

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION



Tel: (954) 921-3471
Fax: (954) 921-3347

This application must be completed in full and submitted with all documents to be placed on a Board or Committee's agenda.

The applicant is responsible for obtaining the appropriate checklist for each type of application.

Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).

Documents and forms can be accessed on the City's website at

<http://www.hollywoodfl.org/DocumentCenter/Home/View/21>



APPLICATION TYPE (CHECK ONE):

- Technical Advisory Committee
- City Commission
- Historic Preservation Board
- Planning and Development Board

Date of Application: _____

Location Address: TBD Stirling Road, Hollywood, FL 33020

Lot(s): _____ Block(s): _____ Subdivision: _____

Folio Number(s): 514204000110 (North Parcel) & 514204000120 (South Parcel)

Zoning Classification: North: IM-3 & South: RS-6 Land Use Classification: North: IND & South: LMRES (10)

Existing Property Use: Vacant/Nursery Sq Ft/Number of Units: Vacant

Is the request the result of a violation notice? () Yes No If yes, attach a copy of violation.

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): _____

- Economic Roundtable
- City Commission
- Technical Advisory Committee
- Planning and Development
- Historic Preservation Board

Explanation of Request: Site Plan - Please see the attached application package for further details on the proposed site plan.

Number of units/rooms: Approximately 420 Units Sq Ft: ~ 950 SF Average

Value of Improvement: TBD Estimated Date of Completion: Final CO August 2023

Will Project be Phased? () Yes No If Phased, Estimated Completion of Each Phase _____

Name of Current Property Owner: CF & A Hill Family LTD

Address of Property Owner: 261 SW 13th Street, Dania Beach, FL 33004

Telephone: _____ Fax: _____ Email Address: _____

Name of Consultant Representative Tenant (circle one): Greenspoon Marder LLP (Dennis D. Mele, Esq.)

Address: 200 East Broward Blvd., Suite 1800, Fort Lauderdale, FL 33301 Telephone: (954) 527-6209

Fax: (954) 333-4282 Email Address: dennis.mele@gmlaw.com & cynthia.pasch@gmlaw.com

Date of Purchase: 12/9/2019 Is there an option to purchase the Property? Yes () No

If Yes, Attach Copy of the Contract. See attached recorded memorandum of lease

List Anyone Else Who Should Receive Notice of the Hearing: RD Stirling, LLC

Address: 315 S. Biscayne Blvd., Miami, FL 33131

Email Address: bshewalter@relatedgroup.com & chris.hernandez@relategroup.com

PLANNING DIVISION



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2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION

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.

(I)(We) certify that (I) (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.

Signature of Current Owner: Jeanine L. Hill Date: 9/15/2020

PRINT NAME: CF & A Hill Family LTD (Jeanine L. Hill) Date: _____

Signature of Consultant/Representative: _____ Date: _____

PRINT NAME: _____ Date: _____

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for site plan to my property, which is hereby made by me or I am hereby authorizing Greenspoon Marder LLP to be my legal representative before the Technical Advisory Committee (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me this 15th day of September 2020

[Signature]
Notary Public

State of Florida

My Commission Expires: 9/30/2022 (Check One) Personally known to me; OR Produced Identification _____



Jeanine L. Hill
Signature of Current Owner

JEANINE L. HILL
Print Name

This instrument prepared by (and after recording return to):

Name: Kimberly S. LeCompte, Esq.
Address: Greenberg Traurig, P.A.
333 S.E. 2nd Avenue
Suite 4400
Miami, Florida 33131

(Space reserved for Clerk of Court)

MEMORANDUM OF LEASE AGREEMENT

THIS MEMORANDUM OF LEASE AGREEMENT is made as of this 8th day of July, 2019, by and between **CF & A HILL FAMILY LTD.**, a Florida limited partnership (the "Landlord"), whose address is 261 SW 13th Street, Dania, Florida 33004, and **RD STIRLING, LLC**, a Florida limited liability company (the "Tenant"), whose address is c/o Related Development, LLC, 315 S. Biscayne Blvd., Miami, FL 33131.

WITNESSETH:

For and in consideration of Ten and NO/100 Dollars (\$10.00) and other valuable consideration paid, Landlord does demise and let unto Tenant, and Tenant does lease and take from Landlord, upon the terms and conditions and subject to the limitations more particularly set forth in that certain Ground Lease between Landlord and Tenant dated as of July 8, 2019 (the "Lease"), the land and improvements located in the City of Hollywood, in Broward County, Florida, and legally described on Exhibit A hereto and by this reference made a part hereof (the "Leased Premises"). Fee title to the Leased Premises is owned by Landlord. Capitalized terms used in this Memorandum without definition have the meanings given to them in the Lease.

Landlord, in consideration of the rents and covenants set forth in the Lease, hereby demises and leases to Tenant, and Tenant hereby takes and hires from Landlord, the Leased Premises,

TO HAVE AND TO HOLD the Leased Premises for the term commencing on the Effective Date of the Lease, and expiring on the date that is ninety (99) years after the Rent Commencement Date (the "Term"), subject to extension or earlier termination as provided in the Lease.

Section 19.3 of the Lease provides that Developer has a right of first offer to purchase Landlord's Estate or a majority ownership interest in Landlord during the Term.

Pursuant to Florida Statutes, Section 713.10, all persons dealing with Tenant are hereby given notice that Landlord shall not be liable for any work performed or to be performed on the Leased Premises at the request of Tenant, or for any materials furnished or to be furnished at the Leased Premises for Tenant, and that Tenant has no authority whatsoever to subject the Landlord's interest in the Leased Premises to any liens for labor, service or materials provided to Tenant. All materialmen, contractors, mechanics and laborers and any other persons contracting with Tenant for the demolition, construction, installation, alteration or repair of any improvements on, within or about the Leased Premises, are hereby further charged with notice that they must look only to Tenant and to Tenant's interest in the Leased Premises to secure payment for any work done or material furnished at the request or instruction of Tenant.

This instrument is executed and is to be recorded against the Leased Premises for the purpose of giving notice of the Lease hereinbefore defined but shall not be deemed or construed to change the terms of the Lease, which shall govern in the case of a conflict.

The Lease is incorporated herein by reference. Requests for information concerning the Lease should be directed to the Landlord and Tenant.

(Signatures to follow)

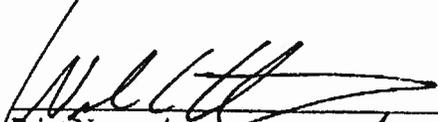
EXECUTED as of the day and year first above written.

Signed in the presence of:

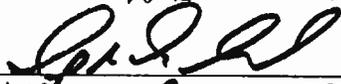
LANDLORD:

CF & A HILL FAMILY LTD.,
a Florida limited partnership

By: Hill GP, Inc. a Florida corporation, its
General Partner


Print Name: Wilson C. Atkinson

By: 
Name: Jeanine Hill
Title: President


Print Name: CINDY CLARK

STATE OF FLORIDA)
COUNTY OF BROWARD)

SS:

The foregoing instrument was acknowledged before me this 6 day of JULY, 2019 by Jeanine Hill, as President of Hill GP, Inc., a Florida corporation, the General Partner of CF & A HILL FAMILY LTD., a Florida limited partnership, on behalf of said entities. S/He personally appeared before me, and is personally known to me or produced _____ as identification.

[NOTARIAL SEAL]

Notary: 
Print Name: WILSON C. ATKINSON, III
My Commission expires: _____

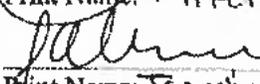


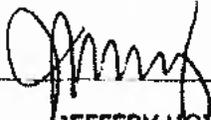
WILSON C. ATKINSON
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG233076
Expires 10/24/2022

Signed in the presence of:

TENANT:

RD STIRLING, LLC, a Florida limited liability company


 Print Name: Arleta Otero

 Print Name: Jacqueline Albuera

By: 
 Name: _____
 Title: **JEFFERY HOYOS**
 Vice President

STATE OF FLORIDA)
)
 COUNTY OF MIAMI-DADE) SS:

The foregoing instrument was acknowledged before me this 3 day of July, 2019 by Jeffery Hoyos, as VP of RD STIRLING, LLC, a Florida limited liability company, on behalf of said entity. S/He personally appeared before me, and is personally known to me or produced as identification.

[NOTARIAL SEAL]



Victoria Delgado
 NOTARY PUBLIC
 STATE OF FLORIDA
 Comm# GG182393
 Expires 2/20/2022

Notary: 
 Print Name: Victoria Delgado
 My Commission expires: 2-20-22

EXHIBIT A

LEGAL DESCRIPTION OF LEASED PREMISES

PARCEL 1: (FOLIO NO. 5142-0400-0110)

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 53 FEET THEREOF FOR RIGHT-OF-WAY OF STIRLING ROAD AND ALSO LESS AND EXCEPT THE FOLLOWING TWO PARCELS:

LESS OUT 1:
RIGHT-OF-WAY PARCEL

A PARCEL OF LAND BEING A PORTION OF THE WEST HALF (W.1/2) OF THE NORTHEAST ONE-QUARTER (N.E.1/4) OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF PARCEL OF "A", AS SHOWN ON THE PLAT OF COLONIAL SQUARE, RECORDED IN PLAT BOOK 114, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY;

THENCE N. 87°34'12" E. ALONG THE SOUTH RIGHT-OF-WAY LINE OF STIRLING ROAD AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 86016-2500, A DISTANCE OF 190.60 FEET;

THENCE S. 42°34'12" W. A DISTANCE OF 38.18 FEET;

THENCE S. 87°34'12" W. A DISTANCE OF 117.00 FEET;

THENCE N. 47°25'48" W. A DISTANCE OF 21.21 FEET;

THENCE S. 87°34'12" W. A DISTANCE OF 31.73 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL "A";

THENCE N. 01°48'33" W. ALONG SAID EAST LINE, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING WITHIN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

ALSO LESS AND EXCEPT: (SIGNAL POLE PARCEL)

A SIGNAL POLE PARCEL BEING A PORTION OF THE WEST HALF (W.1/2) OF THE NORTHEAST ONE-QUARTER (N.E.1/4) OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL OF "A", AS SHOWN ON THE PLAT OF COLONIAL SQUARE, RECORDED IN PLAT BOOK 114, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY;

THENCE N. 87°34'12" E. ALONG THE SOUTH RIGHT-OF-WAY LINE OF STIRLING ROAD AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF WAY MAP, SECTION 86016-2500, A DISTANCE OF 587.20 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT;

THENCE CONTINUE N. 87°34'12" E. ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 7.00 FEET;

THENCE S. 02°25'48" E. A DISTANCE OF 2.00 FEET;

THENCE S. 87°34'12" W. A DISTANCE OF 7.00 FEET;

THENCE N. 02°25'48" W. A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING WITHIN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

LESS OUT 2: (CANAL RIGHT-OF-WAY)

A PARCEL OF LAND IN THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (E 1/2 OF NW 1/4 OF NE 1/4) AND THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NE 1/4 OF SW 1/4 OF NE 1/4) OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST; SAID PARCEL OF LAND BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST (NE) CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION 4, BEAR SOUTH 1°46'57" EAST, ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION, A DISTANCE OF 386.87 FEET TO THE POINT OF BEGINNING; THENCE, SOUTH 24°34'20" WEST, A DISTANCE OF 201.44 FEET; THENCE, SOUTH 62°39'20" EAST, A DISTANCE OF 30.04 FEET; THENCE, SOUTH 30°07' WEST, A DISTANCE OF 1106.85 FEET; THENCE, NORTH 59°53' WEST, A DISTANCE OF 25.2 FEET, MORE OR LESS, TO THE INTERSECTION THEREOF WITH THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NE 1/4 OF SW 1/4 OF NE 1/4) OF SAID SECTION; THENCE, SOUTH 1°47'55" EAST, ALONG SAID WEST LINE, A DISTANCE OF 331.38 FEET; THENCE, NORTH 30°07' EAST, A DISTANCE OF 1266.8, MORE OR LESS, TO THE INTERSECTION THEREOF WITH THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION; THENCE, NORTH 1°46'57" WEST, ALONG SAID EAST LINE, A DISTANCE OF 377.4 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. THE BEARINGS IN THE ABOVE DESCRIPTION REFER TO THE STANDARD RECTANGULAR SYSTEM FOR THE EAST ZONE OF FLORIDA.

LESS OUT 3: - (PROPERTY OWNED BY STIRLING ACCESS, LLC)

A PARCEL OF LAND BEING A PORTION OF THE WEST HALF (W. 1/2) OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL OF "A", AS SHOWN ON THE PLAT OF COLONIAL SQUARE, RECORDED IN PLAT BOOK 114, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY;

THENCE S. 01°48'33" E. ALONG THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE CONTINUE S. 01°48'33" E. ALONG SAID EAST LINE, A DISTANCE OF 68.26 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S. 01°24'52" E INTO THE RADIUS POINT;

THENCE EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 33°41'33" AND A RADIUS OF 40.00 FEET FOR AN ARC DISTANCE OF 23.52 FEET TO A POINT OF REVERSE CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE SOUTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 34°40'12" AND A RADIUS OF 60.00 FEET FOR AN ARC DISTANCE OF 36.31 FEET TO A POINT OF TANGENCY;

THENCE N. 87°36'29" E. ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 65.06 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;

THENCE EASTERLY NORTHEASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 90°02'17" AND A RADIUS OF 35.00 FEET FOR AN ARC DISTANCE OF 55.00 FEET TO A POINT OF TANGENCY;

THENCE N. 02°25'48" W. ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 36.08 FEET;

THENCE S. 87°34'12" W. A DISTANCE OF 108.80 FEET;

THENCE N. 47°25'48" W. A DISTANCE OF 21.21 FEET;

THENCE S. 87°34'12" W. A DISTANCE OF 31.73 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING WITHIN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

PARCEL 2: (FOLIO NO. 514204000120)

THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

LESS OUT 1: (CANAL RIGHT-OF-WAY)

A PARCEL OF LAND IN THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (E 1/2 OF NW 1/4) AND THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NE 1/4 OF SW 1/4 OF NE 1/4) OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST; SAID PARCEL OF LAND BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST (NE) CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION 4, BEAR SOUTH

1°46'57" EAST, ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION, A DISTANCE OF 386.87 FEET TO THE POINT OF BEGINNING; THENCE, SOUTH 24°34'20" WEST, A DISTANCE OF 201.44 FEET; THENCE, SOUTH 62°39'20" EAST, A DISTANCE OF 30.04 FEET; THENCE, SOUTH 30°07' WEST, A DISTANCE OF 1106.85 FEET; THENCE, NORTH 59°53' WEST, A DISTANCE OF 25.2 FEET, MORE OR LESS, TO THE INTERSECTION THEREOF WITH THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NE 1/4 OF SW 1/4 OF NE 1/4) OF SAID SECTION; THENCE, SOUTH 1°47'55" EAST, ALONG SAID WEST LINE, A DISTANCE OF 331.38 FEET; THENCE, NORTH 30°07' EAST, A DISTANCE OF 1266.8, MORE OR LESS, TO THE INTERSECTION THEREOF WITH THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION; THENCE, NORTH 1°46'57" WEST, ALONG SAID EAST LINE, A DISTANCE OF 377.4 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. THE BEARINGS IN THE ABOVE DESCRIPTION REFER TO THE STANDARD RECTANGULAR SYSTEM FOR THE EAST ZONE OF FLORIDA.

PARCEL 3: (FOLIO NO. 514204000120)

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

LESS OUT 1: (CANAL RIGHT-OF-WAY)

A PARCEL OF LAND IN THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (E 1/2 OF NW 1/4) AND THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NE 1/4 OF SW 1/4 OF NE 1/4) OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST; SAID PARCEL OF LAND BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST (NE) CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION 4, BEAR SOUTH 1°46'57" EAST, ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION, A DISTANCE OF 386.87 FEET TO THE POINT OF BEGINNING; THENCE, SOUTH 24°34'20" WEST, A DISTANCE OF 201.44 FEET; THENCE, SOUTH 62°39'20" EAST, A DISTANCE OF 30.04 FEET; THENCE, SOUTH 30°07' WEST, A DISTANCE OF 1106.85 FEET; THENCE, NORTH 59°53' WEST, A DISTANCE OF 25.2 FEET, MORE OR LESS, TO THE INTERSECTION THEREOF WITH THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NE 1/4 OF SW 1/4 OF NE 1/4) OF SAID SECTION; THENCE, SOUTH 1°47'55" EAST, ALONG SAID WEST LINE, A DISTANCE OF 331.38 FEET; THENCE, NORTH 30°07' EAST, A DISTANCE OF 1266.8, MORE OR LESS, TO THE INTERSECTION THEREOF WITH THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION; THENCE, NORTH 1°46'57" WEST, ALONG SAID EAST LINE, A DISTANCE OF 377.4 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. THE BEARINGS IN THE ABOVE DESCRIPTION REFER TO THE STANDARD RECTANGULAR SYSTEM FOR THE EAST ZONE OF FLORIDA.

CHICAGO TITLE INSURANCE COMPANY

13800 NW 14th Street, Suite 190, Sunrise, Florida 33323

PROPERTY INFORMATION REPORT

LEASEHOLD

File Number: 8122200 Revised Reference: 137195.024100

Provided for: Greenberg Traurig, P.A.
Attention: Dawn Rosario
333 S.E. 2nd Avenue
Suite 4400
Miami, Florida 33131

CHICAGO TITLE INSURANCE COMPANY does hereby certify that a search of the Public Records of Broward County, Florida from Earliest Public Records to September 30, 2020 at 11:00 p.m. on the land described:

PARCEL 1:

THE NORTHEAST QUARTER OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 53 FEET THEREOF FOR RIGHT-OF-WAY OF STIRLING ROAD AND ALSO LESS AND EXCEPT THE FOLLOWING FOUR PARCELS:

LESS OUT 1:

RIGHT-OF-WAY PARCEL CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY THE SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT NO. 115045782, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF PARCEL OF "A", AS SHOWN ON THE PLAT OF COLONIAL SQUARE, RECORDED IN PLAT BOOK 114, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY;

THENCE NORTH 87°34'12" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF STIRLING ROAD AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 86016-2500, A DISTANCE OF 190.60 FEET;

THENCE SOUTH 42°34'12" WEST A DISTANCE OF 38.18 FEET;

THENCE SOUTH 87°34'12" WEST A DISTANCE OF 117.00 FEET;

THENCE NORTH 47°25'48" WEST A DISTANCE OF 21.21 FEET;

THENCE SOUTH 87°34'12" WEST A DISTANCE OF 31.73 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL "A";

THENCE NORTH 01°48'33" WEST ALONG SAID EAST LINE, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING WITHIN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

LESS OUT 2:

SIGNAL POLE PARCEL CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY THE SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT NO. 115045782, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

A SIGNAL POLE PARCEL BEING A PORTION OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL OF "A", AS SHOWN ON THE PLAT OF COLONIAL SQUARE, RECORDED IN PLAT BOOK 114, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY;

THENCE NORTH 87°34'12" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF STIRLING ROAD AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 86016-2500, A DISTANCE OF 587.20 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT;

THENCE CONTINUE NORTH 87°34'12" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 7.00 FEET;

THENCE SOUTH 02°25'48" EAST A DISTANCE OF 2.00 FEET;

THENCE SOUTH 87°34'12" WEST A DISTANCE OF 7.00 FEET;

THENCE NORTH 02°25'48" WEST A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING WITHIN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

LESS OUT 3:

CANAL RIGHT-OF-WAY

A PARCEL OF LAND IN THE EAST ½ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ AND THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST; SAID PARCEL OF LAND BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST (NE) CORNER OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 4, BEAR SOUTH 1°46'57" EAST, ALONG THE EAST LINE OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION, A DISTANCE OF 386.87 FEET TO THE POINT OF BEGINNING; THENCE, SOUTH 24°34'20" WEST, A DISTANCE OF 201.44 FEET; THENCE, SOUTH 62°39'20" EAST, A DISTANCE OF 30.04 FEET; THENCE, SOUTH 30°07' WEST, A DISTANCE OF 1106.85 FEET; THENCE, NORTH 59°53' WEST, A DISTANCE OF 25.2 FEET, MORE OR LESS, TO THE INTERSECTION THEREOF WITH THE WEST LINE OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION; THENCE, SOUTH 1°47'55" EAST, ALONG SAID WEST LINE, A DISTANCE OF 331.38 FEET; THENCE, NORTH 30°07' EAST, A DISTANCE OF 1266.8, MORE OR LESS, TO THE INTERSECTION THEREOF WITH THE EAST LINE OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION; THENCE, NORTH 1°46'57" WEST, ALONG SAID EAST LINE, A DISTANCE OF 377.4 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. THE BEARINGS IN THE ABOVE DESCRIPTION REFER TO THE STANDARD RECTANGULAR SYSTEM FOR THE EAST ZONE OF FLORIDA.

LESS OUT 4:

ACCESS

A PARCEL OF LAND BEING A PORTION OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL OF "A", AS SHOWN ON THE PLAT OF COLONIAL SQUARE, RECORDED IN PLAT BOOK 114, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY;

THENCE SOUTH 01°48'33" EAST ALONG THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE CONTINUE SOUTH 01°48'33" EAST ALONG SAID EAST LINE, A DISTANCE OF 68.26 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF SOUTH 01°24'52" EAST INTO THE RADIUS POINT;

THENCE EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 33°41'33" AND A RADIUS OF 40.00 FEET FOR AN ARC DISTANCE OF 23.52 FEET TO A POINT OF REVERSE CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE SOUTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 34°40'12" AND A RADIUS OF 60.00 FEET FOR AN ARC DISTANCE OF 36.31 FEET TO A POINT OF TANGENCY;

THENCE NORTH 87°36'29" EAST ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 65.06 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;

THENCE EASTERLY NORTHEASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 90°02'17" AND A RADIUS OF 35.00 FEET FOR AN ARC DISTANCE OF 55.00 FEET TO A POINT OF TANGENCY;

THENCE NORTH 02°25'48" WEST ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 36.08 FEET;

THENCE SOUTH 87°34'12" WEST A DISTANCE OF 108.80 FEET;

THENCE NORTH 47°25'48" WEST A DISTANCE OF 21.21 FEET;

THENCE SOUTH 87°34'12" WEST A DISTANCE OF 31.73 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING WITHIN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

PARCEL 2:

THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

LESS OUT 1:
CANAL RIGHT-OF-WAY

A PARCEL OF LAND IN THE EAST ½ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ AND THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST; SAID PARCEL OF LAND BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST (NE) CORNER OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 4, BEAR SOUTH 1°46'57" EAST, ALONG THE EAST LINE OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION, A DISTANCE OF 386.87 FEET TO THE POINT OF BEGINNING; THENCE, SOUTH 24°34'20" WEST, A DISTANCE OF 201.44 FEET; THENCE, SOUTH 62°39'20" EAST, A DISTANCE OF 30.04 FEET; THENCE, SOUTH 30°07' WEST, A DISTANCE OF 1106.85 FEET; THENCE, NORTH 59°53' WEST, A DISTANCE OF 25.2 FEET, MORE OR LESS, TO THE INTERSECTION THEREOF WITH THE WEST LINE OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION; THENCE, SOUTH 1°47'55" EAST, ALONG SAID WEST LINE, A DISTANCE OF 331.38 FEET; THENCE, NORTH 30°07' EAST, A DISTANCE OF 1266.8, MORE OR LESS, TO THE INTERSECTION THEREOF WITH THE EAST LINE OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION; THENCE, NORTH 1°46'57" WEST,

ALONG SAID EAST LINE, A DISTANCE OF 377.4 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. THE BEARINGS IN THE ABOVE DESCRIPTION REFER TO THE STANDARD RECTANGULAR SYSTEM FOR THE EAST ZONE OF FLORIDA.

PARCEL 3:

THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

LESS OUT 1:
CANAL RIGHT-OF-WAY

A PARCEL OF LAND IN THE EAST ½ OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ AND THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST; SAID PARCEL OF LAND BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST (NE) CORNER OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 4, BEAR SOUTH 1°46'57" EAST, ALONG THE EAST LINE OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION, A DISTANCE OF 386.87 FEET TO THE POINT OF BEGINNING; THENCE, SOUTH 24°34'20" WEST, A DISTANCE OF 201.44 FEET; THENCE, SOUTH 62°39'20" EAST, A DISTANCE OF 30.04 FEET; THENCE, SOUTH 30°07' WEST, A DISTANCE OF 1106.85 FEET; THENCE, NORTH 59°53' WEST, A DISTANCE OF 25.2 FEET, MORE OR LESS, TO THE INTERSECTION THEREOF WITH THE WEST LINE OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION; THENCE, SOUTH 1°47'55" EAST, ALONG SAID WEST LINE, A DISTANCE OF 331.38 FEET; THENCE, NORTH 30°07' EAST, A DISTANCE OF 1266.8, MORE OR LESS, TO THE INTERSECTION THEREOF WITH THE EAST LINE OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION; THENCE, NORTH 1°46'57" WEST, ALONG SAID EAST LINE, A DISTANCE OF 377.4 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. THE BEARINGS IN THE ABOVE DESCRIPTION REFER TO THE STANDARD RECTANGULAR SYSTEM FOR THE EAST ZONE OF FLORIDA.

PARCEL 4:

NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND ACCESS OVER THE FOLLOWING DESCRIBED PARCEL OF LAND:

A PARCEL OF LAND BEING A PORTION OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL OF "A", AS SHOWN ON THE PLAT OF COLONIAL SQUARE, RECORDED IN PLAT BOOK 114, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY;

THENCE SOUTH 01°48'33" EAST ALONG THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE CONTINUE SOUTH 01°48'33" EAST ALONG SAID EAST LINE, A DISTANCE OF 68.26 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S. 01°24'52" E INTO THE RADIUS POINT;

THENCE EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 33°41'33" AND A RADIUS OF 40.00 FEET FOR AN ARC DISTANCE OF 23.52 FEET TO A POINT OF REVERSE CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE SOUTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 34°40'12" AND A RADIUS OF 60.00 FEET FOR AN ARC DISTANCE OF 36.31 FEET TO A POINT OF TANGENCY;

THENCE NORTH 87°36'29" EAST ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 65.06 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;

THENCE EASTERLY NORTHEASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 90°02'17" AND A RADIUS OF 35.00 FEET FOR AN ARC DISTANCE OF 55.00 FEET TO A POINT OF TANGENCY;

THENCE NORTH 02°25'48" WEST ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 36.08 FEET;

THENCE SOUTH 87°34'12" WEST A DISTANCE OF 108.80 FEET;

THENCE NORTH 47°25'48" WEST A DISTANCE OF 21.21 FEET;

THENCE SOUTH 87°34'12" WEST A DISTANCE OF 31.73 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING WITHIN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

Folio No.: 5142 04 00 0110, 5142 040 00 0112, and 5142 04 00 0120

That record title to the land as described and shown on the above description is as follows:

Warranty Deed filed June 25, 2019, recorded under Instrument No. 115890741, from Jeanine Louise Hill, individually, and as Successor Trustee of the Anita M. Hill Amended and Restated Revocable Trust Dated April 20, 2006, to CF & A Hill Family Ltd., a Florida limited family partnership.

Warranty Deed filed June 25, 2019, recorded under Instrument No. 115890742, from Jeanine Louise Hill, Successor Trustee of the Clinton F. Hill Revocable Trust Agreement Dated August 1, 1990, f/b/o Anita M. Hill, Non-Qtip Trust, to CF & A Hill Family Ltd., a Florida limited family partnership.

Warranty Deed filed December 9, 2019, recorded under Instrument No. 116222494, from Jeanine Louise Hill, a single woman, Individually and as Successor Trustee of the Clinton F. Hill Revocable Trust Agreement Dated August 1, 1990, f/b/o Anita M. Hill, Non-Qtip Trust, to CF & A Hill Family Ltd., a Florida limited family partnership.

Quit Claim Deed filed December 9, 2019, recorded under Instrument No. 116222495, from Jeanine Louise Hill, a single woman, Jeffery L. Hill, a married man, Rhea Rivers, a married woman, and K. Sue Whittaker, a single woman, to CF & A Hill Family Ltd., a Florida limited family partnership.

Trustee Affidavit filed December 9, 2019, recorded under Instrument No. 116222496, from Jeanine Louise Hill.

Special Warranty Deed filed January 24, 2018, recorded under Instrument No. 114849262, from CF & A Hill Family Ltd., a Florida limited partnership, to Stirling Access, LLC, a Florida limited liability company.

Corrective Special Warranty Deed filed June 25, 2019, recorded under Instrument No. 115890740, from CF & A Hill Family Ltd., a Florida limited partnership, to Stirling Access, LLC, a Florida limited liability company.

The following mortgages and liens identifying the captioned property remain unsatisfied or unreleased, of record in accordance to the terms exhibited on this Certificate:

<u>INSTRUMENT</u>	<u>FILED</u>	<u>BOOK/PAGE</u>
1. MEMORANDUM OF LEASE AGREEMENT	July 12, 2019	#115926478

THE FOLLOWING ITEMS ARE ADDITIONAL DOCUMENTS COVERING CAPTION PROPERTY:

2. EASEMENT	October 28, 1971	4654/184
3. ORDINANCE NO. 2002-61	November 21, 2002	34145/1891
4. DECLARATION OF EASEMENT	January 25, 2018	#114851500

Name Search on the Fee Simple Title Owner only:

CF & A HILL FAMILY LTD.

STIRLING ACCESS, LLC

LESSEE:

RD STIRLING, LLC

And found the following:

NOTHING FOUND

PROPERTY INFORMATION REPORT

FILE NUMBER: 8122200 Revised

CHICAGO TITLE INSURANCE COMPANY hereby certifies that the foregoing Certificate of Search was compiled by it from the Public Records of County of Broward State of Florida, and from such other public records and sources as are herein indicated.

CONTENTS: This Certificate lists the last conveyance by deed or Certificate of Title, identifying the lands described in the caption hereof and appearing of record in the Office of the Circuit Court of Broward Florida, recorded in said office that identify the land shown on the caption of this certificate by a land description.

This Certificate lists all mortgages, leases, notice of lis pendens, unsatisfied or unreleased of record, identifying the land described in the caption hereof and appearing of record in the Office of the Circuit of Broward County, Florida, including all security instruments and financing statements filed pursuant to Chapters 671 through 679 of the Florida Statutes (The Uniform Commercial Code), No search is made for security instruments, financing statements or liens that describe any land by a mailing or street address only.

This Certificate exhibits or makes reference to all orders appointing receivers or liquidators, to all Bankruptcy proceedings, Rico Lien Notices, unsatisfied Judgments decrees or orders for money, unsatisfied State and Federal Tax Liens and Warrants appearing of record in the Office of the Clerk of Circuit Court of Broward County, Florida, and in the Office of the Clerk of the United States District in and for the Southern District of Florida, Miami Division, and probate, lunacy, competency and guardianship proceedings in the Office of the County Judge of Broward County, Florida and/or Office of the Clerk of Circuit Court of Broward County, Florida, against the names, initials and abbreviations (only as listed on this certificate unless otherwise noted), within the period set opposite said names. No search is made for unsatisfied Judgments decrees or orders for money, against mortgages or other lien holders.

FORM: Determination of the regularity, validity, sufficiency, or legal effect on marketability or insurability of title to said lands of any instrument listed on this Certificate are referred to the examiner.

THERE IS EXCEPTED FROM THIS CERTIFICATE

- (1) Municipal and County Zoning Ordinances.
- (2) Incorporation papers of municipalities.
- (3) Decrees and Ordinances creating taxing and Drainage Districts.
- (4) Except on special request, information relating to Bankruptcy proceedings is limited to the showing of style and number of case and time of filing of petition and adjudication.
- (5) Information regarding delinquent and reinstated corporation and dissolved corporation as contained in report filed by Secretary of State pursuant to Chapter 14677 as amended by Chapter 16726 Acts of Florida 1931 and Chapter 16880 Acts of 1935.
- (6) Maps or plats and resolutions pertaining to flood criteria and all county water-control plan plats.
- (7) Except on special request, and unless otherwise noted, all information regarding Taxes, Tax Sales, Municipal or County liens or assessments pertaining to or affecting captioned premises.
- (8) Judgments, decrees or orders for money not filed under a Clerk's File Number and recorded in Official Records Book in the Office of the Clerk of the Circuit Court of Broward County, Florida filed subsequent to January 1, 1972.
- (9) Rico Lien Notices not filed under Clerk's File Number and recorded in the Official Records Book in the Office of the Clerk of the Circuit Court of Broward County, Florida.
- (10) Except on special request and unless otherwise noted, the period covered by this certificate is limited to the thirty (30) years preceding the date of this Certificate.

IN WITNESS WHEREOF, the said company has caused these presents to be signed in its name and its Corporate Seal to hereto affixed at Weston, Florida, this 7th day of October, 2020.

CHICAGO TITLE INSURANCE COMPANY

By 

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.

Prepared By:
WILSON C. ATKINSON, III, ESQUIRE
Tripp Scott, P.A.
110 SE 6th Street, Suite 1500
Ft. Lauderdale, FL 33301

Property Appraiser's Parcel
Identifying Nos.: 514204-00-0110; 514204-00-0120

WARRANTY DEED

THIS WARRANTY DEED is made this 25 day of June, 2019, between JEANINE LOUISE HILL, individually, and as Successor Trustee of the ANITA M. HILL AMENDED AND RESTATED REVOCABLE TRUST DATED APRIL 20, 2006, hereinafter called the "Grantor", and CF & A HILL FAMILY LTD., a Florida limited family partnership, whose post office address is 261 SW 13 Street, Dania Beach, FL 33004, hereinafter called the Grantee:

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, the real property hereinafter described, and rights and interest in said real property located in the County of Broward, State of Florida, to wit:

(SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A")

Note: The purpose of this Warranty Deed is to convey to Grantee any remaining interest Grantor has in the subject property as intended by the terms of the Trust; thus, only minimal documentary stamps are required.

Subject to taxes for the year 2019 and subsequent years; covenants, restrictions and public utility easements of record; and existing zoning and governmental regulations.

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

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances.

178939721 303024.0001

*(Wherever used herein the terms "Grantor" and "Grantee" shall include all parties to this instrument, the singular and plural, the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations and other legal entities, wherever the context so admits or requires.)

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed the day and year first above written.

Signed, sealed and delivered
in our presence:


Name: John Eienhart
(type or print)


Jeanine Louise Hill, individually, and
as Successor Trustee of the Anita M. Hill
Amended and Restated Revocable Trust
Dated April 20, 2006
Post Office address:

261 SW 13th Street
Dania Beach, FL 33004


Name: Wilson C. Atkinson
(type or print)

STATE OF FLORIDA

COUNTY OF BROWARD

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me this 25 day of June, 2019, JEANINE LOUISE HILL, individually, and as Successor Trustee of the ANITA M. HILL AMENDED AND RESTATED REVOCABLE TRUST DATED APRIL 20, 2006, to me personally known or _____ produced identification. Type of identification produced: _____


Name: _____
Notary Public
My Commission Expires: _____



WILSON C. ATKINSON
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG233076
Expires 10/24/2022

1789597v1 303024:0001

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 53 FEET THEREOF FOR RIGHT-OF-WAY OF STIRLING ROAD

PARCEL 2:

THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA

PARCEL 3:

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA

Prepared By:
WILSON C. ATKINSON, III, ESQUIRE
Tripp Scott, P.A.
110 SE 6th Street, Suite 1500
Ft. Lauderdale, FL 33301

Property Appraiser's Parcel
Identifying No. : 514204-00-0110; 514204-00-0120

WARRANTY DEED

THIS WARRANTY DEED is made this 25 day of June, 2019, between JEANINE LOUISE HILL, Successor Trustee of the CLINTON F. HILL REVOCABLE TRUST AGREEMENT DATED AUGUST 1, 1990 1/b/o ANITA M. HILL, NON-QTIP TRUST, hereinafter called the "Grantor", and CF & A HILL FAMILY LTD., a Florida limited partnership, whose post office address is 261 SW 13 Street, Dania Beach, FL 33004, hereinafter called the Grantee:

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, the real property hereinafter described, and rights and interest in said real property located in the County of Broward, State of Florida, to wit:

(SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A")

Note: The purpose of this Warranty Deed is to convey to Grantee any remaining interest Grantor has in the subject property as intended by the terms of the Trust; thus, only minimal documentary stamps are required.

Subject to taxes for the year 2019 and subsequent years; covenants, restrictions and public utility easements of record; and existing zoning and governmental regulations.

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

TO HAVE AND TO HOLD, the same in fee simple forever.

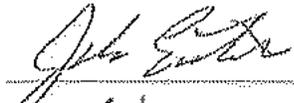
AND, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances.

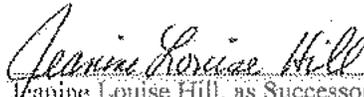
1789683v1 303024.0001

**(Wherever used herein the terms "Grantor" and "Grantee" shall include all parties to this instrument, the singular and plural, the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations and other legal entities, wherever the context so admits or requires.)*

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed the day and year first above written.

Signed, sealed and delivered
in our presence:


Name: John Eichenhart
(type or print)


Jeanine Louise Hill, as Successor Trustee
of the Clinton F. Hill Revocable
Trust Agreement dated August 1, 1990
f/b/o Anita M. Hill, Non-Qtip Trust
Post Office address:

261 SW 13th Street
Dania Beach, FL 33004


Name: Wilson C. Atkinson
(type or print)

STATE OF FLORIDA

COUNTY OF BROWARD

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me this 25 day of June, 2019, JEANINE LOUISE HILL, Successor Trustee of the CLINTON F. HILL REVOCABLE TRUST AGREEMENT DATED AUGUST 1, 1990 f/b/o ANITA M. HILL, NON-TIP TRUST, to me personally known or produced identification. Type of identification produced: _____


Name: _____
Notary Public
My Commission Expires: _____
Commission No.: _____
 WILSON C. ATKINSON
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG233076
Expires 10/24/2022

1789603v(103024.000)

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 53 FEET THEREOF FOR RIGHT-OF-WAY OF STIRLING ROAD

PARCEL 2:

THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA

PARCEL 3:

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA

Prepared By:
WILSON C. ATKINSON, III, ESQUIRE
Tripp Scott, P.A.
110 SE 6th Street, Suite 1500
Ft. Lauderdale, FL 33301

Property Appraiser's Parcel
Identifying No. : (See attached Exhibit "A")

WARRANTY DEED

THIS WARRANTY DEED is made this 4 day of December, 2019, between JEANINE LOUISE HILL, a single woman, Individually, and as Successor Trustee of the CLINTON F. HILL REVOCABLE TRUST AGREEMENT DATED AUGUST 1, 1990 I/O ANITA M. HILL, NON-QTIP TRUST, hereinafter called the "Grantor", and CF & A HILL FAMILY LTD., a Florida limited partnership, whose post office address is 261 SW 13 Street, Dania Beach, FL 33004, hereinafter called the Grantee:

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, the real property hereinafter described, and rights and interest in said real property located in the County of Broward, State of Florida, to wit:

(SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A")

Note: The purpose of this Warranty Deed is to convey to Grantee any remaining interest Grantor has in the subject property as intended by the terms of the Trust; thus, only minimal documentary stamps are required.

Subject to taxes for the year 2019 and subsequent years; covenants, restrictions and public utility easements of record; and existing zoning and governmental regulations.

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

TO HAVE AND TO HOLD, the same in fee simple forever.

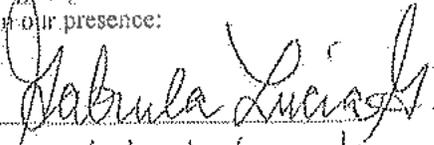
AND, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances.

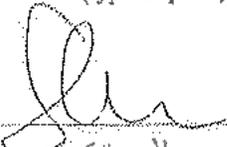
1789(03) v F 303024-0001

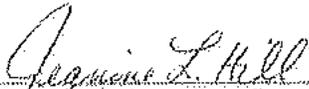
**(Wherever used herein the terms "Grantor" and "Grantee" shall include all parties to this instrument, the singular and plural, the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations and other legal entities, wherever the context so admits or requires.)*

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed the day and year first above written.

Signed, sealed and delivered
in our presence:


Name: Gabriela Gonzalez
(type or print)


Name: Shelley Chan
(type or print)


Jeanine Louise Hill, as Successor Trustee
of the Clinton F. Hill Revocable
Trust Agreement dated August 1, 1990
f/b/o Anita M. Hill, Non-Qtip Trust
Post Office address:

261 SW 13th Street

Dania Beach, FL 33004

STATE OF FLORIDA

COUNTY OF BROWARD

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me this 4th day of December, 2019, JEANINE LOUISE HILL, Successor Trustee of the CLINTON F. HILL REVOCABLE TRUST AGREEMENT DATED AUGUST 1, 1990 f/b/o ANITA M. HILL, NON-TIP TRUST, to me personally known or produced identification. Type of identification produced: FL DL



Tyronia Harrington
State of Florida
My Commission Expires 08/03/2023
Commission No. 03341447

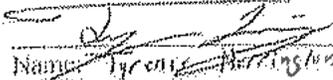

Name: Tyronia Harrington
Notary Public
My Commission Expires: 08/03/2023
Commission No.: 03 341447

EXHIBIT A

PARCEL I:

West half of Northeast quarter of Northwest quarter of Southwest quarter of Section 35, Township 50 South, Range 42 East, said lands situate, lying and being in Broward County, Florida, as recorded in Deed Book 505, Page 193, Broward County Public Records.

Tax ID No.: 5042 35 00 0260

PARCEL II:

The West 100' of the Southwest 1/4 of the Southwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 33, Township 50 South, Range 42 East; Less the South 53 feet for Road Right-of-Way, said lands situate, lying and being in Broward County, Florida.

Tax ID No. 5042 33 00 0390

PARCEL III:

West half of Northeast quarter of Northwest quarter of Southwest quarter of Section 35, Township 50 South, Range 42 East; AND ALSO, the Southeast quarter of the Northwest quarter of the Northeast quarter; the northeast quarter of the Northwest quarter of the Northeast quarter; and the Northeast quarter of the Southwest quarter of the Northeast quarter; all lying South of and East of Drainage Canal in Section 4, Township 51 South, Range 42 East, as recorded in Deed Book 651, Page 98, Broward County Public Records.

Tax ID 5142 04 00 0110

Tax ID 5142 04 00 0120

PARCEL IV:

The North 132 feet of the South 570 feet of the East 100 feet of the West 340 feet of Tract 12 in Block 4 of MARSHALL'S EVERGLADES SUBDIVISION, in Section 29, Township 50 South, Range 42 East, according to the Plat thereof, recorded in Plat Book 2 at Page 32, of the Public Records of Dade County, Florida; said lands situate, lying and being in Broward County, Florida.

Tax ID No. 5042 03 0041

Tax ID No. 5042 03 0040

PARCEL V:

The West half of the Northwest quarter of the Southwest quarter of the Southeast quarter of the Southwest quarter of Section 33, Township 50 South, Range 42 East, said land situate and being in the County of Broward, State of Florida, as recorded in Official Record Book 1740, Page 399, Broward County Public Records.

Tax ID No. 5042 33 00-0381

PARCEL VI:

Lot 19, Block 24, NORTH HOLLYWOOD, according to the Plat thereof as recorded in Plat Book 4, Page 1 of the Public Records of Broward County, Florida.

Tax ID No. No. 5142 03 102720

PARCEL VIII:

The SW 1/4 of SW 1/4 of SE 1/4 of SW 1/4 of Section 33, Township 50 South, Range 42 East, excepting therefrom the West 100 feet, the South 53 feet and the North 163 feet of the South 216 feet thereof.

Also the East 10 feet of the West 110 feet of the North 163 feet of the South 216 feet of the SW 1/4 of SW 1/4 of SE 1/4 of SW 1/4 of Section 33, Township 50 South, Range 42 East, all of said lands situate, lying and being in Broward County, Florida.

Tax ID No. 5042 33 00 0400

PARCEL IX:

All that part of the North half of the Southeast quarter of the Southwest quarter of Section 33, Township 50 South, Range 42 East, less that portion described as follows:

BEGINNING at the Southeast corner of said North half of the Southeast quarter of the Southwest quarter; thence run West along the South line thereof a distance of 841.59 feet; thence run northerly along a curve to the left having a radius of 5629.65 feet, and arc distance of 669.98 feet to the North line of said North half of Southeast quarter of Southwest quarter; thence run east along said north line a distance of 812.94 feet to the Northeast corner of said North half of Southeast quarter of Southwest quarter, thence run South along the East line thereof to the point of beginning; said lands situate, lying and being in Broward County, Florida.

Also described as: All that part of the North half of the Southeast quarter of the Southwest quarter of Section 33, Township 50 South, Range 42 East, lying West of State Road No. 9 right-of-way.

Tax ID No. 5042 33 00 0360

PARCEL X:

Tract 33 of 'NEWMAN'S SUBDIVISION' of Section 25, Township 50 South, Range 41 East, as recorded in Plat Book 2 at Page 26 of the Public Records of Dade County, Florida, less the West 130 feet thereof; and further less the South 365.6 feet of the West 154 feet of the remaining portion of said Tract 33, said lands situate, lying and being in Broward County, Florida.

Tax ID No. 5041 25 01 0252

PARCEL XI:

The West one-half (W 1/2) of the Southeast one-quarter (SE 1/4) of the Southwest one-quarter (SW 1/4) of the Southeast one-quarter (SE 1/4) and the East one-half (E 1/2) of the Southwest one-quarter (SW 1/4) of the Southeast one-quarter (SE 1/4) of Section 33, Township 50 South, Range 42 East, EXCEPTING THEREFROM the following described parcel:

BEGINNING at a point where the eastern boundary line of the West one-half (W 1/2) of the Southeast one-quarter (SE 1/4) of the Southwest one-quarter (SW 1/4) of the Southeast one-quarter (SE 1/4) of Section 33, Township 50 South, Range 42 East, intersects the North right-of-way line of Stirling Road thence Westerly along the said North right-of-way line of Stirling Road, a distance of 639.85 feet; thence Northerly along a line parallel to the said Eastern boundary line of the West one-half (W 1/2) of the Southeast one-quarter (SE 1/4) of the Southwest one-quarter (SW 1/4) of the Southeast one-quarter (SE 1/4) of Section 33, Township 50 South, Range 42 East, a distance of 175 feet; thence Easterly along a line parallel to the said North right-of-way line of Stirling Road, a distance of 639.85 feet, more or less, to the point where said line intersects with the Eastern boundary line of the said West one-half (W 1/2), of the Southeast one-quarter (SE 1/4) of the Southwest one-quarter (SW 1/4) of the Southeast one-quarter (SE 1/4) of Section 33, Township 50 South, Range 42 East; thence Southerly along said Eastern boundary line of the West one-half (W 1/2) of the Southeast one-quarter (SE 1/4) of the Southwest one-quarter (SW 1/4) of the Southeast one-quarter (SE 1/4) of Section 33, Township 50 South, Range 42 East, a distance of 175 feet to the point of beginning.

Tax ID No. 5042 33 00 0400 and 5042 33 00 0640

Prepared by and return to:
Wilson C. Atkinson, III, Esq.
Tripp Scott, P.A.
110 SE 6th St.
15th Floor
Ft. Lauderdale, FL 33301

Parcel Identification Numbers: (See attached Exhibit "A")

[Space Above This Line for Recording Data]

Quit Claim Deed

This Quit Claim Deed is made this 9 day of December, 2019, between JEANINE LOUISE HILL, a single woman, JEFFERY L. HILL, a married man, RHEA RIVERS, a married woman, and K. SUE WHITTAKER, a single woman, hereinafter the Grantor, and CF & A HILL FAMILY LTD., a Florida limited partnership, whose post office address is 261 SW 13 Street, Danin Beach, FL 33004, hereinafter called the Grantee.

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

Witnesseth, that said Grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said Grantee, and Grantee's heirs and assigns forever, all the right, title, interest, claim and demand which Grantor has in and to the following described land, situate, lying and being in Broward County, Florida, to-wit:

(SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A")

Note: The purpose of this Warranty Deed is to convey to Grantee any remaining interest Grantors have in the subject property. The properties set forth on Exhibit "A" are not the homestead of Jeffery L. Hill nor Rhea Rivers, nor any spouse or minor children thereof. Jeffery L. Hill resides at 2541 Garfield Street, Hollywood, FL 33020 and Rhea Rivers resides at 2859 Cheryl Street, Maitacha, FL 33993.

Subject to taxes for the year 2019 and subsequent years; covenants, restrictions and public utility easements of record; and existing zoning and governmental regulations.

