



GENERAL APPLICATION

Ro Ho	00 Hollywood Blvd om 315 Ilywood, FL 33022 I: (954) 921-3471	APPLICATION TYPE (CHECK A ☑ Technical Advisory Committee ☐ Planning and Development Board ☐ City Commission PROPERTY INFORMATION	□ Art in Public Places Committee □ Variance □ Historic Preservation Board □ Administrative Approval				
Email: Development@ Hollywoodfl.org		Location Address:2609 N 26th AVENUE, Hollywood FL 33020 Lot(s): Block(s): Subdivision: Folio Number(s):5142 04 12 0590 AND 5142 04 12 0594					
SU	BMISSION REQUIREMENTS:	Tolio Number(s).					
	One set of signed & sealed plans (i.e. Architect or Engineer)	Land Use Classification: OAKWOOD ACTIVITY CE					
• One electronic combined PDF submission (max. 25mb) Is the request the result of a violation notice? ☐ Yes ☒ No If yes, attach a copy of the combined PDF submission (max. 25mb) Has this property been presented to the City before? If yes, check all that apply and population (s): 20-L-32, 23-Z-57 AND 24-DP-31b							
۰	Completed Application Checklist	DEVELOPMENT PROPOSAL					
•	Application fee	Explanation of Request: PROPOSED MULITFAMILY PROJECT WITH 280 UNITS					
		Phased Project: Yes ☐ No ☒ N	umber of Phases:				
		Project Proposal					
		Units/rooms (# of units)	# UNITS: 280 #Rooms				
NO	OTE:	Proposed Non-Residential Uses	S N/A S.F.)				
•	This application must be completed in full and submitted with all documents to be placed on a Board or	Open Space (% and SQ.FT.)	Required %: 10% (Area: S.F.)				
		Parking (# of spaces)	PARK. SPACES: (# 334)				
		Height (# of stories)	(# STORIES) 8 (92 FT.)				
	Committee's agenda.	Gross Floor Area (SQ. FT)	Lot(s) Gross Area (233,738 S.F. FT.)				
•	The applicant is responsible for obtaining the appropriate checklist for each type of application.	Name of Current Property Owner: Oakwood Plaza LP & Oakwood Business Center L P Address of Property Owner: 1 Oakwood Blvd., Ste 70, Hollywood, FL 33023 Telephone: (954) 598-1450 Email Address; breynolds@kimcorealty.com					
	Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.	Applicant Greg Willong, Kimley-Ho Address: 445 24th St., Ste 200, Vero	orn Consultant ☑ Representative ☑ Tenant ☐ Beach, FL 32960 Telephone: 772-794-4119				
	meenige.	Email Address: greg.willong@kimle					
		Email Address #2:	TO THE PART OF THE				
		Date of Purchase: 1993 If Yes, Attach Copy of the Contract					
			submissions only):				



GENERAL APPLICATION

9-9-24

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(h(We) certify that (l) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations. Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

R/PM

Signature of Current Owner:	Date:
PRINT NAME: Brandon Reynolds, Authorized Agent	Date:
Signature of Consultant/Representative:	9-9-24 Date:
PRINT NAME: Greg Wilfong	9-9-24 Date:
Signature of Tenant:	Dale:
PRINT NAME:	Date:
Current Owner Power of Attorney	
Current Owner Power of Attorney I am the current owner of the described real property and that I am aware this retall shopping center Oakwood Plaza to my property, which is hereby in Kimley-Horn and Greenspoon Marder to be my legal representative before the Committee) relative to all matters concerning this applicance. OSBOD Sworn to and subscribed before me this 9 day of SEPHEMBER 2024 MY COMMISSION EXPIRES 10-4-2027	BL Regulations Signature of Current Owner
I am the current owner of the described real property and that I am aware this retal shopping center Oakwood Plaza to my property, which is hereby in Kimley-Horn and Greenspoon Marder to be my legal representative before the Committee) relative to all matters concerning this applications. Other Publishers of the Committee of th	TAC and PBD (Board and Back Regular)



his document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document written authorization by Kimley-Horn and Associates, Inc.

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6/4/2025 DATE

147507039 KHA PROJECT

VA NWARD

LANDSCAPE PLAN

DATE: 7/28/2025
AD 1907

SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

DATE

KENIZIONZ

WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

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Kimley » Horn

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY KYLER DURHAM, PLA ON THE DATE ADJACENT TO THE SEAL.

PHONE: 772-794-4100

HOLLYWOOD

L-100

Sunshing@iil.com

FLORIDA

KIWCO

PREPARED FOR

FAMILY PROJECT

OAKWOOD EAST MULTI

SKETCH OF ALTA/NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION: (RESIDENTIAL TOWER PARCEL)

A PARCEL OF LAND BEING A PORTION OF TRACT "C", OAKWOOD HILLS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 120, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND A PORTION OF VACATED N. 26th AVENUE AS RECORDED IN OFFICIAL RECORDS BOOK 20603, PAGE 366 OF SAID PUBLIC RECORDS. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT "C": THENCE N.04°07'58"W.. ALONG THE EAST LINE OF SAID TRACT "C", A DISTANCE OF 36.83 FEET; THENCE N.07"50"52"E., ALONG SAID EAST LINE, A DISTANCE OF 113.75 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE S.85°15'20"W., A DISTANCE OF 221.11 FEET, TO A POINT ON THE WEST LINE OF SAID TRACT "C"; THENCE N.03°59'43"W., A DISTANCE OF 50.00 FEET; THENCE N.11°34'01"E., A DISTANCE OF 92.24 FEET, (THE PREVIOUS TWO COURSE BEING COINCIDENT WITH THE WEST LINE OF SAID TRACT "C"); THENCE N.78°25'59"W., A DISTANCE OF 80.00 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE C-10 CANAL; THENCE N.11°34'01"E., ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 269.78 FEET; THENCE S.78°25'59"E., A DISTANCE OF 300.01 FEET, TO A POINT ON THE EAST LINE OF SAID TRACT "C"; THENCE S.11°34'01"W., A DISTANCE OF 261.59 FEET; THENCE S.07°50'52"W., A DISTANCE OF 86.67 FEET, (THE PREVIOUS TWO COURSES BEING COINCIDENT WITH THE SAID EAST LINE OF TRACT "C") TO THE POINT OF BEGINNING.

SURVEYOR'S REFERENCES:

SUBSEQUENT REVISIONS.

- 1. FIRST AMERICAN TITLE INSURANCE COMPANY OWNERSHIP AND ENCUMBRANCE REPORT, FILE No. 3020-1209874, UPDATED AND REVISED,
- 2. OAKWOOD PLAZA ALTA/NSPS LAND TITLE SURVEY PREPARED BY KEITH AND SCHNARS, P.A., PROJECT No. 138560, MAY 1996 WITH
- 3. F.D.O.T. R/W MAP FOR STATE ROAD No. 848 (STIRLING ROAD), SECTION 86016-2500, SHEETS 17 THRU 19.
- 4. F.D.O.T. R/W MAP FOR STATE ROAD 9 (I-95), SECTION 86070-2487, SHEETS 1 THRU 7.
- 5. LOOK HOMESITES No.2, RECORDED IN PLAT BOOK 38, PAGE 2, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- 6. "THE AQUA PARK", RECORDED IN PLAT BOOK 109, PAGE 8, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- 7. "JOHN L.A. BOND PLAT", RECORDED IN PLAT BOOK 111, PAGE 38, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- 8. COLONIAL SQUARE, RECORDED IN PLAT BOOK 114, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- 9. HOLLYWOOD COMMERCIAL CENTER, RECORDED IN PLAT BOOK 117, PAGE 36, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- 10. OAKWOOD HILLS, RECORDED IN PLAT BOOK 120, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- 11. GREENMAN PLAZA, RECORDED IN PLAT BOOK 122, PAGE 15, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- 12. "EXXON 4-5379 PLAT", RECORDED IN PLAT BOOK 144, PAGE 30, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- 13. DANIA POINTE, RECORDED IN PLAT BOOK 183, PAGE'(S) 91-99, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- 14. DECLARATION OF EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 22874, PAGE 952 OF THE PUBLIC RECORDS OF BROWARD COUNTY,

1. THE 6' CHAIN LINK FENCE ENCROACHES 5.5' EAST OF THE EAST RIGHT-OF-WAY LINE OF THE C-10 CANAL & THE WESTERN MOST LINE OF THE RESIDENTIAL TOWER PARCEL.

PARKING SPACES:

ENCROACHMENTS:

REGULAR: NONE

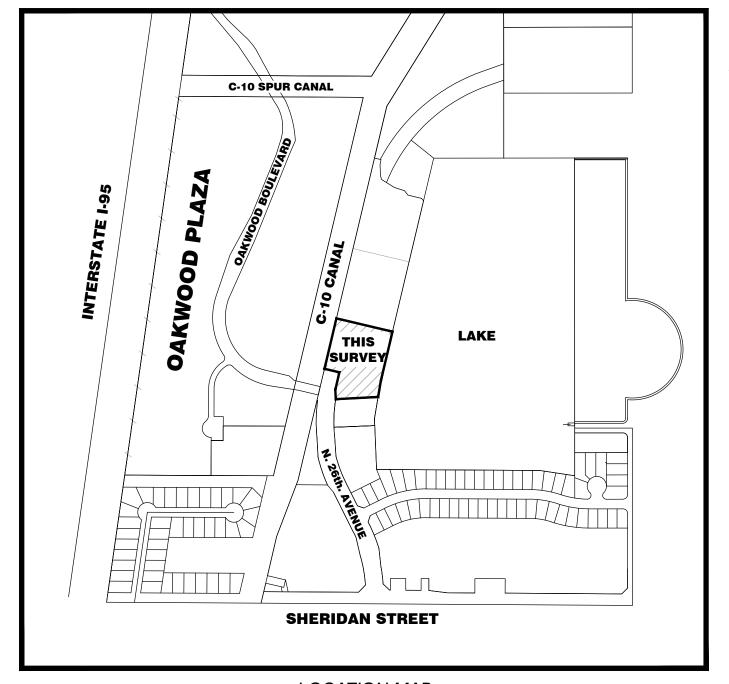
FLORIDA.

HANDICAP: NONE

IDENTIFICATION SQ. FT. ACRES

RESIDENTIAL TOWER PARCEL 105,506 2.422

1. AREA FIGURES ROUNDED TO THE NEAREST SQUARE FOOT AND NEAREST ONE-HUNDREDTH



LOCATION MAP

SURVEY NOTES:

