

EXHIBIT A



**DEDICATION**

STATE OF FLORIDA COUNTY OF PALM BEACH SS KNOW ALL MEN BY THESE PRESENTS: That the **LL HART DEVELOPMENT LLC, a Florida limited liability company**, known as **PRIVCAP COMPANIES, LLC, a Florida limited liability company** owner of the lands described in and shown as included in this plat, has caused said lands to be subdivided and platted as shown hereon, said plat to be known as **"HOLLYWOOD CENTRE"**, being a replat of Parcel "A", GRIFFIN - 441 PLAZA, according to the plat thereof, as recorded in Plat Book 167, Page 20; AND a replat of PARCEL "A", MARLENE PLAZA, according to the plat thereof, as recorded in Plat Book 155, Page 3, of the public records of Broward County, Florida. All being in Section 25, Township 50 South, Range 42 East, City of Hollywood, Broward County Florida.

The Additional Right-of-Way Dedications shown hereon adjacent to State Road #7 (U.S. 441) and Griffin Road (State Road #818) is hereby dedicated and granted in fee simple to the Florida Department of Transportation (F.D.O.T.) for the perpetual use of the public for roadway purposes.

IN WITNESS WHEREOF: We hereunto set our hands and affix the corporate seal in the City of Winter Park, County of Orange, State of Florida, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**LL HART DEVELOPMENT LLC, a Florida limited liability company**  
**BY: PRIVCAP COMPANIES, LLC, a Florida limited liability company**

Officer: \_\_\_\_\_ Name printed: **Daniel Cohen** Title: **Manager**  
Witness: \_\_\_\_\_ Name printed: \_\_\_\_\_  
Witness: \_\_\_\_\_ Name printed: \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF FLORIDA COUNTY OF PALM BEACH SS I hereby certify that on this day personally appeared before me **Daniel Cohen**, being the **Manager** of **LL HART DEVELOPMENT LLC, a Florida limited liability company**, to me well known to be the person described who executed the foregoing Plat and instrument of Dedication and he acknowledged the execution thereof to be his free act and deed as such officer, and that he affixed thereto the official seal of said corporation and that said instrument is the act and deed of said corporation.

Witness my signature and official seal at the City of Boca Raton, Palm Beach County, Florida this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**NOTARY PUBLIC**

STATE OF FLORIDA Name of Notary printed \_\_\_\_\_

My Commission Expires: \_\_\_\_\_ SEAL

**DEDICATION OF MORTGAGE HOLDER:**

STATE OF NEW YORK COUNTY OF NEW YORK SS **LOAN FUNDER LLC, SERIES 1946**, a Delaware series limited liability company, owner and holder of a mortgage on this property, recorded in Instrument Number 114485072, of the Public Records of Broward County, Florida and does hereby join in the dedications as shown hereon.

IN WITNESS WHEREOF: I hereunto set my hand and affix the corporate seal in the City New York, County of New York, State of New York, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**LOAN FUNDER LLC, SERIES 1946**  
a Delaware series limited liability company

Officer: \_\_\_\_\_ Name printed: \_\_\_\_\_ Title: \_\_\_\_\_  
Witness: \_\_\_\_\_ Name printed: \_\_\_\_\_  
Witness: \_\_\_\_\_ Name printed: \_\_\_\_\_

**ACKNOWLEDGMENT:**

STATE OF NEW YORK COUNTY OF NEW YORK SS The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ being the \_\_\_\_\_ of **LOAN FUNDER LLC, SERIES 1946**, a Delaware series limited liability company, on behalf of the company.

