

EXHIBIT A

"ELI'S HOLLYWOOD CENTER"

A SUBDIVISION OF A PORTION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 51 SOUTH, RANGE 41 EAST
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____
SHEET 1 OF 2 SHEETS

LEGAL DESCRIPTION:

A PORTION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4; THENCE SOUTH 02°30'21" EAST ON THE WEST LINE OF SAID SOUTHEAST 1/4 FOR 60.01 FEET TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF HOLLYWOOD BOULEVARD AS DEDICATED BY DEED BOOK 173, PAGE 445, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 88°24'16" EAST ON SAID WESTERLY EXTENSION AND ON THE NORTHERLY BOUNDARY OF RIGHT-OF-WAY PARCEL 174, AS RECORDED IN OFFICIAL RECORDS BOOK 48872, PAGE 1285, OF SAID PUBLIC RECORDS, FOR 136.10 FEET TO THE NORTHEAST CORNER OF SAID RIGHT-OF-WAY PARCEL 174 AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88°24'16" EAST ON SAID SOUTH RIGHT-OF-WAY LINE 390.97 FEET TO THE MOST NORTHERLY NORTHWEST CORNER OF "HOLLYWOOD PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 181, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 02°30'21" EAST ON THE MOST NORTHERLY WEST LINE OF SAID PLAT 277.76 FEET; THENCE SOUTH 87°36'21" WEST 336.39 FEET; THENCE NORTH 88°56'18" WEST 14.37 FEET; THENCE SOUTH 06°55'49" EAST 4.49 FEET; THENCE SOUTH 88°00'29" WEST 62.97 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 7 (U.S. HIGHWAY NO. 441) (SOUTH 60TH AVENUE); THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, BEING THE EASTERLY BOUNDARY OF THE AFOREMENTIONED RIGHT-OF-WAY PARCEL 174, THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) NORTH 01°59'31" WEST 35.68 FEET; 2) NORTH 86°59'29" WEST 23.17 FEET; 3) NORTH 01°58'51" WEST 199.78 FEET; 4) NORTH 43°01'21" EAST 57.68 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA AND CONTAINING 120,115 SQUARE FEET (2.7575 ACRES), MORE OR LESS.

DEDICATION:

STATE OF FLORIDA SS
COUNTY OF BROWARD

KNOW ALL MEN BY THESE PRESENTS: THAT CHAI DEVELOPERS LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LANDS SHOWN AND DESCRIBED HEREON, HAS CAUSED SAID LANDS TO BE SUBDIVIDED AND PLATTED AS SHOWN HEREON, SAID PLAT TO BE KNOWN AS "ELI'S HOLLYWOOD CENTER".

THAT THE BUS SHELTER EASEMENT AS SHOWN ON THIS PLAT IS HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES.

ADDITIONAL STATE RIGHT-OF-WAY DEDICATION AS SHOWN HEREON, ADJACENT TO HOLLYWOOD BOULEVARD (STATE ROAD NO. 820) IS HEREBY DEDICATED AND GRANTED IN FEE SIMPLE TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T.) FOR THE PERPETUAL USE OF THE PUBLIC FOR ROADWAY PURPOSES.

IN WITNESS WHEREOF, CHAI DEVELOPERS LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY _____ ITS _____ THIS _____ DAY OF _____ A.D. 20____

WITNESSES: CHAI DEVELOPERS LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP

PRINT NAME: _____ BY: _____
PRINT NAME: _____ PRINT NAME: _____
TITLE: _____

ACKNOWLEDGMENT:

STATE OF FLORIDA SS
COUNTY OF BROWARD

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME _____ OF CHAI DEVELOPERS LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, TO ME WELL KNOWN TO BE THE PERSON DESCRIBED IN AND WHO ACKNOWLEDGED BEFORE ME THAT HE/SHE EXECUTED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DID NOT TAKE AN OATH.