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantors, either in law or equity, for the use, benefit and profit of the said Grantee forever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Gabriela Lucia G.
Print Witness Name: Gabriela Gonzalez

Jeanine L. Hill
JEANINE LOUISE HILL, a single woman

Shelley Ann
Print Witness Name: Shelley Ann

Mailing address:

261 SW 13th Street
Dania Beach, FL 33004

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 4th day of December, 2019, by **JEANINE LOUISE HILL, a single woman**, who is (check one) personally known or produced identification. Type of identification produced: FL DL

Tyrone Harrington
(Signature of Notary Public, State of Florida)



Tyrone Harrington
State of Florida
My Commission Expires: 05/03/2023
Commission No. 00041447

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Print Witness Name: Wilson C. Atkinson

[Signature]
JEFFERY L. HILL, a married man

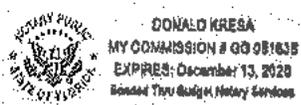
[Signature]
Print Witness Name: Flor Pettit

Mailing address:
2541 Garfield Street
Hollywood, FL 33020

STATE OF FLORIDA
COUNTY OF BROWARD

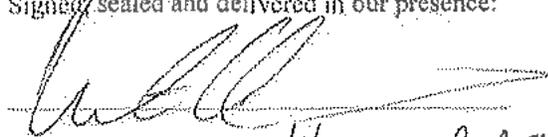
The foregoing instrument was acknowledged before me this 05 day of June, 2019, by **JEFFERY L. HILL, a married man**, who is (check one) personally known or produced identification. Type of identification produced: _____

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

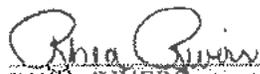


In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:



Print Witness Name: WILSON C. ATKINSON, III


RHEA RIVERS, a married woman

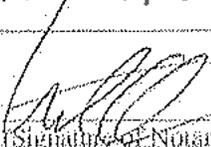


Print Witness Name: Donald Pettit

Mailing address:
2859 Cheryl Street
Maitlacha, FL 33993

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 9th day of December, 2019, by **RHEA RIVERS, a married woman**, who is (check one) personally known or produced identification. Type of identification produced: _____


(Signature of Notary Public-State of Florida)

 WILSON C. ATKINSON
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG233070
Expires 10/24/2022

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]

Print Witness Name: Wilson E. Atkinson

[Signature]

Print Witness Name: CINDY CLARK

[Signature]

K. SUE WHITTAKER, a single woman

Mailing address:

218 SW 12th Street
Dania Beach, FL 33004

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 5 day of December, 2019, by **K. SUE WHITTAKER**, a single woman, who is (check one) personally known or produced identification. Type of identification produced: FDL

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

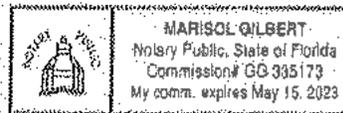


EXHIBIT A

PARCEL I:

West half of Northeast quarter of Northwest quarter of Southwest quarter of Section 35, Township 50 South, Range 42 East, said lands situate, lying and being in Broward County, Florida, as recorded in Deed Book 505, Page 193, Broward County Public Records.

Tax ID No.: 5042 35 00 0260

PARCEL II:

The West 100' of the Southwest 1/4 of the Southwest 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 33, Township 50 South, Range 42 East; Less the South 53 feet for Road Right-of-Way, said lands situate, lying and being in Broward County, Florida.

Tax ID No. 5042 33 00 0390

PARCEL III:

West half of Northeast quarter of Northwest quarter of Southwest quarter of Section 35, Township 50 South, Range 42 East; AND ALSO, the Southeast quarter of the Northwest quarter of the Northeast quarter; the northeast quarter of the Northwest quarter of the Northeast quarter; and the Northeast quarter of the Southwest quarter of the Northeast quarter; all lying South of and East of Drainage Canal in Section 4, Township 51 South, Range 42 East, as recorded in Deed Book 651, Page 98, Broward County Public Records.

Tax ID 5142 04 00 0110

Tax ID 5142 04 00 0120

PARCEL IV:

The North 132 feet of the South 570 feet of the East 100 feet of the West 340 feet of Tract 12 in Block 4 of MARSHALL'S EVERGLADES SUBDIVISION, in Section 29, Township 50 South, Range 42 East, according to the Plat thereof, recorded in Plat Book 2 at Page 32, of the Public Records of Dade County, Florida; said lands situate, lying and being in Broward County, Florida.

Tax ID No. 5042 03 0041

Tax ID No. 5042 03 0040

PARCEL V:

The West half of the Northwest quarter of the Southwest quarter of the Southeast quarter of the Southwest quarter of Section 33, Township 50 South, Range 42 East, said land situate and being in the County of Broward, State of Florida, as recorded in Official Record Book 1740, Page 399, Broward County Public Records.

Tax ID No. 5042 33 00 0381

PARCEL VI:

Lot 19, Block 24, NORTH HOLLYWOOD, according to the Plat thereof as recorded in Plat Book 4, Page 1 of the Public Records of Broward County, Florida.

Tax ID No. No. 5142 03 102720

PARCEL VII:

The SW 1/4 of SW 1/4 of SE 1/4 of SW 1/4 of Section 33, Township 50 South, Range 42 East, excepting therefrom the West 100 feet, the South 53 feet and the North 163 feet of the South 216 feet thereof.

Also the East 10 feet of the West 110 feet of the North 163 feet of the South 216 feet of the SW 1/4 of SW 1/4 of SE 1/4 of SW 1/4 of Section 33, Township 50 South, Range 42 East, all of said lands situate, lying and being in Broward County, Florida.

Tax ID No. 5042 33 00 0400

PARCEL IX:

All that part of the North half of the Southeast quarter of the Southwest quarter of Section 33, Township 50 South, Range 42 East, less that portion described as follows:

BEGINNING at the Southeast corner of said North half of the Southeast quarter of the Southwest quarter; thence run West along the South line thereof a distance of 841.59 feet; thence run northerly along a curve to the left having a radius of 5629.65 feet, and arc distance of 669.98 feet to the North line of said North half of Southeast quarter of Southwest quarter; thence run east along said north line a distance of 812.94 feet to the Northeast corner of said North half of Southeast quarter of Southwest quarter, thence run South along the East line thereof to the point of beginning; said lands situate, lying and being in Broward County, Florida.

Also described as: All that part of the North half of the Southeast quarter of the Southwest quarter of Section 33, Township 50 South, Range 42 East, lying West of State Road No. 9 right-of-way.

Tax ID No. 5042 33 00 0360

PARCEL X:

Tract 33 of 'NEWMAN'S SUBDIVISION' of Section 25, Township 50 South, Range 41 East, as recorded in Plat Book 2 at Page 26 of the Public Records of Dade County, Florida, less the West 330 feet thereas; and further less the South 365.6 feet of the West 154 feet of the remaining portion of said Tract 33, said lands situate, lying and being in Broward County, Florida.

Tax ID No. 5041 25 01 0252

PARCEL XI:

The West one-half (W 1/2) of the Southeast one-quarter (SE 1/4) of the Southwest one-quarter (SW 1/4) of the Southeast one-quarter (SE 1/4) and the East one-half (E 1/2) of the Southwest one-quarter (SW 1/4) of the Southeast one-quarter (SE 1/4) of Section 33, Township 50 South, Range 42 East, EXCEPTING THEREFROM the following described parcel:

BEGINNING at a point where the eastern boundary line of the West one-half (W 1/2) of the Southeast one-quarter (SE 1/4) of the Southwest one-quarter (SW 1/4) of the Southeast one-quarter (SE 1/4) of Section 33, Township 50 South, Range 42 East, intersects the North right-of-way line of Stirling Road thence Westerly along the said North right-of-way line of Stirling Road, a distance of 639.85 feet; thence Northerly along a line parallel to the said Eastern boundary line of the West one-half (W 1/2) of the Southeast one-quarter (SE 1/4) of the Southwest one-quarter (SW 1/4) of the Southeast one-quarter (SE 1/4) of Section 33, Township 50 South, Range 42 East, a distance of 175 feet; thence Easterly along a line parallel to the said North right-of-way line of Stirling Road, a distance of 639.85 feet, more or less, to the point where said line intersects with the Eastern boundary line of the said West one-half (W 1/2), of the Southeast one-quarter (SE 1/4) of the Southwest one-quarter (SW 1/4) of the Southeast one-quarter (SE 1/4) of Section 33, Township 50 South, Range 42 East; thence Southerly along said Eastern boundary line of the West one-half (W 1/2) of the Southeast one-quarter (SE 1/4) of the Southwest one-quarter (SW 1/4) of the Southeast one-quarter (SE 1/4) of Section 33, Township 50 South, Range 42 East, a distance of 175 Feet to the point of beginning.

Tax ID No. 5042 33 00 0400 and 5042 33 00 0640

Prepared By:
Wilson C. Atkinson, III, Esquire
Tripp Scott, P.A.
110 SE 6th Street, 15th Floor
Fort Lauderdale, FL 33301

TRUSTEE AFFIDAVIT

BEFORE ME, the undersigned authority, this day personally appeared JEANINE LOUISE HILL (the "Affiant") who after being duly sworn, deposes and says as follows:

1. Affiant is the Successor Trustee of the CLINTON F. HILL REVOCABLE TRUST AGREEMENT DATED AUGUST 1, 1990 f/b/o ANITA M. HILL, NON-QTIP TRUST and has personal knowledge of all matters set forth in this Affidavit.
2. The Trust is the owner of the property described on Exhibit "A" hereto.
3. The Trust is in full force and effect and has not been dissolved.
4. That Affiant, as Successor Trustee, has the express authority under the Trust to bind the Trust and to execute any and all instruments relating to conveyance of real property.
5. There is no limitation on the authority of Affiant, as the Successor Trustee, to execute deeds of conveyance.
6. Neither the Trustee nor the Trust has ever been, a debtor in a bankruptcy proceeding.
7. That attached as Exhibit "B" are the pertinent pages of the Trust which reflect its establishment, powers, and designation of Successor Trustee.

Jeanine Louise Hill
JEANINE LOUISE HILL, Affiant

STATE OF FLORIDA)
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me this 4th day of December, 2019 by JEANINE LOUISE HILL, as Successor Trustee of the CLINTON F. HILL REVOCABLE TRUST AGREEMENT DATED AUGUST 1, 1990 f/b/o ANITA M. HILL, NON-QTIP TRUST who is personally known to me or who has produced FL DL as identification.

Tyreneo Herrington
Notary Public, State of Florida

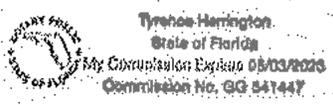


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Tax ID No.: 5042 35 00 0260

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Tax ID No. 5042 33 00 0390

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Tax ID 5142 04 00 0110

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Tax ID No. 5042 03 0041

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Tax ID No. 5042 33 00 0381

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Tax ID No. No. 5142 03-102720

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The SW 1/4 of SW 1/4 of SE 1/4 of SW 1/4 of Section 33, Township 50 South, Range 42 East, excepting therefrom the West 100 feet, the South 53 feet and the North 163 feet of the South 216 feet thereof.

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Tax ID No. 5042 33 00 0400

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Tax ID No. 5041 25 01 0252

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The West one-half (W 1/2) of the Southeast one-quarter (SE 1/4) of the Southwest one-quarter (SW 1/4) of the Southeast one-quarter (SE 1/4) and the East one-half (E 1/2) of the Southwest one-quarter (SW 1/4) of the Southeast one-quarter (SE 1/4) of the Southwest one-quarter (SW 1/4) of the Southeast one-quarter (SE 1/4) of Section 33, Township 50 South, Range 42 East, EXCEPTING THEREFROM the following described parcel:

BEGINNING at a point where the eastern boundary line of the West one-half (W 1/2) of the Southeast one-quarter (SE 1/4) of the Southwest one-quarter (SW 1/4) of the Southeast one-quarter (SE 1/4) of Section 33, Township 50 South, Range 42 East, intersects the North right-of-way line of Stirling Road thence Westerly along the said North right-of-way line of Stirling Road, a distance of 639.85 feet; thence Northerly along a line parallel to the said Eastern boundary line of the West one-half (W 1/2) of the Southeast one-quarter (SE 1/4) of the Southwest one-quarter (SW 1/4) of the Southeast one-quarter (SE 1/4) of Section 33, Township 50 South, Range 42 East, a distance of 175 feet; thence Easterly along a line parallel to the said North right-of-way line of Stirling Road, a distance of 639.85 feet, more or less, to the point where said line intersects with the Eastern boundary line of the said West one-half (W 1/2) of the Southeast one-quarter (SE 1/4) of the Southwest one-quarter (SW 1/4) of the Southeast one-quarter (SE 1/4) of Section 33, Township 50 South, Range 42 East; thence Southerly along said Eastern boundary line of the West one-half (W 1/2) of the Southeast one-quarter (SE 1/4) of the Southwest one-quarter (SW 1/4) of the Southeast one-quarter (SE 1/4) of Section 33, Township 50 South, Range 42 East, a distance of 175 Feet to the point of beginning.

Tax ID No. 5042 33 00 0400 and 5042 33 00 0640

EXHIBIT "B"

PERTINENT PAGES OF TRUST

(See attached)

CLINTON F. HILL REVOCABLE TRUST AGREEMENT

THIS TRUST AGREEMENT, made this 1st day of August, 1990, by and between CLINTON F. HILL, hereinafter called the Grantor, and CLINTON F. HILL and ANITA M. HILL, his wife, hereinafter called the Co-Trustees.

W I T N E S S E T H

That the Grantor has this day delivered to the Co-Trustees the property described in Schedule A attached hereto, and the Co-Trustees agree to hold, administer and distribute all of the aforesaid assets (together with all additions thereto and all reinvestments thereof) as the corpus of a trust estate, for the benefit of the Grantor, in accordance with the terms and provisions hereinafter set out.

ARTICLE I

The Co-Trustees shall hold, manage and control the property comprising the trust estate, collect the income therefrom and shall pay or apply the net income to the use of the Grantor in quarterly or other convenient installments during his life or to such person or persons and in such proportions as he may from time to time direct.

If at any time or times the Grantor is under a legal disability or by reason of illness or mental or physical disability is, in the opinion of two (2) independent medical doctors, unable properly to manage his affairs, the Co-Trustee or the Successor Trustee, as the case may be, may use the net income and principal as the Co-Trustee or the Successor Trustee deems best for the care, support and comfort of the Grantor and of any person dependent upon him, or for any other purpose the Co-Trustee or the Successor Trustee considers to be for the Grantor's best interests, adding to principal any income not so used.

The Grantor may add, at any time and from time to time, property to the corpus of the trust estate with the consent of the Co-Trustees, and shall have the right to withdraw property at any time and from time to time.

respect thereof; and to take any other action they may deem prudent with regard to any reorganization, merger, consolidation, bankruptcy or other proceeding affecting any stock, bond, note or other security.

C. All investments may be held in the name of a nominee or in bearer form.

D. The Co-Trustees are authorized to buy, sell and trade in securities of any nature, including short sales, on margin, and for such purposes may maintain and operate margin accounts with brokers, and may pledge any securities held or purchased by them with such brokers as security for loans and advances made to the Co-Trustees.

ARTICLE IV

The Grantor expressly reserves the right, at any time or from time to time during his life:

1. To withdraw all or any part of the principal free and discharged of the terms and conditions of this Agreement and of the trust hereby created; and

2. To revoke or amend this Agreement, and to alter or terminate the trusts hereby created, provided, however, that the duties, responsibilities and rate of compensation of the Co-Trustees as herein provided, shall not be altered or modified by such amendment except upon the written consent of the Co-Trustees.

ARTICLE V

Each Trustee shall have the right to exercise any and all of the powers herein conferred either jointly or without the signature of the other Trustee.

ARTICLE VI

In the event of the death or disability of both the Grantor and AMITA M. HILL as Co-Trustees, Grantor's daughter, JEANINE LOUISE HILL, is hereby designated as the Successor Trustee and the Grantor hereby confers upon her the same powers and authority herein granted to the original Co-Trustees which are to be exercised only in the event the original Co-Trustees are under

IN WITNESS WHEREOF, the parties hereto have executed this instrument on the day and year first above written.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF:

Witnessed by Clinton P. Hill (SEAL) Grantor and Co-Trustee, and Anita M. Hill (SEAL) Trustee.

STATE OF FLORIDA) ss. COUNTY OF BROWARD)

On this 1st day of August, 1990, before me, personally came CLINTON P. HILL, as Grantor and Co-Trustee, to me known and known to me to be the individual described in and who executed the foregoing Agreement and acknowledged that he executed the same.

My Commission expires:

Signature of Notary Public, State of Florida.



My Commission Expires Dec. 28, 1992

STATE OF FLORIDA) ss. COUNTY OF BROWARD)

On this 1st day of August, 1990, before me, personally came ANITA M. HILL, as Co-Trustee, to me known and known to me to be the individual described in and who executed the foregoing Agreement and acknowledged that she executed the same.

My Commission expires:

Signature of Notary Public, State of Florida.



My Commission Expires Dec. 28, 1992

This Instrument Prepared by and Return to:
Wilson C. Atkinson, III, Esquire
Tripp Scott, P.A.
110 S.E. 6th Street, 15th Floor
Fort Lauderdale, Florida 33301

Parcel Identification (Folio) Number:
514204000110 (Master Parcel)

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 23rd day of January, 2018 between **CF & A HILL FAMILY LTD.**, a Florida limited partnership whose post office address is: 261 SW 13th Street, Dania Beach, FL 33304, Grantor, and **STIRLING ACCESS, LLC**, a Florida limited liability company, whose post office address is: 261 SW 13th Street, Dania Beach, FL 33304, Grantee.

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described property or land, situate, lying and being in Broward County, Florida, to-wit:

See Attached Exhibit "A"

This conveyance is to a wholly owned subsidiary of Grantor; the Grantor is the sole member of the Grantee; therefore, only minimal documentary stamps are required.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby specially warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantor, subject to the above-described matters.

1691534e1 303024 0001

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, Sealed and Delivered in Presence of:

CF & A HILL FAMILY LTD., a Florida Limited partnership

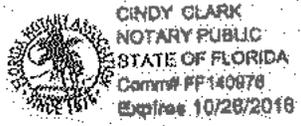
By: Jeanine L. Hill
JEANINE HILL
Its: General Partner

[Signature]
Witness CINDY CLARK
Printed Name of Witness

[Signature]
Witness Michael A. Little
Printed Name of Witness

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 23 day of JANUARY, 2018, by JEANINE HILL, as General Partner of CF & A HILL FAMILY LTD., a Florida limited partnership, who is personally known to me or who produced a driver's license or _____ as identification.



[Signature]
Notary Signature
CINDY CLARK
Printed Name

My Commission Expires 10/26/2018

4341 S.W. 52nd Avenue
Davie, Florida 33314



STONER & ASSOCIATES, INC.
SURVEYORS - MAPPERS
*Florida Licensed Survey
and Mapping Business No. 6633*

Tel. (954) 585-0997
Fax (954) 585-3927

**LEGAL DESCRIPTION OF
ACCESS EASEMENT
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA**

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THE WEST HALF (W. 1/2) OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SECTION 4, TOWNSHIP 31 SOUTH, RANGE 42 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL OF "A" AS SHOWN ON THE PLAN OF COLONIAL SQUARE, RECORDED IN PLAT BOOK 114, PAGE 32 OF THE PUBLIC RECORDS OF BROWARD COUNTY;

THENCE S. 01°48'33"E, ALONG THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 12.80 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE CONTINUE S 01°48'33"E, ALONG SAID EAST LINE, A DISTANCE OF 88.26 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S. 01°24'52"E, INTO THE RADIUS POINT;

THENCE EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 33°41'33" AND A RADIUS OF 48.00 FEET FOR AN ARC DISTANCE OF 23.52 FEET TO A POINT OF REVERSE CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE SOUTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 34°48'12" AND A RADIUS OF 60.00 FEET FOR AN ARC DISTANCE OF 36.31 FEET TO A POINT OF TANGENCY;

THENCE N. 47°36'20"E, ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 65.08 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;

THENCE EASTERLY NORTHEASTERLY AND NORTHEASTLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 90°02'17" AND A RADIUS OF 36.00 FEET FOR AN ARC DISTANCE OF 55.00 FEET TO A POINT OF TANGENCY;

THENCE N. 02°28'48"W, ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 36.08 FEET;

THENCE S. 87°34'12"W, A DISTANCE OF 109.60 FEET;

THENCE N. 47°25'48"W, A DISTANCE OF 21.21 FEET;

THENCE S. 87°34'12"W, A DISTANCE OF 31.73 FEET TO THE POINT OF BEGINNING.

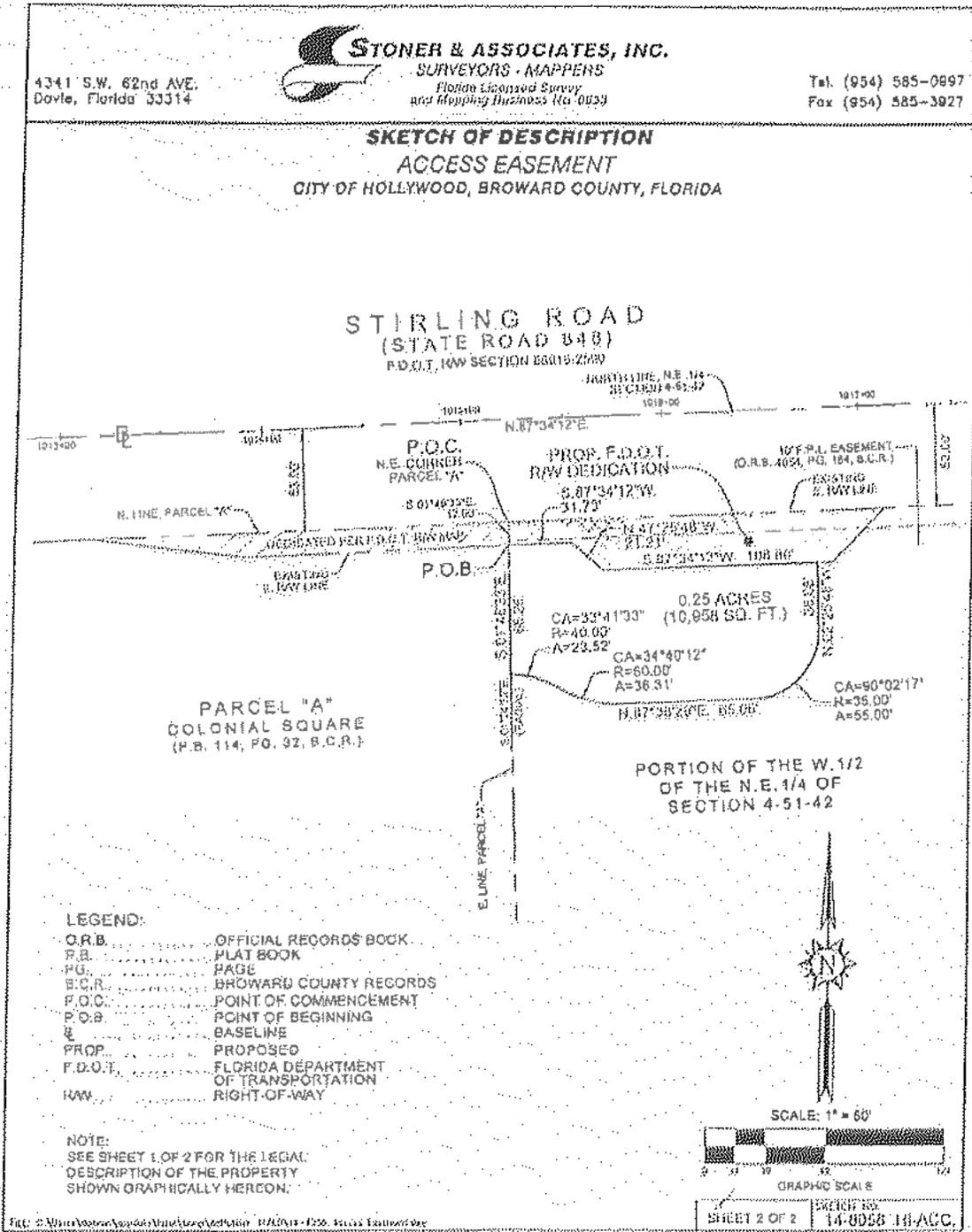
SAID LANDS SITUATE AND BEING WITHIN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA AND CONTAINING 0.26 ACRES (10,900 SQUARE FEET), MORE OR LESS.

NOTES:

1. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD;
2. THIS SKETCH AND DESCRIPTION IS "NOT VALID" WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER;
3. THE BEARINGS SHOWN HEREON ARE BASED ON N. 87°34'12"E, ALONG THE SOUTH LINE, SOUTHWEST ONE-QUARTER (S.W. 1/4), SECTION 33, TOWNSHIP 30 SOUTH, RANGE 42 EAST AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 88018-2500;
4. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY (THIS IS NOT A SURVEY);
5. THIS SKETCH OF DESCRIPTION WAS PREPARED BY THIS FIRM WITH THE BENEFIT OF A TITLE SEARCH STATED IN NOTE NO. 1 ABOVE. THE LEGAL DESCRIPTION SHOWN HEREON WAS AUTHORED BY STONER & ASSOCIATES, INC.
6. SEE SHEET 2 OF 2 FOR A GRAPHIC DEPICTION (SKETCH) OF THE PROPERTY DESCRIBED HEREON.

<p>CERTIFICATE: I HEREBY CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION HEREON ARE ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT I AM A LICENSED SURVEYOR AND MAPPER IN THE STATE OF FLORIDA. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ANY KIND, INCLUDING BUT NOT LIMITED TO, THE ACCURACY OF THE INFORMATION PROVIDED HEREON.</p>		<p>SEAL NOT VALID UNLESS SEALED HERE WITH AN UNBOBBED SURVEYOR'S SEAL</p>
<p>DATE: Nov 06, 2017 RICHARD G. CRAWFORD JR. PROFESSIONAL SURVEYOR AND MAPPER NO. 5373 - STATE OF FLORIDA</p>	<p>DATE OF ACQUISITION: 11/03/17 DRAWN BY: DRL CHECKED BY: RGO FIELD BOOK: N/A</p>	
<p>THE ORIGINAL BOUNDARY LINES OF THIS PROPERTY ARE SHOWN ON PLAT BOOK 114, PAGE 32 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. THE ORIGINAL BOUNDARY LINES OF THIS PROPERTY ARE SHOWN ON PLAT BOOK 114, PAGE 32 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.</p>		<p>STONER & ASSOCIATES, INC. 14802 N. W. 14th Ave. Davie, FL 33317</p>

EXHIBIT A



This Instrument Prepared by and Return to:
Wilson C. Atkinson, III, Esquire
Tripp, Scott, P.A.
110 S.E. 6th Street, 15th Floor
Fort Lauderdale, Florida 33301

Parcel Identification (Folio) Number:
514204000110 (Master Parcel)

[Space Above This Line For Recording Date]

Corrective Special Warranty Deed

This Corrective Special Warranty Deed made this 25 day of June, 2019 between CF & A HILL FAMILY LTD., a Florida limited partnership whose post office address is: 261 SW 13th Street, Dania Beach, FL 33304, Grantor, and STIRLING ACCESS, LLC, a Florida limited liability company, whose post office address is: 261 SW 13th Street, Dania Beach, FL 33304, Grantee.

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

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described property or land, situate, lying and being in Broward County, Florida, to-wit:

See Attached Exhibit "A"

Note: The purpose of this Corrective Special Warranty Deed is to clarify the legal description intended to be conveyed by the original Special Warranty Deed recorded January 24, 2018 under Instrument #114849262 of the Public Records of Broward County, Florida; therefore, only minimal documentary stamps are required.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby specially warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantor, subject to the above-described matters.

1189633v1 303024:0001

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, Sealed and Delivered in Presence of:

CF & A HILL FAMILY LTD., a Florida Limited partnership

By: Hill GP, Inc., a Florida corporation,
Its: General Partner
(As successor to Jeanine L. Hill,
Former General Partner)

By: Jeanine L. Hill
JEANINE L. HILL
Its: President

John Eberhart
Witness
John Eberhart
Printed Name of Witness

Wilson C. Atkinson III
Witness
Wilson C. Atkinson
Printed Name of Witness

STATE OF FLORIDA

COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 25 day of June, 2019, by JEANINE L. HILL, as President of HILL GP, INC., a Florida corporation, as General Partner of CF & A HILL FAMILY LTD., a Florida limited partnership, who is personally known to me or who produced a driver's license or _____ as identification.

Wilson C. Atkinson III
Notary Signature
WILSON C. ATKINSON III
Printed Name

My Commission Expires



WILSON C. ATKINSON
NOTARY PUBLIC
STATE OF FLORIDA
Comm# 06223078
Expires 10/24/2022

LEGAL DESCRIPTION

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THE WEST HALF (W. 1/2) OF THE NORTHWEST ONE-QUARTER (N.E. 1/4) OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL OF "A", AS SHOWN ON THE PLAT OF COLONIAL SQUARE, RECORDED IN PLAT BOOK 114, PAGE 92 OF THE PUBLIC RECORDS OF BROWARD COUNTY;

THENCE S.01°40'33"E, ALONG THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE CONTINUE S.01°40'33"E, ALONG SAID EAST LINE, A DISTANCE OF 60.26 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S.81°24'52"E INTO THE RADIUS POINT;

THENCE EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 33°14'13" AND A RADIUS OF 40.00 FEET FOR AN ARC DISTANCE OF 23.52 FEET TO A POINT OF REVERSE CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE SOUTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 34°40'12" AND A RADIUS OF 60.00 FEET FOR AN ARC DISTANCE OF 38.31 FEET TO A POINT OF TANGENCY;

THENCE N.87°36'20"E, ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 65.06 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;

THENCE EASTERLY NORTHEASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 90°02'17" AND A RADIUS OF 35.00 FEET FOR AN ARC DISTANCE OF 55.00 FEET TO A POINT OF TANGENCY;

THENCE N.02°25'48"W, ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 30.08 FEET;

THENCE S.87°34'12"W, A DISTANCE OF 106.80 FEET;

THENCE N.47°29'48"W, A DISTANCE OF 21.21 FEET;

THENCE S.87°34'12"W, A DISTANCE OF 31.73 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING WITHIN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA AND CONTAINING 0.25 ACRES (10,868 SQUARE FEET), MORE OR LESS.

EXHIBIT A

This instrument prepared by (and after recording return to):

Name: Kimberly S. LeCompte, Esq.
Address: Greenberg Faurig, P.A.
333 S.E. 2nd Avenue
Suite 4400
Miami, Florida 33131

(Space reserved for Clerk of Court)

MEMORANDUM OF LEASE AGREEMENT

THIS MEMORANDUM OF LEASE AGREEMENT is made as of this 8th day of July, 2019, by and between CF & A HILL FAMILY LTD., a Florida limited partnership (the "Landlord"), whose address is 261 SW 13th Street, Dania, Florida 33004, and RD STIRLING, L.L.C. a Florida limited liability company (the "Tenant"), whose address is c/o Related Development, L.L.C. 315 S. Biscayne Blvd., Miami, FL 33131.

WITNESSETH:

For and in consideration of Ten and NO/100 Dollars (\$10.00) and other valuable consideration paid, Landlord does demise and let unto Tenant, and Tenant does lease and take from Landlord, upon the terms and conditions and subject to the limitations more particularly set forth in that certain Ground Lease between Landlord and Tenant dated as of July 8, 2019 (the "Lease"), the land and improvements located in the City of Hollywood, in Broward County, Florida, and legally described on Exhibit A hereto and by this reference made a part hereof (the "Leased Premises"). The title to the Leased Premises is owned by Landlord. Capitalized terms used in this Memorandum without definition have the meanings given to them in the Lease.

Landlord, in consideration of the rents and covenants set forth in the Lease, hereby demises and leases to Tenant, and Tenant hereby takes and hires from Landlord, the Leased Premises.

TO HAVE AND TO HOLD the Leased Premises for the term commencing on the Effective Date of the Lease, and expiring on the date that is ninety (99) years after the Rent Commencement Date (the "Term"), subject to extension or earlier termination as provided in the Lease.

Section 19.3 of the Lease provides that Developer has a right of first offer to purchase Landlord's Estate or a majority ownership interest in Landlord during the Term.

ACTIVE 44434768v2

Pursuant to Florida Statutes, Section 713.10, all persons dealing with Tenant are hereby given notice that Landlord shall not be liable for any work performed or to be performed on the Leased Premises at the request of Tenant, or for any materials furnished or to be furnished at the Leased Premises for Tenant, and that Tenant has no authority whatsoever to subject the Landlord's interest in the Leased Premises to any liens for labor, service or materials provided to Tenant. All materialmen, contractors, mechanics and laborers and any other persons contracting with Tenant for the demolition, construction, installation, alteration or repair of any improvements on, within or about the Leased Premises, are hereby further charged with notice that they must look only to Tenant and to Tenant's interest in the Leased Premises to secure payment for any work done or material furnished at the request or instruction of Tenant.

This instrument is executed and is to be recorded against the Leased Premises for the purpose of giving notice of the Lease hereinbefore defined but shall not be deemed or construed to change the terms of the Lease, which shall govern in the case of a conflict.

The Lease is incorporated herein by reference. Requests for information concerning the Lease should be directed to the Landlord and Tenant.

(Signatures to follow)

EXECUTED as of the day and year first above written.

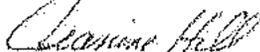
Signed in the presence of:

LANDLORD:

CF & A HILL FAMILY LTD.,
a Florida limited partnership

By: Hill GP, Inc. a Florida corporation, its
General Partner


Print Name: Wilson C. Atkinson

By: 
Name: Jeanine Hill
Title: President

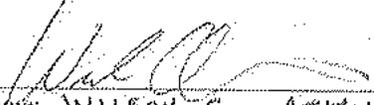

Print Name: CINDY CLARK

STATE OF FLORIDA)
COUNTY OF BROWARD)

SS:

The foregoing instrument was acknowledged before me this 6 day of JULY, 2019 by Jeanine Hill, as President of Hill GP, Inc., a Florida corporation, the General Partner of CF & A HILL FAMILY LTD., a Florida limited partnership, on behalf of said entities. S/He personally appeared before me, and is personally known to me or produced _____ as identification.

[NOTARIAL SEAL]

Notary: 
Print Name: WILSON C. ATKINSON, III
My Commission expires: _____



WILSON C. ATKINSON
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG233376
Expires 10/24/2022

[Signature Page to Memorandum of Lease Agreement]

EXHIBIT A

LEGAL DESCRIPTION OF LEASED PREMISES

PARCEL 1: (FOLIO NO. 5142-0400-0110)

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 53 FEET THEREOF FOR RIGHT-OF-WAY OF STIRLING ROAD AND ALSO LESS AND EXCEPT THE FOLLOWING TWO PARCELS:

LESS OUT 1:
RIGHT-OF-WAY PARCEL

A PARCEL OF LAND BEING A PORTION OF THE WEST HALF (W. 1/2) OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF PARCEL OF "A", AS SHOWN ON THE PLAT OF COLONIAL SQUARE, RECORDED IN PLAT BOOK 114, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY;

THENCE N. 87°34'12" E. ALONG THE SOUTH RIGHT-OF-WAY LINE OF STIRLING ROAD AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF WAY MAP, SECTION 86016-2500, A DISTANCE OF 190.60 FEET;

THENCE S. 42°34'12" W. A DISTANCE OF 38.18 FEET;

THENCE S. 87°34'12" W. A DISTANCE OF 117.00 FEET;

THENCE N. 47°25'48" W. A DISTANCE OF 21.21 FEET;

THENCE S. 87°34'12" W. A DISTANCE OF 31.73 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL "A";

THENCE N. 01°48'33" W. ALONG SAID EAST LINE, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING WITHIN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

ALSO LESS AND EXCEPT: (SIGNAL POLE PARCEL)

A SIGNAL POLE PARCEL BEING A PORTION OF THE WEST HALF (W. 1/2) OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL OF "A", AS SHOWN ON THE PLAT OF COLONIAL SQUARE, RECORDED IN PLAT BOOK 114, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY;

ACTIVE 44434768v2

THENCE N. 87°34'12" E. ALONG THE SOUTH RIGHT-OF-WAY LINE OF STIRLING ROAD AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 86016-2500, A DISTANCE OF 587.20 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT;

THENCE CONTINUE N. 87°34'12" E. ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 7.00 FEET;

THENCE S. 02°25'48" E. A DISTANCE OF 2.00 FEET;

THENCE S. 87°34'12" W. A DISTANCE OF 7.00 FEET;

THENCE N. 02°25'48" W. A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING WITHIN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

LESS OUT 2: (CANAL RIGHT-OF-WAY)

A PARCEL OF LAND IN THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (E 1/2 OF NW 1/4 OF NE 1/4) AND THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NE 1/4 OF SW 1/4 OF NE 1/4) OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST; SAID PARCEL OF LAND BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST (NE) CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION 4, BEAR SOUTH 1°46'57" EAST, ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION, A DISTANCE OF 386.87 FEET TO THE POINT OF BEGINNING; THENCE, SOUTH 24°34'20" WEST, A DISTANCE OF 201.49 FEET; THENCE, SOUTH 62°39'20" EAST, A DISTANCE OF 30.04 FEET; THENCE, SOUTH 30°07' WEST, A DISTANCE OF 1106.85 FEET; THENCE, NORTH 59°53' WEST, A DISTANCE OF 25.2 FEET, MORE OR LESS, TO THE INTERSECTION THEREOF WITH THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NE 1/4 OF SW 1/4 OF NE 1/4) OF SAID SECTION; THENCE, SOUTH 1°47'55" EAST, ALONG SAID WEST LINE, A DISTANCE OF 331.38 FEET; THENCE, NORTH 30°07' EAST, A DISTANCE OF 1266.8, MORE OR LESS, TO THE INTERSECTION THEREOF WITH THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION; THENCE, NORTH 1°46'57" WEST, ALONG SAID EAST LINE, A DISTANCE OF 377.4 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. THE BEARINGS IN THE ABOVE DESCRIPTION REFER TO THE STANDARD RECTANGULAR SYSTEM FOR THE EAST ZONE OF FLORIDA.

LESS OUT 3: -- (PROPERTY OWNED BY STIRLING ACCESS, LLC)

A PARCEL OF LAND BEING A PORTION OF THE WEST HALF (W. 1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL OF "A", AS SHOWN ON THE PLAT OF COLONIAL SQUARE, RECORDED IN PLAT BOOK 114, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY;

ACTIVE 44434786v2

THENCE S. 01°48'33" E. ALONG THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE CONTINUE S. 01°48'33" E. ALONG SAID EAST LINE, A DISTANCE OF 68.26 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S. 01°24'52" E INTO THE RADIUS POINT;

THENCE EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 33°41'33" AND A RADIUS OF 40.00 FEET FOR AN ARC DISTANCE OF 23.52 FEET TO A POINT OF REVERSE CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE SOUTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 34°40'12" AND A RADIUS OF 60.00 FEET FOR AN ARC DISTANCE OF 36.31 FEET TO A POINT OF TANGENCY;

THENCE N. 87°36'29" E. ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 65.05 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;

THENCE EASTERLY NORTHEASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 90°02'17" AND A RADIUS OF 35.00 FEET FOR AN ARC DISTANCE OF 55.00 FEET TO A POINT OF TANGENCY;

THENCE N. 02°25'48" W. ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 36.08 FEET;

THENCE S. 87°34'12" W. A DISTANCE OF 108.80 FEET;

THENCE N. 47°25'48" W. A DISTANCE OF 21.21 FEET;

THENCE S. 87°34'12" W. A DISTANCE OF 31.73 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING WITHIN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

PARCEL 2: (FOLIO NO. 514204000120)

THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

LESS OUT 1: (CANAL RIGHT-OF-WAY)

A PARCEL OF LAND IN THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (E 1/2 OF NW 1/4) AND THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NE 1/4 OF SW 1/4 OF NE 1/4) OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST; SAID PARCEL OF LAND BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST (NE) CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION 4, BEAR SOUTH

ACTIVE 44434786v2

1°46'57" EAST, ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION, A DISTANCE OF 386.87 FEET TO THE POINT OF BEGINNING; THENCE, SOUTH 24°34'20" WEST, A DISTANCE OF 201.44 FEET; THENCE, SOUTH 62°39'20" EAST, A DISTANCE OF 30.04 FEET; THENCE, SOUTH 30°07' WEST, A DISTANCE OF 1106.85 FEET; THENCE, NORTH 59°53' WEST, A DISTANCE OF 25.2 FEET, MORE OR LESS, TO THE INTERSECTION THEREOF WITH THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NE 1/4 OF SW 1/4 OF NE 1/4) OF SAID SECTION; THENCE, SOUTH 1°47'55" EAST, ALONG SAID WEST LINE, A DISTANCE OF 331.38 FEET; THENCE, NORTH 30°07' EAST, A DISTANCE OF 1266.8, MORE OR LESS, TO THE INTERSECTION THEREOF WITH THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION; THENCE, NORTH 1°46'57" WEST, ALONG SAID EAST LINE, A DISTANCE OF 377.4 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. THE BEARINGS IN THE ABOVE DESCRIPTION REFER TO THE STANDARD RECTANGULAR SYSTEM FOR THE EAST ZONE OF FLORIDA.

PARCEL 3: (FOLIO NO. 514204000120)

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

LESS OUT 1: (CANAL RIGHT-OF-WAY)

A PARCEL OF LAND IN THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (E 1/2 OF NW 1/4) AND THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NE 1/4 OF SW 1/4 OF NE 1/4) OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST; SAID PARCEL OF LAND BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST (NE) CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION 4, BEAR SOUTH 1°46'57" EAST, ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION, A DISTANCE OF 386.87 FEET TO THE POINT OF BEGINNING; THENCE, SOUTH 24°34'20" WEST, A DISTANCE OF 201.44 FEET; THENCE, SOUTH 62°39'20" EAST, A DISTANCE OF 30.04 FEET; THENCE, SOUTH 30°07' WEST, A DISTANCE OF 1106.85 FEET; THENCE, NORTH 59°53' WEST, A DISTANCE OF 25.2 FEET, MORE OR LESS, TO THE INTERSECTION THEREOF WITH THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NE 1/4 OF SW 1/4 OF NE 1/4) OF SAID SECTION; THENCE, SOUTH 1°47'55" EAST, ALONG SAID WEST LINE, A DISTANCE OF 331.38 FEET; THENCE, NORTH 30°07' EAST, A DISTANCE OF 1266.8, MORE OR LESS, TO THE INTERSECTION THEREOF WITH THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION; THENCE, NORTH 1°46'57" WEST, ALONG SAID EAST LINE, A DISTANCE OF 377.4 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. THE BEARINGS IN THE ABOVE DESCRIPTION REFER TO THE STANDARD RECTANGULAR SYSTEM FOR THE EAST ZONE OF FLORIDA.

ACTIVE 44436780x2

21-181352

EASEMENT

RWO/S/O/TWO
ER No. 4158 Loc'n
Pole No.

Section _____
Township _____
Range _____ 19 24

Florida Power & Light Company
Miami, Florida

Gentlemen:

In consideration of the payment in full by you of \$1.00 and other good and valuable consideration which I/we have received, I/we and those holding through us, grant and give to you and your successors an easement for the construction, operation and maintenance of electric utility facilities (including wires, poles, guys, cables, conductors and appurtenant equipment) to be installed from time to time; with the right to reconstruct, improve, add to, change the size of or remove such facilities or any of them; to permit the attachment of conduits, wires or cables of any other Company or person; also, to cut, trim and keep clear all trees, brush and undergrowth or other obstructions that might endanger or interfere with said facilities, on, over, upon, under, and across my/our property described as follows:

The South 10 feet of the North 63 feet of the N-1/3 of the N-3/4 of the E 1/2 of the N 1/2 of the NE 1/4, less canal right-of-way, of Section 4, Township 51 South, Range 42 East, Broward County, Florida; more particularly shown and described on Florida Power & Light Company drawing dated 8-30-71, marked Exhibit "A," attached hereto and made a part hereof.

STATE OF FLORIDA
COUNTY OF BROWARD
RECORDED
FEB 10 1972
00.30

In the presence of:

[Handwritten signature]

Clinton F. Hill
Clinton F. Hill
Notary Public

(Seal)
(Seal)
(Seal)
(Seal)

FORM 1712 REV. 6-69

STATE OF FLORIDA AND COUNTY OF BREVARD

I, a Notary Public in and for the County and State aforesaid, do hereby certify that CLARENCE HILL
and ARLENE HILL known to me, personally appeared before me and acknowledged the execution
of the foregoing instrument for the uses and purposes therein expressed.

WITNESS my hand and official seal in said County and State this 15 day of SEPTEMBER 1951
Notary Public, State of Florida at Large
My Commission Expires June 22, 1973
St. J. M. Co.
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE



STATE OF FLORIDA AND COUNTY OF _____

I Heroby Certify that before me, personally appeared _____
respectively, _____ President and _____ Secretary of _____

a Corporation organized under the Laws of the State of _____, to me known to be the persons described
in and who executed the foregoing instrument, and severally acknowledged the execution thereof to be their free
act and deed as such officers, for the uses and purposes therein mentioned, and that they affixed thereto the
official seal of said corporation and that said instrument is the act and deed of said corporation.

WITNESS my hand and official seal in said County and State this _____ day of _____ 19 _____

My Commission Expires: _____ 19 _____
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

REC-1054 MAR 1955

NORTH LINE SECTION 4-51-42

STIRLING ROAD

35'

669.85'

8' TEMPORARY CONSTRUCTION EASEMENT

42' 265' 245' 117'

C. F. HILL

REC 4654 PAGE 186

EXHIBIT "A"

EASEMENT LOCATION

IN

PROPERTY OF C.F. HILL
SECTION 4-51-42

RECORDED IN OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
JACK WHEELER
CLERK OF CIRCUIT COURT

NO SCALE

ERA158

W VGD 8-30-71

7-13-71

17

ORDINANCE NO. 2002-61

AN ORDINANCE OF BROWARD COUNTY, FLORIDA, ADOPTING AN AMENDMENT AS PART OF THE SECOND ANNUAL 2002 AMENDMENTS TO THE BROWARD COUNTY COMPREHENSIVE PLAN; BY AMENDING THE WETLANDS MAP AS PART OF THE BROWARD COUNTY LAND USE PLAN NATURAL RESOURCES MAP SERIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

(Sponsored by the Board of County Commissioners)

WHEREAS, Broward County adopted the 1989 Broward County Comprehensive Plan on March 1, 1989; and

WHEREAS, the Department of Community Affairs has found the Broward County Comprehensive Plan in compliance with the Local Government Comprehensive Planning and Land Development Regulations Act; and

WHEREAS, Broward County now wishes to propose amendments to the Plan; and

WHEREAS, the Planning Council as the local planning agency for the Broward County Land Use Plan has held its hearings on June 20, 2002, and October 24, 2002, with due public notice; and

WHEREAS, the Board of County Commissioners held its transmittal public hearing on July 9, 2002, having complied with the notice requirements specified in Section 163.3184(15), Florida Statutes; and

WHEREAS, the Board of County Commissioners held an adoption public hearing on November 12, 2002, at 2:00 p.m. [also complying with the notice requirements specified in Section 163.3184(15)] at which public comment was accepted, and the objections, recommendations and comments of the Department of Community Affairs were considered; and

WHEREAS, the Board of County Commissioners after due consideration of all matters hereby finds that the following amendment to the 1989 Broward County

Article #19
Planning Council

5

1 Comprehensive Plan is consistent with the State Plan, Regional Plan and the Broward
2 County Comprehensive Plan; complies with the requirements of the Local Government
3 Comprehensive Planning and Land Development Regulation Act; and is in the best interests
4 of the health, safety and welfare of the residents of Broward County; and

5 WHEREAS, the proposed amendment constitutes an amendment as part of Broward
6 County's permitted second annual amendments to the Plan for 2002;

7 NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY
8 COMMISSIONERS OF BROWARD COUNTY, FLORIDA:

9 **Section 1.** The 1989 Broward County Land Use Plan is hereby amended by
10 Amendment PCNRM 02-2, which is an annual amendment to update the Wetlands Map of
11 the Broward County Land Use Plan Natural Resources Map Series, as set forth in Exhibit
12 A, attached hereto and incorporated herein.

13 **Section 2. SEVERABILITY.**

14 If any section, sentence, clause or phrase of this Ordinance is held to be invalid or
15 unconstitutional by any court of competent jurisdiction, then said holding shall in no way
16 affect the validity of the remaining portions of this ordinance.

