



CITY OF
Hollywood
DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@
Hollywoodfl.org

SUBMISSION REQUIREMENTS:

- One set of signed & sealed plans (i.e. Architect or Engineer)
- One electronic **combined** PDF submission (max. 25mb)
- Completed Application Checklist
- Application fee

NOTE:

- 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.

[CLICK HERE FOR FORMS, CHECKLISTS, & MEETING DATES](#)

APPLICATION TYPE (CHECK ALL THAT APPLIES):

- Technical Advisory Committee Art in Public Places Committee Variance
 Planning and Development Board Historic Preservation Board Special Exception
 City Commission Administrative Approval

PROPERTY INFORMATION

Location Address: _____

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

Folio Number(s): _____

Zoning Classification: _____ Land Use Classification: _____

Existing Property Use: _____ Sq Ft/Number of Units: _____

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 al that apply and provide File Number(s) and Resolution(s): _____

DEVELOPMENT PROPOSAL

Explanation of Request: _____

Phased Project: Yes No Number of Phases: _____

Project	Proposal	
Units/rooms (# of units)	# UNITS:	#Rooms
Proposed Non-Residential Uses		S.F.)
Open Space (% and SQ.FT.)	Required %:	(Area: S.F.)
Parking (# of spaces)	PARK. SPACES:	(#)
Height (# of stories)	(# STORIES)	(FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (FT.)

Name of Current Property Owner: _____

Address of Property Owner: _____

Telephone: _____ Email Address: _____

Applicant _____ Consultant Representative Tenant

Address: _____ Telephone: _____

Email Address: _____

Email Address #2: _____

Date of Purchase: _____ Is there an option to purchase the Property? Yes No

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only) : _____

E-mail Address: _____

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: _____ Date: 1-8-2025

PRINT NAME: AZIZ MAMAEV _____ Date: 1-8-2025

Signature of Consultant/Representative: _____ Date: 1-8-2025

PRINT NAME: JOSEPH B. KALLER _____ Date: 1-8-2025

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

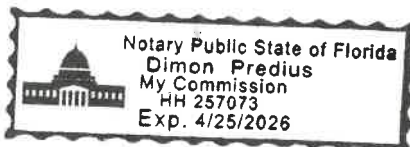
Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for TAC PRELIMINARY to my property, which is hereby made by me or I am hereby authorizing JOSEPH B. KALLER to be my legal representative before the TAC COMMITTEE (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me this 08 day of January 2025

 Notary Public

State of Florida



 Signature of Current Owner

AZIZ MAMAEV
 Print Name

My Commission Expires: 4/25/26 (Check One) Personally known to me; OR Produced Identification _____

No. 24286

WARRANTY DEED

THIS INDENTURE, made this 4th day of December A. D. 1923, between the HOLLYWOOD LAND & WATER COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Florida, party of the first part, and Edith King of Indianapolis, Indiana

part of the second part,

WITNESSETH, That the said party of the first part, for and in consideration of the sum of Ten Dollars and other good and valuable considerations DOLLARS (\$10.00) to it in hand paid by the said part of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said part of the second part, Her heirs and assigns, the following described land, being in the County of Broward and State of Florida, to-wit:

LOT TWENTY-THREE (23) OF BLOCK THIRTY-FOUR (34)

according to the amended plat of "HOLLYWOOD LITTLE RANCHES", a subdivision of Section Sixteen (16), Township Fifty-one (51) South, Range Forty-two (42) East, recorded in the office of the Clerk of the Circuit Court in and for Broward County, Florida, in Flat Book 1 at page 26, thereof.

And the said party of the first part does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. This deed is given subject to the following provisions: Reserve the right to lay water mains, set electric and telephone poles across the rear of said lot. (a) That no holder of the Negro title shall, directly or indirectly, acquire any interest in the said premises, and in case of any violation of such covenants, title to the said premises shall ipso facto revert to the company. (b) That no building or other structure shall be erected on the said premises, or any part thereof, which shall be used for either residence or business purposes.

and when so used, the grantee shall forthwith provide for proper sanitary disposition of sewage. (c) That in accepting this deed, the grantee Her heirs and assigns, agree that the foregoing restrictions are made as a part consideration of the purchase price and are covenants to run with the land and in case of violation of the first restriction hereinabove mentioned this deed shall ipso facto become null and void and the title and right of possession of and to said property aforesaid shall immediately revert and revert in and to the grantor, his successors and assigns. (d) That a violation of any or all of the other restrictions are and shall be considered nuisances, and the grantor, its successors or assigns, or any lot owner in the subdivision mentioned herein, may enforce the said restrictions and cause the said nuisance to be removed or abated, and the grantee Her heirs and assigns, shall pay all costs including reasonable attorney's fees incident to the removal of such nuisances.

WITNESS the corporate name and seal of the said party of the first part the day and year first above written. ATTEST: HOLLYWOOD LAND & WATER COMPANY, P.O. Van Doren Secretary, D.O. Nevin Vice President

Signed, Sealed and Delivered in the presence of: Edith G. Lane (CORPORATE SEAL) A.M. Martin

STATE OF FLORIDA, COUNTY OF BROWARD, I, Grace A. Ashley, a Notary Public for the State of Florida at Large, HEREBY CERTIFY that D.O. Nevin and P.O. Van Doren, both well known to me and known to me to be the Vice President and Secretary of the HOLLYWOOD LAND & WATER COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Florida, severally acknowledged before me that they signed, sealed and delivered the within deed as the free and voluntary act and deed of the said corporation and of themselves as such officers, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 4th day of December A. D. 1923. Grace A. Ashley Notary Public State of Florida at Large. (N.P. SEAL) Revenue stamp \$1.00 28th April A. D. 1924 My notarial commission expires on the day of

STATE OF FLORIDA, COUNTY OF BROWARD, This instrument was filed for record 14th day of December 1923, and recorded in Book 16 of Deeds on Page 268 RECORD VERIFIED. Frank A. Bryan Clerk of Circuit Court, M. L. Sumner Deputy Clerk

120
1/10

WARRANTY DEED

PAPCO'S FORM, R.E. 4

PAN AMERICAN PRINTING CORPORATION
MIAMI 32, FLORIDA

This Indenture

Made this Seventeenth day of April A. D. 1946

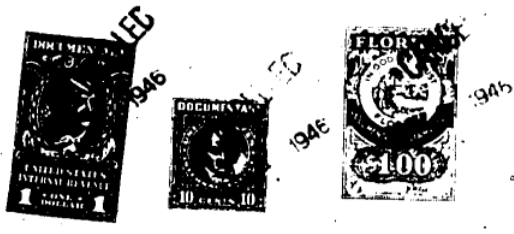
Between Edith King, a single woman

of the County of Broward and State of Florida
part of the first part, and

JANE B. SMITH, a single woman 1848 Madison St Hollywood
of the County of Broward and State of Florida
part of the second part,

Witnesseth, that the said party of the first part, for and in consideration of the sum of ten and other valuable considerations ----- Dollars, to her in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and transferred, and by these presents do grant, bargain, sell and transfer unto the said party of the second part and heirs and assigns forever, all that certain parcel of land lying and being in the County of Broward and State of Florida, more particularly described as follows:

Lot 23, Block 34 of HOLLYWOOD LITTLE RANCHES, being a subdivision of all of Section 16, Township 11, South, Range 40, East, and Block 34 of the original plot of Hollywood, according to the recorded plat of Hollywood Little Ranches, recorded in Plat Book No. 3, page 4, of the public records of Broward County, Florida, and being situated, lying and being in BROWARD COUNTY, FLORIDA.



Together with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easement thereto belonging or in anywise appertaining:

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

And the said party of the first part do covenant with the said party of the second part that they have lawfully seized of the said premises, that they are free from all incumbrances and that they have good right and lawful authority to sell the same; and the said party of the first part do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said party of the first part has hereunto set her hand and seal the day and year above written.

Signed, Sealed and Delivered in our Presence:

James A. Down Edith King (SEAL)
J. B. Williams (SEAL)

_____ (SEAL)

State of ~~Florida~~ INDIANA

County of ~~Marion~~ MARION

I **Hereby Certify** That on this 22nd day of April A. D. 1946, before me personally appeared Edith King, a single woman

to me known to be the person described in and who executed the foregoing conveyance to Jane B. Smith, a single woman

and severally acknowledged the execution thereof to be ~~her~~ ^{his} free act and deed for the uses and purposes therein mentioned; and the said

^{the wife of the said} ^{on a separate} and private examination taken and made by and before me, and separately and apart from her said husband, did acknowledge that she made herself a party to the said Deed of Conveyance for the purpose of renouncing, relinquishing and conveying all her right, title and interest, whether of dower or of separate property, statutory or equitable, in and to the lands therein described, and that she executed said deed freely and voluntarily, and without any constraint, fear, apprehension or compulsion of or from her said husband.

Witness my signature and official seal at INDIANAPOLIS, Indiana and State of ~~Florida~~, the day and year last aforesaid.



Anne Sidney
Notary Public

STATE OF FLORIDA,
County of _____

On this _____ day of _____, A. D. 19____, at _____ o'clock _____ m., this instrument was filed for record, and being duly acknowledged and proven, I have recorded the same on pages _____ of Book _____ in the public records of said County.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Circuit Court of the _____ of said State, in and for said County.

Clerk.

D. C.

STATE OF FLORIDA,
County of _____

ABSTRACT OF DESCRIPTION

Date _____

TO _____

Warranty Deed

PARCER'S FORM N. E. 4

STATE OF FLORIDA
COUNTY OF BROWARD
This instrument filed for record 4th day of May 1946 and recorded in book 535 of Deed on page 155
RECORD VERIFIED.
TED CABOT, Clerk of the Circuit Court
Barthelme, D. C.



WARRANTY DEED (STATUTORY)

FORM 3

PAPCO PUBLISHING CORPORATION MIAMI 32, FLORIDA

This Indenture, Made this 19th day of June A. D. 1946.

BETWEEN Jene M. Smith, single

of the County of Broward, in the State of Florida, part V of the first part, and

Mary Donohoe, single

1834 Dodson St., Hollywood, Fla.

of the County of Broward, in the State of Florida, part V of the second part.

WITNESSETH, That the said party of the first part, for and in consideration of the sum of ten dollars and other good and valuable considerations Dollars,

to her in hand paid by the part V of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part,

her heirs and assigns, forever, the following described land, situate, lying and being in the County of Broward and State of Florida, to-wit:

Lot Five to Three (23) Block Thirty-Four (34) of Hollywood Little Traches according to the plat thereof recorded in Plat Book 1, Page 26 of the Public records of Broward County, Florida.



And the said part V of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and seal the day and year above written.

Signed, sealed and delivered in the presence of:

James M. Thompson

James C. Thompson

Jene M. Smith (SEAL)

Mary Donohoe (SEAL)

STATE OF Florida
COUNTY OF Broward

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgements, Jane W. Smith, a single woman,

to me well known to be the person described in and who executed the foregoing deed, and acknowledged before me that she executed the same freely and voluntarily for the purpose therein expressed.

WITNESS my hand and official seal at Hollywood
County of Broward and State of Florida this 19th
day of June A. D. 19 46

My Commission expires _____

[Signature]
Notary Public, State of Florida

RECORDED

201770 INDEXED

Warranty Deed

From

Jane W. Smith, single
To

Harry Johnson, single

Dated 19th day of June A. D. 19 46

STATE OF FLORIDA,
County of _____

I, _____
Clerk of the Circuit Court in and for said county, hereby certify that the foregoing deed has this day been duly recorded in the public records of said County, in Book _____ Page _____

WITNESS my hand and seal this _____ day of _____ A. D. 19 _____
Clerk of Circuit Court

RECORDED
BROWARD ABSTRACT CORPORATION MIAMI 31, FLORIDA

Broward Abstract Corporation

STATE OF FLORIDA
COUNTY OF BROWARD
This instrument for a tax record of _____
was recorded on page _____ of the RECORDS OF THE CLERK OF THE
COURT OF BROWARD COUNTY, FLORIDA, on this _____ day of _____ A. D. 19 _____
TED CABOT, Clerk of the Circuit Court
[Signature]

JUN 20 1946
RECORDED

RECEIVED

Warranty Deed

(SPECIAL)

This Indenture, Made the 21st day of October, A. D. 1946,
BETWEEN MARY DONOHUE, a single woman

of the County of Broward, and State of Florida, of the first part, and
TONI MARSENGILL

whose permanent address is 1656 Polk Street, Hollywood, Fla., of the County of
Broward, and State of Florida, of the second part,

Witnesseth, That the said party of the first part, for and in consideration of the
sum of Ten Dollars and other good and valuable considerations Dollars,
lawful money of the United States of America, to her in hand paid by the said part y
of the second part, at or before the ensenaling and delivery of these presents, the receipt whereof
is hereby acknowledged, has granted bargained, sold, aliened, remised, released, conveyed
and confirmed, and by these presents do as grant, bargain, sell, alien, remise, release, convey
and confirm unto the said part y of the second part, and her heirs and assigns forever,
all the following piece, parcel or tract of land, situate, lying and being in the County of
Broward, State of Florida, and more particularly described as follows:

Lot Twenty-three (23), Block Thirty-four
(34), of HOLLYWOOD LITTLE RANCHES, accord-
ing to the plat thereof recorded in Plat
Book 1, page 26 of the public records of
Broward County, Florida.



Together with all and singular the tenements, hereditaments and appurtenances thereunto be-
longing or in anywise appertaining, and the reversion and reversions, remainder and remain-
ders, rents, issues and profits thereof, and also all the estate, right, title, interest, dower and
right of dower, separate estate, property, possession, claim and demand whatsoever, as well in
law as in equity, of the said part y of the first part, of, in and to the same, and every part and
parcel thereof, with the appurtenances.

To Have and To Hold the above granted, bargained and described premises, with the ap-
purtenances, unto the said part y of the second part, her heirs and assigns, to her
own proper use, benefit and behoof forever.

