

ALTA/ACSM LAND TITLE BOUNDARY SURVEY

LEGAL DESCRIPTION:

PARCEL 1:

That part of the S ½ of Block A lying East of the Seaboard Coastline Railroad right-of-way, "CENTRAL GOLF SECTION OF HOLLYWOOD", according to the Plat thereof, recorded in Plat Book 9, Page 44, of the Public Records of Broward County, Florida, less that portion described in Official Records Book 2342, Page 204; and

That part of the S ½ of the SE ¼ of the NW ¼ of the NW ¼, lying west of U.S. 1-95 (State Road No. 9); and that part of the E ½ of the NW ¼ of the NW ¼ of the SW ¼ of U.S. 1-95 (State Road No. 9); and that part of the SE ¼ of the SW ¼ of the NW ¼ of the NW ¼, lying west of U.S. 1-95 (State Road No. 9); and that part of the W ¼ of the NW ¼ of the NW ¼ of the NW ¼, lying west of U.S. 1-95 (State Road No. 9), and less the South 30 feet for road right-of-way, and the W ¼ of the NW ¼ of the SW ¼ of the NW ¼, and that part of the E ½ of the SW ¼ of the NW ¼ of the NW ¼, lying west of U.S. 1-95 (State Road No. 9); all the above lying in Section 9, Township 51 South, Range 42 East, Broward County, Florida.

TOGETHER WITH:

PARCEL 2:

That part of the Northwest ¼ of the Northwest ¼ of Section 9, and that part of the Northeast ¼ of the Northeast ¼ of Section 8 all in Township 51 South, Range 42 East, Broward County, Florida, more particularly described as follows:

BEGIN at the Northwest corner of said Section 9, thence run along the North line of said Section 9 (said line also being the Southern Existing Right of Way line of Sheridan Street), N 88°55'14"E, a distance of 272.91 feet; thence run along said Right of Way line S 00°58'26"E, a distance of 358.83 feet; thence run along the Western Existing Right of Way line for North 29th Avenue, thence along said Right of Way line S 00°58'26"E, a distance of 624.41 feet; thence S 88°58'47"W, a distance of 263.71 feet; thence S 88°55'14"W, a distance of 214.85 feet to a point on the Easterly Existing Right of Way line of said Section 8; thence S 88°57'11"W, a distance of 332.36 feet to the East line of said Section 8; thence S 88°49'07"W, a distance of 114.90 feet to a point on the Easterly Existing Right of Way line of the C.S.X. (formerly known as Seaboard Air Line) Railroad; thence along said Easterly Right of Way line N 01°06'15"W, a distance of 1338.53 feet to the North line of said Section 8; thence along said North line, N 88°53'14"E, a distance of 114.80 feet; to the POINT OF BEGINNING.

LESS the South 30 feet of the West ½ of the Southwest ¼ of the Northwest ¼ of the Northwest ¼ of said Section 9 and the South 30 feet of the North ½ of Block A lying East of the C.S.X. (formerly known as Seaboard Coastline) Railroad Right of Way, CENTRAL GOLF SECTION OF HOLLYWOOD, according to the Plat thereof recorded in Plat Book 9, Page 44, of the Public Records of Broward County, Florida, more particularly described as follows:

BEGIN at the aforementioned Point A; thence run S 88°57'11"W a distance of 332.36 feet to the East line of said Section 8; thence S 88°49'07"W a distance of 114.90 feet to the said Easterly Right of Way of the C.S.X. Railroad; thence along said Easterly Right of Way of the C.S.X. Railroad a distance of 30.00 feet; thence N 88°49'07"E a distance of 114.90 feet to the East line of said Section 8; thence N 88°57'11"E, a distance of 332.42 feet; thence S 00°59'35"E a distance of 30.00 feet to the POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 3:

North three-quarters (N ¾) of the East half (E ½) of the Northwest quarter (NW ¼) of the Northwest quarter (NW ¼) of Section 9, Township 51 South, Range 42 East.

AND

Northeast quarter (NE ¼) of the Southwest quarter (SW ¼) of Northwest quarter (NW ¼) of the Northwest quarter (NW ¼) of Section 9, Township 51 South, Range 42 East.

AND

South 30 feet of the W ½ of the SW ¼ of the NW ¼ of the NW ¼ of Section 9, Township 51 South, Range 42 East, AND the South 30 feet of the N ½ of Block A, lying East of the Seaboard Coastline Railroad Right-of-Way, CENTRAL GOLF SECTION OF HOLLYWOOD, according to the Plat thereof recorded in Plat Book 9, Page 44, of the Public Records of Broward County, Florida.

LESS THE FOLLOWING DESCRIBED PARCEL:

The North 250 feet; and all that land lying East of the West Right-of-way line of State Road 9 and Interstate Highway I-95; all located in the North three-quarters (N ¾) of the East half (E ½) of the Northwest quarter (NW ¼) of the Northwest quarter (NW ¼), Section 9, Township 51 South, Range 42 East.

