
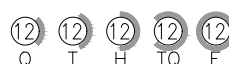


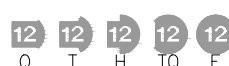







NOTE:
ALL IRRIGATION EQUIPMENT AND PIPING ARE SHOWN FOR CLARITY PURPOSE ONLY AND SHALL BE
INSTALLED WITH IN ALL PROPERTY LINES AND AVOID ALL UTILITIES.

IRRIGATION SCHEDULE OR EQUIVALENT.

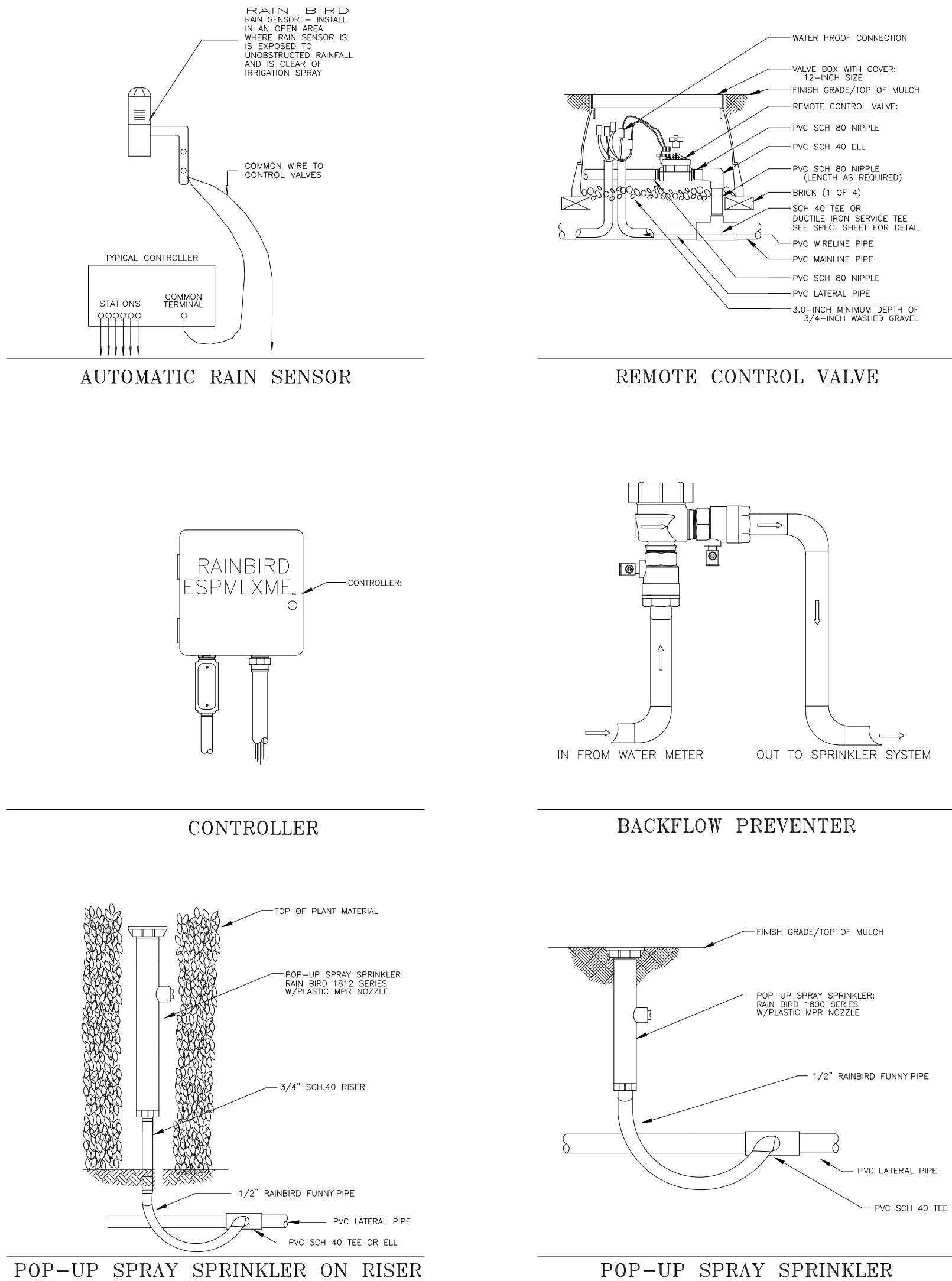
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	Rain Bird 1806 1.5 Snp Series Turf Spray 6.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal, Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.
	Rain Bird 1806 1.2 Series MPR Turf Spray 6.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal, Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.
	Rain Bird 1812 1.5 Snp Series Shrub Spray 1.2in. Pop-Up Sprinkler with Co-Molded Wiper Seal, Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.
	Rain Bird 1812 8 Series MPR Shrub Spray 1.2in. Pop-Up Sprinkler with Co-Molded Wiper Seal, Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.
	Rain Bird 1812 1.2 Series MPR Shrub Spray 1.2in. Pop-Up Sprinkler with Co-Molded Wiper Seal, Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.
	Rain Bird 1812 ADJ Shrub Spray 1.2in. Pop-Up Sprinkler with Co-Molded Wiper Seal, Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.
	Rain Bird PEB 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration.
	Fecco 765 1" Pressure Vacuum Breaker, brass with ball valve SOV. Install 12" above highest downstream outlet and the highest point in the downstream piping.
	Rain Bird ESP4ME3 4 Station, Hybrid Modular Outdoor Controller. For Residential or Light Commercial Use. LNK WiFi Module and Flow Sensor Ready.
	Rain Bird RSD-BEx Rain Sensor, with metal latching bracket, extension wire. Water Meter 1"

	Irrigation Lateral Line: PVC Schedule 40
	Irrigation Mainline: PVC Schedule 40
	Pipe Sleeve: PVC Schedule 40

	Valve Callout
	Valve Number
	Valve Flow
	Valve Size

GENERAL NOTES

- Pipe sizes shall conform to those shown on the drawings. No substitutions of smaller pipe sizes shall be permitted, but substitutions of larger sizes may be approved. All damaged and rejected pipe shall be removed from the site at the time of said rejection.
- All mainline, lateral line and control wire conduit under paving shall be installed in separate sleeves. Sleeves shall be a minimum of twice (2X) the diameter of the pipe to be sleeved. Main Line shall be installed in with lateral pipe where possible.
- Install all backflow prevention devices and all piping between the point of connection and the backflow preventer as per local codes.
- Final location of the backflow preventer and automatic controller shall be approved by the owner's authorized representative.
- 120 VAC electrical power source at controller location shall be provided by others. The electrical contractor shall make the final connection from the electrical source to the controller.
- All sprinkler heads shall be set perpendicular to finish grade unless otherwise specified.
- The irrigation contractor shall flush and adjust all sprinkler heads and valves for optimum spray with minimal overspray onto walks, streets, walls, etc.
- This design is diagrammatic. All piping, valves, etc., shown within paved areas is for design clarification only and shall be installed in planting areas wherever possible. The contractor shall locate all valves in shrub areas where possible.
- It is the responsibility of the irrigation contractor to familiarize himself with all grade differences, location of walls, retaining walls, structures and utilities. The irrigation contractor shall repair or replace all items damaged by his work. He shall coordinate his work with other contractors for the location and installation of pipe sleeves through walls, under roadways and paving, etc.
- Do not willingly install the sprinkler system as shown on the drawings when it is obvious in the field that unknown obstructions, grade differences or differences in the area dimensions exist that might not have been considered in the engineering. Such obstructions or differences should be brought to the attention of the owner's authorized representative. In the event this notification is not performed, the irrigation contractor shall assume full responsibility for any revisions necessary.
- All sprinkler equipment not otherwise detailed or specified shall be installed as per manufacturer's recommendations and specifications.
- The irrigation contractor shall install check valves on all heads in areas where finish grade exceeds 4:1, where post valve shut-off draining, of the irrigation head occurs or as directed by the owner's authorized representative.
- The contractor shall provide 1800 PCS (pressure compensating screens) as necessary to reduce or eliminate overspray onto streets, walks or other areas as directed by the owner's authorized representative.
- All control wires shall be installed in PVC conduit.
- All remote control valves, gate valves, quick couplers, control wire and computer cable pull points shall be installed in approved valves boxes with covers.
- The installation devices are to be guaranteed for the period of (1) year from the date of final acceptance.