WITNESS: MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____ A.D. 20____

MY COMMISSION NUMBER: _____ NOTARY PUBLIC - STATE OF FLORIDA
MY COMMISSION EXPIRES: _____ PRINT NAME: _____

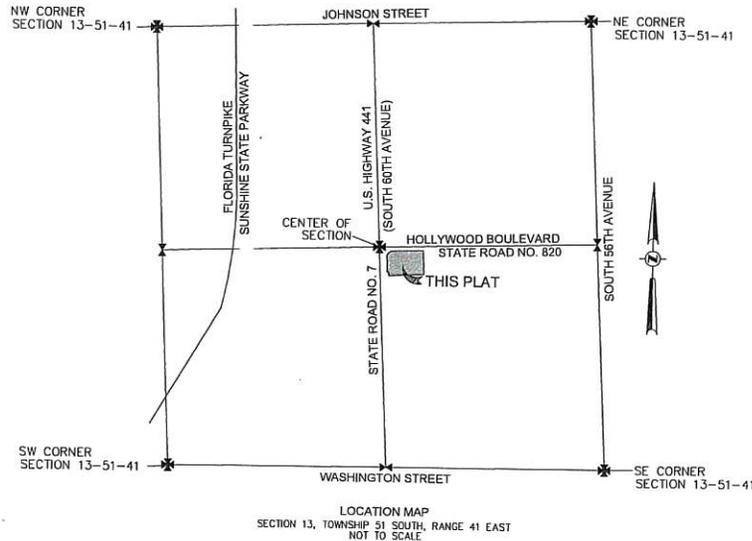
SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY: THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AND WITH THE APPLICABLE SECTION OF CHAPTER 5J-1, FLORIDA ADMINISTRATIVE CODE, AND FURTHER THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND PERMANENT CONTROL POINTS (P.C.P.'S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177.

BETH BURNS
PROFESSIONAL SURVEYOR AND MAPPER NO. L56136
STATE OF FLORIDA
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33322
CERTIFICATE OF AUTHORIZATION NUMBER LB3870

PREPARED BY
PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
954-572-1777
FAX NO. 954-572-1778
SEPTEMBER, 2018



NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THE CITY AND THIS COUNTY.

CITY COMMISSION:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, BY RESOLUTION NO. _____ ADOPTED THIS _____ DAY OF _____ A.D. 20____ AND BY SAID RESOLUTION PARCEL "A" AS SHOWN ON THIS PLAT WAS ACCEPTED IN THE NAME OF SAID CITY AND ALL PREVIOUS PLATS OF THIS LAND ARE CANCELED AND SUPERSEDED.

NO BUILDING PERMITS SHALL BE ISSUED FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT UNTIL SUCH TIME AS THE DEVELOPER PROVIDES THIS MUNICIPALITY WITH WRITTEN CONFIRMATION FROM BROWARD COUNTY THAT ALL APPLICABLE CONCURRENCY/IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

IN WITNESS WHEREOF SAID CITY COMMISSION

ATTEST: _____ CITY CLERK APPROVED: _____ CITY ENGINEER

APPROVED BY: _____ MAYOR

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____ A.D. 20____

BY: _____ DIRECTOR/DESIGNEE

BROWARD COUNTY PLANNING COUNCIL:
THIS IS TO CERTIFY: THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS THIS _____ DAY OF _____ A.D. 20____

BY: _____ CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____ A.D. 20____

BY: _____ EXECUTIVE DIRECTOR OR DESIGNEE

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT

COUNTY RECORDS DIVISION - MINUTES SECTION:
THIS IS TO CERTIFY: THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS _____ DAY OF _____ A.D. 20____

BY: _____ DEPUTY BY: _____ MAYOR, COUNTY COMMISSION

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES AND APPROVED AND ACCEPTED FOR RECORD.

BY: _____ DATE: _____
ROBERT P. LEGG, JR.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. L54030

