity or construction at the site.

9. List the owner(s). (If a site(s) is not owned by the grantee or the company planning to use the site(s) – as named in response to Question 5 above – then provide a "Right to Use" attachment with documentation demonstrating the right to use the site(s). Such evidence could be a signed letter from the proposed operator on its letterhead attesting to its right to use the property or a letter of concurrence from the owner of the proposed site(s).)

The owner of the proposed site is Universal Shipyard, LLC.

ATTACHMENTS

Attach the documents listed below (Items 10 and 11, plus Item 12 if applicable) directly behind the text of your request.

10. A clear and detailed site map showing existing and planned structures. The site boundaries must be outlined clearly **in red**. Note that if streets or similar landmarks are not legible on the site map, you will also need to provide a detailed street map with the proposed site's boundaries **in red**. Any map should be no larger than letter-sized (8 1/2" x 11") and clearly labeled, with legends provided for any markings.

The detailed site map showing existing structures and site boundaries is attached hereto as a part of Exhibit A.

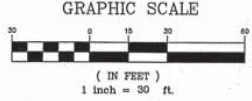
11. Comments from U.S. Customs and Border Protection (CBP): The grantee generally should provide comments from CBP with the submitted request. Alternatively, the grantee may provide a copy of the request to CBP at the time the request is submitted to the FTZ Board, in which case the grantee should also communicate with CBP regarding the 20-day timeframe in the FTZ Board's regulations for CBP to provide comments to the FTZ Board.

Comments from CBP have been prepared and are attached hereto as a part of Exhibit B.

12. If your state (such as TX, KY, AZ) has one or more taxes for which collections will be affected by the proposed FTZ designation of the new site(s), please attach all of the following:

- A. An explanation of the specific local taxes that will be affected;
- B. A stand-alone letter that:
 - Lists all of the affected parties;
 - Includes a statement below the list certifying that this is a complete list of all parties that would be affected by this particular request; and,
 - Is signed by an official of the grantee organization.
- C. Correspondence from all of the affected parties (such as a local school board) indicating their concurrence (or non-objection) regarding the proposed FTZ designation.

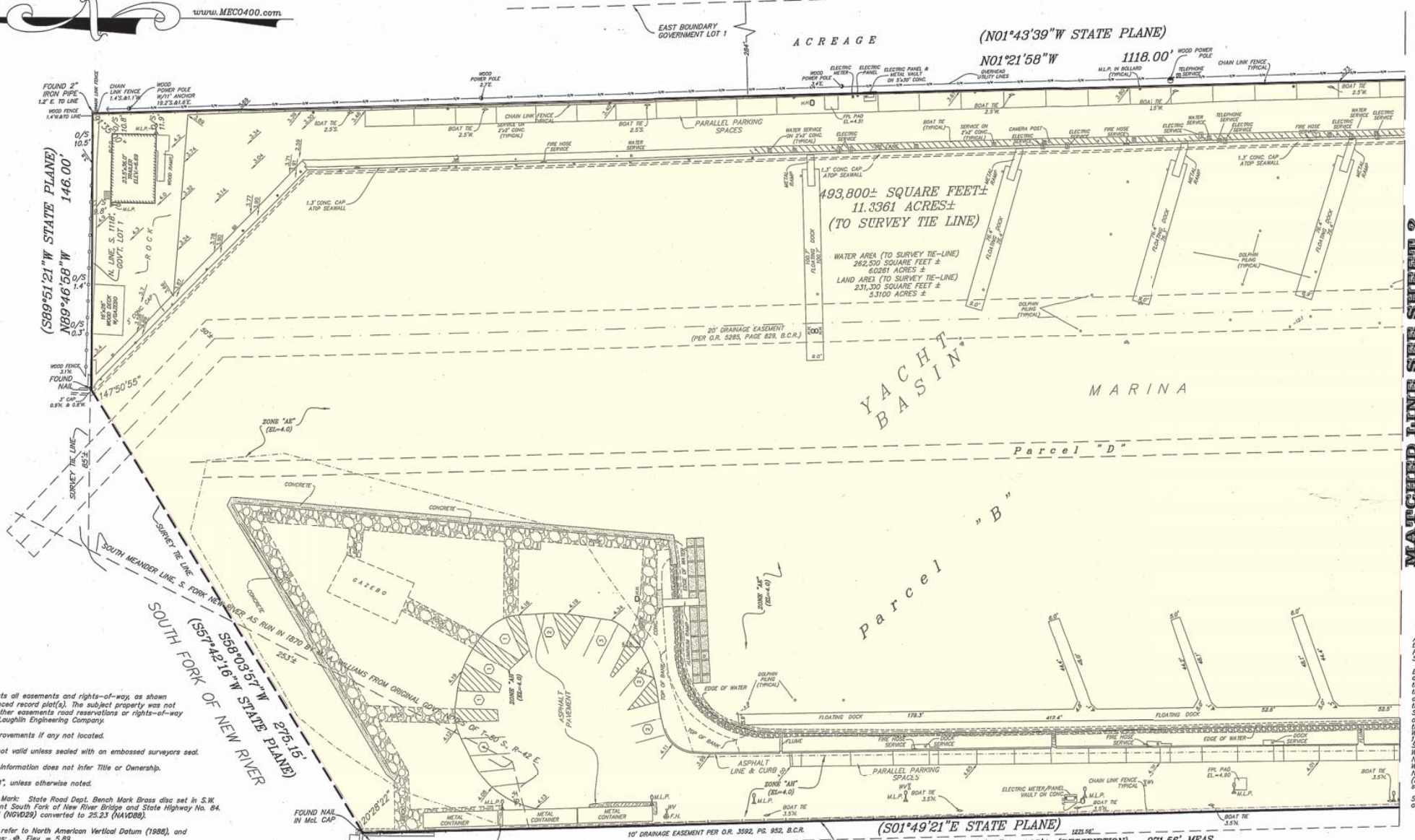
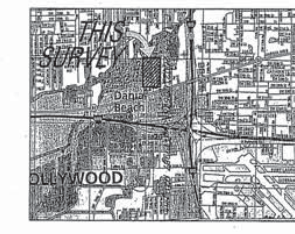
prepared by
McLAUGHLIN ENGINEERING COMPANY (L#285)
1700 N.W. 64th STREET, SUITE 400
FORT LAUDERDALE, FLORIDA, 33309
PHONE: (954) 763-7611 FAX: (954) 763-7615