GRAPHIC SCALE
NORTH 0' 10' 20' 30'

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Sheet Title:
**IRRIGATION PLAN
DETAILS &
GENERAL NOTES**

Project Name:
**NEW RENTAL
RESIDENTIAL
APARTMENTS**
2241 MADISON STREET
HOLLYWOOD, FL 33020

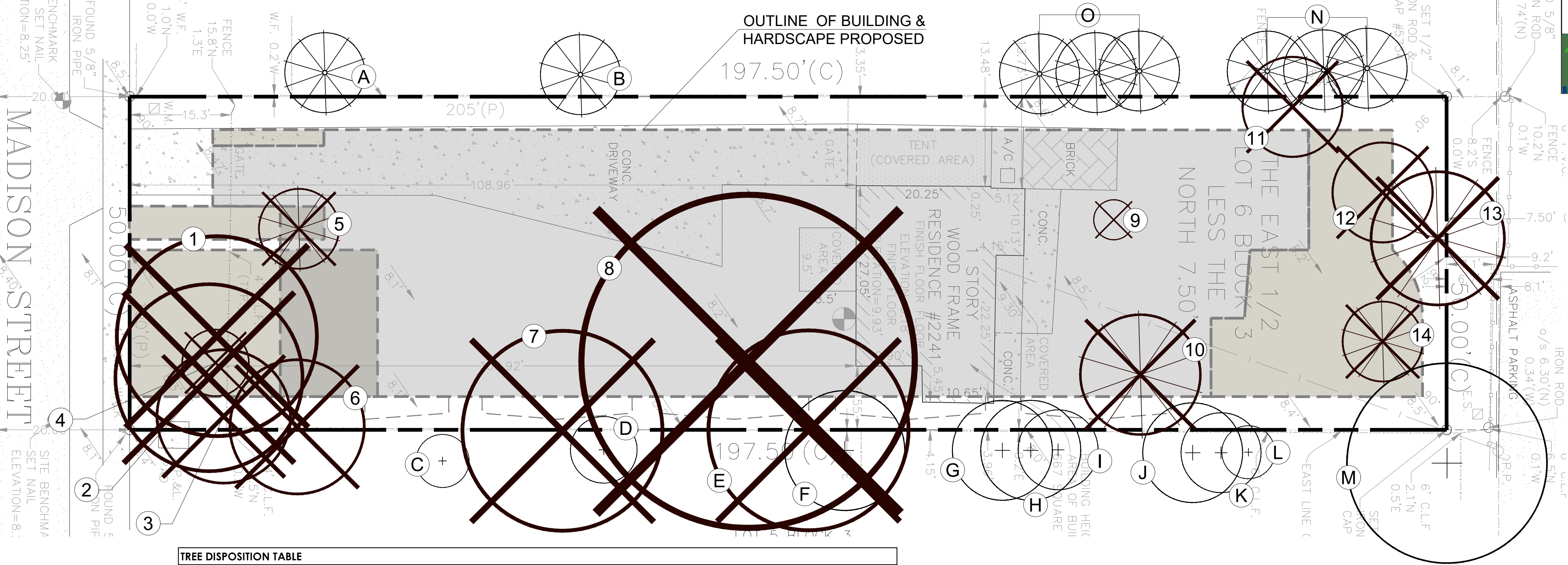
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REGISTRATION LA686973

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Approved By: AEM
Project No: 202419

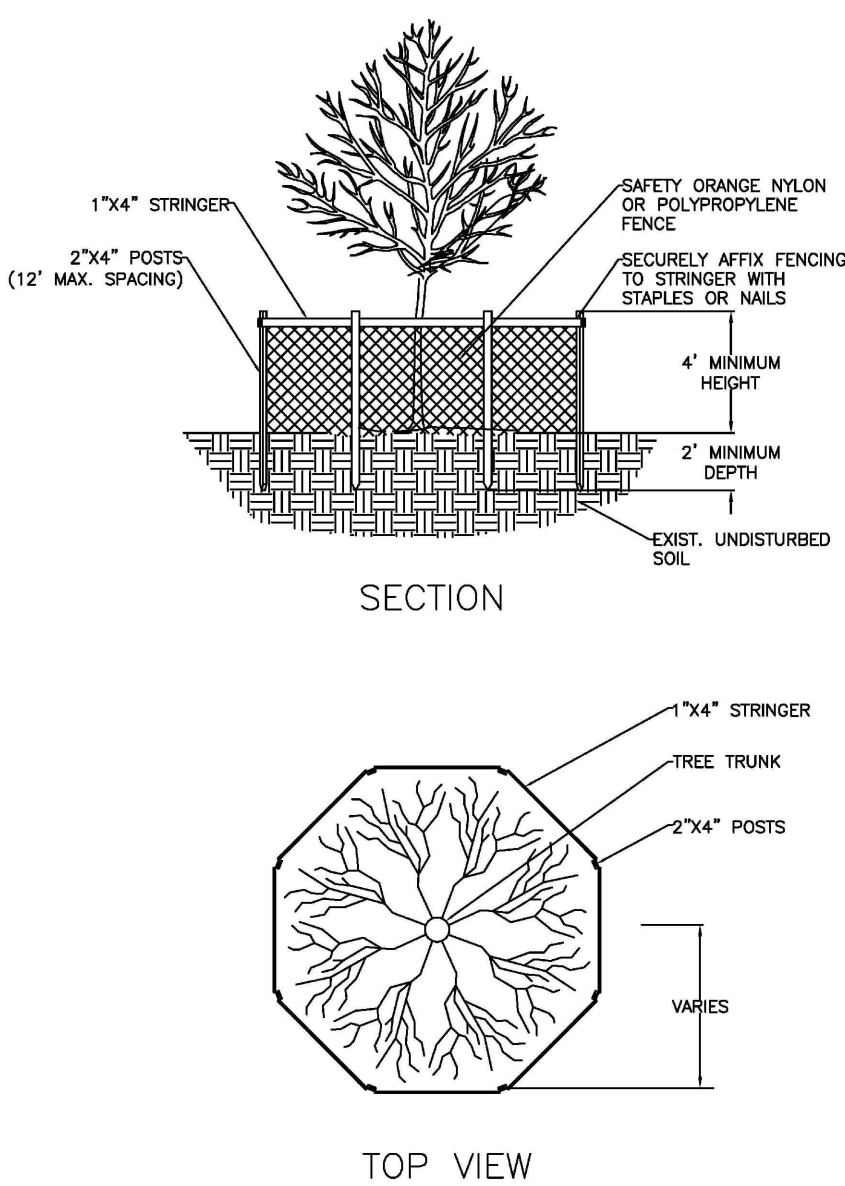
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PERMIT SET - NOT FOR CONSTRUCTION