17 **Section 3. EFFECTIVE DATE.**

- 18 1. The effective date of the plan amendment set forth in this ordinance shall be:
- 19 (a) The date a final order is issued by the Department of Community Affairs
20 finding the amendment to be in compliance in accordance with Section
21 163.3184.
- 22 (b) The date a final order is issued by the Administration Commission finding the
23 amendment to be in compliance in accordance with Section 163.3184. The
24 Department's notice of intent to find a plan amendment in compliance shall be

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deemed to be a final order if no timely petition is filed challenging the amendment.

2. This Ordinance shall become effective as provided by law.

ENACTED November 12, 2002

FILED WITH THE DEPARTMENT OF STATE November 18, 2002

EFFECTIVE November 18, 2002

SLC/it
11/13/2
#02-401.32
H:\DATA\DIV2\SLC\Sic02\Comp\irm02-2.001

STATE OF FLORIDA)
) SS
COUNTY OF BROWARD)

I, ROGER J. DESJARLAIS, County Administrator, in and for Broward County, Florida, and ex-Officio Clerk of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Ordinance Number 2002-61 as the same appears of record in minutes of meeting of said Board of County Commissioners meeting held on the 12th day of November 2002.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 19th day of November 2002.



ROGER J. DESJARLAIS
COUNTY ADMINISTRATOR

Blasindo T. Cruz
Deputy Clerk

(S E A L)

RECORDING REQUESTED AND
WHEN RECORDED RETURN TO
Dania Live 1748, LLC
c/o Kimco Realty Corporation
6060 Piedmont Row Drive South
Suite 200
Charlotte, North Carolina 28209
Attn: Regional Counsel

(Space above this line for Recorder's use only)

DECLARATION OF EASEMENT

24 THIS DECLARATION OF EASEMENT ("Agreement") is made and entered into this day of January, 2018, effective January 1, 2018 (the "Effective Date"), by and between DANIA LIVE 1748, LLC, a Delaware limited liability company ("Kimco"), and STIRLING ACCESS, LLC, a Florida limited liability company ("Hill") and LVP HMI FT LAUDERDALE, LLC, a Florida limited liability company ("LVP"), and 2520 Stirling Management, LLC, a Florida limited liability company ("Comfort"). Kimco, Hill and LVP, together with their respective successors and assigns, are hereinafter sometimes referred to each as an "Owner" and collectively "Owners".

RECITALS

A. Kimco is the owner of that certain real property situated in the City of Dania Beach, Broward County, Florida, more particularly described in **Schedule I** attached hereto and incorporated herein by this reference (the "Kimco Parcel").

B. Hill is the owner of that certain real property situated in the City of Hollywood, Broward County, Florida, more particularly described in **Schedule II** attached hereto and incorporated herein by this reference (the "Hill Parcel").

C. LVP is the owner of that certain real property situated in the City of Hollywood, Broward County, Florida, more particularly described in **Schedule III** attached hereto and incorporated herein by this reference (the "LVP Parcel").

D. COMFORT is the owner of certain real property situated in the City of Hollywood, Broward County, Florida, more particularly described in **Schedule IV** attached hereto and incorporated herein by this reference (the "Comfort Parcel").

E. The Kimco Parcel, the Comfort Parcel, the Hill Parcel and the LVP Parcel are hereinafter sometimes referred to each as a "Parcel" and collectively "Parcels".

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F. Kimco, Hill, Comfort and LVP desire to agree to certain rights, privileges, easements and covenants upon the Parcels, on the terms and conditions hereinafter set forth.

AGREEMENT

NOW, THEREFORE, in consideration of the promises and mutual covenants herein contained and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged by the parties, Kimco, LVP and Hill agree as follows:

I. EASEMENT AND LICENSE.

1.1 **Access Easement.** Hill hereby grants to the Owner of the LVP Parcel and the Owner of the Comfort Parcel and their respective tenants, contractors, employees, agents, customers, licensees and invitees, and the subtenants, contractors, employees, agents, customers, licensees and invitees of such tenants (collectively, the "Permittees"), for the mutual benefit of the LVP Parcel, the Comfort Parcel and the Hill Parcel, including the adjacent property controlled by Hill, a nonexclusive perpetual easement for ingress and egress by vehicular traffic upon, over and across the Shared Access Path (hereinafter defined) as depicted on that certain site plan attached hereto as **Exhibit B** and incorporated by reference herein (the "**Site Plan**") for the limited purpose of the guests and employees of Comfort and LVP. The term "**Shared Access Path**" as used herein shall mean all those areas on the Parcels which will permit vehicle traffic to flow between the Parcels, but limited to the actual dimensions of the Hill Parcel set forth in Schedule II. No Party shall materially interfere with any other Party's use or benefit of the Shared Access Path or the rights with respect thereto except that Kimco shall have the right to temporarily interfere with same as necessary to fulfill its maintenance and repair obligations under Article 2 of this Agreement. Although not owning land adjacent to the Shared Access Path, the Parties all acknowledge that Kimco is a directly intended beneficiary of the rights granted hereunder. The Parties further acknowledge that Hill retains the right of use and further granting of accessibility over and upon the Hill Parcel to fully access abutting property without restriction.

1.2 **Creation of Shared Access Path.** Kimco shall design, obtain all necessary approvals for, and build the improvements necessary to facilitate the construction or designation of the Shared Access Path as shown on Exhibit A together with the construction or relocation of any improvements located thereon (the "**Access Work**"). The Access Work shall be performed at Kimco's sole cost and expense. LVP, Comfort and Hill shall provide reasonable cooperation to Kimco including allowing access to both Parcels and the ability to make accommodating changes to the Hill, Comfort and LVP Parcels to perform the Access Work and executing such documents reasonably needed to allow for the design, permitting and construction of the improvements to facilitate the Access Work. Kimco shall begin work on the planning and permitting of the Access Work and proceed diligently in all phases of preparing the Access Work through the completion of construction. Construction timing shall be in Kimco's reasonable discretion but scheduled to reasonably coordinate with the removal of the existing left turn lanes into the LVP and Comfort parcels.

1.3 **The Stirling Left Turn Lanes.** All Parties acknowledge that a material inducement for the Parties entering in to this Agreement is to accommodate the changing of the existing Stirling Road left turn lane locations into and from the LVP and Comfort parcels to the Hill Parcel.

1.4 **Controls on the Shared Access Path By Comfort and LVP.** Comfort and its successors and LVP and its successors shall use all commercially reasonable efforts to control the traffic flow to the parking and other paved areas on the LVP Parcel and Comfort Parcel that would provide access to the Shared Access Path across same to anyone other than guests and employees of the hotels located on each Parcel. Commercially reasonable efforts shall consist of the continuing the securing of the parking area and pave areas that would allow access to the Shared Access Path to be limited to guests and employees of the hotels only. In the event the LVP Parcel and/or the Comfort Parcel changes the hotel use currently located on same, the new use shall not generate higher levels of traffic to the Shared Access Path than would normally flow from the existing hotel uses, unless written consent is given by Hill which consent shall not be unreasonably withheld. The existing controls that currently prevent traffic from abutting uses that are now in place and restrict traffic flow shall not be changed and no new vehical entry points to the properties shall be permitted without the written consent of Hill. Finally, at all times, access to fire and police vehicles on the southwest border of the Parcels, shall be limited to those types of emergency vehicles by each Owner.

1.5 **Controls on the Shared Access Path by Kimco.** Kimco shall, not later than completion of the the initial construction of the Shared Access Path, provide Hill with a signed letter from all of the affiliates of Kimco Realty Corporation that have ownership interests in Oakwood Plaza in Hollywood, Florida, committing the owner affiliates, their successors and assigns, to using commercially reasonable efforts to deter traffic from Oakwood Plaza from attempting to utilize the Shared Access Path for any purpose. Commercially reasonable efforts shall consist of signage that indicates no thru traffic from Oakwood Plaza over the Comfort or LVP Parcels.

2. MAINTENANCE AND REPAIR.

2.1 **Shared Access Path.** Except as provided in Article 3.1, below, once the Access Work is completed, Kimco shall perform the Shared Access Path maintenance obligations, at its sole cost and expense, to keep the Shared Access Path in a safe condition and good state of repair: (i) periodically remove papers, debris, filth and refuse, but in any event to the extent necessary to keep the Shared Access Path in a first-class, clean and orderly condition and (ii) maintain, clean and replace sidewalks; and the sidewalks shall be swept at appropriate intervals during such time as shall not interfere with the conduct of business or use of the Shared Access Path. Each Party shall provide commercially reasonable access to Kimco for the purpose of allowing Kimco to perform its work under this Section 2.1.

2.2 Negligence or Willful Misconduct. To the extent repair or maintenance work is necessitated by the negligence or willful misconduct of Hill, LVP, Comfort, their respective successors, assigns, employees, agents, contractors or representatives, Kimco shall still perform the repairs or maintenance, but shall have the right to seek reimbursement from the responsible Party for same.

3. RELOCATION OF THE SHARED ACCESS PATH.

3.1 **Development of the Hill Parcel and Relocation of the Shared Access Path.** In the event Hill elects to develop the Hill Parcel abutting properties, and said development would reasonably necessitate a relocation of the Shared Access Path, the Parties shall work in good faith to relocate the Shared Access Path. Once a relocation plan is reasonably agreed upon, Hill (or the successor or assign to Hill) shall design and construct the Access Work for the Shared Access Path relocation area, and proceed with permitting and construction of same at Hill's (or Hill's successor's or assign's) sole cost and expense. All Access Work on the relocation area shall be performed diligently and in a good and workmanlike manner. Once the relocated Shared Access Path is completed, the Owner of the Hill Parcel will assume the repair and maintenance responsibilities for the relocated Shared Access Path under Article 2 of this Agreement. All Parties will agree to an Amendment with a revised exhibit showing the new location of the Shared Access Path. All rights and obligations under this document will then apply only to the new Shared Access Path, and all obligations and rights with respect to the original Shared Access Path shall be of no further force or effect.

3.2 **Timing.** Access Work on the relocation area shall be commenced within thirty (30) days of Kimco's receipt of all necessary permits, and completed diligently and completed within 90 days thereafter.

4. BENEFIT PAYMENT TO HILL. Commencing on the date construction is commenced, but no later than five (5) days following the complete execution of this Agreement, Kimco shall pay to Hill the first annual payment of \$40,000 for the use of the Easement Area. Continuing on January 1st of each year thereafter, an additional annual payment of \$40,000 shall be paid by Kimco to Hill. On or about December 1st of each year, but no less than twenty (20) days from due date, Hill shall provide Kimco with written notification of the upcoming January 1st payment that shall become due. Kimco shall be obligated to make the payment for each year the Hill Parcel is owned by Hill or an entity that is the parent, wholly owned subsidiary or affiliate under common control with Hill. Upon transfer of the Hill Parcel to a third-party owner, or upon the receipt of site plan approval for the development of the Hill Parcel, Kimco shall no longer be obligated to make payments under Paragraph 4, but all other terms and conditions of this Agreement shall remain in full force and effect.

5. **NO RIGHTS IN PUBLIC/THIRD PARTY BENEFICIARIES.** Nothing contained in this Agreement shall be construed as creating any rights in the general public or as dedicating for public use any portion of the Parcels. This Agreement is not intended to create, nor shall it in any way be interpreted or construed to create, any third party beneficiary rights in any person not a party hereto and shall be strictly construed as providing to the LVP and

Comfort parcel a limited non-exclusive perpetual right of vehicular access as previously described herein.

6. **REMEDIES.** In the event of a breach of any of the terms or provisions of this Agreement, and subject to the terms herein, the non-defaulting party shall be entitled to exercise any and all available remedies at law or in equity for full and adequate relief from such breach, which remedies shall be cumulative. Notwithstanding anything to the contrary contained in this Agreement, in no event shall any default or breach under this Agreement entitle any party to seek or to enforce the cancellation, rescission, or termination in whole or in part of this Agreement or of any of the easements or use restrictions herein granted. In the event of any violation or threatened violation by any person of any of the provisions of this Agreement, any or all of the parties shall have the right to enjoin such violation or threatened violation in a court of competent jurisdiction. The right of injunction shall be in addition to all other remedies set forth in this Agreement or provided by law or equity.

7. **TERM.** The covenants, conditions, and restrictions contained in this Agreement shall be effective commencing on the date of recordation of this Agreement in the office of the county recorder where the Parcels are located and shall remain in full force and effect for a period of sixty-five (65) years from and after said date of recordation (the "Primary Term"), and the easements granted in this Agreement shall continue in perpetuity, unless this Agreement is modified, amended, cancelled, or terminated by the written consent of all then record Owners of the Hill Parcel and the Kimco Parcel in accordance with Section 8.3 of this Agreement. Notwithstanding the foregoing, upon the expiration of the Primary Term, the term of this Agreement shall automatically renew for successive periods of ten (10) years each (each such period being referred to as an "Extension Period" unless, at least ninety (90) days prior to the date of expiration of the Primary Term or Extension Period then in effect, Kimco delivers to the other Parties written notice of termination, in which event, the Agreement shall automatically expire at the end of the Primary Term or Extension Period then in effect.

8. **MISCELLANEOUS.**

8.1 **Notices.** Any notice to be given by any party under this Agreement shall be given in writing and delivered in person, or by reputable nationwide overnight courier (e.g., Federal Express), or forwarded by certified or registered mail, postage prepaid, return receipt requested, at the address indicated below, unless the party giving such notice has been notified, in writing, of a change of address:

Kimco Parcel Owner:

Dania Live 1748, LLC
c/o Kimco Realty Corporation
6060 Piedmont Row Drive
Suite 200
Charlotte, North Carolina 28209
Attn: Regional President

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with a copy to:

Dania Live 1748, LLC
c/o Kimco Realty Corporation
6060 Piedmont Row Drive
Suite 200
Charlotte, North Carolina 28209
Attn: Regional Counsel

Hill Parcel Owner:

Stirling Access, LLC.
Attn: Jeanine Hill, Manager
261 SW 13th Street
Dania Beach, FL 33004

with a copy to:

Wilson C. Atkinson, III, Esquire
Tripp Scott, P.A.
110 SE 6th Street, Suite 1500
Fort Lauderdale, FL 33301

LVP Parcel Owner:

LVP
c/o Jodi Stein
460 Park Avenue
New York, NY 10022

With a copy to:

W. Tucker Gibbs
P. O. Box 1050
Coconut Grove, FL 33133

Comfort Parcel Owner:

2520 Stirling Management, LLC
2520 Stirling Road
Hollywood, FL 33020

With a copy to:

W. Tucker Gibbs
P. O. Box 1050
Coconut Grove, FL 33133

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Any such notice shall be deemed effective on the date on which such notice is delivered, if notice is given by personal delivery or overnight courier, or if notice is sent through the United States mail, on the date of actual delivery as shown by the addressee's receipt or upon the expiration of three (3) days following the date of mailing, whichever first occurs.

8.2 Attorneys' Fees. In the event a party institutes any legal action or proceeding for the enforcement of any right or obligation contained in this Agreement, the prevailing party shall be entitled to recover from the unsuccessful party its costs and reasonable attorneys' fees incurred in the preparation and prosecution of such action or proceeding. For the purposes of this Section 8.2, the "prevailing party" shall include, but not be limited to, a party who obtains legal counsel or brings an action against the other by reason of the other's breach or default and obtains substantially the relief sought by judgment.

8.3 Amendment. The parties agree that this Agreement, including the Recitals, which are incorporated for all purposes in to the Terms by this reference, may be terminated, modified, or amended only by the written consent of all record owners of the Kimco Parcel, LVP Parcel, the Comfort Parcel and the Hill Parcel. Any such termination, modification, or amendment of this Agreement shall be evidenced by a document that has been fully executed and acknowledged by all such Owners and recorded in the official records of the county recorder of the county in which the Parcels are located.

8.4 Consents. Wherever in this Agreement the consent or approval of a party is required, unless otherwise expressly provided in this Agreement, such consent or approval shall not be unreasonably withheld, conditioned or delayed. Any request for consent or approval shall: (a) be in writing; (b) specify the Section hereof which requires that such notice be given or that such consent or approval be obtained; and (c) be accompanied by such background data as is reasonably necessary to make an informed decision thereon.

8.5 No Waiver. No waiver of any default of any obligation by any party to this Agreement shall be implied from any omission by the other party to take any action with respect to such default.

8.6 No Agency. Nothing in this Agreement shall be deemed or construed by any third party or by any third person to create the relationship of principal and agent or of limited or general partners or of joint venturers or of any other association between the Owner of the Kimco Parcel and the Owner of the Comfort Parcel and the Owner of the Hill Parcel and the Owner of the LVP Parcel.

8.7 Covenants to Run with Land. It is intended that each of the easements, covenants, conditions, restrictions, rights, and obligations set forth in this Agreement shall run with the land on each Parcel and create equitable servitudes in favor of the real property benefited thereby, shall bind every person having any fee, leasehold, or other interest therein and shall inure to the benefit of the respective parties and their successors, assigns, heirs, and

personal representatives. However, no easement, covenant, condition, restriction, or other right or benefit accruing under this Agreement in favor of any Parcel shall be assignable, transferable, or otherwise delegable to or for the benefit of neighboring real property that is not a Parcel hereunder (for example, the Owner of the Hill Parcel shall have no right to assign the easement for vehicular access over the Shared Access Path of the Kimco Parcel arising under this Agreement in favor of other real property in the vicinity of the Parcels).

8.8 Grantee's Acceptance. The grantee of any Parcel or any portion thereof, by acceptance of a deed conveying title thereto or the execution of a contract for the purchase thereof, whether from an original party or from a subsequent Owner of such Parcel, shall accept such deed or contract upon and subject to each and all of the easements, covenants, conditions, restrictions, and obligations contained herein. By such acceptance, any such grantee shall for himself and his successors, assigns, heirs, and personal representatives, covenant, consent, and agree to and with all other parties, to keep, observe, comply with, and perform the obligations and agreements set forth herein with respect to the property so acquired by such grantee, whereupon the grantor of such property shall be released from such obligations and agreements thereafter arising in respect of such property.

8.9 Severability. Each provision of this Agreement and the application thereof to the Kimco Parcel and the Hill Parcel are hereby declared to be independent of and severable from the remainder of this Agreement. If any provision contained in this Agreement shall be held to be invalid or to be unenforceable or not to run with the land, such holding, shall not affect the validity or enforceability of the remainder of this Agreement. In the event the validity or enforceability of any provision of this Agreement is held to be dependent upon the existence of a specific legal description, the parties agree to promptly cause such legal description to be prepared.

8.10 Time of Essence. Time is of the essence of this Agreement.

8.11 Entire Agreement. This Agreement contains the complete understanding and agreement of the parties with respect to all matters referred to in this Agreement, and all prior representations, negotiations, and understandings are superseded by this Agreement.

8.12 Estoppel Certificate. Each party, upon the written request of another party, shall execute, acknowledge, and deliver, without charge and within fifteen (15) days following such request, an estoppel certificate certifying that this Agreement is in full force and effect, that no party is in default under this Agreement (or stating such default(s), if any, are claimed), and setting forth such other information as may reasonably be requested and is true and correct.

8.13 Subordinate Declarations. Nothing contained in this Agreement shall be deemed to prohibit the recording by a party of additional easements, covenants, conditions, or restrictions applicable to such party's Parcel only, so long as the same are subordinate to this Agreement and not in conflict with this Agreement.

8.14 Governing Law and Jurisdiction. The laws of the State in which the Parcels are located shall govern the interpretation, validity, performance, and enforcement of this

Agreement. The parties irrevocably consent to jurisdiction and venue in the State in which the Parcels are located and agree not to attempt to remove or transfer any action properly commenced in the State in which the Parcels are located.

8.15 Brokers. Neither Kimco nor Comfort nor Hill nor LVP has dealt with any Broker in connection with the negotiation or execution of this Agreement. Each party shall defend, indemnify and hold the other party harmless against any claims for compensation (including legal fees incurred by a party) arising out of any conversations or negotiations had by the indemnifying party with anyone other than the Broker.

8.16 Insurance. Kimco shall carry (or cause to be carried), commercial general liability insurance covering third party claims for bodily injury or death or third party property damage occurring on, or arising from activities conducted on, their respective properties in an amount of no less than five million dollars (\$5,000,000). Such insurance shall include Broad Form Contractual Liability insurance coverage insuring all of the indemnity obligations of the each Party hereunder. The insurance to be carried shall name STIRLING ACCESS, LLC, a Florida limited liability company, as loss payee and shall afford minimum protection as is commercially prudent under the circumstances. The policy(ies) shall be written to apply to all bodily injury, property damage, personal injury and other covered loss, however occasioned, occurring during the policy term. Certificates of the required insurance shall be provided to each Party upon written request.

8.17 Indemnity. (a) Hill shall pay for any and all damages, losses or injuries arising out of Hill's negligence or willful misconduct in connection with or resulting from the exercise, use or enjoyment of the any of the rights herein granted to Hill, its heirs, executors, administrators, successors and assigns and/or future holders of the easement rights granted herein. Hill, its heirs, executors, administrators, successors and assigns and any future holders of the easement rights granted herein (collectively, the "Hill Indemnifying Parties") jointly and severally agree to indemnify, defend, save and hold harmless Kimco, Comfort and LVP from and against any and all losses, liabilities, costs (including reasonable attorney fees), expenses, penalties, judgments, claims and damages of every kind or character arising out of the Hill Indemnifying Parties' negligence or willful misconduct associated with their exercise of their rights granted herein in connection with the Agreement.

(b) Kimco shall pay for any and all damages, losses or injuries arising out of Kimco's negligence or willful misconduct in connection with or resulting from the exercise, use or enjoyment of the any of the rights herein granted to Kimco, its heirs, executors, administrators, successors and assigns and/or future holders of the easement rights granted herein. Kimco, its heirs, executors, administrators, successors and assigns and any future holders of the easement rights granted herein (collectively, the "Kimco Indemnifying Parties") jointly and severally agree to indemnify, defend, save and hold harmless Hill, Comfort and LVP from and against any and all losses, liabilities, costs (including reasonable attorney fees), expenses, penalties, judgments, claims and damages of every kind or character arising out of the Kimco Indemnifying Parties' negligence or willful misconduct associated with their exercise of their rights granted herein in connection with the Agreement.

(c) LVP shall pay for any and all damages, losses or injuries arising out of LVP's negligence or willful misconduct in connection with or resulting from the exercise, use or enjoyment of the any of the rights herein granted to LVP, its heirs, executors, administrators, successors and assigns and/or future holders of the easement rights granted herein. LVP, its heirs, executors, administrators, successors and assigns and any future holders of the easement rights granted herein (collectively, the "LVP Indemnifying Parties") jointly and severally agree to indemnify, defend, save and hold harmless Kimco, Comfort and Hill from and against any and all losses, liabilities, costs (including reasonable attorney fees), expenses, penalties, judgments, claims and damages of every kind or character arising out of the LVP Indemnifying Parties' negligence or willful misconduct associated with their exercise of their rights granted herein in connection with the Agreement.

(d) Comfort shall pay for any and all damages, losses or injuries arising out of Comfort's negligence or willful misconduct in connection with or resulting from the exercise, use or enjoyment of the any of the rights herein granted to Comfort, its heirs, executors, administrators, successors and assigns and/or future holders of the easement rights granted herein. Comfort, its heirs, executors, administrators, successors and assigns and any future holders of the easement rights granted herein (collectively, the "Comfort Indemnifying Parties") jointly and severally agree to indemnify, defend, save and hold harmless Kimco, LVP and Hill from and against any and all losses, liabilities, costs (including reasonable attorney fees), expenses, penalties, judgments, claims and damages of every kind or character arising out of the Comfort Indemnifying Parties' negligence or willful misconduct associated with their exercise of their rights granted herein in connection with the Agreement.

18.18 Damages. Notwithstanding the foregoing or anything contained under this Agreement, neither party shall be liable to the other Party for consequential damages (such as lost profits of the other Party) or punitive damages claimed by the other Party.

18.19 Limitation of Liability. "Hill" includes the persons named expressly as Hill and its transferees, successors and assigns. "LVP" includes the persons named expressly as LVP and its transferees, successors and assigns. "Comfort" includes the persons named expressly as Comfort and its transferees, successors and assigns. Except as otherwise provided in the next sentence, the agreements and conditions contained in this Agreement shall be binding on and inure to the benefit of the parties hereto and their transferees, legal representatives, successors and assigns. "Kimco" means only the then-owner of the Kimco Parcel, and in the event of a transfer by Kimco of its interest in this Agreement, the transferor shall be automatically released from all liability and obligations as Owner subsequent to the transfer. Notwithstanding anything to the contrary, Hill, Comfort and LVP agree that each will look solely to Kimco's estate in the Kimco Parcel (including the proceeds therefrom) as the sole asset for collection of any claim, judgment or damages or enforcement of any other judicial process requiring payment of money. Hill, Comfort and LVP agree that no other assets of Kimco shall be subject to levy, execution or other procedures to satisfy Hill's, Comfort's and/or LVP's rights or remedies.

Except as otherwise provided in the next sentence, the agreements and conditions contained in this Agreement shall be binding on and inure to the benefit of the parties hereto and their transferees, legal representatives, successors and assigns. "LVP" means only the then-

owner of the LVP Parcel, and in the event of a transfer by LVP of its interest in this Agreement, the transferor shall be automatically released from all liability and obligations as Owner subsequent to the transfer. Notwithstanding anything to the contrary, Hill, Comfort and Kimco agree that each will look solely to LVP's estate in the LVP Parcel (including the proceeds therefrom) as the sole asset for collection of any claim, judgment or damages or enforcement of any other judicial process requiring payment of money. Hill, Comfort and Kimco agree that no other assets of LVP shall be subject to levy, execution or other procedures to satisfy Hill's, Comfort's and/or Kimco's rights or remedies.

Except as otherwise provided in the next sentence, the agreements and conditions contained in this Agreement shall be binding on and inure to the benefit of the parties hereto and their transferees, legal representatives, successors and assigns. "Comfort" means only the then-owner of the Comfort Parcel, and in the event of a transfer by Comfort of its interest in this Agreement, the transferor shall be automatically released from all liability and obligations as Owner subsequent to the transfer. Notwithstanding anything to the contrary, Hill, Kimco and LVP agree that each will look solely to Comfort's estate in the Comfort Parcel (including the proceeds therefrom) as the sole asset for collection of any claim, judgment or damages or enforcement of any other judicial process requiring payment of money. Hill, Kimco and LVP agree that no other assets of Comfort shall be subject to levy, execution or other procedures to satisfy Hill's, Kimco's and/or LVP's rights or remedies.

Except as otherwise provided in the next sentence, the agreements and conditions contained in this Agreement shall be binding on and inure to the benefit of the parties hereto and their transferees, legal representatives, successors and assigns. "Hill" means only the then-owner of the Hill Parcel, and in the event of a transfer by Hill of its interest in this Agreement, the transferor shall be automatically released from all liability and obligations as Owner subsequent to the transfer. Notwithstanding anything to the contrary, Kimco, Comfort and LVP agree that each will look solely to Hill's estate in the Hill Parcel (including the proceeds therefrom) as the sole asset for collection of any claim, judgment or damages or enforcement of any other judicial process requiring payment of money. Kimco, Comfort and LVP agree that no other assets of Hill shall be subject to levy, execution or other procedures to satisfy Kimco's, Comfort's and/or LVP's rights or remedies.

[remainder of page intentionally left blank; signature page follows]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

OWNER OF THE KIMCO PARCEL:

DANIA LIVE 1748, LLC,
a Delaware limited liability company

By: Dania Live JV, LLC, a Delaware limited liability company, its sole member

By: Kim Dania Manager, LLC, a Delaware limited liability company, its manager

By: Kimco PL Retail, Inc., a Delaware corporation, its sole member

By: *[Signature]*
Name: Joseph Denis, Vice President
Title: _____

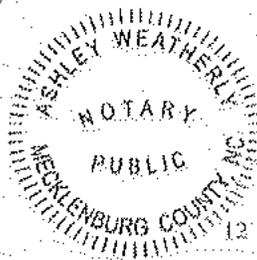
STATE OF North Carolina
COUNTY OF Mecklenburg

I, Ashley Weatherly, a Notary Public of the County and State aforesaid, do hereby certify that Joseph Denis, the Authorized Agent of Dania Live 1748, LLC personally known to me or who produced N/A as identification, personally appeared before me this day and acknowledged the due execution of the foregoing instrument. Witness my hand and official stamp or seal, this 16 day of January, 2018.

[Signature]
Notary Public:

My Commission Expires: 02/16/2020

(NOTARIAL SEAL)



CHI 63332024

OWNER OF THE HILL PARCEL:

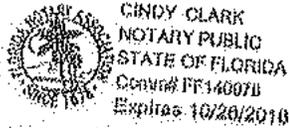
STIRLING ACCESS, LLC, a Florida
Limited liability company

By: Jeanine L. Hill
Jeanine Hill, Manager

STATE OF FLORIDA
COUNTY OF BROWARD

I, CINDY CLARK, a Notary Public of the County and State
aforesaid, do hereby certify that, Jeanine Hill, the Manager of STIRLING ACCESS, LLC, a
Florida limited liability company, personally known to me or who produced
as identification, personally appeared before me this day and
acknowledged the due execution of the foregoing instrument. Witness my hand and official
stamp or seal, this 23 day of January, 2018.

Cindy Clark
Notary Public



OWNER OF THE LVP PARCEL:

LVP HMI FT LAUDERDALE, LLC,
a Delaware limited liability company

By [Signature]
Name: Joseph E. Teichman
Its: Executive Vice President

STATE OF New Jersey
COUNTY OF Ocean

I, Miriam Ellinson, a Notary Public of the County and State
aforesaid, do hereby certify that, Joseph E. Teichman, the Executive Vice President
of LVP HMI FT LAUDERDALE, LLC, personally known to me or who produced
drivers license as identification, personally appeared before me this day and
acknowledged the due execution of the foregoing instrument. Witness my hand and official
stamp or seal, this 12 day of January, 2018.

[Signature]
Notary Public

My Commission Expires: 12/09/2020

(NOTARIAL SEAL)



Title: OWNER OF THE COMFORT
PARCEL:

2520 Stirling Management, LLC, a Florida
limited liability company

By: LP

Name: Michael M. Puffer

Title: OWNER

STATE OF Florida
COUNTY OF Duval

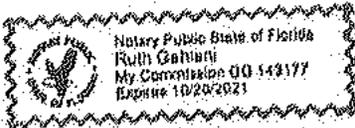
I, Ruth Gohlman, a Notary Public of the County and State
aforesaid, do hereby certify that, Michael M. Puffer, the D. W. Puffer
of 2520 Stirling Management, LLC, personally known to me or who produced
D. W. Puffer as identification, personally appeared before me this day and
acknowledged the due execution of the foregoing instrument. Witness my hand and official
stamp or seal, this 24 day of January, 2018.

[Signature]
Notary Public

My Commission Expires:

10/20/2021

(NOTARIAL SEAL)



**Schedule I
Legal Description of the Kimco Parcel**

**Parcel A of DANIA POINTE, according to the plat thereof, recorded in Plat Book 183,
Page 91, of the Public Records of Broward County, Florida**

Schedule II

Legal Description of the Hill Parcel

(SEE ATTACHED)



STONER & ASSOCIATES, INC.

SURVEYORS - MAPPERS
 Florida Licensed Survey
 and Mapping Business No. 6833

4341 S.W. 82nd Avenue
 Davie, Florida 33314

Tel. (954) 585-0997
 Fax (954) 585-3927

**LEGAL DESCRIPTION OF
 ACCESS EASEMENT
 CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA**

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF THE WEST HALF (W 1/2) OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL OF "A", AS SHOWN ON THE PLAT OF COLONIAL SQUARE, RECORDED IN PLAT BOOK 114, PAGE 32 OF THE PUBLIC RECORDS OF BROWARD COUNTY;

THENCE S.01°48'33"E. ALONG THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE CONTINUE S.01°48'33"E. ALONG SAID EAST LINE, A DISTANCE OF 05.26 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S.01°24'52"E. INTO THE RADIAL POINT;

THENCE EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 33°41'33" AND A RADIUS OF 40.00 FEET FOR AN ARC DISTANCE OF 23.52 FEET TO A POINT OF REVERSE CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE SOUTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 34°40'12" AND A RADIUS OF 80.00 FEET FOR AN ARC DISTANCE OF 38.31 FEET TO A POINT OF TANGENCY;

THENCE N.07°30'29"E. ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 65.00 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTH-WEST;

THENCE EASTERLY NORTHEASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 90°02'17" AND A RADIUS OF 35.00 FEET FOR AN ARC DISTANCE OF 65.00 FEET TO A POINT OF TANGENCY;

THENCE N.02°25'48"W. ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 38.08 FEET;

THENCE S.87°34'12"W. A DISTANCE OF 108.80 FEET;

THENCE N.47°26'48"W. A DISTANCE OF 21.21 FEET;

THENCE S.87°54'12"W. A DISTANCE OF 31.73 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING WITHIN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA AND CONTAINING 0.26 ACRES (10,958 SQUARE FEET), MORE OR LESS.

NOTES:

1. THE PROPERTY SHOWN HEREON WAS NEXT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
2. THIS SKETCH AND DESCRIPTION IS "NOT VALID" WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THE BEARINGS SHOWN HEREON ARE BASED ON N.07°30'12"E. ALONG THE SOUTH LINE, SOUTHWEST ONE-QUARTER (S.W. 1/4), SECTION 33, TOWNSHIP 50 SOUTH, RANGE 42 EAST AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 8001B-2000.
4. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY (THIS IS NOT A SURVEY).
5. THIS SKETCH OF DESCRIPTION WAS PREPARED BY THIS FIRM WITH THE BENEFIT OF A TITLE SEARCH STATED IN NOTE NO. 1 ABOVE. THE LEGAL DESCRIPTION SHOWN HEREON WAS AUTHORED BY STONER & ASSOCIATES, INC.
6. SEE SHEET 2 OF 2 FOR A GRAPHIC DEPICTION (SKETCH) OF THE PROPERTY DESCRIBED HEREON.

CERTIFICATE:

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 311, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.07, FLORIDA STATUTES.

RECORDS	DATE	BY

DATE: Nov 06, 2017
RICHARD G. CRAWFORD Jr.
 PROFESSIONAL SURVEYOR AND MAPPER NO. 5371 - STATE OF FLORIDA

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

SURVEYOR'S
 NO. 14-2858
 PL-ACC.

DATE OF SKETCH	DRAWN BY	CHECKED BY	DATE
11/03/17	DRL	RGC	N/A

THE ASSISTANT SHOWN HEREON IS THE PROPERTY OF STONER & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT PERMISSION OF STONER & ASSOCIATES, INC.



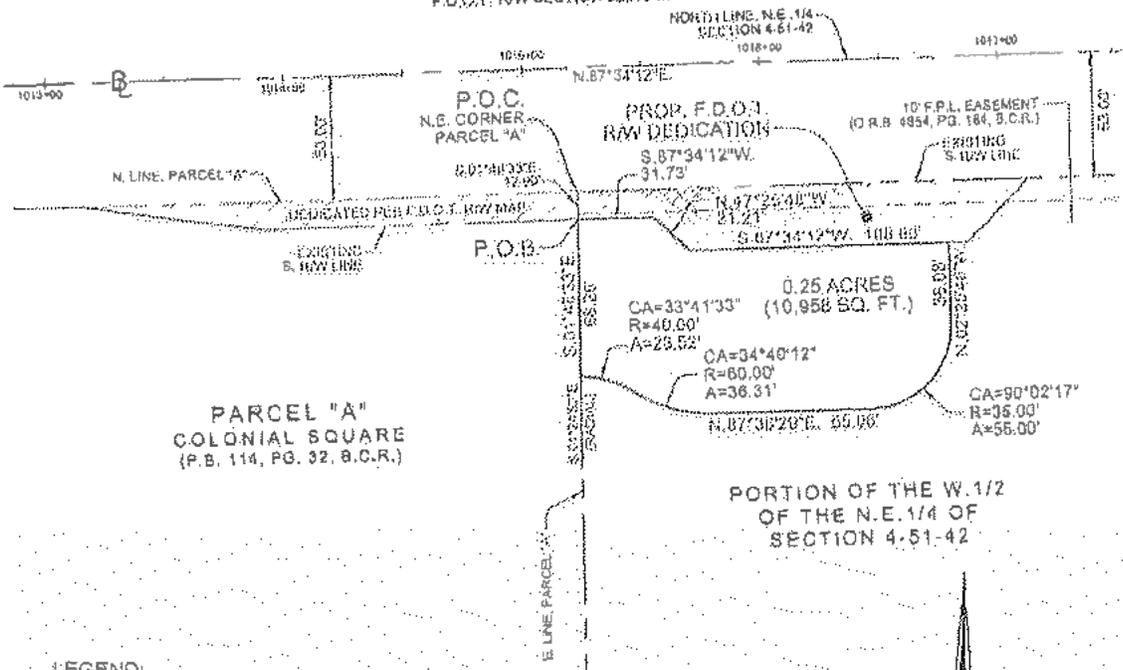
STONER & ASSOCIATES, INC.
 SURVEYORS - MAPPERS
 Florida Licensed Survey
 and Mapping Business No. 0033

4341 S.W. 62nd AVE.
 Davie, Florida 33314

Tel. (954) 585-0987
 Fax (954) 585-3927

**SKETCH OF DESCRIPTION
 ACCESS EASEMENT
 CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA**

**STIRLING ROAD
 (STATE ROAD 848)
 F.D.O.T. RW SECTION 08010-2500**



**PARCEL "A"
 COLONIAL SQUARE
 (P.B. 114, PG. 32, B.C.R.)**

**0.25 ACRES
 (10,958 SQ. FT.)**

**PORTION OF THE W. 1/2
 OF THE N.E. 1/4 OF
 SECTION 4-51-42**

LEGEND:

- O.R.B. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- PG. PAGE
- B.C.R. BROWARD COUNTY RECORDS
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- BL. BASELINE
- PROP. PROPOSED
- F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
- RW RIGHT-OF-WAY

NOTE:
 SEE SHEET 1 OF 2 FOR THE LEGAL
 DESCRIPTION OF THE PROPERTY.
 SHOWN GRAPHICALLY HEREON.



SCALE: 1" = 60'



GRAPHIC SCALE

FILE: C:\Users\jw2\Documents\114851500\114851500.dwg, 11/18/14, 2:28, Access Granted.dwg

SHEET 2 OF 2 SKETCH NO. 14-6055 HI-ACC.

Schedule III

Legal Description of the LVP Parcel

A portion of Parcel "A" of "COLONIAL SQUARE", as recorded in Plat Book 114, Page 32, of the Public Records of Broward County, Florida, described as follows:

Commencing at the Northeast corner of said Parcel "A", run South 0°37'25" West along the East line of Parcel "A" 12 feet to a Point of Beginning; thence continue South 0°37'25" West 491.29 feet; thence North 89°22'35" West 73 feet; thence North 0°37'25" East 70.69 feet; thence North 89°22'35" West 64 feet; thence North 0°37'25" East 374 feet; thence, North 89°23'06" West 12.88 feet; thence North 0°36'54" East 47.78 feet; thence South 80°54'3.5" East 17.82 feet; thence East 132.27 feet to the Point of Beginning.

TOGETHER WITH rights of ingress/egress and other rights as set forth in that certain Easement Agreement, dated February 9, 1987, between Louis Stinson, Jr., as Trustee; and Stirling Properties Associates I, Ltd., recorded in Official Records Book 14192, Page 890; as modified by that certain Modification of Easement Agreement, dated March 8, 1996, recorded in Official Records Book 24583, Page 371 and re-recorded in Official Records Book 25079, Page 176, all of the Public Records of Broward County, Florida.

TOGETHER WITH rights of ingress/egress and other rights as set forth in that certain Easement Agreement, dated June 26, 1986, between Louis Stinson, Jr., as Trustee and Atlantis, Ltd. and Stirling Properties Associates I, Ltd., recorded in Official Records Book 13526, Page 14, as modified by that certain Notice of Sewer Easement and Partial Easement Release, dated February 17, 1994, recorded in Official Records Book 21906, Page 211, all of the Public Records of Broward County, Florida.

TOGETHER WITH rights of ingress/egress and other rights as set forth in that certain Easement and Operating Agreement dated January 26, 1998, between Stirling Properties Associates I, Ltd and Stirling Hotel Associates, Ltd., recorded in Official Records Book 27647, Page 379, of the Public Records of Broward County, Florida.

CHI 63332024

Schedule IV

Legal Description of the Comfort Parcel

A portion of Parcel "A" of Colonial Square, according to the Plat thereof, as recorded in Plat Book 114, Page 32, of the Public Records of Broward County, Florida, described as follows:

Beginning at the Northwest corner of said Parcel "A", run East along the North line of Parcel "A" 127.50 feet; thence, South 80 degrees 54'35" East 58.13 feet; thence, South 0 degrees 36'54" West 47.78 feet; thence, South 89 degrees 23'06" East 12.88 feet; thence, South 0 degrees 37'25" West 374 feet; thence, South 89 degrees 22'35" East 64 feet; thence South 0 degrees 37'25" West 70.69 feet; thence, South 89 degrees 22' 35" East 73 feet to the East line of Parcel "A"; thence South 0 degrees 37' 25" West along said East line 174.02 feet; thence, West 334.80 feet to the West line of Parcel "A"; thence, North 0 degrees 36' 54" East along said West line 677.32 feet to the Point of Beginning; said lands situate, lying and being in Broward County, Florida

TOGETHER WITH the access, sewer, water, drainage and retention easements contained in that certain Easement Agreement, dated February 9, 1987, between Louis Stinson, Jr., as Trustee, and Stirling Properties Associates I, Ltd., recorded in Official Records Book 14192, Page 890, Broward County, Florida records, as modified by that certain Modification of Easement Agreement, dated March 8, 1996, between Stirling Hotel Associates, Ltd. and Stirling Properties Associates I, Ltd., recorded in Official Records Book 24583, Page 371, aforesaid records, as re-recorded in Official Records Book 25079, Page 176, aforesaid records.

TOGETHER WITH the sewer and water easements contained in that certain Easement Agreement, dated June 26, 1986, among Louis Stinson, Jr., as Trustee, Atlantis, Ltd., a Florida limited partnership, and Stirling Properties Associates I, Ltd., recorded in Official Records Book 13526, Page 14, Broward County, Florida records, modified by that certain Notice of Sewer Easement and Partial Easement Release, dated February 17, 1994, recorded in Official Records Book 21906, Page 211, aforesaid records.

TOGETHER WITH the parking, utilities, waterline, storm, drainage and sanitary sewer, and other easements contained of paragraphs 2 (i) and (ii) and 5 (i), (ii) and (iii) of records that certain Easement and Operating Agreement, dated January 26, 1998, between Stirling Properties Associates I, Ltd. and Stirling Hotel Associates, Ltd., recorded in Official Records Book 27647, Page 379, of the aforesaid records.

CH 63332024

Exhibit A

Access Work

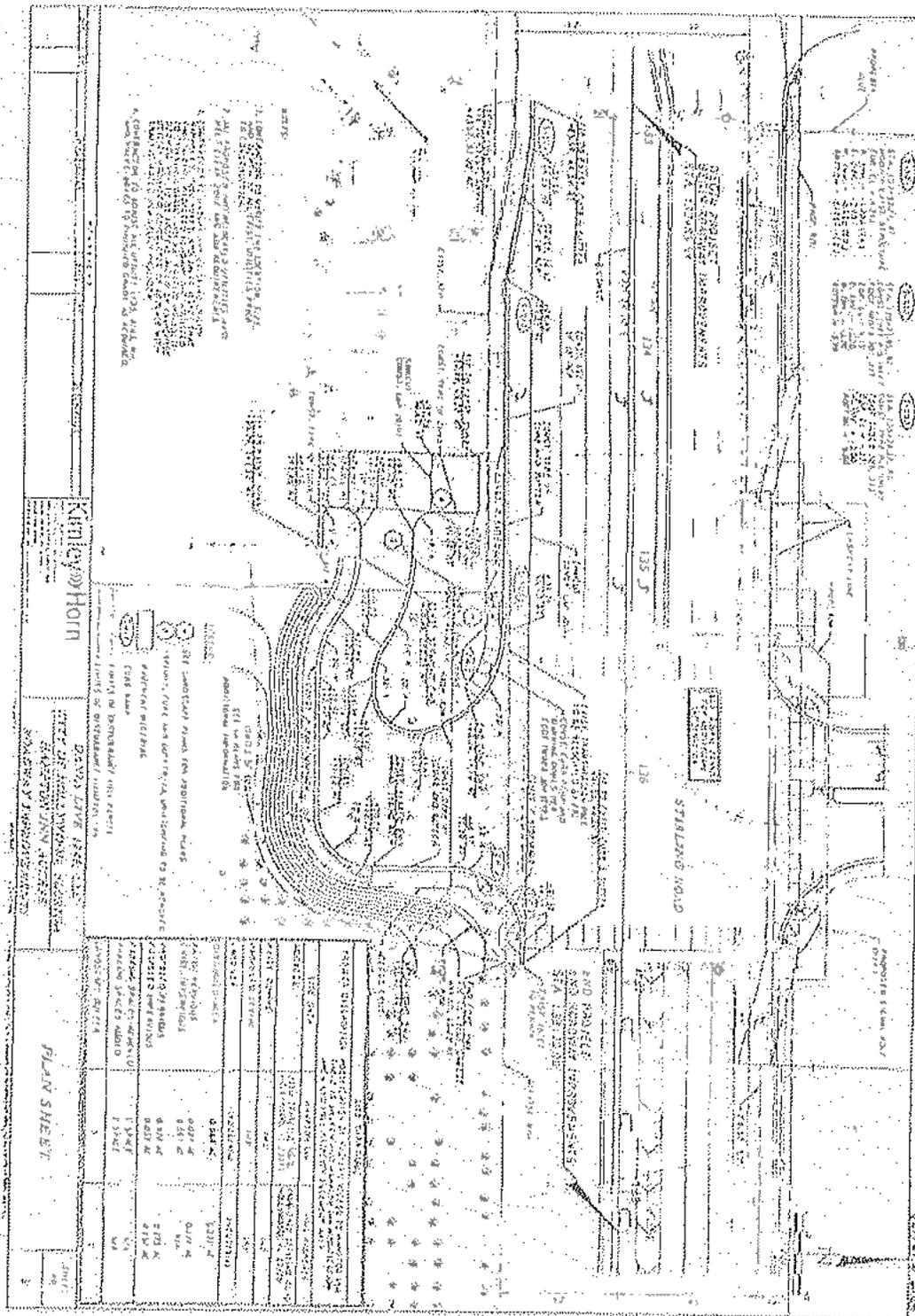
**CONSTRUCTION PLANS
FOR
HAMPTON INN ACCESS
LOCATED IN
CITY OF HOLLYWOOD, FLORIDA
DANIA LIVE 1748, LLC
6060 PIEDMONT ROW DRIVE SOUTH, STE 200
CHARLOTTE, NC 28287
OFF-SITE ROADWAY CONTRACT PLANS
HAMPTON INN ACCESS
ROADWAY IMPROVEMENT PROJECT**

**AS PREPARED BY
KIMLEY HORN
PROJECT NUMBER: 147337007**

Exhibit B

Site Plan

(SEE ATTACHED)





MARTY KIARD
BROWARD COUNTY
 COMMUNITY DEVELOPMENT

Site Address	MEADE STREET, HOLLYWOOD FL 33020	ID #	5142 04 00 0120
Property Owner	CF & A HILL FAMILY LTD	Millage	0513
Mailing Address	261 SW 13 ST DANIA BEACH FL 33004	Use	69
Abbr Legal Description	4-51-42 S2/3 OF N3/4 OF E1/2 OF W1/2 OF NE1/4 LESS CANAL R/W LESS PT TO C & SFFCD		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values						
Year	Land	Building / Improvement	Agricultural Savings	Just / Market Value	Assessed / SOH Value	Tax
2021	\$3,113,890		\$1,675,600	\$1,438,290	\$1,438,290	
2020	\$3,113,890		\$1,675,600	\$1,438,290	\$1,438,290	
2019	\$3,113,890		\$1,675,600	\$1,438,290	\$1,438,290	\$30,573.14

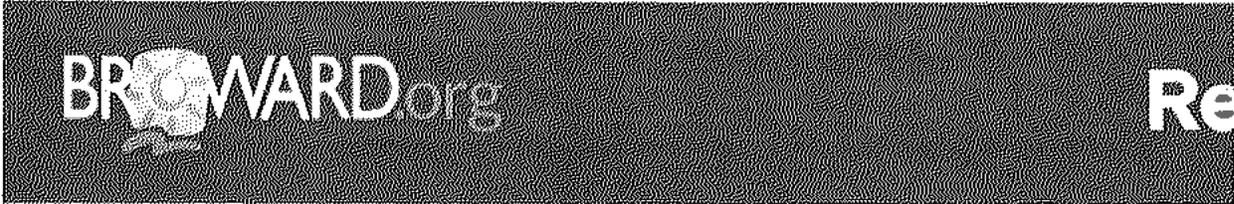
2021 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$1,438,290	\$1,438,290	\$1,438,290	\$1,438,290
Portability	0	0	0	0
Assessed/SOH	\$1,438,290	\$1,438,290	\$1,438,290	\$1,438,290
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$1,438,290	\$1,438,290	\$1,438,290	\$1,438,290

Sales History			
Date	Type	Price	Book/Page or CIN
12/9/2019	QC*-T	\$100	116222495
12/4/2019	WD*-T	\$100	116222494
6/25/2019	WD*-T	\$100	115890742
6/25/2019	WD*-T	\$100	115890741
3/20/2006	WD*	\$100	41719 / 283

Land Calculations		
Price	Factor	Type
\$3,000	9.20	NU
\$185,130	7.62	AC
\$185,130	9.20	AG
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
L								
1								



2019 Delinquent Real Estate Taxes can now be paid online, by mail, or at the tax office. Delinquent taxes can only be paid in full either online by credit card only (no debit cards or e-checks), at the tax office by cashiers' check or money order (drop-off only as the office remains closed), or by mail by cashiers' check or money order. For information about payment by wire transfer, contact us at revenue@broward.org.