RECORD LAND SURVEY

"FORT LAUDERDALE SHIPYARD"

PORTION S.W. 1/4, N.E. 1/4, SECTION 20-50-42



Legal Description

PARCEL A:
That part of Government Lot 1 of Section 20, Township 50 South, Range 42 East, described and bounded as follows: Bounded on the East by a line drawn parallel to, and 284 feet West of the East line of said Government Lot 1; on the West by a line drawn parallel to, and 470 feet West of the East line of said Government Lot 1; on the South by the South line of said Government Lot 1, and on the North by a line drawn parallel to and 1118 feet North of the South line of said Government Lot 1; said parcel extending to the South Fork of New River at the Northwest corner thereof, said lands situate, lying and being in Broward County, Florida.

TOGETHER WITH:

PARCEL B:
Beginning at the Northwest corner of the East one-half (E/2) of the Southwest one-quarter (SW/4) of the Northeast one-quarter (NE/4) of Section 20, Township 50 South, Range 42 East, Broward County, Florida; thence North 01°27'00" West, 805 feet, more or less, to the Southern Bank of the South Fork of New River; thence a general Northwesterly direction along the said Southern Bank, and following the meanders thereof, 175 feet more or less, to an established survey line; thence along said established survey line South 89°46'00" East, 35 feet, more or less to a pipe; thence South 01°27'00" East, 1052.00 feet to a pipe on the South boundary of Government Lot 1; thence along said South boundary North 89°46'00" West, 186.00 feet to the Point of Beginning; being the same tract described in sundry deeds and mortgages of record as:

PARCEL C:
Begin at the Southwest corner of the East one-half (E/2) of the Northwest one-quarter (NW/4) of the Northeast one-quarter (NE/4) of Section 20, Township 50 South, Range 42 East; run thence North 1000.00 feet; thence West 63.75 feet to the Southern Bank of the South Fork of New River; thence Northwesterly along said bank 150.00 feet; thence East 186.00 feet; thence South to South line of said Northwest one-quarter (NW/4) of the Northeast one-quarter (NE/4); thence West along said South line of Northwest one-quarter (NW/4) of the Northeast one-quarter (NE/4), 186.00 feet to the Point of Beginning.

TOGETHER WITH:

PARCEL D:
A parcel of land in the West one-half (W/2) of the East one-half (E/2) of the Southwest one-quarter (SW/4) of the Northeast one-quarter (NE/4) of Section 20, Township 50 South, Range 42 East, Broward County, Florida, more fully described as follows: Beginning at the Northwest corner of the said West one-half (W/2) of the East one-half (E/2) of the Southwest one-quarter (SW/4) of the Northeast one-quarter (NE/4) of Section 20; thence Easterly along the North line thereof, a distance of 332.80 feet to the Northeast corner thereof; thence Southerly along the East line thereof making an included angle of 91°37'50" a distance of 204.91 feet; thence Southwesterly making an included angle of 104°30'08" a distance of 343.38 feet to a point on the West line of said West one-half (W/2) of the East one-half (E/2) of the Southwest one-quarter (SW/4) of the Northeast one-quarter (NE/4) of Section 20; thence Northwesterly along the said West line making an included angle of 75°32'44", a distance of 300 feet to the Point of Beginning.

TOGETHER WITH:

PARCEL D:
Any and all lands lying between Parcels A and B, being the same property conveyed to Frank J. Harris and May B. Harris, his wife, by J. Stranahan under deed dated 7/13/67 and recorded in G.C. Book 3476, Page 676, Broward County, Florida.