- 1. THIS SKETCH OF BOUNDARY SURVEY WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING ESTABLISHED BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY WAS ALSO PREPARED IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA
- 2. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL EMBOSSED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER. IF THIS SURVEY HAS BEEN DELIVERED IN PORTABLE DOCUMENT FORMAT (PDF) AND DIGITALLY SIGNED AND SEALED, A VALID SERIAL NUMBER MUST BE PRESENT FOR THE SURVEY TO BE CONSIDERED VALID.
- 3. THE LEGAL DESCRIPTION FOR THE PROPERTY SHOWN HEREON WAS PROVIDED BY THE CLIENT. THE BOUNDARY LINES AND RIGHT-OF-WAY LINES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE BASED ON A FIRST AMERICAN TITLE INSURANCE COMPANY OWNERSHIP AND ENCUMBRANCE REPORT, FILE NO. 3020-1209874, UPDATED AND REVISED MARCH 12, 2025.
- 4. A SEARCH OF THE PUBLIC RECORDS FOR OWNERSHIP, EASEMENTS, RIGHTS-OF-WAY, OR OTHER MATTERS OF RECORD WAS NOT PERFORMED BY STONER & ASSOCIATES, INC. THERE MAY BE ADDITIONAL INFORMATION RECORDED IN THE PUBLIC RECORDS THAT IS NOT SHOWN HEREON. FOR FURTHER INFORMATION, CONTACT A QUALIFIED TITLE COMPANY OR CONSULT THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- 5. THE HORIZONTAL COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM (EAST ZONE), NORTH AMERICAN DATUM 1983/2011 ADJUSTMENT (N.A.D. 83/2011). THE COORDINATES FOR EACH CONTROL POINT WERE ESTABLISHED BY UTILIZING A COMBINATION OF GPS OBSERVATIONS AND/OR CONVENTIONAL SURVEY MEASUREMENTS.
- 6. THE BEARINGS SHOWN HEREON ARE BASED ON N.04'07'58"W., ALONG THE EAST LINE OF TRACT 'C', OAKWOOD HILLS, RECORDED IN PLAT BOOK 120, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- 7. THE ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88), ESTABLISHED FROM BROWARD COUNTY ENGINEERING DEPARTMENT BENCHMARK No. 1798, A BRONZE DISC IN THE SIDEWALK 1' NORTHEAST CORNER OF THE BRIDGE OVER THE CANAL LOCATED 200 FEET EAST OF BRYAN ROAD ON STIRLING ROAD, ELEVATION = 11.27'.
- 8. THE PROPERTY SHOWN HEREON HAS THE FOLLOWING FLOOD ZONE DESIGNATION:
- a. NFIP COMMUNITY NAME & COMMUNITY NUMBER: CITY OF HOLLYWOOD 125113 b. COUNTY NAME: BROWARD COUNTY
- c. STATE OF FLORIDA
- d. MAP/PANEL NUMBER: 12011C0566 e. SUFFIX: J
- f. FIRM INDEX DATE: 7/31/2024 g. FIRM PANEL EFFECTIVE/REVISED DATE: 7/31/2024
- h. FLOOD ZONE: X, AE i. BASE FLOOD ELEVATION: 6'
- THE FLOOD ZONE INFORMATION SHOWN HEREON IS BASED UPON THE CURRENT PUBLISHED FLOOD INSURANCE RATE MAP (FIRM) ON THE DATE THIS SURVEY WAS PREPARED. THE DATA CONTAINED IN THE FIRM MAP IS SUBJECT TO CHANGE WITHOUT NOTICE. THE FLOOD ZONE BOUNDARIES (WHEN SHOWN) ARE APPROXIMATE, BASED ON DIGITAL FIRM PANEL MAP IMAGE. FOR THE LATEST FLOOD ZONE INFORMATION CONSULT THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) OR YOUR LOCAL GOVERNMENTAL BUILDING DEPARTMENT.
- CERTAIN FEATURES ARE REPRESENTED BY THE SYMBOLS REFLECTED IN THIS MAP. THE LEGEND OF FEATURES MAY HAVE BEEN ENLARGED FOR CLARITY AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE. THE SYMBOLS HAVE BEEN PLOTTED AT THE APPROXIMATE CENTER OF THE FEATURE BASED UPON THE FIELD LOCATION.
- 10. THE EXHIBIT OF PARCELS AND EASEMENTS IS INTENDED TO BE DISPLAYED AT A HORIZONTAL SCALE OF 1 INCH = 100 FEET. THE BOUNDARY SURVEY DETAIL SHEETS ARE INTENDED TO BE DISPLAYED AT A HORIZONTAL SCALE OF 1 INCH = 30 FEET.
- 11. THE HORIZONTAL ACCURACY FOR WELL DEFINED IMPROVEMENTS DEPICTED ON THIS SKETCH IS ONE—TENTH (0.1 $^{\prime}$ \pm) OF A FOOT, PLUS OR MINUS. THE VERTICAL (ELEVATIONS) ACCURACY FOR WELL DEFINED IMPROVEMENTS, FEATURES, AND SURFACES DEPICTED ON THIS SURVEY IS TWO-TENTHS (0.2' ±) OF A FOOT, PLUS OR MINUS.
- 12. IRRIGATION FEATURES, SUCH AS SPRINKLERS, ARE NOT SHOWN HEREON.
- 13. FENCES AND WALL DIMENSIONS ARE APPROXIMATE. THE SURVEYOR DID NOT DETERMINE OWNERSHIP OF FENCES AND WALLS.
- 14. SUBSURFACE FEATURES ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. BEFORE DESIGN, CONSTRUCTION, OR EXCAVATION CONTACT 811 AND/OR THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES.
- 15. THE DIMENSIONS SHOWN HEREON ARE BASED UPON U.S. SURVEY FEET AND FRACTIONAL PARTS THEREOF.
- 16. AREA COMPUTATIONS, WHEN SHOWN IN ACRES, ARE ROUNDED TO THE NEAREST ONE-HUNDREDTH OF AN ACRE, AND WHEN SHOWN IN SQUARE FEET ARE ROUNDED TO THE NEAREST SQUARE FOOT. THE AREA FIGURES SHOWN HEREON SHOULD NOT BE UTILIZED AS THE BASIS OF PURCHASE PRICE FOR A REAL ESTATE CLOSING, WITHOUT PRIOR VERIFICATION OF THE AREA FIGURES, IN WRITING FROM THE SIGNING SURVEYOR.
- 17. THE SURVEYOR DID NOT INSPECT THIS PROPERTY FOR ENVIRONMENTAL HAZARDS.
- 18. THE SANITARY SEWER AND STORM DRAINAGE AS-BUILT DATA SHOWN HEREON WAS COLLECTED FOR ENGINEERING DESIGN PURPOSES ONLY. THE AS—BUILT DATA IS LIMITED TO STRUCTURE RIM AND PIPE INVERT ELEVATIONS ONLY. PIPE SIZES AND PIPE MATERIAL TYPES SHOULD BE CONFIRMED BEFORE DESIGN OF IMPROVEMENTS. THE SURVEYORS DID NOT PHYSICALLY ENTER THE STRUCTURES. ALL THE MEASUREMENTS AND ELEVATIONS WERE COLLECTED (WITH THE LID OF THE STRUCTURE REMOVED) BY VISUAL OBSERVATIONS IN ACTIVE FACILITIES WITH WATER AND EFFLUVIUM PRESENT. THE CONNECTIONS BETWEEN STRUCTURES WERE NOT VISUALLY INSPECTED OR VERIFIED AND THE CONDITION OF PIPING WAS NOT DETERMINED. CRITICAL ELEVATIONS AND DIMENSIONS SHOULD BE VERIFIED BEFORE DESIGN OF IMPROVEMENTS, WITH THE FACILITIES PUMPED DOWN AND PIPES CLEANED OUT. BEFORE ORDERING REPLACEMENT OR CONNECTING PIPES THE SIZE AND TYPE OF PIPES SHOULD BE CONFIRMED.
- 19. THE INFORMATION DEPICTED ON THIS SKETCH OF SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED ON THE BORDER OF THE DRAWING AND CAN ONLY BE CONSIDERED VALID FOR THIS DATE AND INDICATES THE GENERAL CONDITIONS EXISTING AT THE TIME OF THE FIELD SURVEY.
- 20. THIS SKETCH OF SURVEY CANNOT BE RELIED UPON BY PERSONS OR ENTITIES OTHER THAN THOSE PERSONS OR ENTITIES CERTIFIED TO HEREON. ADDITIONS OR DELETIONS TO THIS SURVEY AND/OR REPORTS BY PEOPLE OR PERSONS OTHER THAN THE SIGNING PARTIES ARE PROHIBITED WITHOUT PRIOR WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 21. THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY STONER & ASSOCIATES, INC. (S&A). S&A HAS TAKEN PRECAUTIONS TO ENSURE THE ACCURACY OF THIS DOCUMENT AND THE DATA REFLECTED HEREIN. S&A CANNOT NOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE TO THE DATA CONTAINED IN THIS DOCUMENT BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY (WHICH BEARS THE RAISED SURVEYOR'S CERTIFICATION SEAL) TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREON AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. S&A MAKES NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT S&A FOR VERIFICATION OF ACCURACY.
- 22. ALL OFFICIAL RECORDS ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA UNLESS OTHERWISE NOTED.
- 23. THE PARCEL SHOWN HEREON IS SUBJECT TO CERTAIN LAND USE RESTRICTIONS SHOWN ON THE PLAT OF RECORD THAT HAVE BEEN AMENDED BY SEPARATE INSTRUMENT THAT ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TITLE COMMITMENT NOTE:

THE EASEMENTS AND OTHER MATTERS OF RECORD SHOWN HEREON ARE ARE BASED ON A FIRST AMERICAN TITLE INSURANCE COMPANY OWNERSHIP AND ENCUMBRANCE REPORT, FILE No. 3020-1209874, UPDATED AND REVISED, MARCH 12, 2025.

CERTIFIED TO:

KIMLEY-HORN

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2022 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 7(A), 8, 9, 11 (OBSERVED EVIDENCE ONLY), 13, 16, AND 20 OF TABLE A THEREOF. THE ORIGINAL FIELD WORK WAS COMPLETED ON 01/04/2021, ADDITIONAL SURVEY ON 03/08/2024.

DATE OF PLAT OR MAP: 10/30/2024 DATE OF SIGNATURE: 4/21/2025

JAMES D. STONER PROFESSIONAL SURVEYOR AND MAPPER NO. 4039 STATE OF FLORIDA STONER AND ASSOCIATES, INC. L.B. 6633 jstoner@stonersurveyors.com



NOT VALID UNLESS

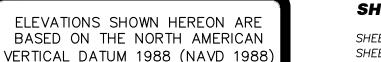
SEALED HERE WITH

AN EMBOSSED SURVEYOR'S SEAL PROJEC'

18-8637 RES TOWER SHEET NO

 $FILE: F: \Draw\KIMLEY-HORN\18-8637\ Oakwood\ Plaza\01-Drawing\0akwood\ Residential\ Tower\01-Drawing\18-8637\ ALTA-Res\ Tower.dwg$

It's fast. It's free. It's the



SHEET INDEX

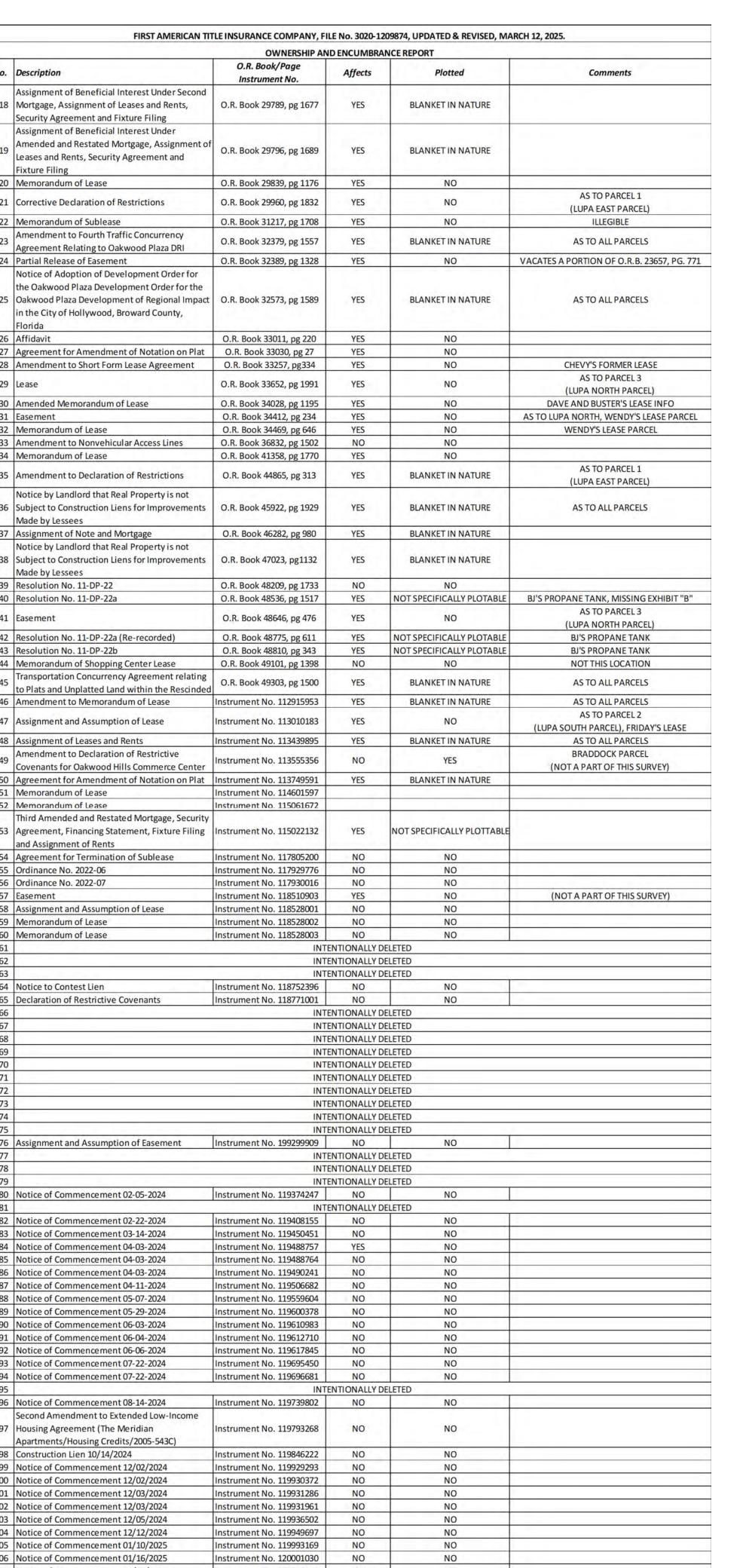
SHEET 1 - SURVEY NOTES, CERTIFICATION, AND OWNERSHIP AND ENCUMBRANCE REPORT. SHEET 2 - ALTA/NSPS LAND TITLE BOUNDARY, TOPOGRAPHIC AND TREE SURVEY.

SHEET 3 - SURROUNDING PARCELS AND EASEMENTS EXHIBIT.