And the said part y of the first part, for herself and for her heirs, executors and
administrators, do as covenant, promise and agree to and with the said part y of the second
part, her heirs and assigns, that the said part y of the first part, at the time of the
ensenaling and delivery of these presents, is lawfully seized of and in all and singular the
above granted, bargained and described premises, with the appurtenances, and has good
right, full power and lawful authority to grant, bargain, sell and convey the same in manner and
form aforesaid. And the said part y of the second part, her heirs and assigns, shall
and may at all times hereafter peaceably and quietly have, hold, use, occupy, possess and enjoy
the above granted premises and every part and parcel thereof, with the appurtenances, without
any let, suit, trouble, molestation, eviction or disturbance of the said part y of the first
part, her heirs or assigns, or of any other person or persons lawfully claiming or to claim
the same, by, through and under the grantor herein.

And the said part Y of the first part, for herself and for her heirs, the above described and hereby granted and released premises, and every part and parcel thereof, with the appurtenances, unto the said part Y of the second part, her heirs and assigns, against the said part Y of the first part, her heirs, and against all and every person or persons whomsoever lawfully claiming or to claim the same; by, through and under the grantor herein, shall and will warrant and by these presents forever defend.

In Witness Whereof, The said part Y of the first part has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of us:

[Signature] } Mary Donohoe (Seal)
Bessie Anna Leonard } a single woman (Seal)

State of Florida, }
County of BROWARD } ss.

On this day personally appeared before me, MARY DONOHOE, a single woman

to me well known and known to me to be the individual described in and who executed the foregoing deed of conveyance, and acknowledged that she executed the same for the purpose therein expressed, whereupon it is prayed that the same may be recorded.

In Witness Whereof, I have hereunto affixed my hand and official seal, this 21st October A. D. 19 46



(Seal) [Signature]

Notary Public, State of Florida - at Large
My commission expires July 14, 1960.
Bonded by American Surety Co. of N. Y.

State of Florida, }
County of _____ } ss.

I, _____ a _____ in and for said County and State, do certify that on the _____ day of _____, A. D. 19____, personally appeared before me, _____ and _____

his wife, to me well known, and known to me to be the individual, described in and who executed the foregoing deed, and severally acknowledged that _____ executed the same for the purposes therein mentioned, and the said _____ upon a separate and private examination, made separate and apart from her husband, then and there acknowledged before me that she executed the said deed for the purpose of conveying and relinquishing her dower and right of dower, homestead and separate estate in and to the lands therein described, and also in token of having consented to the alienation of said described lands, and that she did the same freely and voluntarily, and without any constraint, apprehension, fear or compulsion of or from her said husband.

Given under my hand and official seal at _____ in said County and State, on this _____ day of _____, A. D. 19____

STATE OF FLORIDA (Seal)
COUNTY OF BROWARD

This instrument filed for record 8 day of Nov 1946 and recorded in book 561 of Deeds page 6 RECORD VERIFIED
T. J. CABOT, Clerk of the Circuit Court

2300703

RECEIVED FOR RECORD
ABSTRACT OF DESCRIPTION
Date _____
TO _____
FILED

[Signature]
[Signature]
[Signature]

1.70
2
*

300701

DEED 561 PAGE 68
SPECIAL WARRANTY DEED

Warranty Deed (SPECIAL)

This Indenture, Made the 27th day of October, A. D. 19 46,
BETWEEN TONI MARSENGILL, a single woman,

of the County of Broward, and State of Florida, of the first part, and
STUART H. DePATHY and MARY THERESA DePATHY, his wife,
and MARY DONOHUE

whose permanent address is 1836 Rodman St., Hollywood, Fla., of the County of
Broward, and State of Florida, of the second part,

Witnesseth, That the said party of the first part, for and in consideration of the
sum of Ten Dollars and other good and valuable considerations Dollars,
lawful money of the United States of America, to her in hand paid by the said parties
of the second part, at or before the ensembling and delivery of these presents, the receipt whereof
is hereby acknowledged, has granted bargained, sold, aliened, remise, released, conveyed
and confirmed, and by these presents do as grant, bargain, sell, alien, remise, release, convey
and confirm unto the said parties of the second part, and their heirs and assigns forever,
all the following piece, parcel or tract of land, situate, lying and being in the County of
Broward, State of Florida, and more particularly described as follows:

Lot Twenty-three (23), Block Thirty-four
(34), of HOLLYWOOD LITTLE RANCHES, accord-
ing to the plat thereof recorded in Plat
Book 1, page 26 of the public records of
Broward County, Florida.



Together with all and singular the tenements, hereditaments and appurtenances thereunto be-
longing or in anywise appertaining, and the reversion and reversions, remainder and remain-
ders, rents, issues and profits thereof, and also all the estate, right, title, interest, dower and
right of dower, separate estate, property, possession, claim and demand whatsoever, as well in
law as in equity, of the said party of the first part, of, in and to the same, and every part and
parcel thereof, with the appurtenances.

To Have and To Hold the above granted, bargained and described premises, with the ap-
purtenances, unto the said parties of the second part, their heirs and assigns, to their
own proper use, benefit and behoof forever.

And the said party of the first part, for herself and for her heirs, executors and
administrators, do as covenant, promise and agree to and with the said parties of the second
part, their heirs and assigns, that the said party of the first part, at the time of the
ensembling and delivery of these presents, is lawfully seized of and in all and singular the
above granted, bargained and described premises, with the appurtenances, and has good
right, full power and lawful authority to grant, bargain, sell and convey the same in manner and
form aforesaid. And the said parties of the second part, their heirs and assigns, shall
and may at all times hereafter peaceably and quietly have, hold, use, occupy, possess and enjoy
the above granted premises and every part and parcel thereof, with the appurtenances, without
any let, suit, trouble, molestation, eviction or disturbance of the said party of the first
part, her heirs or assigns, or of any other person or persons lawfully claiming or to claim
the same, by, through and under the grantor herein.



And the said part Y of the first part, for herself and for her heirs, the above described and hereby granted and released premises, and every part and parcel thereof, with the appurtenances, unto the said part 3 of the second part, their heirs and assigns, against the said part Y of the first part, her heirs, and against all and every person or persons whomsoever lawfully claiming or to claim the same, by, through and under the grantor herein, shall and will warrant and by these presents forever defend.

In Witness Whereof, The said party has of the first part has hereunto set her hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of us:

Shirwood Jones
Bessie Elmer Cannon

Toni Marsengill (Seal)
a single woman
Bessie Elmer Cannon (Seal)

State of Florida,
County of BROWARD } ss.

On this day personally appeared before me, TONI MARSENGILL, a single woman to me well known and known to me to be the individual described in and who executed the foregoing deed of conveyance, and acknowledged that she executed the same for the purpose therein expressed, whereupon it is prayed that the same may be recorded.

In Witness Whereof, I have hereunto affixed my hand and official seal, this 22nd day of October, A. D. 19 46
(Seal)



Notary Public, State of Florida at Large
My commission expires July 14, 1960
Bonded by American Surety Co. of N. Y.

State of Florida,
County of _____ } ss.

I, _____, a _____ in and for said County and State, do certify that on the _____ day of _____, A. D. 19 _____, personally appeared before me, _____ and _____

his wife, to me well known, and known to me to be the individual described in and who executed the foregoing deed, and severally acknowledged that _____ executed the same for the purposes therein mentioned, and the said _____ upon a separate and private examination, made separate and apart from her husband, then and there acknowledged before me that she executed the said deed for the purpose of conveying and relinquishing her dower and right of dower, homestead and separate estate in and to the lands therein described, and also in token of having consented to the alienation of said described lands, and that she did the same freely and voluntarily, and without any constraint, apprehension, fear or compulsion of or from her said husband.

Given under my hand and official seal at COUNTY OF BROWARD, in said County and State, on this _____ day of _____, 19 _____
(Seal)

This instrument filed for record on Nov. 19 1946 and recorded in book 561 of Deed on page 68 RECORD VERIFIED.
TED CABOT, Clerk of the Circuit Court.

Dorothy Adams D.C.

800704
Warranty Deed
Special
TO
Date
ABSTRACT OF DESCRIPTION
RECEIVED
FILED
1946-NOV-19

- OLD REPUBLIC TITLE, ORN, JLOV	BROWARD, FL
01/10/2025 07:43AM PST BF1W ORDER SEARCH RESULTS	PAGE 1 OF 1
ORDER: 25002399 TOF:JL2	COMMENT:

JANUARY 03, 2025 (FULL)	PLANT THROUGH	JANUARY 06, 2025 04:55PM
Geographical Dates:	INSTRUMENT: 119984672	Grantor/Grantee Dates:
JAN 03, 1978 - JAN 03, 2025	COURT HOUSE: JANUARY 06, 2025	JAN 03, 1978 - JAN 03, 2025

SEARCH PARAMETERS

INST NO 2269- 257

PARAMETER ENTERED:

INST NO

2269 - 257

INST NO	INST NO	POSTED	A/R INST	EXCL NAME INST
---------	---------	--------	----------	----------------

2269 - 257

1961 -97372

01/23/2001

RECORDED INST

COMPANY

DOLLAR AMOUNT

LOAN

10/26/1961DD QC

LEGAL

PLAT	P1 - 26	BLOCK	34	LOT	23	SUB LOT
------	---------	-------	----	-----	----	---------

ORIG ALT NO	ORIG INST NO	PARTY	BUSINESS NAME/LAST, FIRST MIDDLE
--------------------	---------------------	--------------	---

PARTY1 DEPATHY, STEWART H

PARTY2 DEPATHY, MARY

END SEARCH

OFF. 3206 PAGE 739

This Quit-Claim Deed, Executed this 5th day of August, A. D. 1966, by

MARY E. DONOHUE

first party, to

MARY THERESA DEFAHNY

whose postoffice address is 1000 Belvedere Road, West Palm Beach, Florida

second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the said first party, for and in consideration of the sum of \$ 10⁰⁰ in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of BROWARD State of FLORIDA, to-wit:

Legal: Lot 23, Block 34, HOLLYWOOD LITTLE RANCHES, being a subdivision of all of section 16, Township 51 South Range 42 East, and Block 06 of the original Plat of Hollywood, according to the amended plat of Hollywood Little Ranches recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida; said lands situate, lying and being in Broward County, Florida

BROWARD COUNTY STATE OF FLORIDA DOCUMENTARY STAMP TAX SEP 20 1966 030

SEP 23 AM 10:02

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

Edgar W. Woodward Mary E. Donohue (S) Margaret Higgins (S)

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

STATE OF FLORIDA, COUNTY OF

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared

Mary E. Donohue to me, known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 5th day of August, A. D. 1966

Edgar W. Woodward Notary Public, State of Florida at Large My Commission Expires April 13, 1970

Wanted

477.50
Jan 11

94-308988 T#003
06-21-94 11:56AM

**IN THE CIRCUIT COURT OF THE
17TH JUDICIAL CIRCUIT, IN AND
FOR BROWARD COUNTY, FLORIDA.**

**CIVIL DIVISION
CASE NO: 92-26469-12**

**KENNETH S. RAPPAPORT, TRUSTEE,
Plaintiff,**

vs.

**JOAN M. SCHOPPE and ELIZABETH
A. WADSWORTH as Personal
Representative of the Estate
of MARY THERESA DePATHY,
Deceased, and ESTHER SEMKLER,
Defendants.**

\$ 458.50
DOCU. STAMPS-DEED

RECVD. BROWARD CTY
B. JACK OSTERHOLT

COUNTY ADMIN.

CERTIFICATE OF TITLE

I, **ROBERT E. LOCKWOOD**, Clerk of the above entitled Court do hereby certify that I executed and filed a Certificate of Sale in this action on JUNE 7, 1994, for the property described herein and that no objections to the sale have been filed within the time allowed for filing objections.

The following property in Broward County, Florida:

Lot 23, Block 34, HOLLYWOOD LITTLE RANCHES,
according to the Plat thereof, recorded in
Plat Book 1, Page 26, Public Records of
Broward County, Florida.

was sold to KENNETH S. RAPPAPORT, TRUSTEE
1300 N. FEDERAL HIGHWAY STE 203
BOCA RATON, FL 33432

WITNESS my hand and seal of this Court on JUNE 20,
1994.

**ROBERT E. LOCKWOOD
Clerk of Circuit Court**

(Court Seal)

[Signature]
Deputy Clerk

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATION

CIRCUIT COURT
BROWARD COUNTY
FLORIDA

JUN 20 11:09

BK22287PG0648

This instrument was Prepared by:
MERRILL A. BOOKSTEIN, ESQ
TITLE GUARANTY OF SOUTH FLORIDA, INC.
107 S.W. 6th STREET
FORT LAUDERDALE, FLORIDA 33301

DOC. STAMPS-DEED\$ 427.00

RECEIVED IN BROWARD COUNTY
B. JACK OSTERHOLT
COUNTY ADMINISTRATOR

Grantee S.S. No.:
Name: SHARON HAMPTON

Property Appraiser's
Parcel Identification No.: 1216-02-04680

[Space Above This Line for Recording Data]

WARRANTY DEED (STATUTORY FORM - SECTION 689.02, F.S.)

This indenture made this 31st day of August, 1994 between **KENNETH S. RAPPAPORT, TRUSTEE**, whose post office address is 1300 N. FEDERAL HIGHWAY #203, BOCA RATON, FLORIDA 33432, of the County of PALM BEACH, State of FLORIDA, grantor, and **SHARON HAMPTON, A SINGLE WOMAN**, whose post office address is 2830 PIERCE STREET, HOLLYWOOD, FLORIDA 33020, of the County of BROWARD, State of FLORIDA, grantee.