TREE DISPOSITION TABLE										
TREE #	BOTANICAL NAME	COMMON NAME	DBH (in)	HEIGHT (ft)	SPREAD (ft)	CRZ/TPZ (ft)	CONDITION	COMMENTS		STATUS
1	Ficus microcarpa	West Indian Laurel	~30	25	30	20	Moderate	R.O.W. FISC Cat I Invasive		REMOVE
2	Bursera simaruba	Gumbo Limbo	20.3	28	28	18	Fair	R.O.W		REMOVE
3	Cupaniopsis anacardioides	Carrotwood	7.4+7.1	18	20	10	Moderate	Nuisance Species		REMOVE
4	Cupaniopsis anacardioides	Carrotwood	4.3	12	10	5	Poor	Nuisance Species		REMOVE
5	Dyopsis lutescens	Areca Palm	~15	12	12	3	Moderate			REMOVE
6	Cupaniopsis anacardioides	Carrotwood	8.8	30	20	8	Fair	Nuisance Species		REMOVE
7	Cupaniopsis anacardioides	Carrotwood	13.6	30	25	12	Mod-Poor	Nuisance Species		REMOVE
8	Delonix regia	Royal Poinciana	10+20	40	50	25	Fair			REMOVE
9	Citrus sp.		~3	6	6	3	Fair			REMOVE
10	Cocos nucifera	Coconut	7.3	16	18	3	Fair			REMOVE
11	Cupaniopsis anacardioides	Carrotwood	8.8	25	15	8	Mod-Poor	Nuisance Species		REMOVE
12	Mangifera indica	Mango	1.5+2.5+4	18	15	8	Moderate			REMOVE
13	Cocos nucifera	Coconut	8.2	18	20	3	Fair			REMOVE
14	Cocos nucifera	Coconut	no CT	8	12	3	Fair			REMOVE
A	Adonidia merillii	Christmas Palm	~5	20	6	3	Fair	Offsite (west)		REMAIN
B	Adonidia merillii	Christmas Palm	~5	20	6	3	Fair	Offsite (west)		REMAIN
C	Murraya paniculata	Orange Jasmine	~6	8	8	5	Poor			REMAIN
D	Bauhinia purpurea	Orchid Tree	~10	10	10	8	Poor	Offsite (east)		REMAIN
E	Melaleuca quinquenervia	Paperbark Tree	~18	50	30	15	Mod-Poor	Offsite (east); Nuisance Species		REMOVE
F	Plumeria sp.	Frangipani	~8	15	18	6	Mod-Fair	Offsite (east)		REMAIN
G	Cupaniopsis anacardioides	Carrotwood	~7	18	15	6	Poor	Offsite (east); Nuisance Species		REMAIN
H	Schefflera aclinophylla	Umbrella Tree	~15	25	15	10	Moderate	Offsite (east); Nuisance Species		REMAIN
I	Cupaniopsis anacardioides	Carrotwood	~10	15	12	8	Poor	Offsite (east); Nuisance Species		REMAIN
J	Bursera simaruba	Gumbo Limbo	~8	25	15	6	Moderate	Offsite (east); volunteer		REMAIN
K	Cupaniopsis anacardioides	Carrotwood	~4	25	12	4	Poor	Offsite (east); Nuisance Species		REMAIN
L	Bursera simaruba	Gumbo Limbo	~3	20	8	3	Poor	Offsite (east); volunteer		REMAIN
M	Coccoloba uvifera	Seagrape	~30	25	30	20	Moderate	Offsite (east)		REMAIN
N	Caryota mitis	Fishtail Palm	~20 ea	20	12	3 ea	Mod-Fair	Offsite (west); Hedge ~3 cluster		REMAIN
O	Dyopsis lutescens	Areca Palm	~15 ea	20	12	3 ea	Mod-Fair	Offsite (west); Hedge ~8 cluster		REMAIN

- NOTES:
- THE BOUNDARY SURVEY OF THE PROPERTY HAS BEEN PREPARED BY:
PINNELL SURVEY, INC.
5300 W. HILLSBORO BLVD. #215-A. COCONUT GREEK, FL 33073
Ph: 954.241.3000
 - THE APPROXIMATE LOCATION, SIZE AND CONDITIONS OF THE EXISTING TREES/PALMS WITHIN THE PROJECT LIMITS HAS BEEN COLLECTED FROM THE EXISTING TREE SURVEY AND THE ARBORIST REPORT PREPARED BY:
ALISON WALKER
FL. CERTIFIED ARBORIST ISA FL-9317A
info@treage.com
C: 786.525.7883
 - EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING DEMOLITION AND CONSTRUCTION - SEE TREE PROTECTION FENCE DETAIL, CITY OF HOLLYWOOD - SHEET L-01.
 - CONTRACTOR SHALL OBTAIN A TREE REMOVAL PERMIT PRIOR TO THE REMOVAL OF TREES/PALMS PROPOSED TO BE REMOVED.



NOTES:
1. BARRICADE CIRCLE TO BE CENTERED ON TREE TRUNK(S). FOR GROUPS OF TREES, PLACE BARRICADES BETWEEN TREES AND CONSTRUCTION ACTIVITY.
2. TREE PROTECTION BARRICADES SHALL BE LOCATED TO PROTECT EXISTING, RELOCATED AND NEW TREES IN CONSTRUCTION AREAS. THE PROTECTIVE BARRIER SHALL BE PLACED AROUND THE TREE AT A DISTANCE 6 FEET FROM THE TREE TRUNK OR AT THE CANOPY DRIP LINE, WHICHEVER IS GREATER OR AS SHOWN ON LANDSCAPE PLAN.

ISSUED: MAY 2023	DEPARTMENT OF DEVELOPMENT SERVICES ENGINEERING, TRANSPORTATION & MOBILITY DIVISION	REVISED: -
DRAWN: EG	TREE PROTECTION DETAIL	DRAWING NO.: L-08
APPROVED: JG		

- LEGEND
- PROPOSED BUILDING & HARDSCAPE FOOTPRINT
 - TREE NUMBER
 - EXISTING TREE TO REMAIN (OUTSIDE PROPERTY LINE)
 - EXISTING PALM TO REMAIN (OUTSIDE PROPERTY LINE)
 - EXISTING PALM TO BE REMOVED
 - EXISTING TREE TO BE REMOVED

GRAPHIC SCALE
NORTH 0' 10' 20' 30'

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Sheet Title:

PROPERTY SURVEY
TREE DISPOSITION
PLAN

Project Name:

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APARTMENTS
2241 MADISON STREET
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Sheet Number:

L-01



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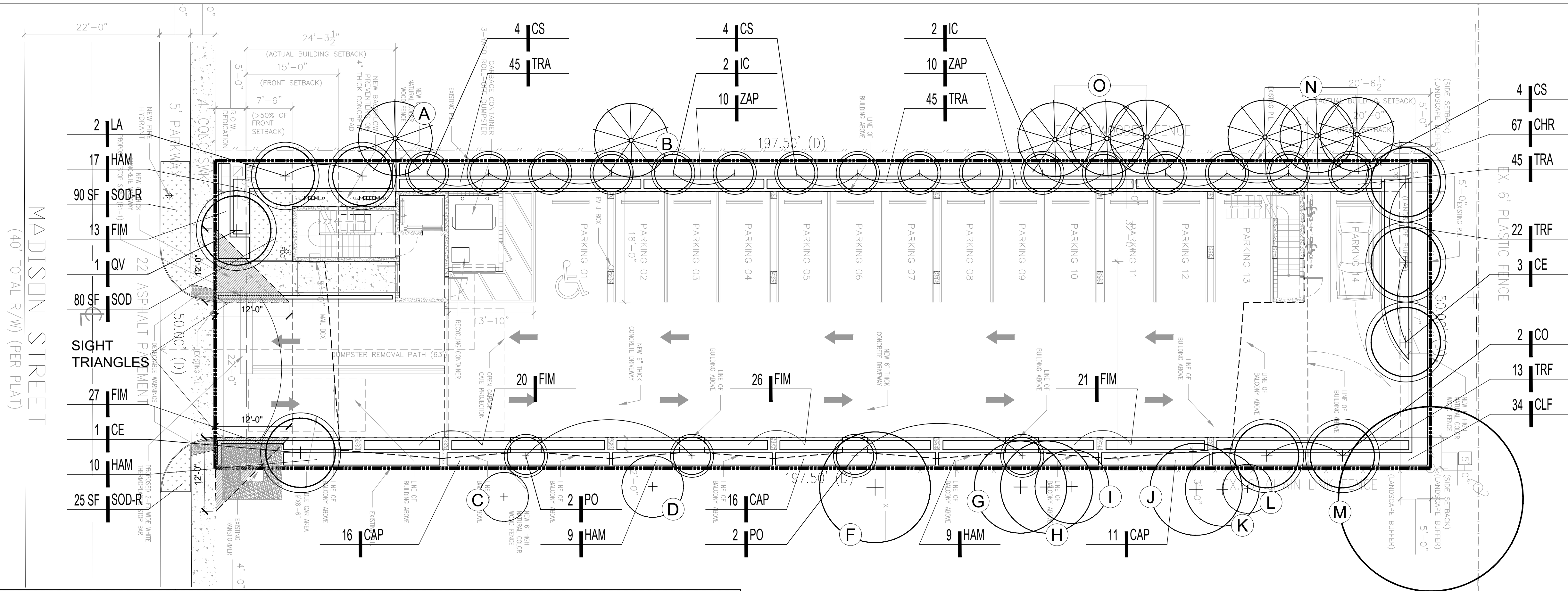
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LANDSCAPE PLAN

