

FEDERATION PLAZA

CITY OF HOLLYWOOD, FLORIDA

(FOLIO # 514208170010 ,514208170011)

LEGAL DESCRIPTION

PARCEL A:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF BROWARD, CITY OF HOLLYWOOD, STATE OF FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS:

PARCEL A, FEDERATION MANOR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 127, PAGE 34 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

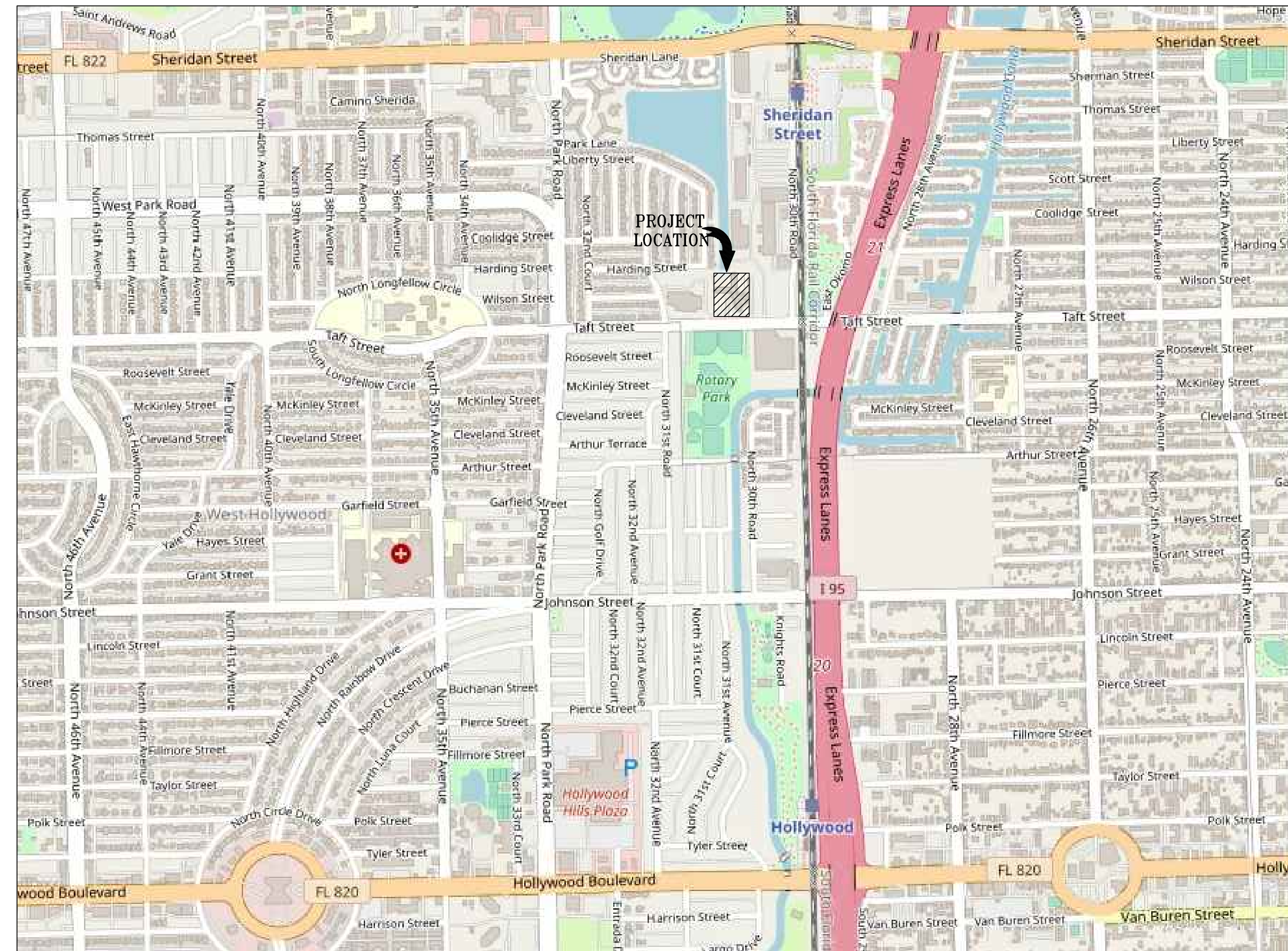
EXCEPTING THEREFROM FROM THE ABOVE MENTIONED PREMISES SO MUCH WAS CONVEYED BY SPECIAL WARRANTY DEED MADE BY FEDERATION PLAZA LP TO LAKE DELRAY INVESTORS LP DATED AS OF OCTOBER 3, 2017 AND RECORDED OCTOBER 5, 2017 AS INSTRUMENT NO. 114645313 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL B:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF BROWARD, CITY OF HOLLYWOOD, STATE OF FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL A, FEDERATION MANOR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 127, PAGE 34 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 01 DEGREE 32 MINUTES 12 SECONDS EAST ALONG THE EAST LINE OF SAID PARCEL "A", 490.00 FEET TO A POINT ON THE NORTH LINE OF VARIABLE WIDTH ROAD EASEMENT AND NON-VEHICULAR ACCESS LINE ACCORDING TO SAID PLAT; THENCE ALONG SAID NORTH LINE THE FOLLOWING THREE COURSES, THENCE SOUTH 88 DEGREES 16 MINUTES 48 SECONDS WEST, 59.17 FEET; THENCE NORTH 80 DEGREES 10 MINUTES 59 SECONDS WEST, 60.00 FEET; THENCE SOUTH 88 DEGREES 16 MINUTES 48 SECONDS WEST, 29.89 FEET; THENCE DEPARTING SAID NORTH LINE, NORTH 01 DEGREE 43 MINUTES 12 SECONDS WEST, 54.03 FEET; THENCE NORTH 46 DEGREES 44 MINUTES 07 SECONDS WEST, 71.85 FEET; THENCE NORTH 01 DEGREE 49 MINUTES 34 SECONDS WEST, 75.29 FEET; THENCE NORTH 46 DEGREES 51 MINUTES 56 SECONDS WEST, 46.52 FEET; THENCE NORTH 43 DEGREES 15 MINUTES 53 SECONDS EAST, 34.79 FEET; THENCE NORTH 01 DEGREE 44 MINUTES 07 SECONDS WEST, 18.00 FEET; THENCE NORTH 88 DEGREES 15 MINUTES 53 SECONDS EAST, 40.68 FEET; THENCE NORTH 01 DEGREE 44 MINUTES 07 SECONDS WEST, 54.25 FEET; THENCE NORTH 88 DEGREES 15 MINUTES 53 SECONDS EAST, 5.50 FEET; THENCE NORTH 01 DEGREE 44 MINUTES 07 SECONDS WEST, 99.35 FEET; THENCE SOUTH 88 DEGREES 15 MINUTES 53 SECONDS WEST, 12.35 FEET; THENCE NORTH 01 DEGREE 44 MINUTES 07 SECONDS WEST, 68.86 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL "A"; THENCE NORTH 88 DEGREES 16 MINUTES 48 SECONDS EAST ALONG SAID NORTH LINE, 174.99 FEET TO THE POINT OF BEGINNING.



CE0	COVER PAGE
S1	BOUNDARY SURVEY
MP1-MP2	MASTER PLAN
A1-A3	EXISTING BUILDING ELEVATIONS
TD1	TREE DISPOSITION PLAN

PD MASTER DEVELOPMENT PLAN

PROJECT SPONSER:
RELATED AFFORDABLE

ARCHITECT:
TSENG CONSULTING GROUP, INC.

CIVIL ENGINEER:
SHAH DRTOS & ASSOCIATES

SURVEYOR :
ECS LAND SURVEYORS, INC.

LANDSCAPE ARCHITECT:
JAMES SANTIAGO, INC.

30 HUDSON YARDS
NEW YORK, NY 10001
Ph: 212-801-1067

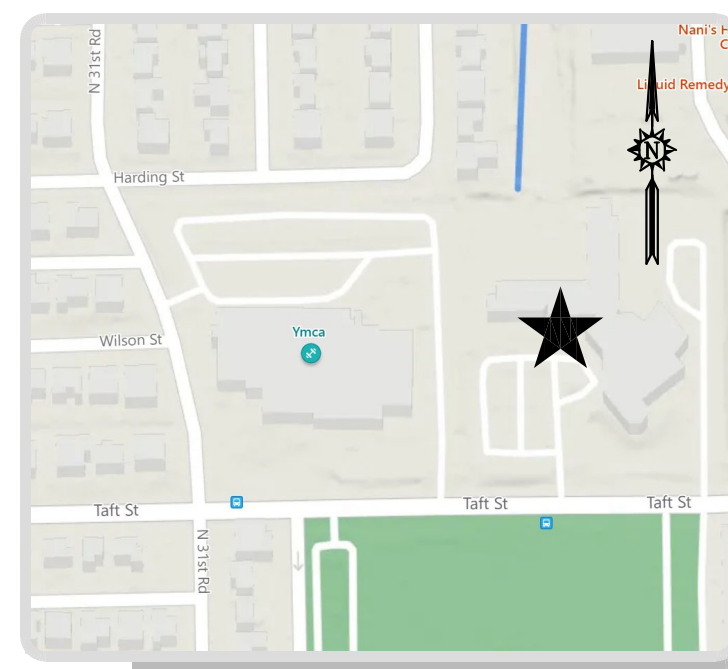
21 NE 166TH ST.
NORTH MIAMI, FL 33162
Ph: 305-945-4474

3410 NORTH ANDREWS AVENUE EXTENSION
POMPANO BEACH, FL 33064
Ph: 954-943-9433

3460 FAIRLANE FARMS ROAD, SUITE 6
WELLINGTON, FL 33414
Ph: 561-314-0769

612 N.E. 14TH AVENUE, UNIT A
FORT LAUDERDALE, FL 33304
Ph: 305-791-3156

SKETCH ALTAINSPS LAND TITLE SURVEY OF: 3081 TAFT STREET, HOLLYWOOD, FL.



LOCATION MAP
NOT TO SCALE

ZONING INFORMATION:

THE PROPERTY SHOWN HEREON IS WITHIN THE CITY OF HOLLYWOOD HIGH DENSITY MULTIPLE FAMILY DISTRICT (RM-25).

MINIMUM BUILDING SETBACK REQUIREMENTS:

FRONT:
(REQUIREMENT): 25 FEET MINIMUM; EXCEPT 1 FOOT INCREASE FOR EACH 1 FOOT OF HEIGHT OVER 50 FEET.
(OBSERVED): 68.5 FEET.