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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 land situate, lying and being in BROWARD County, Florida, to-wit:

LOT 23, BLOCK 34, OF HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SUBJECT TO TAXES FOR THE CURRENT YEAR AND ALL SUBSEQUENT YEARS NOT YET DUE AND PAYABLE; ZONING AND/OR RESTRICTIONS AND PROHIBITIONS, IMPOSED BY GOVERNMENTAL AUTHORITY, RESTRICTIONS AND/OR OTHER MATTERS APPEARING ON THE PLAT OR COMMON TO THE SUBDIVISION.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

"Grantor" and "grantee" are used for singular or plural, as context requires.
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:

Patricia C. Hill
Signature
Patricia C. Hill
Printed or Typed Name
Donna Butterdick
Signature
Donna Butterdick
Printed or Typed Name

Kenneth S. Rappaport (Seal)
KENNETH S. RAPPAPORT, TRUSTEE
1300 N. FEDERAL HIGHWAY #2, BOCA RATON, FLORIDA 33432

STATE OF FLORIDA
COUNTY OF ~~BROWARD~~ *Palm Beach*

The foregoing instrument was acknowledged before me this 31st day of August, 1994, by **KENNETH S. RAPPAPORT** who is personally known to me or has produced _____ as identification and did (did not) take an oath.

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR

Patricia C. Hill
Notary Public
Patricia C. Hill
Printed, typed or stamped name

NOTARY PUBLIC STATE OF FLORIDA
COMMISSION EXP. NOV. 11, 1994
ISSUED UNDER GENERAL STAT. L. 1.

BR258560127



INSTR # 101072057
OR BK 31663 PG 0881
 RECORDED 06/01/2001 11:14 AM
 COMMISSION
 BROWARD COUNTY
DOC STMP-D 910.00
 DEPUTY CLERK 2020

This instrument prepared by:
 MARIA R. FERNANDEZ GOMEZ, ESQ.
 SOUTHEAST TITLE SERVICES, INC..
 999 Ponce De Leon Blvd., Suite 601
 Coral Gables, FL 33134
 Tax Folio Number: 1216-02-4680

WARRANTY DEED

THIS INDENTURE, Made this 3 day of May, 2001, between **SHARON HAMPTON**, a single woman, whose address is _____, the Grantor, and **ERNESTINE HEADINGS**, a single woman, Grantee, whose address is 2030 Pierce St., Hollywood, Fl. 33020

WITNESSETH, That the Grantors, for and in consideration of the sum of TEN DOLLARS, (\$10.00) and other good and valuable consideration to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said Grantees, and Grantees heirs and assigns forever, the following described land, situate, lying and being in Broward County, Florida, to wit:

Lot 23, in Block 34, of Hollywood Little Ranches, according to the Plat thereof, as recorded in Plat Book 1, at Page 26, of the Public Records of Broward County, Florida.

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; **SUBJECT, HOWEVER**, to the following:

1. Conditions, restrictions, easements, limitations and zoning ordinances of record, if any.
2. Applicable zoning ordinances.
3. Taxes for the year 2000 and subsequent years.

AND the Grantors hereby covenant with said Grantees that they are lawfully seized of said land in fee simple; that they have good right and lawful authority to sell and convey said land; and that said land is free of all encumbrances except the matters hereinabove mentioned to which the deed is made subject. The Grantors do hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

Wherever 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.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
 Witness
Maria R. Fernandez Gomez
 Printed Name

[Signature]
 SHARON HAMPTON

[Signature]
 Witness
Joseph Gomez
 Printed Name

STATE OF FLORIDA)
 COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day, before me an officer duly authorized in the State and in the County aforesaid, to take acknowledgements, personally appeared, **Sharon Hampton, a single woman** have produced Id. as identification and did not take an oath. He execute the foregoing instrument and acknowledged before me that executed the same.

WITNESS my hand and official seal, this 3rd day of April, 2001.

[Signature]
 NOTARY PUBLIC
MARIA R. FERNANDEZ GOMEZ
 Printed Notary Signature



My commission expires:

(1)

Prepared by and
Return to:

John Ramos, Attorney at Law
2131 Hollywood Blvd., Suite 205
Hollywood, Florida 33020
954-920-8282

Property Appraisers Parcel I.D.:
5142 16 02 4680

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THIS QUIT-CLAIM DEED, executed this 13 day of July, 2023, by ERNESTINE HEADINGS, a single woman as "grantor," whose address is: 2630 Pierce Street, Hollywood, FL 33020, to the "grantees:" ERNESTINE HEADINGS, a single woman as "grantor," whose address is: 2630 Pierce Street, Hollywood, FL 33020, for a Life Estate, without any liability for waste, and with full power and authority in said life tenant to sell, convey, mortgage lease or otherwise manage and dispose of the property described herein, in fee simple, with or without consideration, without joinder of the remainderman and with full power and authority to retain any and all proceeds generated thereby, and upon the death of the last life tenant the remainder, to CONSWELLA QUINONES, a married woman, whose address is: 19011 NW 17th Avenue, Miami, FL 33056.

WITNESSETH, that the said grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration, in hand paid by grantees, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said grantees forever, all the right title interest, claim and demand which the said grantor has in and to the following described real property, located, situated, lying and being in the County of Broward, State of Florida, to wit:

Lot 23, in Block 34, of HOLLYWOOD LITTLE RANCHES, according to the Plat thereof, as recorded in Plat Book 1, at Page 26, of the Public Records of Broward County, Florida.

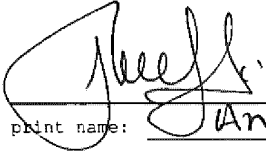
In preparing this instrument, I have not examined the title to the lands herein described, no warranty or other representations is made and no opinion (expressed or implied) is given as to the marketability or condition of the title thereto; the quantity of land included therein; the location of the boundaries thereto; or the existence of liens; unpaid taxes or encumbrances.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behoof of the said grantee forever.

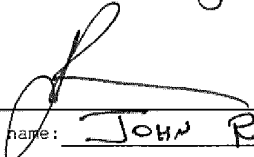
Space Above This Line For Recording Data

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, Sealed and Delivered in the presence of:


print name: Angel Lopez

Ernestine Headings L.S.
ERNESTINE HEADINGS

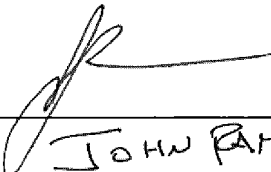

print name: JOHN RAMOS

_____ L.S.

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13 day of July, 2023 by Ernestine Headings, who is personally known or has produced a driver's license as identification.

Notary Public, State of Florida
My Commission expires:


print name: JOHN RAMOS



JOHN RAMOS
Commission # GG 348506
Expires October 23, 2023
Bonded thru Budget Notary Services

Prepared by and return to:

JOHN RAMOS, PA
2131 Hollywood Blvd STE 205
Hollywood, FL 33020
954-920-8282
File Number: 24-4265
Will Call No.:

MARK PERLMAN PA
4651 Sheridan Street Ste 200
Hollywood, FL 33021
954-454-5081

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 2^o day of June , 2024 between **Ernestine Headings, a single woman** whose post office address is **2630 Pierce Street, Hollywood, FL 33020**, grantor, and **AZR FL LLC, a Florida limited liability company** whose post office address is **400 Sunny Isles Blvd, Ste CU1, Sunny Isles Beach, FL 33160**, 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 land, situate, lying and being in **Broward County, Florida** to-wit:

Lot 23, in Block 34 of HOLLYWOOD LITTLE RANCHES, according to the Plat thereof, as recorded in Plat Book 1, at Page 26, of the Public Records of Broward County, Florida.

Parcel Identification Number: 5142 16 02 4680

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 fully 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, except taxes accruing subsequent to December 31, 2024 .

2

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:

Karel Arica
Witness Name: Karel Arica
Witness Address: 2131 Hollywood Blvd #206
Hollywood FL 33020

Ernestine Headings (Seal)
Ernestine Headings

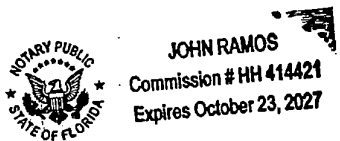
[Signature]
Witness Name: _____
Witness Address: 2131 Hollywood Blvd #206
Hollywood FL 33020

State of Florida
County of Broward

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 02 day of June, 2024 by Ernestine Headings, who is personally known or has produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public
Printed Name: JOHN RAMOS
My Commission Expires: _____



93120397

no

IN THE CIRCUIT COURT OF THE SEVENTEENTH JUDICIAL CIRCUIT, IN AND FOR BROWARD COUNTY, FLORIDA

CIVIL DIVISION
CASE NO. 92-26469-12

KENNETH S. RAPPAPORT, TRUSTEE,
Plaintiff,

vs.

JOAN M. SCHOPRE and ELIZABETH
A. WADSWORTH as Personal
Representative of the Estate
of MARY THERESA DEPATHY,
Deceased, and ESTHER SZMUKLER,

Defendants.

93 MAR 26 10 28 AM '93

MAR 26 12 10 PM '93

NOTICE OF LIS PENDENS

TO: THE DEFENDANTS LISTED ABOVE IN THE ABOVE STYLED ACTION AND ALL OTHERS WHOM IT MAY CONCERN:

YOU ARE NOTIFIED of the institution of this action by Plaintiff against you seeking to foreclose a lien on the following described property in Palm Beach County, Florida:

Lot 23, Block 34, HOLLYWOOD LITTLE RANCHES, according to the Plate thereof, recorded in Plat Book 1, Page 26 of the Public Records of Broward County, FL.

Dated this 17 day of March, 1993.

KENNETH S. RAPPAPORT, P.A.
Attorneys for Plaintiff
Suite 203, Squires Building
1300 North Federal Highway
Boca Raton, Florida 33432
Telephone: (407) 368-2200

FILED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR

By: _____
Kenneth S. Rappaport, Esq.
Florida Bar No. 132333

BK20489PG0415

IN THE CIRCUIT COURT OF THE
SEVENTEENTH JUDICIAL CIRCUIT
IN AND FOR BROWARD COUNTY,
FLORIDA

93-596101 T#013
12-29-93 10:33AM

CIVIL DIVISION
CASE NO. 92-26469-12

KENNETH S. RAPPAPORT, TRUSTEE,

Plaintiff,

vs.

JOAN M. SCHOPPE and ELIZABETH
A. WADSWORTH as Personal
Representative of the Estate
of MARY THERESA DePATHY,
Deceased, and ESTHER SZMUKLER,

Defendants.

93 DEC 15 10:11:39

**STIPULATION FOR ENTRY OF FINAL JUDGMENT
OF FORECLOSURE and ORDER APPROVING STIPULATION**

IT IS STIPULATED BY AND BETWEEN JOAN M. SCHOPPE and ELIZABETH
A. WADSWORTH, as personal representatives of the Estate of Mary
Theresa DePathy, deceased (hereinafter "personal representatives")
and KENNETH S. RAPPAPORT as follows:

1. The personal representatives are defendants in this
foreclosure action and are presently owners and holders of the
property described in the foreclosure complaint filed by RAPPAPORT.

2. RAPPAPORT and the personal representatives agree that as
of August 1, 1993, the sum of \$40,000.00 principal plus accrued
interest of \$17,400.00, for a total of \$57,400.00 was due and
owing. A final judgment of foreclosure may be entered for this sum
of \$57,400.00 plus additional accrued interest at 18% per annum
through date of entry of judgment. The final judgment of
foreclosure shall include attorneys' fees and costs of \$2,000.00.

BK21573PG0975

3. RAPPAPORT and the personal representatives agree that the final judgment of foreclosure shall adjudicate the priority of the interest of the trustee over that of the personal representatives, may set a judicial sale of the property at the next available sale date, and contain such provisions as are set forth in the form final judgment of foreclosure under Form 1.996 of the Florida Rules of Civil Procedure.

4. RAPPAPORT and the personal representatives agree that this final judgment of foreclosure shall not be entered prior to November 1, 1993. However, if the mortgage is not paid off in full, RAPPAPORT may move for entry of final judgment of foreclosure at any time after November 1, 1993, which judgment shall be entered without further defense or claim by the personal representatives. The amounts due under the final judgment shall be as set forth in this stipulation.

5. RAPPAPORT agrees not to seek any claim of deficiency against the personal representatives or against any heirs or other interested persons in the Estate of Mary Theresa DePathy.

6. The personal representatives agree to maintain taxes and insurance as current pending entry of a final judgment of foreclosure or satisfaction of the note held by Rappaport.

DATE: 11-24-93

Kenneth S. Rappaport
KENNETH S. RAPPAPORT, AS TRUSTEE

DATE: 10/14/93

Elizabeth A. Wadsworth
PERSONAL REPRESENTATIVE

ELIZABETH A. WADSWORTH
Print Name

BK21573PG0976

DATE: 10/10/93

Joan M. Schoppe
PERSONAL REPRESENTATIVE
Joan M. Schoppe
Print Name

ORDER APPROVING STIPULATION

THIS MATTER came before the court upon the above stipulation, the court having reviewed said stipulation being advised in the premises, it is

ORDERED AND ADJUDGED that the stipulation is approved.

Seemher
DONE AND ORDERED at Fort Lauderdale, Florida, this 13 day of August, 1993.

James M. Reasbeck
CIRCUIT COURT JUDGE

Copies furnished to:

Kenneth S. Rappaport, Esq.
Suite 203, Squires Building
1300 North Federal Highway
Boca Raton, FL 33432

Elizabeth A. Wadsworth
6070 Summit Boulevard
West Palm Beach, FL 33415

Joan M. Schoppe
4413 South Kirkman Road #109
Orlando, FL 32811

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR

BK21573P60977

\\K:\th\15866-2\stip.fj

94-238917 T8031
05-17 94 03:07PM

IN THE CIRCUIT COURT OF THE
17TH JUDICIAL CIRCUIT, IN AND
FOR BROWARD COUNTY, FLORIDA.