2020 SECOND INSTALLMENT TAX BILLS have been mailed and are now available and payable online.

BUSINESS TAX RENEWAL CARDS FOR 2020-2021 WERE MAILED OUT JULY 1, 2020, AND TAXES ARE NOW DUE AND PAYABLE:

Renewal balances can be paid online by most businesses unless Certificates or Licenses are required.

Search your account by the Business Tax Receipt Number. A green "Pay Receipt" link will display if you qualify to pay online. After the payment is completed and confirmed, you can print your Tax Receipt by clicking on the link "**Print Your Business Tax Receipt**". You can contact us at businesstax@broward.org.

Real Estate Account At MEADE ST

Real Estate Account #514204-00-0120 [Parcel details](#) [Latest bill](#) [View/Print full bill history](#)

2019	2018	2017	2016	...	2004
PAID	PAID	PAID	PAID		PAID

Real Estate 2019 Annual Bill

[Print this bill \(PDF\)](#)

Broward County Records, Taxes & Treasury Div. Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

Account number 514204-00-0120 Alternate key 669978 Escrow code — Millage code 0513

PAID 2019-12-06
 \$29,350.21
 Effective 2019-11-30
 Receipt #1CP-19-00005010
 Print Receipt

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT.

Owner
 CF & A HILL FAMILY LTD
 261 SW 13 ST
 DANIA BEACH, FL 33004

Site address
 MEADE ST

Legal description
 4-51-42 S2/3 OF N3/4 OF E1/2 OF W1/2 OF NE1/4 LESS CANAL R/W LESS PT TO C & SFFCD

Ad Valorem Taxes

Taxing authority	Millage	Assessed	Exemption	Taxable	Tax
BROWARD COUNTY GOVERNMENT					
COUNTYWIDE SERVICES	5.48780	1,438,290	0	1,438,290	\$7,893.05
VOTED DEBT	0.18120	1,438,290	0	1,438,290	\$260.62
BROWARD CO SCHOOL BOARD					
GENERAL FUND	5.13500	1,438,290	0	1,438,290	\$7,385.62
CAPITAL OUTLAY	1.50000	1,438,290	0	1,438,290	\$2,157.43
VOTER APPROVED DEBT LEVY	0.10430	1,438,290	0	1,438,290	\$150.01
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.03970	1,438,290	0	1,438,290	\$57.10
OKEECHOBEE BASIN	0.12460	1,438,290	0	1,438,290	\$179.21
SFWMD DISTRICT	0.11520	1,438,290	0	1,438,290	\$165.60
SOUTH BROWARD HOSPITAL	0.12600	1,438,290	0	1,438,290	\$181.22
CHILDREN'S SVCS COUNCIL OF BC	0.48620	1,438,290	0	1,438,290	\$702.17
CITY OF HOLLYWOOD					
HOLLYWOOD OPERATING	7.46650	1,438,290	0	1,438,290	\$10,738.99
DEBT SERVICE	0.45610	1,438,290	0	1,438,290	\$656.00
FL INLAND NAVIGATION	0.03200	1,438,290	0	1,438,290	\$46.03
Total	21.25860				\$30,573.14

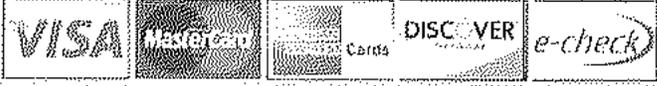
Non-Ad Valorem Assessments

Levyng authority	Rate	Amount
No non-ad valorem assessments.		

Combined taxes and assessments: \$30,573.14

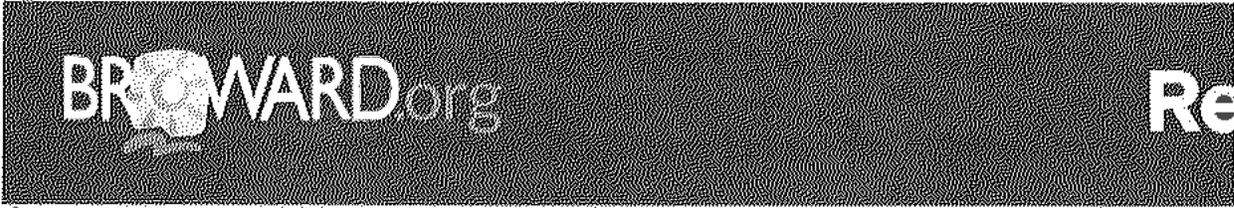
If paid by: Nov 30, 2019
 Please pay: \$0.00

<p>PAID 2019-12-08 \$29,350.21 Effective 2019-11-30 Receipt #1CP-19- 00005010 Print Receipt </p>



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2019 Delinquent Real Estate Taxes can now be paid online, by mail, or at the tax office. Delinquent taxes can only be paid in full either online by credit card only (no debit cards or e-checks), at the tax office by cashiers' check or money order (drop-off only as the office remains closed), or by mail by cashiers' check or money order. For information about payment by wire transfer, contact us at revenue@broward.org.

2020 SECOND INSTALLMENT TAX BILLS have been mailed and are now available and payable online.

BUSINESS TAX RENEWAL CARDS FOR 2020-2021 WERE MAILED OUT JULY 1, 2020, AND TAXES ARE NOW DUE AND PAYABLE:

Renewal balances can be paid online by most businesses unless Certificates or Licenses are required.

Search your account by the Business Tax Receipt Number. A green "Pay Receipt" link will display if you qualify to pay online. After the payment is completed and confirmed, you can print your Tax Receipt by clicking on the link "Print Your Business Tax Receipt". You can contact us at businesstax@broward.org.

Bill History — Real Estate Account At MEADE ST [Print this page](#)

Real Estate Account #514204-00-0120 [Parcel details](#) [Latest bill](#) [View/Print full bill history](#)

There are no unpaid bills.

Amounts as of 10/06/2020

Bill	Balance	Status	Action
2019 Annual Bill	\$0.00	12/08/2019 Paid \$29,350.21 Receipt #1CP-19-00005010 Effective 11/30/2019	Print (PDF)
Total Balance	\$0.00		There are no unpaid bills.

Bill	Balance	Status	Action
2018 Annual Bill	\$0.00	11/29/2018 Paid \$28,618.82 Receipt #1CP-18-00003636	Print (PDF)
2017 Annual Bill	\$0.00	11/17/2017 Paid \$28,840.44 Receipt #1CP-17-00001912 Effective 11/15/2017	Print (PDF)
2016 Annual Bill	\$0.00	12/07/2016 Paid \$30,537.53 Receipt #1CP-16-00008105 Effective 11/30/2016	Print (PDF)
2015 Annual Bill	\$0.00	12/04/2015 Paid \$30,119.46 Receipt #01B-15-00000785 Effective 11/30/2015	Print (PDF)
2014 Annual Bill	\$0.00	11/21/2014 Paid \$30,355.09 Receipt #01C-14-00000458	Print (PDF)
2013 Annual Bill	\$0.00	12/02/2013 Paid \$33,269.03 Receipt #099-13-00000783	Print (PDF)
2012 Annual Bill	\$0.00	11/28/2012 Paid \$33,171.20 Receipt #LBD-12-00003054 Effective 11/23/2012	Print (PDF)
2011 Annual Bill	\$0.00	11/23/2011 Paid \$33,541.33 Receipt #LBX-11-00068412 Effective 11/22/2011	Print (PDF)
2010 Annual Bill	\$0.00	12/07/2010 Paid \$33,777.12 Receipt #LBX-10-00156020 Effective 11/30/2010	Print (PDF)
2009 Annual Bill	\$0.00	12/09/2009 Paid \$30,350.02 Receipt #12A-09-00002227 Effective 11/30/2009	Print (PDF)
2008 Annual Bill	\$0.00	12/02/2008 Paid \$29,468.29 Receipt #2008-7116337 Effective 11/01/2008	Print (PDF)
2007 Annual Bill	\$0.00	12/04/2007 Paid \$29,724.07 Receipt #2007-7450620 Effective 11/01/2007	Print (PDF)
2006 Annual Bill	\$0.00	12/08/2006 Paid \$11,037.46 Receipt #2006-7187820 Effective 11/30/2006	Print (PDF)
2005 Annual Bill	\$0.00	12/07/2005 Paid \$8,014.22 Receipt #2005-9102664 Effective 11/30/2005	Print (PDF)
2004 Annual Bill	\$0.00	11/15/2004 Paid \$3,908.91 Receipt #2004-1700832	Print (PDF)
Total Balance	\$0.00		There are no unpaid bills.



Search By Folio

Search By Name

Search By Address

Help

About

Marty Kiar Broward County Property Appraiser Florida

Parcel Information

Folio Number: 5142040001

Owner: JF & A HILL FAMILY LTD

Site Address: MEADE ST HOLLYWOOD FL 33020

Legal Description: S1-42 S2/3 OF N51/4 DEE 1/2 OF NE 1/4 W1/2 OF NE 1/4 LESS CANAL HW LESS PT TO C & SFFCD

Map Scale: 0513

Use Code: 69

Land Value: \$1,438,290

Improvement Value: 0

Other Value: 0

Total Value: \$1,438,290

SOI Capped Value: \$1,438,290

Homestead Exempt Amt: \$0

WVD Exempt Amt: \$0

Other Exempt Amt: \$0

Taxable Value: \$1,438,290

Sale Date: 12/08/2019

Sale Price: \$100

Land Use: Q0

Sale Date: 12/04/2019



MARTY KIARD
BROWARD COUNTY
 COUNTY CLERK

Site Address	STIRLING ROAD, HOLLYWOOD FL 33020	ID #	5142 04 00 0110
Property Owner	CF & A HILL FAMILY LTD	Millage	0513
Mailing Address	261 SW 13 ST DANIA BEACH FL 33004	Use	69
Abbr Legal Description	4-51-42 N1/3 OF N3/4 OF E1/2 OF W1/2 OF NE1/4 LESS CANAL R/W LESS PT TO C. & SFFCD & LESS N 53 FOR RD, & LESS INSTR #114849262 BCR & LESS INSTR #114849263 BCR		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2021 values are considered "working values" and are subject to change.

Property Assessment Values						
Year	Land	Building / Improvement	Agricultural Savings	Just / Market Value	Assessed / SOH Value	Tax
2021	\$1,714,300		\$1,686,520	\$27,780	\$27,780	
2020	\$1,714,300		\$1,686,520	\$27,780	\$27,780	
2019	\$1,714,300		\$1,686,520	\$27,780	\$27,780	\$590.50

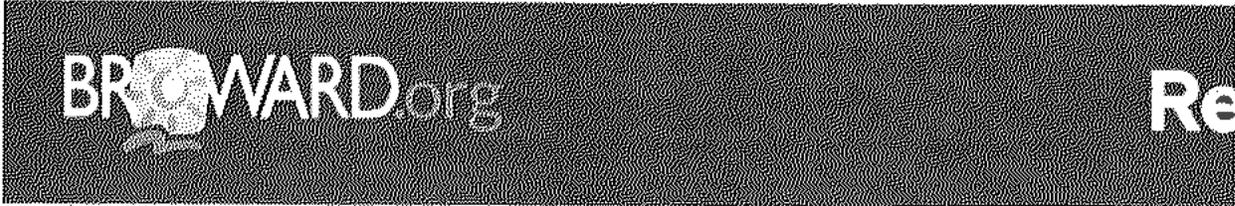
2021 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$27,780	\$27,780	\$27,780	\$27,780
Portability	0	0	0	0
Assessed/SOH	\$27,780	\$27,780	\$27,780	\$27,780
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$27,780	\$27,780	\$27,780	\$27,780

Sales History			
Date	Type	Price	Book/Page or CIN
12/9/2019	QC*-T	\$100	116222495
12/4/2019	WD*-T	\$100	116222494
6/25/2019	WD*-T	\$100	115890742
6/25/2019	WD*-T	\$100	115890741
3/20/2006	WD*	\$100	41719 / 283

Land Calculations		
Price	Factor	Type
\$3,000	9.26	NU
\$185,130	9.26	AG
Adj. Bldg. S.F.		

* Denotes Multi-Parcel Sale (See Deed)

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
L								
1								



2019 Delinquent Real Estate Taxes can now be paid online, by mail, or at the tax office. Delinquent taxes can only be paid in full either online by credit card only (no debit cards or e-checks), at the tax office by cashiers' check or money order (drop-off only as the office remains closed), or by mail by cashiers' check or money order. For information about payment by wire transfer, contact us at revenue@broward.org.

2020 SECOND INSTALLMENT TAX BILLS have been mailed and are now available and payable online.

BUSINESS TAX RENEWAL CARDS FOR 2020-2021 WERE MAILED OUT JULY 1, 2020, AND TAXES ARE NOW DUE AND PAYABLE:

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Search your account by the Business Tax Receipt Number. A green "Pay Receipt" link will display if you qualify to pay online. After the payment is completed and confirmed, you can print your Tax Receipt by clicking on the link "Print Your Business Tax Receipt". You can contact us at businesstax@broward.org.

Real Estate Account At STIRLING RD

Real Estate Account #514204-00-0110 [Parcel details](#) [Latest bill](#) [View/Print full bill history](#)

2019	2018	2017	2016	...	2004
PAID	PAID	PAID	PAID		PAID

[Real Estate 2019 Annual Bill](#)

 Print this bill (PDF)

Broward County Records, Taxes & Treasury Div. Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

Account number: 514204-00-0110
 Alternate key: 669976
 Escrow code: -
 Millage code: 0513

PAID 2019-12-06
 \$566.88
 Effective 2019-11-30
 Receipt #1CP-19-00005010
 Print Receipt 

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT.

Owner:
 CF & A HILL FAMILY LTD
 261 SW 13 ST
 DANIA BEACH, FL 33004

Situs address:
 STIRLING RD

Legal description:
 4:51-42 N1/3 OF N3/4 OF E1/2 OF N1/2 OF N1/4 LESS CANAL R/W LESS PT TO C & SFTCD & LESS N 53 FOR RD, & LESS INSTR #114649262 BCR & LESS INSTR #114649263 BCR

Ad Valorem Taxes

Taxing authority	Millage	Assessed	Exemption	Taxable	Tax
BROWARD COUNTY GOVERNMENT					
COUNTYWIDE SERVICES	5.48780	27,780	0	27,780	\$152.46
VOTED DEBT	0.18120	27,780	0	27,780	\$6.03
BROWARD CO SCHOOL BOARD					
GENERAL FUND	5.13500	27,780	0	27,780	\$142.65
CAPITAL OUTLAY	1.50000	27,780	0	27,780	\$41.67
VOTER APPROVED DEBT LEVY	0.10430	27,780	0	27,780	\$2.90
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.03970	27,780	0	27,780	\$1.10
OKEECHOBEE BASIN	0.12460	27,780	0	27,780	\$3.46
SFWMD DISTRICT	0.11520	27,780	0	27,780	\$3.20
SOUTH BROWARD HOSPITAL	0.12800	27,780	0	27,780	\$3.50
CHILDREN'S SVCS COUNCIL OF BC	0.48820	27,780	0	27,780	\$13.56
CITY OF HOLLYWOOD					
HOLLYWOOD OPERATING	7.48850	27,780	0	27,780	\$207.42
DEBT SERVICE	0.45610	27,780	0	27,780	\$12.67
FL INLAND NAVIGATION	0.03200	27,780	0	27,780	\$0.89
Total		21.25560			\$590.50

Non-Ad Valorem Assessments

Levying authority	Rate	Amount
No non-ad valorem assessments.		

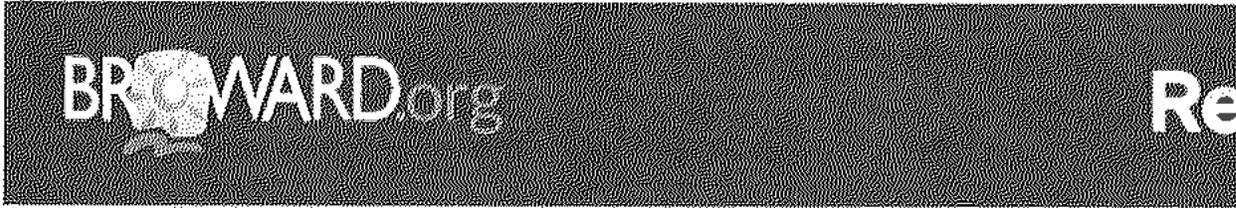
Combined taxes and assessments: \$590.50

If paid by: Nov 30, 2019
 Please pay: \$0.00



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2019 Delinquent Real Estate Taxes can now be paid online, by mail, or at the tax office. Delinquent taxes can only be paid in full either online by credit card only (no debit cards or e-checks), at the tax office by cashiers' check or money order (drop-off only as the office remains closed), or by mail by cashiers' check or money order. For information about payment by wire transfer, contact us at revenue@broward.org.

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Bill History — Real Estate Account At STIRLING RD

Real Estate Account #514204-00-0110

[Parcel details](#)

[Latest bill](#)

[View/Print full bill history](#)

[Print this page](#)

There are no unpaid bills.

Amounts as of 10/06/2020

Bill	Balance	Status	Action
<input type="checkbox"/> 2019 Annual Bill	\$0.00	12/06/2019 Paid \$566.88 Receipt #1CP-19-00005010 Effective 11/30/2019	Print (PDF)
Total Balance	\$0.00		

There are no unpaid bills.

Bill	Balance	Status	Action
2018 Annual Bill	\$0.00	11/29/2018 Paid \$552.74 Receipt #1CP-18-00003636	Print (PDF)
2017 Annual Bill	\$0.00	11/17/2017 Paid \$578.09 Receipt #1CP-17-00001912 Effective 11/16/2017	Print (PDF)
2016 Annual Bill	\$0.00	12/07/2016 Paid \$590.18 Receipt #1CP-16-00008105 Effective 11/30/2016	Print (PDF)
2015 Annual Bill	\$0.00	12/04/2015 Paid \$603.73 Receipt #01B-15-00000795 Effective 11/30/2015	Print (PDF)
2014 Annual Bill	\$0.00	11/21/2014 Paid \$508.80 Receipt #01C-14-00000458	Print (PDF)
2013 Annual Bill	\$0.00	12/02/2013 Paid \$493.71 Receipt #039-13-00000783	Print (PDF)
2012 Annual Bill	\$0.00	11/28/2012 Paid \$492.28 Receipt #LBD-12-00003199 Effective 11/23/2012	Print (PDF)
2011 Annual Bill	\$0.00	12/08/2011 Paid \$497.76 Receipt #20C-11-00000529 Effective 11/30/2011	Print (PDF)
2010 Annual Bill	\$0.00	12/07/2010 Paid \$501.27 Receipt #LBX-10-00157603 Effective 11/30/2010	Print (PDF)
2009 Annual Bill	\$0.00	12/09/2009 Paid \$474.61 Receipt #12A-09-00002227 Effective 11/30/2009	Print (PDF)
2008 Annual Bill	\$0.00	12/02/2008 Paid \$460.83 Receipt #2008-7116334 Effective 11/01/2008	Print (PDF)
2007 Annual Bill	\$0.00	12/04/2007 Paid \$464.82 Receipt #2007-7450617 Effective 11/01/2007	Print (PDF)
2006 Annual Bill	\$0.00	12/12/2006 Paid \$517.14 Receipt #2006-7198507 Effective 11/01/2006	Print (PDF)
2005 Annual Bill	\$0.00	12/08/2005 Paid \$540.94 Receipt #2005-3004834	Print (PDF)
2004 Annual Bill	\$0.00	11/15/2004 Paid \$440.13 Receipt #2004-1700832	Print (PDF)
Total Balance	\$0.00		There are no unpaid bills.



Search By Folio

Search By Name

Search By Address

Help

About

Marty Kiar Broward County Property Appraiser Florida

Parcel Information

Owner: CF & A HILL FAMILY LTD

Situs Address: STIRLING RD HOLLYWOOD FL 33020

Legal: 4-5142 N1/8 OF NE1/4 OF W1/2 OF NE1/4 LESS ANA L RW LESS PT TO CRASE CD & LESS N 53 FOR RD & LESS INSTR # 114646262 ECR & LES INSTR # 114649263 ECR

Millage Code: 0513

Use Code: 69

Land Value: \$ 27,780

Building Value: D

Other Value: D

Total Value: \$ 27,780

SOI Gapped Value: \$ 27,780

Homesite Exempt Amt: \$ 0

WVD Exempt Amt: \$ 0

Other Exempt Amt: \$ 0

Assessed Value: \$ 27,780

Sale Date: 12/29/2019

Sale Price: \$ 200



MARTY KIARD
BROWARD COUNTY
 REALTOR

Site Address	STIRLING ROAD, HOLLYWOOD FL 33020	ID #	5142 04 00 0112
Property Owner	STIRLING ACCESS LLC	Millage	0513
Mailing Address	261 SW 13 ST DANIA BEACH FL 33004	Use	10
Abbr Legal Description	4-51-42 A PORTION OF W1/2 OF NE1/4 OF SEC 4-51-42 DESC AS: COMM AT NE COR OF PAR "A" PER COLONIAL SQUARE 114-32 B, S ALG E/L OF PAR "A" 12 TO POB, CONT S 68.26 TO P/C, ELY & SELY 23.52 TO P/R/C, SELY & ELY 36.31, E 65.06 TO P/C, ELY NELY & NLY 55, N 36.08, W 108.80, NW 21.21, W 31.73 TO POB		

The just values displayed below were set in compliance with Sec. 193.011, Fla. Stat., and include a reduction for costs of sale and other adjustments required by Sec. 193.011(8).

* 2021 values are considered "working values" and are subject to change.

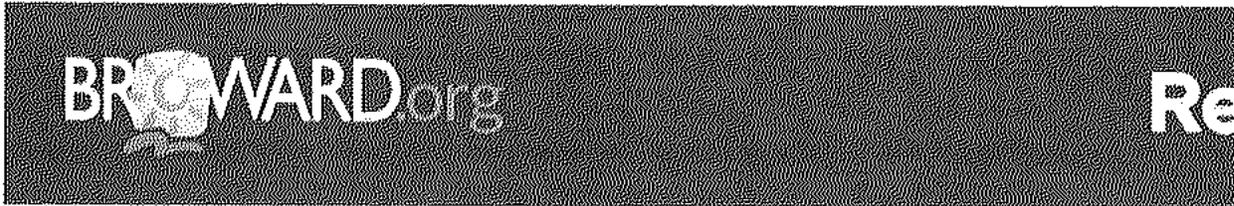
Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2021	\$46,550	\$11,600	\$58,150	\$58,150	
2020	\$46,550	\$11,600	\$58,150	\$58,150	
2019	\$46,550		\$46,550	\$46,550	\$989.51

2021 Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$58,150	\$58,150	\$58,150	\$58,150
Portability	0	0	0	0
Assessed/SOH	\$58,150	\$58,150	\$58,150	\$58,150
Homestead	0	0	0	0
Add. Homestead	0	0	0	0
Wid/Vet/Dis	0	0	0	0
Senior	0	0	0	0
Exempt Type	0	0	0	0
Taxable	\$58,150	\$58,150	\$58,150	\$58,150

Sales History			
Date	Type	Price	Book/Page or CIN
6/26/2019	DRR-T	\$100	115890740
1/23/2018	SWD-T	\$100	114849262

Land Calculations		
Price	Factor	Type
\$4.25	10,952	SF
Adj. Bldg. S.F. (Card, Sketch)		

Special Assessments								
Fire	Garb	Light	Drain	Impr.	Safe	Storm	Clean	Misc.
05								
L								
1								



2019 Delinquent Real Estate Taxes can now be paid online, by mail, or at the tax office. Delinquent taxes can only be paid in full either online by credit card only (no debit cards or e-checks), at the tax office by cashiers' check or money order (drop-off only as the office remains closed), or by mail by cashiers' check or money order. For information about payment by wire transfer, contact us at revenue@broward.org.

2020 SECOND INSTALLMENT TAX BILLS have been mailed and are now available and payable online.

BUSINESS TAX RENEWAL CARDS FOR 2020-2021 WERE MAILED OUT JULY 1, 2020, AND TAXES ARE NOW DUE AND PAYABLE:

Renewal balances can be paid online by most businesses unless Certificates or Licenses are required.

Search your account by the Business Tax Receipt Number. A green "Pay Receipt" link will display if you qualify to pay online. After the payment is completed and confirmed, you can print your Tax Receipt by clicking on the link "Print Your Business Tax Receipt". You can contact us at businesstax@broward.org.

Real Estate Account At STIRLING RD

Real Estate Account #514204-00-0112 [Parcel details](#) [Latest bill](#) [View/Print full bill history](#)

2019
PAID

2018
PAID

[Real Estate 2019 Annual Bill](#)

 Print this bill (PDF)

Broward County Records, Taxes & Treasury Div. Notice of Ad Valorem Taxes and Non-ad Valorem Assessments

Account number 514204-00-0112 Alternate key 834438 Escrow code -- Millage code 0613

PAID 2019-11-26
 \$049.93
 Effective 2019-11-25
 Receipt #LBX-19-00077035
 Print Receipt 

PAYMENTS MUST BE MADE IN US FUNDS AND DRAWN ON US BANK ACCOUNT.

Owner
 STIRLING ACCESS LLC
 261 SW 13 ST
 DANIA BEACH, FL 33004

Situs address
 STIRLING RD

Legal description
 4-51-42 A PORTION OF W1/2 OF NE1/4 OF SEC 4-51-42 DESC AS:COMM AT NE COR OF PAR "A" PER. COLONIAL SQUARE 114-32 B, S ALG E/L OF PAR "A" 12 TO POB, CONT S 68.26 TO P/C, ELY & SELY 23.52 TO P/R/C, SELY & ELY 36.31, E 65.06 TO P/C, ELY NELY & NLY 55; N 36.00, W 108.80, NW 21.21, W 31.73 TO POB

Ad Valorem Taxes

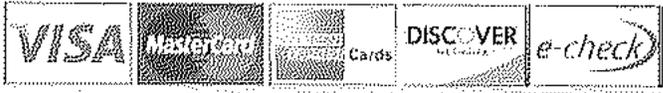
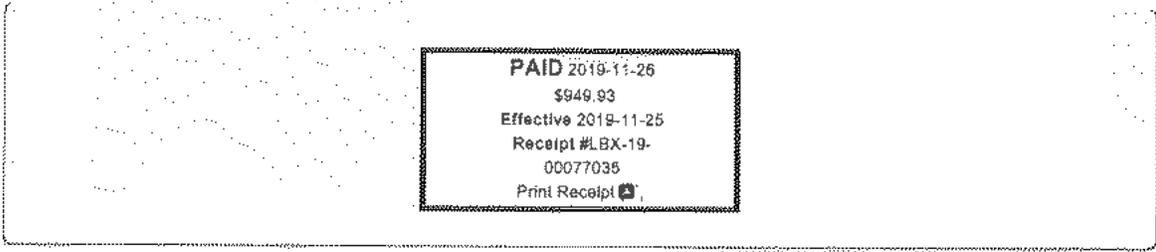
Taxing authority	Millage	Assessed	Exemption	Taxable	Tax
BROWARD COUNTY GOVERNMENT					
COUNTYWIDE SERVICES	5.48780	46,550	0	46,550	\$255.46
VOTED DEBT	0.18120	46,550	0	46,550	\$8.43
BROWARD CO SCHOOL BOARD					
GENERAL FUND	5.13500	46,550	0	46,550	\$239.03
CAPITAL OUTLAY	1.50000	46,550	0	46,550	\$69.83
VOTER APPROVED DEBT LEVY	0.10430	46,550	0	46,550	\$4.86
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.03970	46,550	0	46,550	\$1.85
OKEECHOBEE BASIN	0.12460	46,550	0	46,550	\$5.80
SFWMD DISTRICT	0.11520	46,550	0	46,550	\$5.36
SOUTH BROWARD HOSPITAL	0.12600	46,550	0	46,550	\$5.87
CHILDREN'S SVCS COUNCIL OF BC	0.48820	46,550	0	46,550	\$22.73
CITY OF HOLLYWOOD					
HOLLYWOOD OPERATING	7.46650	46,550	0	46,550	\$347.57
DEBT SERVICE	0.45610	46,550	0	46,550	\$21.23
FL INLAND NAVIGATION	0.03200	46,550	0	46,550	\$1.49
Total	21.25680				\$989.51

Non-Ad Valorem Assessments

Levying authority	Rate	Amount
No non-ad valorem assessments.		

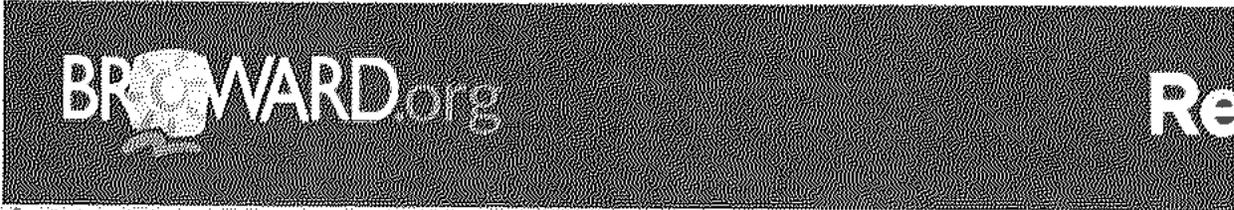
Combined taxes and assessments: \$989.51

If paid by: Nov 30, 2019
 Please pay: \$0.00



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2019 Delinquent Real Estate Taxes can now be paid online, by mail, or at the tax office. Delinquent taxes can only be paid in full either online by credit card only (no debit cards or e-checks), at the tax office by cashiers' check or money order (drop-off only as the office remains closed), or by mail by cashiers' check or money order. For information about payment by wire transfer, contact us at revenue@broward.org.

2020 SECOND INSTALLMENT TAX BILLS have been mailed and are now available and payable online.

BUSINESS TAX RENEWAL CARDS FOR 2020-2021 WERE MAILED OUT JULY 1, 2020, AND TAXES ARE NOW DUE AND PAYABLE:

Renewal balances can be paid online by most businesses unless Certificates or Licenses are required.

Search your account by the Business Tax Receipt Number. A green "Pay Receipt" link will display if you qualify to pay online. After the payment is completed and confirmed, you can print your Tax Receipt by clicking on the link "Print Your Business Tax Receipt". You can contact us at businesstax@broward.org.

Bill History --- Real Estate Account At STIRLING RD				Print (PDF)
Real Estate Account #514204-00-0112		Parcel details	Latest bill	View/Print full bill history
There are no unpaid bills.				
Amounts as of 10/06/2020.				
Bill	Balance	Status	Action	
<input type="checkbox"/> 2019 Annual Bill	\$0.00	11/26/2019 Paid \$949.93 Receipt #LBX-19-00077035 Effective 11/25/2019	<input checked="" type="checkbox"/> Print (PDF)	
Total Balance	\$0.00	There are no unpaid bills.		

Bill	Balance	Status	Action
2018 Annual Bill	\$0.00	11/29/2018 Paid \$926.23 Receipt #1CP-18-00003636	 Print (PDF)
Total Balance	\$0.00		There are no unpaid bills.



Property Id: 514204000112

**Please see map disclaimer



October 6, 2020



Related/Hill Parcels – Ecological Site Assessment and Wetland Evaluation

Hollywood, Broward County, Florida

Prepared For:
**Chris Hernandez
Related
315 S. Biscayne Boulevard
Miami, Florida 33131**

Prepared By:
Jim Goldasich, SPWS

10/9/2020

J. J. Goldasich and Associates, Incorporated

Boca Raton, Florida



This report reviews the current environmental and ecological conditions on the site and discusses existing wetland conditions, wildlife and listed fauna site use, and wetland issues associated with potential development of the site. Wetland mitigation cost estimates are provided for the projected wetland impacts.

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Executive Summary:

The Related/Hill Site was evaluated in July 2019 by both office and field assessments. The office assessment was designed as a scoping level review to target important natural areas of the site for later field review and included review of existing environmental permits for the site. Review of the Related/Hill Site aerials suggested the site to be a heavily vegetated forested community with tree nurseries, and the results of environmental and ecological field analysis confirmed that the site contains a mixture of native and non-native forest community with underlying areas of managed grasses. The Site is bounded by developed areas, surface waters and roadways. The site remains sufficiently wet even in areas that are used for active tree farming operations. There are both fresh water and saltwater wetlands and surface waters within the property boundary. The total area of the site that is found to contain wetland characteristics is 7.4 acres. Another 11.2 acres contains one or more wetland indicators and may exhibit wetland characteristics during wet seasonal conditions. The “seasonal wetland areas” are generally found within the tree nursery areas. A copy of the expired Broward County wetland jurisdictional determination that covers a portion of the property is attached for reference. The county wetland JD shows similar areas as those identified by the recent JJ Goldasich and Associates, Incorporated (JJGA)



site assessment. There were no sightings of listed fauna during the site assessments and no designated critical habitat exists onsite or in directly adjacent lands. Wading birds including the listed wood stork may use the wetlands and surface waters for feeding and the West Indian manatee may be present in the C-10 Canal that bisects the parcels. Other listed wildlife that may be present near, or on, the site include Florida Bonneted Bat, Eastern Indigo Snake and Everglades Snail Kite. None of these animals were observed by direct or indirect means during any of the site inspections. A list of potential listed fauna that were considered in the site assessment is included in the Appendix to this report. Based on the habitat assessment guidelines, the Related/Hill Site is expected to have a determination of not likely to adversely affect (NLAA) listed species with some limitations to the impact to wetlands and surface waters.

[Site Photo #1: Typical site conditions at Related/Hill, July 2019.](#)



Introduction:

The Related/Hill Site is in Section 04, Township 51 South, Range 42 East in the city of Hollywood, Broward County Florida. The approximate center of the site is $-80^{\circ} 9' 24.592''$ (-80.156831°) West Longitude and $26^{\circ} 2' 44.554''$ (26.045710°) North (see Figure 1, Site Aerial). The 2019 aerial photograph shows the Site to be a variably vegetated parcel with areas that are heavily forested along with herbaceous areas, tree-shrub mosaics and low-lying shrubs. According to the Florida Land Use, Cover and Forms Classification System (FLUCCS) the subject parcel contains



“Tree Nurseries” (FLUCCS 2410), “Brazilian Pepper” (FLUCCS 4220), “Australian Pine” (FLUCCS 4370), Upland Hardwood Forest” (FLUCCS 4200), “Reservoirs” (FLUCCS 5300) and “Channelized Waterways” (FLUCCS 5120) (see Figure 2, FLUCCS Map and Figure 5, Site Wetland Map). The site inspections revealed that the Upland Hardwood Forest, Australian Pine communities are actually a combination of Freshwater Wetlands (FLUCCS 6410) and Mangrove Forest (FLUCCS 6120). The adjacent parcels contain “Educational Facilities” (FLUCCS 1710), “Shopping Centers” (FLUCCS 1411), “Commercial and Services” (FLUCCS 1400), “Brazilian Pepper” and “Roads and Highways” (FLUCCS 8140). The accurate site conditions based on the current site assessment results are reflected on Figure 5.

Site Photo #2: Dense canopy with Brazilian pepper.

Overall Site Characteristics and Natural System Setting:

The preliminary Related/Hill Site review consisted of review of existing National Wetland Inventory (NWI) maps, State of Florida wetland mapping data, land use maps, Florida Digital Elevation Model Maps (LiDAR), US Fish and Wildlife Service (USFWS) maps and listed species accounts, National Resource Conservation Service (NRCS) maps and soils survey aeriels, site permitting history and historic aerial



photographs dating to approximately 1998. The results of this scoping assessment were used to target areas of importance for later field evaluation. The subsequent field evaluations consisted of multiple pedestrian transects throughout the Site during the daylight hours in July 2019. The results of the site assessments are based on data and information presented by the parcels during the season and time frame of the assessments and are time sensitive. The results of the office review, field surveys and site-specific ecological assessments are presented herein.

The LiDAR map (Figure 3) of the site and adjacent areas highlights the overall low ground elevations

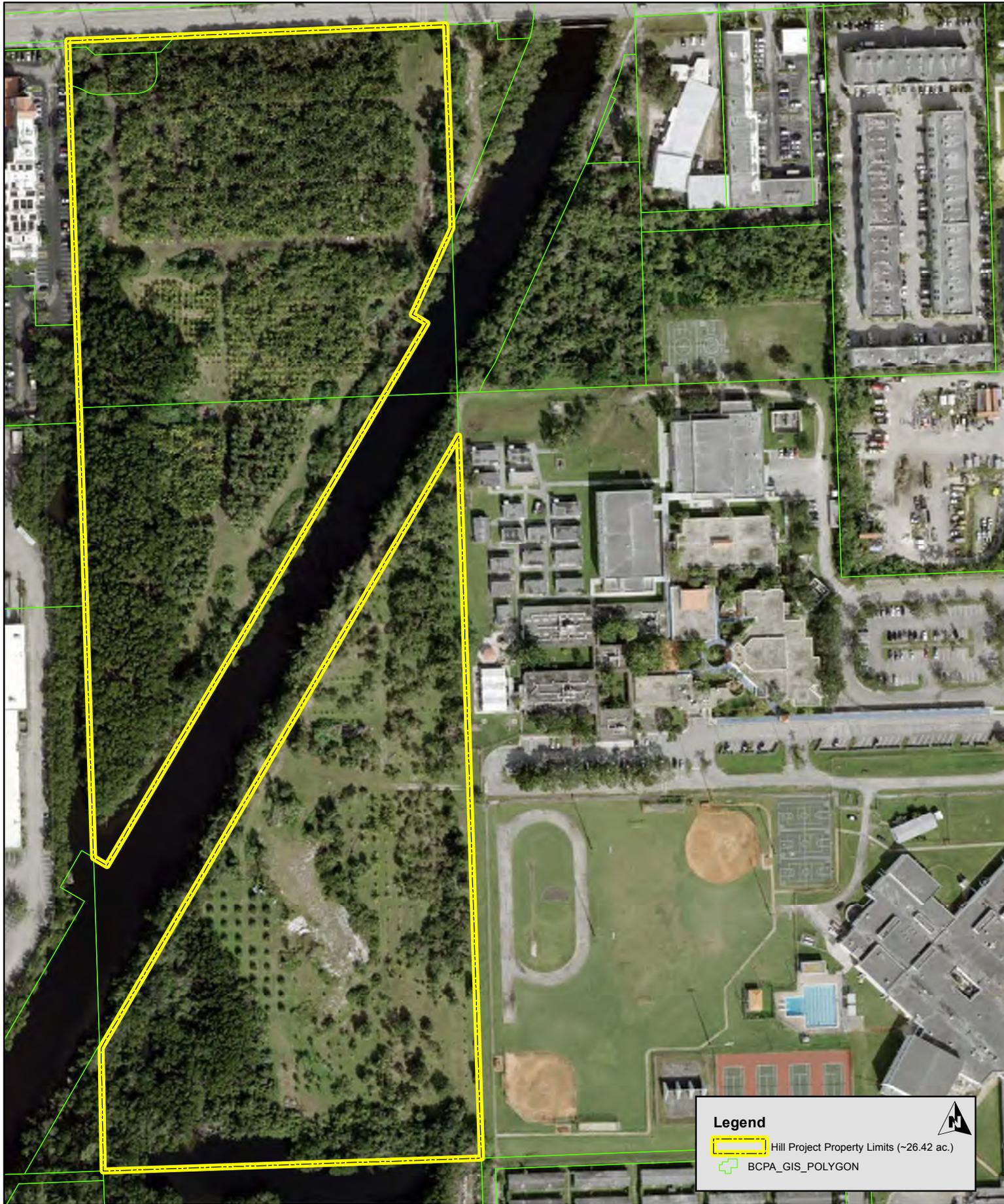


found on the parcel and these low elevations contribute to the potential for this site to pond and hold water from storm events. It is also hypothesized that the tidal C-10 waterway that bisects the site contributes to soil saturation and the slow percolation of storm water into the soil profile. The areas of blue on the LiDAR map are reflective of the areas that contained wetlands or wetland characteristics during the site reviews conducted in July 2019.

Site Photo #3: Canal with adjacent upland berm.

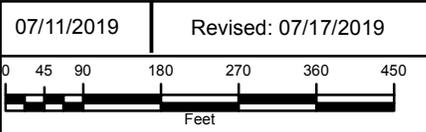
Areas of the site adjacent to the C-10 Canal have been filled but many areas remain low and provide direct interaction between the site and the waters of the canal, especially during periods of high water.