Also Known As

A portion of the MAP OF SECTION 20, TOWNSHIP 50 SOUTH, RANGE 42 EAST, according to the plat thereof as recorded in Book 1, Page 181, of the public records of Dade County, Florida, being a portion of the Northwest one-quarter (NW/4) of Section 20, Township 50 South, Range 42 East, Broward County, Florida, more fully described as follows:

Beginning at the Northwest corner of Parcel "A", BONNE PLAT, according to the plat thereof as recorded in Book 1, Page 40, of the public records of Dade County, Florida; thence North 74°05'04" East, on the North line of said Parcel "A" and Easterly extension thereof, a distance of 343.38 feet; thence South 01°27'00" West, on the East line of the West one-half (W/2) of the East one-half (E/2) of the Southwest one-quarter (SW/4) of the Northeast one-quarter (NE/4) of Section 20, a distance of 234.54 feet; thence South 89°46'00" East, on the South line of Government Lot 1 of said Section 20, a distance of 48.57 feet; thence North 01°27'00" West, on a line 284.00 feet West of and parallel with the East line of said Government Lot 1, a distance of 1118.00 feet; thence North 89°46'00" West, on a line 1118.00 feet North of and parallel with the said South line of Government Lot 1, a distance of 145.00 feet; thence Northwesterly on the South line of the South Fork of New River, a distance of 275 feet more or less to an intersection with the West line of the East one-half (E/2) of the Northwest one-quarter (NW/4) of the Northeast one-quarter (NE/4) of said Section 20; thence South 01°27'00" East, on said Northwest one-quarter (NE/4) of said Section 20, and on the West line of the East one-half (E/2) of the Southwest one-quarter (SW/4) of the Northeast one-quarter (NE/4) of said Section 20, a distance of 171.56 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 493,803 square feet or 11.3362 acres more or less.

- NOTES:**
- This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
 - Underground improvements if any not located.
 - This drawing is not valid unless sealed with an embossed surveyors seal.
 - Boundary survey information does not infer Title or Ownership.
 - All iron rods 5/8", unless otherwise noted.
 - Reference Bench Mark: State Road Dept. Bench Mark Brass disc set in S.W. concrete abutment South Fork of New River Bridge and State Highway No. 84. Elevation= 26.82 (NOV1929) converted to 25.23 (NAVD83).
 - Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: Elev. = 3.89.
 - This property lies in Flood Zones "AH", Elev.=4.0 and "AE", Elev.=4.0 Per Flood Insurance Rate Map No. 1201100508 H, Dated: August 18, 2014. Community Panel No. 125105.
 - Underground utility locations shown hereon, if any, are based upon point marks on the ground provided by others. McLaughlin Engineering Company did not confirm the accuracy of this data. The exact location of all utilities should be confirmed prior to design or construction.
 - Bearings are base or an assumed datum and assumes the West line, E. 1/4, N.W. 1/4, N.E. 1/4, Section 20-50-42 as South 01°49'21" East.
 - Elevations per North American Vertical Datum (1988) derived from National Geodetic Vertical Datum (1929) data and converted using U.S. Army Corps of Engineers software (Corpscon 6.0.1) obtained from http://www.tech.army.mil/

OFFICE NOTES

FIELD BOOK NO. INV. 75, 76, 77 & 78. PRINTS, T.O.S., PRINTS, T.D.S.
JOB ORDER NO. T-9987, U-0878, U-4838, U-5135, V2124, V-4184, V-4819
CHECKED BY: MATE, E.A.J., DRP, JST, KT, RT
DRAWN BY: MATE, E.A.J., DRP, JST, KT, RT