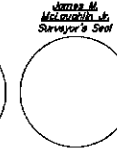
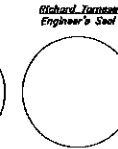
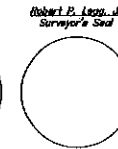
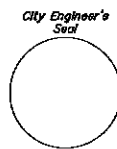
He/She is  
[ ] personally known to me  
[ ] or has produced \_\_\_\_\_, as identification,  
and  
[ ] did take an oath.  
[ ] did not take an oath

NOTARY PUBLIC \_\_\_\_\_ STATE OF NEW YORK

Name of Notary printed \_\_\_\_\_

My Commission # \_\_\_\_\_ Expires: \_\_\_\_\_ NOTARY SEAL

**"GRIFFIN CENTRE"**  
**A REPLAT OF PARCEL "A",**  
**GRIFFIN - 441 PLAZA**  
**(PLAT BOOK 167, PAGE 20, B.C.R.) AND**  
**PARCEL "A", MARLENE PLAZA**  
**(PLAT BOOK 155, PAGE 3, B.C.R.)**  
**SECTION 25, TOWNSHIP 50 SOUTH,**  
**RANGE 41 EAST, CITY OF HOLLYWOOD,**  
**BROWARD COUNTY, FLORIDA**  
**JUNE 2017**



**CITY COMMISSION**

STATE OF FLORIDA COUNTY OF BROWARD SS THIS IS TO CERTIFY: That this plat of **"HOLLYWOOD CENTRE"** was approved and accepted by the CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA by **RESOLUTION NO. R-2017-\_\_\_\_** adopted this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and by said Resolution all Easements shown on this plat were accepted in the name of said City and all previous plats of this land are canceled and superseded.

No building permits shall be issued for the construction, expansion, and/or conversion of a building within this plat until such time as the developer provides this municipality with written confirmation from Broward County that all concurrency/applicable impact fees have been paid or are not due.

By: \_\_\_\_\_ **Josh Levy Mayor**, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
Attest: \_\_\_\_\_ **Patricia A. Cerny City Clerk**, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

**CITY ENGINEER**

This plat is approved and accepted for record this \_\_\_\_ day of \_\_\_\_\_, 2015.

By: \_\_\_\_\_ **Luis A. Lopez**, City Engineer, Florida P.E. Registration #11559

**BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT**

This plat is approved and accepted for record this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

By: \_\_\_\_\_ Director / Designee

**BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION**

This plat has been reviewed for conformity with Chapter 177, Part 1, Florida Statutes. This plat has been approved and accepted for record.

By: \_\_\_\_\_ **Robert P. Legg, Jr.**, Professional Surveyor and Mapper, Florida Registration Number: L54030  
By: \_\_\_\_\_ **Richard Tornese**, Professional Engineer, Florida Registration Number #0263

**BROWARD COUNTY PLANNING COUNCIL**

THIS IS TO CERTIFY: That the Broward County Planning Council approved this plat subject to its compliance with dedication of right-of-way for trafficways this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. By \_\_\_\_\_, Chairperson. This plat complies with the approval of the Broward County Planning Council of the above date and is approved and accepted for record this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. By \_\_\_\_\_, Executive Director or Designee

**BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT - COUNTY RECORDS DIVISION - MINUTES SECTION**

THIS IS TO CERTIFY: That this plat complies with the provisions of Chapter 177, FLORIDA STATUTES, and was accepted for record by the Board of County Commissioners of Broward County, Florida, this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. ATTEST: **BERTHA HENRY - COUNTY ADMINISTRATOR**