Legend

- Hill Project Property Limits (~26.42 ac.)
- BCPA_GIS_POLYGON

J. J. Goldasich and Associates, Incorporated

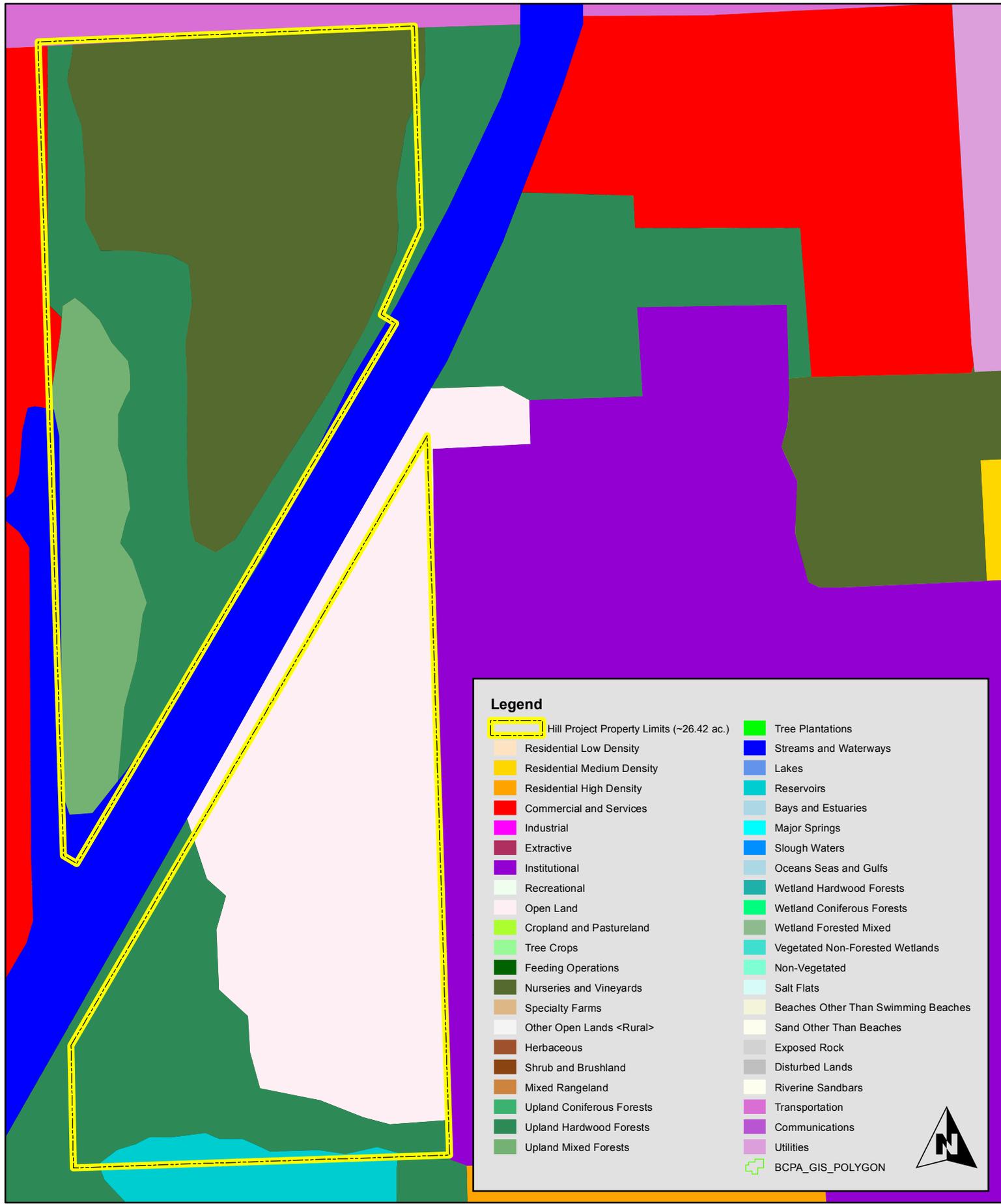


Ecological Services
Natural System Analysis
Natural System Permitting

(561) 883-9555
jjg@jjgoldasich.com
www.GoldasichEnvironmental.com

Hill Property
Approximate Property Limits
2019 Aerial Photograph
Hollywood, Broward County, Florida

ENV
1



Legend

Hill Project Property Limits (~26.42 ac.)	Tree Plantations
Residential Low Density	Streams and Waterways
Residential Medium Density	Lakes
Residential High Density	Reservoirs
Commercial and Services	Bays and Estuaries
Industrial	Major Springs
Extractive	Slough Waters
Institutional	Oceans Seas and Gulfs
Recreational	Wetland Hardwood Forests
Open Land	Wetland Coniferous Forests
Cropland and Pastureland	Wetland Forested Mixed
Tree Crops	Vegetated Non-Forested Wetlands
Feeding Operations	Non-Vegetated
Nurseries and Vineyards	Salt Flats
Specialty Farms	Beaches Other Than Swimming Beaches
Other Open Lands <Rural>	Sand Other Than Beaches
Herbaceous	Exposed Rock
Shrub and Brushland	Disturbed Lands
Mixed Rangeland	Riverine Sandbars
Upland Coniferous Forests	Transportation
Upland Hardwood Forests	Communications
Upland Mixed Forests	Utilities
	BCPA_GIS_POLYGON



07/11/2019	Revised: 07/17/2019

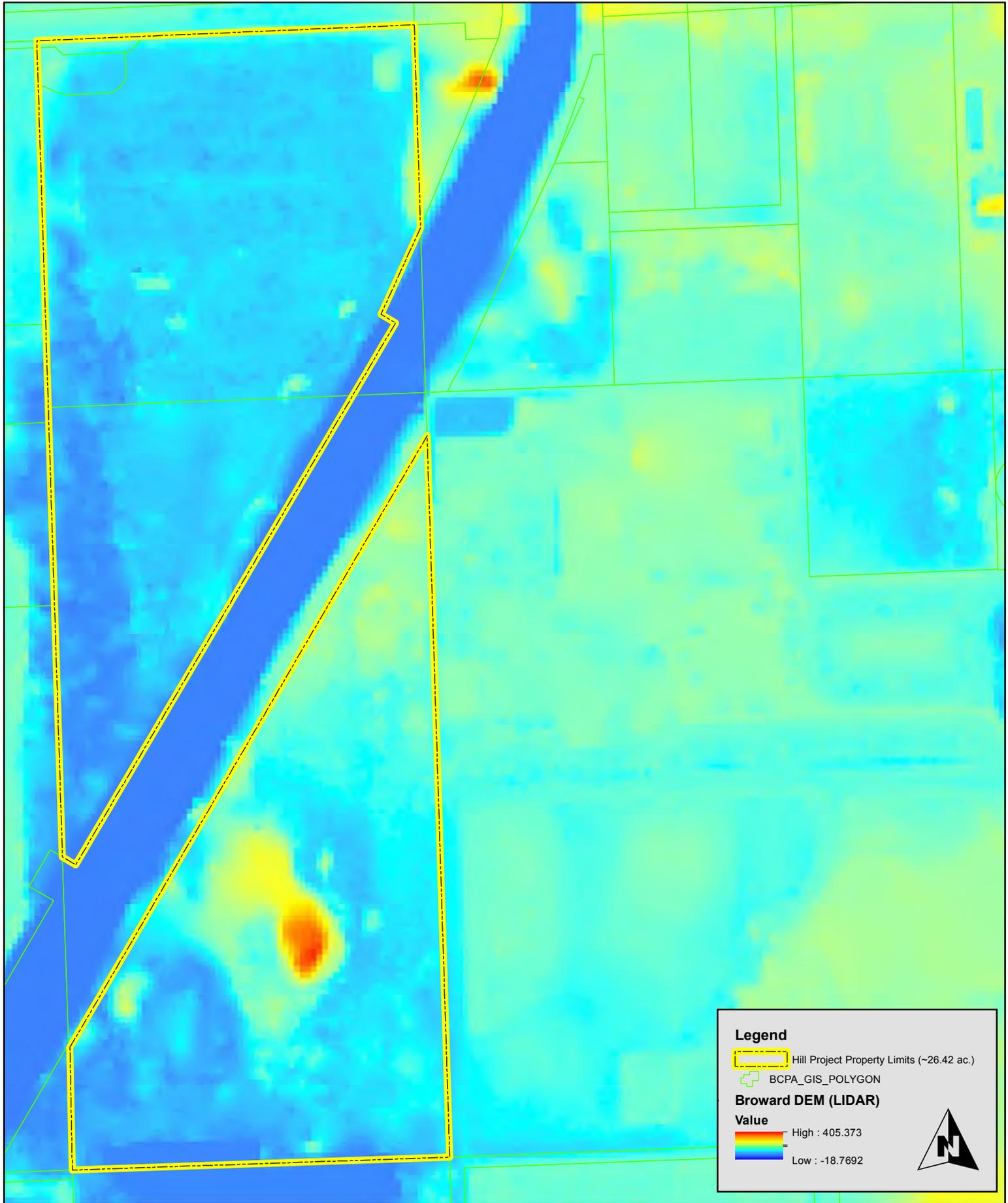
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Hill Property
Approximate Property Limits with FLUCCS
2019 Aerial Photograph
Hollywood, Broward County, Florida

**ENV
2**



Legend

-  Hill Project Property Limits (~26.42 ac.)
-  BCPA_GIS_POLYGON

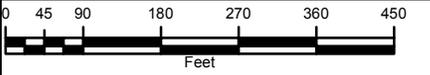
Broward DEM (LIDAR)

Value

-  High : 405.373
-  Low : -18.7692



07/11/2019	Revised: 07/17/2019
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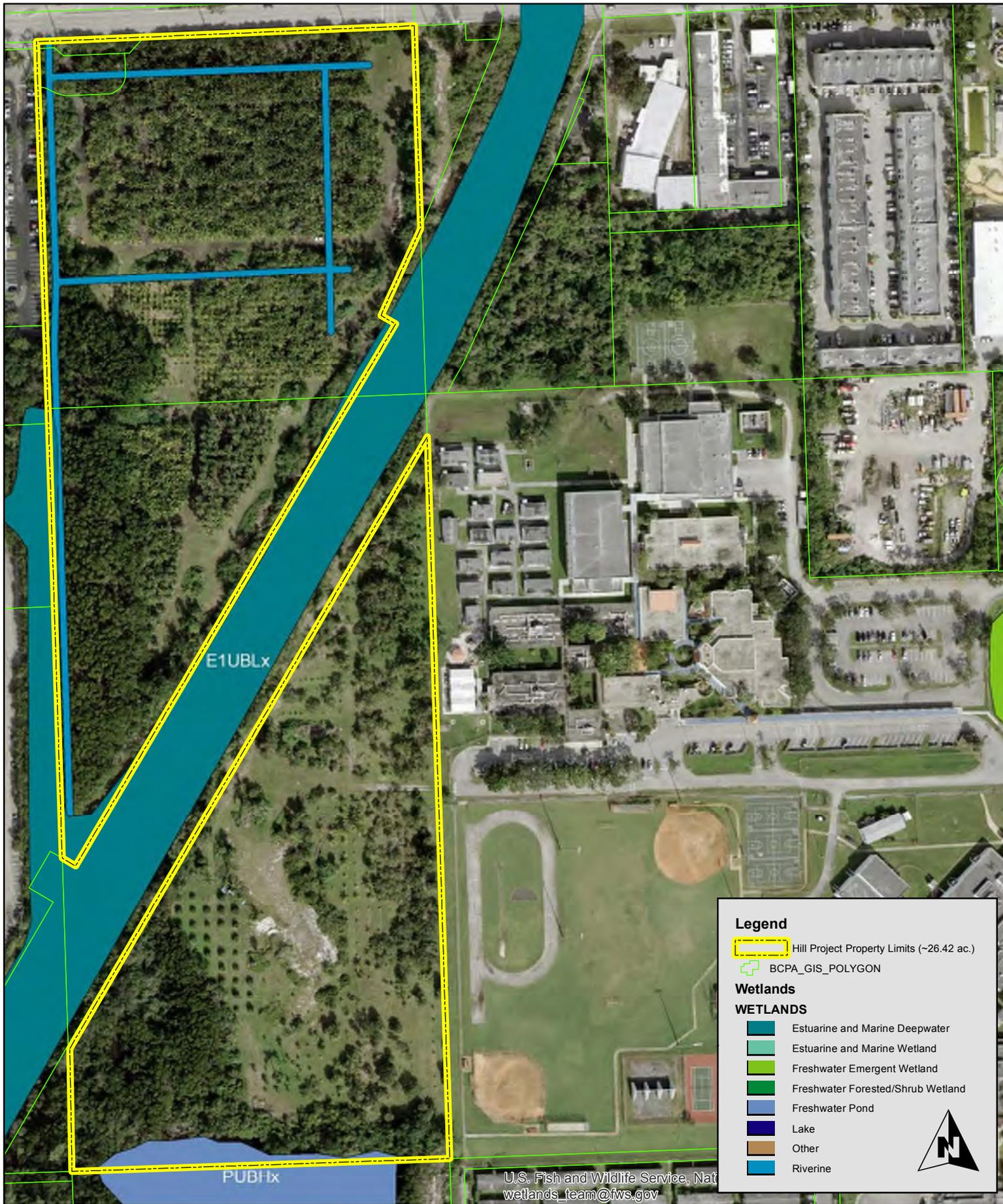


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Hill Property
 Approximate Property Limits with LiDAR
 2019 Aerial Photograph
 Hollywood, Broward County, Florida

ENV
3



Legend

- Hill Project Property Limits (~26.42 ac.)
- BCPA_GIS_POLYGON

Wetlands

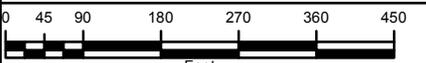
WETLANDS

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine



U.S. Fish and Wildlife Service, Nat
wetlands_team@fws.gov

07/11/2019	Revised: 07/17/2019
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Feet

J. J. Goldasich and Associates, Incorporated

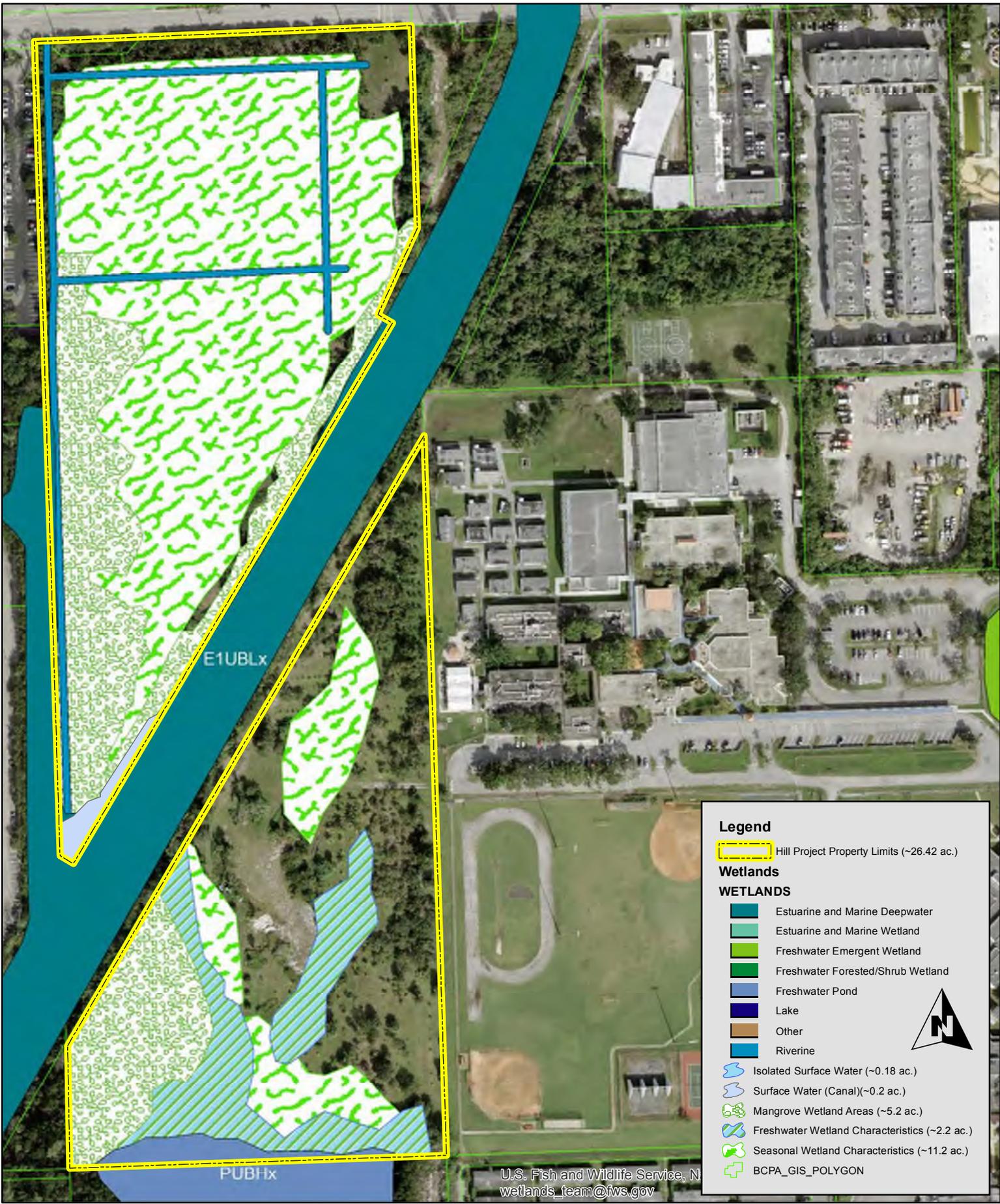


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Hill Property
Approximate Property Limits with NWI
2019 Aerial Photograph
Hollywood, Broward County, Florida

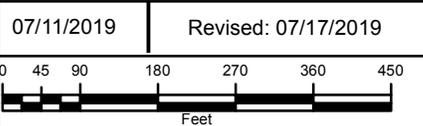
ENV
4



Legend

- Hill Project Property Limits (~26.42 ac.)
- Wetlands**
- WETLANDS**
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine
- Isolated Surface Water (~0.18 ac.)
- Surface Water (Canal) (~0.2 ac.)
- Mangrove Wetland Areas (~5.2 ac.)
- Freshwater Wetland Characteristics (~2.2 ac.)
- Seasonal Wetland Characteristics (~11.2 ac.)
- BCPA_GIS_POLYGON

U.S. Fish and Wildlife Service, N
wetlands_team@fws.gov



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Hill Property
Approximate Property Limits Natural Areas
2019 Aerial with 2019 Mapped Wetlands
Hollywood, Broward County, Florida

**ENV
5**

Vegetation:

Vegetation found on the site consists of a mixed native and non-native tree canopy, tree nursery actively managed and mowed grass lands and denuded areas. The most prevalent plants in the forested community are Brazilian pepper (*Schinus terebinthifolius*) and mixed mangroves. The mangrove areas contain red (*Rhizophora mangle*), black (*Avicennia germinans*) and white (*Laguncularia racemosa*) mangroves with the apparent dominant being the white mangrove. In addition, the forested areas contain buttonwood (*Conocarpus erectus*), ear leaf Acacia (*Acacia auriculiformis*) and young saplings of many of

these species. Understory vegetation is very limited due to the shading effects but includes seashore salt grass (*Distichlis spicata*), Wedelia (*Wedelia trilobata*), pennywort (*Hydrocotyl umbellata*) and coin wort (*Centella asiatica*). Other less dominant plants found on the site include poison ivy (*Toxicodendron radicans*), bacopa (*Bacopa* spp.), frog's bit (*Limnobium spongia*), shoe button ardisia (*Ardisia elliptica*), golden leather fern (*Acrostichum aureum*), sword fern (*Blechnum serrulatum*) and St. Augustine grass (*Stenotaphrum secundatum*).

Site Photo #4: Typical site conditions showing mangrove/freshwater wetland ecotone.

The vegetation in many areas of the site is indicative of wetland conditions and would meet the criteria for a jurisdictional wetland for both the State of Florida and the US Army Corps of Engineers delineation methodologies.



Soil Survey Mapped Soils:

According to the “Soil Survey of Broward County”, the soils mapped for the subject site consist of Arents-Urban Land (Map Unit Symbol 2), Margate Fine Sand (Map Unit Symbol 19), Okeelanta Muck (Map Unit Symbol 21) and Plantation Muck (Map Unit Symbol 27). All of these soils are listed as hydric soils (wetland soil) in Broward County, except for the Arents-Urban Land soil type (see Figure 6).

Arents-Urban Land (GIS #2):

Arents are soils that are found on rises on marine terraces and consist of altered marine deposits. Typically these soils are found in developed areas and have been artificially placed and shaped by human means. Arent soils have a high runoff potential and are not susceptible to flooding or ponding. Arent soils are typically deep consisting of up to 60 inches of cobbly sand, sand and limestone fragments.

Margate Fine Sand (GIS #19):

According to the Broward County NRCS soil survey, Margate Fine Sand soil consists of poorly drained, rapidly permeable soil formed in sandy marine sediments on marine terraces. The fractured limestone below can be excavated using typical excavation power equipment. These areas are often used for citrus or improved pasture with adequate water control. Vegetation found in the natural condition would typically consist of various wax myrtle, pineland threawn, St. John’s wort and scattered cypress. In the undrained condition, water levels may range from flooded to within 10 inches of the surface for up to 6 months each year.

Okeelanta Muck (GIS #21):

According to the Broward County NRCS soil survey, Okeelanta muck consists of very poorly drained, rapidly permeable, moderately deep soils formed in depressional areas on marine terraces. These soils formed over fractured limestone. The typical soil pedon consists of 31 inches of muck over 30 inches of fine sand over limestone to depths of 65 inches. Depth to water table is 0 inches in the wet season and has a high probability to pond water on the soil surface. The fractured limestone below can be excavated using typical excavation power equipment.

Plantation Muck (GIS #27):

The Broward County NRCS soil survey states that Plantation muck is a very poorly drained organic soil that formed in marshes on marine terraces. The soil is moderately deep and consists of muck over fine sand over fine sandy loam over unweathered bedrock at a depth of 39 inches. The depth to water table is 0 inches in the wet season and the soil has a high probability to pond water on its surface.

Field Evaluated and Confirmed Soils:

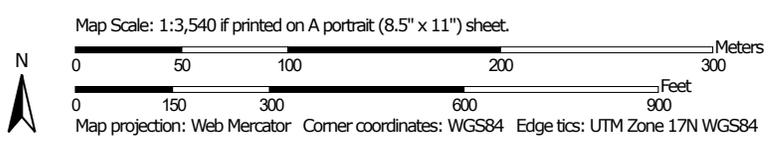
The areas of the site that could be accessed presented with soil conditions typical for those soils mapped and the site contained mixtures of Okeelanta and Plantation muck with areas of Margate fine sand. The east, south and perimeters contained Arents(Urban soil types consistent with the alterations associated with urbanization and development. Arents type soils were also present along the C-10 canal and in the vicinity of the freshwater pond on the southern parcel. The soils were generally saturated in the upper 12 inches in all soil pits excavated except in the Arents-Urban Land soils.



Soil Map—Broward County, Florida, East Part
(Related- Hill Property)



Soil Map may not be valid at this scale.



MAP LEGEND

Area of Interest (AOI)		Area of Interest (AOI)	
Soils		Water Features	
		Transportation	
Special Point Features			
			Background

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Broward County, Florida, East Part
Survey Area Data: Version 14, Sep 17, 2018

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Dec 17, 2014—Feb 11, 2015

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
2	Arents-Urban land complex	0.9	3.3%
19	Margate fine sand, occasionally ponded, 0 to 1 percent slopes	11.6	40.6%
21	Okeelanta muck, drained, frequently ponded, 0 to 1 percent slopes	13.4	46.8%
99	Water	2.7	9.3%
Totals for Area of Interest		28.6	100.0%

Surface Hydrology:

The surface of the site contained saturated soils within the upper 12 inches of much of the site. This condition appeared to be persistent as evidenced by the soil color, matrix conditions and the presence of



significant redox features. Direct and indirect indicators of hydrology found onsite suggested that much of the site is generally at least saturated in the upper soil stratus during the majority of any normal year. The surface ponding evidence consisted of multiple stems, hypertrophied lenticels, water stains, periphyton, leaf litter, wrack lines and flow ways. Many areas of the tree farm also presented wetland characteristics in the hydrology. As a result a large area of the site is shown as “seasonal wetlands” based on evidence of routine or continuous saturation or inundation sufficient to meet the wetland and surface water hydrology criteria contained in Chapter 62.340 FAC and the US Army Corps of Engineers (ACOE) wetland delineation manual, (US Army Corps of Engineers, Waterways Experiment Station, January 1987).

Site Photo #5: Water level in C-10 Canal at the Related/Hill site.

Wetland Characteristics and Wetland Mitigation:

Based on the results of this site assessment, it is estimated that approximately 7.4 acres of the site contains wetlands based on the presence of wetland characteristics (see Figure 5) during the site assessments. In addition, approximately 11.2 acres of the parcel contain areas that may present wetland



characteristics during wet periods of the year. At the time of the site inspection in July 2019 the additional 11.2 acres of the site would likely meet all criteria to be considered jurisdictional wetlands by the State of Florida and US Army Corps of Engineers.

Uniform Wetland Mitigation Assessment Methodology (UMAM):

A UMAM assessment has been conducted for the project wetlands (see Appendix) and based on this assessment the site mangrove wetlands score 0.50 and the freshwater wetlands score a 0.33 and the seasonal wetlands a score of 0.33; only the mangrove system does not score as a very low-quality wetland system. Given the fact that much of the mangrove wetland area is relatively good quality direct impact and removal of these areas may not be authorized by the regulatory agencies. In order to determine the final agency determinations for wetland impact on this site it is recommended that further coordination be conducted with the US Army Corps of Engineers, South Florida Water Management District and Broward County in the form of informal preapplication meetings. Such meeting could provide additional insight on final site uses and project development scenarios. However, based on the information currently available and the results of the site assessment, one potential wetland impact scenario is evaluated with estimated costs and the results are provided below. The costs do not include the cost of the land upon which the wetland mitigation will be conducted nor does it include the lost cost of developable land.

Wetland Preservation and Onsite Mitigation Cost Estimate:

If onsite wetland mitigation is proposed, the project would include approximately 5.2 acres of mangrove wetland enhancement and up to 13.4 acres of wetland impacts if all seasonal wetlands are ultimately claimed as jurisdictional areas. Onsite mitigation of the 5.2 acres of mangrove wetland would result in the need for additional wetland mitigation from other sources. These sources could include other sites purchased for the mitigation, offsite wetland mitigation bank credits (currently not available) or offsite government owned areas. Recent changes in Florida law (HB-521) have made it possible to use lands set aside by local governments for conservation purposes and options in this arena are ever expanding at the present time. It must be stressed here that the offsite options are numerous and constantly changing so the final project may incorporate a completely different wetland mitigation plan in the final development scenario. Potential onsite mitigation costs are provided according to the schedule below:

Onsite Mitigation Cost Estimate:

Mitigation Action	Unit	Quantity	Cost / Unit	Estimated Cost
Earthwork	CY	25,000	\$8.00	\$200,000.00
Planting (per Planting Plan)	AC	5.2	\$8,000.00	\$41,600.00
Maintenance	EA	20	\$3,500.00	\$70,000.00
Monitoring	EA	20	\$3,000.00	\$60,000.00
SFWMD Contingency	EA	1	10% of Total	\$57,160.00
Sub-Total				\$371,600.00
Total with Contingency				\$408,760.00



The onsite wetland mitigation cost estimate is provided as a general guide only and is based on incidental site data only. More accurate cost estimates can be generated once additional needed information relative to soil conditions, exotic plant density, flowage connections, amount of alteration and buffer conditions is obtained. This information is generally developed during project site planning activities.

Depending upon the final jurisdictional wetland areas claimed by the regulatory agencies, this onsite mitigation would still result in the need to provide additional mitigation. The total amount of additional mitigation would be between 6.14 and 52.55 acres of similar UMAM lift lands. This is a large range of potential mitigation requirements and could be further limited by formal wetland jurisdictional determinations conducted by the regulatory agencies and pre-application meetings. It is recommended that both of these actions be conducted before beginning development site planning and design. The cost to improve similar lands would be similar to the costs associated with the onsite wetland mitigation in all areas except the earthwork. The earthwork costs would change according to the location of the other mitigation site.

Historic Aerial Review:

The review of site conditions via historic aerial photograph was also conducted on the Related/Hill site. Specifically, the years 1998 – 2019 were reviewed to determine site conditions visible during the time the aerial photograph was taken. Following is a summary of the findings of the review of various years during the period:

1998:

Site shows encroachment by shrubby and woody vegetation with apparent cleared areas. No noticeable site use for tree nurseries. Forested areas along the perimeter and C-10 Canal appear to be mangrove and Brazilian pepper communities.

2002:

Area shows some tree nursery and agricultural related activities; previously cleared areas appear to be returning to un-managed conditions with shrubby vegetation beginning to expand.

2005:

Area shows some tree nursery and agricultural related activities; previously cleared areas appear to be returning to un-managed conditions with shrubby vegetation beginning to expand. Nursery operations expanding in the northern parcels.

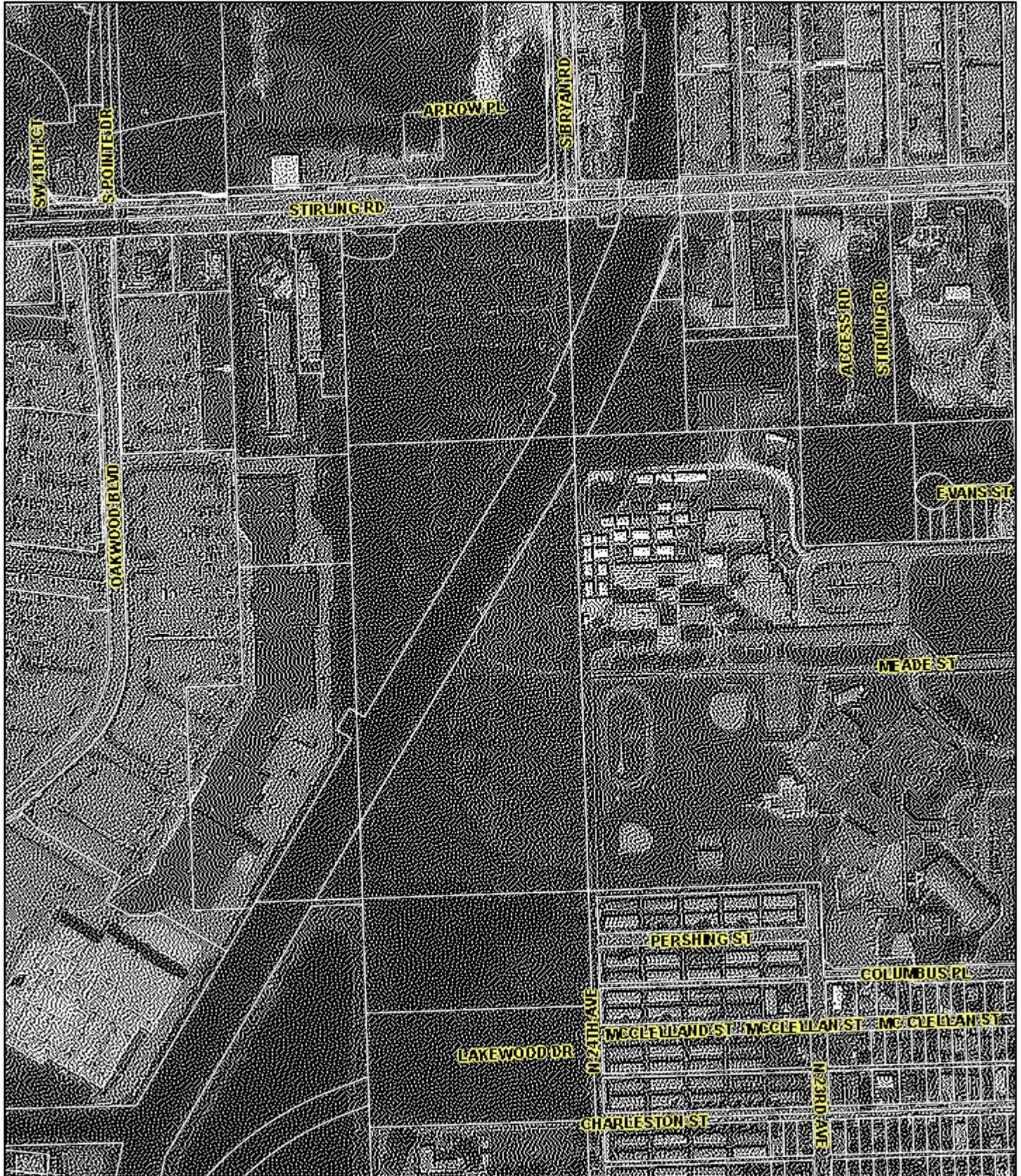
2008:

Significant tree nursery and agricultural activity. Clearing and agricultural related uses expanding on the southern parcels.

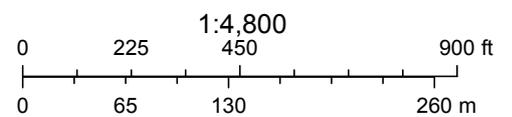
2015:

Significant tree nursery and agricultural activity continues throughout both the north and south parcels. Clearing and agricultural related uses continue to expand on the southern parcels.



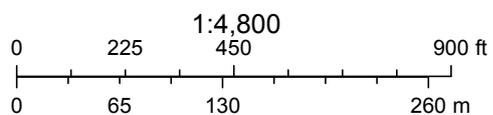


July 12, 2019



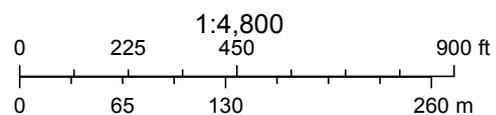


July 12, 2019



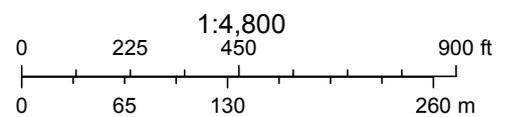


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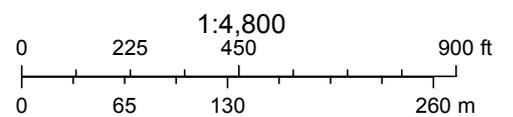


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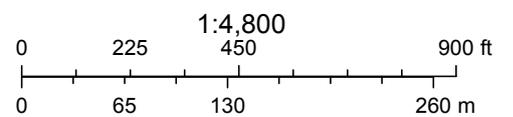


July 12, 2019



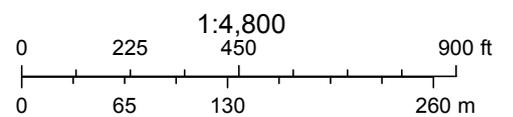


July 12, 2019





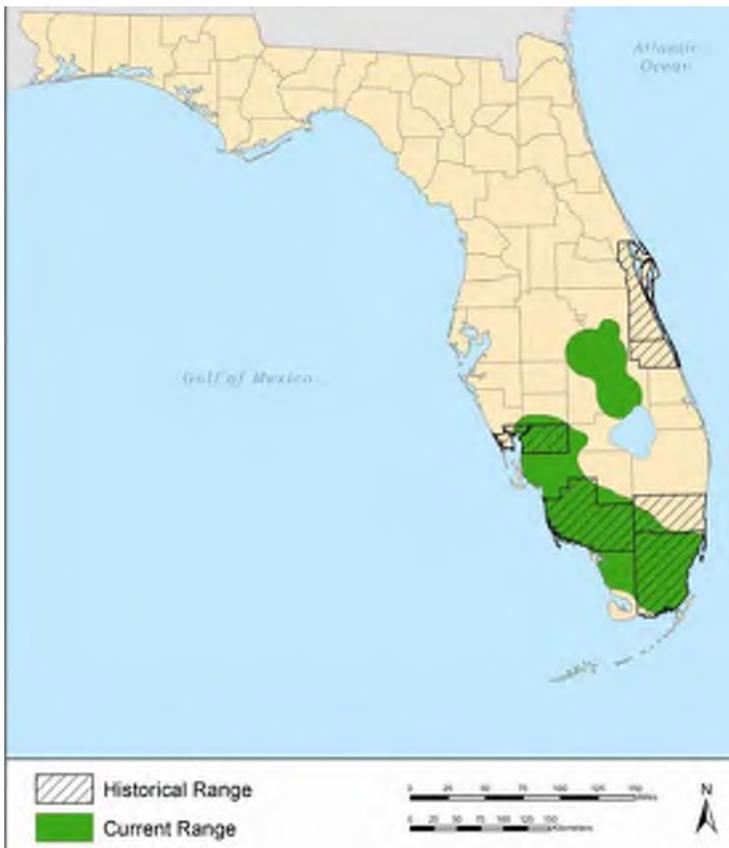
July 12, 2019



Fauna, Listed Species and Critical Habitat:

Site assessments were conducted with an eye toward those species that are known to use the area as part of their existing or historic range (see IPaC List in Appendix). This was not meant to limit the site assessments, but rather provided a base line from which the site assessments could be conducted. From the list a reduced target species evaluation included the listed animals whose current or historic range includes this area of Broward County, include the following:

Florida Bonneted Bat



The Florida bonneted bat (*Eumops floridanus*) has not been documented in this area of Broward County in many years, but its historic range does extent into this area. As a result, the Consultation Area (see Figure #6) for this species does not include the project site, but since the USFWS is known to require special consideration for this species, the site assessments also paid particular attention to actual or potential site use by this species. was given to actual or potential use of the site by the Florida Bonneted Bat). No FBBs were sighted and nothing on the site suggested that the FBB currently uses the site.

Figure 6: Current and Historic Range Florida Bonneted Bat (USFWS).

Eastern Indigo Snake

Another animal not observed on the site, but whose range currently extends into the project area, is the eastern indigo snake.

None of these snakes were sighted during the site assessments. Any ACOE permit for the project site would require the standard indigo snake permit conditions. These conditions require a mention of the indigo snake at a pre-construction conference, notification that they are protected, and everyone must be aware that this animal may be present. Construction personnel are to carefully observe and protection the indigo snake during all aspects of construction. The protection includes cessation of work near any sighted snake until it leaves the area of its own accord. The USFWS must also be notified of any snake sighting.



West Indian Manatee

This animal may be present in the waters of the C-10 Canal at any time. Alteration or construction in this waterway will require special protection measures for the manatee including work cessation during their presence in the vicinity of the work site when working in the water.

Wood Stork

Areas of the adjacent wetland mitigation site provides suitable habitat for wood stork population feeding and roosting may occur on the subject site. However, no wood storks were observed during the site assessments and indirect evidence of roosting by large birds was not evident on the site. Based on the conditions of the site, it is projected that the project review by ACOE and FWS would result in a “Not Likely to Adversely Affect” (NLAA) determination by the federal agencies.

Environmental Permit Processing and Conditions:

Any development project for this site would most likely include the preservation and enhancement of at least some of the mangrove wetlands. Onsite mitigation would most likely not be sufficient to accommodate impacts to the remaining wetland areas on the site and some form of additional wetland mitigation would be required. This additional mitigation could include additional onsite areas, offsite areas acquired by the project, offsite areas owned by a government entity or a combination of these mitigation types. If a wetland mitigation bank again has available wetland mitigation credits for this area of Broward County then the wetland mitigation bank credits would also be an available option. Currently, only fresh water forested wetland mitigation credits are available for this area and are suitable for use by all of the three resource permitting agencies. The old Florida wetland mitigation bank in Pembroke Pines is nearly ready to have credit availability for federal use only but mitigation using these credits would also have to include additional wetland mitigation for the state and county impacts. These wetland credits are for freshwater herbaceous and freshwater forested community types.

Conclusions and Recommendations:

The Related/Hill parcel contains an estimated 7.4 acres of mangrove dominated wetlands and potentially 13.4 acres of freshwater and seasonal freshwater wetlands. Any impacts to these wetlands will require wetland mitigation. Based on the results of the site assessment, it is recommended that a forma wetland jurisdictional determination be conducted with the regulatory agencies to define the precise limits of the State of Florida and US Army Corps of Engineers wetland areas. Concurrent with this a pre-application meeting should be held with these same agencies to evaluate the potential for direct impacts to the wetlands on the site and potentially available nearfield offsite mitigation options. Final design scenarios could then be developed that would provide the greatest extent of development and the appropriate impact mitigation plan early in any development scenario for this site.



IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Location

Broward County, Florida



Local office

South Florida Ecological Services Field Office

☎ (772) 562-3909

📠 (772) 562-4288

1339 20th Street

Vero Beach, FL 32960-3559

<http://fws.gov/verobeach>

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population, even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species

¹ and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries²).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact [NOAA Fisheries](#) for [species under their jurisdiction](#).

-
1. Species listed under the [Endangered Species Act](#) are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information.
 2. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Mammals

NAME	STATUS
<p>Florida Panther <i>Puma (=Felis) concolor coryi</i> No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/1763</p>	Endangered
<p>Puma (=mountain Lion) <i>Puma (=Felis) concolor</i> (all subsp. except <i>coryi</i>) No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/6049</p>	SAT
<p>Southeastern Beach Mouse <i>Peromyscus polionotus niveiventris</i> No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/3951</p>	Threatened
<p>West Indian Manatee <i>Trichechus manatus</i> There is final critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/4469</p>	Threatened Marine mammal

Birds

NAME	STATUS
<p>Everglade Snail Kite <i>Rostrhamus sociabilis plumbeus</i> There is final critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/7713</p>	Endangered
<p>Florida Scrub-jay <i>Aphelocoma coerulescens</i> No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/6174</p>	Threatened
<p>Ivory-billed Woodpecker <i>Campephilus principalis</i> No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/8230</p>	Endangered
<p>Piping Plover <i>Charadrius melodus</i> There is final critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/6039</p>	Threatened
<p>Red Knot <i>Calidris canutus rufa</i> No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/1864</p>	Threatened

Red-cockaded Woodpecker *Picoides borealis* Endangered
No critical habitat has been designated for this species.
<https://ecos.fws.gov/ecp/species/7614>

Wood Stork *Mycteria americana* Threatened
No critical habitat has been designated for this species.
<https://ecos.fws.gov/ecp/species/8477>

Reptiles

NAME	STATUS
American Alligator <i>Alligator mississippiensis</i> No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/776	SAT
American Crocodile <i>Crocodylus acutus</i> There is final critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/6604	Threatened
Eastern Indigo Snake <i>Drymarchon corais couperi</i> No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/646	Threatened
Hawksbill Sea Turtle <i>Eretmochelys imbricata</i> There is final critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/3656	Endangered
Leatherback Sea Turtle <i>Dermochelys coriacea</i> There is final critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/1493	Endangered
Loggerhead Sea Turtle <i>Caretta caretta</i> There is final critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/1110	Threatened

Insects

NAME	STATUS
Bartram's Hairstreak Butterfly <i>Strymon acis bartrami</i> There is final critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/4837	Endangered

Florida Leafwing Butterfly *Anaea troglodyta floralis* Endangered
There is **final** critical habitat for this species. Your location is outside the critical habitat.
<https://ecos.fws.gov/ecp/species/6652>

Miami Blue Butterfly *Cyclargus (=Hemiargus) thomasi bethunebakeri* Endangered
No critical habitat has been designated for this species.
<https://ecos.fws.gov/ecp/species/3797>

Flowering Plants

NAME	STATUS
Beach Jacquemontia <i>Jacquemontia reclinata</i> No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/1277	Endangered
Okeechobee Gourd <i>Cucurbita okeechobeensis</i> ssp. <i>okeechobeensis</i> No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/5999	Endangered
Tiny Polygala <i>Polygala smallii</i> No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/996	Endangered

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act

¹ and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described [below](#).

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern <http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php>
- Measures for avoiding and minimizing impacts to birds <http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php>
- Nationwide conservation measures for birds <http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasures.pdf>

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern](#) (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ [below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME

BREEDING SEASON (IF A BREEDING SEASON IS INDICATED FOR A BIRD ON YOUR LIST, THE BIRD MAY BREED IN YOUR PROJECT AREA SOMETIME WITHIN THE TIMEFRAME SPECIFIED, WHICH IS A VERY LIBERAL ESTIMATE OF THE DATES INSIDE WHICH THE BIRD BREEDS ACROSS ITS ENTIRE RANGE. "BREEDS ELSEWHERE" INDICATES THAT THE BIRD DOES NOT LIKELY BREED IN YOUR PROJECT AREA.)

American Kestrel *Falco sparverius paulus*

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Breeds Apr 1 to Aug 31

<p>Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626</p>	<p>Breeds Sep 1 to Jul 31</p>
<p>Black Skimmer <i>Rynchops niger</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/5234</p>	<p>Breeds May 20 to Sep 15</p>
<p>Black-whiskered Vireo <i>Vireo altiloquus</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA</p>	<p>Breeds May 1 to Aug 15</p>
<p>Common Ground-dove <i>Columbina passerina exigua</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA</p>	<p>Breeds Feb 1 to Dec 31</p>
<p>Least Tern <i>Sterna antillarum</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA</p>	<p>Breeds Apr 20 to Sep 10</p>
<p>Lesser Yellowlegs <i>Tringa flavipes</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9679</p>	<p>Breeds elsewhere</p>
<p>Limpkin <i>Aramus guarauna</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	<p>Breeds Jan 15 to Aug 31</p>
<p>Magnificent Frigatebird <i>Fregata magnificens</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	<p>Breeds Oct 1 to Apr 30</p>
<p>Prairie Warbler <i>Dendroica discolor</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	<p>Breeds May 1 to Jul 31</p>
<p>Prothonotary Warbler <i>Protonotaria citrea</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	<p>Breeds Apr 1 to Jul 31</p>

<p>Reddish Egret <i>Egretta rufescens</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/7617</p>	Breeds Mar 1 to Sep 15
<p>Ruddy Turnstone <i>Arenaria interpres morinella</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA</p>	Breeds elsewhere
<p>Semipalmated Sandpiper <i>Calidris pusilla</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	Breeds elsewhere
<p>Short-billed Dowitcher <i>Limnodromus griseus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9480</p>	Breeds elsewhere
<p>Short-tailed Hawk <i>Buteo brachyurus</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/8742</p>	Breeds Mar 1 to Jun 30
<p>Smooth-billed Ani <i>Crotophaga ani</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/1754</p>	Breeds Jan 1 to Dec 31
<p>Swallow-tailed Kite <i>Elanoides forficatus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8938</p>	Breeds Mar 10 to Jun 30
<p>Whimbrel <i>Numenius phaeopus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9483</p>	Breeds elsewhere
<p>White-crowned Pigeon <i>Patagioenas leucocephala</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/4047</p>	Breeds May 1 to Sep 30
<p>Willet <i>Tringa semipalmata</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p>	Breeds Apr 20 to Aug 5

Yellow Warbler *Dendroica petechia gundlachi*

Breeds May 20 to Aug 10

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. [Additional measures](#) and/or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the migratory birds potentially occurring in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [AKN Phenology Tool](#).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: [The Cornell Lab of Ornithology All About Birds Bird Guide](#), or (if you are unsuccessful in locating the bird of interest there), the [Cornell Lab of Ornithology Neotropical Birds guide](#). If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Marine mammals

Marine mammals are protected under the [Marine Mammal Protection Act](#). Some are also protected under the Endangered Species Act

¹ and the Convention on International Trade in Endangered Species of Wild Fauna and Flora².

The responsibilities for the protection, conservation, and management of marine mammals are shared by the U.S. Fish and Wildlife Service [responsible for otters, walruses, polar bears, manatees, and dugongs] and NOAA Fisheries

³ [responsible for seals, sea lions, whales, dolphins, and porpoises]. Marine mammals under the responsibility of NOAA Fisheries are **not** shown on this list; for additional information on those species please visit the [Marine Mammals](#) page of the NOAA Fisheries website.

The Marine Mammal Protection Act prohibits the take (to harass, hunt, capture, kill, or attempt to harass, hunt, capture or kill) of marine mammals and further coordination may be necessary for project evaluation. Please contact the U.S. Fish and Wildlife Service Field Office shown.

1. The [Endangered Species Act](#) (ESA) of 1973.
2. The [Convention on International Trade in Endangered Species of Wild Fauna and Flora](#) (CITES) is a treaty to ensure that international trade in plants and animals does not threaten their survival in the wild.
3. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following marine mammals under the responsibility of the U.S. Fish and Wildlife Service are potentially affected by activities in this location:

NAME

West Indian Manatee *Trichechus manatus*
<https://ecos.fws.gov/ecp/species/4469>

Facilities

Wildlife refuges and fish hatcheries

REFUGE AND FISH HATCHERY INFORMATION IS NOT AVAILABLE AT THIS TIME

Wetlands in the National Wetlands Inventory

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of](#)

[Engineers District.](#)

WETLAND INFORMATION IS NOT AVAILABLE AT THIS TIME

This can happen when the National Wetlands Inventory (NWI) map service is unavailable, or for very large projects that intersect many wetland areas. Try again, or visit the [NWI map](#) to view wetlands at this location.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

UNIFORM WETLAND MITIGATION ASSESSMENT WORKSHEET - PART I - IMPACT
Form 62-345.900(2), F.A.C. (See Sections 62-345.400 F.A.C.)

Site/Project Name Related-Hill Property		Application Number N/A		Assessment Area Name or Number Exotic Dominated Forest	
FLUCCs code 4220/4222		Further classification (optional) Brazilian Pepper / Tree Nursery Herbaceous		Impact or Mitigation Site? Impact	
Assessment Area Size 2.20 Acres					
Basin/Watershed Name/Number C-10		Affected Waterbody (Class) 3		Special Classification (i.e.OFW, AP, other local/state/federal designation of importance) None	
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands					
AA is a low quality exotic forest with no direct connection to surface waters or wetlands. Soils are wet and appear to routinely pond surface water. Hydrologic connection to offsite wetlands and surface waters is via ground water only.					
Assessment area description					
AA is a low quality exotic forest with no direct connection to surface waters or wetlands. Area is adjacent to a mangrove forest community and may contribute invasive seeds and encroachment into the mangrove wetland. Hydrologic connection to offsite wetlands and surface waters is via ground water only.					
Significant nearby features			Uniqueness (considering the relative rarity in relation to the regional landscape.)		
Stirling Road, commercial facilities, educational facilities, residential developments, regional drainage canal.			Not unique to south Florida.		
Functions			Mitigation for previous permit/other historic use		
wildlife uses, feeding.			Not used for mitigation or other important historic uses.		
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found)			Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area)		
Wading birds, aquatic invertebrates.			None.		
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.):					
No wildlife utilization noted during site assessments.					
Additional relevant factors:					
Assessment conducted by:			Assessment date(s):		
JJG, AJG			2019, July		

Form 62-345.900(1), F.A.C. [effective date]

UNIFORM WETLAND MITIGATION ASSESSMENT WORKSHEET - PART II - IMPACT
Form 62-345.900(2), F.A.C. (See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name: Related-Hill Property	Application Number: N/A	Assessment Area Name or Number: Exotic Dominated Forest
Impact or Mitigation: Impact	Assessment Conducted by: JJG, AJG	Assessment Date: 2019, July

Scoring Guidance		Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)		
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed		Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Current	With Impact	
.500(6)(a) Location and Landscape Support		a. Quality and quantity of habitat support outside of AA.			X	X	
		b. Invasive plant species.					
		c. Wildlife access to and from AA (proximity and barriers).					X
		d. Downstream benefits provided to fish and wildlife.					
		e. Adverse impacts to wildlife in AA from land uses outside of AA.					
		f. Hydrologic connectivity (impediments and flow restrictions).				X	
		g. Dependency of downstream habitats on quantity or quality of discharges.					
		h. Protection of wetland functions provided by uplands (upland AAs only).					
Current	With Impact	Notes:		Place an "X" in the box above next to the two (2) most important criteria used in scoring this section			
4	0						
.500(6)(b) Water Environment (n/a for uplands)		a. Appropriateness of water levels and flows.			X	X	
		b. Reliability of water level indicators.					
		c. Appropriateness of soil moisture.					
		d. Flow rates /points of discharge.					
		e. Fire frequency /severity.					
		f. Type of vegetation.					
		g. Hydrologic stress on vegetation.				X	
		h. Use by animals with hydrologic requirements.					
		i. Plant community composition associated with water quality (i.e., plants tolerant of poor WQ).					X
		j. Water quality of standing water by observation (i.e., discoloration, turbidity).					
		k. Water quality data for the type of community.					
l. Water depth, wave energy, and currents.							
Current	With Impact	Notes:		Place an "X" in the box above next to the two (2) most important criteria used in scoring this section			
3	0						
.500(6)(c) Community Structure <input checked="" type="checkbox"/> Vegetation <input type="checkbox"/> Benthic <input type="checkbox"/> Both		I. Appropriate/desirable species				X	
		II. Invasive/exotic plant species			X		
		III. Regeneration/recruitment					
		IV. Age, size distribution.					
		V. Snags, dens, cavity, etc.					
		VI. Plants' condition.					
		VII. Land management practices.			X		
		VIII. Topographic features (refugia, channels, hummocks).					X
		IX. Submerged vegetation (only score if present).					
		X. Upland assessment area					
Current	With Impact	Notes:		Place an "X" in the box above next to the two (2) most important criteria used in scoring this section			
3	0						

Raw Score = Sum of above scores/30 (if uplands, divide by 20)	
Current	With Impact
0.33	0.00

Impact Acres =	2.20
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Functional Loss (FL) [For Impact Assessment Areas]:	
FL = ID x Impact Acres =	0.726

Impact Delta (ID)	
Current - w/Impact	0.33

NOTE: If impact is proposed to be mitigated at a mitigation bank that was assessed using UMAM, then the credits required for mitigation is equal to Functional Loss (FL). If impact mitigation is proposed at a mitigation bank that was not assessed using UMAM, then UMAM cannot be used to assess impacts; use the assessment method of the mitigation bank.

UNIFORM WETLAND MITIGATION ASSESSMENT WORKSHEET - PART I - IMPACT
Form 62-345.900(2), F.A.C. (See Sections 62-345.400 F.A.C.)