CIVIL DIVISION
CASE NO: 92-26469-12

1994 MAY -5 PM 3:36

408
D
VPC
12/15/93

31

KENNETH S. RAPPAPORT, TRUSTEE,

Plaintiff,

vs.

JOAN M. SCHOPPE and ELIZABETH
A. WADSWORTH as Personal
Representative of the Estate
of MARY THERESA DePATHY,
Deceased, and ESTHER SZMUKLER,

Defendants.

SUMMARY FINAL JUDGMENT

THIS CAUSE having come on upon the Stipulation for Entry of
Final Judgment of Foreclosure and Order Approving Stipulation,
and the Court having reviewed the pleadings and affidavits, and
being otherwise fully advised in the premises:

ORDERS AND ADJUDGES as follows:

1. Service of process has been duly and regularly obtained
over Defendants, JOAN M. SCHOPPE and ELIZABETH A. WADSWORTH as
Personal Representative of the Estate of MARY THERESA DePATHY,
Deceased, and ESTHER SZMUKLER.
2. The Stipulation for Entry of Final Judgment of
Foreclosure and Order Approving Stipulation regarding Defendants,
JOAN M. SCHOPPE and ELIZABETH A. WADSWORTH as Personal
Representative of the Estate of MARY THERESA DePATHY, Deceased,
and Default entered against Defendant, ESTHER SZMUKLER, are
hereby ratified, confirmed and approved.
3. This Court finds that there is no genuine issue as to

BK22134PG0682

any material fact set forth in Plaintiff's Complaint, that the equities of this action are in favor of Plaintiff, KENNETH S. RAPPAPORT, TRUSTEE, and Plaintiff is entitled to the foreclosure of the mortgage. KENNETH S. RAPPAPORT, TRUSTEE, is due: \$40,000.00 as principal; \$17,400.00 as interest accrued through August 1, 1993; \$5,346.83 as interest at the rate of 18% from August 2, 1993 to the date of this Final Judgment and \$2,000.00 for attorney's fees and costs, making a TOTAL SUM of \$64,746.83 for which interest shall hereafter accrue at a rate of 12% per annum.

4. Plaintiff, KENNETH S. RAPPAPORT, TRUSTEE, holds a lien for the total sums set forth in Paragraph 3 superior to any claims, interests or estates of Defendants, JOAN M. SCHOPPE and ELIZABETH A. WADSWORTH as Personal Representative of the Estate of MARY THERESA DePATHY, Deceased, and ESTHER SZMUKLER and any person or entities claiming by, through, under or against them, on the following-described property located and situated in Broward County, Florida:

Lot 23, Block 34, HOLLYWOOD LITTLE RANCHES, according to the Plat thereof, recorded in Plat Book 1, Page 26, Public Records of Broward County, Florida.

5. If the total sum set forth in Paragraph 3, with interest at the rate prescribed by law and all costs of this action accruing subsequent to this judgment, is not paid immediately, the Clerk of this Court shall sell the property described in Paragraph 3 at a public sale on 7TH JUNE, 1994 at 11:00 A.M., to the highest bidder for cash, except as

BK22134PG0683

hereinafter set forth, in the lobby of the _____

Broward County Courthouse, 201 S.E. 6th Street, Fort Lauderdale,
Florida, in accordance with Florida Statutes Section 45.031.

6. The sale of the property will not be conducted without the Plaintiff's attorney, representative or agent being present.

7. KENNETH S. RAPPAPORT, TRUSTEE, shall advance all subsequent costs of this action, and shall be reimbursed for them by the Clerk if KENNETH S. RAPPAPORT, TRUSTEE, is not the purchaser of the property described in Paragraph 3 at the sale. If KENNETH S. RAPPAPORT, TRUSTEE is the purchaser, the Clerk shall credit the bid of KENNETH S. RAPPAPORT, TRUSTEE with the total sum with interest at 18% and costs accruing subsequent to this judgment or such part of it as is necessary to pay the bid in full.

8. On filing the Certificate of Title with respect to the property described in Paragraph 3, the Clerk shall distribute the proceeds of the sale, so far as they are sufficient, by paying: first, all of Plaintiff's expenses; second, documentary stamps affixed to the Certificate; third, Plaintiff's attorney's fees; fourth, the total sum due to Plaintiff, as set forth in Paragraph 2, less the items paid, plus interest at the rate prescribed by law from this date to the date of the sale to Plaintiff. The Clerk shall retain any amount remaining pending the further order of this Court. Any amounts to be retained are to be distributed to each Defendant, as determined by order of this Court.

9. The successful bidder and purchaser at the foreclosure

BK22134PG0684

sale of the real property being foreclosed shall pay, in addition to the amount bid, any documentary stamps and Clerk's fee relating to the issuance of the Certificate of Title to be issued by the Clerk to the successful bidder and purchaser. If the purchaser at the sale is other than the Plaintiff, the purchaser shall pay in addition to the bid any registry fee charged by the Clerk under section 28.24(13) of the Florida Statutes. At the time of the sale the successful high bidder shall post with the Clerk a deposit equal to five percent (5%) of the final bid or \$1,000.00, whichever is less. The deposit shall be applied to the sale price at the time of payment. If final payment is not made within the prescribed period, the Clerk shall re-advertise the sale as provided in this section, and pay all costs of the sale from the deposit. Any remaining funds shall be applied toward the judgment.

10. On filing the Certificate of Sale with respect to the property described in Paragraph 3, Defendants, JOAN M. SCHOPPE and ELIZABETH A. WADSWORTH as Personal Representative of the Estate of MARY THERESA DePATHY, Deceased, and ESTHER SZMUKLER and all persons claiming by, through, under, or against them since the filing of the Notice of Lis Pendens in this action are foreclosed of all estate, interest or claim in the property described in Paragraph 3, and the purchaser or purchasers at the sale shall be let into possession of the property. The Clerk of the Circuit Court is ordered to issue a Writ of Possession upon demand by the purchaser or purchasers.

11. The address of the Plaintiff is KENNETH S. RAPPAPORT,

BK 22134 PG 0685

TRUSTEE, 1300 North Federal Highway, Suite 203, Squires building, Boca Raton, FL 33432. The address and social security number of Defendant owner, if known to the Plaintiff is set forth below; if any such information is not set forth below then it is unknown to the Plaintiff.

JOAN M. SCHOPPE, as Personal Representative of the Estate of MARY THERESA DeFATHY
4413 South Kirkman Road, #109
Orlando, FL 32811
Social Security No. UNKNOWN

ELIZABETH A. WADSWORTH, as Personal Representative of the Estate of MARY THERESA DeFATHY
6070 Summit Boulevard
West Palm Beach, FL 33415
Social Security No. UNKNOWN

12. Jurisdiction over this action is retained to enter such further orders to give KENNETH S. RAPPAPORT, TRUSTEE, adequate and complete relief, and as may be necessary and proper.

DONE AND ORDERED in Chambers, in Broward County, Florida this 3 day of May, 1994; ~~sumc pro tunc April 29,~~ ^{Ans} 1994.


CIRCUIT COURT JUDGE

Copies Furnished to:

Kenneth S. Rappaport, Esquire, 1300 North Federal Highway, Suite 203, Squires Building, Boca Raton, FL 33432

Elizabeth A. Wadsworth, 6070 Summit Boulevard, West Palm Beach, FL 33415

Joan M. Schoppe, 4413 South Kirkman Road, #109, Orlando, FL 32811

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
COUNTY ADMINISTRATOR





BR22134PG0686

Kenneth S Rappaport Plaintiff vs. Joan M Schopre, et al Defendant

Broward County Case Number: CACE92026469
State Reporting Number: 061992CA026469AXXXCE
Court Type: Civil
Case Type: *Real Property MTG Foreclosure + (prior to 1/1/10) - Foreclosure-Prior to SB 1718
Incident Date: N/A
Filing Date: 10/06/1992
Court Location: Central Courthouse
Case Status: Reclosed Case
Magistrate Id / Name: N/A
Judge ID / Name: Frink, Keathan B.

- Party(ies)

Total: 5

Party Type	Party Name	 Address	 Attorneys / Address  Denotes Lead Attorney
Defendant	Schopre, Joan M		
Defendant	Wadsworth, Elizabeth A		
Defendant	Depathy Mary Theresa Estate O		
Defendant	Szmukler, Esther		
Plaintiff	Rappaport, Kenneth S		 Rappaport, Kenneth Steven Retained Bar ID: 132333 Rappaport Osborne & Rappaport, PL Squires Bldg., Suite 203 1300 N. Federal Hwy. Boca Raton, FL 33432 Status: Active

- Disposition(s)

Total: 1

Date	Statistical Closure(s)	
12/15/1993	Disposed by Judge	
Date	Disposition(s)	View / Pages
05/05/1994	Summary Final Judgment Comment (Summary Final Judgment: Fld & Rec Sale: 6-7-94 @ 11am-Bcch (Sxf))	

- Collection(s)

Total: 0

There is no Collection information available for this case.

- Event(s) & Document(s)

Total: 24

Date	Description	Additional Text	View / Pages
06/20/1994	Certificate of Disbursements	Certificate Of Disbursements: Fld (Gmo)	
06/20/1994	Certificate of Title	Certificate Of Title: Fld & Rec (Gmo)	
06/07/1994	Bid Sheet	Bid Sheet: Fld (Sxf)	
06/07/1994	Proof of Publication	Proof Of Publication: Fld (Sxf)	
06/07/1994	Certificate of Sale	Certificate Of Sale: Fld (Sxf)	
05/16/1994	Notice of Sale	Notice Of Sale 6-7-94 @ 11am-Bcch (Sxf)	
04/15/1994	Default	Default Against Esther Szmukler: Fld (Sxf)	
04/15/1994	Reopened Case	Reopened Case (Sxf)	
04/15/1994	Motion for Default	Motion For Default/pltf: Fld (Sxf)	

Date	Description	Additional Text	View / Pages
04/15/1994	Affidavit	Affidavit Of Non-Military Service/kenneth S. Rappaport, Trustee: Fld Re: Esther Szmukler (Sxf)	
12/15/1993	Stipulation	Stipulation For Entry Of Final Judgment: Fld & Rec Of Foreclosure And Order Approving Stipulation (Sh)	
10/14/1993	Order Setting Case Management Conference	Ord Setting Case Mgmt Conf And Not Of Hrg On All Pending Motions: On 11/16/93 @ 8:45am (Spb)	
03/18/1993	Lis Pendens	Lis Pendens: Fld & Rec (Spb)	
02/08/1993	Notice of Non-Availability	Notice Of Non-Availability/kenneth S Rappaport (Tsm)	
12/15/1992	Summons Returned Served	Sums Served 8/20/92 Ester Szmukler (Kdj)	
11/20/1992	Alias Summons Returned Served	Alias Sums Served 10-27-92 Elizabeth A Wadsworth As Personal Rep Of The Estate Of Mary Theresa Depathy (Pqm)	
10/16/1992	Alias Summons Issued	Alias Summons Issued To Elizabeth A. Wadsworth As Personal Representative Of The Estate Of Mary Theresa Depathy (Ypo)	
10/16/1992	Summons Returned Unserved	Sums Unserved Elizabeth A. Wadsworth As Personal Representative Of The Estate Of Mary Theresa Depathy (Ypo)	
10/06/1992	Entire File W/Entries Rec'd	Entire File W/entries Rec'D From Palm Bch Cty (Ldw)	
10/06/1992	No Cover Sheet	No Cover Sheet (Ldw)	
10/06/1992	No Summons Issued	No Summons Issued (Ldw)	

Date	Description	Additional Text	View / Pages
10/06/1992	Random Assignment	Random Assignment Subd:12 (Mgs)	
10/06/1992	Certified Copy of Order to Transfer	C C Of Order To Transfer: Fld (Ldw)	
10/06/1992	Filing Fee	Filing Fee Paid (Mgs) Amount: \$200.00	

— Hearing(s)

Total: 0

There is no Disposition information available for this case.

— Related Case(s)

Total: 0

There is no related case information available for this case.



Site Address	2630 PIERCE STREET #F&R, HOLLYWOOD FL 33020	ID #	5142 16 02 4680
Property Owner	AZR FL LLC	Millage	0513
Mailing Address	400 SUNNY ISLES BLVD STE CU1 SUNNY ISLES BEACH FL 33160	Use	08
Abbr Legal Description	HOLLYWOOD LITTLE RANCHES 1-26 B LOT 23 BLK 34		

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)**.

* 2025 values are considered "working values" and are subject to change.