FIRST AMERICAN TITLE INSURANCE COMPANY, FILE No. 3020-1209874, UPDATED & REVISED, MARCH 12, 2025. OWNERSHIP AND ENCUMBRANCE REPORT						
o.	Description	O.R. Book/ Instrument No.	Page	Affects	Plotted	Comments
1	Plat of The Aqua Park	Plat Book 109	Page 8	YES	BLANKET IN NATURE	AS TO PARCEL 3
2	Plat of John L.A. Bond	Plat Book 111	Dago 20	YES	BLANKET IN NATURE	(LUPA NORTH PARCEL) AS TO PARCEL 3
(2)	Plat of John L.A. Bond	Plat Book 111	Page 38	YES	BLANKET IN NATURE	(LUPA NORTH PARCEL) AS TO PARCEL 3
3	Plat of Colonial Square	Plat Book 114	Page 32	YES	BLANKET IN NATURE	(LUPA NORTH PARCEL)
4	Plat of Hollywood Commercial Center	Plat Book 117	Page 36	YES	BLANKET IN NATURE	AS TO PARCEL 3 (LUPA NORTH PARCEL), LOT 1-B
	Plat of Oakwood Hills	Plat Book 120	Page 45	YES	BLANKET IN NATURE	AS TO PARCELS 1 & 2
;	Reservations contained in Deed	Deed Book 557	Page 45	NO	NO NO	(LUPA EAST & SOUTH PARCELS)
,	Easement	O.R. Book 4601	Page 627	YES	NO	AS TO PARCEL 3
_	Eddenicine	3595	7			(LUPA NORTH PARCEL) AS TO PARCEL 3
3	Easement	O.R. Book 4608	Page 618	YES	NO	(LUPA NORTH PARCEL)
9	Easement contained in Quit Claim Deed	O.R. Book 7551	Page 141	NO	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
0	Easement	O.R. Book 8829	Page 842	YES	NO	AS TO PARCEL 3
_		0.0.0.1.0000	7.5			(LUPA NORTH PARCEL) AS TO PARCEL 3
1	Utility Easement Deed	O.R. Book 8999	Page 601	YES	NO	(LUPA NORTH PARCEL)
2	Declaration of Covenants and Restrictions Declaration of Restrictive Covenants for	O.R. Book 9114	Page 125	YES	BLANKET IN NATURE	NOT A MATTER OF SURVEY
4	Oakwood Hills Commerce Center	O.R. Book 12859	Page 669	YES	BLANKET IN NATURE	NOT A MATTER OF SURVEY
	Grant of Easements	O.R. Book 12859	Page 681	YES	BLANKET IN NATURE	AS TO ALL PARCELS AS TO PARCEL 3
5	Easement Agreement	O.R. Book 13526	Page 14	NO	NO	(LUPA NORTH PARCEL) AS TO PARCEL 3
6	Easement Agreement	O.R. Book 14009	Page 994	NO	NO	(LUPA NORTH PARCEL)
7	Amendment to Declaration of Restrictive Covenants for Oakwood Hills Commerce Center,	O.R. Book 15169	Page 915	YES	BLANKET IN NATURE	AS TO ALL PARCELS
	Broward County, Florida	O.W. DOOK 13103	, age 313	103	SESTANCE IN INVALORE	
8	Agreement for Amendment of Notation on Plat	O.R. Book 15201	Page 55	YES	BLANKET IN NATURE	AS TO PARCEL 2 (LUPA SOUTH PARCEL)
9	Amendment to Easement	O.R. Book 15731	Page 442	YES	BLANKET IN NATURE	AS TO PARCEL 2
			1 1 1 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			(LUPA SOUTH PARCEL) AS TO PARCEL 2
)	Assignment of Easement	O.R. Book 15809	Page 463	YES	BLANKET IN NATURE	(LUPA SOUTH PARCEL)
1	Assignment of Permits, Licenses or Approvals in E Connection with, that Certain Bridge Traversing	O.R. Book 15809	Page 473	YES	NOT SPECIFICALLY PLOTABLE	MISSING EXHIBIT "C" AS TO PARCEL 2
2	the C-10 Canal Assignment	O.R. Book 15809	Page 488	YES	NO	(LUPA SOUTH PARCEL)
3	Notice	O.R. Book 16117	Page 366	YES	BLANKET IN NATURE	AS TO PARCEL 3
1	Assignment of Easement contained in Quit-Claim	O.R. Book 16239	Page 887	YES	NO	(LUPA NORTH PARCEL)
5	Agreement Regarding Oakwood Center DRI Ordinance No. 90-25	O.R. Book 16773 O.R. Book 17737	Page 803 Page 179	YES YES	BLANKET IN NATURE BLANKET IN NATURE	
7	Agreement	O.R. Book 17762	Page 553	YES	BLANKET IN NATURE	
3	Notice of Adoption of Development Order for the Oakwood Center Development for Regional Impact	O.R. Book 18061	Page 313	YES	BLANKET IN NATURE	
9	Notice of Preliminary Development Agreement	O.R. Book 19477	Page 917	YES	BLANKET IN NATURE	
1	Declaration of Restrictive Covenants Notice of Adoption of a Development Order	O.R. Book 19601 O.R. Book 19683	Page 446 Page 124	YES	BLANKET IN NATURE BLANKET IN NATURE	
	Second Amendment to Declaration of Restrictive				1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
2	Covenants for Oakwood Hills Business Center, Broward County, Florida	O.R. Book 19965	Page 661	YES	BLANKET IN NATURE	
3	Amendment to Agreement	O.R. Book 20099	Page 254	YES	BLANKET IN NATURE	
1	Agreement Agreement Relating to Nonvehicular Access	O.R. Book 20099	Page 289	NO	NO NO	AS TO PARCEL 1
5	Lines	O.R. Book 20193	Page 599	YES	(NOT PART OF THIS SURVEY)	(LUPA EAST PARCEL)
7	Agreement to Place a Notation on Plat Agreement to Place a Notation on Plat	O.R. Book 20295 O.R. Book 20295	Page 259 Page 263	YES YES	NO NO	
3	Agreement Relating to Nonvehicular Ingress and	O.R. Book 20295	Page 329	NO	NO	CHANGED IN O.R.B. 23799, PG. 5
9	Egress Lines Agreement to Place a Notation on Plat	O.R. Book 20295	Page 340	YES	NOT SPECIFICALLY PLOTABLE	E180% (F180)
0	Memorandum of Lease	O.R. Book 20319	Page 779	YES	NO NO	
2	Memorandum of Lease Declaration of Easement	O.R. Book 20543 O.R. Book 20553	Page 906 Page 360	YES	NO YES	AS TO PARCEL 1
2		92.00			****	(LUPA EAST PARCEL) AS TO PARCEL 1
3	Resolution 93-338	O.R. Book 20553	Page 369	YES	YES	(LUPA EAST PARCEL)
,	Amendment to Second Concurrency Agreement Memorandum of Lease	O.R. Book 20744 O.R. Book 20795	Page 757 Page 328	YES YES	NO NO	
	Grant of Easement	O.R. Book 20793	Page 58	YES	NO	AS TO PARCEL 3
-						(LUPA NORTH PARCEL) AS TO PARCEL 3
,	Declaration of Unity of Title	O.R. Book 20917	Page 691	YES	NO	(LUPA NORTH PARCEL)
3	Notice of Adoption of Development Order Amending the Development Order for the Oakwood Plaza Substantial Deviation to the Oakwood Center Development of Regional	O.R. Book 21017	Page 944	YES	NO	
9	Impact Memorandum of Lease	O.R. Book 21018	Page 457	YES	NO	
)	Memorandum of Lease	O.R. Book 21082	Page 290	YES	NO	
	Agreement for Amendment of Notation on Plat Agreement for Amendment of Notation on Plat	O.R. Book 21256 O.R. Book 21769	Page 299 Page 708	YES YES	NO BLANKET IN NATURE	
	Agreement for Amendment of Notation on Plat	O.R. Book 21769	Page 720	YES	BLANKET IN NATURE	
7	Memorandum of Lease Agreement for Easements, Covenants and	O.R. Book 21877	Page 301	YES	NO	
	Restrictions Affecting Land	O.R. Book 21877	Page 304	YES	BLANKET IN NATURE	
	Third Amendment to Declaration of Restrictive Covenants for Oakwood Hills Buisness Center,	O.R. Book 21906	Page 202	YES	BLANKET IN NATURE	AS TO PARCEL 2 (LUPA SOUTH PARCEL)
7	Notice of Sewer Easement Relocation and Partial	O.P. Pool: 21000	Page 211	VEC	NO	AS TO PARCEL 3
7	Easement Release	O.R. Book 21906	Page 211	YES	NO NO	(LUPA NORTH PARCEL)
8	Estoppel Certificate Amendment to Declaration of Covenants and	O.R. Book 21906	Page 216	NO	NO NO	
9	Restrictions	O.R. Book 21990	Page 352	YES	NO	7222210110
0	Easement	O.R. Book 22125	Page 731	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
1	Traffic Maintenance Easement	O.R. Book 22633	Page 916	YES	NO	AS TO PARCEL 3
	THE PROPERTY OF THE PARTY OF TH		- A-7		1000	(LUPA NORTH PARCEL)
2	Agreement for Amendment of Notation on Plat	O.R. Book 22692	Page 606	NO	NO	