CORNER SIDE:
(REQUIREMENT): 15 FEET MINIMUM.
(OBSERVED): NOT APPLICABLE.

SIDE:
(REQUIREMENT): SUM OF SIDE YARDS SHALL BE 25 PERCENT OF THE LOT WIDTH MINIMUM, NOT TO EXCEED 50 FEET, WITH NO SIDE YARD LESS THAN 10 FEET MINIMUM, WHICHEVER IS GREATER [430 FEET LOT WIDTH X 25% = 108 FEET; 50 FEET REQUIRED FOR SUM OF SIDE YARDS]
(OBSERVED): 44.3 FEET ON THE WEST SIDE; 51.5 FEET ON THE EAST SIDE.

REAR:
(REQUIREMENT): 20 FEET MINIMUM FOR 1 STORY BUILDING; FOR 2 STORIES OR HIGHER, 15 PERCENT OF THE LOT DEPTH WITH 20 FEET MINIMUM AND 50 FEET MAXIMUM. [490 FEET LOT DEPTH X 15% = 74 FEET; 50 FEET MINIMUM REQUIRED]
(OBSERVED): 38.5 FEET.

THIS INFORMATION WAS PROVIDED BY THE CLIENT AND WAS PREPARED BY KEY ZONING ASSESSMENTS, LLC. THIS INFORMATION IS SUBJECT TO THE REVIEWERS INTERPRETATION. THE ABOVE STATEMENT IS NOT AN INDICATION OF THE PROPER SETBACKS FOR THIS SITE BY ECS LAND SURVEYORS, INC. FOR MORE INFORMATION ABOUT SETBACKS AND ZONING FOR THIS SITE CONTACT KEY ZONING ASSESSMENTS, LLC AT (608) 565-3164, KZA CORPORATE OFFICE, P.O. BOX 469, NECEDAH, WI. 54646.

TITLE COMMITMENT NOTES:

THE SURVEYED PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD BY ECS LAND SURVEYORS, INC. EASEMENTS AND OTHER MATTERS OF RECORD SHOWN HEREON ARE BASED ON COMMITMENT FOR TITLE INSURANCE, COMMITMENT SCHEDULE B-SECTION II, PREPARED BY PREPARED BY STEWART TITLE GUARANTY COMPANY, FILE NO.: 53459, EFFECTIVE DATE: 08/22/2022.

ITEMS 1 THROUGH 6. NOT A MATTER OF SURVEY

ITEM 7. INTENTIONALLY OMITTED.

ITEM 8. THE PROPERTY SHOWN HEREON IS SUBJECT TO EASEMENT MADE BY HOLLYWOOD, INC. TO FLORIDA POWER & LIGHT COMPANY DATED 11/24/1984 AND RECORDED 12/28/1984 IN OFFICIAL RECORDS BOOK 2932 PAGE 95. (AS TO PARCELS A AND B). THE EASEMENT DESCRIBED THEREIN HAS BEEN PLOTTED AND IS GRAPHICALLY SHOWN HEREON.

ITEM 9. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL MATTERS SHOWN ON THE PLAT OF FEDERATION MANOR RECORDED 6/17/1985 IN PLAT BOOK 127, PAGE 34. (AS TO PARCELS A AND B). THE EASEMENTS DESCRIBED THEREIN HAVE BEEN PLOTTED AND ARE GRAPHICALLY SHOWN HEREON. ALL OTHER MATTERS DESCRIBED THEREIN ARE BLANKET IN NATURE, THEY ARE NOT SPECIFICALLY PLOTTABLE AND ARE NOT GRAPHICALLY SHOWN HEREON.

ITEM 10. THE PROPERTY SHOWN HEREON IS SUBJECT TO TERMS AND CONDITIONS IN ORDINANCE NO. 85-33 RECORDED 7/1/1985 IN OFFICIAL RECORDS BOOK 12647, PAGE 656. (AS TO PARCELS A AND B). THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

ITEM 11. THE PROPERTY SHOWN HEREON IS SUBJECT TO GRANT OF EASEMENT MADE BY AND BETWEEN COMCAST OF FLORIDA AND SOUTH BROWARD JEWISH FEDERATION HOUSING, INC. DATED 11/23/2010 AND RECORDED 2/9/2011 IN OFFICIAL RECORDS BOOK 47707 PAGE 843. (AS TO PARCELS A AND B). THE EASEMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

ITEM 12. THE PROPERTY SHOWN HEREON IS SUBJECT TO USE AGREEMENT MADE BY AND BETWEEN FEDERATION PLAZA LP AND THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ACTING BY AND THROUGH THE ASSISTANT SECRETARY OF HOUSING-FEDERAL HOUSING COMMISSIONER DATED 4/19/2016 AND RECORDED 4/20/2016 AS INSTRUMENT NO. 113642974. (AS TO PARCELS A AND B). THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

A) PARTIAL RELEASE OF USE AGREEMENT MADE BY AND BETWEEN FEDERATION PLAZA LP AND THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ACTING BY AND THROUGH THE ASSISTANT SECRETARY OF HOUSING-FEDERAL HOUSING COMMISSIONER RECORDED 7/19/2018 AS INSTRUMENT NO. 115211422. THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

ITEM 13. THE PROPERTY SHOWN HEREON IS SUBJECT TO SECTION 8 USE AGREEMENT MADE BY AND BETWEEN THE UNITED STATES OF AMERICA, SECRETARY OF HOUSING AND URBAN DEVELOPMENT AND FEDERATION PLAZA, LP DATED 4/19/2016 AND RECORDED 4/20/2016 AS INSTRUMENT NO. 113642975. (AS TO PARCELS A AND B). THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

A) PARTIAL RELEASE OF SECTION 8 USE AGREEMENT MADE BY AND BETWEEN FEDERATION PLAZA LP AND THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, ACTING BY AND THROUGH THE ASSISTANT SECRETARY OF HOUSING-FEDERAL HOUSING COMMISSIONER RECORDED 7/19/2018 AS INSTRUMENT NO. 115211423. THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

ITEM 14. THE PROPERTY SHOWN HEREON IS SUBJECT TO RESOLUTION NO. 20-S-56 MADE BY THE PLANNING AND DEVELOPMENT BOARD DATED 6/28/2021 AND RECORDED 8/9/2021 AS INSTRUMENT NO. 117487435. (AS TO PARCEL B). THE INSTRUMENT DESCRIBED THEREIN IS BLANKET IN NATURE, IT IS NOT SPECIFICALLY PLOTTABLE AND IS NOT GRAPHICALLY SHOWN HEREON.

LEGAL DESCRIPTION:

PER SCHEDULE A, COMMITMENT FOR TITLE INSURANCE PREPARED BY STEWART TITLE GUARANTY COMPANY, FILE NO.: 53459, EFFECTIVE DATE: 08/22/2022.

PARCEL A:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF BROWARD, STATE OF FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS:

PARCEL A, FEDERATION MANOR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 127, PAGE 34 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, EXCEPTING FROM THE ABOVE-DESCRIBED LAND SO MUCH AS WAS CONVEYED BY SPECIAL WARRANTY DEED MADE BY FEDERATION PLAZA LP TO LAKE DELRAY INVESTORS LP DATED AS OF OCTOBER 3, 2017 AND RECORDED OCTOBER 9, 2017 AS INSTRUMENT NO. 114645313 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL A, FEDERATION MANOR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 127, PAGE 34 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 01 DEGREE 32 MINUTES 12 SECONDS EAST ALONG THE EAST LINE OF SAID PARCEL "A", 490.00 FEET TO A POINT ON THE NORTH LINE OF VARIABLE WIDTH ROAD EASEMENT AND NON-VEHICULAR ACCESS LINE ACCORDING TO SAID PLAT; THENCE ALONG SAID NORTH LINE THE FOLLOWING THREE (3) COURSES: THENCE SOUTH 88 DEGREES 16 MINUTES 48 SECONDS WEST, 59.17 FEET; THENCE NORTH 80 DEGREES 10 MINUTES 59 SECONDS WEST, 60.00 FEET; THENCE SOUTH 88 DEGREES 16 MINUTES 48 SECONDS WEST, 29.89 FEET; THENCE DEPARTING SAID NORTH LINE, NORTH 01 DEGREE 43 MINUTES 12 SECONDS WEST, 54.03 FEET; THENCE NORTH 46 DEGREES 44 MINUTES 07 SECONDS WEST, 71.85 FEET; THENCE NORTH 01 DEGREE 49 MINUTES 34 SECONDS WEST, 75.29 FEET; THENCE NORTH 46 DEGREES 51 MINUTES 56 SECONDS WEST, 46.52 FEET; THENCE NORTH 43 DEGREES 15 MINUTES 53 SECONDS EAST, 34.79 FEET; THENCE NORTH 01 DEGREE 44 MINUTES 07 SECONDS WEST, 18.00 FEET; THENCE NORTH 88 DEGREES 15 MINUTES 53 SECONDS EAST, 40.68 FEET; THENCE NORTH 01 DEGREE 44 MINUTES 07 SECONDS WEST, 54.25 FEET; THENCE NORTH 88 DEGREES 15 MINUTES 53 SECONDS WEST, 99.35 FEET; THENCE SOUTH 88 DEGREES 15 MINUTES 53 SECONDS WEST, 12.35 FEET; THENCE NORTH 01 DEGREE 44 MINUTES 07 SECONDS WEST, 68.86 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL "A"; THENCE NORTH 88 DEGREES 16 MINUTES 48 SECONDS EAST ALONG SAID NORTH LINE, 174.99 FEET TO THE POINT OF BEGINNING.

FOR INFORMATION ONLY: SAID PREMISES ARE KNOWN AS 3081 TAFT STREET, HOLLYWOOD, FL AND DESIGNATED AS PARCEL NOS. 514208-17-0010.