Property Assessment Values					
Year	Land	Building / Improvement	Just / Market Value	Assessed / SOH Value	Tax
2025*	\$184,510	\$250,240	\$434,750	\$434,750	
2024	\$184,510	\$250,240	\$434,750	\$202,120	\$4,656.56
2023	\$184,510	\$239,780	\$424,290	\$194,420	\$4,463.60

2025* Exemptions and Taxable Values by Taxing Authority				
	County	School Board	Municipal	Independent
Just Value	\$434,750	\$434,750	\$434,750	\$434,750
Portability	0	0	0	0
Assessed/SOH	\$434,750	\$434,750	\$434,750	\$434,750
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	\$434,750	\$434,750	\$434,750	\$434,750

Sales History				Land Calculations			
Date	Type	Price	Book/Page or CIN	Price	Factor	Type	
6/8/2024	WD-Q	\$620,000	119762775	\$9.00	20,501	SF	
7/13/2023	QCD-T	\$100	118978371				
4/3/2001	WD	\$130,000	31663 / 881				
8/1/1994	WD	\$61,000	22585 / 127				
6/1/1994	CET	\$65,500					
					Adj. Bldg. S.F. (Card, Sketch)		1494
					Units		2
Eff./Act. Year Built: 1960/1950							

Special Assessments								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
R								
2								

BROWARD COUNTY
Abbey Ajayi

2024 Paid Real Estate
Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Folio: 695620

\$4,470.30
WWW-24-00135129
Paid By AZR FL LLC

Property ID Number 514216-02-4680	Escrow Code	Assessed Value See Below	Exemptions See Below	Taxable Value See Below	Millage Code 0513
--------------------------------------	-------------	-----------------------------	-------------------------	----------------------------	----------------------

AZR FL LLC
400 SUNNY ISLES BLVD STE CU1
SUNNY ISLES BEACH, FL 33160

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

2630 PIERCE ST
HOLLYWOOD LITTLE RANCHES 1-26 B
LOT 23 BLK 34

Taxing Authority	Millage	AD VALOREM TAXES Assessed Val	Exemptions	Taxable Val	Taxes Levied
BROWARD COUNTY GOVERNMENT					
COUNTYWIDE SERVICES	5.63890	202,120	50,000	152,120	857.79
VOTED DEBT	0.03010	202,120	50,000	152,120	4.58
BROWARD CO SCHOOL BOARD					
GENERAL FUND	4.81100	297,860	25,000	272,860	1,312.73
CAPITAL OUTLAY	1.50000	297,860	25,000	272,860	409.29
VOTER APPROVED DEBT LEVY	0.15450	297,860	25,000	272,860	42.16
SO FLORIDA WATER MANAGEMENT					
EVERGLADES C.P.	0.03270	202,120	50,000	152,120	4.97
OKEECHOBEE BASIN	0.10260	202,120	50,000	152,120	15.61
SFWM DISTRICT	0.09480	202,120	50,000	152,120	14.42
SOUTH BROWARD HOSPITAL	0.08690	202,120	50,000	152,120	13.22
CHILDREN'S SVCS COUNCIL OF BC	0.45000	202,120	50,000	152,120	68.45
CITY OF HOLLYWOOD					
HOLLYWOOD OPERATING	7.44790	202,120	50,000	152,120	1,132.97
DEBT SERVICE	0.56530	202,120	50,000	152,120	85.99
FL INLAND NAVIGATION	0.02880	202,120	50,000	152,120	4.38
Total Millage:		20.94350			
				Ad Valorem Taxes:	\$3,966.56

Paid 11/29/2024 Receipt #

Levying Authority	NON-AD VALOREM TAXES	Rate	Amount
05 HLWD FIRE RESCUE ASSESSMENT			690.00
Non-Ad Valorem Assessments:			\$690.00
Combined Taxes and Assessments:			\$4,656.56

If Postmarked By	Nov 30, 2024			
Please Pay	\$0.00			

BROWARD COUNTY
Abbey Ajayi

2024 Paid Real Estate
Notice of Ad Valorem Tax and Non-Ad Valorem Assessments

Folio: 695620

Paid 11/29/2024 Receipt # WWW-24-00135129 \$4,470.30
Paid By AZR FL LLC

Make checks payable to:

BROWARD COUNTY TAX COLLECTOR
GOVERNMENTAL CENTER ANNEX
115 S. ANDREWS AVENUE, ROOM # A100
FORT LAUDERDALE, FL 33301-1895

Property ID Number
514216-02-4680

PAY YOUR TAXES ONLINE AT:
broward.county-taxes.com

If Postmarked By	Please Pay
Nov 30, 2024	\$0.00

Return with Payment

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

AZR FL LLC
400 SUNNY ISLES BLVD STE CU1
SUNNY ISLES BEACH, FL 33160

Please Pay Only One Amount



[Search](#) > Account Summary

Real Estate Account #514216-02-4680

Owner: AZR FL LLC
Situs: 2630 PIERCE ST

[Parcel details](#)
[GIS](#)
[Property Appraiser](#)
 Homestead Exemption



[Get bills by email](#)

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your last payment was made on **11/29/2024** for **\$4,470.30**.

[Apply for the 2025 installment payment plan](#)

Account History

BILL	AMOUNT DUE	STATUS		ACTION
2024 Annual Bill ⓘ	\$0.00	Paid \$4,470.30	11/29/2024	Receipt #WWW-24-00135129 Print (PDF)
2023 Annual Bill ⓘ	\$0.00	Paid \$4,285.06	11/28/2023	Receipt #EEX-23-00001092 Print (PDF)
2022 Annual Bill ⓘ	\$0.00	Paid \$3,837.26	11/28/2022	Receipt #EEX-22-00000477 Print (PDF)
2021 Annual Bill ⓘ	\$0.00	Paid \$3,746.08	11/23/2021	Receipt #EEX-21-00001083 Print (PDF)
2020 Annual Bill ⓘ	\$0.00	Paid \$3,660.76	11/30/2020	Receipt #EEX-20-00000507 Print (PDF)
2019 Annual Bill ⓘ	\$0.00	Paid \$3,537.98	11/27/2019	Receipt #EEX-19-00001267 Print (PDF)
2018 Annual Bill ⓘ	\$0.00	Paid \$3,444.68	11/29/2018	Receipt #EEX-18-00001177 Print (PDF)
2017 Annual Bill ⓘ	\$0.00	Paid \$3,194.42	11/27/2017	Receipt #EEX-17-00000379 Print (PDF)
2016 Annual Bill ⓘ	\$0.00	Paid \$3,045.72	11/23/2016	Receipt #EEX-16-00000981 Print (PDF)
2015 Annual Bill ⓘ	\$0.00	Paid \$2,943.40	11/19/2015	Receipt #EEX-15-00001036 Print (PDF)
2014 Annual Bill ⓘ	\$0.00	Paid \$2,885.16	11/24/2014	Receipt #EEX-14-00000743 Print (PDF)
2013 Annual Bill ⓘ	\$0.00	Paid \$2,696.04	11/22/2013	Receipt #EEX-13-00000793 Print (PDF)
2012 Annual Bill ⓘ	\$0.00	Paid \$2,604.96	11/30/2012	Receipt #EEX-12-00001001 Print (PDF)
2011 Annual Bill ⓘ	\$0.00	Paid \$2,531.55	11/28/2011	Receipt #EEX-11-00000199 Print (PDF)
2010 Annual Bill ⓘ	\$0.00	Paid \$2,989.54	11/30/2010	Receipt #04C-10-00001378 Print (PDF)
2009 Annual Bill ⓘ	\$0.00	Paid \$3,151.13	11/29/2009	Receipt #R8X2-09-00051823 Print (PDF)
2008 Annual Bill ⓘ	\$0.00	Paid \$2,895.29	11/20/2008	Receipt #2008-6180973 Print (PDF)
2007 Annual Bill ⓘ	\$0.00	Paid \$3,141.79	11/20/2007	Receipt #2007-6067625 Print (PDF)
2006 Annual Bill ⓘ	\$0.00	Paid \$3,332.65	11/01/2006	Receipt #2006-6022489 Print (PDF)
2005 Annual Bill ⓘ	\$0.00	Paid \$3,294.36	11/01/2005	Receipt #2005-6253408 Print (PDF)
2004 Annual Bill ⓘ	\$0.00	Paid \$3,154.78	11/01/2004	Receipt #2004-6011747 Print (PDF)
Total Amount Due	\$0.00			

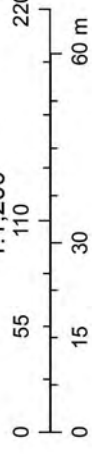
Property Id: 514216024680

**Please see map disclaimer



January 10, 2025

1:1,200





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
AZR FL LLC

Filing Information

Document Number	L18000179397
FEI/EIN Number	83-1359052
Date Filed	07/26/2018
Effective Date	07/25/2018
State	FL
Status	ACTIVE

Principal Address

400 Sunny Isles Blvd
Suite CU1
Sunny Isles Beach, FL 33160

Changed: 01/16/2024

Mailing Address

400 Sunny Isles Blvd
Suite CU1
Sunny Isles Beach, FL 33160

Changed: 01/16/2024

Registered Agent Name & Address

MAMAEV, AZIZ
400 Sunny Isles Blvd
Suite CU1
Sunny Isles Beach, FL 33160

Address Changed: 01/16/2024

Authorized Person(s) Detail

Name & Address

Title MGR

MAMAEV, AZIZ
400 Sunny Isles Blvd
Suite CU1
Sunny Isles Beach, FL 33160

Title Authorized Member

Nam, Stanislav
400 Sunny Isles Blvd
Suite CU1
Sunny Isles Beach, FL 33160

Annual Reports

Report Year	Filed Date
2023	01/25/2023
2024	01/16/2024
2024	08/28/2024

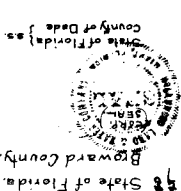
Document Images

08/28/2024 – AMENDED ANNUAL REPORT	View image in PDF format
01/16/2024 – ANNUAL REPORT	View image in PDF format
01/25/2023 – ANNUAL REPORT	View image in PDF format
04/13/2022 – AMENDED ANNUAL REPORT	View image in PDF format
01/31/2022 – ANNUAL REPORT	View image in PDF format
04/07/2021 – ANNUAL REPORT	View image in PDF format
01/14/2020 – ANNUAL REPORT	View image in PDF format
04/01/2019 – ANNUAL REPORT	View image in PDF format
07/26/2018 – Florida Limited Liability	View image in PDF format

1-26
1-26
1-26

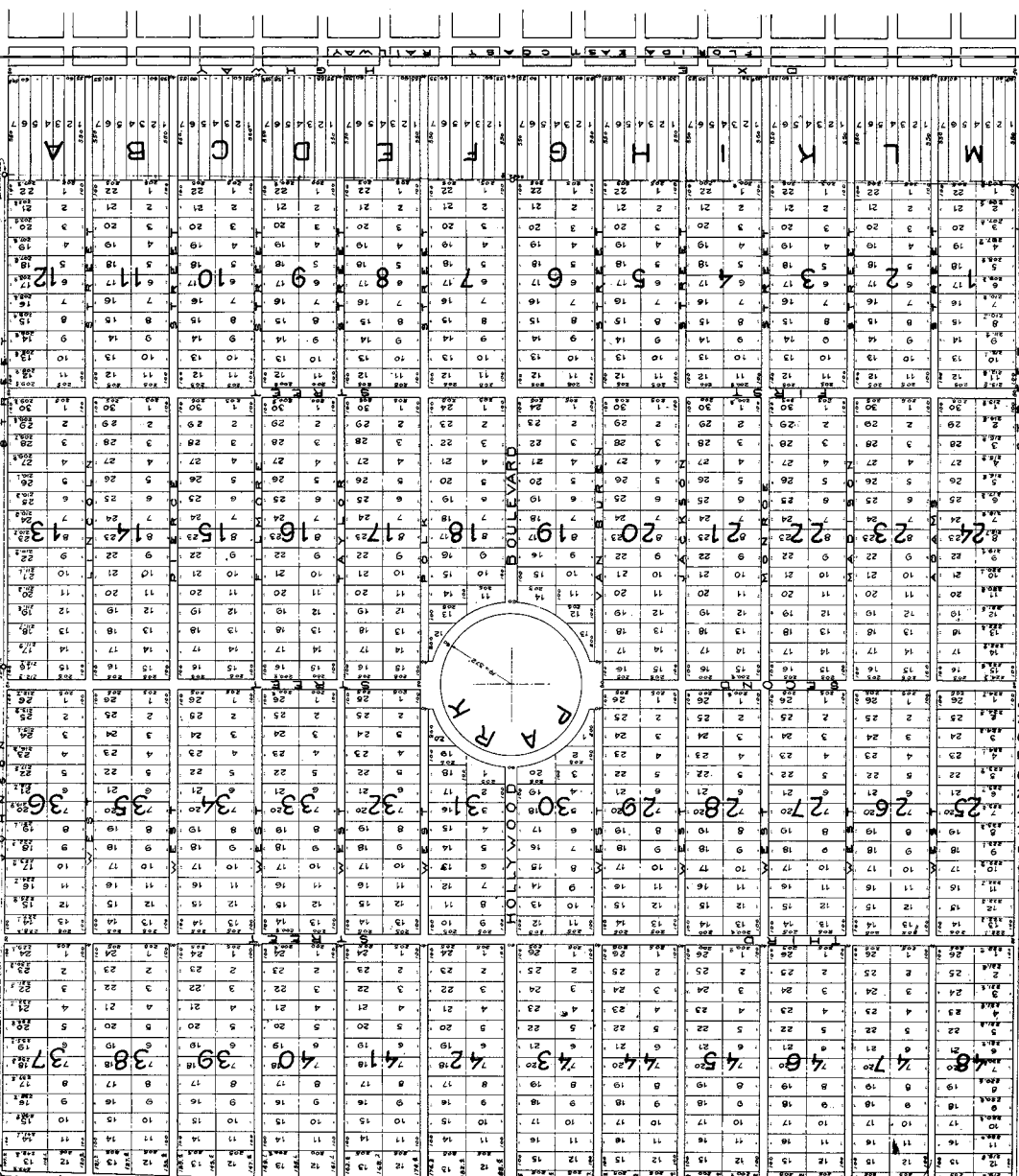
My commission expires on the 23 day of May, 1926.
Witness my hand and notarial seal at Miami, in the said County and State this Sunday of July, A.D. 1926.

Witness my hand and notarial seal at Miami, in the said County and State this Sunday of July, A.D. 1926.
I, J. H. ... a Notary Public for said County and State, do hereby certify that the above and within of the said ...
LILLIAN ALLEN, Mrs. ...
HOLLYWOOD LAND AND WATER COMPANY, Inc. ...
D. D. ...
D. D. ...



Know all men by these presents, that the Hollywood Land and Water Company, a corporation under the laws of Florida, has caused to be made the above plat of "Hollywood Little Ranches" a subdivision of Section sixteen (16), Township fifty-one (51) South, Range forty-two (42) East, and Block ninety-six (96) of the original plat of Hollywood, and that the said corporation hereby specifically reserves to itself the title to all streets, avenues, drives, parks, boulevards, ways, and walks shown on said plat.