		1-0-04-7	NERSHIP AND	ENCUMBRANC	E REPORT	
lo.	Description	O.R. Book/ Instrument No.	Page	Affects	Plotted	Comments
64	Easement	O.R. Book 22874	Page 942	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
65	Declaration of Easement	O.R. Book 22874	Page 952	YES	NO	AS TO PARCEL 3
66	Declaration of Easement	O.R. Book 22874	Page 972	YES	YES	(LUPA NORTH PARCEL) AS TO PARCEL 1
			1.5 % 7.1			(LUPA EAST PARCEL)
67	Agreement for Amendment of Notation on Plat	O.R. Book 23121	Page 383	YES	NO	
68	Third Traffic Concurrency Agreement	O.R. Book 23193	Page 441	YES	NO	
69	Short Form of Lease	O.R. Book 23370	Page 50	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
70	Declaration of Restrictive Covenant, Shopping Center	O.R. Book 23370	Page 61	NO	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
71	Notice of Adoption of Development Order for	O.R. Book 23447	Page 317	YES	BLANKET IN NATURE	AS TO ALL PARCELS
72	Easement	O.R. Book 23465	Page 172	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
73	Conservation Easement	O.R. Book 23586	Page 751	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
74	Non-Exclusive Deed of Utility Easement	O.R. Book 23657	Page 771	YES	NO	AS TO PARCEL 3
	Notice of Permit	O.R. Book 23745	Page 201	YES	NO	(LUPA NORTH PARCEL) NOT A MATTER OF SURVEY
76	Agreement Relating to Nonvehicular Access Lines	O.R. Book 23799	Page 58	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
77	Conservation Easement	O.R. Book 24126	Page 431	YES	NO	AS TO PARCEL 3
	Agreement for Amendment of Notation on Plat	O.R. Book 24145	Page 948	YES	NO	(LUPA NORTH PARCEL)
	Agreement for Amendment of Notation on Plat	For For Valor H	Page 989	YES	BLANKET IN NATURE	AS TO PARCEL 1
	Notice of Adoption of an Amendment to		1			(LUPA EAST PARCEL)
80	Development Order for the Oakwood Plaza Substantial Deviation to the Oakwood Center DRI in the City of Hollywood, Broward County, Florida	O.R. Book 25011	Page 312	YES	NO	NOT A MATTER OF SURVEY
81	Real Estate Mortgage, Assignment of Security	O.R. Book 25213	Page 722	YES	NO	NOT A MATTER OF SURVEY
82	and Loan Agreement Assignment of Rents and Leases	O.R. Book 25213	Page 758	YES	NO	NOT A MATTER OF SURVEY
83	Modification of Mortgage, Assignment, Security and Loan Agreement	O.R. Book 25443	Page 664	YES	NO	NOT A MATTER OF SURVEY
84	Conveyance Agreement	O.R. Book 25505	Page 667	YES	NO	NOT A MATTER OF SURVEY
85	Easement	O.R. Book 25505	Page 692	YES	NO	AS TO PARCEL 2 (LUPA SOUTH PARCEL)
36	Fourth Traffic Concurrency Agreement Relating to Oakwood Plaza DRI	O.R. Book 26083	Page 857	YES	BLANKET IN NATURE	
87	Easement	O.R. Book 26358	Page 858	YES	YES	AS TO PARCEL 1
38	Declaration of Easements	O.R. Book 26400	Page 285	YES	YES	(LUPA EAST PARCEL) AS TO PARCEL 1
	Non-Exclusive Easement for Passenger Vehicular					(LUPA EAST PARCEL) AS TO PARCEL 1
39	Parking	O.R. Book 26400	Page 298	YES	YES	(LUPA EAST PARCEL)
90	Declaration of Restrictions	O.R. Book 26400	Page 304	YES	BLANKET IN NATURE	AS TO PARCEL 1 (LUPA EAST PARCEL)
91	Non-Exclusive Right, License and Privilege	O.R. Book 26400	Page 318	YES	YES	AS TO PARCEL 1 (LUPA EAST PARCEL)
92	Amendment of Declaration of Easement	O.R. Book 26560	Page 263	YES	YES	AS TO PARCEL 1
93	Memorandum of Lease	O.R. Book 26637	Page 506	YES	NO	(LUPA EAST PARCEL) AS TO PARCEL 2
94	Agreement for Amendment of Notation on Plat	O.R. Book 26914	Page 319	YES	NO	(LUPA SOUTH PARCEL)
95	Memorandum of Lease	O.R. Book 27208	Page 840	YES	BLANKET IN NATURE	
96	Short Form Lease Agreement	O.R. Book 27347	Page 805	NO	NO NO	CHEVY'S LEASE EXSPIRED AS TO PARCEL 2
97	Assignment of Lease	O.R. Book 27528	Page 24	YES	NO	(LUPA SOUTH PARCEL), FRIDAY'S LEASE AS TO PARCEL 2
98	Assignment of Lease and Memorandum of Lease	O.R. Book 27924	Page 53	YES	NO	(LUPA SOUTH PARCEL), FRIDAY'S LEASE
99	First Amendment to Memorandum of Lease	O.R. Book 27924	Page 57	YES	NO	AS TO PARCEL 2 (LUPA SOUTH PARCEL), FRIDAY'S LEASE
.00	First Amendment to Agreement for Easements,	O.R. Book 27924	Page 65	NO	NO	BRADDOCK PARCEL
.01	Covenants and Restrictions Affecting Land Amended and Restated Memorandum of (Sub)	O.R. Book 28017	Page 560	YES	NO	AS TO PARCEL 2
	Lease Interests Assignment of Lease	O.R. Book 28226	Page 330	YES	NO	(LUPA SOUTH PARCEL), FRIDAY'S LEASE CHEVY'S LEASE
.03	Amended and Restated Memorandum of	O.R. Book 28641	Page 606	YES	NO	AS TO PARCEL 2
.04	(Sub)Lease Interests Assignment of Lease	O.R. Book 28869	Page 1920	YES	NO	(LUPA SOUTH PARCEL), FRIDAY'S LEASE AS TO PARCEL 3
	Assignment of Lease Assignment of Note, Mortgage, and Other Loan	C - C - D D D	F-14-15-1		100	(LUPA NORTH PARCEL)
105	Documents	O.R. Book 29177	Page 898	YES	NO	NOT A MATTER OF SURVEY
	Amended and Restated Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing Assignment of Rents and Leases	O.R. Book 29177 O.R. Book 29177	Page 901 Page 927	YES	NO BLANKET IN NATURE	NOT A MATTER OF SURVEY
108	Second Mortgage, Assignment of Leases and	O.R. Book 29181	Page 1	YES	BLANKET IN NATURE	
	Rents, Security Agreement and Fixture Filing Notice of Adoption of Development Order for				A. A	
.09	the Oakwood Plaza Development of Regional Impact in the City of Hollywood, Broward County, Florida	O.R. Book 29190	Page 1547	YES	BLANKET IN NATURE	
10	First Amendment to the Amended and Restated Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing First Amendment to Second Mortgage	O.R. Book 29352	Pg 1050	YES	BLANKET IN NATURE	
11	First Amendment to Second Mortgage, Assignment of Leases and Rents, Security	O.R. Book 29352	Pg 1058	YES	NO	NOT A MATTER OF SURVEY
112	Agreement and Fixture Filing Memorandum of Lease	O.R. Book 29466	Pg 1271	NO	NO	BUILDER'S SQUARE
113	Assignment of Lease Memorandum of Assignment of Lease	O.R. Book 29466 O.R. Book 29466	Pg 1279 Pg 1285	NO NO	NO NO	
1//	manufacture of Assignment Of Lease	O.II. DOUK 25400	1 8 1203	INO		
115	First Amendment to Memorandum of Lease Collateral Assignment of Lease	O.R. Book 29466 O.R. Book 29466	Pg 1291 Pg 1296	YES	NO NO	BUILDER'S SQUARE TRANSFER TO KMART BJ'S AND KMART LEASES

		OWNERSHIP AI O.R. Book/Page	ND ENCUMBRAN		(2000)
	Description Assignment of Beneficial Interest Under Second Mortgage, Assignment of Leases and Rents,	Instrument No. O.R. Book 29789, pg 1677	Affects YES	Plotted BLANKET IN NATURE	Comments
119	Security Agreement and Fixture Filing Assignment of Beneficial Interest Under Amended and Restated Mortgage, Assignment of	O.R. Book 29796, pg 1689	YES	BLANKET IN NATURE	
	Leases and Rents, Security Agreement and Fixture Filing Memorandum of Lease				
		O.R. Book 29839, pg 1176 O.R. Book 29960, pg 1832	YES	NO NO	AS TO PARCEL 1
	Corrective Declaration of Restrictions		YES		(LUPA EAST PARCEL)
	Memorandum of Sublease Amendment to Fourth Traffic Concurrency	O.R. Book 31217, pg 1708	YES	NO NO	ILLEGIBLE
123	Agreement Relating to Oakwood Plaza DRI	O.R. Book 32379, pg 1557	YES	BLANKET IN NATURE	AS TO ALL PARCELS
124	Partial Release of Easement Notice of Adoption of Development Order for	O.R. Book 32389, pg 1328	YES	NO	VACATES A PORTION OF O.R.B. 23657, PG. 771
125	the Oakwood Plaza Development Order for the Oakwood Plaza Development of Regional Impact in the City of Hollywood, Broward County, Florida	O.R. Book 32573, pg 1589	YES	BLANKET IN NATURE	AS TO ALL PARCELS
	Affidavit	O.R. Book 33011, pg 220	YES	NO	
127 128	Agreement for Amendment of Notation on Plat Amendment to Short Form Lease Agreement	O.R. Book 33030, pg 27 O.R. Book 33257, pg334	YES YES	NO NO	CHEVY'S FORMER LEASE
	Lease	O.R. Book 33652, pg 1991	YES	NO	AS TO PARCEL 3
130	Amended Memorandum of Lease	O.R. Book 34028, pg 1195	YES	NO	(LUPA NORTH PARCEL) DAVE AND BUSTER'S LEASE INFO
	Easement	O.R. Book 34412, pg 234	YES	NO	AS TO LUPA NORTH, WENDY'S LEASE PARCEL
	Memorandum of Lease	O.R. Book 34469, pg 646	YES	NO	WENDY'S LEASE PARCEL
	Amendment to Nonvehicular Access Lines Memorandum of Lease	O.R. Book 36832, pg 1502 O.R. Book 41358, pg 1770	NO YES	NO NO	
	Amendment to Declaration of Restrictions	O.R. Book 44865, pg 313	YES	BLANKET IN NATURE	AS TO PARCEL 1
	Notice by Landlord that Real Property is not Subject to Construction Liens for Improvements	O.R. Book 44865, pg 313 O.R. Book 45922, pg 1929	YES	BLANKET IN NATURE BLANKET IN NATURE	(LUPA EAST PARCEL) AS TO ALL PARCELS
	Made by Lessees Assignment of Note and Mortgage	O.R. Book 46282, pg 980	YES	BLANKET IN NATURE	AS TO ALLI ANGLES
138	Notice by Landlord that Real Property is not Subject to Construction Liens for Improvements Made by Lessees	O.R. Book 47023, pg1132	YES	BLANKET IN NATURE	
139 140	Resolution No. 11-DP-22 Resolution No. 11-DP-22a	O.R. Book 48209, pg 1733 O.R. Book 48536, pg 1517	NO YES	NO NOT SPECIFICALLY PLOTABLE	BJ'S PROPANE TANK, MISSING EXHIBIT "B"
141	Easement	O.R. Book 48646, pg 476	YES	NO	AS TO PARCEL 3 (LUPA NORTH PARCEL)
142	Resolution No. 11-DP-22a (Re-recorded)	O.R. Book 48775, pg 611	YES	NOT SPECIFICALLY PLOTABLE	BJ'S PROPANE TANK
143	Resolution No. 11-DP-22b	O.R. Book 48810, pg 343	YES	NOT SPECIFICALLY PLOTABLE	BJ'S PROPANE TANK
	Memorandum of Shopping Center Lease Transportation Concurrency Agreement relating	O.R. Book 49101, pg 1398	NO	NO NO	NOT THIS LOCATION
145	to Plats and Unplatted Land within the Rescinded	O.R. Book 49303, pg 1500	YES	BLANKET IN NATURE	AS TO ALL PARCELS
146	Amendment to Memorandum of Lease	Instrument No. 112915953	YES	BLANKET IN NATURE	AS TO ALL PARCELS AS TO PARCEL 2
147	Assignment and Assumption of Lease	Instrument No. 113010183	YES	NO	(LUPA SOUTH PARCEL), FRIDAY'S LEASE
148	Assignment of Leases and Rents	Instrument No. 113439895	YES	BLANKET IN NATURE	AS TO ALL PARCELS
149	Amendment to Declaration of Restrictive Covenants for Oakwood Hills Commerce Center	Instrument No. 113555356	NO	YES	BRADDOCK PARCEL (NOT A PART OF THIS SURVEY)
150	Agreement for Amendment of Notation on Plat	Instrument No. 113749591	YES	BLANKET IN NATURE	(NOTATION OF THE SOUTE)
151	Memorandum of Lease	Instrument No. 114601597			
	Memorandum of Lease Third Amended and Restated Mortgage, Security Agreement, Financing Statement, Fixture Filing and Assignment of Rents	Instrument No. 115061672 Instrument No. 115022132	YES	NOT SPECIFICALLY PLOTTABLE	
	Agreement for Termination of Sublease	Instrument No. 117805200	NO	NO	
155 156	Ordinance No. 2022-06 Ordinance No. 2022-07	Instrument No. 117929776 Instrument No. 117930016	NO NO	NO NO	
157	Easement	Instrument No. 118510903	YES	NO	(NOT A PART OF THIS SURVEY)
158 159	Assignment and Assumption of Lease Memorandum of Lease	Instrument No. 118528001 Instrument No. 118528002	NO NO	NO NO	
160	Memorandum of Lease	Instrument No. 118528003	NO	NO	
161 162			FENTIONALLY DE FENTIONALLY DE		
163			TENTIONALLY DE		
164	Notice to Contest Lien	Instrument No. 118752396	NO	NO NO	
165 166	Declaration of Restrictive Covenants	Instrument No. 118771001 INT	NO FENTIONALLY DE	LETED NO	
167	77	INT	TENTIONALLY DE	LETED	
168 169			TENTIONALLY DE		
170		5.0	TENTIONALLY DE		
171			TENTIONALLY DE		
172 173			TENTIONALLY DE		
174		INT	TENTIONALLY DE	LETED	
175 176	Assignment and Assumption of Easement	Instrument No. 199299909	NO NO	LETED NO	
177	Assument and Assumption of Easement		TENTIONALLY DE	COV.	
178		INT	TENTIONALLY DE	LETED	
179 180	Notice of Commencement 02-05-2024	INT Instrument No. 119374247	NO NO	LETED NO	
181		INT	ENTIONALLY DE	LETED	
182	Notice of Commencement 02-22-2024	Instrument No. 119408155	NO	NO NO	
183 184	Notice of Commencement 03-14-2024 Notice of Commencement 04-03-2024	Instrument No. 119450451 Instrument No. 119488757	NO YES	NO NO	
185	Notice of Commencement 04-03-2024	Instrument No. 119488764	NO	NO	
186 187	Notice of Commencement 04-03-2024 Notice of Commencement 04-11-2024	Instrument No. 119490241 Instrument No. 119506682	NO NO	NO NO	
188	Notice of Commencement 04-11-2024 Notice of Commencement 05-07-2024	Instrument No. 119506682	NO NO	NO NO	
189	Notice of Commencement 05-29-2024	Instrument No. 119600378	NO	NO	
190 191	Notice of Commencement 06-03-2024 Notice of Commencement 06-04-2024	Instrument No. 119610983 Instrument No. 119612710	NO NO	NO NO	
		Instrument No. 119612710	NO NO	NO NO	
193	Notice of Commencement 07-22-2024	Instrument No. 119695450	NO	NO	
194 195	Notice of Commencement 07-22-2024	Instrument No. 119696681	NO FENTIONALLY DE	LETED NO	
	Notice of Commencement 08-14-2024	Instrument No. 119739802	NO NO	NO	
197	Second Amendment to Extended Low-Income Housing Agreement (The Meridian Apartments/Housing Credits/2005-543C)	Instrument No. 119793268	NO	NO	
198	Construction Lien 10/14/2024	Instrument No. 119846222	NO	NO	
199	Notice of Commencement 12/02/2024	Instrument No. 119929293	NO	NO	
200	Notice of Commencement 12/02/2024 Notice of Commencement 12/03/2024	Instrument No. 119930372	NO NO	NO NO	
201 202	Notice of Commencement 12/03/2024 Notice of Commencement 12/03/2024	Instrument No. 119931286 Instrument No. 119931961	NO NO	NO NO	
-	Notice of Commencement 12/05/2024	Instrument No. 119936502	NO	NO	
203		1 1 11 110010000	NO	NO	
204	Notice of Commencement 12/12/2024	Instrument No. 119949697			
	Notice of Commencement 12/12/2024 Notice of Commencement 01/10/2025 Notice of Commencement 01/16/2025	Instrument No. 119949697 Instrument No. 119993169 Instrument No. 120001030	NO NO	NO NO	