Project Name:
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APARTMENTS**
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STATE OF FLORIDA
REGISTRATION: LA060973

Date: OCTOBER 25, 2024
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Drawn By: AEM/MEP
Approved By: AEM
Project No: 202419

Sheet Number:
L-02



Plant List								
QT	code	species	common name	drought tolerance	native	specifications	container size	spacing
TREES								
4	CE	Conocarpus erectus	Green Buttonwood	High	yes	16' ht. Std. 4" DBH. 7' Sprd. 6' CT	FG	as shown
2	CO	Coccoloba diversifolia	Pigeon Plum	High	yes	14' ht. Std. 3" DBH. 6' Sprd. 6' CT	FG	as shown
12	CS	Conocarpus erectus 'sericeus'	Silver Buttonwood	High	yes	14' ht. Std. 3" DBH. 6' Sprd. 6' CT	FG	as shown
4	IC	Ilex cassine	Dahoon Holly	High	yes	14' ht. Std. 3" DBH. 6' Sprd. 6' CT	FG	as shown
2	LA	Lagerstroemia 'Natchez'	Crape Myrtle 'Natchez'	High	no	14' ht. Std. 3.5" DBH. 6' Sprd. 6.5' CT	FG	as shown
4	PO	Polyalthia longifolia pendula	Ashoka tree	High	no	14' ht. Std. 3" DBH. 6' Sprd. 4' CT	FG	as shown
1	QV	Quercus virginiana	Live Oak	High	yes	16' ht. Std. 4" DBH. 6' Sprd. 6.5' CT	FG	as shown
SHRUBS, GROUNDCOVERS & VINES								
43	CAP	Capparis cynophallophora	Jamaican Caper	High	yes	18" ht x 18" spr.	3 Gal.	24" O.C.
116	CHR	Chrysobalanus icaco 'Red Tip'	Red Tip Cocoplum	Medium	yes	30" O.A.	7 Gal.	30" O.C.
34	CLF	Clusia flava	Small Leaf Clusia	High	yes	36" Ht.	7 Gal.	30" O.C.
107	FIM	Ficus microcarpa 'Green Island'	Green Island Ficus	High	no	18" O.A.	7 Gal.	24" O.C.
45	HAM	Hamelia furticosa	Dwarf Firebush	Medium	yes	30" ht x 30" spr.	7 Gal.	36" O.C.
135	TRA	Trachelospermum asiaticum	Asiatic Jasmine	High	no	10" O.A. Full	1 Gal.	15" O.C.
35	TRF	Tripsacum floridanum	Dwarf Fakahatchee Grass	Medium	yes	24" O.A./ Full Clump	3 Gal.	30" O.C.
20	ZAP	Zamia pumila	Coontie	High	yes	15" Ht. x 18" Spr./ Full Clump	3 Gal.	24" O.C.
SOD								
80	SOD	Stenotaphrum secundatum	St. Augustine Grass		yes	Staggered Panels		
115	SOD-R	Stenotaphrum secundatum	St. Augustine Grass		yes	Staggered Panels		

TREE MITIGATION TABLE - LIST OF TREES TO BE MITIGATED			
TREE #	BOTANICAL NAME	COMMON NAME	DBH
2	Bursera simaruba	Gumbo Limbo	20.3
8	Delonix regia	Royal Poinciana	10+20
9	Citrus sp.	Citrus	3
12	Mangifera indica	Mango	1.5+2.5+4
Total tree DBH to be mitigated			61" DBH
PALMS TO MITIGATE			
5	Dypsis lutescens	Areca Palm	
10	Cocos nucifera	Coconut	
13	Cocos nucifera	Coconut	
14	Cocos nucifera	Coconut	
Total Palms to be mitigated			4 PALMS
TOTAL NUMBER OF REPLACEMENT TREES FOR MITIGATION			61" DBH + 4 PALMS
NEW TREES & PALMS TO MITIGATE			
3	Conocarpus erectus	Green Buttonwood	16' ht. Std. 4" DBH. 7' Sprd. 6' CT
Total new tree DBH to mitigate removed trees/palms			12 DBH
MITIGATION SHORTFALL			49" DBH = 24.5 TREES (49/2) + 4 PALMS
Note: Tree mitigation shortfall to be addressed by a monetary contribution to the city's tree trust fund by the property owner. 28.5 trees (24.5 Trees + 4 Palms) @ \$350 each = \$9,975.00			

LANDSCAPE CALCULATIONS - 2241 Madison St.		
SITE AREA DATA:		
Dixie Highway Medium Intensity Multi-Family District Use	DH-2	
	SF	ACRES
NET LOT AREA	9,883	0.23
	REQUIRED	PROVIDED
PROJECT DATA:		
MIN. PERVIOUS AREA (20%)	20%	34%
PERIMETER LANDSCAPE - STREET TREE (50 Lf of street frontage)		
50 Lf of street frontage at 1 tree per 30 Lf	2	2
5 Lf of landscape buffer at 1 tree per 20 Lf (445 Lf)	22	25
LANDSCAPE OPEN SPACE		
Required trees (1 tree per 1,000 SF of pervious area of property)	2	2
NATIVE TREES	60%	79%
NATIVE SHRUBS	50%	69%

LEGEND

X TREE NUMBER

+ EXISTING TREE TO REMAIN (OUTSIDE PROPERTY LINE)

EXISTING PALM TO REMAIN (OUTSIDE PROPERTY LINE)

+ NEW TREE

GRAPHIC SCALE
NORTH 0' 10' 20' 30'