A SUBDIVISION OF SECTION SIXTEEN (16), in Township fifty-one (51) South, of Range forty-two (42) East, described as follows, to-wit:
Beginning at the northwest corner of said section, thence east upon and along the east line of said section, fifty-four hundred and eight tenths (54.8) feet to the northeast corner of said section; thence north upon and along the north line of said section, fifty-four hundred and eight tenths (54.8) feet to the north line of said section; thence east upon and along the east line of said section, fifty-four hundred and eight tenths (54.8) feet to the northeast corner of said section; hence west upon and along the north line of said section, fifty-three hundred and eight tenths (53.8) feet to the place of beginning, as shown by the within plat; AND A subdivision of BLOCK NINETY-SIX (96) of the original plat of Hollywood as recorded in the files of Broward County, Florida, particularly described as follows: Beginning at the southwest corner of section fifteen (15), in the township fifty-one (51) South, of Range forty-two (42) East, run northly upon and along the west boundary of said section, fifty-four hundred and eight tenths (54.8) feet to the northwest corner of said section; thence east upon and along the north line of said section, fifty-three hundred and eight tenths (53.8) feet to the northeast corner of said section; thence northly parallel to the Florida East Coast Railway, fifty-three hundred and eight tenths (53.8) feet to a point one hundred (100) feet westerly from the Q of the Florida East Coast Railway, thence southly parallel to the Florida East Coast Railway, fifty-three hundred and eight tenths (53.8) feet to the southerly boundary of said section fifteen (15), thence westery upon and along the southerly boundary of said section five hundred and six tenths (56.9) feet to the place of beginning.



I, the undersigned, hereby certify that the within plat shows the subdivisions of the described lands as made by me in a recent survey in due conformity to the established boundaries of such lands; that the dimensions shown are from measurements made on the ground and that they are correct to the best of my knowledge and belief.

By *Francis C. ...*
License N272.

100-46
58 1/2
1 over lay
3 about 1/2 - Each side

No. 24286

WARRANTY DEED

THIS INDENTURE, made this 4th day of December A. D. 1923, between the HOLLYWOOD LAND & WATER COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Florida, party of the first part, and Edith King of Indianapolis, Indiana

part of the second part,

WITNESSETH, That the said party of the first part, for and in consideration of the sum of Ten Dollars and other good and valuable considerations DOLLARS (\$10.00) to it in hand paid by the said part of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said part of the second part, Her heirs and assigns, the following described land, being in the County of Broward and State of Florida, to-wit:

LOT TWENTY-THREE (23) OF BLOCK THIRTY-FOUR (34)

according to the amended plat of "HOLLYWOOD LITTLE RANCHES", a subdivision of Section Sixteen (16), Township Fifty-one (51) South, Range Forty-two (42) East, recorded in the office of the Clerk of the Circuit Court in and for Broward County, Florida, in Plat Book 1 at page 26, thereof.

And the said party of the first part does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. This deed is given subject to the following provisions: Reserve the right to lay water mains, set electric and telephone poles across the rear of said lot. (a) That no holder of the hereunto said land, directly or indirectly, acquire any interest in the said premises, and in case of any violation of such covenants, title to the said premises shall ipso facto revert to the company. (b) That the premises may be used for either residence or business purposes.

and when so used, the grantee shall forthwith provide for proper sanitary disposition of sewage. (c) That in accepting this deed, the grantee, Her heirs and assigns, agree that the foregoing restrictions are made as a part consideration of the purchase price and are covenants to run with the land and in case of violation of the first restriction hereinabove mentioned this deed shall ipso facto become null and void and the title and right of possession of and to said property aforesaid shall immediately revert and revert in and to the grantor, his successors and assigns. (d) That a violation of any or all of the other restrictions are and shall be considered nuisances, and the grantor, its successors or assigns, or any lot owner in the subdivision mentioned herein, may enforce the said restrictions and cause the said nuisance to be removed or abated, and the grantee, Her heirs or assigns, shall pay all costs including reasonable attorney's fees incident to the removal of such nuisances.

WITNESS the corporate name and seal of the said party of the first part the day and year first above written. ATTEST: HOLLYWOOD LAND & WATER COMPANY, By D.O. Nevin Vice President

P.O. Van Daren Secretary

Signed, Sealed and Delivered in the presence of: Edith O. Lane (CORPORATE SEAL) A.M. Martin

STATE OF FLORIDA, COUNTY OF BROWARD, Broward Grace A. Ashley, a Notary Public for the State of Florida at Large, HEREBY CERTIFY that

I, D.O. Nevin and P.O. Van Daren, both well known to me and known to me to be the Vice President and Secretary of the HOLLYWOOD LAND & WATER COMPANY, a corporation organized and existing under and by virtue of the laws of the State of Florida, severally acknowledged before me that they signed, sealed and delivered the within deed as the free and voluntary act and deed of the said corporation and of themselves as such officers, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 4th day of December A. D. 1923. Grace A. Ashley Notary Public State of Florida at Large. Revenue stamp \$1.00 28th April A. D. 1924. My notarial commission expires on the 28th day of April A. D. 1924.

STATE OF FLORIDA, COUNTY OF BROWARD, This instrument was filed for record 14th day of December 1923, and recorded in Book 16 of Deeds on Page 268 RECORD VERIFIED. Frank A. Bryan Clerk of Circuit Court. M. L. Turner Deputy Clerk

DEED 543 PAGE 212 RELEASE OF REVERTER

THIS INDENTURE made this 19th day of June A. D., 1946, between Hollywood Land and Water Company, Florida corporation, hereinafter referred to as Party of the first part, and Mary Donohoe, 1836 Rodman St., Hollywood, Florida hereinafter referred to as the Party of the second part.

WITNESSETH

WHEREAS, Party of the first part formerly owned the fee simple title to that certain parcel of property hereinafter more particularly described, and

WHEREAS, Party of the first part did heretofore on the 4th day of December A. D. 1923 convey said property hereinafter more particularly described to Edith King

recorded on the 14th day of December A. D. 1923 in Deed Book 16 Page 268 of the public records of Broward County, Florida which said deed contained reverter or forfeiture provisions more particularly set forth as follows:

(a) That no member of the negro race shall, directly or indirectly, acquire any interest in the said premises, and in case of violation of such covenants, title to said premises shall ipso facto revert to the Company.

(d) That in accepting this deed, the grantee, her, heirs and assigns, agrees that the foregoing restrictions are made a part of consideration of the purchase price, and are covenants to run with the land, and in case of violation of the first restriction hereinabove mentioned, this deed shall ipso facto become null and void, and the title and right of possession of and to said property aforesaid shall immediately revert and revest in and to the Grantor herein, its successors and assigns.

WHEREAS, said party of the second part has represented to Party of the first part that the title to the property more particularly described hereinafter is clouded by reason of the above quoted reversionary clauses contained in said deed hereinabove mentioned, and have requested that Party of the first part release said property from the operation of said reversionary clauses, and party of the first part being willing to grant said request.

NOW THEREFORE, in consideration of the premises and the sum of One (\$1.00) Dollars, lawful money of the United States in hand paid by the party of the second part to the party of the first part the receipt whereof is hereby acknowledged, the party of the first part hereby releases to the party of the second part any right, title, claim or interest that may now exist or hereinafter accrue to said party of the first part, its successors or assigns by reason of a violation of said reversionary clauses hereinabove quoted, involving the property more fully described hereinafter and does hereby release the following described property, situate, lying and being in Broward County, Florida, from said reversionary or forfeiture provisions.

Lot Twenty-three (23), Block Thirty-four (34), according to the plat of HOLLYWOOD LITTLE RANCHES RECORDED in Plat Book 1, page 26 of the public records of Broward County, Florida.

STATE OF FLORIDA
COUNTY OF BROWARD
This instrument is recorded in book 1946 on page 1 RECORD VOLUME TED CABOT, Clerk of the Circuit Court

IN WITNESS WHEREOF the party of the first part has caused these presents to be signed in its name by its Vice President and its corporate seal to be affixed, the day and year above written. Signed, sealed and delivered in our presence:

HOLLYWOOD LAND AND WATER COMPANY BY Stanley M. Beckerman Vice President

STATE OF FLORIDA, COUNTY OF BROWARD.

I HEREBY CERTIFY that on the 19th day of June A. D., 1946, before me personally appeared STANLEY M. BECKERMAN, Vice President of the Hollywood Land and Water Company, a corporation under the laws of the State of Florida, to me known to be the person described in and who executed the foregoing release of reverter to

Mary Donohoe and acknowledged the execution thereof to be his free act and deed as such officer for the uses and purposes therein mentioned; and that he affixed thereto the official seal of said corporation, and the said instrument is the act and deed of said corporation. WITNESS my signature and official seal, Broward County, Florida, the day and year last aforesaid.

Notary Public, State of Florida at Large

64-113663

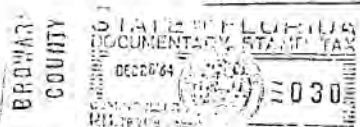
EASEMENT

Section OFF. REC. 2932 PAGE 111

RWO No. 1154
ER No.
Pole No.

Township _____
Range _____
December 17, 1964

FLORIDA POWER & LIGHT COMPANY
Miami, Florida



Gentlemen:

In consideration of the payment to me us by you of \$ 1.00 and other good and valuable consideration which I we have received, I we and those holding through me us, grant and give to you and your successors the right to install and maintain wires, poles, guy stubs, guy wires and anchors for electric transmission and distribution lines and the necessary appurtenances for such lines, and the right to permit the attachment of conduits, wires or cables of any other Company or person; also, the right to cut, trim and keep clear all trees, brush and undergrowth that might endanger the proper construction, operation and maintenance of said lines, on my our property described as follows:

A 12 foot wide easement in Blocks 34 and 39, Hollywood Little Ranches in accordance with plat thereof recorded in Plat Book 1 at Page 26 of the Public Records of Broward County, Florida; the centerline of said easement shall extend along the centerline of said Blocks 34 and 39, the same being along the rear lot lines of the lots in the aforementioned Blocks 34 and 39.

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

64 DEC 28 PM 2:18

In the presence of:

Charles L. Taylor
Anna Powell
(Corporate Seal)

HOLLYWOOD LAND & WATER COMPANY
By: *W.D. Horvitz*
Attest: *S.M. Beckerman*
PRESIDENT
SECRETARY

STATE OF FLORIDA AND COUNTY OF Broward
I HEREBY CERTIFY that before me, personally appeared W. D. HORVITZ and S. M. BECKERMAN respectively, President and Secretary of HOLLYWOOD LAND & WATER COMPANY a Corporation organized under the Laws of the State of Florida, 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.

PLEASE RETURN TO:
M. V. BERGEN
P.O. BOX 8248 (FPA CO.)
FT. LAUDERDALE, FLA.

WITNESS my hand and official seal in said County and State this 17th day of December 19 64.

Notary Public, State of Florida at Large
My Commission Expires June 30, 1968
Bonded by American Surety Co. of N. Y.
My Commission expires: _____

Anna Powell
Notary Public, State of Florida at Large
FORM 1732C REV. 8/62 PD-48581

79-104017

Rec'd

ORDINANCE

76
2

PROVIDING FOR THE NAMING OF STREETS, AVENUES AND HIGHWAYS OF THE CITY OF HOLLYWOOD; ~~THE NUMBERING OF BUILDINGS BY THE OWNER OR OCCUPANTS; THE KEEPING OF PLATS BY THE CITY ENGINEER AND PRESCRIBING A PENALTY FOR THE FAILURE TO NUMBER BUILDINGS.~~

Be It Enacted By The City Commission Of The City Of Hollywood, Florida:

Section 1. That the names by which the various streets, avenues and highways in the City of Hollywood are at present known and designated shall hereafter be known and designated by the names hereinafter applied thereto, respectively, as follows:

OFF 8136 PAGE 244

CERTIFICATION

I certify this to be a true and correct copy of the record in my office.
WITNESSETH my hand and official seal of the City of Hollywood, Florida, this...

27 day of March 1979
Betty L. Derington City Cl

[Handwritten signature]

RETURN TO:

WC

FEDERAL LAND TITLE CORP.
2699 E. OAKLAND PARK BLVD.
FT. LAUDERDALE, FLA. 33306

Section # 14. LITTLE RANCHES.

Present Washington St. shall be Washington St.
Present West Adams St. shall be Adams St.
Present West Madison St. shall be Madison St.
Present West Monroe St. shall be Monroe St.
Present West Jackson St. shall be Jackson St.
Present West Van Buren St. shall be Van Buren St.
Present Hollywood Boulevard shall be Hollywood Boulevard.
Present West Polk St. shall be Polk St.
Present West Taylor St. shall be Taylor St.
Present West Filmore St. shall be Filmore St.
Present West Pierce St. shall be Pierce St.
Present West Lincoln St. shall be Lincoln St.
Present Johnson St. shall be Johnson St.
Present Dixie Highway shall be 21st. Ave.
Present 1st. St. shall be 24th. Ave.
Present 2nd. St. shall be 26th. Ave.
Present 3rd. St. shall be 28th. Ave.
Present 4th. St. shall be 30th. Ave.

Section # 15. HOLLYWOOD TERRACE.

Present Johnson St. shall be Johnson St.
Present Grant St. shall be Grant St.
Present Garfield St. shall be Hayes St.
Present Arthur St. shall be Garfield St.
Present Cleveland St. shall be Arthur St.
Present Dixie Highway shall be 21st. Ave.
Present Dixie Ave. shall be 22nd. Ave.
Present 1st. St. shall be 24th. Ave.
Present Ave. D shall be 25th. Ave.
Present 2nd. St. shall be 26th. Ave.

Section # 16. WILKES BARRE PARK.

Present Cleveland St. shall be Arthur St.
Present Hayes St. shall be Cleveland St.
Present 2nd. St. shall be 26th. Ave.