PARCEL B:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF BROWARD, CITY OF HOLLYWOOD AND STATE OF FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL A, FEDERATION MANOR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 127, PAGE 34 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 01 DEGREE 32 MINUTES 12 SECONDS EAST ALONG THE EAST LINE OF SAID PARCEL "A", 490.00 FEET TO A POINT ON THE NORTH LINE OF VARIABLE WIDTH ROAD EASEMENT AND NON-VEHICULAR ACCESS LINE ACCORDING TO SAID PLAT; THENCE ALONG SAID NORTH LINE THE FOLLOWING THREE COURSES: THENCE SOUTH 88 DEGREES 16 MINUTES 48 SECONDS WEST, 59.17 FEET; THENCE NORTH 80 DEGREES 10 MINUTES 59 SECONDS WEST, 60.00 FEET; THENCE SOUTH 88 DEGREES 16 MINUTES 48 SECONDS WEST, 29.89 FEET; THENCE DEPARTING SAID NORTH LINE, NORTH 01 DEGREE 43 MINUTES 12 SECONDS WEST, 54.03 FEET; THENCE NORTH 46 DEGREES 44 MINUTES 07 SECONDS WEST, 71.85 FEET; THENCE NORTH 01 DEGREE 49 MINUTES 34 SECONDS WEST, 75.29 FEET; THENCE NORTH 46 DEGREES 51 MINUTES 56 SECONDS WEST, 46.52 FEET; THENCE NORTH 43 DEGREES 15 MINUTES 53 SECONDS EAST, 34.79 FEET; THENCE NORTH 01 DEGREE 44 MINUTES 07 SECONDS WEST, 18.00 FEET; THENCE NORTH 88 DEGREES 15 MINUTES 53 SECONDS EAST, 40.68 FEET; THENCE NORTH 01 DEGREE 44 MINUTES 07 SECONDS WEST, 54.25 FEET; THENCE NORTH 88 DEGREES 15 MINUTES 53 SECONDS WEST, 99.35 FEET; THENCE SOUTH 88 DEGREES 15 MINUTES 53 SECONDS WEST, 12.35 FEET; THENCE NORTH 01 DEGREE 44 MINUTES 07 SECONDS WEST, 68.86 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL "A"; THENCE NORTH 88 DEGREES 16 MINUTES 48 SECONDS EAST ALONG SAID NORTH LINE, 174.99 FEET TO THE POINT OF BEGINNING.

FOR INFORMATION ONLY: SAID PREMISES ARE KNOWN AS 3081 TAFT STREET, HOLLYWOOD, FL AND DESIGNATED AS PARCEL NO. 514208-17-0011 AS SHOWN ON THE COUNTY OF BROWARD, FLORIDA.

STATEMENT OF APPARENT ENCROACHMENTS:

- Ⓐ THE 6' CHAIN LINK FENCE AT THE SOUTHWEST CORNER OF THE PROPERTY SHOWN HEREON ENCROACHES 8.6' INTO THE RIGHT OF WAY OF TAFT STREET, AS SHOWN.
- Ⓑ THE 5' CONCRETE SIDEWALK AT THE SOUTHWEST CORNER OF THE PROPERTY SHOWN HEREON ENCROACHES 1.9' INTO THE PROPERTY, AS SHOWN.
- Ⓒ THE 5' CONCRETE SIDEWALK AT THE SOUTHEAST CORNER OF THE PROPERTY SHOWN HEREON ENCROACHES 3.8' INTO THE PROPERTY, AS SHOWN.

PARKING SPACES:

THE PROPERTY SHOWN HEREON CONTAINS ONE HUNDRED TWENTY ONE (121) REGULAR PARKING SPACES AND SEVEN (7) HANDICAP PARKING SPACES FOR A TOTAL OF ONE HUNDRED TWENTY EIGHT (128) PARKING SPACES.

SURVEYOR'S REFERENCES:

1. PLAT OF FEDERATION MANOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 127, PAGE 34, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
2. BROWARD COUNTY OFFICIAL RECORDS SEARCH WEBSITE
3. BROWARD COUNTY PROPERTY APPRAISER'S NETWORK.
4. COMMITMENT FOR TITLE INSURANCE PREPARED BY PREPARED BY STEWART TITLE GUARANTY COMPANY, FILE NO.: 53459, EFFECTIVE DATE: 08/22/2022.

SURVEY NOTES:

1. THIS SURVEY REPRESENTS A BOUNDARY AND TOPOGRAPHIC SURVEY AS DEFINED BY STANDARDS OAF PRACTICE FOR SURVEYING AND MAPPING, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE BEARINGS SHOWN HEREON ARE BASED ON A RECORD BEARING OF S.88°16'48"W., ALONG THE NORTH RIGHT OF WAY LINE OF TAFT STREET, AS SHOWN ON SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT NO. 114645313, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
3. THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE X AND FLOOD ZONE AH, ELEVATION=5' (NAVD 88), AS SHOWN IN FLOOD INSURANCE RATE MAP NUMBER 12011C 0568 H, COMMUNITY NUMBER 125113 CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, MAP EFFECTIVE DATE: AUGUST 18, 2014. THE LIMITS OF THE FLOOD ZONES SHOWN HEREON ARE APPROXIMATE AND WERE PLOTTED FROM THE FEMA MAP. EXACTA COMMERCIAL SURVEYORS, INC. MAKES NO WARRANTIES REGARDING THE ACCURACY OF THESE LOCATIONS AND HAVE ADDED THESE LINES TO THE SURVEY AT THE REQUEST OF THE CLIENT FOR INFORMATIONAL PURPOSES ONLY. FOR SPECIFIC DETAILED INFORMATION, PLEASE CONTACT FEMA DIRECTLY.
4. THE SYMBOLS REFLECTED IN THE LEGEND AND ON THIS SURVEY MAY HAVE BEEN ENLARGED FOR CLARITY. THE SYMBOLS HAVE BEEN PLOTTED AT THE CENTER OF THE FIELD LOCATION AND MAY NOT REPRESENT THE ACTUAL SHAPE OR SIZE OF THE FEATURE.
5. THE INFORMATION DEPICTED ON THIS SURVEY REPRESENTS THE RESULTS OF A FIELD SURVEY ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS A REPRESENTATION OF THE GENERAL CONDITIONS EXISTING AT THAT TIME.
6. THE SURVEYOR DID NOT INSPECT THE PROPERTY SHOWN HEREON FOR ENVIRONMENTAL HAZARDS.
7. OWNERSHIP OF WALLS OR FENCES WAS NOT DETERMINED.
8. THE INFORMATION CONTAINED IN THIS DOCUMENT WAS PREPARED BY ECS LAND SURVEYORS, INC. ECS HAS TAKEN ALL REASONABLE STEPS TO ENSURE THE ACCURACY OF THIS DOCUMENT. WE CANNOT GUARANTEE THAT ALTERATIONS AND/OR MODIFICATIONS WILL NOT BE MADE BY OTHERS AFTER IT LEAVES OUR POSSESSION. THIS DOCUMENT MUST BE COMPARED TO THE ORIGINAL HARD COPY (WHICH BEARS THE RAISED SURVEYOR'S CERTIFICATION SEAL IF APPLICABLE) TO ENSURE THE ACCURACY OF THE INFORMATION CONTAINED HEREON AND TO FURTHER ENSURE THAT ALTERATIONS AND/OR MODIFICATIONS HAVE NOT BEEN MADE. ECS MAKES NO WARRANTIES, EXPRESS OR IMPLIED, CONCERNING THE ACCURACY OF THE INFORMATION CONTAINED IN THIS OR ANY DOCUMENT TRANSMITTED OR REVIEWED BY COMPUTER OR OTHER ELECTRONIC MEANS. CONTACT ECS DIRECTLY FOR VERIFICATION OF ACCURACY.
9. SUBSURFACE UTILITIES, FOUNDATIONS AND ENCROACHMENTS WERE NOT LOCATED AND ARE NOT SHOWN HEREON. THIS SITE COULD HAVE UNDERGROUND INSTALLATIONS THAT ARE NOT SHOWN HEREON. BEFORE DESIGN, CONSTRUCTION OR EXCAVATION, CONTACT SUNSHINE STATE ONE CALL OF FLORIDA (1-800-432-4770 AND THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION OF UTILITIES. THIS SURVEY IS LIMITED TO ABOVEGROUND FEATURES ONLY.
10. THE PROPERTY SHOWN HEREON CONTAINS 4.77 ACRES (207,973 SQUARE FEET), MORE OR LESS.
11. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
12. THIS FIRM HAS IDENTIFIED VARIOUS TYPES OF TREES LOCATED ON THIS SITE BASED ON COMMON KNOWLEDGE OF TREE SPECIES. A QUALIFIED LANDSCAPE ARCHITECT SHOULD BE EMPLOYED FOR POSITIVE IDENTIFICATION OF TREE SPECIES. TREE DIAMETERS ARE APPROXIMATE AND WERE MEASURED AT BREAST HEIGHT. ONLY TREES 2 CALIPER INCHES IN DIAMETER OR LARGER WERE LOCATED AND SHOWN ON THE SURVEY. DEAD TREES, HEDGES AND GROUND COVER WERE NOT LOCATED AND ARE NOT SHOWN HEREON. EXOTIC TREES SUCH AS MELALEUCA, BRAZILIAN PEPPER AND AUSTRALIAN PINE WERE NOT LOCATED OR SHOWN HEREON.
13. HEDGES, ORNAMENTAL PLANTS, IRRIGATION LINES AND SPRINKLERS HEADS (IF ANY), NOT LOCATED OR SHOWN HEREON.
14. BUILDING DIMENSIONS WERE MEASURED AT GROUND LEVEL AND ARE OVERALL. ARCHITECTURAL DETAILS MAY NOT BE SHOWN.
15. AT THE TIME OF SURVEY THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
16. AT THE TIME OF SURVEY THERE WAS NO EVIDENCE OF FIELD DELINEATION OF WETLANDS BY A QUALIFIED SPECIALIST HIRED BY THE CLIENT.

17. THE ELEVATIONS SHOWN HEREON WERE OBTAINED WITH RTK GPS EQUIPMENT CONNECTED TO A GPS CONTROL NETWORK AND REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). THE ELEVATIONS HAVE A VERTICAL ACCURACY OF 0.10' ±.

SURVEYOR'S CERTIFICATE:

TO: WELLS FARGO BANK, NATIONAL ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS; FANNIE MAE, ITS SUCCESSORS AND/OR ASSIGNS; FEDERATION PLAZA PRESERVATION, L.P.; STEWART TITLE GUARANTY COMPANY.

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, JUSTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A)(B), 7(A), 7(B)(1), 8, 9, 10, 13, 16 AND 18 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON MARCH 24, 2022.

DATE OF PLAT OR MAP: SEPTEMBER 23, 2022.