BY: _____ DATE: _____
RICHARD TORNESE
DIRECTOR
FLORIDA PROFESSIONAL
ENGINEER REGISTRATION NO. 40263

CHAI DEVELOPERS LIMITED PARTNERSHIP A FLORIDA LIMITED PARTNERSHIP	PLATTING SURVEYOR	CITY OF HOLLYWOOD	CITY ENGINEER	COUNTY SURVEYOR	COUNTY ENGINEER
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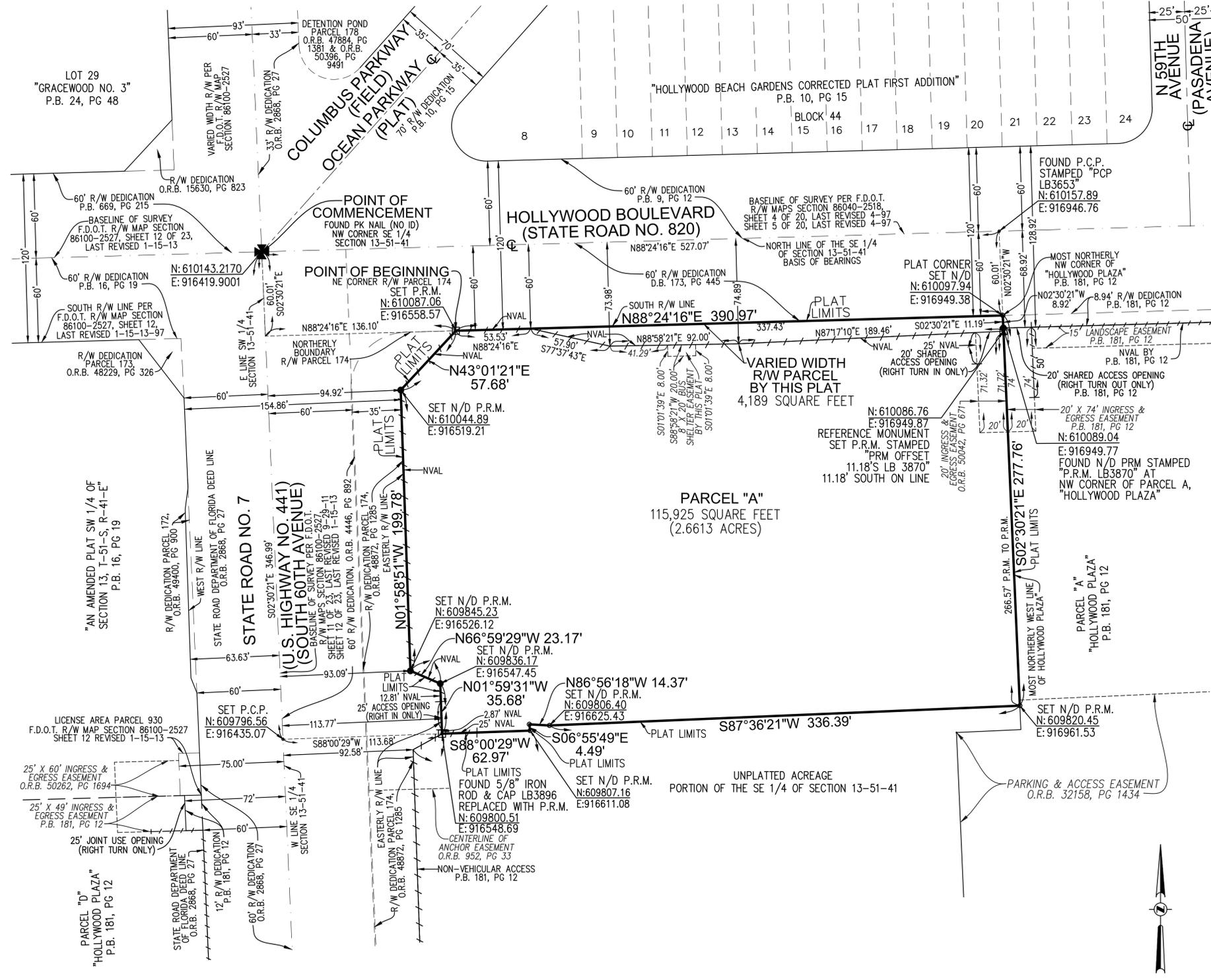
PREPARED BY
PULICE LAND SURVEYORS, INC.
 5381 NOB HILL ROAD
 SUNRISE, FLORIDA 33351
 954-572-1777
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 SEPTEMBER, 2018

"ELI'S HOLLYWOOD CENTER"

A SUBDIVISION OF A PORTION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF
 SECTION 13, TOWNSHIP 51 SOUTH, RANGE 41 EAST
 CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

LEGEND:

P.R.M. □	DENOTES: PERMANENT REFERENCE MONUMENT (4"x4"x24" CONCRETE MONUMENT WITH 2" ALUMINUM DISK STAMPED "PRM LB 3870" UNLESS OTHERWISE NOTED
N/D P.R.M. ●	DENOTES: PERMANENT REFERENCE MONUMENT (MAG NAIL WITH 1.3" BRASS DISK STAMPED "PRM LB 3870" UNLESS OTHERWISE NOTED
P.C.P. ○	DENOTES: PERMANENT CONTROL POINT (MAG NAIL WITH 1.3" BRASS DISK STAMPED "PCP LB 3870" UNLESS OTHERWISE NOTED)
LB	DENOTES: LICENSED BUSINESS
NVAL	DENOTES: NON VEHICULAR ACCESS LINE
P.B.	DENOTES: PLAT BOOK
O.R.B.	DENOTES: OFFICIAL RECORD BOOK
PG	DENOTES: PAGE NUMBER
R/W	DENOTES: RIGHT-OF-WAY
D.B.	DENOTES: DEED BOOK
R	DENOTES: RADIUS
CA	DENOTES: CENTRAL ANGLE
A	DENOTES: ARC LENGTH
NGVD	DENOTES: NATIONAL GEODETIC VERTICAL DATUM OF 1929
N/D	DENOTES: NAIL WITH 1.2" BRASS DISK
NO ID	DENOTES: NO IDENTIFICATION
⊕	DENOTES: CENTERLINE
F.D.O.T.	DENOTES: FLORIDA DEPARTMENT OF TRANSPORTATION



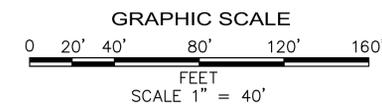
SURVEYOR'S NOTES:
 1) THIS PLAT IS RESTRICTED TO 22,000 SQUARE FEET OF COMMERCIAL AND 5,000 SQUARE FEET OF BANK USE.

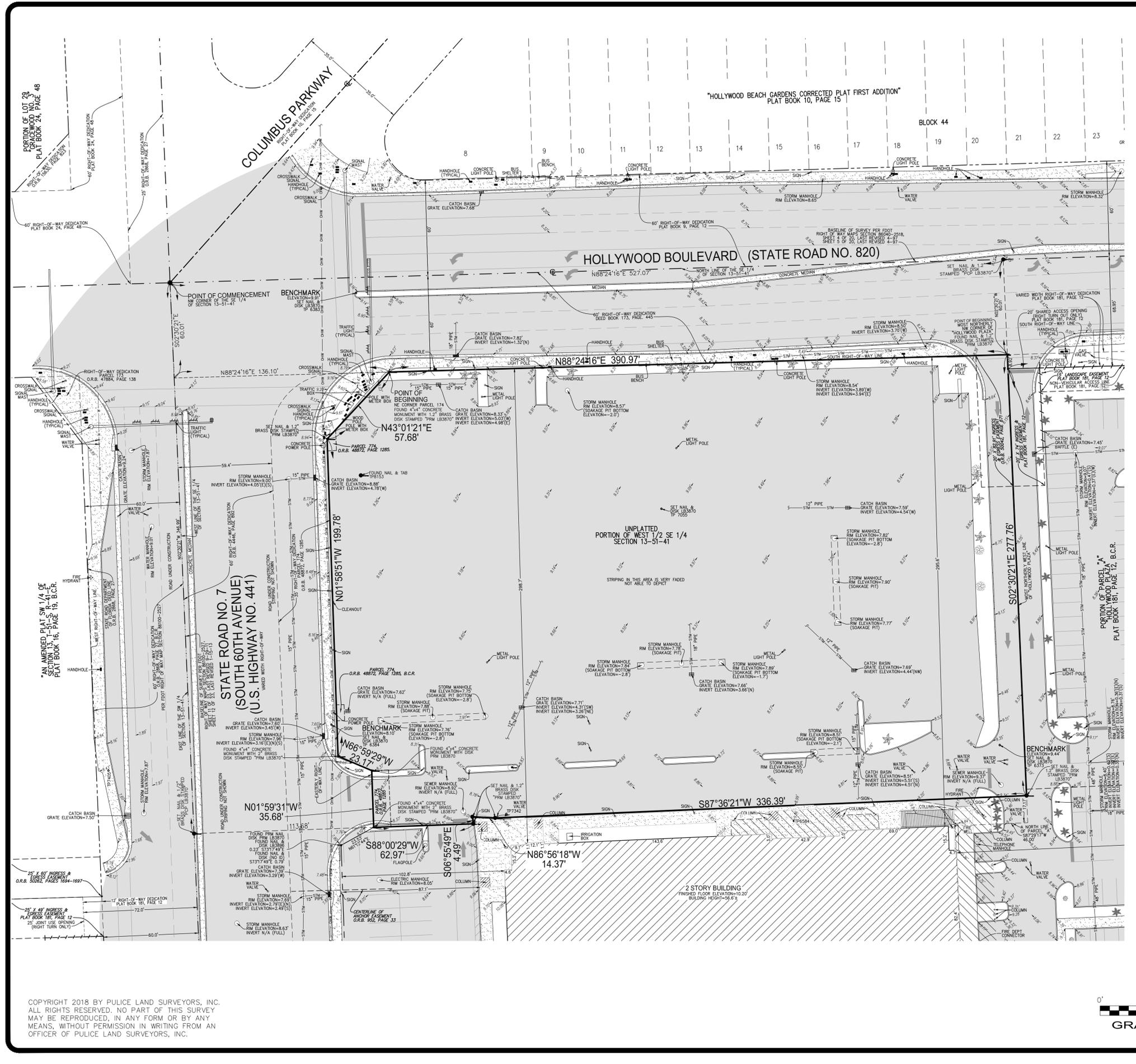
THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER, INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.

ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV D.1.F., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.

- 2) THE STATE PLANE COORDINATES AND GRID BEARINGS SHOWN HEREON WERE BASED ON THE NORTH AMERICAN DATUM OF 1927 COORDINATE VALUES SHOWN ON THE "KEITH AND SCHNARS, P.A. RESURVEY OF SECTIONS 1 THRU 30 TOWNSHIP 51 SOUTH RANGE 41 EAST BROWARD COUNTY FLORIDA", MISCELLANEOUS PLAT BOOK 6, PAGE 19, SHEET 2 OF 5, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND AS TRANSFORMED TO THE NORTH AMERICAN DATUM OF 1983, WITH THE 1990 ADJUSTMENT. REFERENCE LINE BEING THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 13-51-41 BEARING N89°24'16"E.
- 3) IF A BUILDING PERMIT FOR A PRINCIPAL BUILDING (EXCLUDING DRY MODELS, SALES AND CONSTRUCTION OFFICES) AND FIRST INSPECTION APPROVAL ARE NOT ISSUED BY _____, 2023, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME: AND/OR
- 4A) IF CONSTRUCTION OF PROJECT WATER LINES, SEWER LINES, DRAINAGE, AND THE ROCK BASE FOR INTERNAL ROADS HAVE NOT BEEN SUBSTANTIALLY COMPLETED BY _____, 2023, THEN THE COUNTY'S FINDING OF ADEQUACY SHALL EXPIRE AND NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL SUCH TIME AS BROWARD COUNTY SHALL MAKE A SUBSEQUENT FINDING THAT THE APPLICATION SATISFIES THE ADEQUACY REQUIREMENTS SET FORTH WITHIN THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE OWNER OF THE PROPERTY OR THE AGENT OF THE OWNER SHALL BE RESPONSIBLE FOR PROVIDING EVIDENCE TO BROWARD COUNTY FROM THE APPROPRIATE GOVERNMENTAL ENTITY, DOCUMENTING COMPLIANCE WITH THIS REQUIREMENT WITHIN THE ABOVE REFERENCED TIME FRAME.
- B) THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES. PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION
- 5) STATE PLANE COORDINATES FLORIDA EAST ZONE ARE SHOWN AS:
 N:000.0000 REPRESENTING NORTHING
 E:000.0000 REPRESENTING EASTING
- 6) ALL RECORDED DOCUMENTS ARE PER THE PUBLIC RECORDS OF BROWARD COUNTY, UNLESS OTHERWISE NOTED.

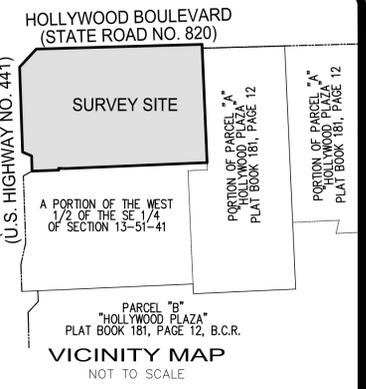
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LEGEND

- CONCRETE
- ASPHALT PAVEMENT
- PAVERS
- ELEVATION
- OVERHEAD WIRES
- UNDERGROUND STORM SEWER LINE
- UNDERGROUND SANITARY SEWER LINE
- UNDERGROUND WATER LINE
- UNDERGROUND GAS LINE
- CENTERLINE
- O.R.B. OFFICIAL RECORDS BOOK
- B.C.R. BROWARD COUNTY RECORDS
- TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
- PRM PERMANENT REFERENCE MONUMENT
- FPL FLORIDA POWER & LIGHT COMPANY
- UNIDENTIFIED TREE
- CABBAGE PALM TREE
- OAK TREE
- MAHOGANY TREE