Section # 17. THOMASVILLE PARK.

Present Butler St. shall be Pershing St.
Present Mobile St. shall be Custer St.
Present Tuskegee St. shall be Meade St.
Present Poplar Ave. shall be 28th. Ave.

Section # 18. DOUGLAS HILL.

Present Fern St. shall be 26th. Court.
Present Carson Ave. shall be 26th. Ave.
Present Davie Road shall be Davie Road.

REF 8136 PAGE 245

fronting upon all highways (except alleys) shall be prepared and kept on file in the office of the City Engineer, which plats shall be open during the office hours of the said City Engineer, to the inspection of any owner or occupant of any building, desiring to know the proper number of his building.

Section 139. Any person being the owner or occupant of any building now erected or that may hereafter be erected in the City of Hollywood who shall for thirty days after notice of the City Engineer of the proper number of such building neglect or refuse to number any building owned or occupied by him in conformity with the provisions of this ordinance and with the plan for numbering buildings, as aforesaid, shall be subject to a penalty of three dollars, and a similar penalty for every thirty days thereafter that he shall neglect or refuse to number said building.

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

PASSED by the City Commission of the City of Hollywood this 16th day of June 1926.

Paul R. John
Mayor

ATTEST:
J. O. Vandereen
City Clerk

RECORDED IN THE OFFICIAL RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
GRAHAM W. WATT
COUNTY ADMINISTRATOR

OFF
REC 8136 PAGE 246



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

595 South Federal Highway, Suite 200

Boca Raton, Florida 33432

Phone: 954-421-4599

Fax: 866-621-4839

OWNER & ENCUMBRANCE PROPERTY INFORMATION REPORT

Agent Reference: AZR FL LLC

File No: 25002399

Examiner – Julie Love

jlove2@oldrepublictitle.com

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

595 South Federal Highway, Suite 200

Boca Raton, Florida 33432

Phone: 954-421-4599

ATTN: **Dmitry Predius**

THIS TITLE SEARCH IS AN OWNERSHIP AND ENCUMBRANCE SEARCH ONLY OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND DOES NOT REFLECT TITLE DEFECTS OR OTHER MATTERS THAT WOULD BE SHOWN BY TITLE INSURANCE.

Legal Description:

Lot 23, in Block 34 of HOLLYWOOD LITTLE RANCHES, according to the Plat thereof, recorded in Plat Book 1, at Page 26, of the Public Records of Broward County, Florida.

Last Record Title Holder:

AZR FL LLC, a Florida limited liability company

Documents of Record (copies attached):

CONVEYANCES:

1. Warranty Deed from Hollywood Land & Water Company, a corporation organized and existing by virtue of the laws of the State of Florida, in favor of Edith King of Indianapolis, Indiana, dated December 4, 1923 and recorded December 14, 1923 in Deed Book 16, Page 268, of the Public Records of Broward County, Florida.
2. Warranty Deed from Edith King, a single woman, in favor of Jane B. Smith, a single woman, dated April 17, 1946 and recorded May 4, 1946 in Deed Book 535, Page 135, of the Public Records of Broward County, Florida.
3. Warranty Deed from Jane B. Smith, single, in favor of Mary Donohoe, single, dated June 19, 1946 and recorded June 20, 1946 in Deed Book 543, Page 210, of the Public Records of Broward County, Florida.
4. Warranty Deed from Mary Donohoe, a single woman, in favor of Toni Marsengill, dated October 21, 1946 and recorded November 8, 1948 in Deed Book 561, Page 66, of the Public Records of Broward County, Florida.
5. Warranty Deed from Toni Marsengill, a single woman, in favor of Stuart H. DePathy and Mary Theresa DePathy, his wife, and Mary Donohoe, dated October 22, 1946 and recorded November 8, 1946 in Deed Book 561, Page 68, of the Public Records of Broward County, Florida.
6. Quit Claim Deed from Stuart H. DePathy, in favor of Mary DePathy, dated _____ and recorded October 26, 1961 in Official Records Book 2269, Page 257, of the Public Records of Broward County, Florida. (Copy of document unavailable)
7. Quit Claim Deed from Mary E. Donohoe, in favor of Mary Theresa DePathy, dated August 5, 1966 and recorded September 22, 1966 in Official Records Book 3296, Page 739, of the Public Records of Broward County, Florida.
8. Certificate of Title in favor of Kenneth S. Rappaport, Trustee, styled Kenneth S. Rappaport, Trustee, Plaintiff, VS. Joan M. Schopre and Elizabeth A. Wadsworth, as Personal Representative of the Estate of Mary Theresa DePathy, Deceased, and Esther Szmukler, Defendants, Case No. 92-26469-12, Civil Division, dated June 20, 1994 and recorded June 20, 1994 in Official Records Book 22287, Page 648, of the Public Records of Broward County, Florida.
9. Warranty Deed from Kenneth S. Rappaport, Trustee, in favor of Sharon Hampton, a single woman, dated August 31, 1994 and recorded September 8, 1994 in Official Records Book 22585, Page 127, of the Public Records of Broward County, Florida.
10. Warranty Deed from Sharon Hampton, a single woman, in favor of Ernestine Headings, a single woman, dated May 3, 2001 and recorded June 1, 2001 in Official Records Book 31663, Page 881, of the Public Records of Broward County, Florida.
11. Quit-Claim Deed from Ernestine Headings, a single woman, in favor of Ernestine Headings, a single woman, dated July 13, 2023 and recorded July 14, 2023 at Official Records Instrument Number 118978371, of the Public Records of Broward County, Florida.

12. Warranty Deed from Ernestine Headings, a single woman, in favor of AZR FL LLC, a Florida limited liability company, dated June 20, 2024 and recorded August 27, 2024 at Official Records Instrument Number 119762775, of the Public Records of Broward County, Florida.

[B-I Support copies](#)

ENCUMBRANCES:

(MORTGAGES & LIENS):

1. None found of record.

(OTHER ENCUMBRANCES):

1. Restrictions (deleting therefrom any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin), covenants, easement(s), setback(s), if any, as may be shown on the Plat of HOLLYWOOD LITTLE RANCHES, recorded July 8, 1922 in Plat Book 1, Page 26, of the Public Records of Broward County, Florida.
2. Restrictions, reservations, easements and right of reversion contained in Warranty Deed recorded December 14, 1923 in Deed Book 16, Page 268; affected by Release of Reverter recorded in Deed Book 543, Page 212, of the Public Records of Broward County, Florida. But deleting therefrom any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(a).
3. Easement in favor of Florida Power & Light Company, recorded December 28, 1964 in Official Records Book 2932, Page 111, of the Public Records of Broward County, Florida.
4. Terms and conditions contained in Ordinance #76, by the City Commission of the City of Hollywood, Florida, providing for the naming of Streets, Avenues and Highways of the City of Hollywood, recorded March 27, 1979 in Official Records Book 8136, Page 244, of the Public Records of Broward County, Florida.

[B-II Exception copies](#)

(MISCELLANEOUS DOCUMENTS)

1. Notice of Lis Pendens styled Kenneth S. Rappaport, Trustee, Plaintiff, vs. Joan M. Schopre and Elizabeth A. Wadsworth as Personal Representative of the Estate of Mary Theresa DePathy, Deceased, and Esther Szmukler, Defendants, Case No. 92-26469-12, Civil Division, recorded March 26, 1993 in Official Records Book 20489, Page 415, of the Public Records of Broward County, Florida.

2. Stipulation for Entry of Final Judgment of Foreclosure and Order Approving Stipulation, styled Kenneth S. Rappaport, Trustee, Plaintiff, vs. Joan M. Schopre and Elizabeth A. Wadsworth as Personal Representative of the Estate of Mary Theresa DePathy, Deceased, Case No. 92-26469-12, Civil Division, recorded December 15, 1993 in Official Records Book 21573, Page 975, of the Public Records of Broward County, Florida.
3. Summary Final Judgment styled Kenneth S. Rappaport, Trustee, Plaintiff, vs. Joan M. Schopre and Elizabeth A. Wadsworth as Personal Representative of the Estate of Mary Theresa DePathy, Deceased, Case No. 92-26469-12, Civil Division, recorded May 5, 1994 in Official Records Book 22134, Page 682, of the Public Records of Broward County, Florida.

NOTE: The Foreclosure Docket for Case No. 92-26469-12, Civil Division, is included in the B-I Support copies attached hereto.

Period Searched:

From July 8, 1922 to January 13, 2025 @ 8:00 a.m.

Tax Information for the 2024 taxes:

PARCEL ID #:	5142 16 02 4680
TOTAL ASSESSED VALUE:	\$434,750.00
GROSS TAX AMOUNT:	\$4,656.56
DUE OR PAID:	PAID
BACK TAXES:	None

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY has not searched for, nor do we assume any liability as to any, restrictions, easements, reservations, conditions, or limitations of record, further this report does not cover any improvement or special assessments by any county or municipal governmental agency.

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.

Date: January 13, 2025

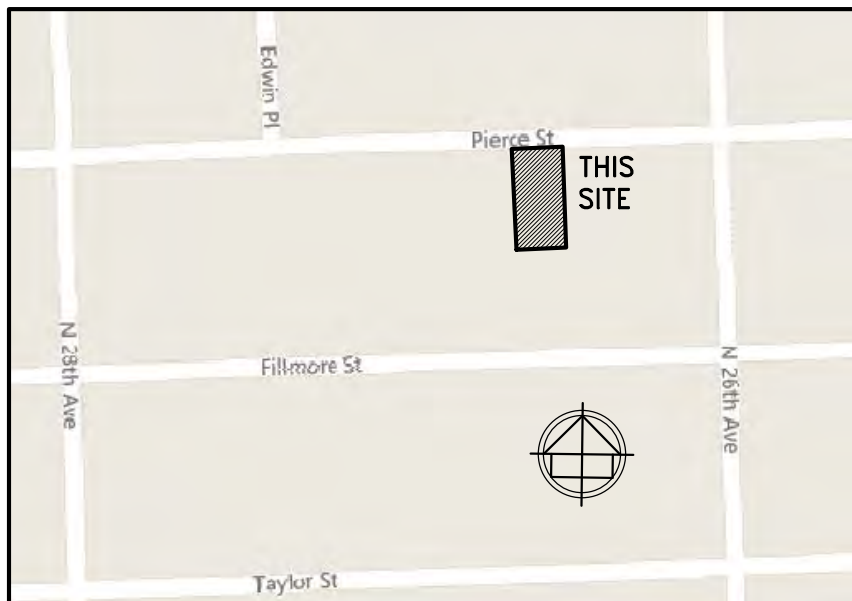


Julie Love, Senior Commercial Examiner
Old Republic National Title Insurance Company

ALTA/NSPS LAND TITLE SURVEY

LAND DESCRIPTION:

LOT 23, BLOCK 34 OF "HOLLYWOOD LITTLE RANCHES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.



LOCATION MAP (NTS)

LEGEND:

- CKD CHECKED BY
- CONC CONCRETE
- DWN DRAWN BY
- FB/PG FIELD BOOK AND PAGE
- SIR SET IRON ROD & CAP #6448
- SNC SET NAIL AND CAP #6448
- FIR FOUND IRON ROD
- FIP FOUND IRON PIPE
- FNC FOUND NAIL AND CAP
- FND FOUND NAIL & DISC
- P.B. PLAT BOOK
- B.C.R. BROWARD COUNTY RECORDS
- CBS CONCRETE BLOCK STRUCTURE
- A/C AIR CONDITIONER
- WM WATER METER
- WV WATER VALVE
- CLP CONCRETE LIGHT POLE
- TSB TRAFFIC SIGNAL BOX
- TSP TRAFFIC SIGNAL POLE
- WPP WOOD POWER POLE
- MLP METAL LIGHT POLE
- EB ELECTRIC BOX
- 5.40 ELEVATIONS
- ALTA AMERICAN LAND TITLE ASSOCIATION
- NSPS NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS

- R RADIUS
- A ARC DISTANCE
- △ CENTRAL ANGLE
- ⊕ CENTERLINE

NOTES

1. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF FLORIDA.
2. THE PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "AH/10" & "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 0568 H, WITH A DATE OF IDENTIFICATION OF 08/18/14, FOR COMMUNITY NO. 125113, IN BROWARD COUNTY, STATE OF FLORIDA WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS SITUATED.
3. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
4. UNDERGROUND IMPROVEMENTS NOT SHOWN.
5. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
6. BENCHMARK REFERENCE: BROWARD COUNTY BENCHMARK # 1944 ELEVATION=13.53' (NAVD88)
7. THERE ARE NO WELLS, SEPTIC TANKS, DRAIN FIELDS, OR BODIES OF WATER WITHIN 75 FEET OF THE PROPERTY LINES EXCEPT AS SHOWN.
8. THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN OWNER & ENCUMBRANCE PROPERTY INFORMATION REPORT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NO: 25002399, PERIOD SEARCHED: FROM JULY 8, 1922 TO JANUARY 13, 2025 @ 8:00 A.M. AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID POLICY OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
9. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD.
10. THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.
11. THE PROPERTY HAS DIRECT ACCESS TO PIERCE STREET, A DEDICATED PUBLIC STREET AS SHOWN ON PLAT BOOK 1, PAGE 26, SAME BEING PAVED AND DEDICATED PUBLIC ROADWAY MAINTAINED BY THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.
12. THERE ARE NO STRIPED PARKING SPACES ON THE PROPERTY.
13. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS AT THE PROPERTY.
14. THERE IS NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY, ACCORDING TO BROWARD COUNTY, FLORIDA.
15. THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY.
16. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
17. NO FIELD DELINEATION OF WETLANDS MARKERS WERE OBSERVED.