TREE SYMBOLS
INDICATES DIAMETER (D.B.H.)
PALM TREE

Available Foreign Trade Zone Area

- LEGEND**
- | | |
|--|--|
| Δ = CENTRAL ANGLE (DELTA) | A/C = AIR CONDITIONING |
| R = RADIUS | C.R. = CENTERLINE OF RIGHT-OF-WAY |
| CH.B.R.C. = CHANGING BEARING | F.P.L. = FLORIDA POWER AND LIGHT CO. |
| TOI = TRANSIT | S.B.T. = SOUTHERN BELL TELEPHONE |
| TAN.B.E. = TANGENT BEARING | B.C.R. = BROWARD COUNTY RECORDS |
| P.O.C. = POINT OF COMMENCEMENT | M.B.C.R. = MIAMI BEACH COUNTY RECORDS |
| P.B.M. = PERMANENT REFERENCE MONUMENT | P.B.C. = PALM BEACH COUNTY RECORDS |
| W.M.C. CAP = WITH McLAUGHLIN ENGINEERING CO. CAP | O.R.B. = OFFICIAL RECORDS BOOK |
| C.M. = CONCRETE | P.C. = PLAT BOOK |
| C.B.S. = CONCRETE BLOCK AND STUCCO | P.O.C. = POINT OF CURVE |
| I.C.V. = IRRIGATION CONTROL VALVE | R/O/W = RIGHT-OF-WAY |
| DA = DIAMETER | C.O. = CLEAN OUT |
| W.M. = WATER METER | H.H. = HAND HOLE |
| W.V. = WATER VALVE | C.L.F. = CHAIN LINK FENCE |
| W.L.P. = WOOD STREET LIGHT POLE | C.L.P. = CONCRETE LIGHT POLE |
| W.P.P. = WOOD POWER POLE | W.F. = NET FACE OF BURIED |
| B.F.P. = BACK FLOW PREVENTOR | O/W = OVERHEAD UTILITY LINES |
| E.L.C. = ELECTRIC | W/B.C. = WITNESS CAP COMPANY |
| S.V. = SEWER VALVE | NO. = NUMBER |
| EL = FEET | M.V. = MISC. |
| L.B. = LICENSE BUSINESS | M.S.C. = MISCELLANEOUS |
| P.T. = FIRE HYDRANT | M.C.D. = MECHANICAL CONTROL DEVICES |
| D.B.H. = DIAMETER AT BREAST HEIGHT | N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM (1929) |
| N.A.V.D. = NORTH AMERICAN VERTICAL DATUM (1988) | (P) = PARKING SPACES |
| ELEV. OR EL. = ELEVATION | |
| O/S = OFFSET | |

FILE NO: 04-3-167 (08) (19)

CERTIFIED TO:
Ruden, McClasky, Smith, Schuster & Russell, P.A.
Florida Community Bank, its successors and/or assigns
Duncan & Tardif, P.A.
Chicago Title Insurance Company
Florida Community Bank, 155 N. Bridge Ave., LaBelle, FL, 33935.

SHEET 1 OF 2

CERTIFICATION

We hereby certify that this survey meets the "Standards of Practice" as set forth by the Florida Board of Professional Surveyors and Mapmakers in Chapter 54-17.05 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 26th day of October, 2004.
Resurveyed this 22nd day of September, 2005.
Revised to add Certifications this 27th day of February, 2006.
(NOT RESURVEYED)
Revised Legal Description this 29th day of March, 2006.
(NOT RESURVEYED)
Revised Legal Description this 13th day of September, 2006.
Land & Water area added this 2nd day of January, 2007.
Revision to add new construction, Northwest corner property this 14th day of March, 2017.
Bathymetric Survey made this 22nd day of March, 2019.
Resurveyed this 25th day of October, 2019.

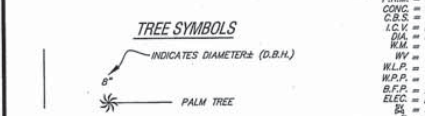
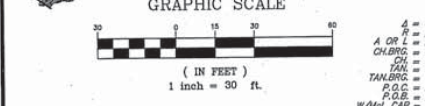
McLAUGHLIN ENGINEERING COMPANY
JERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida.

prepared by
McLAUGHLIN ENGINEERING COMPANY (LB#285)
1700 N.W. 64th STREET, SUITE 400
FORT LAUDERDALE, FLORIDA, 33309
PHONE: (954) 763-7611 FAX: (954) 763-7615

RECORD LAND SURVEY

'FORT LAUDERDALE SHIPYARD'

PORTION S.W. 1/4, N.E. 1/4, SECTION 20-50-42

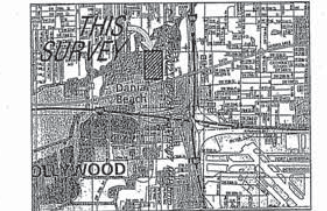


LEGEND

Δ = CENTRAL ANGLE (DELTA)	ELEV. OR EL. = ELEVATION
A OR L = ARC LENGTH	O/S = OFFSET
CLB = CHORD BEARING	AS = AIR CONDITIONING
CH = CHORD	CONV. OF RIGHT-OF-WAY
DB = DIAMETER	FL = FLOOR AND LESS
DBL = DIAMETER AT BUST	FLOR. TOWER AND LIGHT CO.
DBH = DIAMETER AT BREAST HEIGHT	F.S.T. = FLORENCE TELEPHONE
NAV88 = NORTH AMERICA VERTICAL DATUM (1988)	M.S.C.R. = MIAMI DADE COUNTY RECORDS
	P.S.R. = PALM BEACH COUNTY RECORDS
	O.R.B. = OFFICIAL RECORDS BOOK
	P.B. = PLAT BOOK
	P.P. = PART OF CURVE
	R/W = RIGHT-OF-WAY
	C = CLEAN CUT
	H.A. = HAND ANGLE
	CLL = CHAIN LINK FENCE
	CLL = CONCRETE LIGHT POLE
	W/F = MET FACE OF BULKHEAD
	U/L = OVERHEAD UTILITY LINES
	W/W.C. = WITH WITNESS CAP
	NO. = NUMBER
	INSTR. = INSTRUMENT
	M.S. = MISCELLANEOUS
	P.C.D. = POLLUTION CONTROL DEVICE
	NOV29 = NATIONAL GEODETIC VERTICAL DATUM (1929)