LEGAL DESCRIPTION:

A PORTION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4; THENCE SOUTH 02°30'21" EAST ON THE WEST LINE OF SAID SOUTHEAST 1/4 FOR 60.01 FEET TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH RIGHT-OF-WAY LINE OF HOLLYWOOD BOULEVARD AS DEDICATED BY DEED BOOK 173, PAGE 445, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 88°24'16" EAST ON SAID WESTERLY EXTENSION AND ON THE NORTHERLY BOUNDARY OF RIGHT-OF-WAY PARCEL 174, AS RECORDED IN OFFICIAL RECORDS BOOK 48872, PAGE 1285, OF SAID PUBLIC RECORDS, FOR 136.10 FEET TO THE NORTHEAST CORNER OF SAID RIGHT-OF-WAY PARCEL 174 AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88°24'16" EAST ON SAID SOUTH RIGHT-OF-WAY LINE 390.97 FEET TO THE MOST NORTHERLY NORTHWEST CORNER OF "HOLLYWOOD PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 181, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 02°30'21" EAST ON THE MOST NORTHERLY WEST LINE OF SAID PLAT 277.76 FEET; THENCE SOUTH 87°36'21" WEST 336.39 FEET; THENCE NORTH 86°56'18" WEST 14.37 FEET; THENCE SOUTH 06°55'49" EAST 4.49 FEET; THENCE SOUTH 88°00'29" WEST 62.97 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 7 (U.S. HIGHWAY NO. 441) (SOUTH 60TH AVENUE); THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, BEING THE EASTERLY BOUNDARY OF THE AFOREMENTIONED RIGHT-OF-WAY PARCEL 174, THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) NORTH 01°59'31" WEST 35.68 FEET; 2) NORTH 66°59'29" WEST 23.17 FEET; 3) NORTH 01°58'51" WEST 199.78 FEET; 4) NORTH 43°01'21" EAST 57.68 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA AND CONTAINING 120,115 SQUARE FEET (2.7575 ACRES), MORE OR LESS.

NOTES:

- 1) ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK #S2062; ELEVATION: 8.50 FEET.
- 2) FLOOD ZONE: AH; BASE FLOOD ELEVATION: 10 FEET; PANEL #125113 0564H; MAP DATE: 8/18/14.
- 3) THIS SITE LIES IN SECTION 13, TOWNSHIP 51 SOUTH, RANGE 41 EAST, BROWARD COUNTY, FLORIDA.
- 4) BEARINGS ARE BASED ON THE WEST LINE OF THE SE 1/4 OF SECTION 13-51-41 LINE BEING S02°30'21"E.
- 5) 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.
- 6) THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: CHAI DEVELOPERS LIMITED.
- 7) 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'.
- 8) THIS SITE CONTAINS AN UNDEFINED AMOUNT OF PARKING SPACES DUE TO FADING OF PAINT STRIPING.
- 9) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. ONLY PLATTED OR KNOWN EASEMENTS ARE DEPICTED HEREON.
- 10) ALL RECORDED DOCUMENTS ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.

CERTIFICATION:

I HEREBY CERTIFY: THAT THIS SKETCH OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES ("DOACS") CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
 - BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
 - VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS627
- STATE OF FLORIDA

1			
2	2018 REVISED BOUNDARY/UPDATED SURVEY 9/10/18	M.D.	
3	2024 ORIGINAL SURVEY 1/4/18	J.S.	
NO.	REVISIONS	BY	

EL'S HOLLYWOOD CENTER SITE
SE CORNER HOLLYWOOD BOULEVARD
& STATE ROAD No. 7
HOLLYWOOD, BROWARD COUNTY, FLORIDA

BOUNDARY AND TOPOGRAPHIC SURVEY

PLS

PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
TELEPHONE: (954) 572-1777
FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com
CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: L.S.
CHECKED BY: J.F.P.

SCALE: 1" = 30'
SURVEY DATE: 9/10/18

FILE: CHAI DEVELOPERS LIMITED
ORDER NO.: 65018

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