(OTHER ENCUMBRANCES):

1. RESTRICTIONS (DELETING THEREFROM ANY RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN), COVENANTS, EASEMENT(S), SETBACK(S), IF ANY, AS MAY BE SHOWN ON THE PLAT OF HOLLYWOOD LITTLE RANCHES, RECORDED JULY 8, 1922 IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/PLOTTED)
2. RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHT OF REVERSION CONTAINED IN WARRANTY DEED RECORDED DECEMBER 14, 1923 IN DEED BOOK 16, PAGE 268; AFFECTED BY RELEASE OF REVERTER RECORDED IN DEED BOOK 543, PAGE 212, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. BUT DELETING THEREFROM ANY RESTRICTIONS INDICATING ANY PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE 42 USC 3604(A). (AFFECTS/NOT PLOTTABLE)
3. EASEMENT IN FAVOR OF FLORIDA POWER & LIGHT COMPANY, RECORDED DECEMBER 28, 1964 IN OFFICIAL RECORDS BOOK 2932, PAGE 111, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/PLOTTED)
4. TERMS AND CONDITIONS CONTAINED IN ORDINANCE #76, BY THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, PROVIDING FOR THE NAMING OF STREETS, AVENUES AND HIGHWAYS OF THE CITY OF HOLLYWOOD, RECORDED MARCH 27, 1979 IN OFFICIAL RECORDS BOOK 8136, PAGE 244, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS/NOT PLOTTABLE)

CERTIFIED TO:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7 (A), (B) AND (C), 8, 9, 13, 14, 16 AND 17 OF TABLE A THEREOF.

THE FIELDWORK WAS COMPLETED ON NOVEMBER 14, 2024.

 RICHARD E. COUSINS
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA REGISTRATION NO. 4188

COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION : LB # 6448
 PHONE (954)689-7766 EMAIL: OFFICE@CSASURVEY.NET

PROJECT NUMBER : 9390-20

CLIENT :
 DMITRY PREDIUS

REVISIONS	DATE	FB/PG	DWN	CKD
ALTA/NSPS LAND TITLE SURVEY	02/15/24	SKETCH	JD	REC
UPDATE SURVEY	11/14/24	SKETCH	JD	REC
REVIEW O/E REPORT	01/14/25	SKETCH	AM	REC

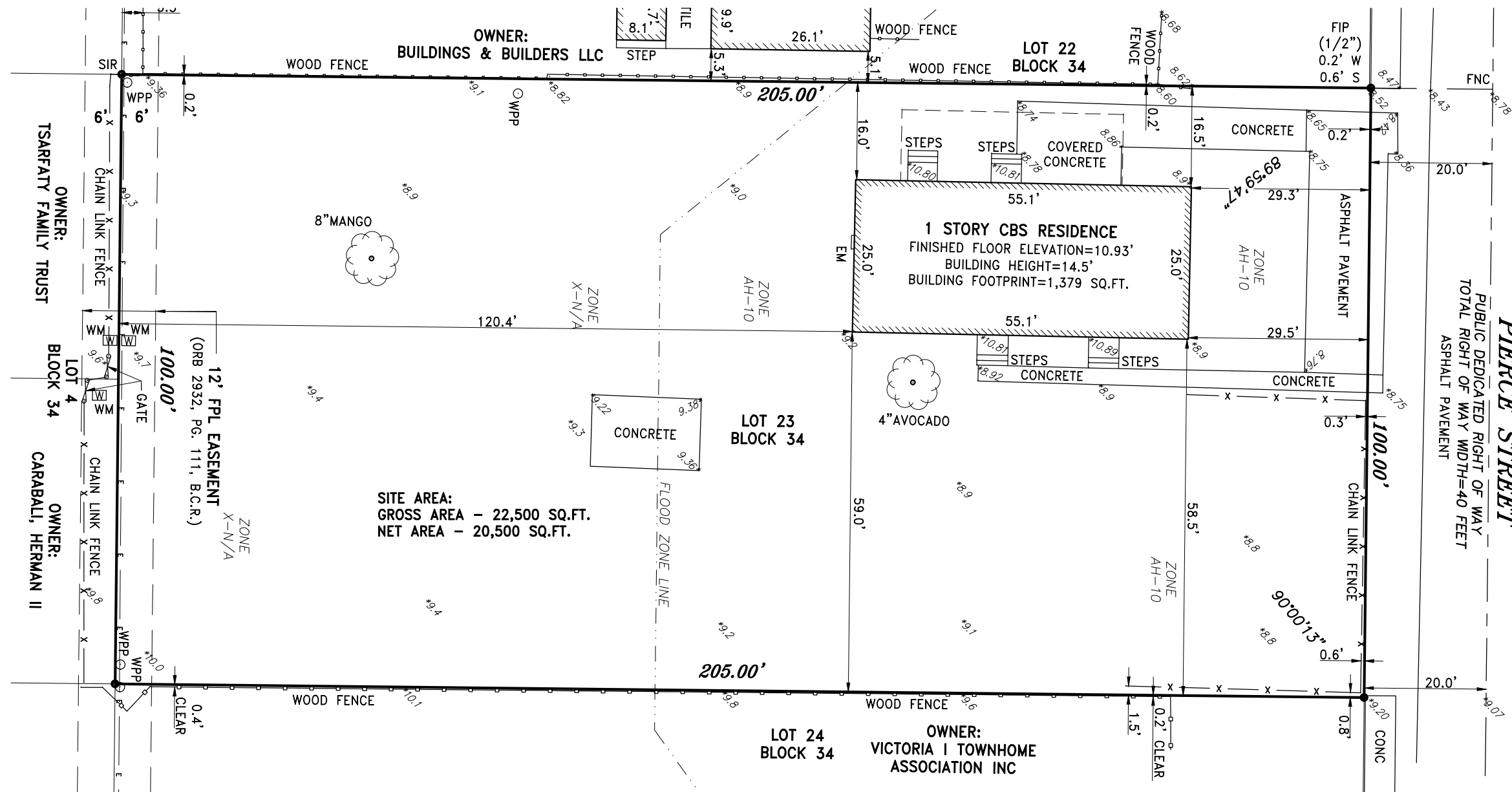
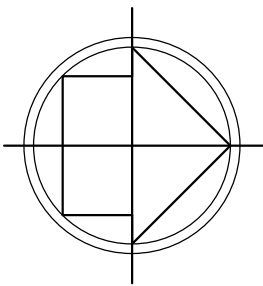
FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
PANEL NUMBER	0568J
ZONE	AH / X
BASE FLOOD ELEV	10 / N/A
EFFECTIVE DATE	07/31/24

PROPERTY ADDRESS :
 2630 PIERCE STREET

SCALE: N/A

SHEET 1 OF 2

ALTA/NSPS LAND TITLE SURVEY



COUSINS SURVEYORS & ASSOCIATES, INC.

3921 SW 47TH AVENUE, SUITE 1011
 DAVIE, FLORIDA 33314
 CERTIFICATE OF AUTHORIZATION : LB # 6448
 PHONE (954)689-7766 EMAIL: OFFICE@CSASURVEY.NET

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ALTA/NSPS LAND TITLE SURVEY	02/15/24	SKETCH	JD	REC
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REVIEW O/E REPORT	01/14/25	SKETCH	AM	REC

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
PANEL NUMBER	0568J
ZONE	AH / X
BASE FLOOD ELEV	10 / N/A
EFFECTIVE DATE	07/31/24

PROPERTY ADDRESS :
 2630 PIERCE STREET

SCALE: 1" = 20'

SHEET 2 OF 2

OWNER

DMITRY
STANISLAV

2630HOLLYWOOD@GMAIL.COM

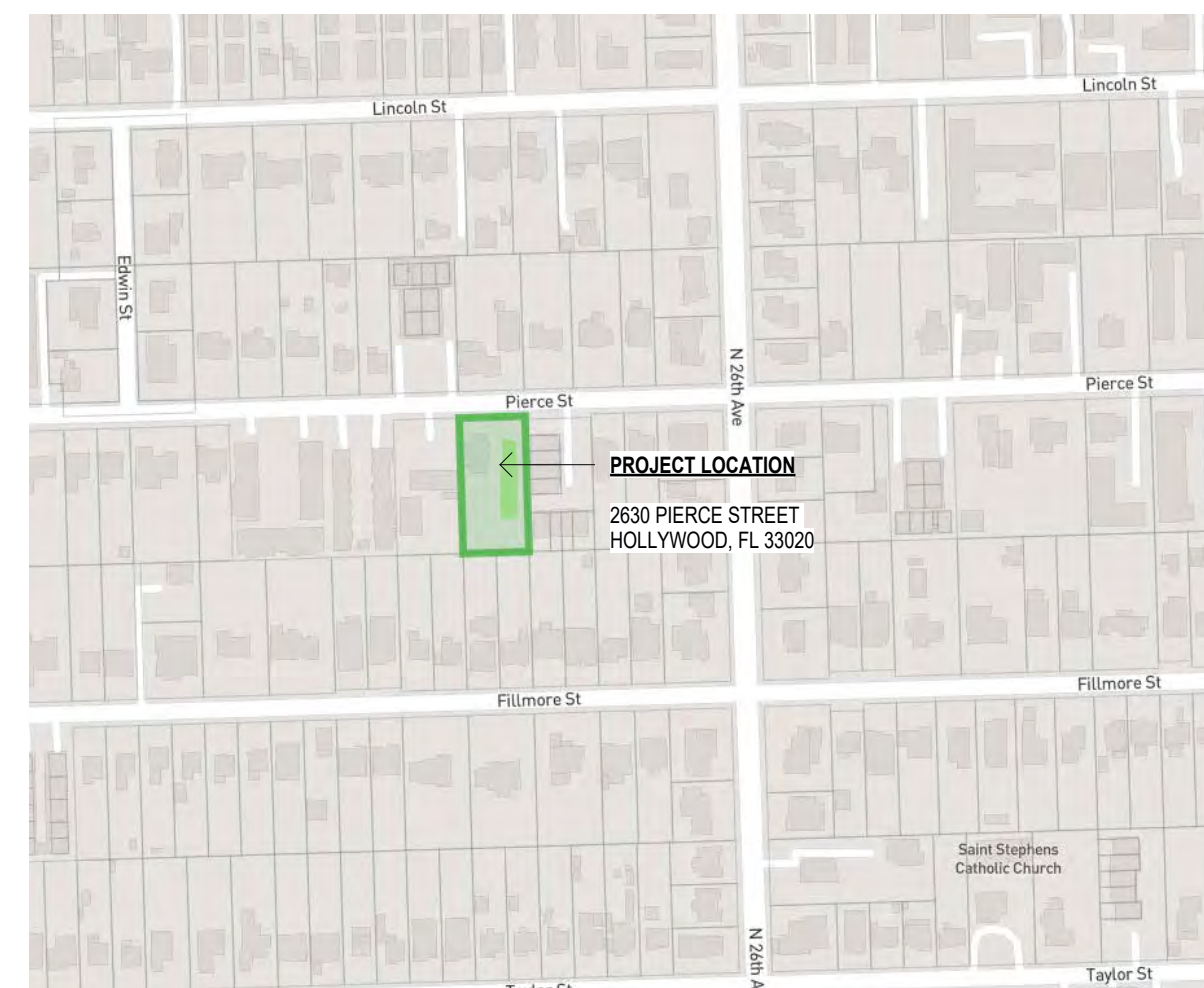
ARCHITECT

JOSEPH KALLER

AA#26001212
2417 Hollywood Blvd.
Hollywood Florida 33020
954.920.5746
joseph@kallerarchitects.com

www.kallerarchitects.com

SITE MAP



THE SEVEN ESTATES TOWNHOME DEVELOPMENT

2630 PIERCE STREET HOLLYWOOD, FL 33020



PROPERTY ADDRESS

2630 PIERCE ST. HOLLYWOOD, FL 33020

FOLIO

514216024680

LEGAL DESCRIPTION

HOLLYWOOD LITTLE RANCHES 1-26 B LOT 23 BLK 34

SITE INFORMATION

	EXISTING	PROPOSED
ZONING:	RM-18	N/A
SUB-DISTRICT:	N/A	N/A
BUILDING USE:	SINGLE FAMILY	TOWNHOMES
LAND USE DESIGNATION:	RESIDENTIAL	RESIDENTIAL
COUNTY USE DESIGNATION:	RESIDENTIAL	RESIDENTIAL
NET LOT AREA:	20,501 SQFT- 0.47 ACRES	
GROSS LOT AREA:		
BASE FLOOD ZONE :	A/VE - 10.0' NAVD	
100 YEAR FLOOD :	FFE 11.50' NAVD	

BUILDING INTENSITY

	ALLOWED	PROVIDED
DENSITY:	18 UNITS/ACRE	7 TOWNHOMES
NUMBER OF FLOORS	N/A	2
BUILDING HEIGHT	45 FEET	25 FEET

SETBACKS:

	REQUIRED	PROVIDED
(a) FRONTAGE (PIERCE) (NORTH)	20'-0"	20'-0"
(b) SIDE INTERIOR (EAST)	13'-0"	41'-2"
(c) SIDE INTERIOR (WEST)	7'-6"	7'-6"
(d) REAR (SOUTH)	30'-0"	41'-8"

UNIT TYPE:

	PROVIDED
TOWNHOMES (3 BED/2.5 BATH)	7
TOTAL	= 7 UNITS

LANDSCAPE

	REQUIRED	PROVIDED
PERVIOUS AREA/OPEN SPACE LANDSCAPE AREAS (TOTAL)	8,000 S.F. (40%)	8,337 S.F. (40.60%)

TOWNHOME SQ. FOOTAGE:

UNIT TYPE:	AVERAGE A/C SF
3 BED / 2.5 BATH (7 TOWNHOMES)	1,501 SF

BUILDING AREAS:

FLOOR:	GROSS SF
FIRST FLOOR	5,449 SF
SECOND FLOOR	6,634 SF
TOTAL	12,083 SF

Kaller Architecture
2417 Hollywood Blvd.
Hollywood Florida 33020