- NOTES:**
- 1) This survey reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements, road reservations or rights-of-way of record by McLaughlin Engineering Company.
 - 2) Underground improvements if any not located.
 - 3) This drawing is not valid unless sealed with an embossed surveyors seal.
 - 4) Boundary survey information does not infer title or ownership.
 - 5) All iron rods 5/8", unless otherwise noted.
 - 6) Reference Bench Mark: State Road Dept. Bench Mark Brass disc set in S.W. concrete abutment South Fork of New River Bridge and State Highway No. 84. Elevation = 26.83 (NOV29) converted to 25.23 (NAV88).
 - 7) Elevations shown refer to North American Vertical Datum (1988), and are indicated thus: "88". Dev. = 5.69
 - 8) This property lies in Flood Zones "AH", Elev.=4.0 and "AE", Elev.=4.0 Per Flood Insurance Rate Map No. 1221100558 H, Date: August 16, 2014. Community Panel No. 125105.
 - 9) Underground Utility locations shown hereon, if any, are based upon point marks on the ground provided by others. McLaughlin Engineering Company did not confirm the accuracy of this data. The exact location of all utilities should be confirmed prior to design or construction.
 - 10) Bearings are base on an assumed datum and assumes the West line, E. 1/2, N.W. 1/4, N.E. 1/4, Section 20-50-42 as South 01°49'21" East.
 - 11) Elevations per North American Vertical Datum (1988) derived from National Geodetic Vertical Datum (1929) data and converted using U.S. Army Corps of Engineers software (Corpscon 6.0.1) obtained from <http://www.tech.army.mil/>



Legal Description

PARCEL A:
That part of Government Lot 1 of Section 20, Township 50 South, Range 42 East, described and bounded as follows: Bounded on the East by a line drawn parallel to, and 204 feet West of the East line of said Government Lot 1; on the West by a line drawn parallel to, and 470 feet West of the East line of said Government Lot 1; on the South by the South line of said Government Lot 1, and on the North by a line drawn parallel to, and 1118 feet North of the South line of said Government Lot 1; said parcel extending to the South Fork of New River at the Northeast corner thereof; said lands situate, lying and being in Broward County, Florida.

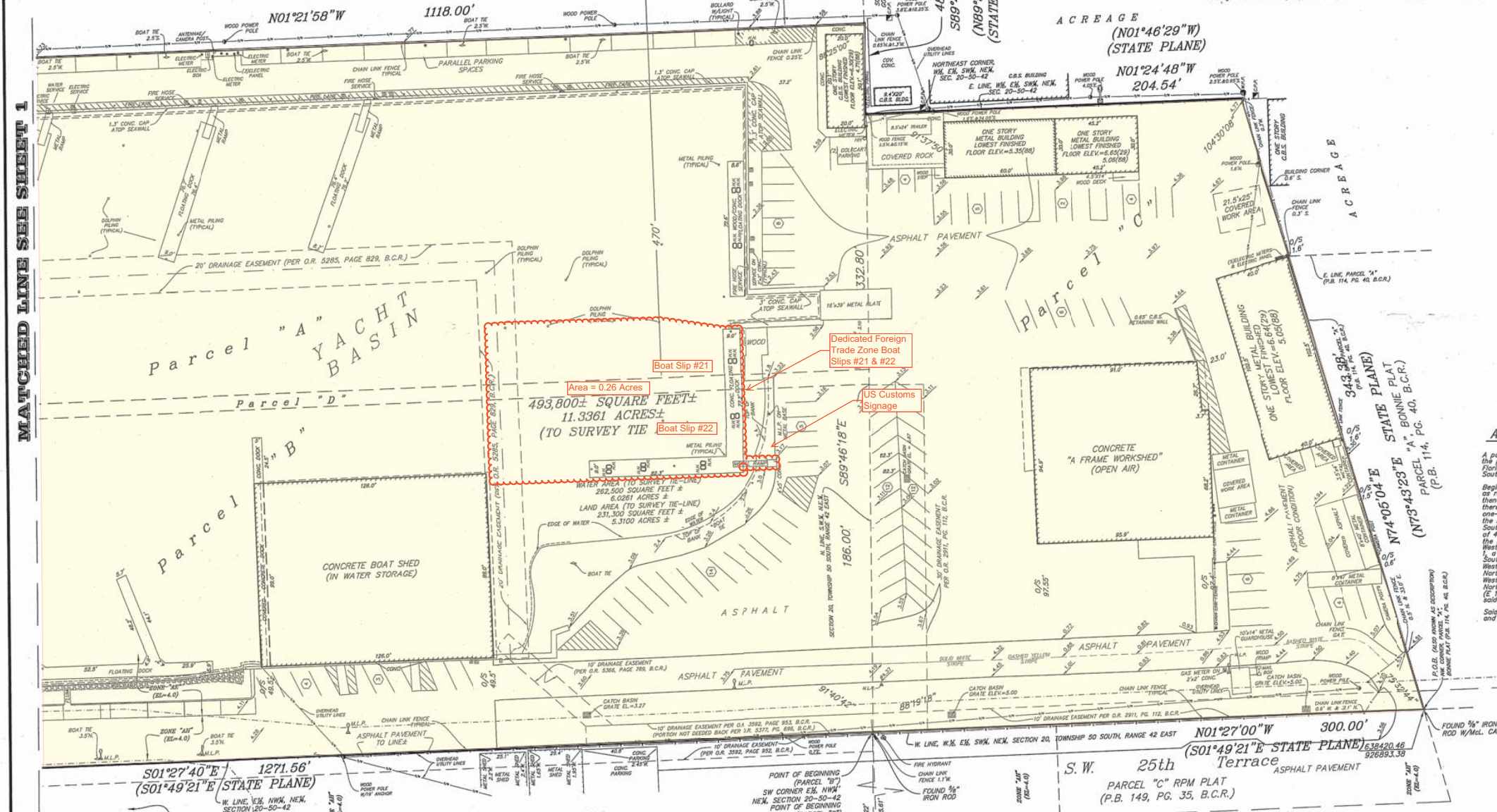
TOGETHER WITH:

PARCEL B:
Beginning at the Northwest corner of the East one-half (E 1/2) of the Southwest one-quarter (SW 1/4) of the Northeast one-quarter (NE 1/4) of Section 20, Township 50 South, Range 42 East, Broward County, Florida; thence North 01°27'00" West, 995 feet, more or less, to the Southern Bank of the South Fork of New River; thence in a general Northeasterly direction along the said Southern Bank, and following the meanders thereof, 175 feet more or less, to an established survey line; thence along said established survey line, 35 feet, more or less to a pipe; thence South 01°27'00" East, 1052.00 feet to a pipe on the South boundary of Government Lot 1; thence along the said South boundary North 89°46'58" West, 186.00 feet to the Point of Beginning; being the same tract described in sundry deeds and mortgages of record as:

PARCEL C:
A parcel of land in the West one-half (W 1/2) of the East one-half (E 1/2) of the Southwest one-quarter (SW 1/4) of the Northeast one-quarter (NE 1/4) of Section 20, Township 50 South, Range 42 East, Broward County, Florida, more fully described as follows: Beginning at the Northwest corner of the said West one-half (W 1/2) of the East one-half (E 1/2) of the Southwest one-quarter (SW 1/4) of the Northeast one-quarter (NE 1/4) of Section 20; thence Easterly along the North line thereof, a distance of 332.80 feet to the Northeast corner thereof; thence Southerly along the East line thereof making an included angle of 91°37'50" a distance of 204.24 feet thence Southwesterly making an included angle of 104°30'08", a distance of 343.39 feet to a point on the West line of said West one-half (W 1/2) of the East one-half (E 1/2) of the Southwest one-quarter (SW 1/4) of the Northeast one-quarter (NE 1/4) of Section 20; thence Northerly along the said West line making an included angle of 75°32'44", a distance of 300 feet to the Point of Beginning.

TOGETHER WITH:

PARCEL D:
Any and all lands lying between Parcels A and B, being the same property conveyed to Frank J. Hahn and May S. Hahn, his wife, by Ivy J. Stronach under deed dated 7/13/67 and recorded in O.R. Book 3476, Page 876, Broward County, Florida.



OFFICE NOTES

FIELD BOOK NO. INV. 75, 76, 77 & 78, PRINTS, T.D.S., PRINTS, T.D.S.

JOB ORDER NO. T-2987, U-0678, U-4838, U-5135, V2124, V-4164, V-4816

CHECKED BY: MATE, E.A.J., DRP, JST, RT, RT

DRAWN BY: MATE, E.A.J., DRP, JST, RT, RT

Also Known As

A portion of the MAP OF SECTION 20, TOWNSHIP 50 SOUTH, RANGE 42 EAST, according to the plat thereof, as recorded in Plat Book 1, Page 40, of the public records of Broward County, Florida, being a portion of the Northeast one-quarter (NE 1/4) of Section 20, Township 50 South, Range 42 East, Broward County, Florida, more fully described as follows:

Beginning of the Northwest corner of Parcel "A", BONNIE PLAT, according to the plat thereof, as recorded in Plat Book 114, Page 40, of the public records of Broward County, Florida; thence North 74°05'04" East, on the North line of said Parcel "A" and Easterly extension thereof, a distance of 343.39 feet; thence North 01°24'48" West, on the East line of the West one-half (W 1/2) of the East one-half (E 1/2) of the Southwest one-quarter (SW 1/4) of the Northeast one-quarter (NE 1/4) of Section 20, a distance of 204.24 feet; thence South 89°46'58" East, on the South line of Government Lot 1 of said Section 20, a distance of 48 feet; thence North 01°27'58" West, on a line drawn parallel to and parallel with the East line of said Government Lot 1, a distance of 1118.00 feet; thence North 89°46'58" West, on a line drawn parallel to and parallel with the East line of said Government Lot 1, a distance of 1118.00 feet; thence Southwesterly along the South Fork of New River, a distance of 275 feet more or less to an intersection with the West line of the East one-half (E 1/2) of the Northeast one-quarter (NE 1/4) of the Northeast one-quarter (NE 1/4) of said Section 20; thence South 01°27'40" East, on said West line of the East one-half (E 1/2) of the Northeast one-quarter (NE 1/4) of the Northeast one-quarter (NE 1/4) of said Section 20, a distance of 1271.36 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 493,800 square feet or 11.3362 acres more or less.

CERTIFICATION

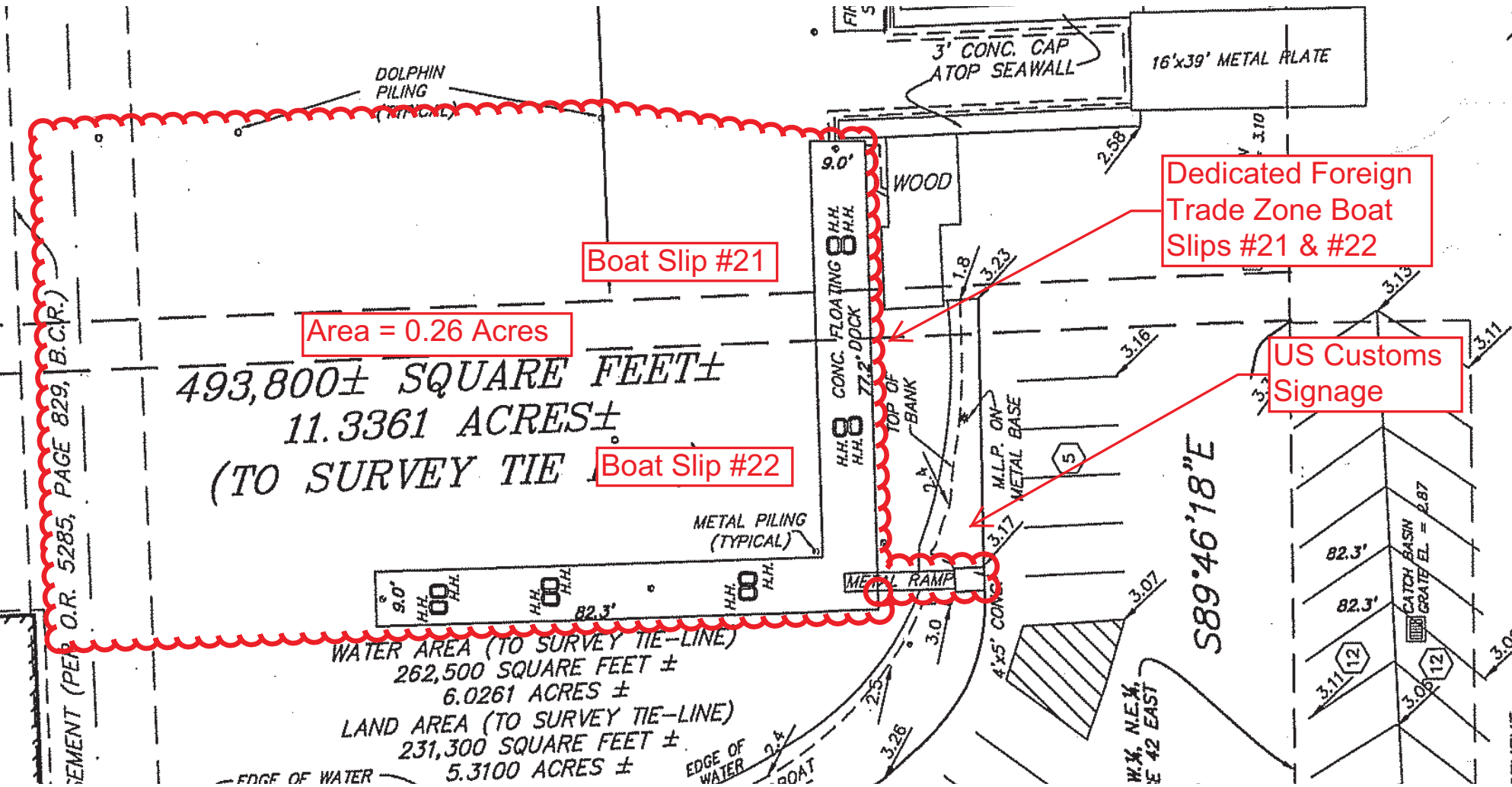
We hereby certify that this survey meets the "Standards of Practice" as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.05 Florida Administrative Code, and pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 26th day of October, 2004. Resurveyed this 22nd day of September, 2005.
Revised to add Certifications this 27th day of February, 2006. (NOT RESURVEYED)
Revised Legal Description this 29th day of March, 2006. (NOT RESURVEYED)
Revised Legal description this 13th day of September, 2006. Land & Water area added this 2nd day of January, 2007.
Revision to add new construction, Northwest corner property this 14th day of March, 2017.
Bathymetric Survey made this 22nd day of March, 2019. Resurveyed this 25th day of October, 2019.