JAVIER DE LA ROCHA
PROFESSIONAL SURVEYOR AND MAPPER NO. 6080
STATE OF FLORIDA

ECS LAND SURVEYORS, INC. L.B. 7551
EMAIL:JAVIER@ECSURVEYORS.COM

TELEPHONE NO. 561-314-0769 FAX NO. 561-314-0770



18 3661
3460 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL. 33414

ALTAINSPS LAND TITLE SURVEY

PARCEL "A"
FEDERATION MANOR

PLAT BOOK 127, PAGE 34, B.C.R.

3081 TAFT STREET, HOLLYWOOD, FL 33021

CLIENT: RELATED

DATE: 03/23/23

DRWN BY: J.E.C.

CHKD BY: JDLR

LAST FIELD DATE: 03/18/23

REVISIONS	DATE
01 ALTAINSPS LAND TITLE SURVEY	04/05/22
02 ADD TOPOGRAPHIC ELEVATIONS	06/07/22
03 ADD TREE SURVEY	03/23/23

JOB NO.

ECS2955
TASK 4

SHEET NO.

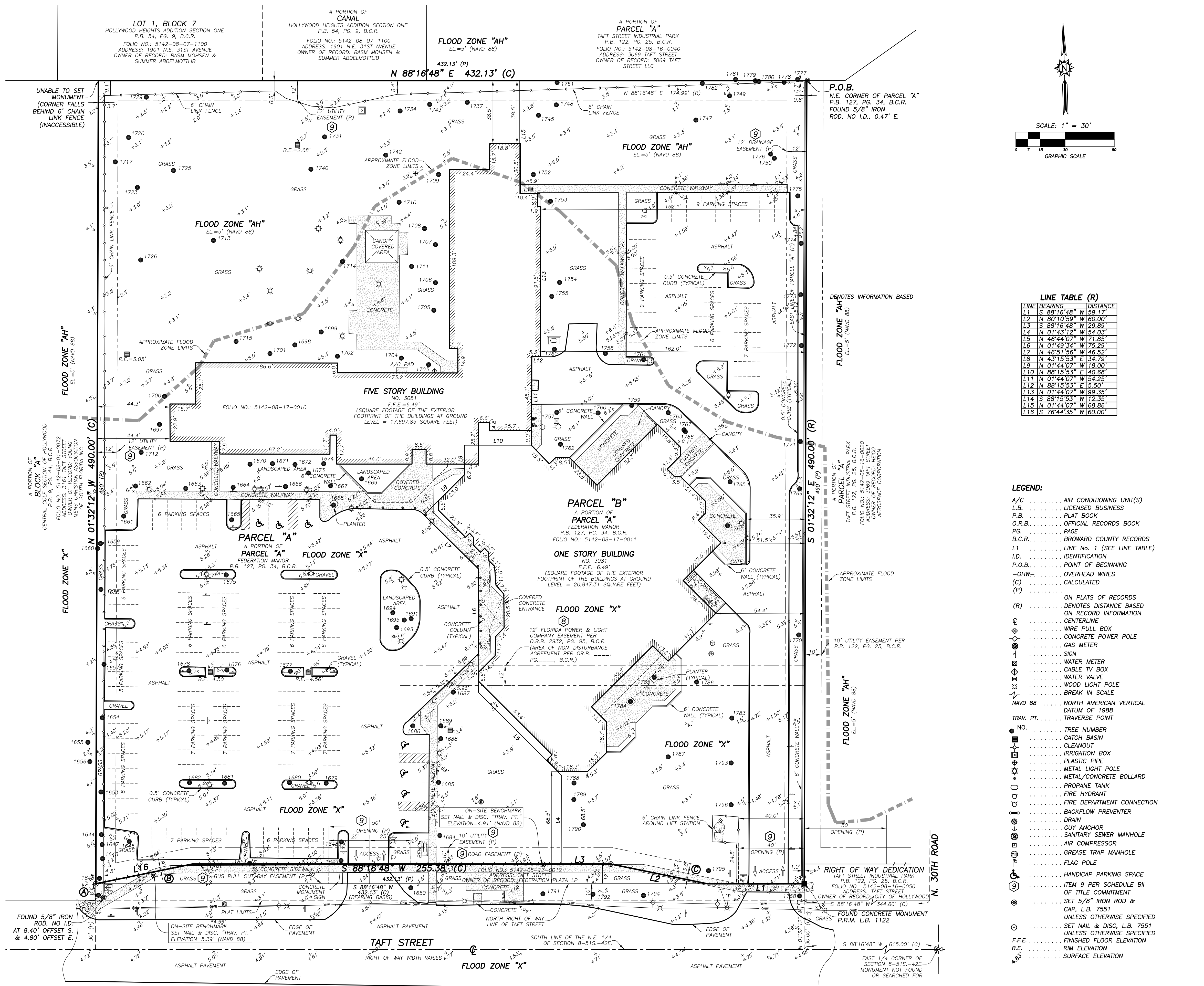
01

OF

02

SKETCH ALTAINSPS LAND TITLE SURVEY OF: **3081 TAFT STREET, HOLLYWOOD, FL.**

TREE NUMBER	TREE TYPE	DIAMETER AT BREAST HEIGHT	CANOPY DIAMETER	TOTAL HEIGHT	CLEARWOOD
1642	OAK	18"	30'	25'	
1643	OAK	24"	30'	35'	
1644	OAK	24"	30'	35'	
1645	OAK	24"	30'	35'	
1646	OAK	12"	20'	30'	
1647	UNKNOWN PALM	15"	30'	20'	15'
1648	OAK	18"	30'	40'	
1649	OAK	18"	30'	40'	
1650	OAK	15"	25'	35'	
1651	OAK	24"	30'	40'	
1653	OAK	12"	25'	30'	
1654	OAK	12"	25'	30'	
1655	OAK	12"	25'	30'	
1656	OAK	24"	20'	25'	
1657	OAK	15"	25'	30'	
1658	OAK	15"	25'	30'	
1659	OAK	15"	25'	30'	
1660	UNKNOWN PALM	15"	15'	20'	10'
1661	OAK	18"	40'	60'	
1662	OAK	18"	35'	50'	
1663	OAK	15"	25'	40'	
1664	OAK	15"	25'	40'	
1665	OAK	15"	25'	40'	
1666	OAK	18"	35'	40'	
1667	OAK	18"	35'	40'	
1668	OAK	12"	20'	25'	
1669	UNKNOWN TREE	12"	15'	20'	
1670	QUEEN PALM	12"	30'	40'	15'
1671	QUEEN PALM	12"	30'	40'	20'
1672	QUEEN PALM	12"	20'	20'	20'
1673	QUEEN PALM	12"	20'	20'	20'
1674	QUEEN PALM	12"	20'	20'	20'
1675	OAK	12"	20'	25'	
1676	OAK	12"	20'	25'	
1677	OAK	12"	20'	25'	
1678	OAK	18"	20'	25'	
1679	OAK	18"	25'	30'	
1680	OAK	8"	10'	15'	
1681	OAK	10"	15'	20'	
1682	OAK	18"	20'	25'	
1684	OAK	24"	20'	25'	
1685	OAK	24"	25'	35'	
1686	OAK	24"	25'	40'	
1687	OAK	24"	25'	40'	
1688	ROYAL POINCIANA	24"	15'	20'	
1689	ROYAL POINCIANA	24"	30'	35'	
1691	GUMBO LIMBO	8"	35'	25'	
1693	QUEEN PALM	8"	35'	25'	
1694	QUEEN PALM	8"	35'	25'	
1695	QUEEN PALM	10"	25'	20'	
1697	QUEEN PALM	10"	25'	15'	
1698	QUEEN PALM	10"	25'	15'	
1699	QUEEN PALM	10"	25'	15'	
1700	QUEEN PALM	10"	25'	15'	
1701	QUEEN PALM	10"	40'	30'	
1702	QUEEN PALM	10"	40'	30'	
1703	QUEEN PALM	10"	40'	30'	
1704	QUEEN PALM	10"	40'	30'	
1705	QUEEN PALM	10"	40'	30'	
1706	QUEEN PALM	10"	40'	30'	
1707	QUEEN PALM	10"	40'	30'	
1708	QUEEN PALM	10"	40'	30'	
1709	QUEEN PALM	10"	40'	30'	
1710	OAK	18"	30'	45'	
1711	OAK	18"	30'	45'	
1712	UNKNOWN TREE	12"	25'	30'	
1713	GUMBO LIMBO	12"	25'	30'	
1714	GUMBO LIMBO	12"	25'	30'	
1715	UNKNOWN TREE	60"	10'	10'	
1717	UNKNOWN TREE CLUSTER	48"	10'	10'	
1720	UNKNOWN TREE CLUSTER	48"	10'	10'	
1723	ROYAL POINCIANA	36"	40'	35'	
1725	ROYAL POINCIANA	36"	40'	35'	
1726	UNKNOWN TREE	36"	40'	35'	
1729	UNKNOWN TREE	18"	15'	20'	
1731	OAK	36"	40'	50'	
1734	OAK	36"	40'	50'	
1737	OAK	36"	40'	50'	
1740	FIGUS TREE	36"	40'	50'	
1742	OAK	18"	40'	50'	
1743	OAK	18"	40'	50'	
1745	GUMBO LIMBO	36"	40'	50'	
1747	GUMBO LIMBO	36"	40'	50'	
1748	UNKNOWN TREE	18"	20'	30'	
1749	UNKNOWN TREE	18"	20'	30'	
1750	UNKNOWN TREE	18"	20'	30'	
1751	UNKNOWN TREE	18"	20'	30'	
1752	QUEEN PALM	10"	15'	15'	15'
1754	QUEEN PALM	10"	15'	20'	
1755	OAK	18"	40'	45'	
1757	OAK	18"	40'	45'	
1758	OAK	15"	30'	35'	
1759	OAK	12"	20'	35'	
1780	OAK	12"	20'	35'	
1781	OAK	12"	20'	35'	
1782	OAK	12"	15'	20'	
1783	UNKNOWN TREE	12"	15'	20'	
1784	UNKNOWN TREE	12"	15'	20'	
1785	GUMBO LIMBO	18"	20'	35'	
1786	GUMBO LIMBO	18"	20'	35'	
1787	GUMBO LIMBO	10"	15'	25'	
1788	GUMBO LIMBO	10"	15'	25'	
1789	GUMBO LIMBO	10"	15'	25'	
1790	GUMBO LIMBO	10"	15'	25'	
1791	GUMBO LIMBO	10"	15'	25'	
1792	GUMBO LIMBO	10"	15'	25'	
1793	GUMBO LIMBO	10"	15'	25'	
1794	GUMBO LIMBO	10"	15'	25'	
1795	GUMBO LIMBO	10"	15'	25'	
1796	GUMBO LIMBO	10"	15'	25'	
1797	GUMBO LIMBO	10"	15'	25'	