SURVEYORS • MA



SEAL NOT VALID UNLESS SEALED HERE WITH AN EMBOSSED SURVEYOR'S SEAL

PROJECT 18-8637 RES TOWER

SHEET NO. 2 OF 4

CATCH BASIN — R.E. = 4.56' I.E.(N)= 1.24' 18"RCP I.E.(E)= 1.34' 18"RCP I.E.(S)= 1.40' 18"RCP | **ABBREVIATIONS** CATCH BASIN PORTION OF TRACT 'C' R.E. = 4.60' OAKWOOD HILLS I.E.(N) = 1.27' 8"PVC I.E.(E) = PRD I.E.(S) = 1.73' 18"RCP I.E.(S) = 1.73' 18"RCP I.E.(S) = 1.73' 18"RCP I.E.(S) = 1.73' 18"RCP PORTION OF TRACT 'C' **OAKWOOD HILLS** BROWARD COUNTY RECORDS CENTER LINE CONCRETE ELEVATION FIRC FOUND 5/8" IRON ROD AND CAP LB 6633 FOUND 5/8" IRON ROD FN/D FOUND NAIL & DISC LB 6633 IDENTIFICATION INVERT ELEVATION LICENSED BUSINESS MANHOLE 0.R.B. OFFICIAL RECORDS BOOK P.B. PLAT BOOK PG. P.O.B. PAGEPOINT OF BEGINNING P.O.C. PVC RCP POINT OF COMMENCEMENT POLYVINYL CHLORIDE REINFORCED CONCRETE PIPE R.E. R/W SAN SWK. ESMT. RIM ELEVATION RIGHT-OF-WAY SANITARY SIDEWALK EASEMENT ZONE AE C.L.F. TRAV. PT. 1.E.(NW)=(-) 1.64' CHAIN LINK FENCE TRAVERSE POINT PER PLAT OF RECORDS C.R.B. 26560 PG. 263, B.C.R. 92 DATA BASED ON FIELD MEASUREMENTS DATA BASED ON INFORMATION RECORDED (R) IN THE PUBLIC RECORDS SPOT ELEVATION (SOFT SURFACE) SPOT ELEVATION (HARD SURFACE) NON-VEHICULAR ACCESS LINE —— — EOW — — —— EDGE OF WATER TOP OF BANK — - - TOB - - — OVERHEAD WIRES UNDERGROUND SEWER LINE UNDERGROUND STORM LINE 18 INCHES REINFORCED CONCRETE PIPE -----18"RCP -----HEDGE LINE BREAK IN LINE SCALE LEGEND

	CATCH BASIN
\rightarrow	CONCRETE POWER POLE
<u> </u>	ELECTRIC PANEL
ひ	FIRE HYDRANT
FO	FIBER OPTIC VAULT
IRR	IRRIGATION BOX
(RR	IRRIGATION PUMP
<u>-</u>	LAMP POST
E	ELECTRIC METER
©	SANITARY SEWER MANHOLE
0 0	DOUBLE SUPPORT SIGN
<u> </u>	SINGLE SUPPORT SIGN
•	TELEPHONE RISER
Т	TELEPHONE VAULT
◎ ₩	UTILITY MARKER
Ж	WATER VALVE
(E)	ELECTRIC WIRE PULL BOX
©	ELECTRIC WIRE PULL BOX
R	GROUND LIGHT
1	ENCROACHMENT NUMBER
	TREE (REFER TO TREE LIST)
88	ITEM NUMBER NOTED IN OWNER AND ENCUMBRANCE REPORT
\bigcirc	AND LINCOMBNANCE REPORT

TREE SURVEY NOTES:

1. THIS FIRM HAS IDENTIFIED THE VARIOUS TYPES OF TREES LOCATED ON THIS SITE BASED ON COMMON KNOWLEDGE OF TREE SPECIES. FOR POSITIVE IDENTIFICATION OF TREE SPECIES A QUALIFIED LANDSCAPE ARCHITECT OR BOTANIST SHOULD BE CONSULTED. TREES THREE (3") CALIPER INCHES OR LARGER, WHEN MEASURED AT BREAST HEIGHT, ARE SHOWN ON THE SURVEY DRAWING. HEDGES AND GROUND COVER ARE NOT SHOWN THE SURVEY DRAWING. EXOTIC TREES SUCH AS MELALEUCA, BRAZILIAN PEPPER, AND AUSTRALIAN PINE ARE NOT SHOWN ON THE SURVEY DRAWING.

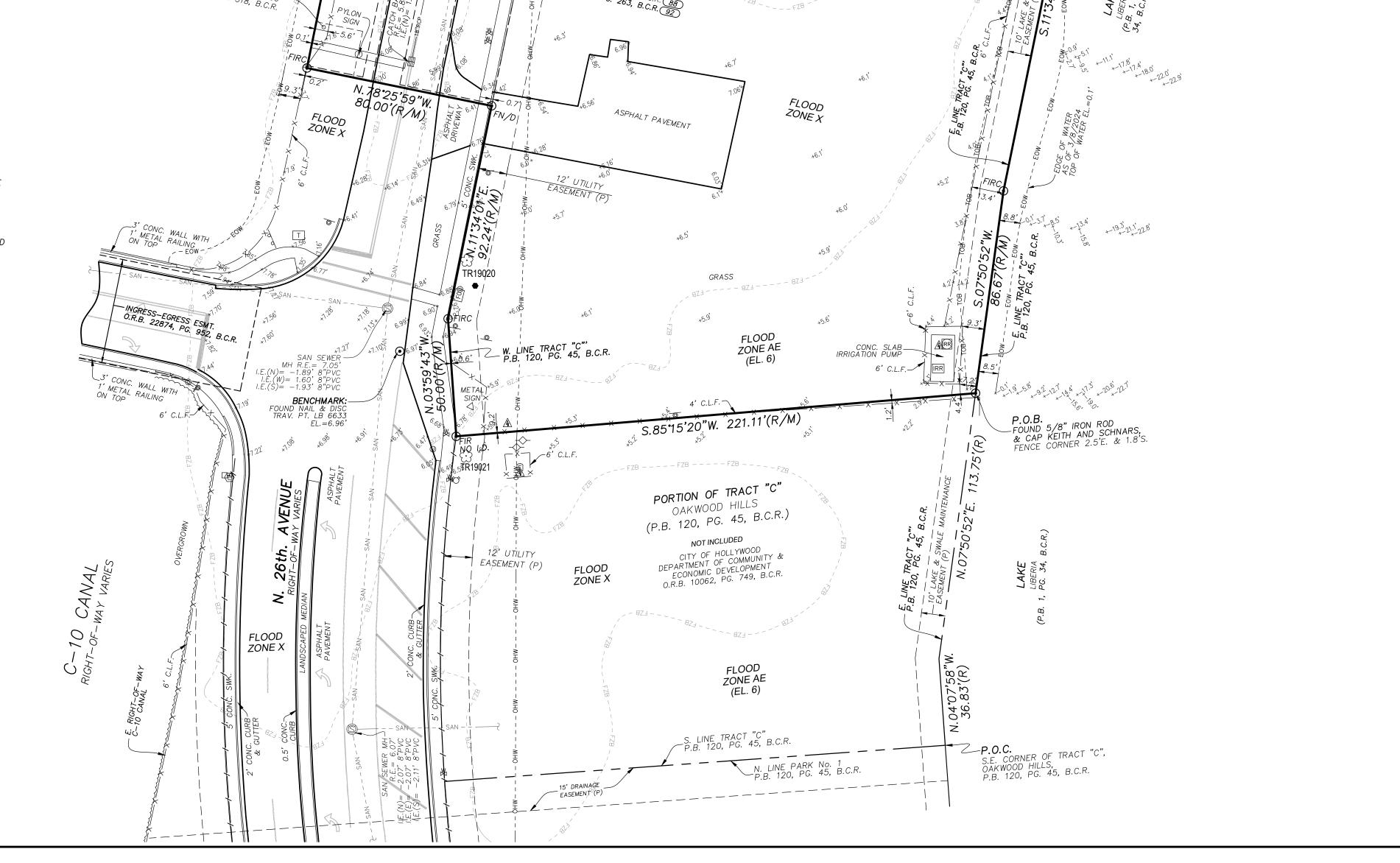
NUMBER OF PARKING SPACES

- 2. EACH TREE LOCATED HAS BEEN TAGGED WITH A NUMBERED TAG THAT CORRESPONDS TO THE TREE LEGEND SHOWN HEREON.
- 3. CLUSTERS OF TREES ARE SHOWN GROUPED WITH AN APPROXIMATION OF THE TOTAL NUMBER OF TREES LOCATED WITHIN THE GROUP.
- 4. THE CANOPY DIAMETER AND SPREAD ARE NOT SHOWN HEREON, UNLESS INDICATED OTHERWISE.
- TREES LOCATED WEST OF N. 26th. AVENUE (ALONG CANAL BANK) WERE WERE NOT LOCATED AND ARE NOT SHOWN HEREON.

TREE LIST							
TREE #	COMMON NAME	DIAMETER IN INCHES					
19016	OAK TREE	10					
19017	OAK TREE	16					
19018	OAK TREE	10					
19019	OAK TREE	16					
19020	OAK TREE	36					
19021	OAK TREE	32					
19405	OAK TREE	22					
19406	OAK TREE	16					
19449	CYPRESS TREE	10					
19450	CYPRESS TREE	18					
19458	OAK TREE	24					
19459	OAK TREE	12					
19481	OAK TREE	12					
19496	OAK TREE	18					
19518	OAKTREE	16					
19542	OAK TREE	16					
19543	OAK TREE	15					
19551	OAK TREE	14					
19552	OAK TREE	12					
19809	OAK TREE	14					



ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 1988)



VACANT LOT

PORTION OF TRACT 'C'

(P.B. 120, PG. 45, B.C.R.)

ETCH OF ALTA/NSPS LAND TITLE SUF

OAKWOOD PLAZA

RESIDENTIAL TOWER

2609 N. 26th. AVENUE, HOLLYWOOD, FL 33020

SCALE: 1" = 30'