By: \_\_\_\_\_ Deputy By: \_\_\_\_\_ Mayor - County Cor

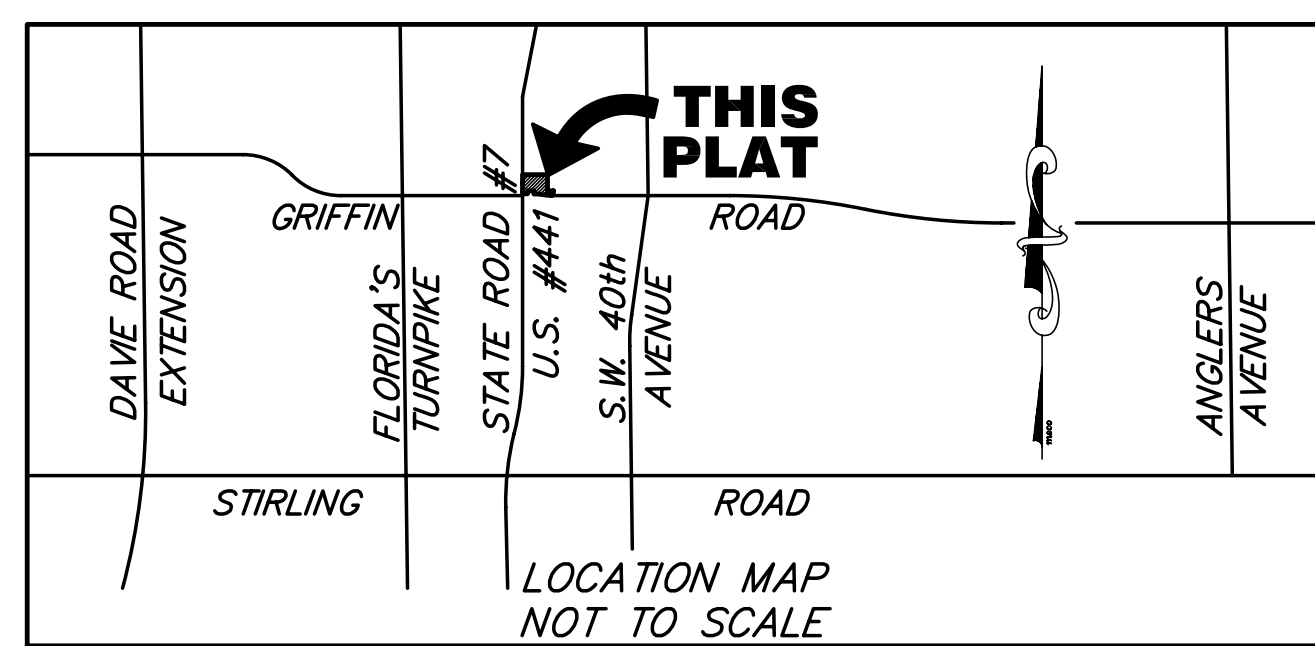
**NOTARY'S CERTIFICATE**

STATE OF FLORIDA COUNTY OF BROWARD SS I HEREBY CERTIFY: That the attached plat is a true and correct representation of the lands recently surveyed, subdivided and platted under my responsible direction and supervision, that the survey data shown complies with the applicable requirements of Chapter 177, Part 1, FLORIDA STATUTES, and further that the PERMANENT REFERENCE MONUMENTS (P.R.M.'S) were set in accordance with Section 177.091 of said Chapter 177, on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. This plat conforms to all applicable sections of Chapter 33-17.03, FLORIDA ADMINISTRATIVE CODE. This plat dated at Fort Lauderdale, Florida, this 9th day of May, 2017.

By: \_\_\_\_\_

**James M. McLaughlin Jr.**, Registered Land Surveyor No. 4497 State of Florida, for **McLAUGHLIN ENGINEERING COMPANY**, 1700 N.W. 64th STREET, SUITE 400 Fort Lauderdale, Florida 33309 Certificate of Authorization Number: LB 285

- LEGEND**
- P.R.M. #285 - indicates Permanent Reference Monument (4"x4"x24" concrete post w/metal rod and brass cap stamped L.B. 285) Unless otherwise noted
  - B.C.R. - indicates Broward County Records
  - D.C.R. - indicates Dade County Records
  - R/W - indicates Right-of-Way
  - P.B., PG. - indicates Plat Book and Page
  - O.R., PG. - indicates Official Record Book and Page
  - FPL - indicates Florida Power and Light Company
  - //// - indicates Non-Vehicular Access Line
  - - - - - indicates Centerline
  - F.D.O.T. - indicates Florida Department of Transportation
  - ① - indicates State Plane Coordinate Table Reference
  - Ⓢ - indicates curve reference
  - Δ - indicates Delta / Central Angle
  - R - Radius
  - A - Arc length
  - (TOT) - Total