AND LESS:

That part of the NW ¼ of the NW ¼ of Section 9, Township 51 South, Range 42 East; being more particularly described as follows:

Commence at the Northwest corner of said Section 9; thence N 88°55'14"E along the North line of said Section 9, a distance of 883.90 feet; thence S 01°04'46"E, perpendicular to the last described course, a distance of 51.25 feet to the intersection of the Southerly Existing Right of Way line of Sheridan Street with the Westerly Existing Limited Access Right of Way line of Interstate 95 (I-95); thence S 00°55'49"E along said Westerly Right of Way line, a distance of 198.75 feet to the Point of Beginning; thence S 88°55'14"W a distance of 214.85 feet to a point on the Easterly Existing Right of Way line of North 29th Avenue; thence S 00°58'26"E along said Easterly Right of Way line a distance of 359.40 feet; thence N 89°01'34"E, a distance of 138.62 feet to a point on said Westerly Existing Limited Access Right of Way line of Interstate 95 (I-95); thence N 89°01'36"E along said Westerly Existing Limited Access Right of Way line of Interstate 95 (I-95), a distance of 174.80 feet; thence N 13°03'46"E along said Westerly Existing Limited Access Right of Way line, a distance of 193.26 feet to the Point of Beginning.

TOGETHER WITH:

PARCEL 4:

That part of the NW ¼ of the NW ¼ of Section 9, Township 51 South, Range 42 East; more particularly described as follows:

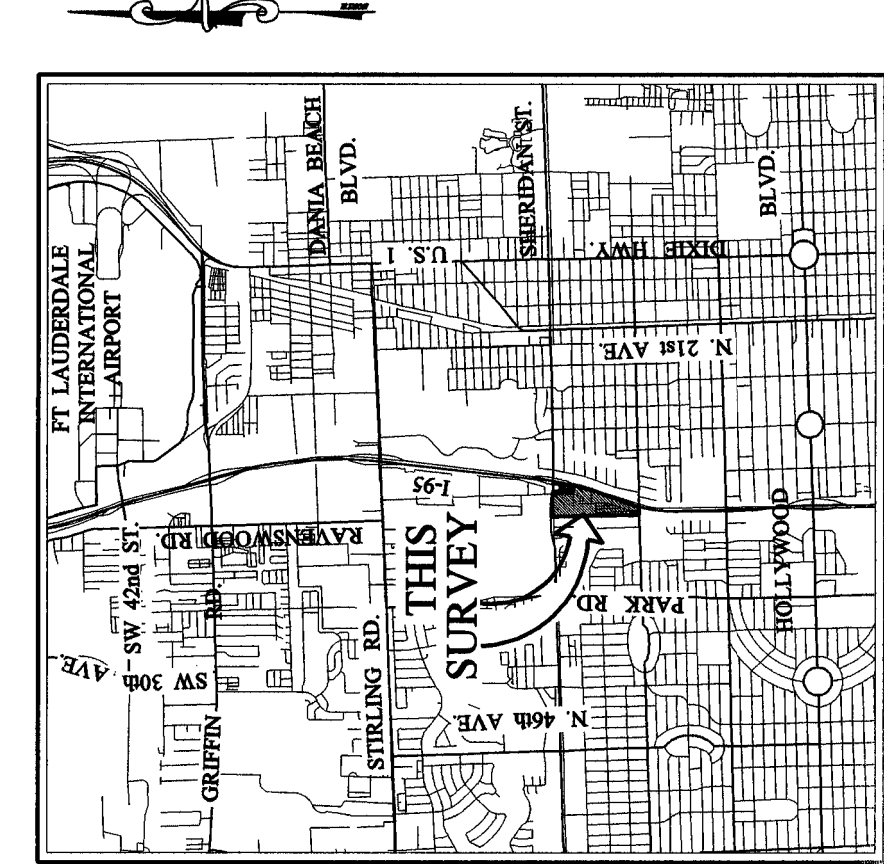
Commence at the Northwest corner of said Section 9; thence N 88°55'14"E along the North line of said Section 9, a distance of 883.90 feet; thence S 01°04'46"E, perpendicular to the last described course, a distance of 51.25 feet to the intersection of the Southerly Existing Right of Way line of Sheridan Street with the Westerly Existing Limited Access Right of Way line of Interstate 95 (I-95); thence S 00°55'49"E along said Westerly Right of Way line, a distance of 198.75 feet to the POINT OF BEGINNING; thence S 88°55'14"W a distance of 214.85 feet to a point on the Easterly Existing Right of Way line of North 29th Avenue, thence S 00°58'26"E along said Easterly Right of Way line a distance of 359.40 feet; thence N 89°01'34"E, a distance of 138.62 feet to a point on said Westerly Existing Limited Access Right of Way line of Interstate 95 (I-95); thence N 89°01'36"E along said Westerly Existing Limited Access Right of Way line of Interstate 95 (I-95), a distance of 174.80 feet; thence N 13°03'46"E along said Westerly Existing Limited Access Right of Way line, a distance of 193.26 feet to the POINT OF BEGINNING.