GRAPHIC SCALE

LAST DATE OF: 3/08/24
FIELD SURVEY

DRAWN: DRL

CHECKED: JDS/LAS

BOOK/PAGE(S):
1097/01-77 & PLAN
& DATA COLLECTOR

JAMES D. STONER PROFESSIONAL SURVEYOR AND MAPPER NO. 4039 STATE OF FLORIDA

PROJECT

18-8637

RES TOWER
SHEET NO.
3 OF 4

OAKWOOD PLAZA THIS SURVEY

<u>KEY MAP - PARCELS AND EASEMENTS</u> NOT TO SCALE

ABBREVIATIONS AND LEGEND

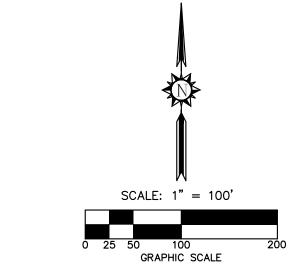
/--/--/--NON-VEHICULAR ACCESS LINE

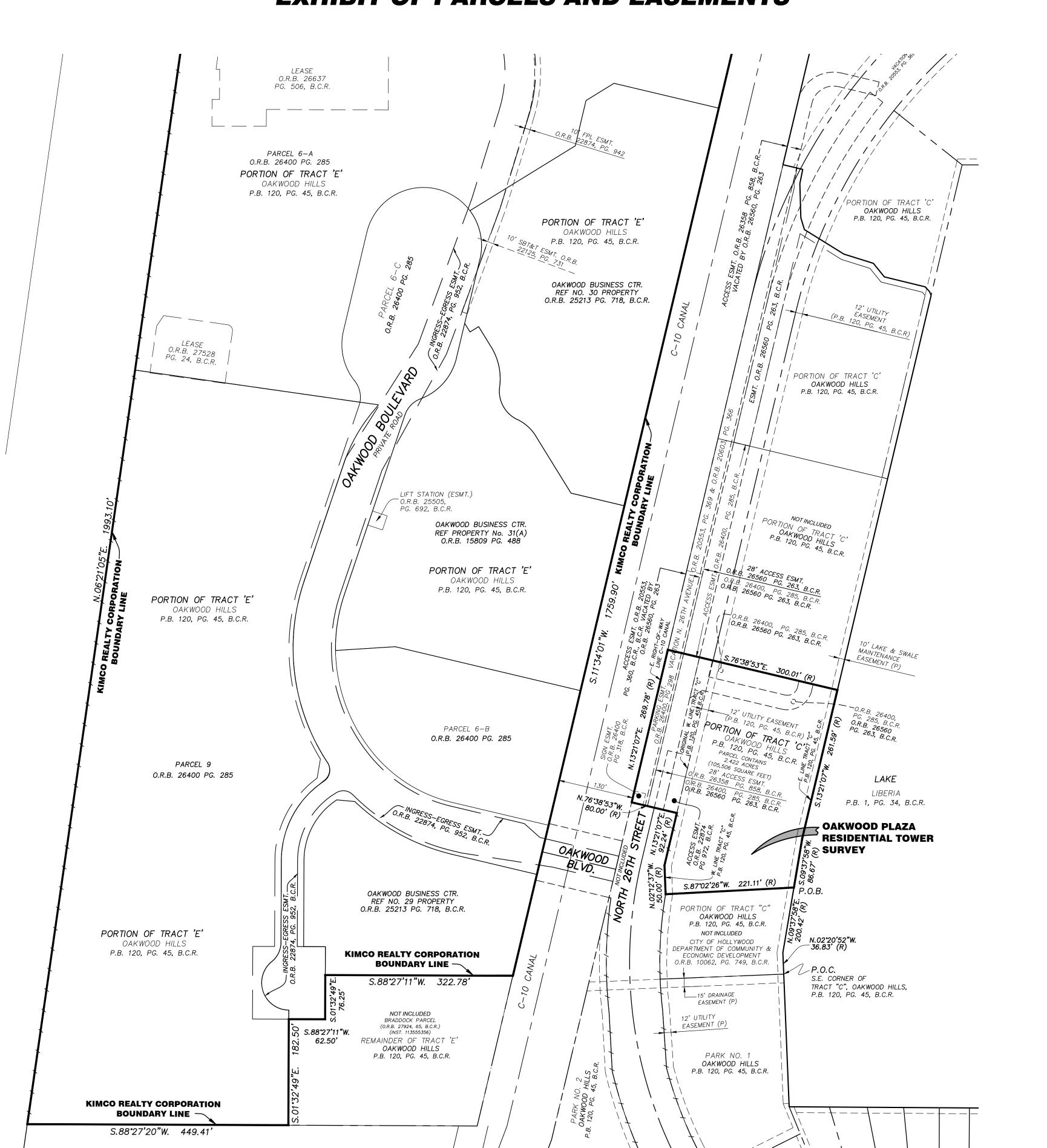
FPL FLORIDA POWER & LIGHT
O.R.B. OFFICIAL RECORDS BOOK
P.B. PLAT BOOK
PG. PAGE
R/W RIGHT—OF—WAY
SBT&T SOUTHERN BELL TELEPHONE & TELEGRAPH
U.E. UTILITY EASEMENT

TITLE COMMITMENT NOTE:

THE EASEMENTS AND OTHER MATTERS OF RECORD SHOWN HEREON ARE ARE BASED ON A FIRST AMERICAN TITLE INSURANCE COMPANY OWNERSHIP AND ENCUMBRANCE REPORT, FILE No. 1008935FL1, EFFECTIVE DATE NOVEMBER 25th. 2020

SKETCH OF ALTA/NSPS LAND TITLE SURVEY EXHIBIT OF PARCELS AND EASEMENTS







ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD 1988) PROJECT **18-8637**

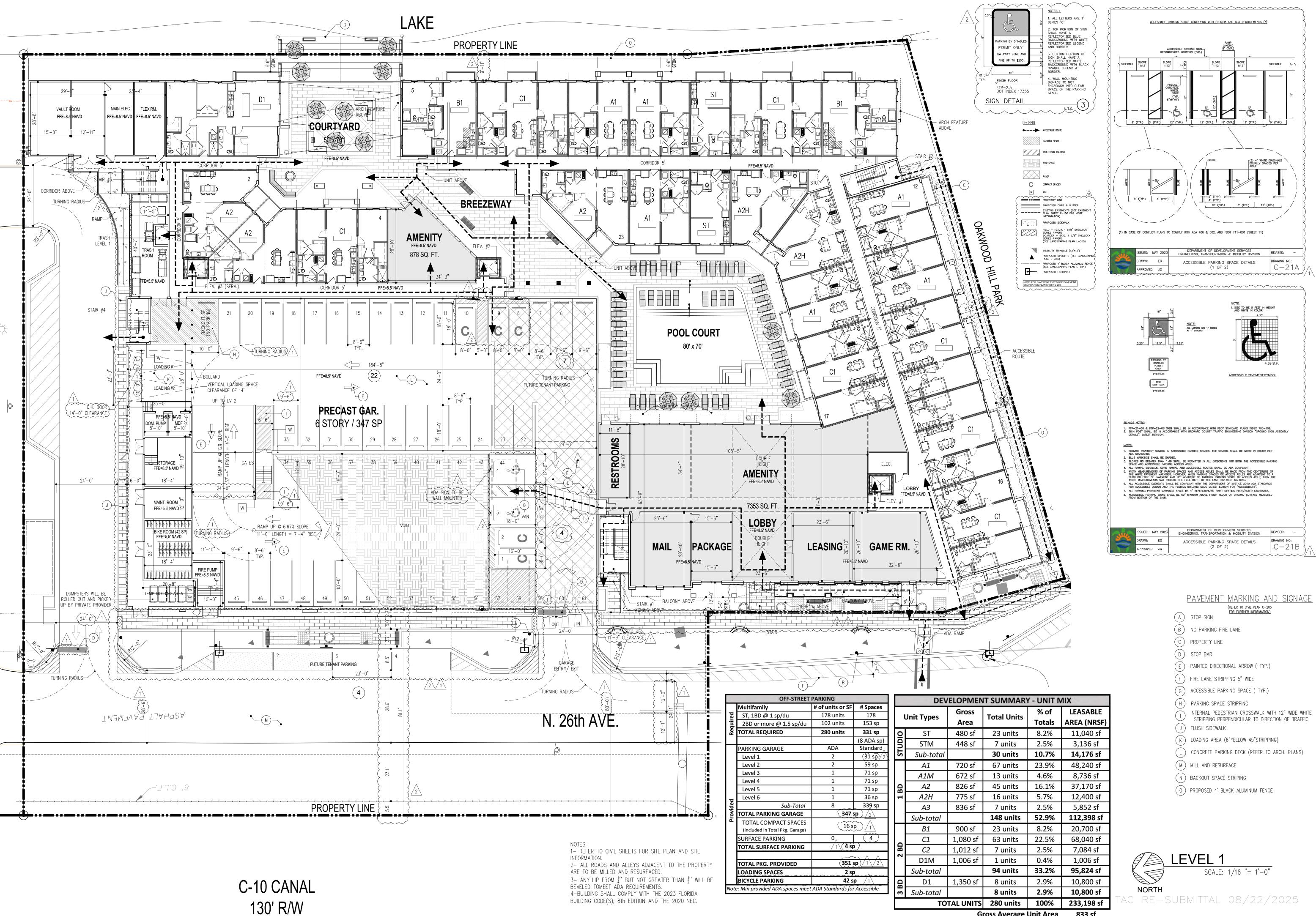
JAMES D. STONER

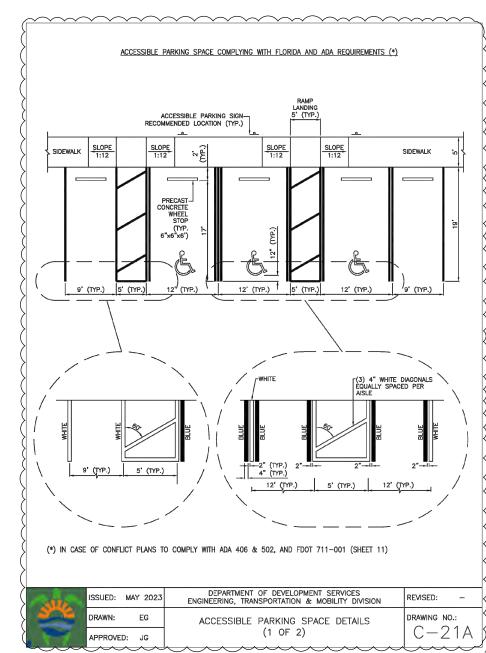
PROFESSIONAL SURVEYOR

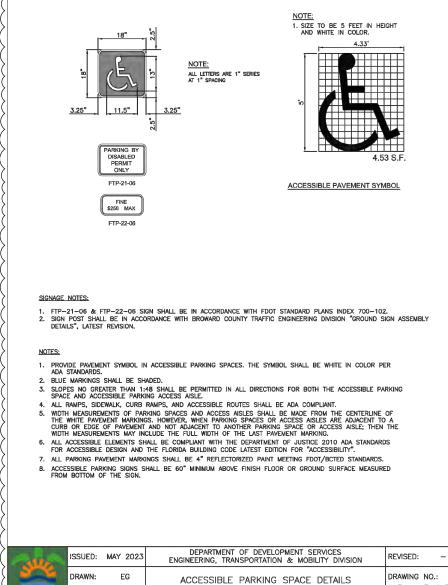
AND MAPPER NO. 4039 STATE OF FLORIDA

SHEET NO. 4 OF 4

RES TOWER







PAVEMENT MARKING AND SIGNAGE

(REFER TO CIVIL PLAN C-205 FOR FURTHER INFORMATION)

(A) STOP SIGN

(B) NO PARKING FIRE LANE

(C) PROPERTY LINE

(D) STOP BAR

(E) PAINTED DIRECTIONAL ARROW (TYP.)

(F) FIRE LANE STRIPPING 5" WIDE

G) ACCESSIBLE PARKING SPACE (TYP.)

(H) PARKING SPACE STRIPPING INTERNAL PEDESTRIAN CROSSWALK WITH 12" WIDE WHITE STRIPPING PERPENDICULAR TO DIRECTION OF TRAFFIC

J) FLUSH SIDEWALK

(K) LOADING AREA (6"YELLOW 45"STRIPPING)

(L) CONCRETE PARKING DECK (REFER TO ARCH. PLANS)