LINE TABLE (R)

LINE BEARING	DISTANCE
L1 S 88°16'48\"	W 59.17'
L2 IN 80°10'59\"	W 160.00'
L3 S 88°16'48\"	W 129.80'
L4 IN 01°43'12\"	W 54.03'
L5 IN 46°44'07\"	W 71.85'
L6 IN 01°49'54\"	W 75.29'
L7 IN 46°51'56\"	W 46.52'
L8 IN 43°15'53\"	E 34.79'
L9 IN 01°44'07\"	W 18.00'
L10 IN 88°15'33\"	E 140.68'
L11 IN 01°44'07\"	W 54.25'
L12 IN 88°15'53\"	E 5.50'
L13 IN 01°44'07\"	W 93.35'
L14 IN 88°15'53\"	W 172.35'
L15 IN 01°44'07\"	W 68.86'
L16 IN 76°44'35\"	W 160.00'

LEGEND:

A/C AIR CONDITIONING UNIT(S)
 L.B. LICENSED BUSINESS
 P.B. PLAT BOOK
 O.R.B. OFFICIAL RECORDS BOOK
 P.A.G. BROWARD COUNTY RECORDS
 B.C.R. BROWARD COUNTY RECORDS
 L1 LINE No. 1 (SEE LINE TABLE)
 I.D. IDENTIFICATION
 P.O.B. POINT OF BEGINNING
 -OHW- OVERHEAD WIRES
 (C) CALCULATED
 (R) ON PLATS OF RECORDS
 DENOTES DISTANCE BASED ON RECORD INFORMATION CENTERLINE
 WIRE PULL BOX
 CONCRETE POWER POLE
 GAS METER
 SIGN
 WATER METER
 CABLE TV BOX
 WATER VALVE
 WOOD LIGHT POLE
 BREAK IN SCALE
 NAVD 88 NORTH AMERICAN VERTICAL DATUM OF 1988
 TRAV. PT. TRAVERSE POINT
 NO. TREE NUMBER
 CATCH BASIN
 CLEANOUT
 IRRIGATION BOX
 PLASTIC PIPE
 METAL LIGHT POLE
 METAL/CONCRETE BOLLARD
 PROPANE TANK
 FIRE HYDRANT
 FIRE DEPARTMENT CONNECTION
 BACKFLOW PREVENTER
 DRAIN
 GUY ANCHOR
 SANITARY SEWER MANHOLE
 AIR COMPRESSOR
 GREASE TRAP MANHOLE
 FLAG POLE
 HANDICAP PARKING SPACE
 ITEM 9 PER SCHEDULE BII OF TITLE COMMITMENT
 SET 5/8\" IRON ROD & CAP, L.B. 7551
 UNLESS OTHERWISE SPECIFIED
 SET NAIL & DISC, L.B. 7551
 UNLESS OTHERWISE SPECIFIED
 FINISHED FLOOR ELEVATION
 R.E. RIM ELEVATION
 SURFACE ELEVATION

ECOS LAND SURVEYORS, INC.

TELEPHONE NO. 561-314-0769 FAX NO. 561-314-0770

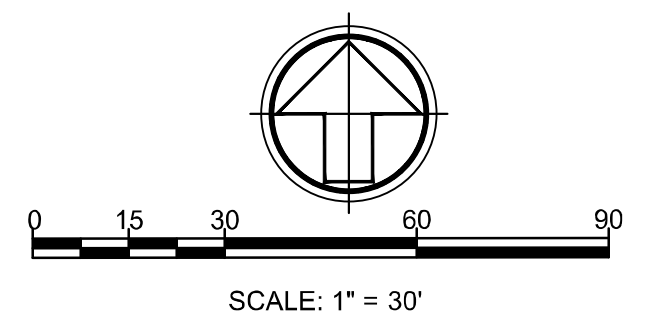
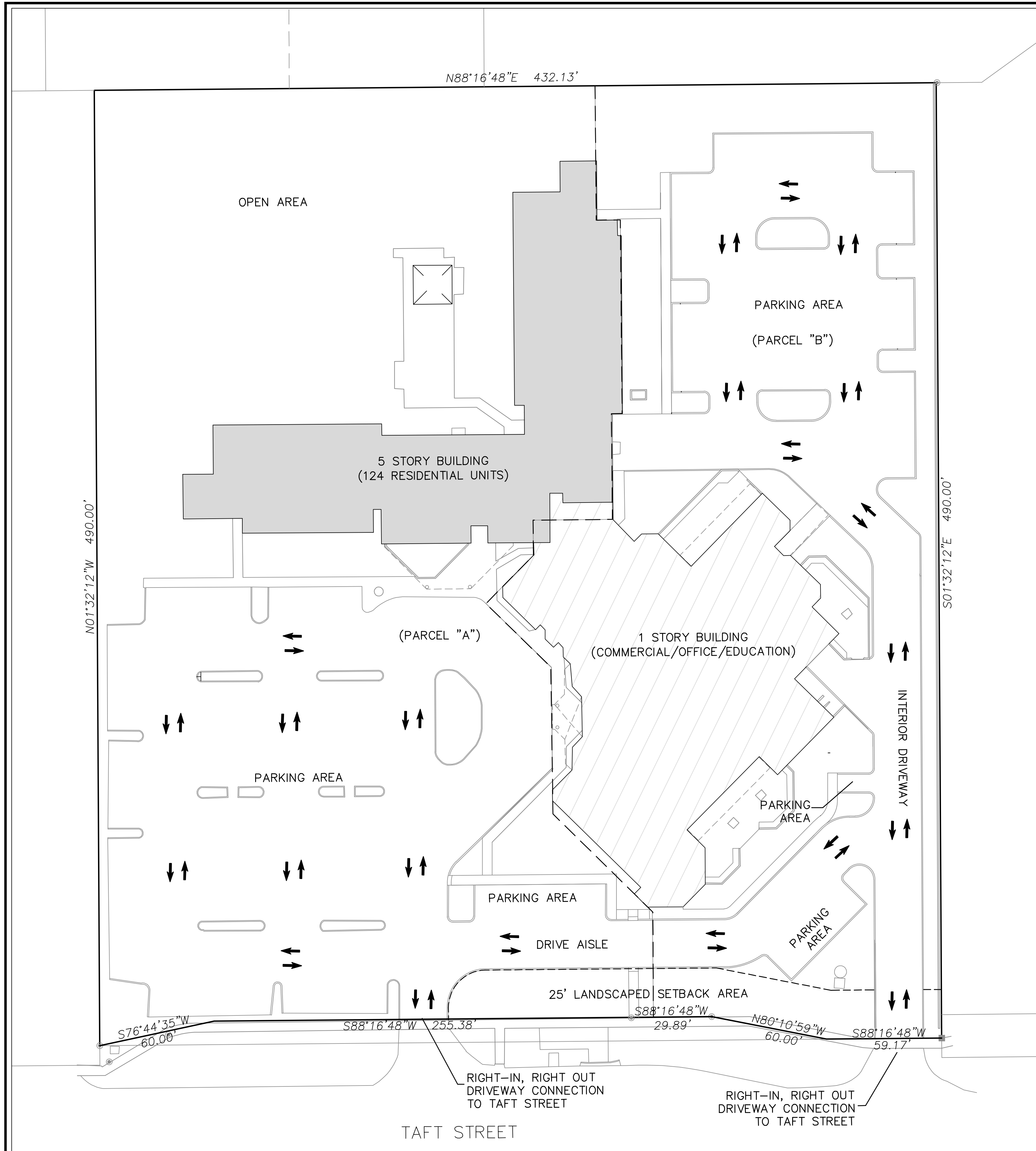
3460 FAIRLANE FARMS ROAD, SUITE 6, WELLINGTON, FL 33414
 L.B. 7551