LESS THE FOLLOWING DESCRIBED PARCEL:

That part of the Northwest quarter (NW ¼) of the Northwest quarter (NW ¼) of Section 9, Township 51 South, Range 42 East, lying in Broward County, Florida being more particularly described as follows:

Commence at the Northwest corner said Section 9; thence North 88°55'14" East along the North line of said Section 9, a distance of 841.80 feet; thence South 01°04'46" East a distance of 250.00 feet to the POINT OF BEGINNING; thence South 13°03'46" West, a distance of 41.52 feet; thence South 88°55'14" West, a distance of 147.37 feet; thence North 01°00'43" West, a distance of 40.26 feet; thence North 88°55'14" East, a distance of 157.47 feet to the POINT OF BEGINNING.

Said Lands lying in the City of Hollywood, Broward County, Florida and containing a total net area of 39.401 acres, more or less.



LOCATION MAP
SCALE: 1"=6000'

SURVEYOR'S NOTES:

- Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.
- Lands shown hereon were not abstracted by the surveyor for rights-of-way, easements, ownership, or other instruments of record. This survey was performed with the benefit of Ownership and Encumbrance Report, Search and Record, and Title Insurance Report, prepared by Paramount Title Services, Inc. dated 07-20-2014, and updated 24 March 2014, at 11:00 O'Clock P.M. certified through the 27th day of March 2014, at 11:00 O'Clock P.M.
- Bearings shown hereon and labeled "(M)" are relative to State Plane Central Florida East Zone, as shown on "Eastern Broward County Secondary C.P.S. Coastal National Map", prepared by the Broward County Survey Office. Control points utilized in this survey were 1041 E-42. The bearing on the West line of the Northwest ¼ of Section 9-51-42 has a bearing of N01°31'18"W.
- FLOOD ZONE INFORMATION:
Community Name: City of Hollywood
Community Number: 125113
County: Broward
State: Florida
Map & Panel Number: 12011C0308
Suffix: F
Flood Zone: AE
Base Flood Elevation: 7' Base Flood Elevation
F.I.R.M. Index Date: 10-02-97
F.I.R.M. Panel Effective Date: 08-18-92
- Benchmarks if any shown hereon are referenced to the North American Vertical Datum of 1986.
- Benchmark of Origin: NGS BM# N-239; NGS disc on top of conc. post in PVC tube w/missing hinged lip - 163'(±) S. of C of Taft St. - 31'(±) W. of W. RR rail along Dixie Hwy.
- Underground improvements and/or encroachments were not located with this survey unless otherwise shown.
- "FOOT" indicates dimensions as described in Memorandum of Lease recorded in Official Records Book 38849, Pages 1148 through 1152 of the Public Records of Broward County, Florida and as shown on A BOUNDARY SURVEY FOR THE FLORIDA DEPARTMENT OF TRANSPORTATION prepared by Kimley-Horn & Associates and dated 08/07/00.
- "r" indicates dimensions as shown on Florida Department of Transportation Right-of-Way Map for Section 86070-2403, last revised 2-5-62, Section 86070-2453, Sheet 2 of 16, last revised 02/05/62 and Section 86070-2495, Sheets 2 and 3 of 5, last revised 11-03-2000.
- Gross area = 41.921 acres (area calculated to centerlines of Sheridan Street, Taft Street and North 28th Avenue.
- Parking Area:
Total Regulated Parking Stalls: 816
Total Hicupac Parking Stalls: 18
Total Motorcycle Parking Stalls: 3
Total Parking Stalls: 837

SURVEYORS CERTIFICATION:

I hereby certify that this survey was made by the undersigned in accordance with (a) the Minimum Technical Standards, as set forth in rules adopted by the Florida Board of Land Surveyors pursuant in Chapter 5J-17.050-052, Florida Statutes and Florida Statute 472.027 and:

To City National Bank of Florida, as Lender, Okomo Associates, LLC, as Borrower, and Paramount Title Services Inc., as Title Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4 (in square feet or acres), 6(b), 8, 11(a), 13, 14, 16, 17, 18, 19, 20(a), and if buildings are located on the land, optional items 7(a) and 9, and 10(a) of Table A thereof.

The field work was completed on ~~03-27-2014~~

Date of Plat or Map: ~~03-27-2014~~

CALVIN, GORDAN & ASSOCIATES, INC.

Signature: *Gregory J. Ciolek*
Gregory J. Ciolek
Professional Surveyor and Mapper
Florida Registration No. 4479