(M) MILL AND RESURFACE

(N) BACKOUT SPACE STRIPING

(0) PROPOSED 4' BLACK ALUMINUM FENCE



280 units

Gross Average Unit Area

TOTAL UNITS

100%

233,198 sf

833 sf

DRAWN CONTRACT DATE 11/06/23 SCALE AS SHOWN JOB NO. 2242.PRJ SHEET TITLE: LEVEL 1

PRELIM. TAC SUBMITTAL

TAC SUBMITTAL 12.12.2024

TAC RE-SUBMITTAL 05.23.2025

TAC RE-SUBMITTAL

TAC RE-SUBMITTAL 08.22.2025

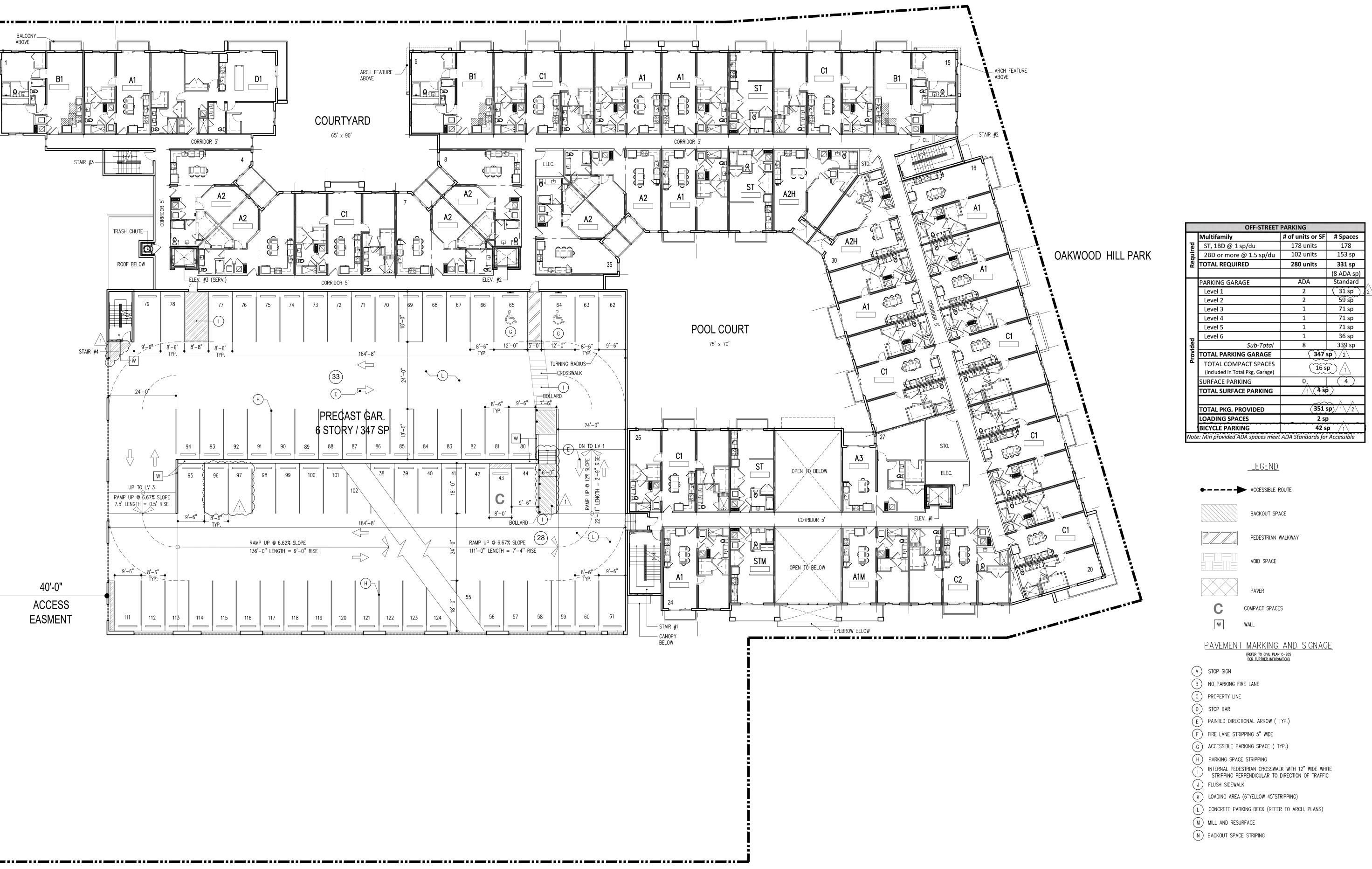
07.30.2025

OAKWOOD

GEORGE L. MOURIZ AR0007806

07.01.2024

SHEET NUMBER: A-2.1



PRELIM. TAC SUBMITTAL 07.01.2024

TAC SUBMITTAL 12.12.2024

TAC RE-SUBMITTAL 05.23.2025

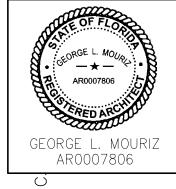
TAC RE-SUBMITTAL 07.30.2025

TAC RE-SUBMITTAL 08.22.2025

OAKWOOD PLAZ/
LOCATED AT:
HOLLYWOOD
FOR:
KIMCO REALTY

GEORGE L. MOURL

AR0007806



ASA ARCHITECTS,
AACOO895
S950 SW 74th COURT
SUITE 1513
MAMI, FLORIDA 33156

MSA AAC
AAC
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SUITE
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SCALE: 1/16 "= 1'-0"

TAC RE-SUBMITTAL 08/22/2025

CONTRACT DATE 11/06/23

SCALE AS SHOWN

JOB NO. 2242.PRJ

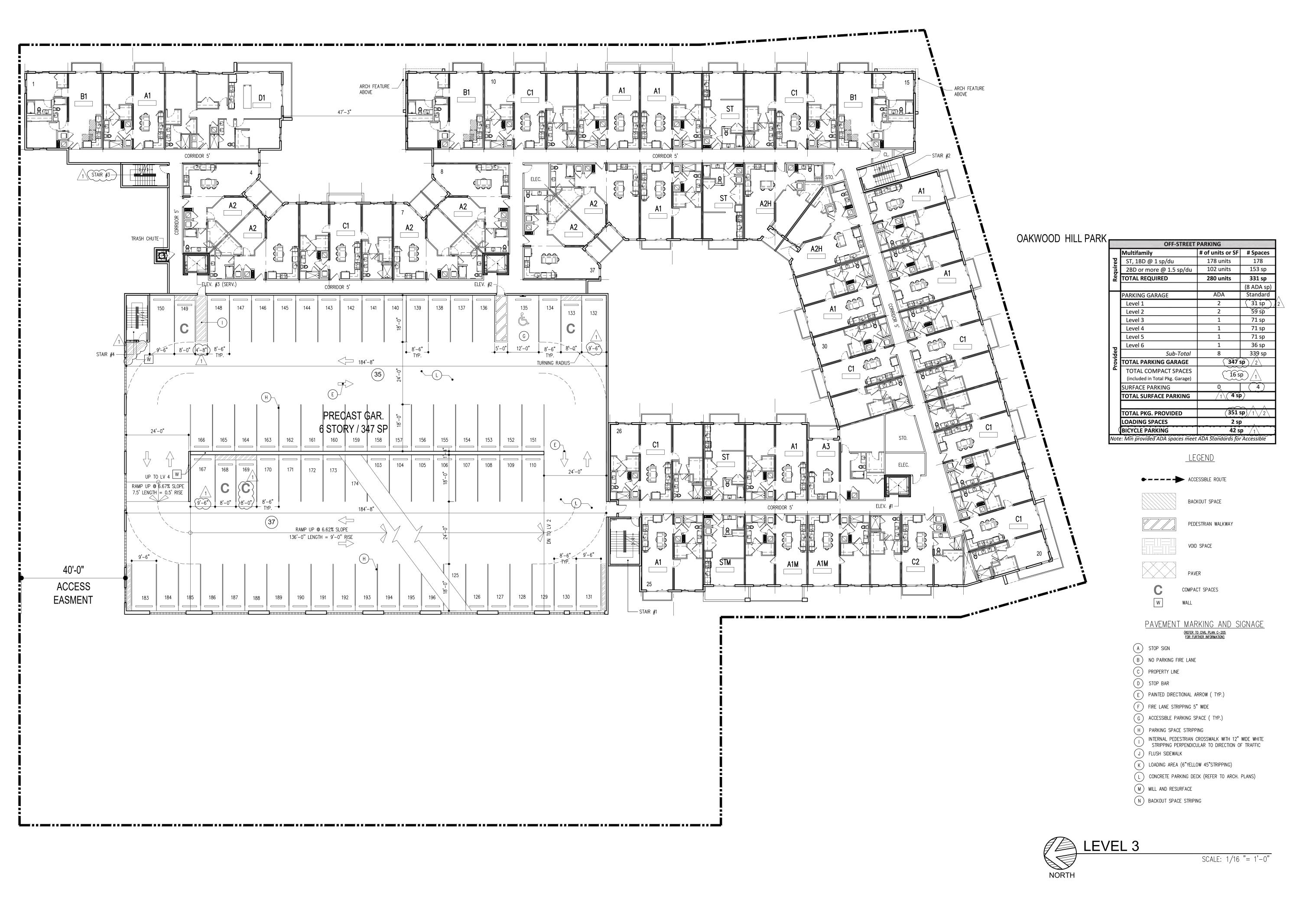
SHEET TITLE:

LEVEL 2

SHEET NUMBER:

DRAWN

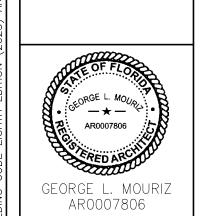
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OAKWOOD PLA

LOCATED AT:
HOLLYWOOD

FOR:
KIMCO REALTY



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CONTRACT DATE 11/06/23

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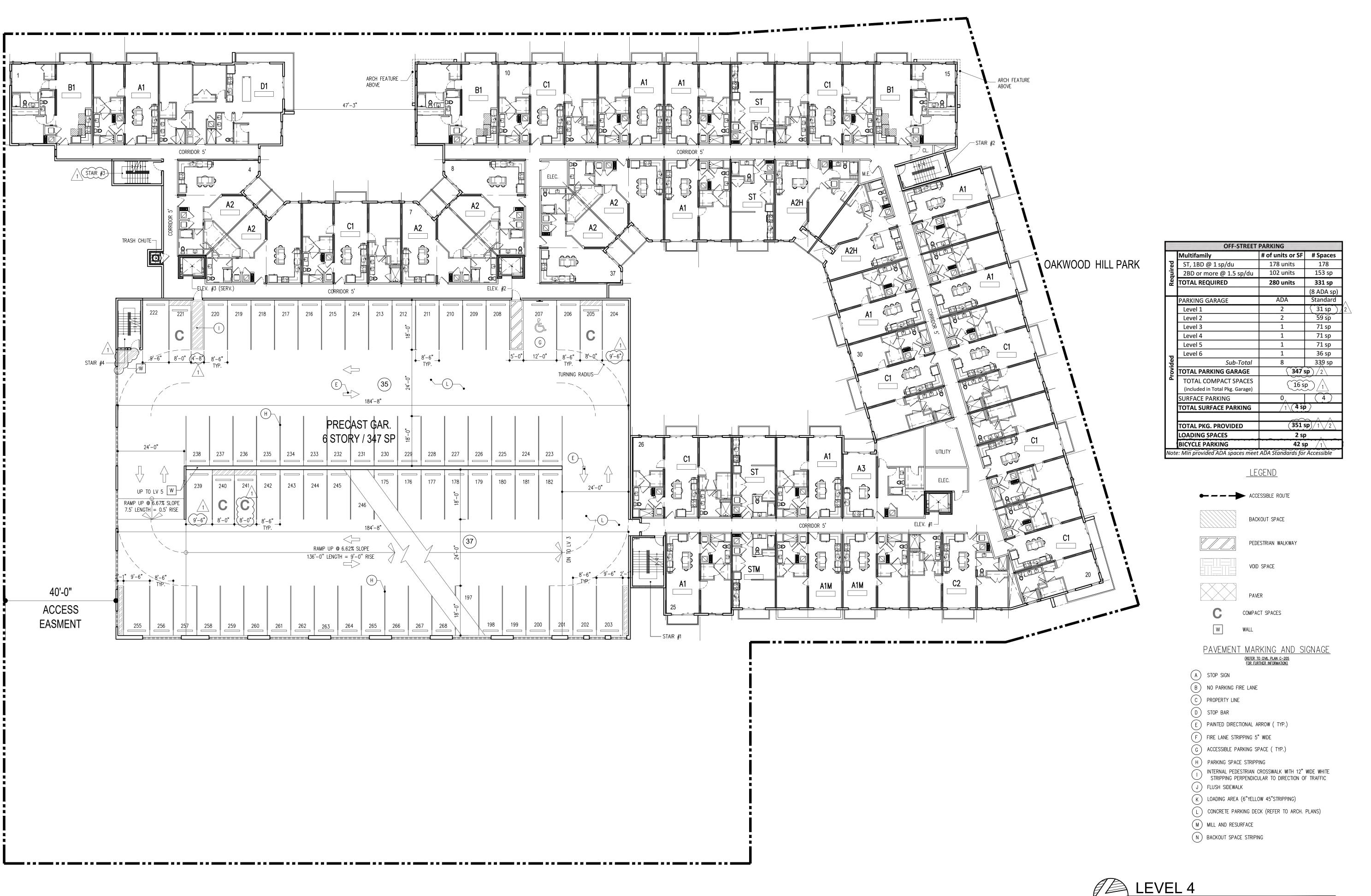
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SHEET TITLE:

LEVEL 3

A-2.3

SHEET NUMBER:



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TAC SUBMITTAL 12.12.2024

TAC RE-SUBMITTAL 05.23.2025

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O7.30.2025

TAC RE-SUBMITTAL

O8.22.2025

TAC RE-SUBMITTAL

O8.22.2025

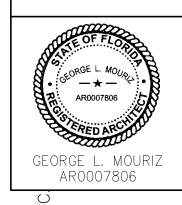
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O8.22.2025