ALTAINSPS LAND TITLE SURVEY

PARCEL "A"
 FEDERATION MANOR
 PLAT BOOK 127, PAGE 34, B.C.R.
 3081 TAFT STREET, HOLLYWOOD, FL 33021

CLIENT: RELATED
 DATE: 03/23/23
 DRAWN BY: J.E.C.
 CHECKED BY: JDLR
 LAST FIELD DATE: 03/18/23

REVISIONS
 01 ALTAINSPS LAND TITLE SURVEY 04/05/22
 02 ADD TOPOGRAPHIC ELEVATIONS 06/07/22
 03 ADD TREE SURVEY 03/23/23



LEGAL DESCRIPTION

PARCEL A:
ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF BROWARD, CITY OF HOLLYWOOD, STATE OF FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS:
PARCEL A, FEDERATION MANOR, ACCORDING TO THE PLAT THEROF AS RECORDED IN PLAT BOOK 127, PAGE 34 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
EXCEPTING THEREFROM FROM THE ABOVE MENTIONED PREMISES SO MUCH WAS CONVEYED BY SPECIAL WARRANTY DEED MADE BY FEDERATION PLAZA LP TO LAKE DELRAY INVESTORS LP DATED AS OF OCTOBER 3, 2017 AND RECORDED OCTOBER 5, 2017 AS INSTRUMENT NO. 114645313 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL B:
ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF BROWARD, CITY OF HOLLYWOOD, STATE OF FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS:
A PORTION OF PARCEL A, FEDERATION MANOR, ACCORDING TO THE PLAT THEROF AS RECORDED IN PLAT BOOK 127, PAGE 34 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 01 DEGREE 32 MINUTES 12 SECONDS EAST ALONG THE EAST LINE OF SAID PARCEL "A", 490.00 FEET TO A POINT ON THE NORTH LINE OF VARIABLE WIDTH ROAD EASEMENT AND NON-VEHICULAR ACCESS LINE ACCORDING TO SAID PLAT; THENCE ALONG SAID NORTH LINE THE FOLLOWING THREE COURSES, THENCE SOUTH 88 DEGREES 16 MINUTES 48 SECONDS WEST, 59.17 FEET; THENCE NORTH 80 DEGREES 10 MINUTES 59 SECONDS WEST, 60.00 FEET; THENCE SOUTH 88 DEGREES 16 MINUTES 48 SECONDS WEST, 29.89 FEET; THENCE DEPARTING SAID NORTH LINE, NORTH 01 DEGREE 43 MINUTES 12 SECONDS WEST, 54.03 FEET; THENCE NORTH 46 DEGREES 44 MINUTES 07 SECONDS WEST, 71.85 FEET; THENCE NORTH 01 DEGREE 49 MINUTES 34 SECONDS WEST, 75.29 FEET; THENCE NORTH 46 DEGREES 51 MINUTES 56 SECONDS WEST, 46.52 FEET; THENCE NORTH 43 DEGREES 15 MINUTES 53 SECONDS EAST, 34.79 FEET; THENCE NORTH 01 DEGREE 44 MINUTES 07 SECONDS WEST, 18.00 FEET; THENCE NORTH 88 DEGREES 15 MINUTES 53 SECONDS EAST, 40.68 FEET; THENCE NORTH 01 DEGREE 44 MINUTES 07 SECONDS WEST, 54.25 FEET; THENCE NORTH 88 DEGREES 15 MINUTES 53 SECONDS EAST, 5.50 FEET; THENCE SOUTH 88 DEGREES 15 MINUTES 53 SECONDS WEST, 99.35 FEET; THENCE SOUTH 88 DEGREES 15 MINUTES 53 SECONDS WEST, 12.35 FEET; THENCE NORTH 01 DEGREE 44 MINUTES 07 SECONDS WEST, 68.86 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL "A"; THENCE NORTH 88 DEGREES 16 MINUTES 48 SECONDS EAST ALONG SAID NORTH LINE, 174.99 FEET TO THE POINT OF BEGINNING.

SITE DATA

CURRENT LAND USE DESIGNATION:	MHRES / GBUS
PROPOSED LAND USE DESIGNATION:	MHRES / GBUS
CURRENT ZONING:	RM-25
PROPOSED ZONING:	PD
BUILDING HEIGHT:	50 FT.
TOTAL PARKING:	155 SPACES
EXISTING DENSITY:	23.59 D.U./AC. (MEASURED FROM C/L OF TAFT ST.)
PERMITTED DENSITY:	25 D.U./AC. (MEASURED FROM C/L OF TAFT ST.)
INTENSITY F.A.R. :	
EXISTING BUILDINGS:	= 0.52 (109,973 SQFT.)
RESIDENTIAL (124 EXISTING UNITS)	= 89,550 SQFT.
COMMERCIAL/OFFICE/EDUCATION	= 20,423 SQFT. (18.6% OF FLOOR AREA)
PROPOSED USES:	
COMMERCIAL, OFFICE, OR EDUCATION	= 3.0 MAX.*
*PER CITY OF HOLLYWOOD COMPREHENSIVE PLAN, SUBJECT TO APPLICABLE LIMITATIONS.	

	SQ. FT.	ACRES	PERCENTAGE
Total Boundary Area:	211,702	4.86	100.00
Building Footprint:	38,333	0.88	18.11
Paved Area:	89,737	2.06	42.38
Open Area:	83,632	1.92	39.51

PROPOSED USES FOR PD ZONING

ANY OF THE FOLLOWING PROPOSED USES:

MULTIFAMILY RESIDENTIAL

COMMERCIAL - ANY ACTIVITY WHERE THERE IS AN EXCHANGE OF GOODS OR SERVICES FOR MONETARY GAIN. SUCH ACTIVITIES INCLUDE BUT ARE NOT LIMITED TO RETAIL SALES, OFFICES, EAST & DRINKING FACILITIES, THEATERS AND SIMILAR USES.

PROFESSIONAL OFFICES - OFFICES WHICH ARE UTILIZED BY PERSONS IN A PROFESSION OR OCCUPATION REQUIRING SPECIAL, USUALLY ADVANCED, EDUCATION OR SKILL, AND NOT INVOLVING EITHER SALE OR REPAIR OF ANY PRODUCT OR MERCHANDISE OR THE PROVIDING OF ANY PERSONAL SERVICES ON THE PREMISES. PROFESSIONAL OFFICES INCLUDE, BUT ARE NOT LIMITED TO MEDICAL OFFICE, LAW, ACCOUNTING, REAL ESTATE, INSURANCE, ARCHITECTURE, ENGINEERING, STOCKBROKER, BANKING AND FINANCIAL, AND PRIVATE INVESTIGATOR (EXCLUDING BAIL BONDS).

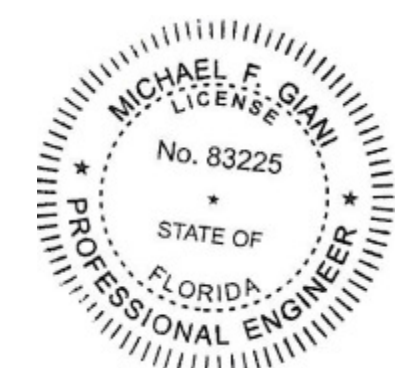
MEDICAL OFFICE - A TYPE OF PROFESSIONAL OFFICE PROVIDING SERVICES TO THE PUBLIC BY PHYSICIANS, DENTISTS, SURGEONS, CHIROPRACTORS, PHARMACISTS, OSTEOPATHS, PHYSICAL THERAPISTS, NURSES, ACUPUNCTURISTS, PODIATRISTS, OPTOMETRISTS, PSYCHIATRISTS, OR OTHERS WHO ARE DULY LICENSED TO PRACTICE THEIR PROFESSIONS IN THE STATE OF FLORIDA, AS WELL AS OTHERS, INCLUDING BUT NOT LIMITED TO TECHNICIANS AND ASSISTANTS, WHO ARE ACTING UNDER THE SUPERVISION AND CONTROL OF A LICENSED HEALTH CARE PRACTITIONER. RETAIL PHARMACIES STAFFED BY PHARMACISTS THAT SELL PERSSCRIPTION DRUGS, NON-PERSSCRIPTION DRUGS OR BOTH AND OTHER RETAIL GOODS FOR SALE TO THE PUBLIC, ARE NOT MEDICAL OFFICES. HOSPITALS AND OFFICES FOR SOCIAL WORKERS AND MENTAL HEALTH COUNSELORS ARE NOT MEDICAL OFFICES. "PAIN MANAGEMENT CLINICS" AND "SUBSTANCE ABUSE AND REHABILITATION CENTERS," AS DEFINED HEREIN, ARE MEDICAL OFFICES.

EDUCATION - EDUCATIONAL FACILITIES (PK-12) AND ADULT EDUCATION.

MIXED USE, VERTICAL OR HORIZONTAL - A TYPE OF PEDESTRIAN ORIENTED DEVELOPMENT INCORPORATING A COMBINATION OF MULTIPLE AND DISTRICT USES AND FUNCTIONS, SUCH AS RESIDENTIAL, COMMERCIAL, OFFICE, HOSPITALITY, CULTURAL, INSTITUTIONAL, INDUSTRIAL AND ASSOCIATED AMENITIES, WITHIN ONE BUILDING OR SITE.

VERTICAL MIXED USE - REFERS TO A TYPE OF URBAN DEVELOPMENT WHERE COMPATIBLE USES AND FUNCTIONS ARE LAYERED AND PHYSICALLY AND FUNCTIONALLY INTERGRATED WITHIN A SINGLE BUILDING.

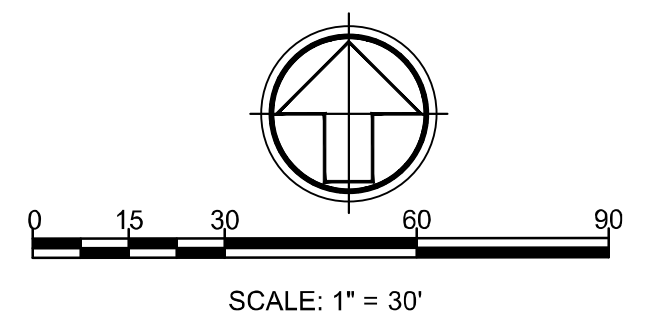
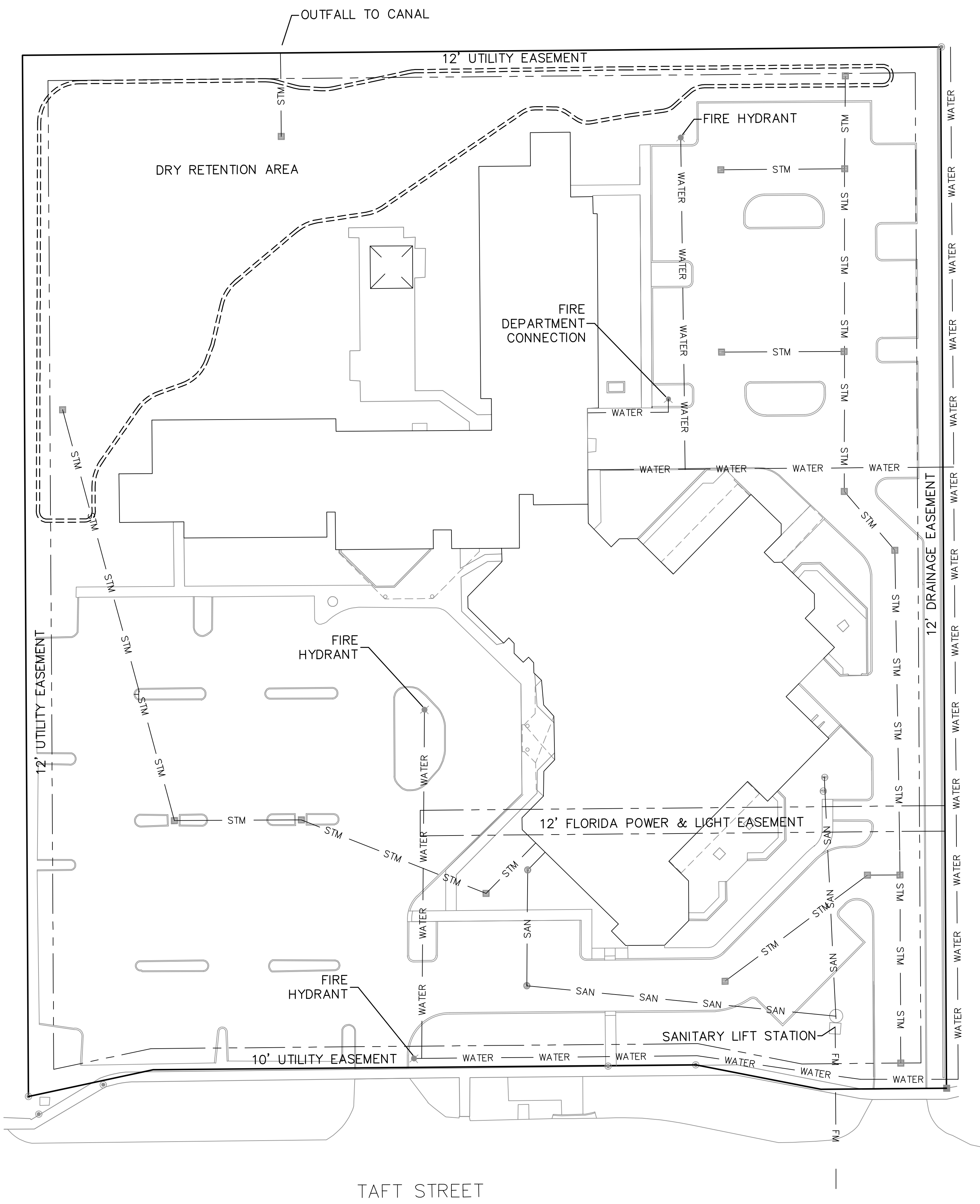
HORIZONTAL MIXED USE - REFERS TO A TYPE OF WALKABLE AND CONNECTED DEVELOPMENT COMBINING SINGLE OR MULTIPLE USE BUILDINGS, PUBLIC AMENITIES, AND UTILITIES FUNCTIONALLY WITHIN A SITE.