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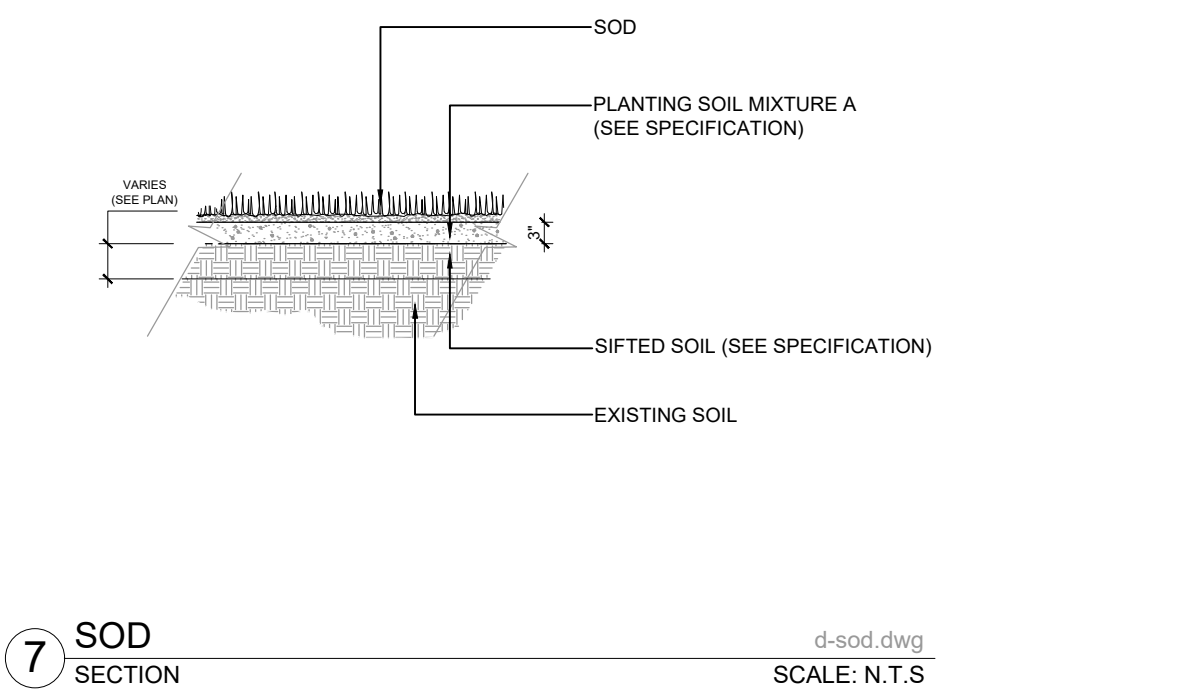
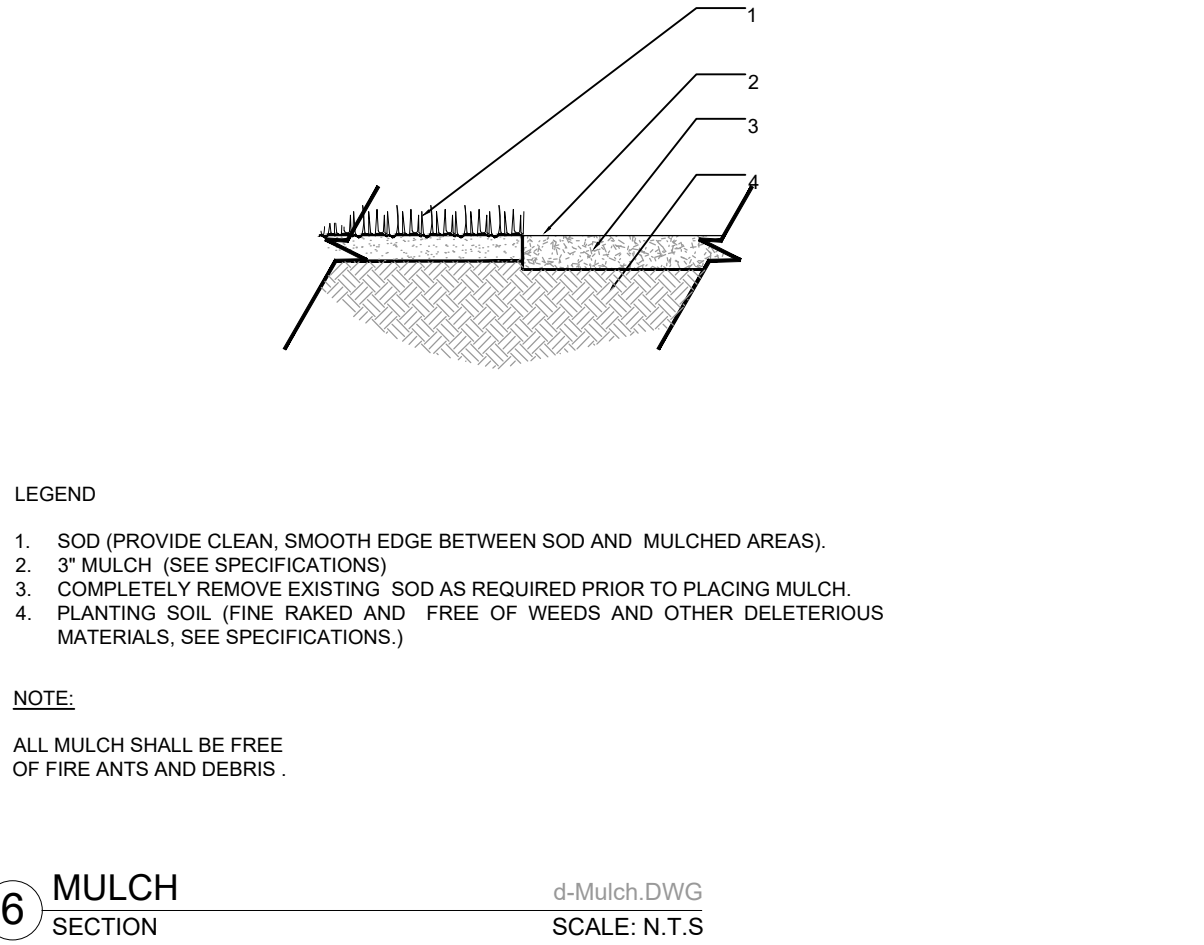
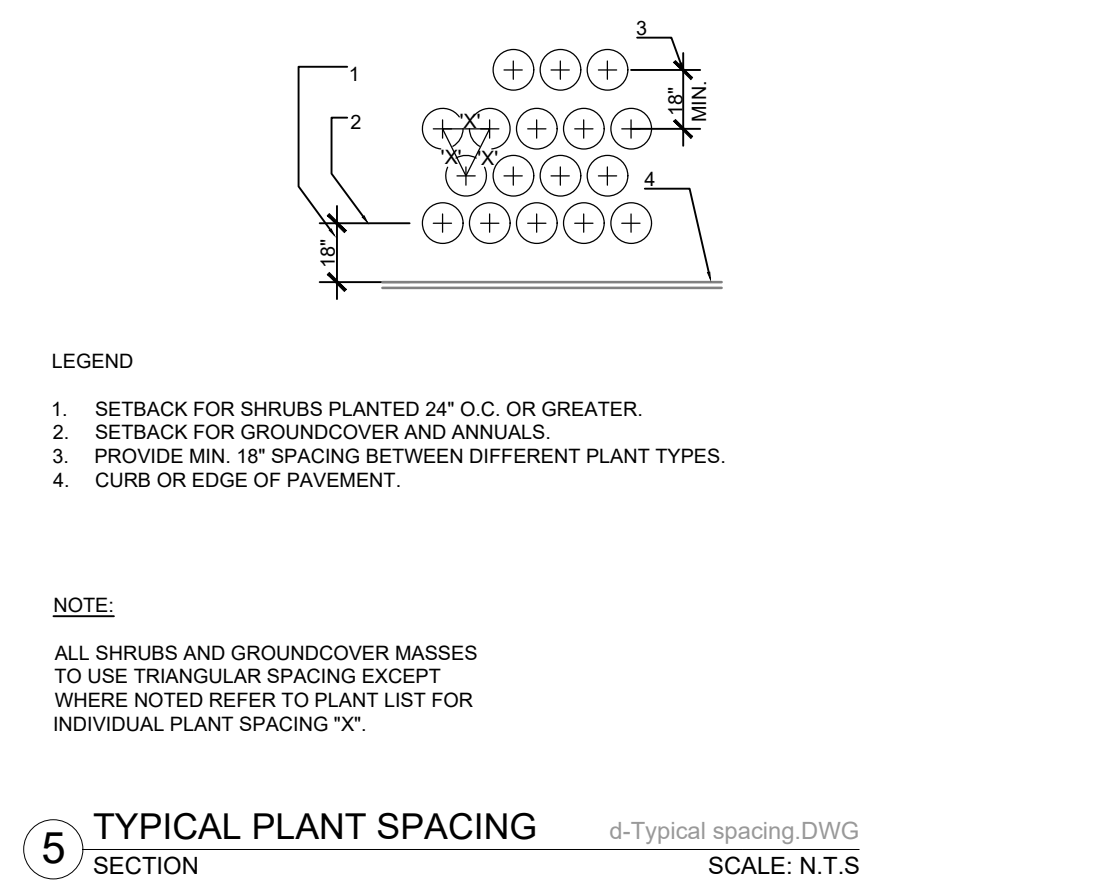
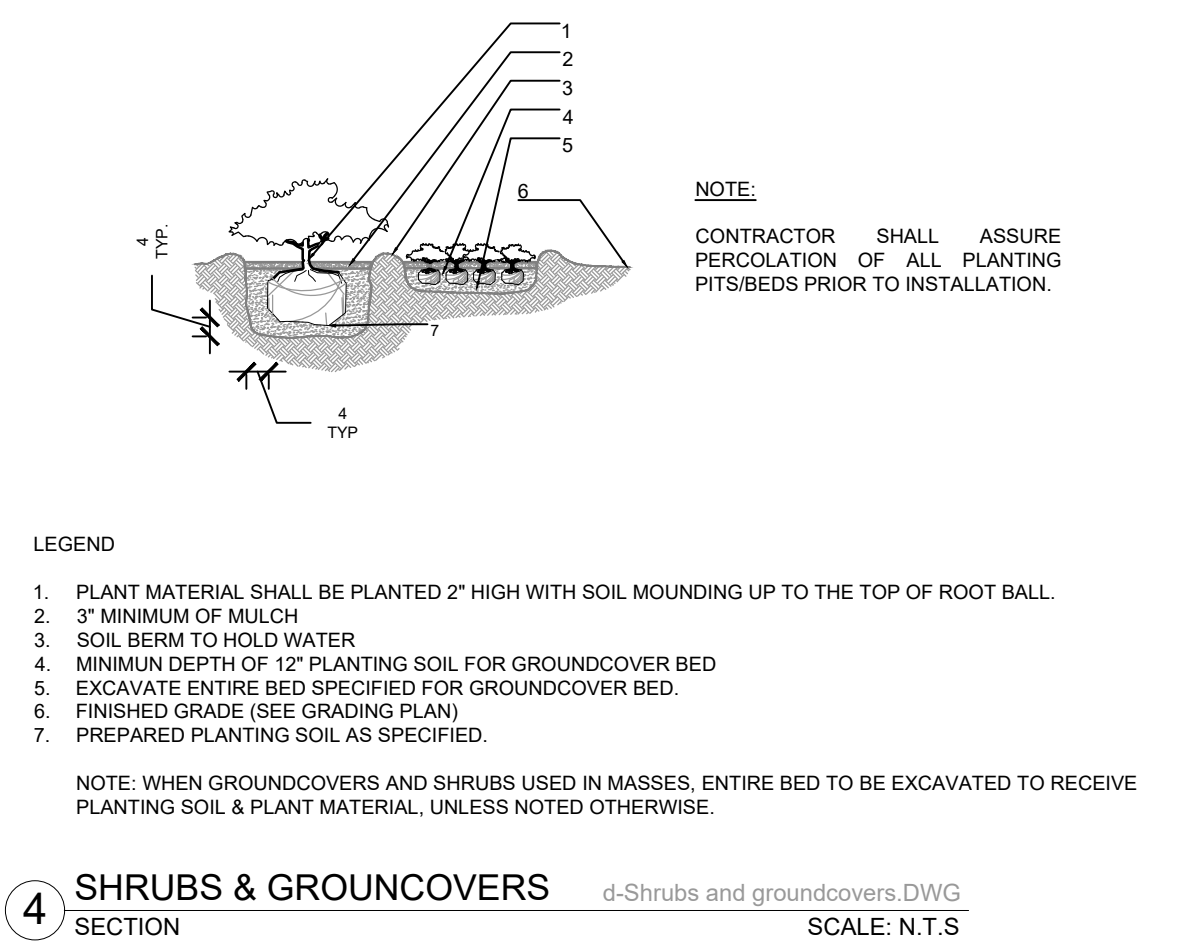