Site/Project Name Related-Hill Property		Application Number N/A		Assessment Area Name or Number Freshwater Wetland	
FLUCCs code 6400/6200		Further classification (optional) Exotic Forest/Tree Nursery		Impact or Mitigation Site? Impact	
Basin/Watershed Name/Number C-10		Affected Waterbody (Class) 3		Special Classification (i.e.OFW, AP, other local/state/federal designation of importance) None	
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands AA is a low quality exotic forest with no direct connection to surface waters or wetlands. Soils are wet and appear to routinely pond surface water. Hydrologic connection to offsite wetlands and surface waters is via ground water only.					
Assessment area description AA is a low quality exotic forest with no direct connection to surface waters or wetlands. Area is adjacent to a mangrove forest community and may contribute invasive seeds and encroachment into the mangrove wetland. Hydrologic connection to offsite wetlands and surface waters is via ground water only.					
Significant nearby features Stirling Road, commercial facilities, educational facilities, residential developments, regional drainage canal.			Uniqueness (considering the relative rarity in relation to the regional landscape.) Not unique to south Florida.		
Functions wildlife uses, feeding.			Mitigation for previous permit/other historic use Not used for mitigation or other important historic uses.		
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found) Wading birds, aquatic invertebrates.			Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area) None.		
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.): No wildlife utilization noted during site assessments.					
Additional relevant factors:					
Assessment conducted by: JJG, AJG			Assessment date(s): 2019, July		

Form 62-345.900(1), F.A.C. [effective date]

UNIFORM WETLAND MITIGATION ASSESSMENT WORKSHEET - PART II - IMPACT
Form 62-345.900(2), F.A.C. (See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name: Related-Hill Property	Application Number: N/A	Assessment Area Name or Number: Freshwater Wetland
Impact or Mitigation: Impact	Assessment Conducted by: JJG, AJG	Assessment Date: 2019, July

Scoring Guidance	Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

		Current	With Impact
.500(6)(a) Location and Landscape Support	a. Quality and quantity of habitat support outside of AA.	X	X
	b. Invasive plant species.		
	c. Wildlife access to and from AA (proximity and barriers).		X
	d. Downstream benefits provided to fish and wildlife.		
	e. Adverse impacts to wildlife in AA from land uses outside of AA.		
	f. Hydrologic connectivity (impediments and flow restrictions).	X	
Current	With Impact		
4	0	Notes:	
		Place an "X" in the box above next to the two (2) most important criteria used in scoring this section	

.500(6)(b) Water Environment (n/a for uplands)	a. Appropriateness of water levels and flows.	X	X
	b. Reliability of water level indicators.		
	c. Appropriateness of soil moisture.		
	d. Flow rates /points of discharge.		
	e. Fire frequency /severity.		
	f. Type of vegetation.		
	g. Hydrologic stress on vegetation.	X	
	h. Use by animals with hydrologic requirements.		
	i. Plant community composition associated with water quality (i.e., plants tolerant of poor WQ).		X
	j. Water quality of standing water by observation (i.e., discoloration, turbidity).		
Current	With Impact		
3	0	Notes:	
		Place an "X" in the box above next to the two (2) most important criteria used in scoring this section	

.500(6)(c) Community Structure	I. Appropriate/desirable species		X
	II. Invasive/exotic plant species	X	
	III. Regeneration/recruitment		
	IV. Age, size distribution.		
	V. Snags, dens, cavity, etc.		
	VI. Plants' condition.		
	VII. Land management practices.	X	
	VIII. Topographic features (refugia, channels, hummocks).		X
	IX. Submerged vegetation (only score if present).		
	X. Upland assessment area		
Current	With Impact		
3	0	Notes:	
		Place an "X" in the box above next to the two (2) most important criteria used in scoring this section	

Raw Score = Sum of above scores/30 (if uplands, divide by 20)	
Current	With Impact
0.33	0.00

Impact Acres =	2.20
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Functional Loss (FL) [For Impact Assessment Areas]:	
FL = ID x Impact Acres =	0.726

Impact Delta (ID)	
Current - w/Impact	0.33

NOTE: If impact is proposed to be mitigated at a mitigation bank that was assessed using UMAM, then the credits required for mitigation is equal to Functional Loss (FL). If impact mitigation is proposed at a mitigation bank that was not assessed using UMAM, then UMAM cannot be used to assess impacts; use the assessment method of the mitigation bank.

UNIFORM WETLAND MITIGATION ASSESSMENT WORKSHEET - PART I - MIT/PRES
Form 62-345.900(2), F.A.C. (See Sections 62-345.400 F.A.C.)

Site/Project Name Related-Hill Property		Application Number		Assessment Area Name or Number Mangrove Forest	
FLUCCs code 6120		Further classification (optional) Mangrove Forest		Mitigation or Preservation? Mitigation	
Assessment Area Size 5.20 Acres		Basin/Watershed Name/Number C-10		Affected Waterbody (Class) 3	
		Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)		None	
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands Mitigation is directly connected to waters of the C-10 canal system.					
Assessment area description Area is a mixed mangrove forest community with encroachment by invasive and non-native trees and shrubs.					
Significant nearby features C-10 canal, residential, commerical and educational developments.			Uniqueness (considering the relative rarity in relation to the regional landscape.) Area is not unique.		
Functions Water quality, wildlife utilization, flood flow attenuation, habitat diversity.			Mitigation for previous permit/other historic use N/A		
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found) Wading bird suite, fish, aquatic ivertebrates			Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area) Wood stork, manatee, little blue heron, wading bird suite, Americal alligator, white ibis, urban birds.		
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.): Currently the site has moderate wildlife utilization due to the encroachment by non-native vegetation.					
Additional relevant factors:					
Assessment conducted by: JJG, AJG			Assessment date(s): 2019, July		

Form 62-345.900(1), F.A.C. [effective date]

UNIFORM WETLAND MITIGATION ASSESSMENT WORKSHEET - PART II - MITIGATION/PRESERVATION
Form 62-345.900(2), F.A.C. (See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name: Related-Hill Property	Application Number: -	Assessment Area Name or Number: Mangrove Forest
Impact or Mitigation: Mitigation	Assessment Conducted by: JJG, AJG	Assessment Date: 2019, July

Scoring Guidance	Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

		Current	With Mitigation
.500(6)(a) Location and Landscape Support	a. Quality and quantity of habitat support outside of AA.		
	b. Invasive plant species.		
	c. Wildlife access to and from AA (proximity and barriers).		
	d. Downstream benefits provided to fish and wildlife.	X	
	e. Adverse impacts to wildlife in AA from land uses outside of AA.	X	
	f. Hydrologic connectivity (impediments and flow restrictions).		X
	g. Dependency of downstream habitats on quantity or quality of discharges.		X
	h. Protection of wetland functions provided by uplands (upland AAs only).		

4	5	Notes:	Place an "X" in the box above next to the two (2) most important criteria used in scoring this section
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.500(6)(b) Water Environment (n/a for uplands)	a. Appropriateness of water levels and flows.		X
	b. Reliability of water level indicators.		
	c. Appropriateness of soil moisture.		
	d. Flow rates /points of discharge.		
	e. Fire frequency/severity.		
	f. Type of vegetation.	X	X
	g. Hydrologic stress on vegetation.	X	
	h. Use by animals with hydrologic requirements.		
	i. Plant community composition associated with water quality (i.e., plants tolerant of poor WQ).		
	j. Water quality of standing water by observation (i.e., discoloration, turbidity).		

6	8	Notes:	Place an "X" in the box above next to the two (2) most important criteria used in scoring this section
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.500(6)(c) Community structure _____ Vegetation _____ Benthic X Both	I. Appropriate/desirable species AND Extent, diversity of appropriate species and organisms	X	X
	II. Invasive/exotic plant species		
	III. Regeneration/recruitment		X
	IV. Age, size distribution AND Species' condition, biomass		
	V. Snags, dens, cavity, etc. AND Structural features		
	VI. Plants' condition AND Topographic features		
	VII. Land management practices AND Spawning, nesting habitat	X	
	VIII. Topographic features (refugia, channels, hummocks).		
	IX. Submerged vegetation (only score if present).		
	X. Upland assessment area		

5	8	Notes:	Place an "X" in the box above next to the two (2) most important criteria used in scoring this section
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Raw Score = Sum of above scores/30 (if uplands, divide by 20)	
Current	With Mitigation
0.50	0.70

YEAR	T-factor	YEAR	T-factor	YEAR	T-factor
1	1.00	11-15	1.40	41-45	3.33
2	1.03	16-20	1.68	46-50	3.34
3	1.07	21-25	1.92	51-55	3.45
4	1.10	26-30	2.18	56-60	3.51
5	1.14	31-35	2.45		
6-10	1.25	36-40	2.73		

Relative Functional Gain (RFG) = MD/(TLF x RF) =	0.064
Mitigation Area Required (acres) = FL/RFG =	11.34

Temporal Lag Factor (TLF) = (see Temporal Lag Table above)	1.25
Risk Factor (RF) = (1=no risk, 2=mod risk, 3=hi risk, on 0.25 increments)	2.50

Mitigation Area Size (acres)	5.20
Functional Gain (FG) (RFG x MIT AREA) (should balance with Functional Loss)	0.333

Mitigation Delta (MD)	
w/Mitigation - Current	0.20

FOR PRESERVATION ONLY:	

Mitigation Deficit (acres)	-6.14
Acres of Impact Offset by this Mitigation Area	1.01

UNIFORM WETLAND MITIGATION ASSESSMENT WORKSHEET - PART I - IMPACT
Form 62-345.900(2), F.A.C. (See Sections 62-345.400 F.A.C.)

Site/Project Name Related-Hill Property		Application Number N/A		Assessment Area Name or Number Mangrove	
FLUCCs code 6120		Further classification (optional) Mangrove with Brazilian Pepper		Impact or Mitigation Site? Impact	
Assessment Area Size 0.00 Acres					
Basin/Watershed Name/Number C-10		Affected Waterbody (Class) 3		Special Classification (i.e.OFW, AP, other local/state/federal designation of importance) None	
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands AA is a low quality exotic forest with no direct connection to surface waters or wetlands. Soils are wet and appear to routinely pond surface water. Hydrologic connection to offsite wetlands and surface waters is via ground water only.					
Assessment area description AA is a low quality exotic forest with no direct connection to surface waters or wetlands. Area is adjacent to a mangrove forest community and may contribute invasive seeds and encroachment into the mangrove wetland. Hydrologic connection to offsite wetlands and surface waters is via ground water only.					
Significant nearby features Stirling Road, commercial facilities, educational facilities, residential developments, regional drainage canal.			Uniqueness (considering the relative rarity in relation to the regional landscape.) Not unique to south Florida.		
Functions wildlife uses, feeding.			Mitigation for previous permit/other historic use Not used for mitigation or other important historic uses.		
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found) Wading birds, aquatic invertebrates.			Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area) None.		
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.): No wildlife utilization noted during site assessments.					
Additional relevant factors:					
Assessment conducted by: JJG, AJG			Assessment date(s): 2019, July		

Form 62-345.900(1), F.A.C. [effective date]

UNIFORM WETLAND MITIGATION ASSESSMENT WORKSHEET - PART II - IMPACT
Form 62-345.900(2), F.A.C. (See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name: Related-Hill Property	Application Number: N/A	Assessment Area Name or Number: Mangrove
Impact or Mitigation: Impact	Assessment Conducted by: JJG, AJG	Assessment Date: 2019, July

Scoring Guidance	Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

			Current	With Impact	
.500(6)(a) Location and Landscape Support	a. Quality and quantity of habitat support outside of AA.			X	X
	b. Invasive plant species.				
	c. Wildlife access to and from AA (proximity and barriers).				X
	d. Downstream benefits provided to fish and wildlife.				X
	e. Adverse impacts to wildlife in AA from land uses outside of AA.				
	f. Hydrologic connectivity (impediments and flow restrictions).			X	
Current	With Impact	g. Dependency of downstream habitats on quantity or quality of discharges.			
4	0	h. Protection of wetland functions provided by uplands (upland AAs only).			
		Notes:	Place an "X" in the box above next to the two (2) most important criteria used in scoring this section		

			Current	With Impact	
.500(6)(b) Water Environment (n/a for uplands)	a. Appropriateness of water levels and flows.			X	X
	b. Reliability of water level indicators.				
	c. Appropriateness of soil moisture.				
	d. Flow rates /points of discharge.				
	e. Fire frequency/severity.				
	f. Type of vegetation.				
	g. Hydrologic stress on vegetation.			X	
	h. Use by animals with hydrologic requirements.				
	i. Plant community composition associated with water quality (i.e., plants tolerant of poor WQ).				X
	j. Water quality of standing water by observation (i.e., discoloration, turbidity).				
Current	With Impact	k. Water quality data for the type of community.			
6	0	l. Water depth, wave energy, and currents.			
		Notes:	Place an "X" in the box above next to the two (2) most important criteria used in scoring this section		

			Current	With Impact	
.500(6)(c) Community Structure <input checked="" type="checkbox"/> Vegetation <input type="checkbox"/> Benthic <input type="checkbox"/> Both	I. Appropriate/desirable species				X
	II. Invasive/exotic plant species			X	
	III. Regeneration/recruitment				
	IV. Age, size distribution.				
	V. Snags, dens, cavity, etc.				
	VI. Plants' condition.				
	VII. Land management practices.			X	
	VIII. Topographic features (refugia, channels, hummocks).				X
	IX. Submerged vegetation (only score if present).				
	X. Upland assessment area				
Current	With Impact	Notes:			
5	0	Place an "X" in the box above next to the two (2) most important criteria used in scoring this section			

Raw Score = Sum of above scores/30 (if uplands, divide by 20)	
Current	With Impact
0.50	0.00

Impact Acres =	0.00
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Functional Loss (FL) [For Impact Assessment Areas]:	
FL = ID x Impact Acres =	0.000

Impact Delta (ID)	
Current - w/Impact	0.50

NOTE: If impact is proposed to be mitigated at a mitigation bank that was assessed using UMAM, then the credits required for mitigation is equal to Functional Loss (FL). If impact mitigation is proposed at a mitigation bank that was not assessed using UMAM, then UMAM cannot be used to assess impacts; use the assessment method of the mitigation bank.

UNIFORM WETLAND MITIGATION ASSESSMENT WORKSHEET - PART I - MIT/PRES
Form 62-345.900(2), F.A.C. (See Sections 62-345.400 F.A.C.)

Site/Project Name Related-Hill Property		Application Number		Assessment Area Name or Number Mangrove Forest	
FLUCCs code 6120		Further classification (optional) Mangrove Forest		Mitigation or Preservation? Mitigation	
Assessment Area Size 5.20 Acres		Basin/Watershed Name/Number C-10		Affected Waterbody (Class) 3	
		Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)		None	
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands Mitigation is directly connected to waters of the C-10 canal system.					
Assessment area description Area is a mixed mangrove forest community with encroachment by invasive and non-native trees and shrubs.					
Significant nearby features C-10 canal, residential, commerical and educational developments.			Uniqueness (considering the relative rarity in relation to the regional landscape.) Area is not unique.		
Functions Water quality, wildlife utilization, flood flow attenuation, habitat diversity.			Mitigation for previous permit/other historic use N/A		
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found) Wading bird suite, fish, aquatic ivertebrates			Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area) Wood stork, manatee, little blue heron, wading bird suite, Americal alligator, white ibis, urban birds.		
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.): Currently the site has moderate wildlife utilization due to the encroachment by non-native vegetation.					
Additional relevant factors:					
Assessment conducted by: JJG, AJG			Assessment date(s): 2019, July		

Form 62-345.900(1), F.A.C. [effective date]

UNIFORM WETLAND MITIGATION ASSESSMENT WORKSHEET - PART I - IMPACT
Form 62-345.900(2), F.A.C. (See Sections 62-345.400 F.A.C.)

Site/Project Name Related-Hill Property		Application Number N/A		Assessment Area Name or Number Exotic Dominated Forest	
FLUCCs code 4220/4222		Further classification (optional) Brazilian Pepper / Tree Nursery Herbaceous		Impact or Mitigation Site? Impact	Assessment Area Size 11.20 Acres
Basin/Watershed Name/Number C-10	Affected Waterbody (Class) 3		Special Classification (i.e.OFW, AP, other local/state/federal designation of importance) None		
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands AA is a low quality exotic forest with no direct connection to surface waters or wetlands. Soils are wet and appear to routinely pond surface water. Hydrologic connection to offsite wetlands and surface waters is via ground water only.					
Assessment area description AA is a low quality exotic forest with no direct connection to surface waters or wetlands. Area is adjacent to a mangrove forest community and may contribute invasive seeds and encroachment into the mangrove wetland. Hydrologic connection to offsite wetlands and surface waters is via ground water only.					
Significant nearby features Stirling Road, commercial facilities, educational facilities, residential developments, regional drainage canal.			Uniqueness (considering the relative rarity in relation to the regional landscape.) Not unique to south Florida.		
Functions wildlife uses, feeding.			Mitigation for previous permit/other historic use Not used for mitigation or other important historic uses.		
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found) Wading birds, aquatic invertebrates.			Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area) None.		
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.): No wildlife utilization noted during site assessments.					
Additional relevant factors:					
Assessment conducted by: JJG, AJG			Assessment date(s): 2019, July		

Form 62-345.900(1), F.A.C. [effective date]

UNIFORM WETLAND MITIGATION ASSESSMENT WORKSHEET - PART II - IMPACT
Form 62-345.900(2), F.A.C. (See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name: Related-Hill Property	Application Number: N/A	Assessment Area Name or Number: Exotic Dominated Forest
Impact or Mitigation: Impact	Assessment Conducted by: JJG, AJG	Assessment Date: 2019, July

Scoring Guidance	Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

			Current	With Impact
.500(6)(a) Location and Landscape Support	a. Quality and quantity of habitat support outside of AA.		X	X
	b. Invasive plant species.			
	c. Wildlife access to and from AA (proximity and barriers).			X
	d. Downstream benefits provided to fish and wildlife.			X
	e. Adverse impacts to wildlife in AA from land uses outside of AA.			
	f. Hydrologic connectivity (impediments and flow restrictions).		X	
Current	With Impact	g. Dependency of downstream habitats on quantity or quality of discharges.		
4	0	h. Protection of wetland functions provided by uplands (upland AAs only).		
		Notes:	Place an "X" in the box above next to the two (2) most important criteria used in scoring this section	

			Current	With Impact
.500(6)(b) Water Environment (n/a for uplands)	a. Appropriateness of water levels and flows.		X	X
	b. Reliability of water level indicators.			
	c. Appropriateness of soil moisture.			
	d. Flow rates /points of discharge.			
	e. Fire frequency /severity.			
	f. Type of vegetation.			
	g. Hydrologic stress on vegetation.		X	
	h. Use by animals with hydrologic requirements.			
	i. Plant community composition associated with water quality (i.e., plants tolerant of poor WQ).			X
	j. Water quality of standing water by observation (i.e., discoloration, turbidity).			
Current	With Impact	k. Water quality data for the type of community.		
3	0	l. Water depth, wave energy, and currents.		
		Notes:	Place an "X" in the box above next to the two (2) most important criteria used in scoring this section	

			Current	With Impact
.500(6)(c) Community Structure <input checked="" type="checkbox"/> Vegetation <input type="checkbox"/> Benthic <input type="checkbox"/> Both	I. Appropriate/desirable species			X
	II. Invasive/exotic plant species		X	
	III. Regeneration/recruitment			
	IV. Age, size distribution.			
	V. Snags, dens, cavity, etc.			
	VI. Plants' condition.			
	VII. Land management practices.		X	
	VIII. Topographic features (refugia, channels, hummocks).			X
	IX. Submerged vegetation (only score if present).			
	X. Upland assessment area			
Current	With Impact	Notes:	Place an "X" in the box above next to the two (2) most important criteria used in scoring this section	
3	0			

Raw Score = Sum of above scores/30 (if uplands, divide by 20)	
Current	With Impact
0.33	0.00

Impact Acres =	11.20
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Functional Loss (FL) [For Impact Assessment Areas]:	
FL = ID x Impact Acres =	3.696

Impact Delta (ID)	
Current - w/Impact	0.33

NOTE: If impact is proposed to be mitigated at a mitigation bank that was assessed using UMAM, then the credits required for mitigation is equal to Functional Loss (FL). If impact mitigation is proposed at a mitigation bank that was not assessed using UMAM, then UMAM cannot be used to assess impacts; use the assessment method of the mitigation bank.

UNIFORM WETLAND MITIGATION ASSESSMENT WORKSHEET - PART I - MIT/PRES
Form 62-345.900(2), F.A.C. (See Sections 62-345.400 F.A.C.)

Site/Project Name Related-Hill Property		Application Number		Assessment Area Name or Number Mangrove Forest	
FLUCCs code 6120		Further classification (optional) Mangrove Forest		Mitigation or Preservation? Mitigation	
Assessment Area Size 5.20 Acres		Basin/Watershed Name/Number C-10		Affected Waterbody (Class) 3	
		Special Classification (i.e.OFW, AP, other local/state/federal designation of importance)		None	
Geographic relationship to and hydrologic connection with wetlands, other surface water, uplands Mitigation is directly connected to waters of the C-10 canal system.					
Assessment area description Area is a mixed mangrove forest community with encroachment by invasive and non-native trees and shrubs.					
Significant nearby features C-10 canal, residential, commercial and educational developments.			Uniqueness (considering the relative rarity in relation to the regional landscape.) Area is not unique.		
Functions Water quality, wildlife utilization, flood flow attenuation, habitat diversity.			Mitigation for previous permit/other historic use N/A		
Anticipated Wildlife Utilization Based on Literature Review (List of species that are representative of the assessment area and reasonably expected to be found) Wading bird suite, fish, aquatic invertebrates			Anticipated Utilization by Listed Species (List species, their legal classification (E, T, SSC), type of use, and intensity of use of the assessment area) Wood stork, manatee, little blue heron, wading bird suite, American alligator, white ibis, urban birds.		
Observed Evidence of Wildlife Utilization (List species directly observed, or other signs such as tracks, droppings, casings, nests, etc.): Currently the site has moderate wildlife utilization due to the encroachment by non-native vegetation.					
Additional relevant factors:					
Assessment conducted by: JJG, AJG			Assessment date(s): 2019, July		

Form 62-345.900(1), F.A.C. [effective date]

UNIFORM WETLAND MITIGATION ASSESSMENT WORKSHEET - PART II - MITIGATION/PRESERVATION
Form 62-345.900(2), F.A.C. (See Sections 62-345.500 and .600, F.A.C.)

Site/Project Name: Related-Hill Property	Application Number: -	Assessment Area Name or Number: Mangrove Forest
Impact or Mitigation: Mitigation	Assessment Conducted by: JJG, AJG	Assessment Date: 2019, July

Scoring Guidance	Optimal (10)	Moderate(7)	Minimal (4)	Not Present (0)
The scoring of each indicator is based on what would be suitable for the type of wetland or surface water assessed	Condition is optimal and fully supports wetland/surface water functions	Condition is less than optimal, but sufficient to maintain most wetland/surface waterfunctions	Minimal level of support of wetland/surface water functions	Condition is insufficient to provide wetland/surface water functions

		Current	With Mitigation
.500(6)(a) Location and Landscape Support	a. Quality and quantity of habitat support outside of AA.		
	b. Invasive plant species.		
	c. Wildlife access to and from AA (proximity and barriers).		
	d. Downstream benefits provided to fish and wildlife.	X	
	e. Adverse impacts to wildlife in AA from land uses outside of AA.	X	
	f. Hydrologic connectivity (impediments and flow restrictions).		X
	g. Dependency of downstream habitats on quantity or quality of discharges.		X
	h. Protection of wetland functions provided by uplands (upland AAs only).		

4	5	Notes:	Place an "X" in the box above next to the two (2) most important criteria used in scoring this section
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.500(6)(b) Water Environment (n/a for uplands)	a. Appropriateness of water levels and flows.		X
	b. Reliability of water level indicators.		
	c. Appropriateness of soil moisture.		
	d. Flow rates /points of discharge.		
	e. Fire frequency/severity.		
	f. Type of vegetation.	X	X
	g. Hydrologic stress on vegetation.	X	
	h. Use by animals with hydrologic requirements.		
	i. Plant community composition associated with water quality (i.e., plants tolerant of poor WQ).		
	j. Water quality of standing water by observation (i.e., discoloration, turbidity).		

6	8	Notes:	Place an "X" in the box above next to the two (2) most important criteria used in scoring this section
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.500(6)(c) Community structure _____ Vegetation _____ Benthic X Both	I. Appropriate/desirable species AND Extent, diversity of appropriate species and organisms	X	X
	II. Invasive/exotic plant species		
	III. Regeneration/recruitment		X
	IV. Age, size distribution AND Species' condition, biomass		
	V. Snags, dens, cavity, etc. AND Structural features		
	VI. Plants' condition AND Topographic features		
	VII. Land management practices AND Spawning, nesting habitat	X	
	VIII. Topographic features (refugia, channels, hummocks).		
	IX. Submerged vegetation (only score if present).		
	X. Upland assessment area		

5	8	Notes:	Place an "X" in the box above next to the two (2) most important criteria used in scoring this section
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Raw Score = Sum of above scores/30 (if uplands, divide by 20)	
Current	With Mitigation
0.50	0.70

YEAR	T-factor	YEAR	T-factor	YEAR	T-factor
1	1.00	11-15	1.40	41-45	3.33
2	1.03	16-20	1.68	46-50	3.34
3	1.07	21-25	1.92	51-55	3.45
4	1.10	26-30	2.18	56-60	3.51
5	1.14	31-35	2.45		
6-10	1.25	36-40	2.73		

Relative Functional Gain (RFG) = MD/(TLF x RF) =	0.064
Mitigation Area Required (acres) = FL/RFG =	57.75

Temporal Lag Factor (TLF) = (see Temporal Lag Table above)	1.25
Risk Factor (RF) = (1=no risk, 2=mod risk, 3=hi risk, on 0.25 increments)	2.50

Mitigation Area Size (acres)	5.20
Functional Gain (FG) (RFG x MIT AREA) (should balance with Functional Loss)	0.333

Mitigation Delta (MD)	
w/Mitigation - Current	0.20

FOR PRESERVATION ONLY:	

Mitigation Deficit (acres)	-52.55
Acres of Impact Offset by this Mitigation Area	1.01



3. WILDLIFE PROTECTION:

Proposed Action and Cost Estimate

RE: ENVIRONMENTAL SERVICES – Wildlife Protection and Trapping

“Statement of Work”:

1. Recommended a minimum of three (4) months trapping services and all prices are per month of trapping services,
2. Hand clear perimeter areas adjacent to proposed trapping locations and along south and C-10 Canal areas for bait and trap placement and targeted enhanced trapping,
3. Bait identified trapping areas and install attraction devices to concentrate and attract site wildlife,
4. Deploy wildlife deterrent between residential areas on south and west side of site monthly (recommend 4 months for this work and proposal fee is per month),
5. Install traps, cages, and attraction devices internally on the site,
6. Conduct trapping, netting and removal of wildlife according to State of Florida law,
7. Animal removal and disposal during the trapping and netting services according to State of Florida law,

MONTHLY fees for this work.....	\$9,900.00 plus expenses
ONE TIME HAND CLEARING fee	\$20,525.00
TOTAL COST ESTIMATE	\$60,125.00

It is prohibited for the traps to be moved or touched by anyone other than JJGA or its designee. Trapped animals may not be released by anyone other than JJGA or its designee. All lost, stolen, or damaged traps must be replaced and will be billed at a rate of \$125.00 per trap lost or damaged.

The information contained in this letter and future reports is proprietary and may not be used by anyone other than JJGA’s client with express written permission from CONSULTANT. Any services not included in the above description will be the subject of subsequent agreements.

The costs for these services are provided on a “Monthly” basis except for the hand clearing and as presented herein, plus copying, postage and mileage expenses. We understand that cost containment is important on all projects and JJGA will work diligently to provide the needed services in a timely and cost efficient manner.



The initial billing will be prepared at the start of clearing and baiting services. All subsequent billings will be prepared on a regular basis, based upon the work performed during the period. This agreement does not include formal agency wetland determinations, permit or jurisdictional determination application fees, out of town travel, lodging, special studies or reports, other sub-consultants, or engineering or surveying information that may be required. All invoices are due and payable at the time of receipt.

If you concur with the provisions of the agreement and wish to direct **J. J. Goldasich and Associates, Incorporated** to proceed with the aforementioned work, please execute this agreement and return to our office via electronic mail to jig@jigoldasich.com. Should you have questions or wish to discuss this Proposal, please call my direct phone line at 561.212.4108.

Thank you for your interest in, and support of, our environmental consulting organization. We sincerely appreciate the opportunity to work with you on this most important project and we look forward to a continued pleasant and successful relationship while moving toward the development of this site.

Sincerely,
J. J. Goldasich and Associates, Incorporated



John J. Goldasich, SPWS
Vice-President and Environmental Manager

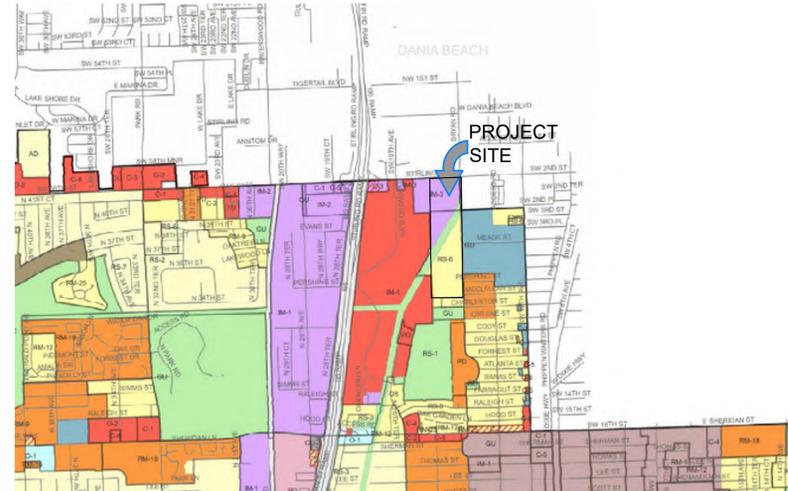


TOWN HOLLYWOOD

FOR
RELATED GROUP
IN
HOLLYWOOD, FLORIDA



LOCATION MAP



ZONING MAP

INDEX OF DRAWINGS

SHEET	REV. NO.	DESCRIPTION
A-0		INDEX OF DRAWINGS
SURVEY		
SHEET 1-B		SURVEY
ARCHITECTURAL		
SP-1		SITE PLAN & DATA
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A-2.1.2		BUILDING TYPE I FLOOR PLANS
A-2.2.1		BUILDING TYPE II FLOOR PLANS
A-2.2.2		BUILDING TYPE II FLOOR PLANS
A-2.3.1		BUILDING TYPE III FLOOR PLANS
A-2.3.2		BUILDING TYPE III FLOOR PLANS
A-3.1.1		BUILDING TYPE I ELEVATIONS
A-3.2.1		BUILDING TYPE II ELEVATIONS
A-3.3.1		BUILDING TYPE III ELEVATIONS
A-4.1		UNIT PLANS
A-4.2		UNIT PLANS
CH-2.1		MAIN CLUBHOUSE FLOOR PLAN
CH-2.2		MAIN CLUBHOUSE FLOOR PLAN
CH-2.3		CLUBHOUSE FLOOR PLAN
CH-3.1		CLUBHOUSE ELEVATIONS
TC-1		TRASH COMPACTOR PLAN & ELEVATIONS
LANDSCAPE		
TD-1		TREE DISPOSITION PLAN - EAST
TD-2		TREE DISPOSITION PLAN - WEST
TD-3		TREE DISPOSITION LIST
LP-1		PLANTING PLAN
LP-2		PLANTING PLAN
LP-3		PLANTING PLAN
LP-4		PLANTING PLAN
LP-5		PLANTING PLAN
LP-6		PLANTING PLAN
LP-7		PLANTING PLAN
LP-8		PLANTING PLAN
LP-9		PLANTING PLAN
LP-10		PLANTING PLAN
LP-11		PLANTING PLAN
LP-12		BUILDING TYPE PLANTING PLAN
LP-13		PLANT LIST & CODE REQUIREMENTS
LP-14		PLANTING DETAILS
LP-15		PLANTING SPECIFICATIONS
CIVIL		
C3.00		OVERALL DEMOLITION AND EROSION CONTROL PLAN
C3.01		DEMOLITION AND EROSION CONTROL PLAN
C3.02		DEMOLITION AND EROSION CONTROL PLAN
C3.03		DEMOLITION AND EROSION CONTROL PLAN
C3.04		DEMOLITION AND EROSION CONTROL PLAN
C3.10		DEMOLITION AND EROSION CONTROL DETAILS
C4.01		HORIZONTAL CONTROL PLAN
C4.02		HORIZONTAL CONTROL
C4.03		HORIZONTAL CONTROL
C4.04		HORIZONTAL CONTROL
C5.00		OVERALL PAVING, GRADING, AND DRAINAGE PLAN
C5.01		PAVING, GRADING, AND DRAINAGE PLAN
C5.02		PAVING, GRADING, AND DRAINAGE PLAN
C5.03		PAVING, GRADING, AND DRAINAGE PLAN
C5.04		PAVING, GRADING, AND DRAINAGE PLAN
C5.10		PERIMETER SECTIONS
C5.11		PERIMETER SECTIONS
C5.12		CANAL SECTION
C5.13		PAVING, GRADING, AND DRAINAGE DETAILS
C5.14		PAVING, GRADING, AND DRAINAGE DETAILS
C6.00		OVERALL UTILITY PLAN
C6.01		UTILITY PLAN
C6.02		UTILITY PLAN
C6.03		UTILITY PLAN
C6.04		UTILITY PLAN
C6.10		POTABLE WATER DETAILS
C6.11		POTABLE WATER DETAILS
C6.12		WASTEWATER DETAILS
C6.13		WASTEWATER DETAILS
C6.14		WASTEWATER DETAILS

● OWNER / DEVELOPER

RELATED DEVELOPMENT
315 S BISCAYNE BLVD.
MIAMI, FLORIDA 33131
(305) 460-9900

● ARCHITECT:

MSA ARCHITECTS
MSA ARCHITECTS
ARCHITECTS & PLANNERS
8950 SW 74TH COURT
SUITE 1513
MIAMI, FL. 33156
(305) 273-9911

● LANDSCAPE

DESIGN STUDIO BOCA
2300 Corporate Blvd, NW Suite 214
Boca Raton, FL 33431
(561) 955 8623

● SURVEYOR

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FL 33351
(954) 572 1777

● CIVIL ENGINEER

KIMLEY-HORN
600 N. PINE ISLAND ROAD SUITE 450
PLANTATION, FL 33324
(954) 535 5140

● SUBMITTAL DATES

● 10/09/20 - INITIAL SITE PLAN SUBMITTAL



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TITLE COMMITMENT LEGAL DESCRIPTION:

PARCEL 1:

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 53 FEET THEREOF FOR RIGHT-OF-WAY OF STIRLING ROAD AND ALSO LESS AND EXCEPT THE FOLLOWING FOUR PARCELS:

LESS OUT 1:

RIGHT-OF-WAY PARCEL CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY THE SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT NO. 115045782, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF THE WEST HALF (W.1/2) OF THE NORTHEAST ONE-QUARTER (N.E.1/4) OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF PARCEL OF "A", AS SHOWN ON THE PLAT OF COLONIAL SQUARE, RECORDED IN PLAT BOOK 114, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY; THENCE N. 87°34'12" E. ALONG THE SOUTH RIGHT-OF-WAY LINE OF STIRLING ROAD AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 86016-2500, A DISTANCE OF 180.60 FEET; THENCE S. 42°34'12" W. A DISTANCE OF 38.18 FEET; THENCE S. 87°34'12" W. A DISTANCE OF 117.00 FEET; THENCE N. 47°25'48" W. A DISTANCE OF 21.21 FEET; THENCE S. 87°34'12" W. A DISTANCE OF 31.73 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL "A"; THENCE N. 01°48'33" W. ALONG SAID EAST LINE, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING WITHIN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

LESS OUT 2:

SIGNAL POLE PARCEL CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY THE SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT NO. 115045782, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

A SIGNAL POLE PARCEL BEING A PORTION OF THE WEST HALF (W.1/2) OF THE NORTHEAST ONE-QUARTER (N.E.1/4) OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL OF "A", AS SHOWN ON THE PLAT OF COLONIAL SQUARE, RECORDED IN PLAT BOOK 114, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY; THENCE N. 87°34'12" E. ALONG THE SOUTH RIGHT-OF-WAY LINE OF STIRLING ROAD AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 86016-2500, A DISTANCE OF 587.20 FEET TO THE POINT OF BEGINNING OF THE EASEMENT; THENCE CONTINUE N. 87°34'12" E. ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 7.00 FEET; THENCE S. 02°25'48" E. A DISTANCE OF 2.00 FEET; THENCE S. 87°34'12" W. A DISTANCE OF 7.00 FEET; THENCE N. 02°25'48" W. A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING WITHIN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

LESS OUT 3:

CANAL RIGHT-OF-WAY

A PARCEL OF LAND IN THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (E. 1/2 OF NW 1/4) AND THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NE 1/4 OF SW 1/4 OF NE 1/4) OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST; SAID PARCEL OF LAND BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST (NE) CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION 4, BEAR SOUTH 1°46'57" EAST, ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION 4, A DISTANCE OF 386.87 FEET TO THE POINT OF BEGINNING; THENCE, SOUTH 24°34'20" WEST, A DISTANCE OF 201.44 FEET; THENCE, SOUTH 62°39'20" EAST, A DISTANCE OF 30.04 FEET; THENCE, SOUTH 30°07' WEST, A DISTANCE OF 1106.85 FEET; THENCE, NORTH 59°53' WEST, A DISTANCE OF 25.2 FEET, MORE OR LESS; TO THE INTERSECTION THEREOF WITH THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NE 1/4 OF SW 1/4 OF NE 1/4) OF SAID SECTION; THENCE, SOUTH 1°47'55" EAST, ALONG SAID WEST LINE, A DISTANCE OF 331.38 FEET; THENCE, NORTH 30°07' EAST, A DISTANCE OF 1266.8, MORE OR LESS, TO THE INTERSECTION THEREOF WITH THE EAST LINE OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION; THENCE, NORTH 1°46'57" WEST, ALONG SAID EAST LINE, A DISTANCE OF 377.4 FEET, MORE OR LESS; TO THE POINT OF BEGINNING. THE BEARINGS IN THE ABOVE DESCRIPTION REFER TO THE STANDARD RECTANGULAR SYSTEM FOR THE EAST ZONE OF FLORIDA.

LESS OUT 4:

ACCESS

A PARCEL OF LAND BEING A PORTION OF THE WEST HALF (W. 1/2) OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL OF "A", AS SHOWN ON THE PLAT OF COLONIAL SQUARE, RECORDED IN PLAT BOOK 114, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY; THENCE S. 01°48'33" E. ALONG THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE S. 01°48'33" E. ALONG SAID EAST LINE, A DISTANCE OF 68.26 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S. 01°24'52" E INTO THE RADIUS POINT; THENCE, EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 33°41'33" AND A RADIUS OF 40.00 FEET FOR AN ARC DISTANCE OF 23.52 FEET TO A POINT OF REVERSE CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 34°40'12" AND A RADIUS OF 60.00 FEET FOR AN ARC DISTANCE OF 36.31 FEET TO A POINT OF TANGENCY; THENCE N. 87°36'29" E. ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 65.06 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHWEST; THENCE EASTERLY NORTHEASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 90°02'17" AND A RADIUS OF 35.00 FEET FOR AN ARC DISTANCE OF 55.00 FEET TO A POINT OF TANGENCY; THENCE N. 02°25'48" W. ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 36.08 FEET; THENCE S. 87°34'12" W. A DISTANCE OF 108.80 FEET; THENCE N. 47°25'48" W. A DISTANCE OF 21.21 FEET; THENCE S. 87°34'12" W. A DISTANCE OF 31.73 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING WITHIN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

PARCEL 2:

THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

LESS OUT 1:

CANAL RIGHT-OF-WAY

A PARCEL OF LAND IN THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (E. 1/2 OF NW 1/4) AND THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NE 1/4 OF SW 1/4 OF NE 1/4) OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST; SAID PARCEL OF LAND BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST (NE) CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION 4, BEAR SOUTH 1°46'57" EAST, ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION, A DISTANCE OF 386.87 FEET TO THE POINT OF BEGINNING; THENCE, SOUTH 24°34'20" WEST, A DISTANCE OF 201.44 FEET; THENCE, SOUTH 62°39'20" EAST, A DISTANCE OF 30.04 FEET; THENCE, SOUTH 30°07' WEST, A DISTANCE OF 1106.85 FEET; THENCE, NORTH 59°53' WEST, A DISTANCE OF 25.2 FEET, MORE OR LESS; TO THE INTERSECTION THEREOF WITH THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NE 1/4 OF SW 1/4 OF NE 1/4) OF SAID SECTION; THENCE, SOUTH 1°47'55" EAST, ALONG SAID WEST LINE, A DISTANCE OF 331.38 FEET; THENCE, NORTH 30°07' EAST, A DISTANCE OF 1266.8, MORE OR LESS, TO THE INTERSECTION THEREOF WITH THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION; THENCE,

NORTH 1°46'57" WEST, ALONG SAID EAST LINE, A DISTANCE OF 377.4 FEET, MORE OR LESS; TO THE POINT OF BEGINNING. THE BEARINGS IN THE ABOVE DESCRIPTION REFER TO THE STANDARD RECTANGULAR SYSTEM FOR THE EAST ZONE OF FLORIDA.

PARCEL 3:

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

LESS OUT 1:

CANAL RIGHT-OF-WAY

A PARCEL OF LAND IN THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (E. 1/2 OF NW 1/4) AND THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NE 1/4 OF SW 1/4 OF NE 1/4) OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST; SAID PARCEL OF LAND BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST (NE) CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION 4, BEAR SOUTH 1°46'57" EAST, ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION, A DISTANCE OF 386.87 FEET TO THE POINT OF BEGINNING; THENCE, SOUTH 24°34'20" WEST, A DISTANCE OF 201.44 FEET; THENCE, SOUTH 62°39'20" EAST, A DISTANCE OF 30.04 FEET; THENCE, SOUTH 30°07' WEST, A DISTANCE OF 1106.85 FEET; THENCE, NORTH 59°53' WEST, A DISTANCE OF 25.2 FEET, MORE OR LESS; TO THE INTERSECTION THEREOF WITH THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NE 1/4 OF SW 1/4 OF NE 1/4) OF SAID SECTION; THENCE, SOUTH 1°47'55" EAST, ALONG SAID WEST LINE, A DISTANCE OF 331.38 FEET; THENCE, NORTH 30°07' EAST, A DISTANCE OF 1266.8, MORE OR LESS, TO THE INTERSECTION THEREOF WITH THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION; THENCE, NORTH 1°46'57" WEST, ALONG SAID EAST LINE, A DISTANCE OF 377.4 FEET, MORE OR LESS; TO THE POINT OF BEGINNING. THE BEARINGS IN THE ABOVE DESCRIPTION REFER TO THE STANDARD RECTANGULAR SYSTEM FOR THE EAST ZONE OF FLORIDA.

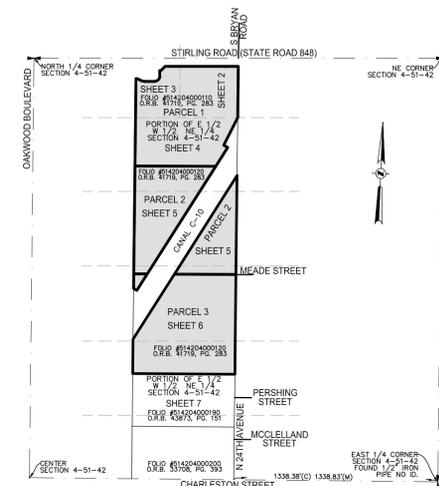
PARCEL 4:

NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND ACCESS OVER THE FOLLOWING DESCRIBED PARCEL OF LAND:

A PARCEL OF LAND BEING A PORTION OF THE WEST HALF (W. 1/2) OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL OF "A", AS SHOWN ON THE PLAT OF COLONIAL SQUARE, RECORDED IN PLAT BOOK 114, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY; THENCE N. 87°34'12" E. ALONG THE SOUTH RIGHT-OF-WAY LINE OF STIRLING ROAD AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 86016-2500, A DISTANCE OF 587.20 FEET TO THE POINT OF BEGINNING OF THE EASEMENT; THENCE CONTINUE N. 87°34'12" E. ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 7.00 FEET; THENCE S. 02°25'48" E. A DISTANCE OF 2.00 FEET; THENCE S. 87°34'12" W. A DISTANCE OF 7.00 FEET; THENCE N. 02°25'48" W. A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING WITHIN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.



VICINITY MAP
NOT TO SCALE

NOTES:

- ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK: 1798; ELEVATION: 11.285 FEET & BENCHMARK: 1132; ELEVATION: 9.322 FEET.
- FLOOD ZONE: AE/AH/X; BASE FLOOD ELEVATION: 4'/3" (NONE); PANEL #125113 0566H; MAP DATE: 08/18/14.
- THIS SITE LIES IN SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
- BEARINGS ARE BASED ON THE NORTH LINE OF THE NE 1/4 OF SECTION 4-51-42 BEING S87°42'12"W.
- REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
- THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.1'.
- THIS SITE CONTAINS NO PARKING SPACES.
- ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY RECORDS.
- THIS SURVEY WAS PREPARED WITH BENEFIT OF PROPERTY INFORMATION REPORT, FILE NO.: 8122200 REVISED, PREPARED BY CHICAGO TITLE INSURANCE COMPANY, DATED THROUGH SEPTEMBER 30, 2020 AT 11:00 PM. THE FOLLOWING ITEMS ARE DOCUMENTS COVERING CAPTION PROPERTY:
ITEM 1-TERMS AND PROVISIONS OF GROUND LEASE IN INSTRUMENT #115926478, APPLY TO THIS SITE BUT CANNOT BE PLOTTED.
ITEM 2-EASEMENT TO FLORIDA POWER & LIGHT COMPANY IN O.R.B. 4654, PAGE 184, APPLIES TO THIS SITE AS DEPICTED HEREON.
ITEM 3-ORDINANCE NO. 2002-61 IN O.R.B. 34145, PAGE 1891, MAY APPLY TO THIS SITE. MAP IN DOCUMENT IS ILLEGIBLE.
ITEM 4-EASEMENT IN INSTRUMENT NO. 114851500, DEPICTED HEREON, DOES NOT APPLY TO THIS SITE.
- THE PROPERTY DESCRIBED HEREON HAS DIRECT ACCESS TO STIRLING ROAD AND CANAL C-10, PUBLIC RIGHTS-OF-WAY. ACCESS TO NORTH 24TH AVENUE IS VIA ROADWAY EASEMENT AND ACCESS TO MEADE STREET IS VIA EMERGENCY ACCESS EASEMENT, BOTH RECORDED IN PLAT BOOK 154, PAGE 17, BROWARD COUNTY RECORDS.
- THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- THERE ARE NO KNOWN PROPOSED CHANGES TO THE ADJACENT RIGHTS-OF-WAY.
- THERE WAS FIELD DELINEATION OF WETLANDS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- THIS SITE CONTAINS 1,131,546 SQUARE FEET (25.9767 ACRES) MORE OR LESS.
- THE EDGE OF WATER SHOWN ON ALL SHEETS WAS LOCATED ON 7/22/19 ALONG WITH THE CANAL CROSS SECTION PROFILES SHOWN ON SHEET 9 OF 9 OBTAINED ON 2/14/20 AND HAVE NOT BEEN UPDATED.

SHEET 1 OF 8

NO.	REVISIONS	BY
4	#0473-UPDATE SURVEY/REVIEW PROPERTY INFO REPORT-10/0/20	L.S.
5	#6887-REVIEW NEW TITLE	L.S.
4	#6837-CANAL CROSS SECTIONS-2/14/20	L.S.
3	REVISED COMMITMENT ITEM 5-08/23/19	B.E.
2	NEW TITLE COMMITMENT, ETC.-08/16/19	B.E.
1	#66219-ORIGINAL SURVEY-7/22/19	B.E.

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THROUGH 8 INCLUDE

RD STIRLING SITE
STIRLING ROAD EAST OF INTERSTATE 95
HOLLYWOOD, BROWARD COUNTY
FLORIDA 33020

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

PLS

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@puliceandsurveyors.com
WEBSITE: www.puliceandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: B.E.

SCALE: N/A

FILE: RD STIRLING, LLC

CHECKED BY: J.F.P.