MICHAEL F. GIANI, PROFESSIONAL ENGINEER, STATE OF FLORIDA, LICENSE No. 83225.

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL F. GIANI, P.E. ON THE DATE INDICATED ON THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION													<p>SDA CONSULTING ENGINEERS</p> <p>ENGINEERING • SURVEYING • PLANNING</p> <p>ENGINEERING AUTH. NO. 5634 SURVEYING LIC. NO. LB-6456 3410 N. Andrews Avenue Ext. • Pompano Beach, FL 33064 PH: 954-943-9433 • FAX: 954-783-4754</p>
NO.	DATE	DESCRIPTION														
<p>DRAWN BY: MFG</p> <p>CHECKED BY: J.F.D.</p> <p>DESIGNED BY: J.F.D.</p>	<p>SCALE: 1"=30'</p>															
<p>FEDERATION PLAZA</p> <p>CITY OF HOLLYWOOD BROWARD COUNTY, FLORIDA</p> <p>PD MASTER DEVELOPMENT PLAN</p>	<p>SEAL</p>															
<p>FOR THE FIRM, BY:</p> <p>MICHAEL F. GIANI, P.E. FLA. P.E. No. 83225</p> <p>DATE: MAY, 2023</p>	<p>JOB NO. 1301</p> <p>SHEET MP1</p>															



UTILITIES LEGEND

— SAN —	SANITARY SEWER
— STM —	SANITARY SEWER
— WATER —	WATER MAIN

DATE	BY	DESCRIPTION

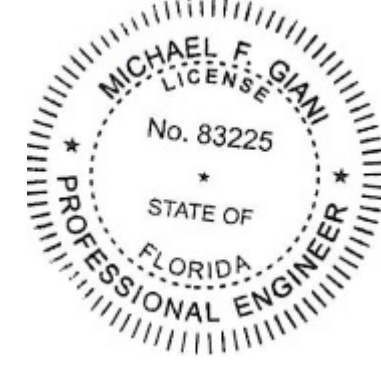
SDA CONSULTING ENGINEERS
 ENGINEERING • SURVEYING • PLANNING
 ENGINEERING AUTH. NO. 5634 SURVEYING LIC. NO. LB-6456
 3410 N. Andrews Avenue Ext. • Pompano Beach, FL 33064
 PH: 954-943-9433 • FAX: 954-783-4754

DRAWN BY: MFG
 CHECKED BY: J.F.D.
 DESIGNED BY: J.F.D.

SCALE: 1"=30'

FEDERATION PLAZA
 CITY OF HOLLYWOOD BROWARD COUNTY, FLORIDA
PD MASTER DEVELOPMENT PLAN

SEAL
 FOR THE FIRM, BY:
 MICHAEL F. GIANI, P.E.
 FLA. P.E. No. 83225
 DATE: MAY, 2023
 JOB NO. 1301
 SHEET MP2



MICHAEL F. GIANI, PROFESSIONAL ENGINEER, STATE OF FLORIDA, LICENSE No. 83225.
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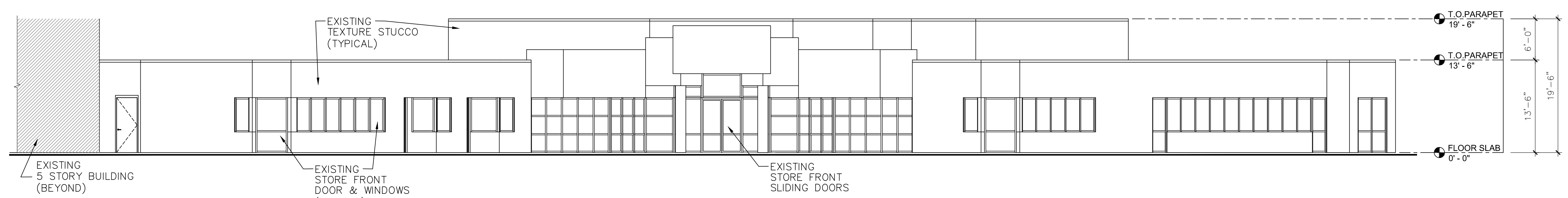
TSENG CONSULTING GROUP, INC.
 ARCHITECTURE • ENGINEERING • PLANNING
 21 N.E. 166th STREET, MIAMI, FLORIDA 33162
 TEL: (305) 945-4474 FAX: (305) 945-1613
 AA-0003166 • EB-0006522 • IB-0001096

EXISTING FEDERATION PLAZA BUILDINGS
 3061 TAFT ST., HOLLYWOOD, FLORIDA 33021
 PROJECT: FEDERATION PLAZA PRESERVATION, L.P.
 OWNER: C/O RELATED AFFORDABLE, LLC
 30 HUDSON YARDS, 72ND FLOOR
 NEW YORK, NY 10001 (212) 801-1067

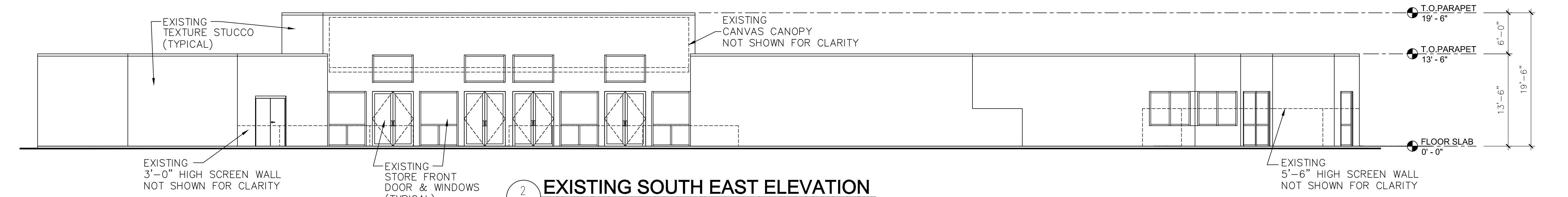
GEORGE S. TSENG
 P.E. 51665

EXISTING ONE STORY BUILDING EXTERIOR ELEVATIONS

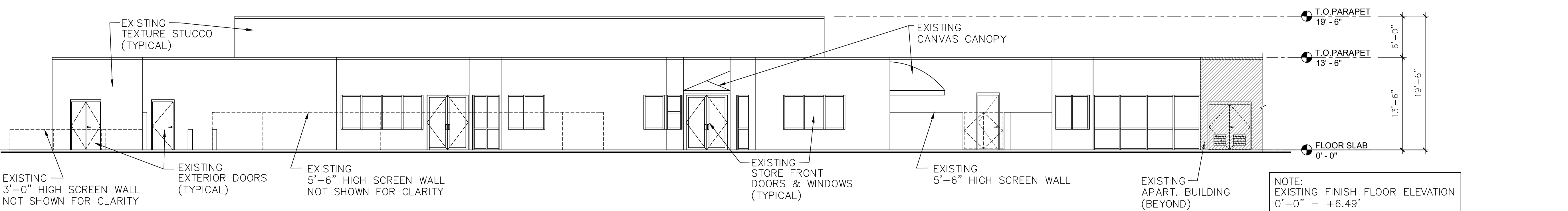
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 SHEET: A-1



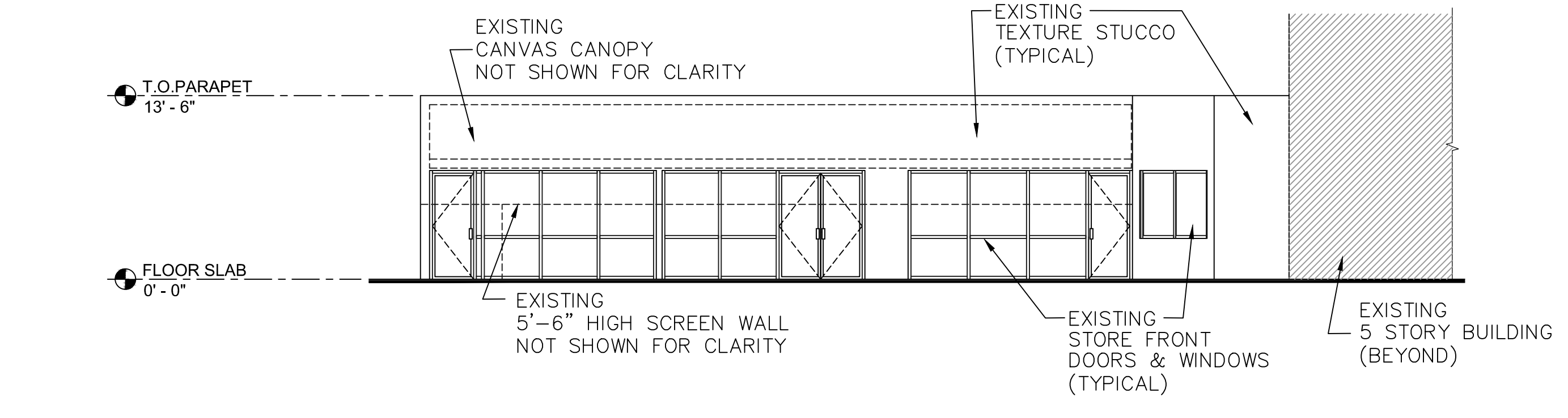
1 EXISTING WEST ELEVATION
 Scale: 1/8" = 1'-0"