McLAUGHLIN ENGINEERING COMPANY
JERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
Stoke of Florida.

CERTIFIED TO:
Ruden, McClosky, Smith, Schuster & Russell, P.A.
Florida Community Bank, its successors and/or assigns
Duncan & Tardif, P.A.
Chicago Title Insurance Company
Florida Community Bank, 155 N. Bridge Ave., LaBelle, FL, 33935.

Universal Marine Center
2700 SW 25th Terrace
Fort Lauderdale, Florida 33312



Area = 0.26 Acres

Boat Slip #21

Boat Slip #22

Dedicated Foreign Trade Zone Boat Slips #21 & #22

US Customs Signage

493,800± SQUARE FEET±
11.3361 ACRES±
(TO SURVEY TIE)

WATER AREA (TO SURVEY TIE-LINE)
262,500 SQUARE FEET ±
6.0261 ACRES ±
LAND AREA (TO SURVEY TIE-LINE)
231,300 SQUARE FEET ±
5.3100 ACRES ±

S89°46'18"E

W. 1/4, N.E. 1/4
E 42 EAST

UNIVERSAL SHIPYARD, LLC

2751 SW 25th Terrace
Ft Lauderdale, Florida 33312
Phone: (954) 791-0550
Fax: (954) 791-0555

October 3, 2019

Transmit via email
(RJacob@broward.org) & Hand Delivery

Robert C. Jacob, Jr, Foreign - Trade Zone Operator
Port Everglades Department
Business Administration
Foreign - Trade Zone No. 25
BROWARD COUNTY FLORIDA
1850 Eller Drive
Fort Lauderdale, Florida 33316

**RE: Foreign-Trade Zone No. 25 Operator Application for Universal Marine Center,
2781 SW 25th Terrace, Fort Lauderdale, Broward County, Florida.**

Subject: Designation of Portion of Property to become a Foreign-Trade Zone No. 25.

Dear Mr. Jacob;

Please accept this correspondence as our written confirmation that is our desire to activate under Broward County's Foreign-Trade Zone No. 25 a portion of our Universal Marine Center Marina property located at 2781 SW 25th Terrace, Fort Lauderdale, Broward County, Florida.

I, Marc Elalouf, being the Title Manager of Universal Shipyard, LLC a Florida Limited Liability Corporation (owner of the property) through my Registered Agent Laurent Bensoussan, hereby give consent to the designation of our properties (listed below in our table) as a part of Foreign-Trade Zone No. 25. Below are the street addresses, Broward County Property Appraisers (BCPA) Tax Folio Nos. and legal descriptions of the properties being designated.

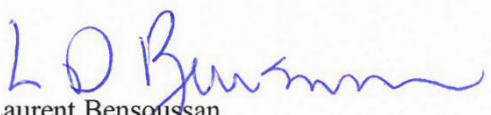
Universal Shipyard, LLC Foreign-Trade Zone No. 25 Properties			
#	Street Address	BCPA Tax Folio No.	Abbr. Legal Description
1	2781 SW 25 th Terrace, Ft. Lauderdale, Florida 33312	5042 20 00 0050	20-50-42 BEG AT SW COR OF E1/2 OF NW1/4, N 995 TO S BANK OF S FORK NEW RIVER, NE ALG SLY BANK 175M/L, E 35, S 1052 TO S/L OF NW1/4 OF NE1/4, W 186 TO POB, TOG WITH E½ OF NW ¼ OF NE LYING S OF S FORK OF NEW RIVER AS DESC IN OR 2911/458, LESS PT DESC IN DB 708/544
2	2781 SW 25 th Terrace, Ft. Lauderdale, Florida 33312	5042 20 00 0113	20-50-42 BEG AT NW COR OF W1/2 OF E1/2 OF SW1/4 OF NE1/4 THENCE RUN ELY ALONG N LINE 332.80 TO NE COR THEREOF, SLY ALONG E LINE 204.61 SWLY 343.38 TO POINT ON W LINE, NLY ALONG W LINE 300 TO POB

Robert C. Jacob, Jr, Foreign - Trade Zone Operator
Port Everglades Department
October 3, 2019
Page 2 of 2

If you should require any additional information, please continue to correspond with our applicant FTZ agent Mr. Michael Betancourt (954-640-4400). Thank you.

Sincerely,

UNIVERSAL SHIPYARD, LLC



Laurent Bensoussan
Registered Agent