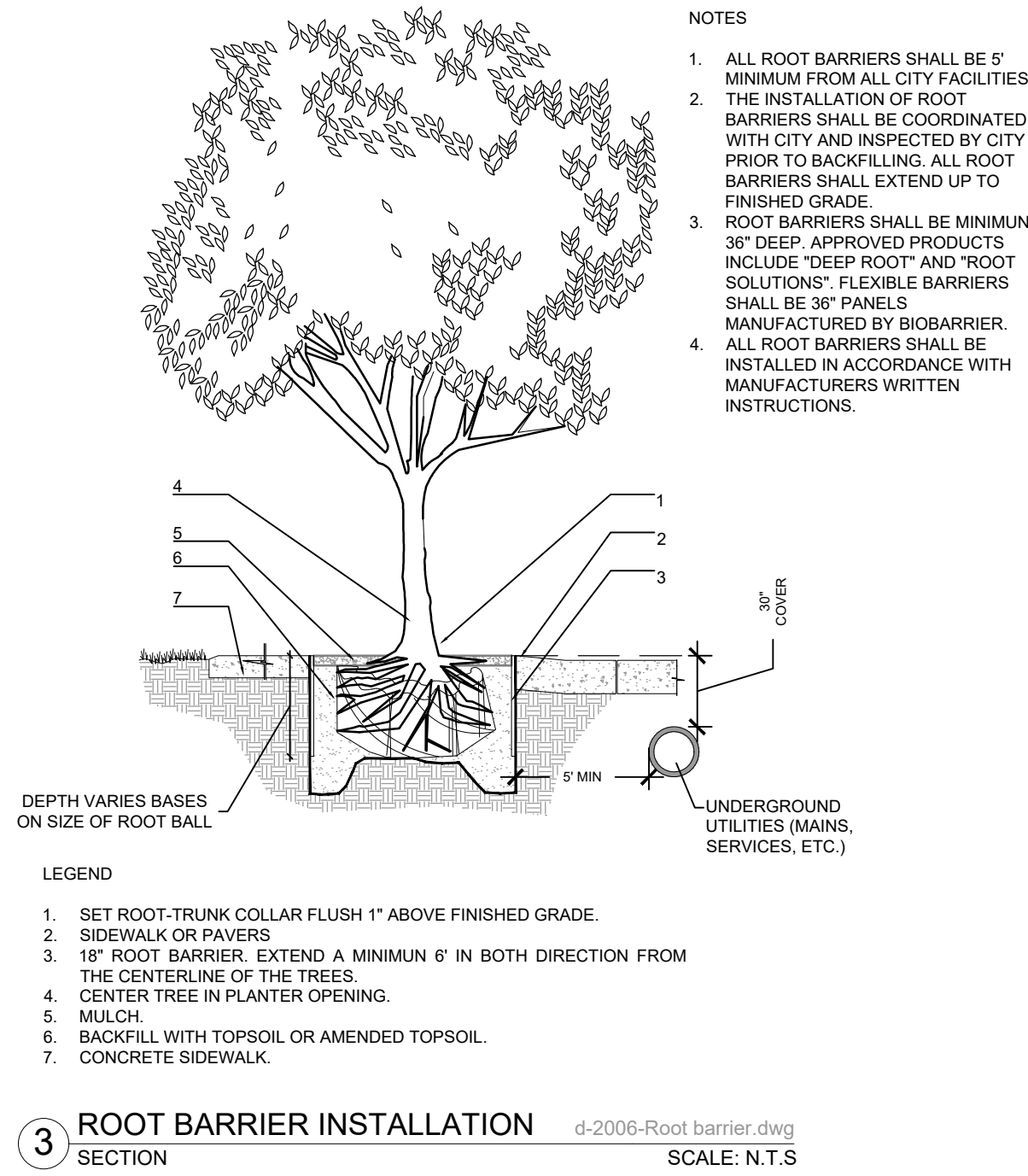
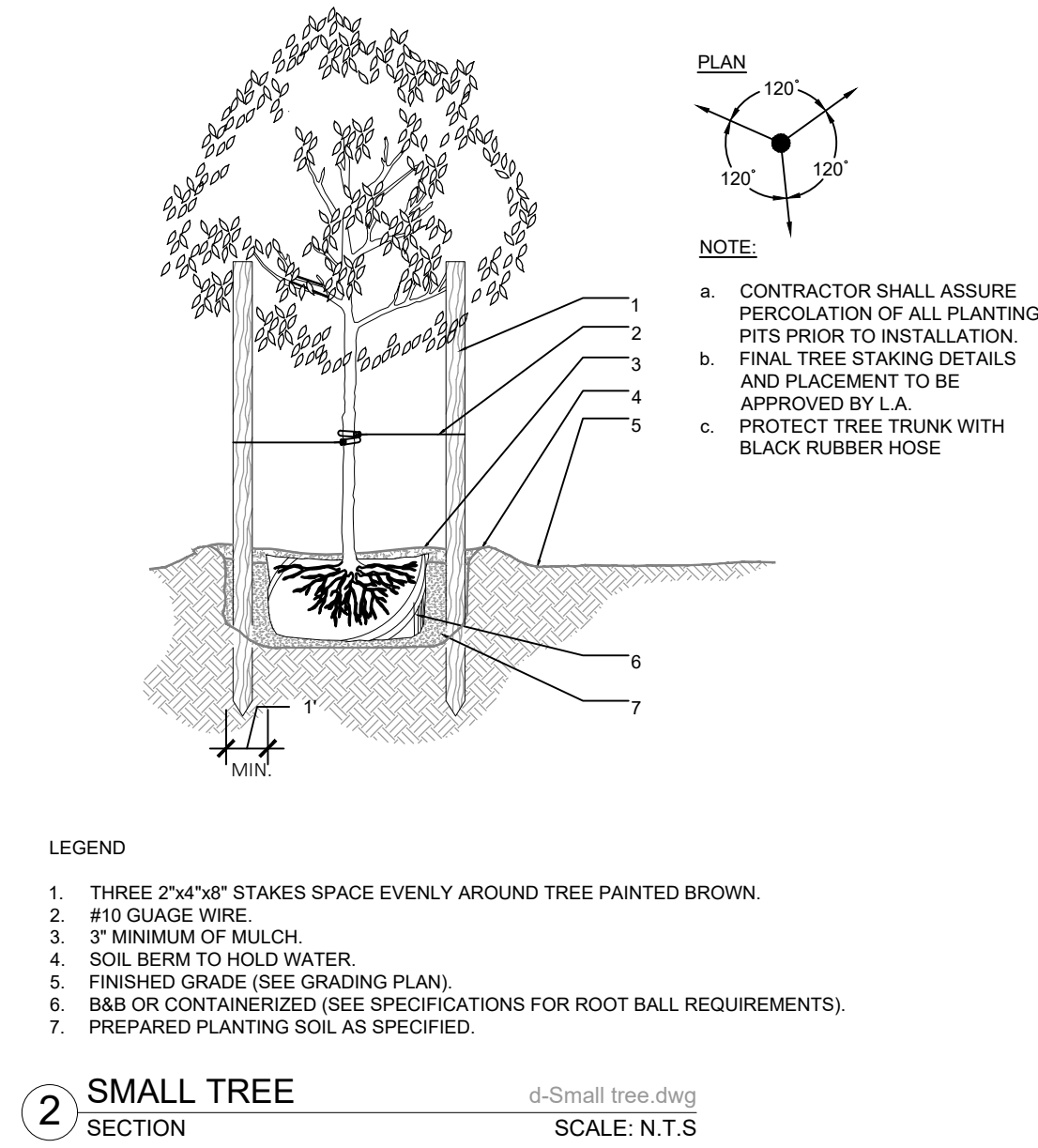
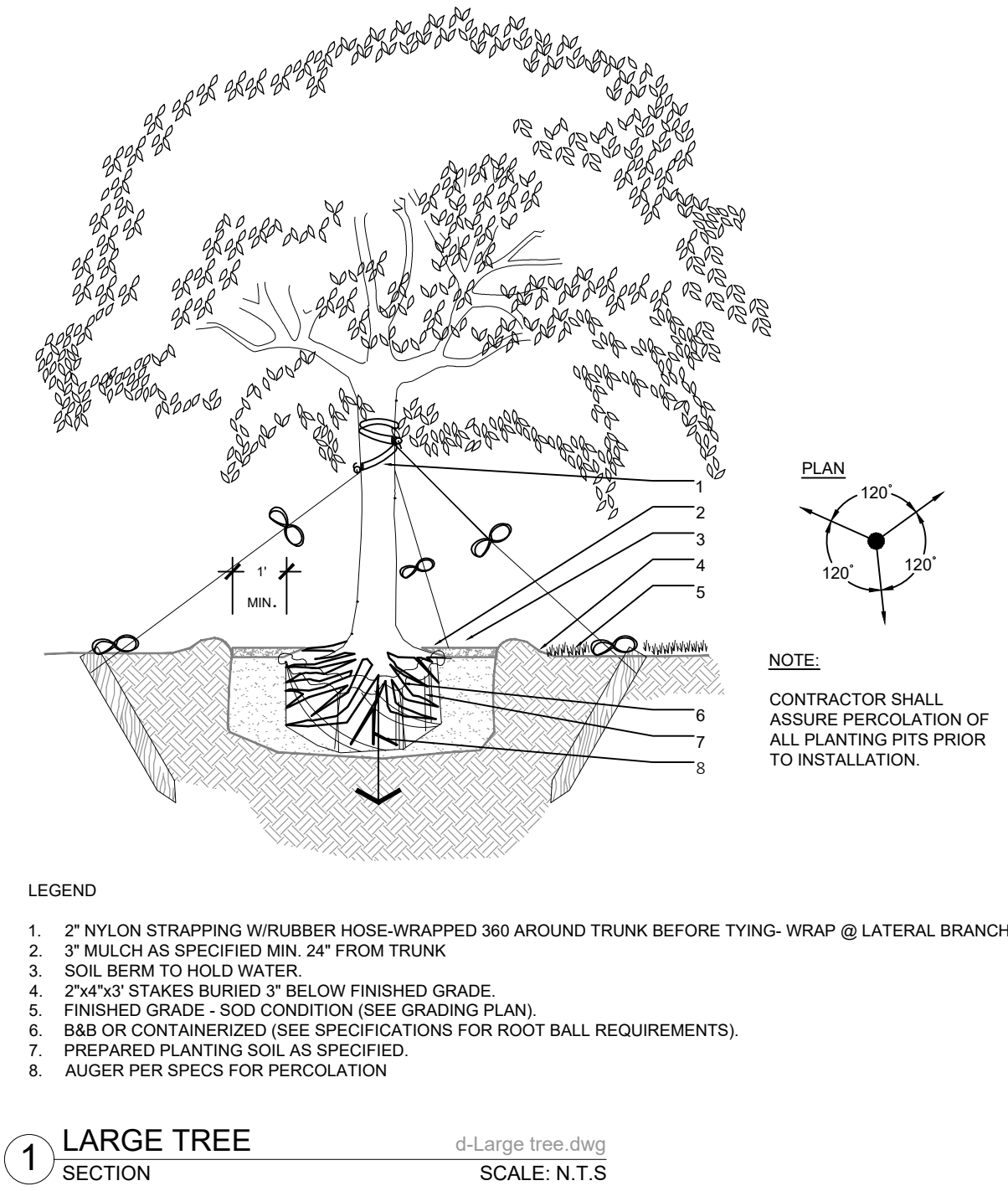
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GENERAL NOTES:

1. Before construction begins, the Landscape Contractor is responsible for locating all underground utilities and must avoid damaging any services during construction. If any damage occurs by the fault of the Contractor, the necessary repairs must take place at the Landscape Contractor's expense and under the supervision of the Owner's representative.
2. The Landscape Contractor shall be responsible for securing all necessary applicable permits and licenses to perform the work set forth in this plan set and the specifications.
3. The Landscape Contractor shall be responsible for examining fully both the site and bid documents. Discrepancies in the documents or the actual site conditions shall be reported to the Landscape Architect in writing at the time of bidding or discovery. No account shall be made after contract completion for failure by the Landscape Contractor to report such condition or for errors on the part of the Landscape Contractor at the time of bidding.
4. All dimensions to be field checked by the Landscape Contractor prior to landscape material installation. Discrepancies shall be reported immediately to the Landscape Architect.
5. Contractor shall be responsible for removing all existing and imported limerock and limerock sub-base from all landscape planting areas to a minimum depth of 36" or to native soil. Contractor is responsible to backfill these planting areas to rough finished grade with clean topsoil from an on-site source or an imported source.
6. All planting beds shall be excavated to a minimum size and depth as shown in the planting details for trees, shrubs, and groundcovers, and backfilled with suitable soil unless specified otherwise. All plant material shall be planted in planting soil that is delivered to the site in a loose, clean, and friable condition. The planting soil shall be of the approximate proportions as follows: 50% sand and 50% organic material consisting of native peat, well-decomposed sawdust, leaf mold and topsoil. It shall provide a good, pliable, and thoroughly mixed medium with adequate aeration, drainage, and water-holding capacity. It shall also be free of all extraneous debris, such as roots, stones, weeds, etc.
7. Contractor to test all tree pits with water before planting to assure proper drainage percolation is available.
8. All proposed trees and plant materials shall be graded as Nursery Grade Florida No. 1 or better as outlined by the Florida Department of Agriculture and Consumer Services, Division of Plant Industry "Grades and standards for Nursery Plants", most current edition. All planting shall be done in accordance with the Florida Nurserymen's and Grower's Association approved practices.
9. All trees/palms and shrubs shall be fertilized with "Agriform" 20-10-5 planting tablets as per the manufacturer's specifications at the time of installation and prior completion of pit backfilling also in conjunction with note #5. Tablets to be placed uniformly around the root mass at a depth that is between the middle and bottom of root mass at an application rate of: One (1) - 21 gram tablet for 1 gal container, two (2)-tablets for 3 gal container, three (3)- tablets for 5 gal container, four (4)-tablets for 7 gal container, three (3)-tablets for each 1/2 inch of tree caliper, and seven (7) tablets for palms. Ground Cover areas shall receive fertilization with "Ozmocote" time release fertilizer as per manufacturer's specification.
10. All plant beds shall receive a 3" layer of organic mulch, which is to be watered-in after installation. Mulch should be at least six (6) inches away from any portion of a structure or tree trunk and three (3) inches away from the base of shrubs. The use of Cypress mulch is discouraged.
11. All plant material shall be thoroughly watered in at the time of planting and until landscape material is established. No dry material shall be permitted.
12. The plant material schedule is presented for the convenience of the Landscape Contractor. In the event of a discrepancy between the plan and the plant list quantities, the contractor shall notify the owner's representative/Landscape Architect prior to bidding or installation of the project.
13. Plants shall meet size, container, and spacing specifications. Any material not meeting specifications shall be removed and replaced at the contractor's expense.
14. All tree and shrub locations shall be approved by Landscape Architect prior to planting.
15. Plant material shall be bid as specified unless unavailable, at which time the Landscape Architect shall be notified in writing of intended changes.
16. All questions concerning the plan set and/or specifications shall be directed to the Landscape Architect.
17. All materials must be as specified on the landscape plan. If materials or labor do not adhere to specifications, they will be rejected by the Landscape Architect with proper installation carried out by the Landscape Contractor at no additional cost.
18. There shall be no additions, deletions, or substitutions without written approval of the Landscape Architect.
19. All screening hedges shall be planted and maintained in a way that they form a continuous visual screen. Screening hedges at VUA to be maintained at a minimum height of thirty (30) inches unless specified otherwise to meet local codes.
20. All plant material to have one (1) year warranty from final acceptance by the Owner or Owner's representative.
21. Existing sod shall be removed as necessary to accommodate new plantings.
22. All existing trees on site shall be protected from damage during construction - See existing tree protection fence detail.
23. Any existing landscape and hardscape areas that are unnecessarily disturbed during the landscape installation shall be restored to their original conditions by the Landscape Contractor.
24. The Landscape Contractor will be responsible for the collection, removal, and proper disposal of all debris generated during the installation of this project.
25. The Landscape contractor shall fine grade all lawn and planting areas prior to plant material installation. Fine grading shall consist of final finished grading of lawn and planting areas that have been rough graded by others.
26. The Landscape Contractor shall grade planting beds, as required, to provide positive drainage and promote optimum plant growth.
27. Prior to sod installation, the Landscape Contractor shall clear the area of debris, weeds and remove any bumps and depressions within the area to be sodded.
28. All landscape areas to have a positive drainage away from buildings and structures. Finished grade of landscape areas to be at or below the grade of adjacent sidewalks, slabs, or VUA
29. All shade and medium trees installed within 5' of a public infrastructure shall utilize a root barrier system unless specified otherwise.
30. In addition to these requirements the Landscape Contractor shall comply with all local landscape codes and requirements as part of this base bid and contract in order to satisfy the review and approval of the governing agency.