**COORDINATE TABLE:**

- Ⓐ FOUND P.R.M. #4711 OFFSET 2.00'E ON SOUTH LINE N 629410.429 E 916537.465 ACTUAL CORNER N 629410.364 E 916535.466
- Ⓑ FOUND P.R.M. #4711 OFFSET 2.00'E ON NORTH LINE EXTENDED N 629483.887 E 916535.078 ACTUAL CORNER N 629483.822 E 916533.079
- Ⓒ SET P.R.M. #285 N 629479.001 E 916383.157
- Ⓓ FOUND P.R.M. #4711 N 629405.539 E 916385.544
- Ⓔ FOUND P.R.M. #4711 OFFSET 17.61'W N 629403.076 E 916308.961
- Ⓛ FOUND P.R.M. #4711 N 629406.881 E 916302.448
- Ⓜ FOUND P.R.M. #4711 N 629429.524 E 916278.291
- Ⓨ FOUND P.R.M. #4711 N 629442.575 E 916270.280
- Ⓤ SET OFFSET P.R.M. #285 N 629438.455 E 916289.424

**SURVEYOR'S NOTES**

NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the public records of Broward County, Florida.

Bearings and Coordinates shown hereon refer to STONER/KEITH RESURVEY NO. III, ALL OF TOWNSHIP 50 SOUTH, RANGE 41 EAST, AND THE HIATUS LYING BETWEEN RANGE 40 EAST, AND RANGE 41 EAST IN TOWNSHIP 50 SOUTH (Miscellaneous Plat Book 5, Page 9, B.C.R.) and as transformed to the North American Datum of 1983, with the 1990 adjustment. The bearings reference the West line of Parcel "A", GRIFFIN - 441 PLAZA (Plat Book 167, Page 20, B.C.R.) as North 01°51'41" West, as field monumented and shown hereon.

It is the intent of this replat to vacate / release all underlying platted Easements and Non-Vehicular Access Lines and Openings.

If a building permit for a principal building (excluding dry models, sales and construction offices) and first inspection approval are not issued by \_\_\_\_\_, 2022, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame; and/or

If construction of project water lines, sewer lines, drainage and the rock base for internal roads have not been substantially completed by \_\_\_\_\_, 2022, then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame.

**THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION(28), FLORIDA STATUTES:**

Platted utility easements are also easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This note does not apply to private easements granted to or obtained by a particular electric, telephone, gas or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electric Safety Code as adopted by the Florida Public Service Commission.

**LEGAL DESCRIPTION:**

Parcel "A", GRIFFIN - 441 PLAZA, according to the plat thereof, as recorded in Plat Book 167, Page 20, of the public records of Broward County, Florida. TOGETHER WITH:

Parcel "A", MARLENE PLAZA, according to the plat thereof, as recorded in Plat Book 155, Page 3, of the public records of Broward County, Florida.

Said lands situate, lying and being in the City of Hollywood, Broward County, Florida and containing 266,227 square feet or 6.1117 acres more or less.

**PLAT RESTRICTION**

This plat is restricted to 180 midrise units, 3,500 square feet of commercial use, 28,500 square feet of storage use and a convenience store/service station with 16 fueling positions. No freestanding banks and or drive-thru bank facilities are permitted without approval from the Board of County Commissioners who shall review and address these uses for increased impacts.

This note is required by Chapter 5, Article IX, Broward County Code of Ordinances, and may be amended by approval of the Broward County Board of County Commissioners. The notation and any amendments thereto are solely indicating the approved development level for property located within the plat and do not operate as a restriction in favor of property owner including an owner or owners of property within this plat who took title to the property with reference to this plat.

Any structure within this plat must comply with Section IV D.1.f., Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.

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**SECTION 25, TOWNSHIP 50 SOUTH, RANGE 41 EAST**  
**CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA**  
**JUNE 2017**