OAKWOOD PL

LOCATED AT:
HOLLYWOOD

K M CO



MSA ARCHITECTS, I AAC000895 8950 SW 74th COURT SUITE 1513 MIAMI, FLORIDA 33156 (305) 273-9911

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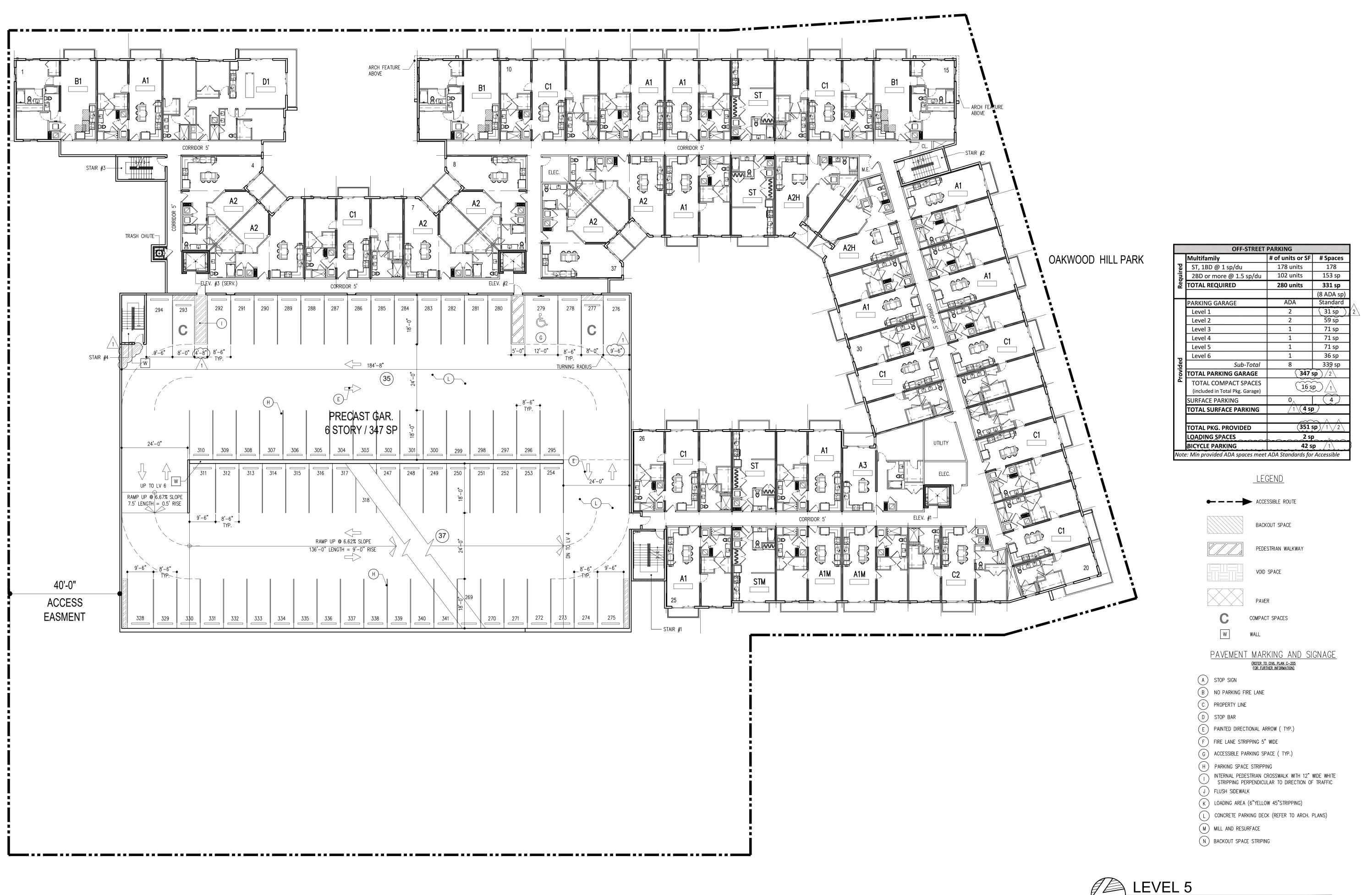
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LEVEL 4

A-2.4

2025

SCALE: 1/16 "= 1'-0"



PRELIM. TAC SUBMITTAL

07.01.2024

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07.30.2025

TAC RE-SUBMITTAL

07.30.2025

TAC RE-SUBMITTAL

08.22.2025

OAKWOOD PLAZA

LOCATED AT:
HOLLYWOOD

FOR:
FOR:
AMAGO DE ALITY

GEORGE L. MOURIZ AR0007806

> ASA ARCHITECTS, II AACO00895 8950 SW 74th COURT SUITE 1513 AIAMI, FLORIDA 33156 305) 273–9911

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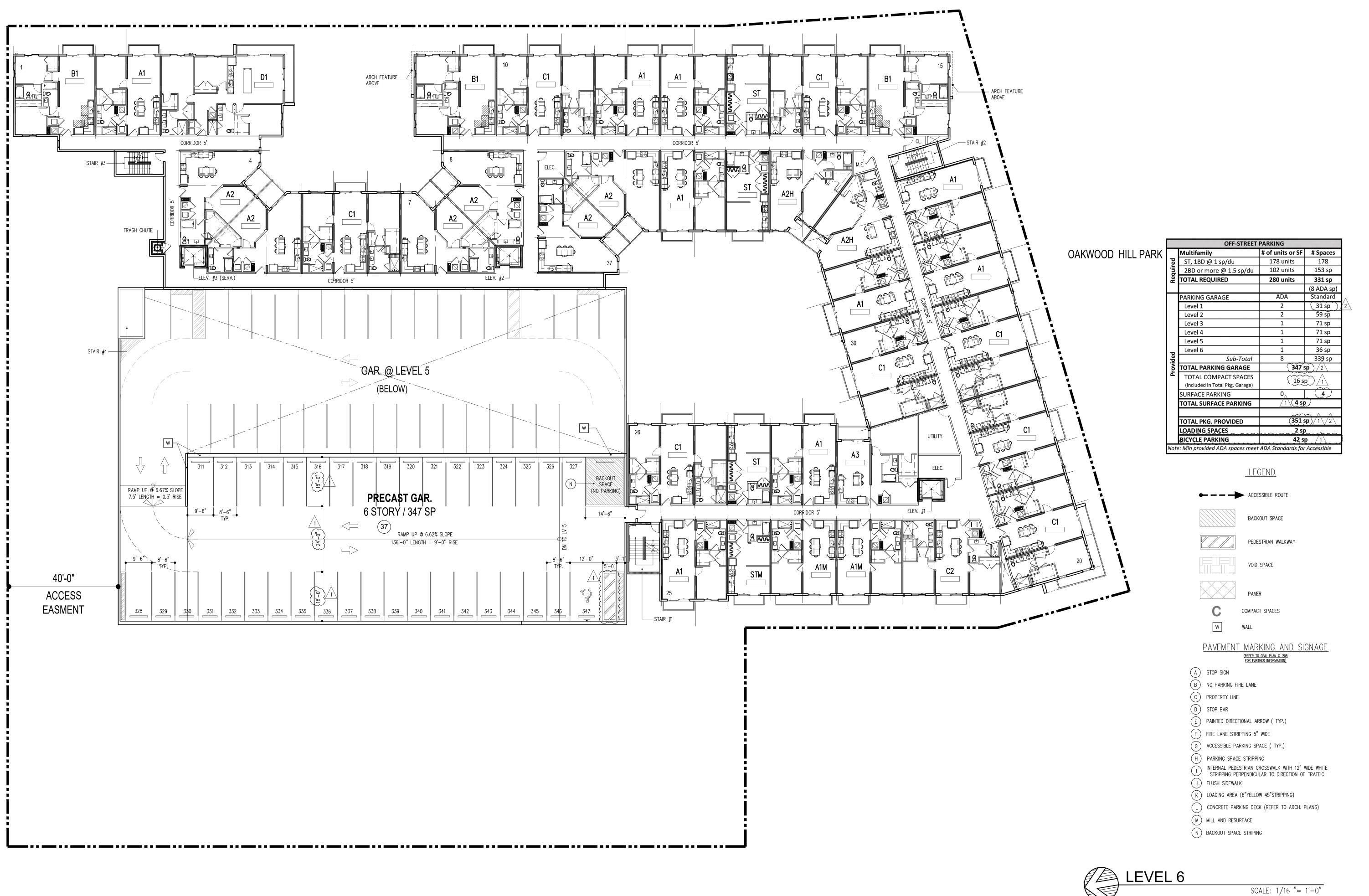
JOB NO. 2242.PRJ

SHEET TITLE:

LEVEL 5

SHEET NUMBER:
A-2.5

SCALE: 1/16 "= 1'-0"



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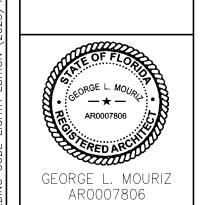
OAKWOOD PLA

LOCATED AT:

HOLLYWOOD

FOR:

FOR:



MSA ARCHITECTS, I AACOO0895 8950 SW 74th COURT SUITE 1513 MIAMI, FLORIDA 33156 (206) 272-8011

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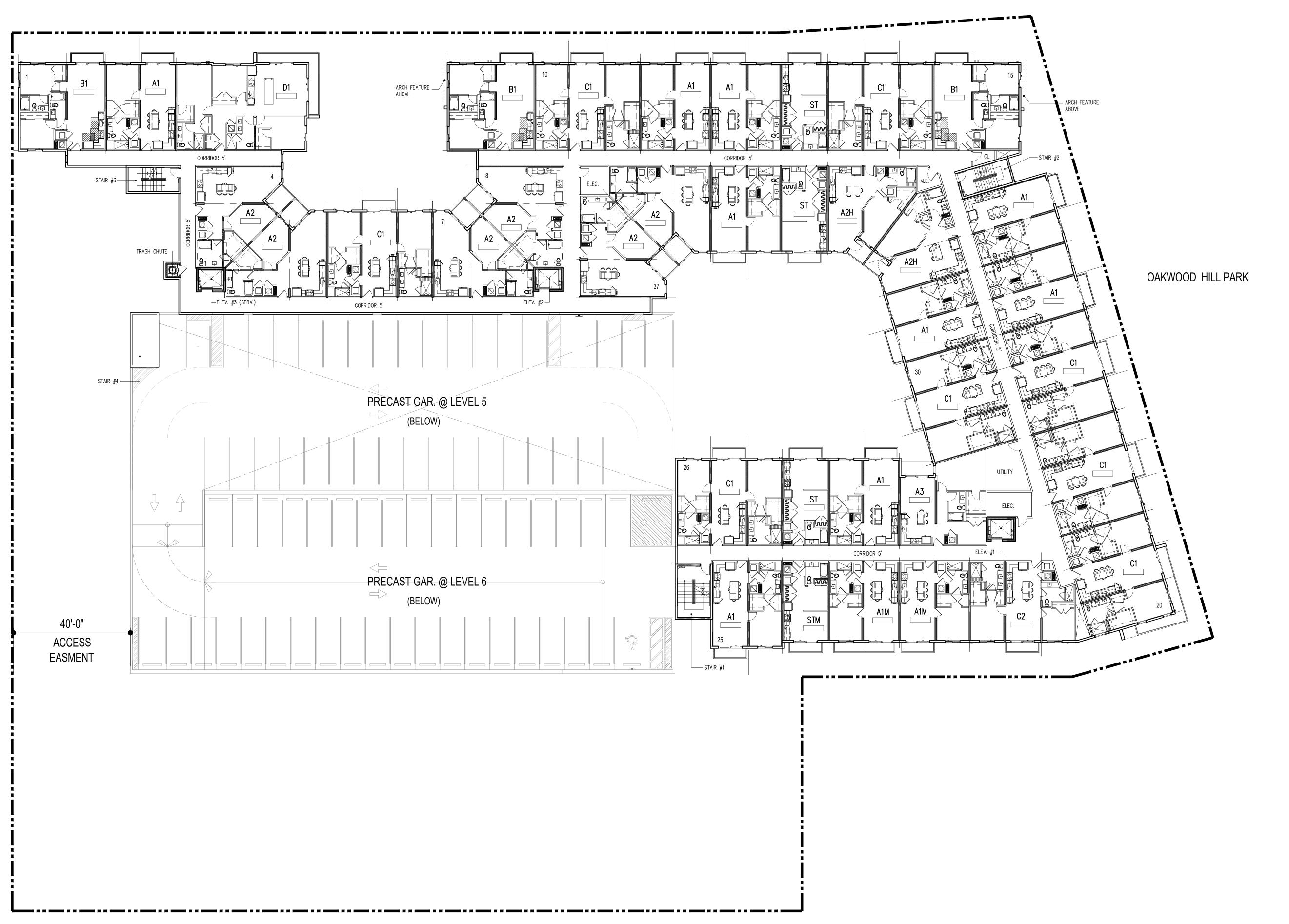
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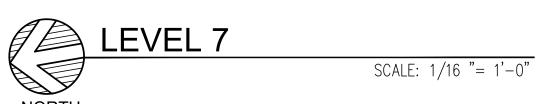
LEVEL 6

A-2.6

SHEET NUMBER:

SHEET TITLE:





TAC RE-SUBMITTAL 08/22/2025

PRELIM. TAC SUBMITTAL
07.01.2024

TAC SUBMITTAL 12.12.2024

TAC RE-SUBMITTAL 05.23.2025

TAC RE-SUBMITTAL
07.30.2025

TAC RE-SUBMITTAL
08.22.2025

OAKWOOD PLAZA

LOCATED AT:
HOLLYWOOD

FOR:
KIMCO REALTY

GEORGE L. MOURIZ
ARO007806

GEORGE L. MOURIZ
ARO007806

MSA ARCHITECTS AAC000895 8950 SW 74th COURT SUITE 1513 MIAMI, FLORIDA 33156 (305) 273–9911

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CONTRACT DATE 11/06/23

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