LANDSCAPE ARCHITECTURE
LAND PLANNING
URBAN DESIGN
2308 E OAKLAND PARK BLVD. SUITE 300
FORT LAUDERDALE, FLORIDA 33309 USA
TEL: 954-533-8259
WWW.AMDESIGN.COM

Rev	Date	Description
1		
2		
3		
4		
5		
6		

Sheet Title:
**LANDSCAPE DETAILS
& GENERAL NOTES**

Project Name:
**NEW RENTAL
RESIDENTIAL
APARTMENTS**
2241 MADISON STREET
HOLLYWOOD, FL 33020

ANDRES MONTERO P.C.A., A.S.A.
SEAL / SIGNATURE
STATE OF FLORIDA
REGISTRATION LA0606973

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Date: OCTOBER 25, 2024
Scale: N.T.S.
Drawn By: AEM/MEP
Approved By: AEM
Project No: 202419

Sheet Number:
L-03

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PERMIT SET - NOT FOR CONSTRUCTION

Ownership and Encumbrance Property Information Report

Issuer: Recipient: Ira L. Kahn Attorney at Law

**20283 State Road 7, Suite 323
Boca Raton, FL 33498
(954) 925-8222**

File Number: IK24-04002

Effective Dates: **From** January 1, 1924
 To April 12, 2024 at 11:00 PM

This title search commences from the date of the last outstanding institutional first mortgage on the property. If there is no outstanding mortgage, the search commences with the date record title vested in the current record owner.

Description of Real Property Situated in Broward County, Florida.

The East ½ Lot 6, LESS the North 7.5 feet thereof, Block 3, AN AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, according to the map or plat thereof as recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida.

Apparent Title Vested in:

260 191 TER, LLC, a Florida Limited Liability Company by Quit Claim Deed recorded in Instrument Number 118949911, Public Records of Broward County, Florida.

This search does not cover matters other than those recorded in the Official Records Book of the county and does not assure the legality or validity of the referenced instruments.

Ad Valorem tax information is not provided.

Prepared Date: April 16, 2024

Prepared by: Ira L. Kahn, Esq.

Phone Number: (954) 925-8222

Email Address: iralkahn@gmail.com

Ownership and Encumbrance Property Information Report

Attorneys' Title Fund Services, LLC

File Number: IK24-040002

ENCUMBRANCES

1. All matters contained on the Plat of An Amended Plat of Hollywood Little Ranches, as recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida.
2. Ordinance No. 2005-18 recorded in O.R. Book 40082, Page 1783, Public Records of Broward County, Florida.
3. Ordinance No. 2005-19 recorded in O.R. Book 40082, Page 1789, Public Records of Broward County, Florida.
4. City of Hollywood Code Enforcement Lien recorded on 01/31/2024 CN224 9364313 in the Public Records of Broward County, Florida.

A 20-year name search has been performed on parties acquiring an interest within the time period covered by this search.

This Title Search is prepared and furnished for information only. It is not an opinion of title and may not be used as a title base for the issuance of a title insurance commitment and/or policy, nor should it be used for the preparation of foreclosure proceedings or other litigation.

This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property information 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.