SURVEY DATE: 9/30/20

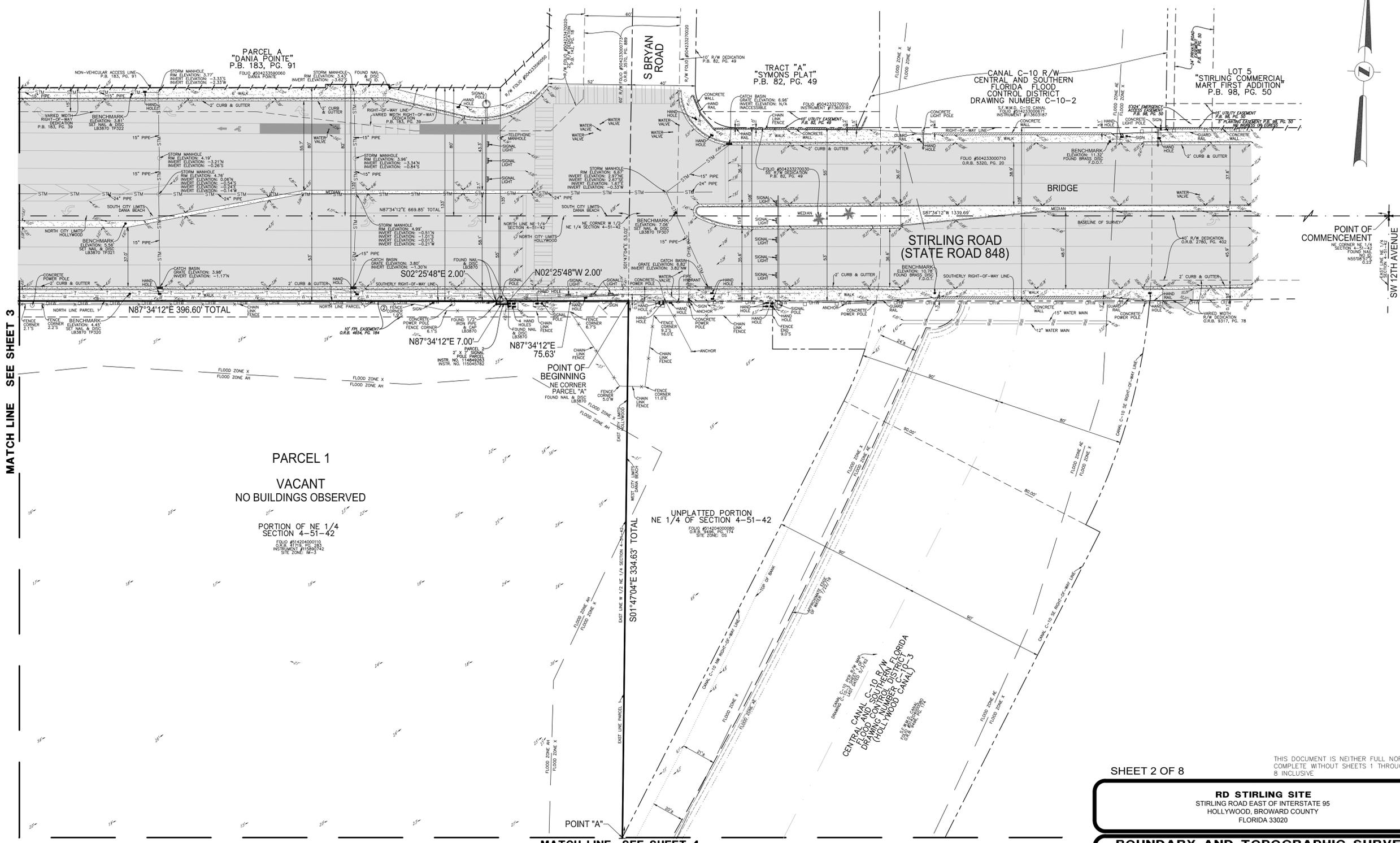
ORDER NO.: 67473

CERTIFICATION:

TO RD STIRLING, LLC, A FLORIDA LIMITED LIABILITY COMPANY;
GREENBERG TRAUJOG, P.A.; KIMLEY-HORN AND ASSOCIATES, INC.;
CHICAGO TITLE INSURANCE COMPANY;

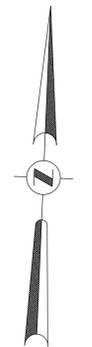
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9, 11, 13, 14, 16, 17, 18 & 19 OF TABLE A THEREOF.

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



MATCH LINE SEE SHEET 3

MATCH LINE SEE SHEET 4



POINT OF COMMENCEMENT
NE CORNER 1/4 SECTION 4-51-42
FOUND NAIL & DISC LB3870
INSTR. NO. 115045782

SW 12TH AVENUE

SHEET 2 OF 8

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THROUGH 8 INCLUSIVE

RD STIRLING SITE
STIRLING ROAD EAST OF INTERSTATE 95
HOLLYWOOD, BROWARD COUNTY
FLORIDA 33020

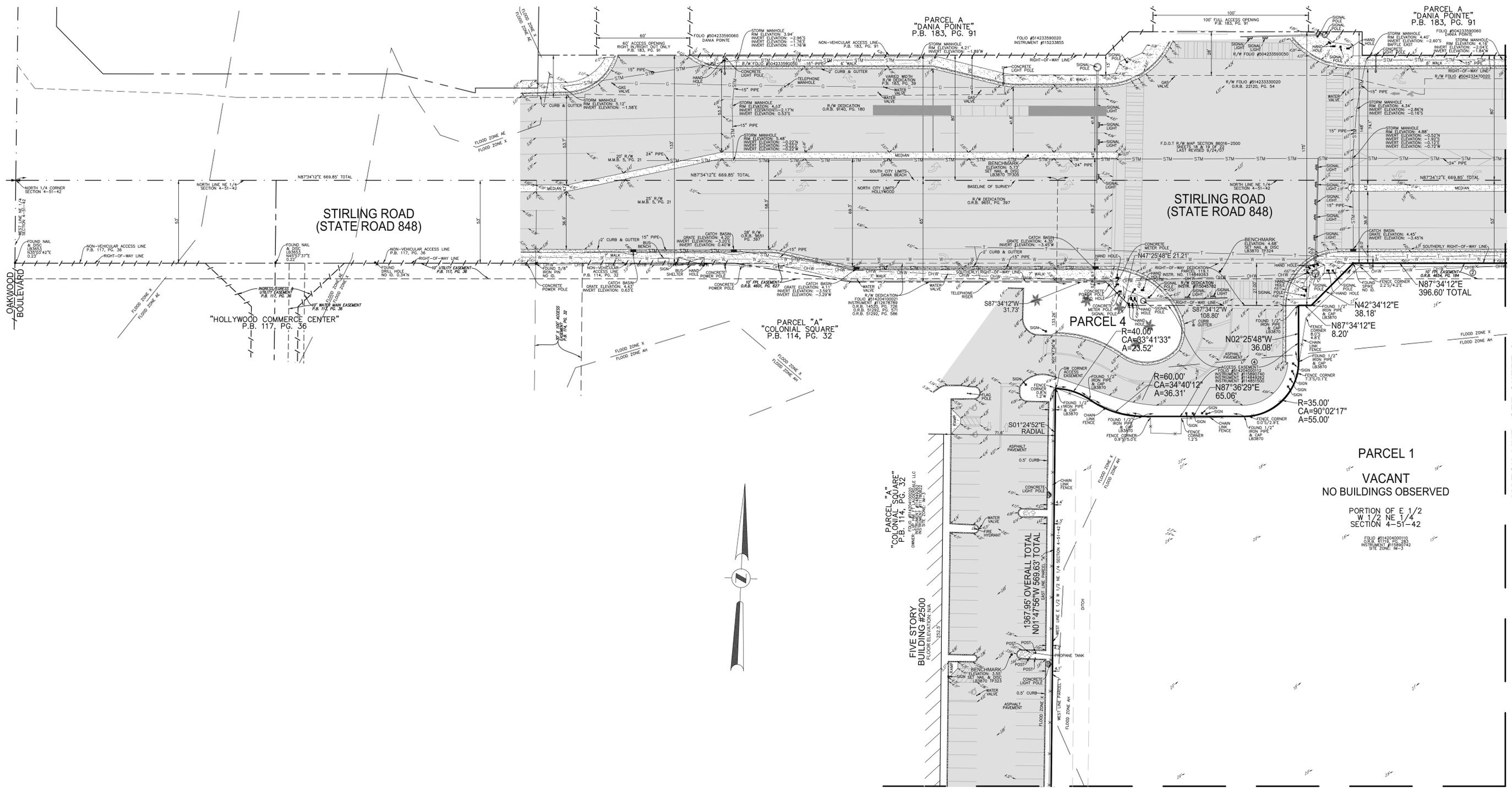
**BOUNDARY AND TOPOGRAPHIC SURVEY
ALTA/NSPS LAND TITLE SURVEY**



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5381 NOB HILL ROAD
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FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
WEBSITE: www.pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: B.E.	SCALE: 1" = 30'	FILE: RD STIRLING, LLC
CHECKED BY: J.F.P.	SURVEY DATE: 9/30/20	ORDER NO.: 67473

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MATCH LINE SEE SHEET 2

MATCH LINE SEE SHEET 4

SHEET 3 OF 8

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THROUGH 8 INCLUSIVE

RD STIRLING SITE
 STIRLING ROAD EAST OF INTERSTATE 95
 HOLLYWOOD, BROWARD COUNTY
 FLORIDA 33020

BOUNDARY AND TOPOGRAPHIC SURVEY
ALTA/NSPS LAND TITLE SURVEY

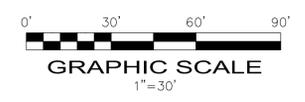


POLICE LAND SURVEYORS, INC.
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 TELEPHONE: (954) 572-1777
 FAX: (954) 572-1778
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 WEBSITE: www.policeandsurveyors.com
 CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: B.E.
 CHECKED BY: J.F.P.

SCALE: 1" = 30'
 SURVEY DATE: 9/30/20

FILE: RD STIRLING, LLC
 ORDER NO.: 67473



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MATCH LINE SEE SHEET 3

MATCH LINE SEE SHEET 2

399,151 SQ. FEET
9.1633 ACRES
PARCEL 1
VACANT
NO BUILDINGS OBSERVED

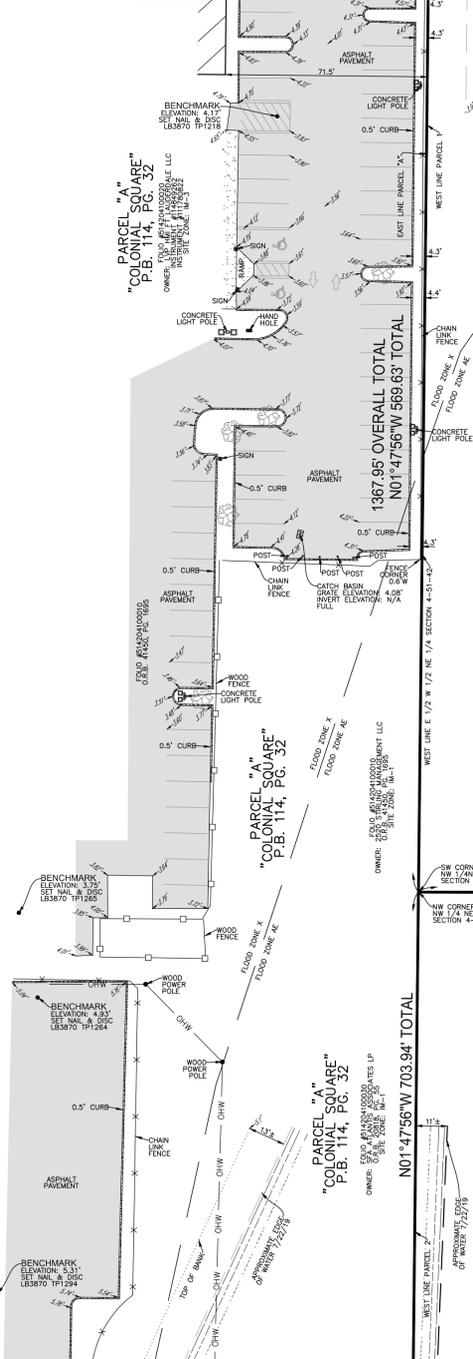
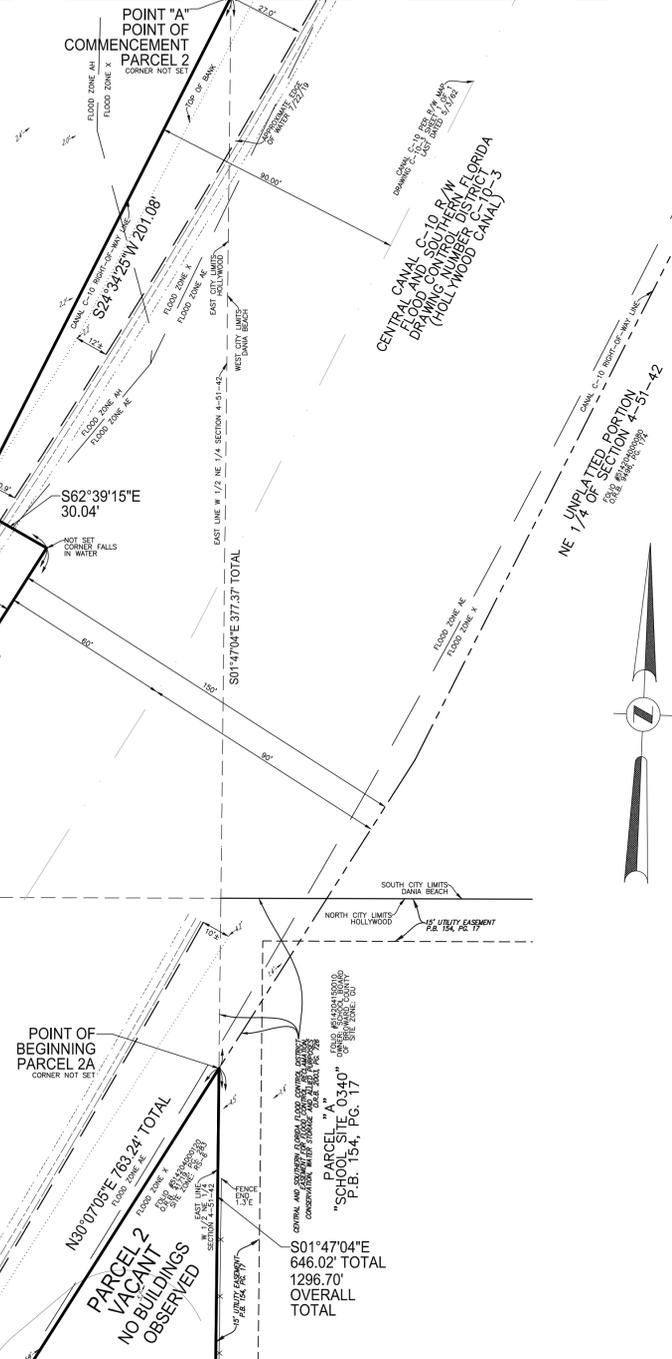
PORTION OF E 1/2 W 1/2
NE 1/4 OF SECTION 4-51-42

FOLD #5142400010
SUBD. #1719-150-253
INSTRUMENT #11589742
SITE ZONE: IM-3

N87°45'25"E
529.56'
PARCEL 2
VACANT
NO BUILDINGS OBSERVED

PORTION OF E 1/2 W 1/2
NE 1/4 OF SECTION 4-51-42

FOLD #5142400010
SUBD. #1719-150-253
INSTRUMENT #11589742
SITE ZONE: RS-8



MATCH LINE SEE SHEET 5

SHEET 4 OF 8

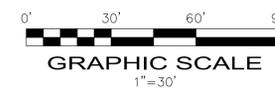
THIS DOCUMENT IS NEITHER FULL
NOR COMPLETE WITHOUT SHEETS
1 THROUGH 8 INCLUSIVE

RD STIRLING SITE
STIRLING ROAD EAST OF INTERSTATE 95
HOLLYWOOD, BROWARD COUNTY
FLORIDA 33020

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



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CERTIFICATE OF AUTHORIZATION LB#3870



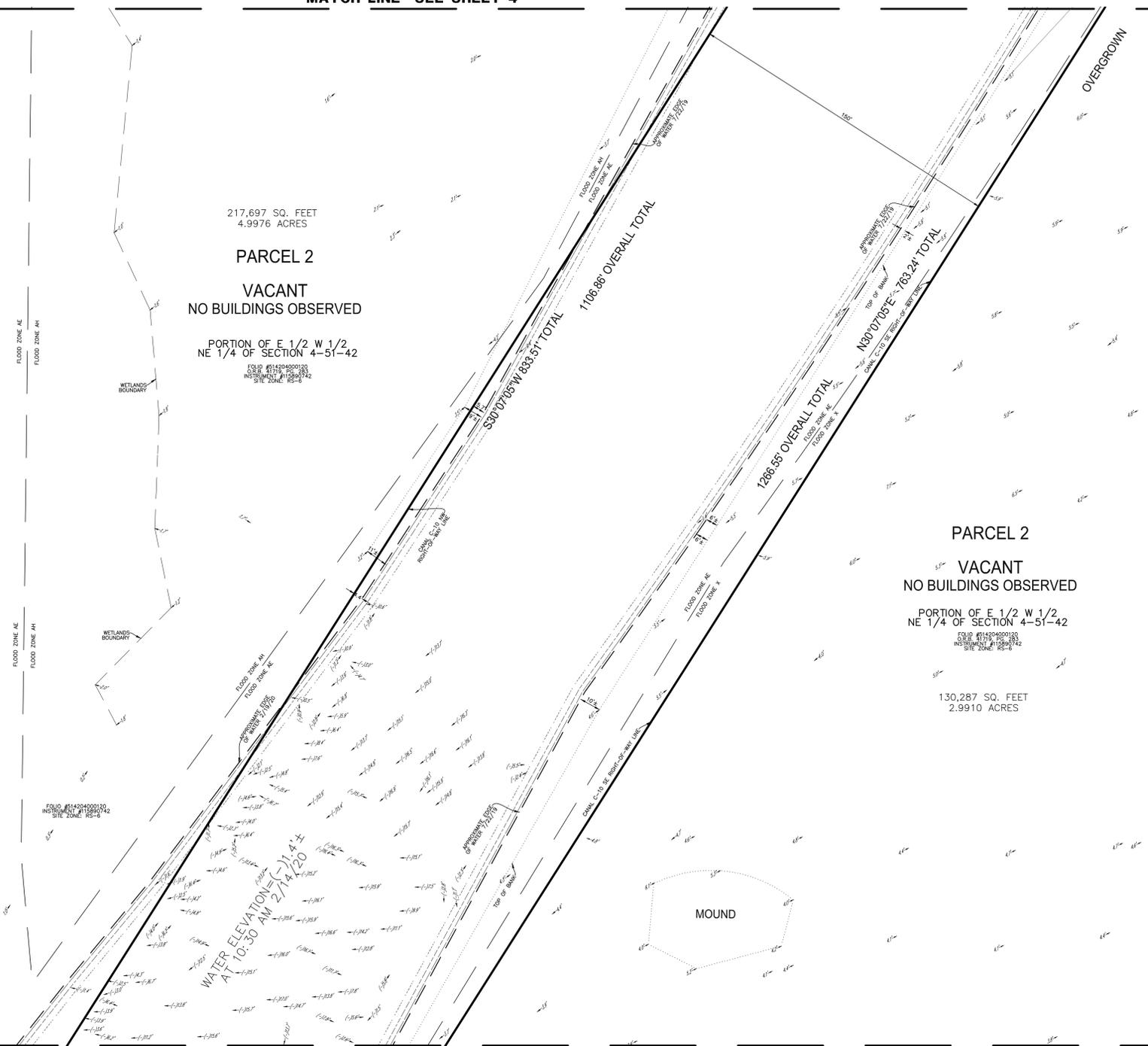
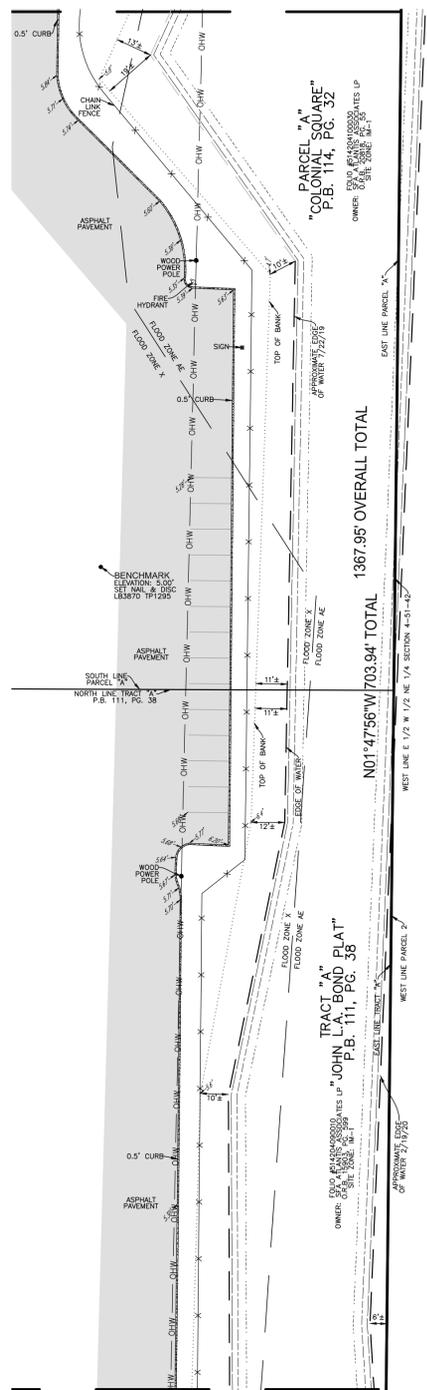
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CHECKED BY: J.F.P.

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SURVEY DATE: 9/30/20

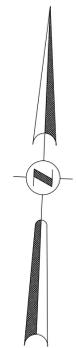
FILE: RD STIRLING, LLC
ORDER NO.: 67473

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MATCH LINE SEE SHEET 4



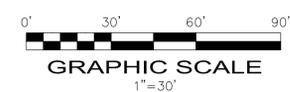
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SHEET 5 OF 8

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RD STIRLING SITE
STIRLING ROAD EAST OF INTERSTATE 95
HOLLYWOOD, BROWARD COUNTY
FLORIDA 33020

BOUNDARY AND TOPOGRAPHIC SURVEY
ALTA/NSPS LAND TITLE SURVEY



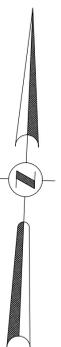
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
WEBSITE: www.pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

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SCALE: 1" = 30'
SURVEY DATE: 9/30/20

FILE: RD STIRLING, LLC
ORDER NO.: 67473

MATCH LINE SEE SHEET 5

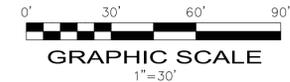


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RD STIRLING SITE
 STIRLING ROAD EAST OF INTERSTATE 95
 HOLLYWOOD, BROWARD COUNTY
 FLORIDA 33020

BOUNDARY AND TOPOGRAPHIC SURVEY
ALTA/NSPS LAND TITLE SURVEY



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DRAWN BY: B.E.
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SCALE: 1" = 30'
 SURVEY DATE: 9/30/20

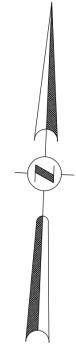
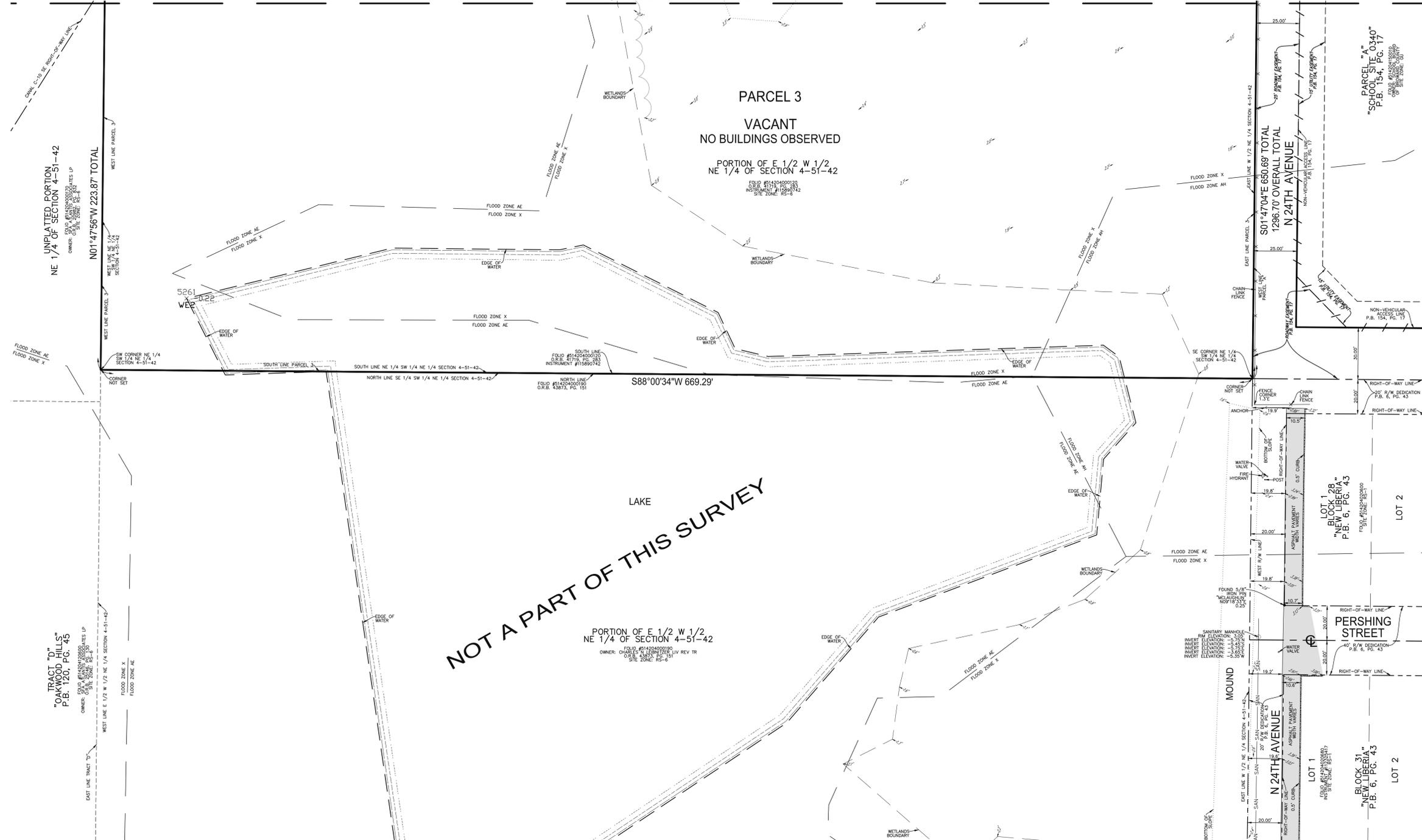
FILE: RD STIRLING, LLC
 ORDER NO.: 67473

MATCH LINE SEE SHEET 6

PARCEL 3
VACANT
NO BUILDINGS OBSERVED
PORTION OF E 1/2 W 1/2
NE 1/4 OF SECTION 4-51-42

LAKE
NOT A PART OF THIS SURVEY
PORTION OF E 1/2 W 1/2
NE 1/4 OF SECTION 4-51-42

MATCH LINE SEE SHEET 8



SHEET 7 OF 8

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THROUGH 8 INCLUSIVE

RD STIRLING SITE
STIRLING ROAD EAST OF INTERSTATE 95
HOLLYWOOD, BROWARD COUNTY
FLORIDA 33020

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

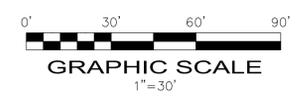


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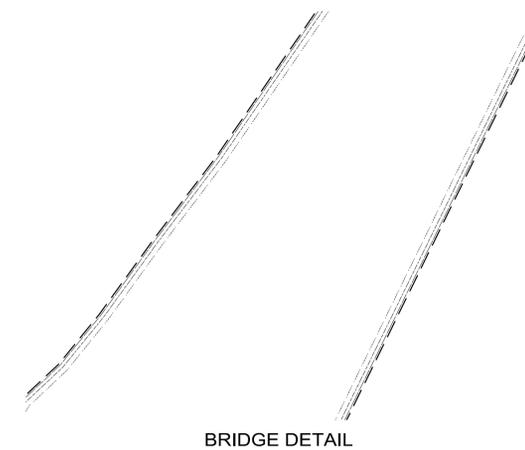
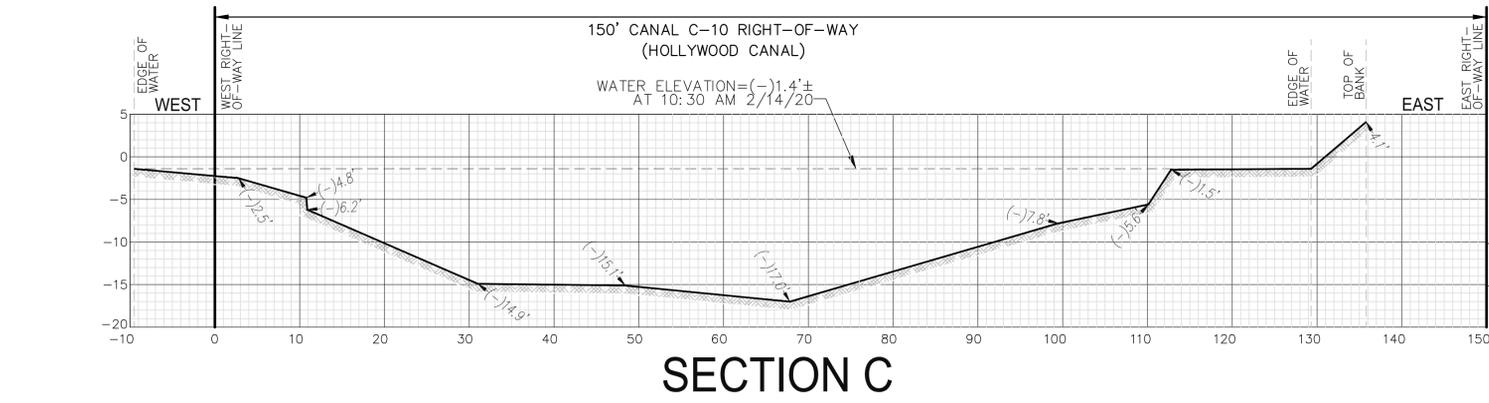
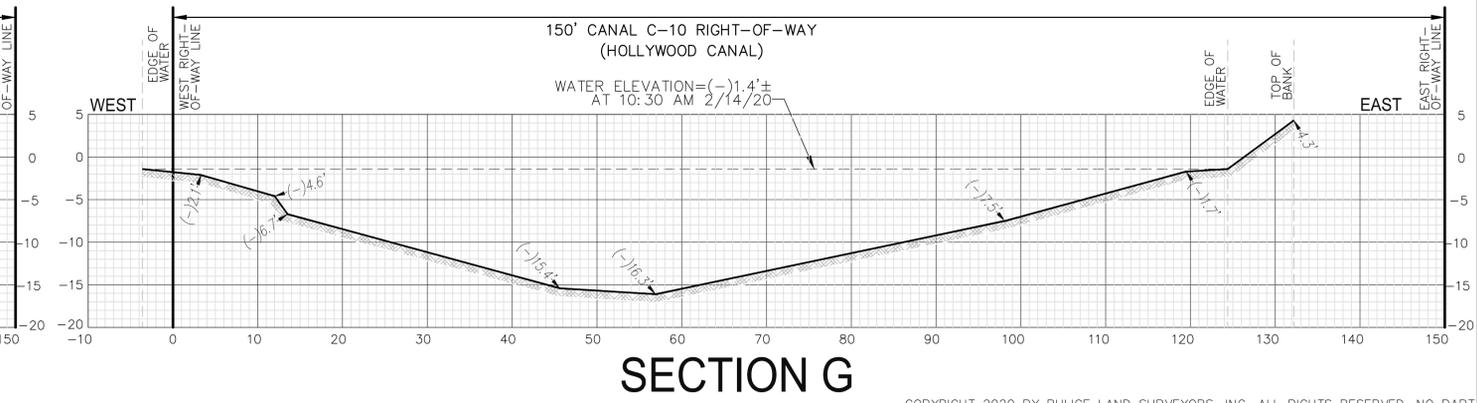
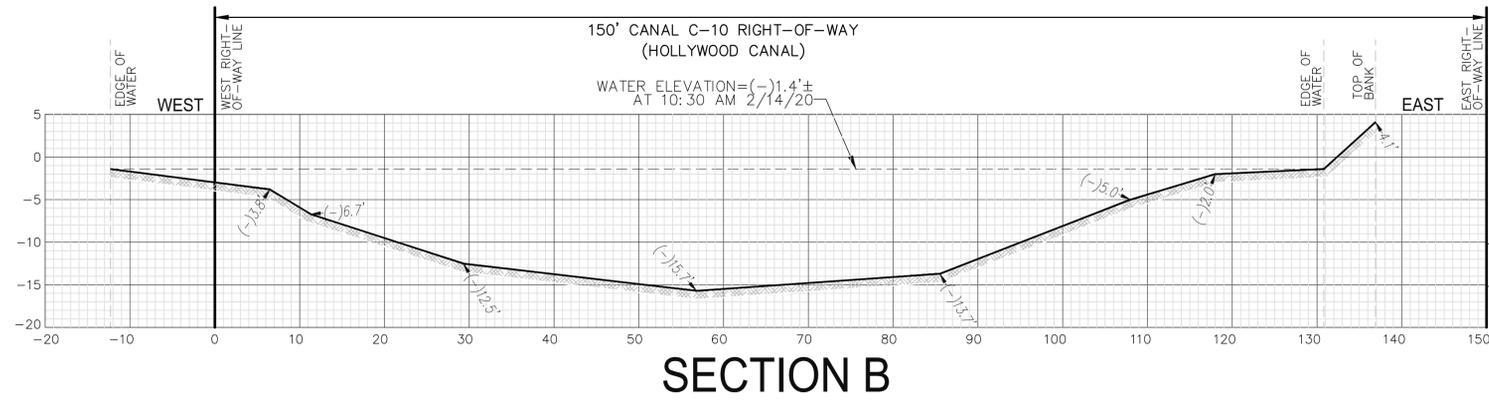
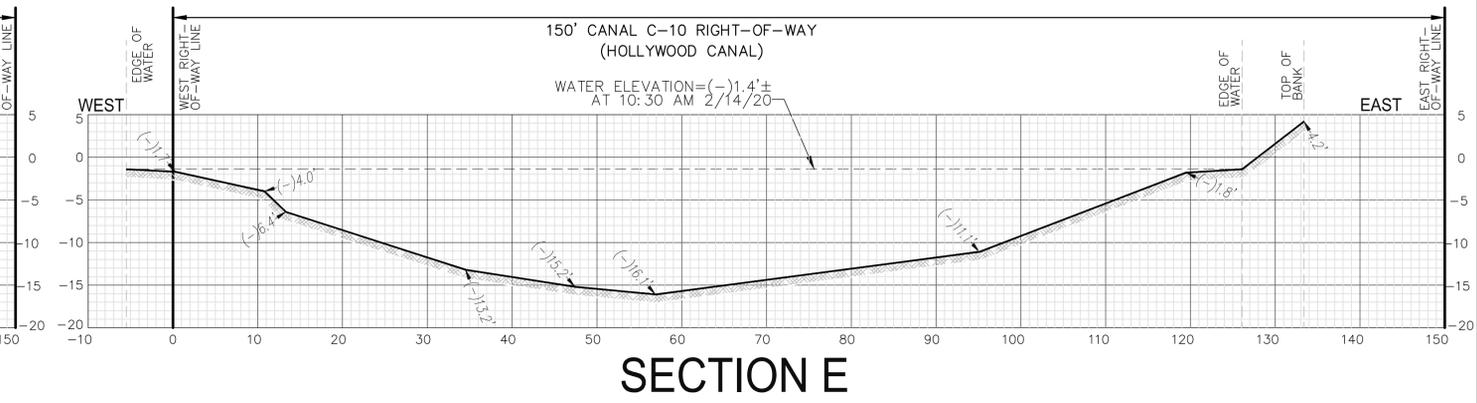
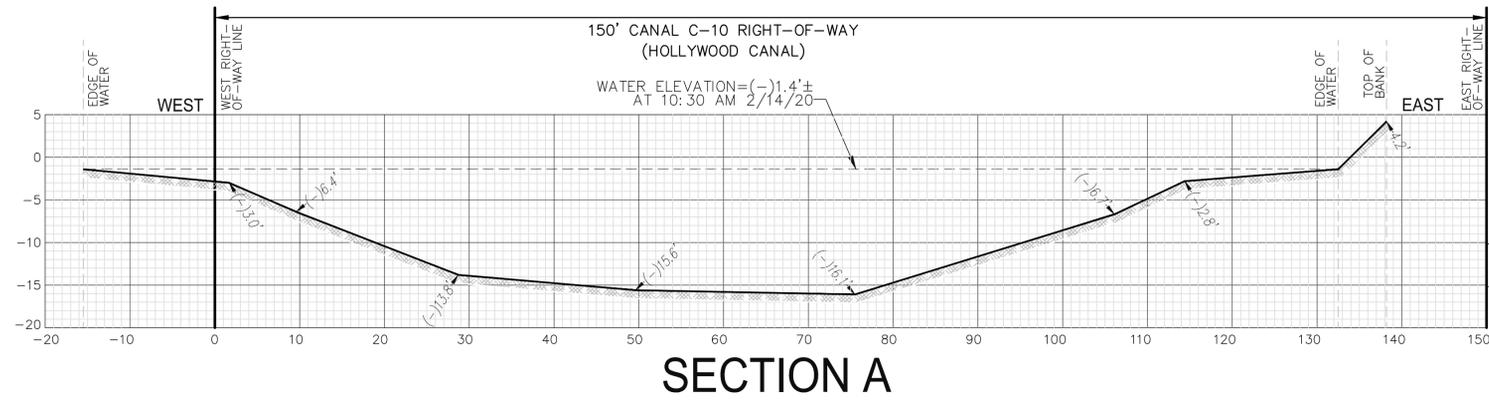
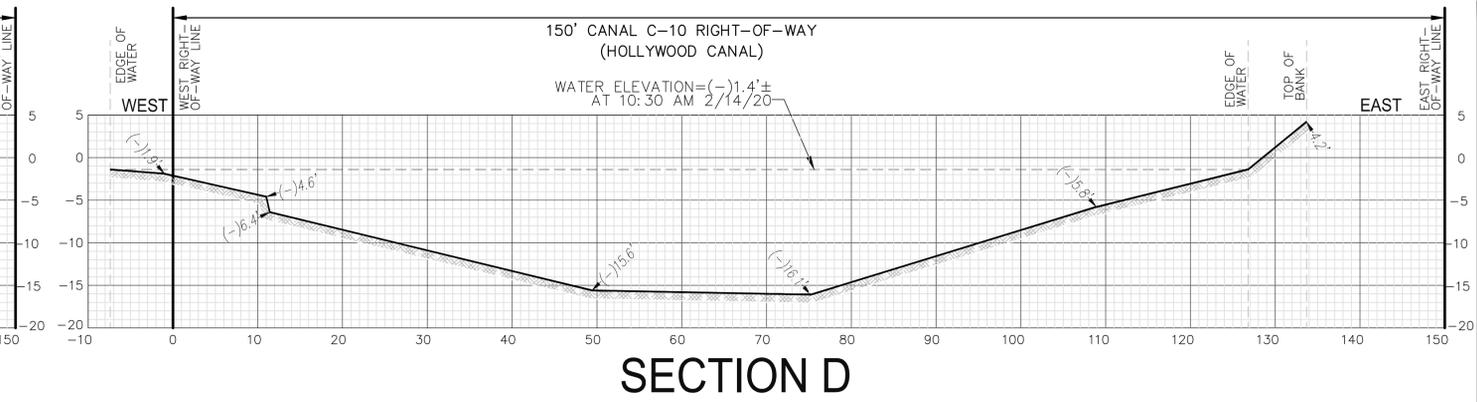
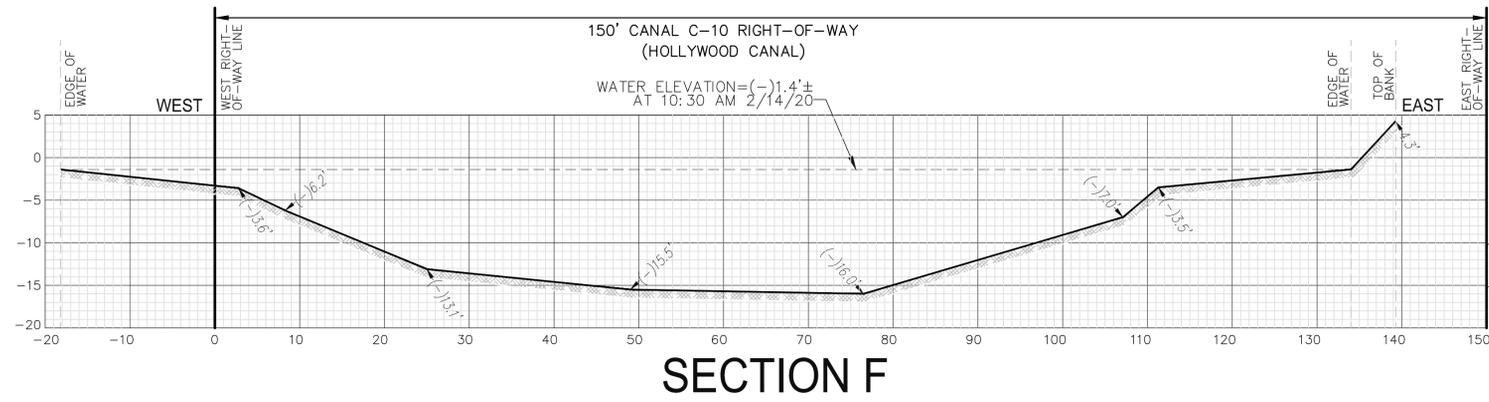
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CHECKED BY: J.F.P.

SCALE: 1" = 30'
SURVEY DATE: 9/30/20

FILE: RD STIRLING, LLC
ORDER NO.: 67473



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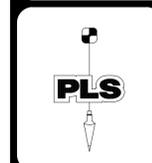


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SHEET 8 OF 8

RD STIRLING SITE
 STIRLING ROAD EAST OF INTERSTATE 95
 HOLLYWOOD, BROWARD COUNTY
 FLORIDA 33020

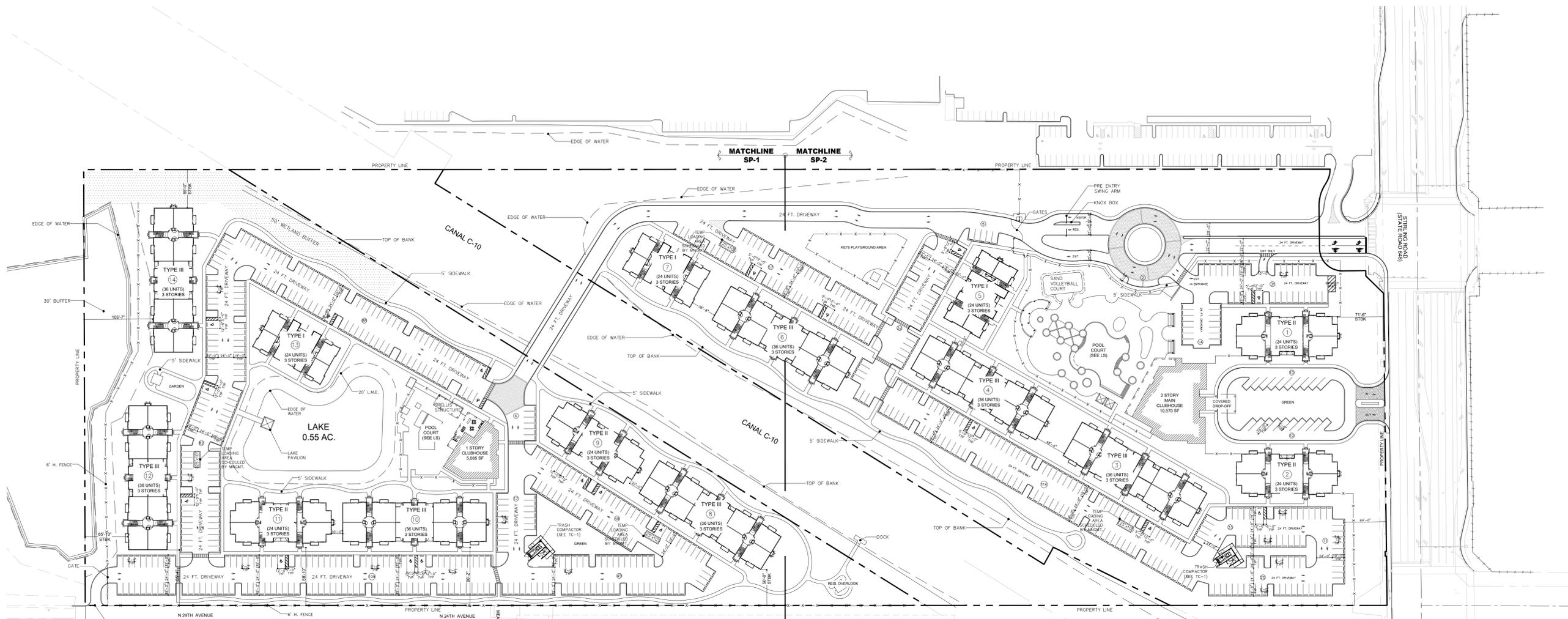
CROSS SECTIONS



PULICE LAND SURVEYORS, INC.
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 WEBSITE: www.pulicelandsurveyors.com
 CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: B.E. SCALE: 1" = 10'
 CHECKED BY: J.F.P. SURVEY DATE: 9/30/19 FILE: RD STIRLING, LLC
 ORDER NO.: 67473

THIS DOCUMENT IS NEITHER FULL NOR COMPLETE WITHOUT SHEETS 1 THROUGH 9 INCLUSIVE



SITE INFORMATION		
Jurisdiction:	Broward County, FL	
Land Use:	Residential	
Existing Zoning District:	IM-3 (Industrial/Manufacturing Med) & RS-6 (Single Family)	
Reasoning:	PD	
Site Area:	25.97 acres	1,131,546 sf
Density:	Max. Allowed 18 du's/ac (467 Units)	Proposed 16.1 du's/ac (420 Units)
Building Setbacks		
A. Front	Provided (Structures)	Provided (At-Grade Parking)
Stirling Rd.	7'-6"	5'-3"
B. Side/Interior		
East	50'-0"	N/A
West	59'-0"	N/A
C. Rear		
	65'-4"	N/A
Building Height		
As measured from grade to mean height of roof	Provided 3 Stories (34'-6")	
Min Distance b/w Bldgs	20'-0"	
Site Calculations		
Open Space Area (Previous)	Provided 58.1% (658,008 sf = 15.1 ac.)	
Bldg. & CH Footprints		
BLA	15.2% (171,909 sf = 3.95 ac.)	
ULA	26.7% (301,629 sf = 6.92 ac.)	
Total Lot Coverage	41.9% (473,538 sf = 10.87 ac.)	
OFF-STREET PARKING		
Required	# of Units	# Spaces
Multi-Family		
1.5 sp/du	420 units	630 sp
Guest @ 1 sp / 5 du's		84 sp
Totals	420 units	714 sp
Provided		
Type of Parking	Standard	HC
Surface	700 sp	19 sp
Totals		728 sp
Parking Ratio Required:		
Parking Ratio Provided:	1.7 sp/unit	1.73 sp/unit
Loading	Required: 4 sp	Provided: 4 sp
Note: Min provided ADA spaces meet ADA Standards for Accessible Design 4.1.2(15)		

Unit Designation	Bldg Types			Total # Units	% of Total	Unit SF	Leasable Area (NRSF)
	Type I (3 ST)	Type II (3 ST)	Type III (3 ST)				
1BD							
A1	6	12	12	150	48.6%	694 sf	104,100 sf
A1A	6			18		765 sf	13,770 sf
A2	12			36		792 sf	28,512 sf
Sub-Total	24 units	12 units	12 units	204 units			
2BD							
B2			24	168	40.0%	1,104 sf	185,472 sf
Sub-Total	0 units	0 units	24 units	168			
3BD							
C1		12		48	11.4%	1,273 sf	61,104 sf
Sub-Total	0 units	12 units	0 units	48 units			
# of Unit/Bldg	24 units	24 units	36 units				
# of Bldgs	3 bldgs	4 bldgs	7 bldgs	14 bldgs			
Total # Units	72 units	96 units	252 units	420 units	100.0%	392,958 sf	
Non-Leasable Area							
Balcony/Terrace				25,932 sf			
Corridor/Egress				70,242 sf			
Total				96,174 sf			



SCALE: 1"=80'-0"

DRAWN: AS SHOWN
DATE: 10/23/19
SCALE: AS SHOWN
JOB NO.: 1931.PRJ
SHEET TITLE:

SITE PLAN
SHEET NUMBER:
SP - 1

TOWN HOLLYWOOD
FOR: RELATED GROUP
LOCATED AT: HOLLYWOOD, FLORIDA



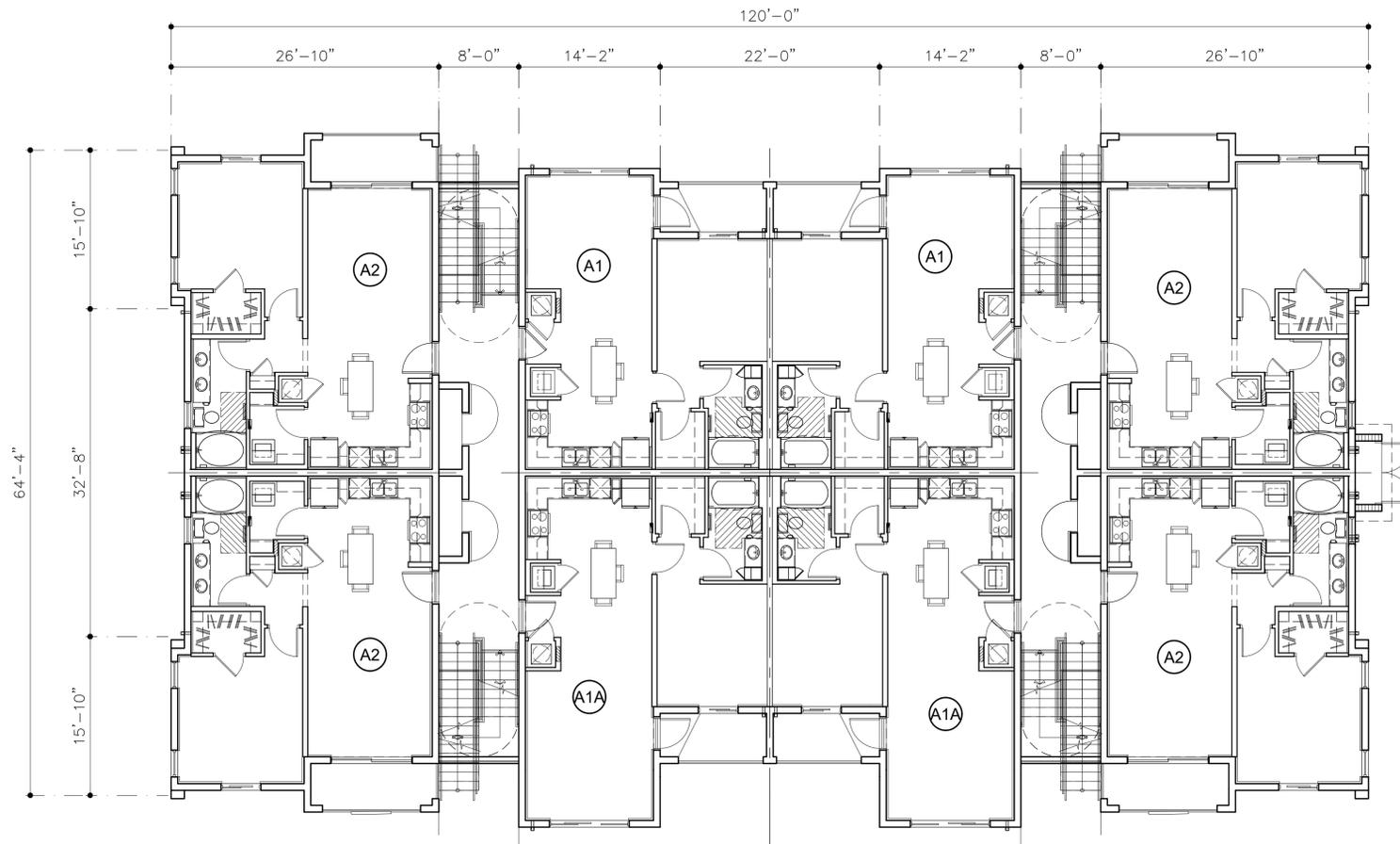
MSA ARCHITECTS, INC.
AAC0000895
8950 SW 74th COURT
SUITE 150
MIAMI, FLORIDA 33156
(305) 273-9911



ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633, FLORIDA STATUTES.

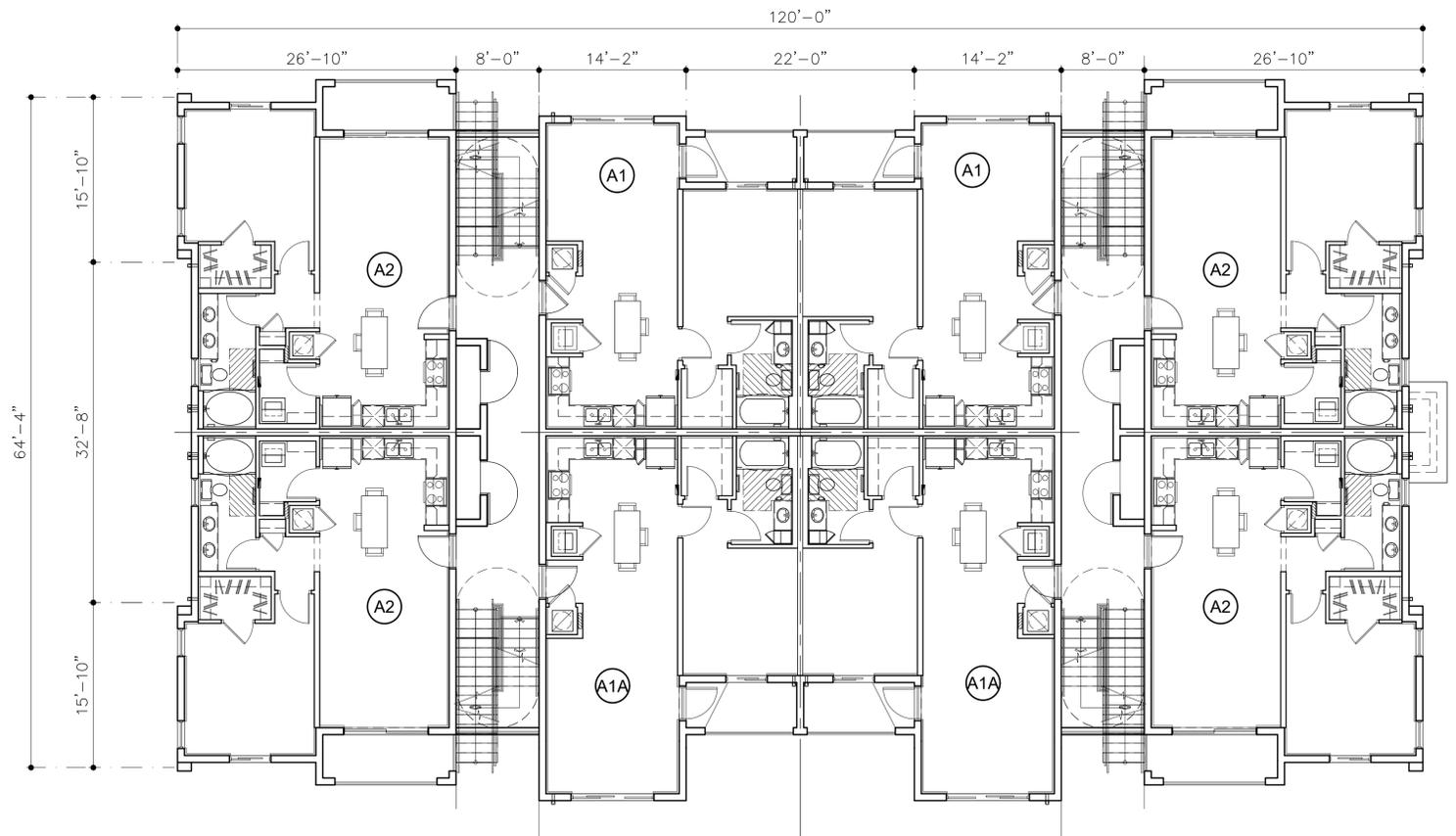
FIRST FLOOR PLAN

8 UNITS



SECOND FLOOR PLAN

8 UNITS



BUILDING TYPE I

3 STORIES SCALE: 1/8"=1'-0"
24 UNITS - PER BLDG. X 3 BLDG.

INITIAL SITE PLAN
SUBMITTAL 10/09/2020 BY

TOWN HOLLYWOOD
FOR:
RELATED GROUP
LOCATED AT:
HOLLYWOOD, FLORIDA



JOSE I. SAUMELL
AR0013085

MSA ARCHITECTS, INC.
AA0000895
8950 SW 74th COURT
SUITE 1053
MIAMI, FLORIDA 33156
(305) 272-9911

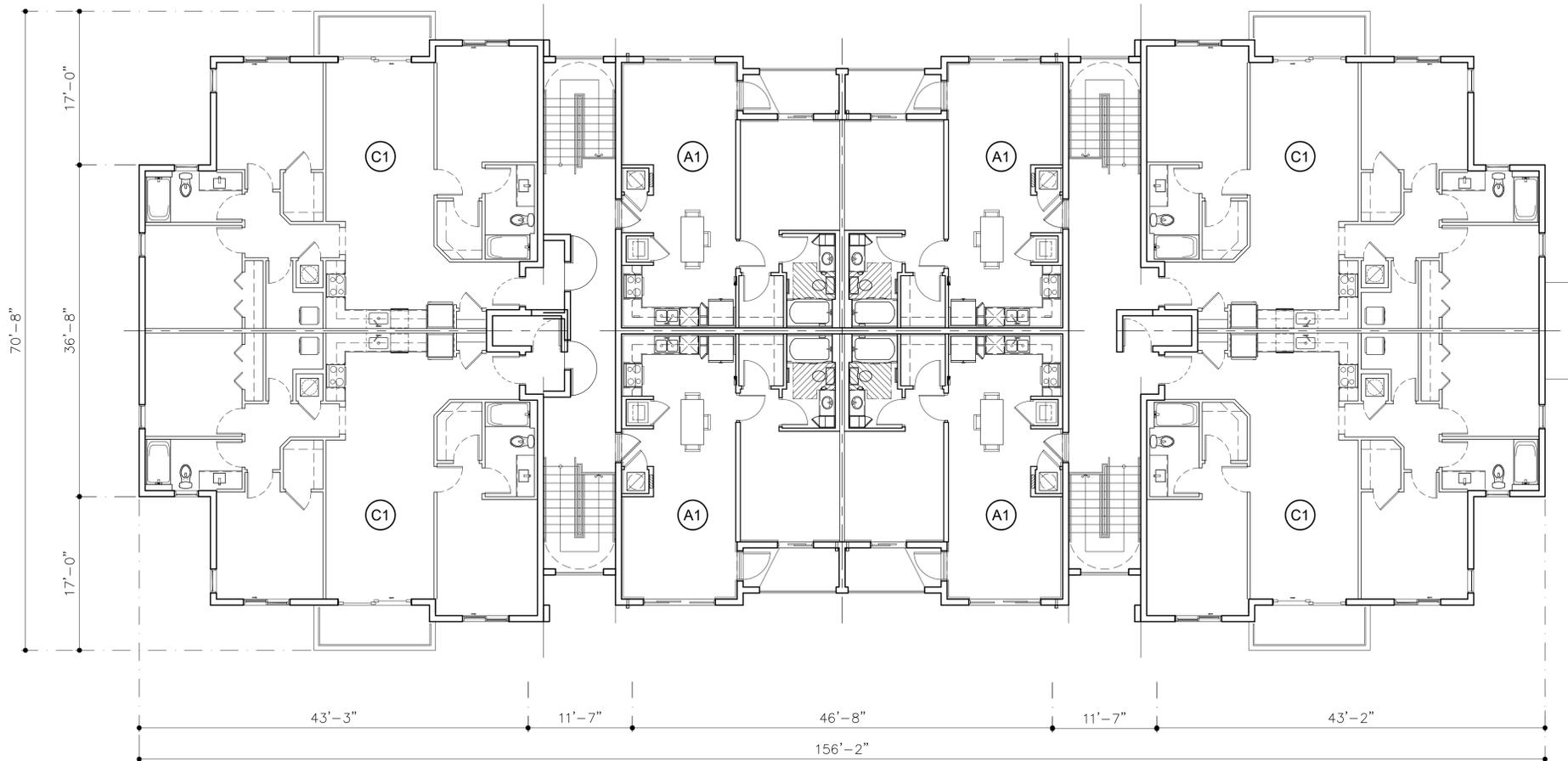


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DATE 10/23/19
SCALE AS SHOWN
JOB NO. 1931.PRJ
SHEET TITLE:

BUILDING TYPE I
FLOOR PLANS

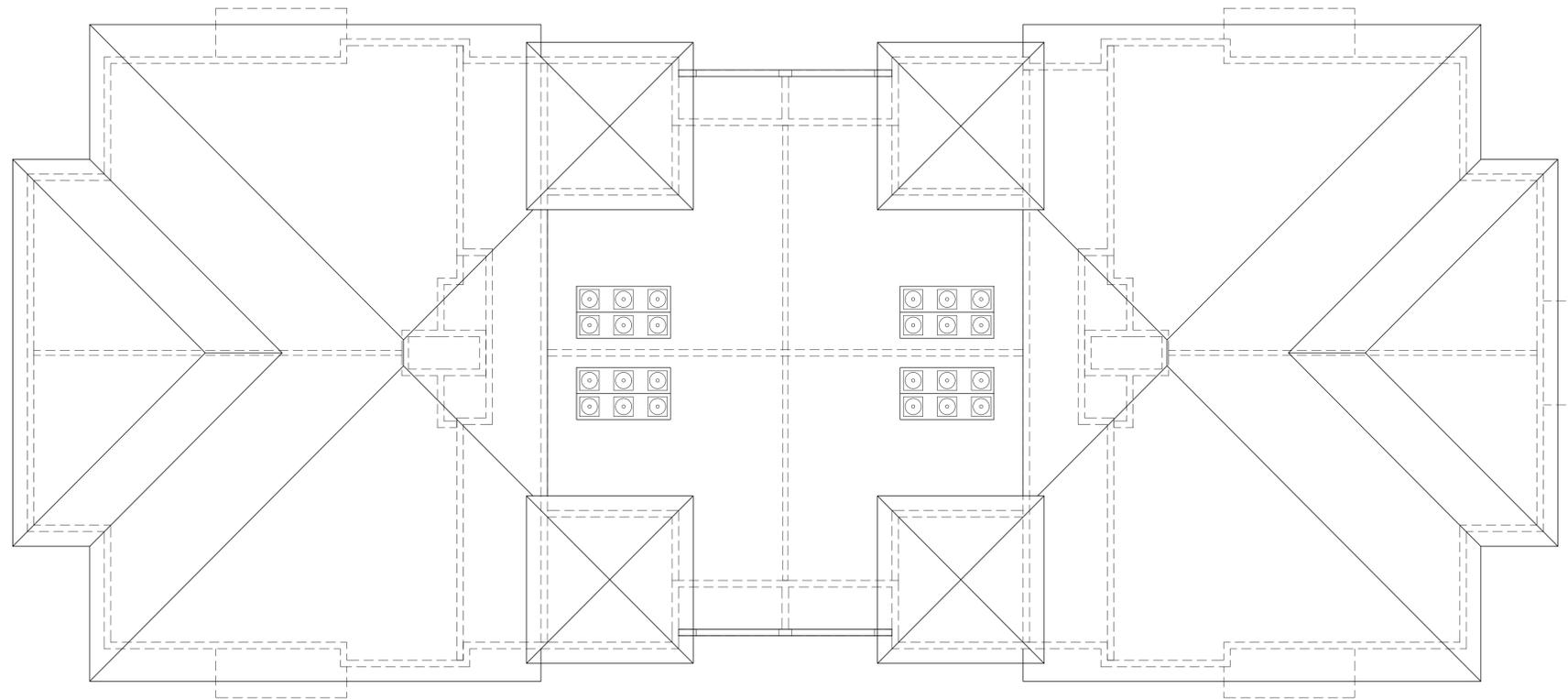
SHEET NUMBER:

A-2.1.1



THIRD FLOOR PLAN

8 UNITS



ROOF PLAN

BUILDING TYPE II

3 STORIES SCALE: 1/8"=1'-0"
 24 UNITS-PER BLDG X 4 BLDG.

TOWN HOLLYWOOD
 FOR:
 RELATED GROUP
 LOCATED AT:
 HOLLYWOOD, FLORIDA



JOSE I. SAUMELL
 AR0013085

MSA ARCHITECTS, INC.
 AA0000895

8950 SW 74th COURT
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 MIAMI, FLORIDA 33156
 (305) 272-9911



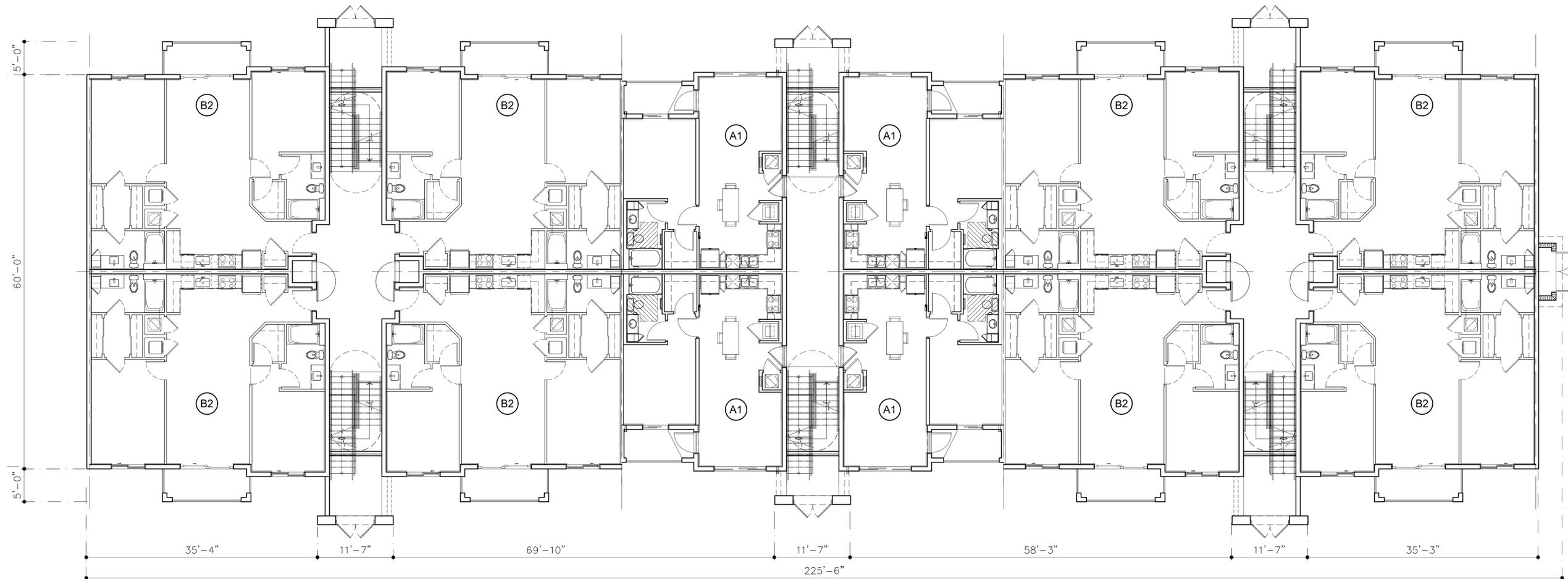
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 JOB NO. 1931.PRJ

SHEET TITLE:
**BUILDING TYPE II
 FLOOR PLANS**

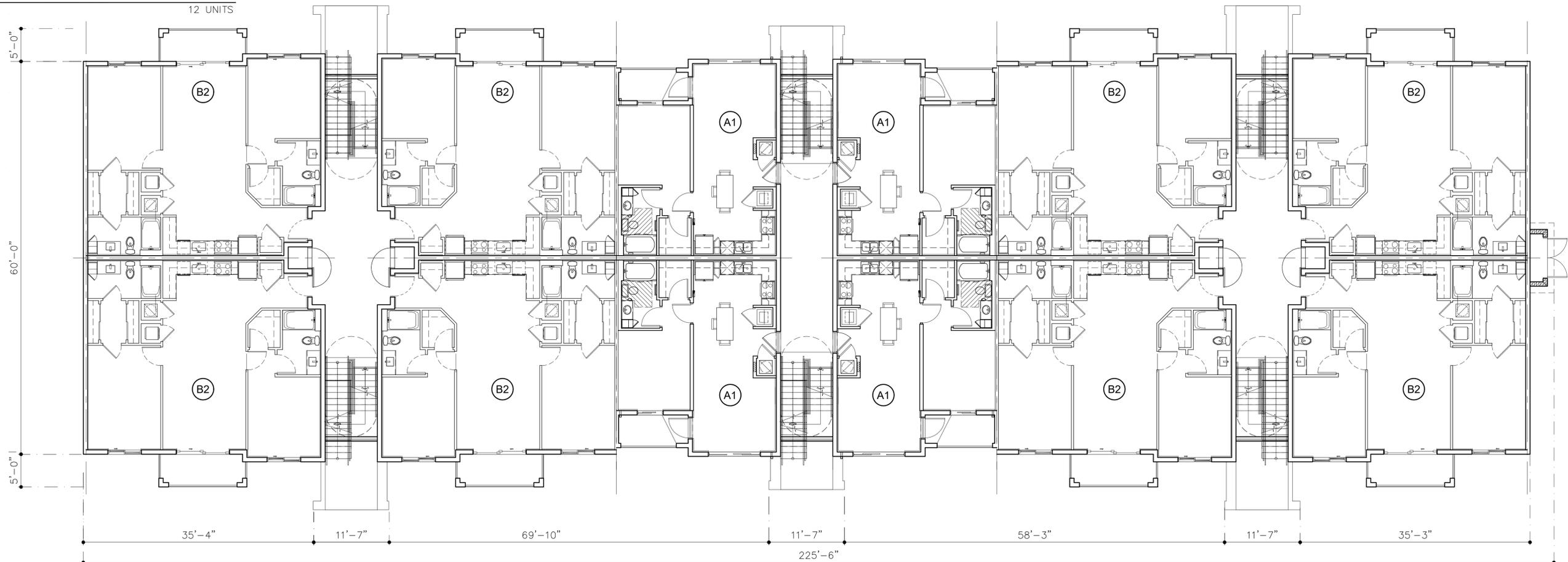
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FIRST FLOOR PLAN



SECOND FLOOR PLAN

12 UNITS

BUILDING TYPE III

3 STORIES SCALE: 1/8"=1'-0"
36 UNITS-PER BLDG X 7 BLDG.

INITIAL SITE PLAN	BY
SUBMITTAL 10/09/2020	

TOWN HOLLYWOOD
FOR:
RELATED GROUP
LOCATED AT:
HOLLYWOOD, FLORIDA



MSA ARCHITECTS, INC.
AA0000895
8950 SW 74th COURT
SUITE 1053
MIAMI, FLORIDA 33156
(305) 273-9911



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DATE	10/23/19
SCALE	AS SHOWN
JOB NO.	1931.PRJ

SHEET TITLE:
BUILDING TYPE III
FLOOR PLANS

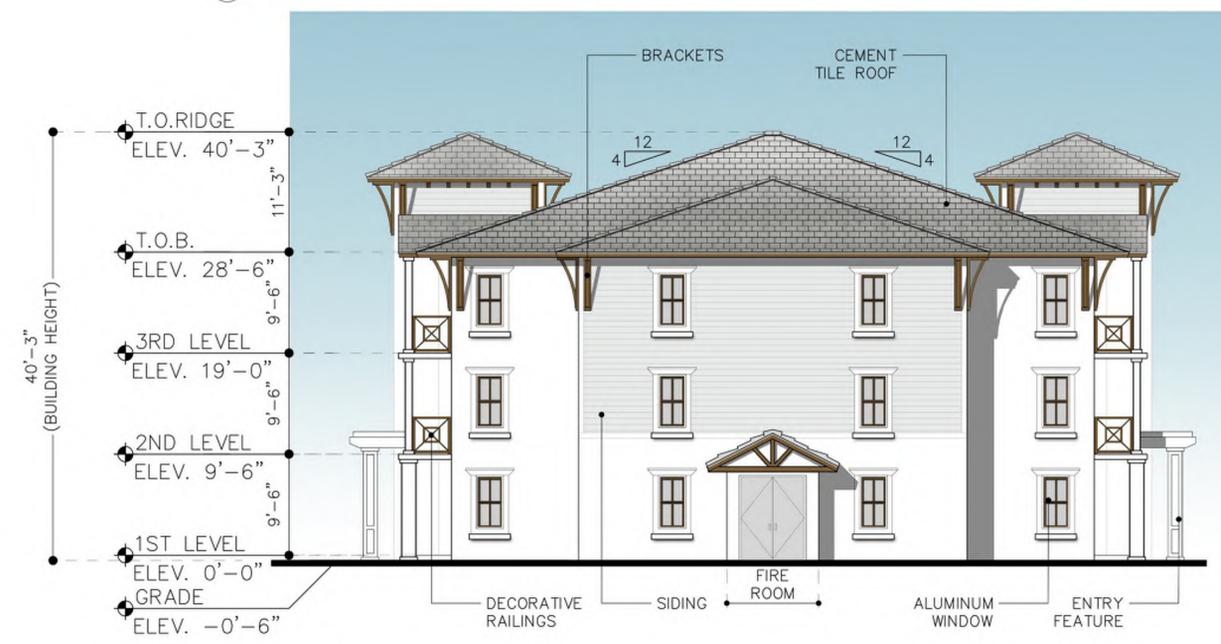
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A-2.3.1

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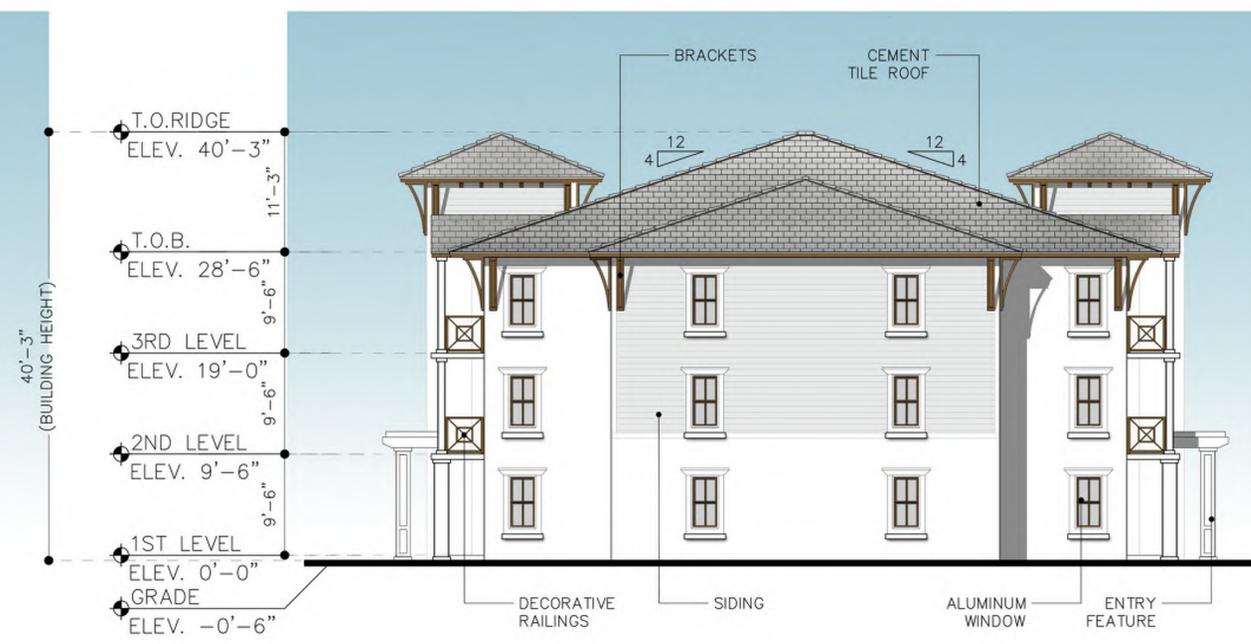
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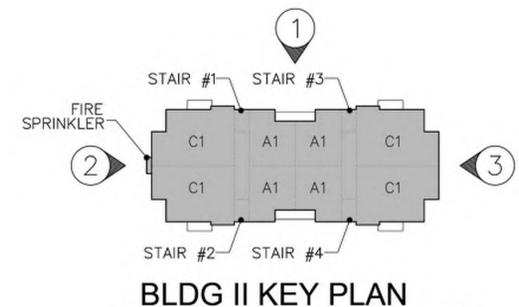
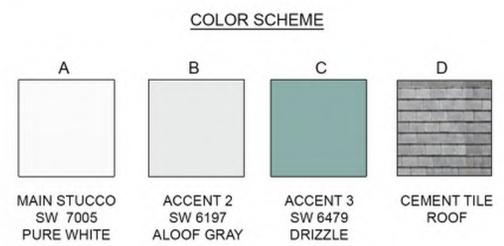
1 FRONT / REAR ELEVATION



2 SIDE ELEVATION



3 SIDE ELEVATION



BUILDING TYPE II - ELEVATIONS
SCALE: 1/8"=1'-0"

DATE	10/23/19
SCALE	AS SHOWN
JOB NO.	1931.PRJ
SHEET TITLE:	BUILDING TYPE II ELEVATIONS
SHEET NUMBER:	A-3.2.1

TOWN HOLLYWOOD
FOR: RELATED GROUP
LOCATED AT: HOLLYWOOD, FLORIDA

JOSE I. SALMELL
AR0013085

MSA ARCHITECTS, INC.
AACC00895
8950 SW 74th COURT
SUITE 1513
MIAMI, FLORIDA 33156
(305) 273-9911

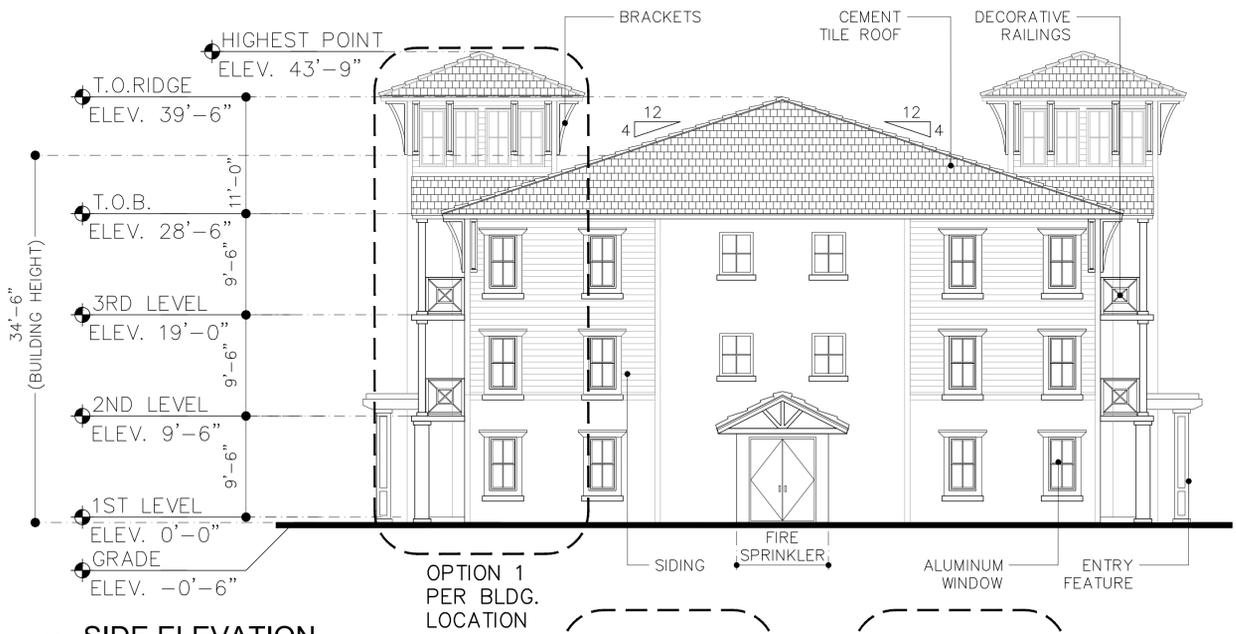
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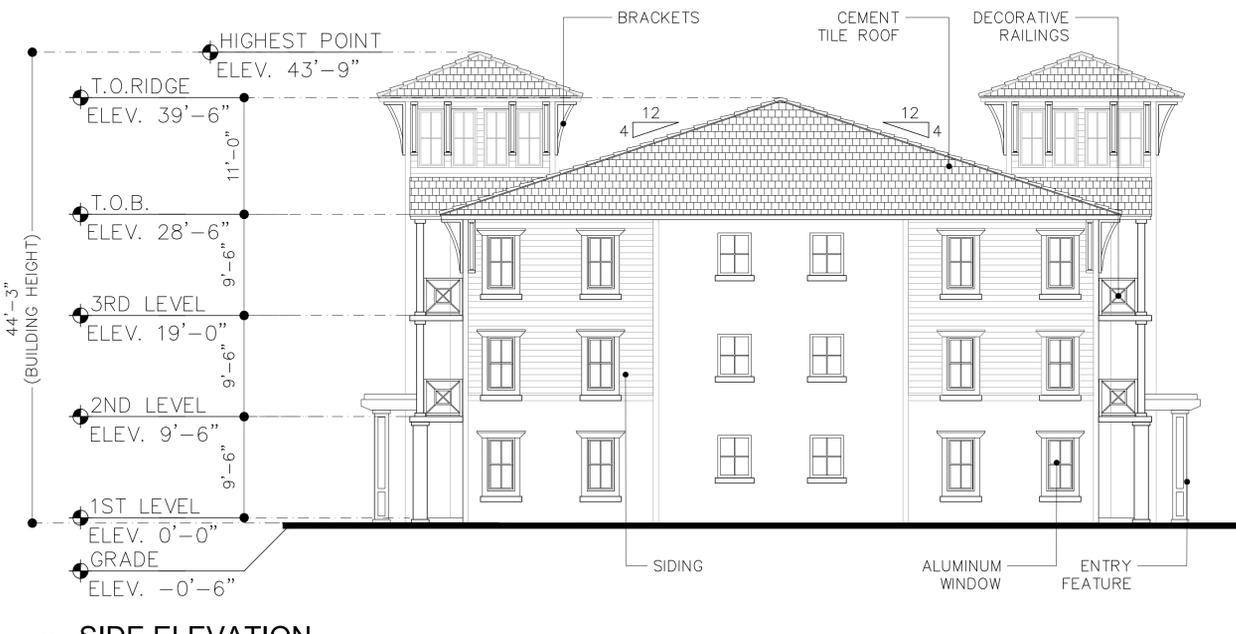
DRAWN	10/23/19
DATE	10/23/19
SCALE	AS SHOWN
JOB NO.	1931.PRJ
SHEET TITLE:	BUILDING TYPE II ELEVATIONS
SHEET NUMBER:	A-3.2.1



1 FRONT / REAR ELEVATION



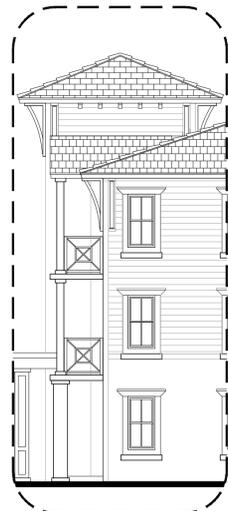
2 SIDE ELEVATION



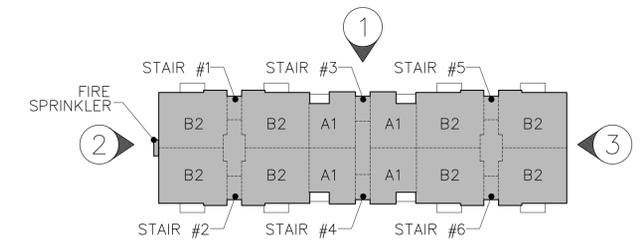
3 SIDE ELEVATION



OPTION 2 (FRONT) TYPICAL



OPTION 2 (SIDE) TYPICAL



BLDG III KEY PLAN
N.T.S.

BUILDING TYPE III - ELEVATIONS
SCALE: 1/8"=1'-0"

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INITIAL SITE PLAN SUBMITTAL 10/09/2020 BY

TOWN HOLLYWOOD
FOR: RELATED GROUP
LOCATED AT: HOLLYWOOD, FLORIDA

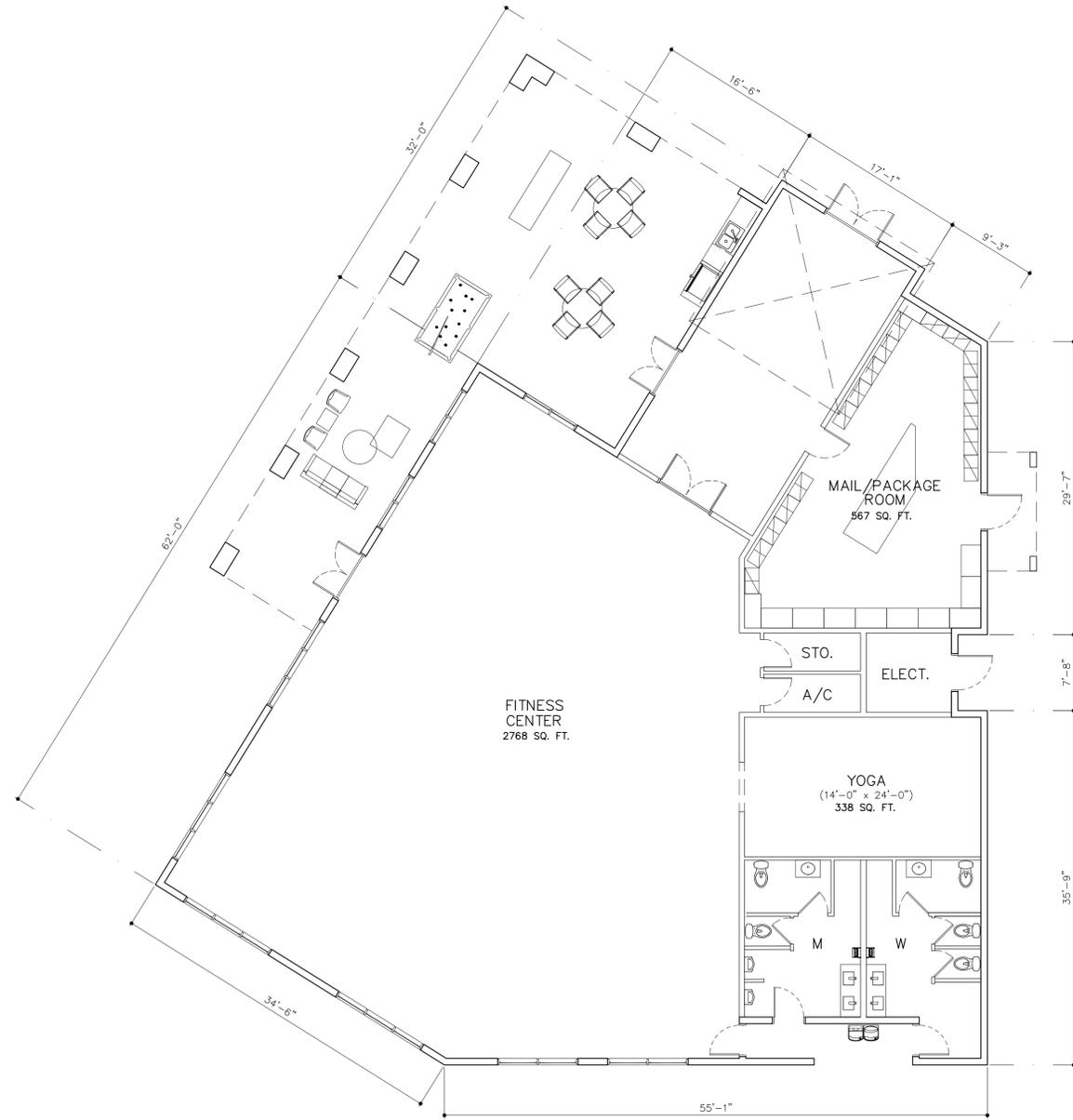
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DATE: AS SHOWN
JOB NO.: 1931.PRJ
SHEET TITLE: BUILDING TYPE III ELEVATIONS
SHEET NUMBER: A-3.3.1



CLUBHOUSE PLAN #2 LEVEL 1
 5085 SQ. FT. SQ. FT. SCALE: 1/8" = 1'-0"

PRE-APP SUBMITTAL 00/00/2019

DRAWN	
DATE	10/23/19
SCALE	AS SHOWN
JOB NO.	1931.PRJ
SHEET TITLE:	
SHEET NUMBER:	



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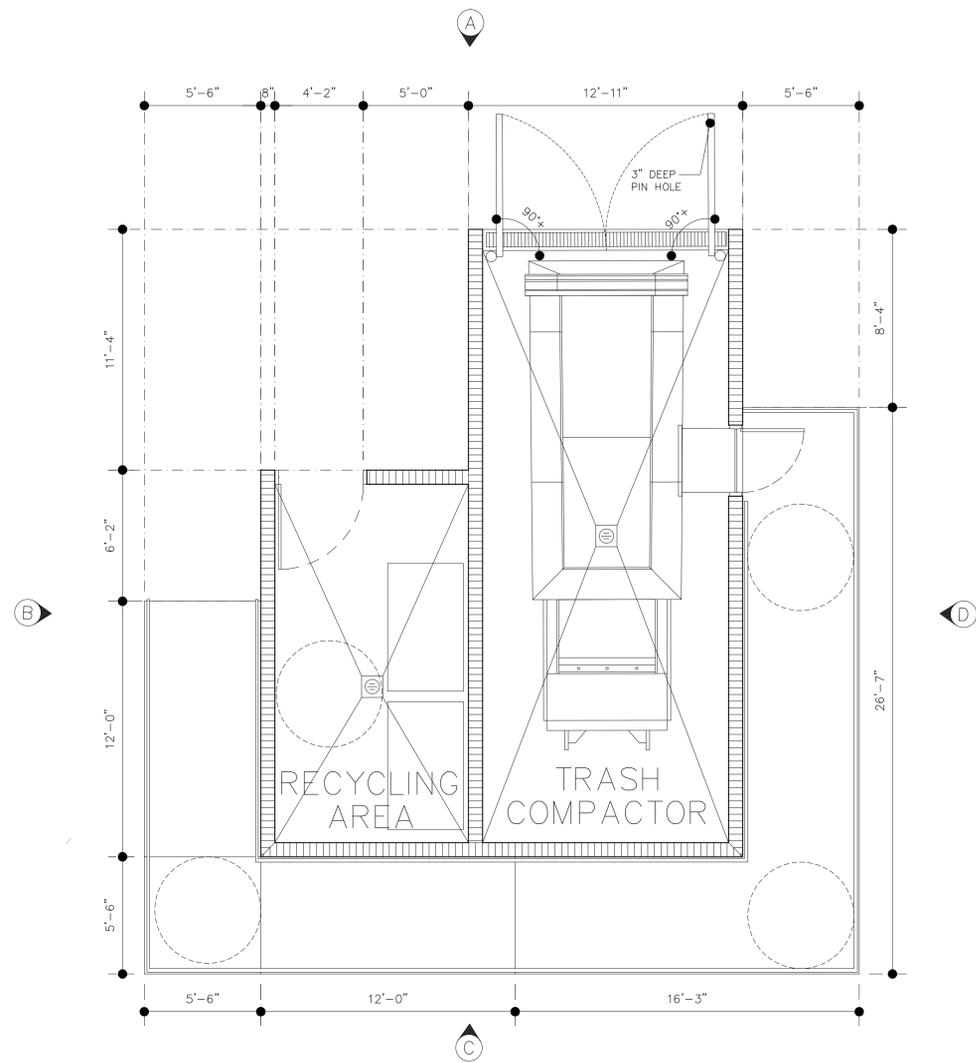
TOWN HOLLYWOOD
 FOR:
 RELATED GROUP
 LOCATED AT:
 HOLLYWOOD, FLORIDA

ARCHITECT'S BUILDING CODE STATEMENT/ TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.

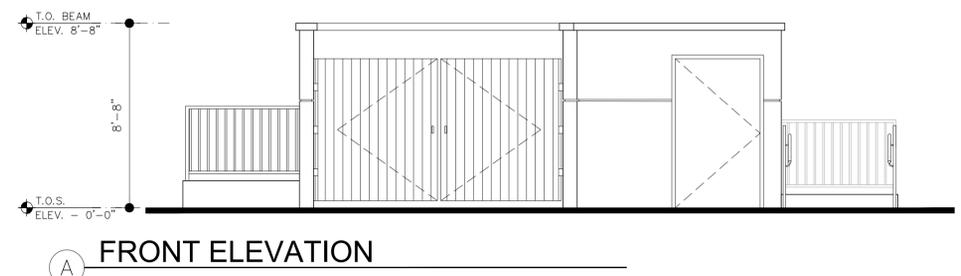
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FLORIDA ARCHITECTS BOARD
 9810/0000 1931.PRJ

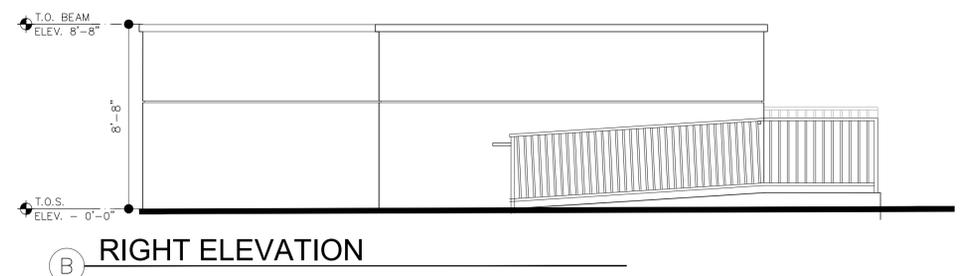
BY



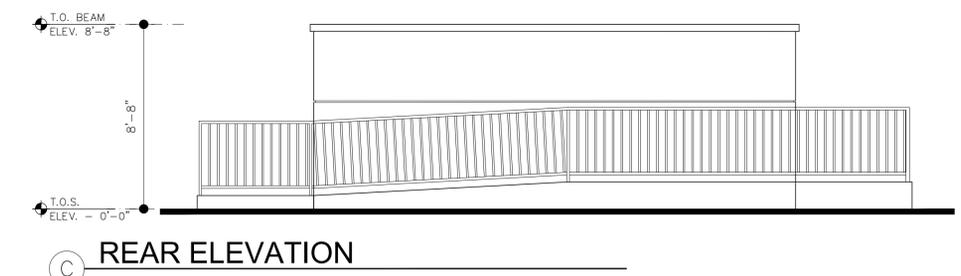
1 FLOOR PLAN



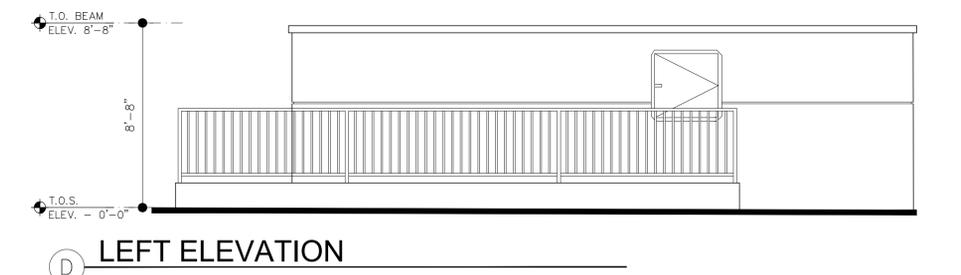
A FRONT ELEVATION



B RIGHT ELEVATION



C REAR ELEVATION



D LEFT ELEVATION

TRASH COMPACTOR
SCALE: 1/4" = 1'-0"

INITIAL SITE PLAN	BY
SUBMITTAL 10/09/2020	

TOWN HOLLYWOOD
FOR:
RELATED GROUP
LOCATED AT:
HOLLYWOOD, FLORIDA

JOSE I. SAUMELL
AR0013085

MSA ARCHITECTS, INC.
AACC000895
8950 SW 74th COURT
MIAMI, FLORIDA 33156
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MSA ARCHITECTS
ARCHITECTURE & PLANNING

ARCHITECT'S BUILDING CODE STATEMENT: TO THE BEST OF THE ARCHITECT'S KNOWLEDGE THE PLANS AND SPECIFICATIONS COMPLY WITH THE FLORIDA BUILDING CODE SIXTH EDITION (2017) AND THE APPLICABLE FIRE SAFETY STANDARDS AS DETERMINED BY THE LOCAL AUTHORITY AND CHAPTER 633 FLORIDA STATUTES.
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DRAWN	
DATE	10/23/19
SCALE	AS SHOWN
JOB NO.	1931.PRJ
SHEET TITLE:	TRASH COMPACTOR PLANS AND ELEVATIONS
SHEET NUMBER:	TC-1



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HOLLYWOOD HILLS - INDEX SHEET	
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TD-2	TREE DISPOSITION PLAN - WEST
TD-3	TREE DISPOSITION LIST
LP-1	PLANTING PLAN
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TOWN HOLLYWOOD
STIRLING ROAD EAST OF 95, HOLLYWOOD, FL

INDEX SHEET

REVISIONS:

OCTOBER 9, 2020
DATE

MS., SOQ,
DRAWN BY:

M.J.
APPROVED BY:

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LP-0
S.P.A.