2 EXISTING SOUTH EAST ELEVATION
 Scale: 1/8" = 1'-0"

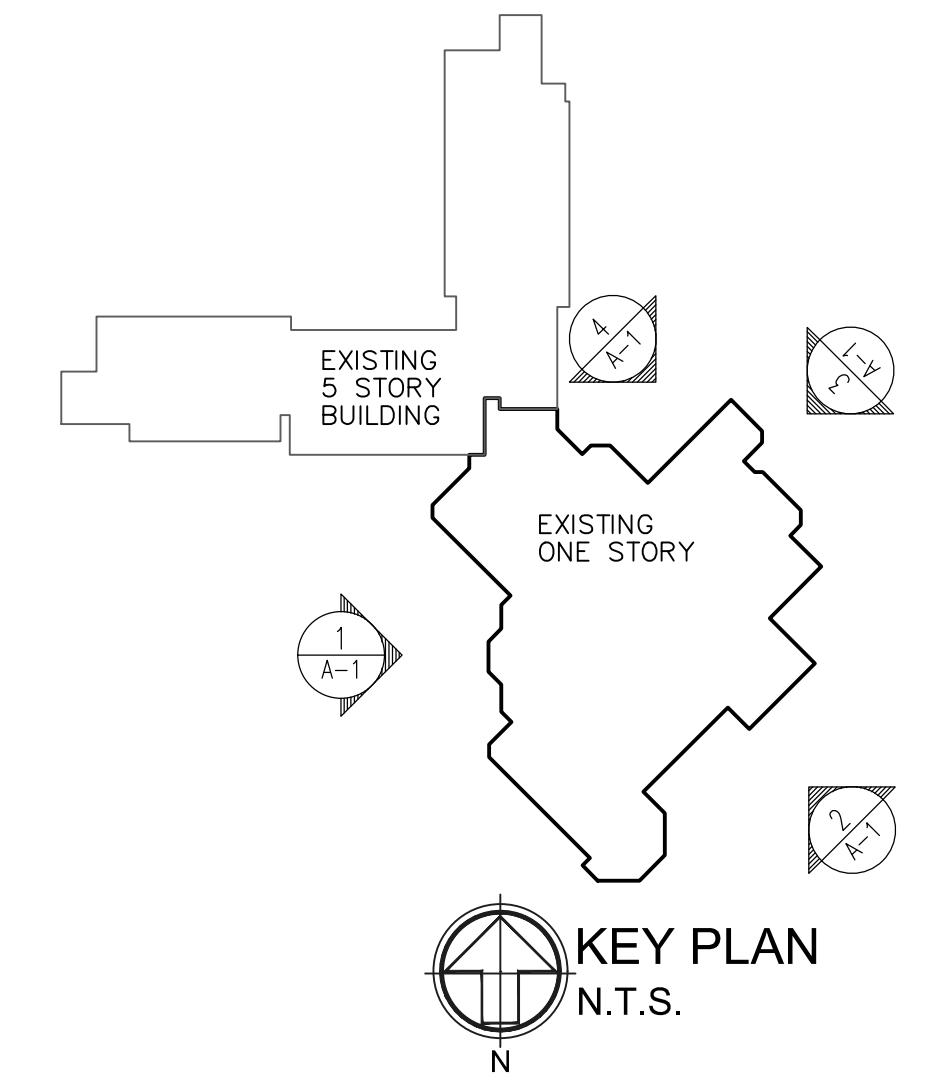


3 EXISTING NORTH EAST ELEVATION
 Scale: 1/8" = 1'-0"



4 EXISTING NORTH WEST ELEVATION
 Scale: 1/8" = 1'-0"

GENERAL NOTE:
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KEY PLAN
 N.T.S.

This item has been digitally signed and sealed by George S. Tseng on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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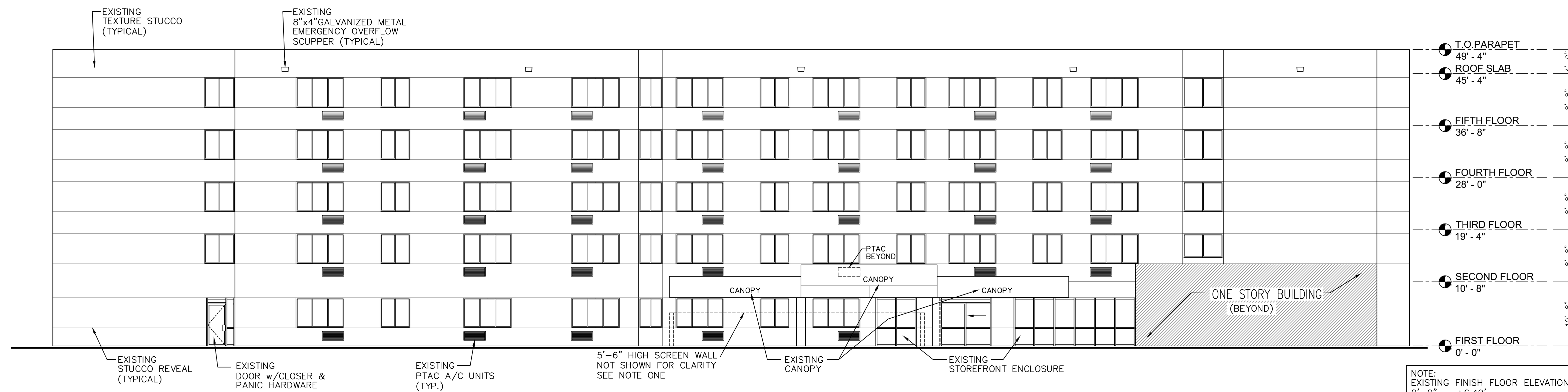
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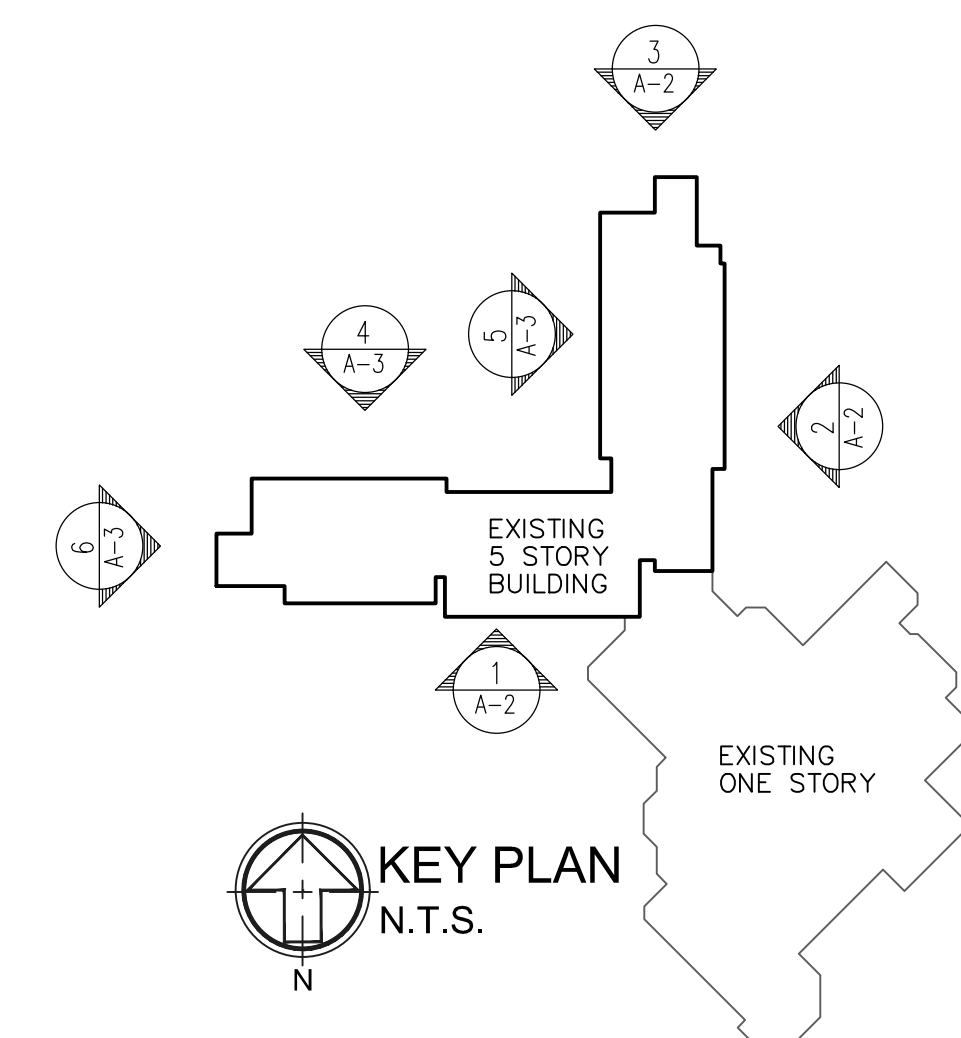


2 EXISTING EAST ELEVATION
Scale: 3/32" = 1'-0"



1 EXISTING SOUTH ELEVATION
Scale: 3/32" = 1'-0"

NOTE:
EXISTING FINISH FLOOR ELEVATION
0'-0" = +6.49'
(TYPICAL)



EXISTING FEDERATION PLAZA BUILDINGS
PROJECT: FEDERATION PLAZA BUILDINGS
3061 TAFT ST., HOLLYWOOD, FLORIDA 33021
OWNER: FEDERATION PLAZA PRESERVATION, L.P.
c/o RELATED AFFORDABLE, LLC
30 HUDSON YARDS, 72ND FLOOR
NEW YORK, NY 10001 (212) 801-1067

GEORGE S. TSENG
P.E. 51865

EXISTING
5 STORY BUILDING
EXTERIOR ELEVATIONS

DATE:
5-24-2023
SHEET:

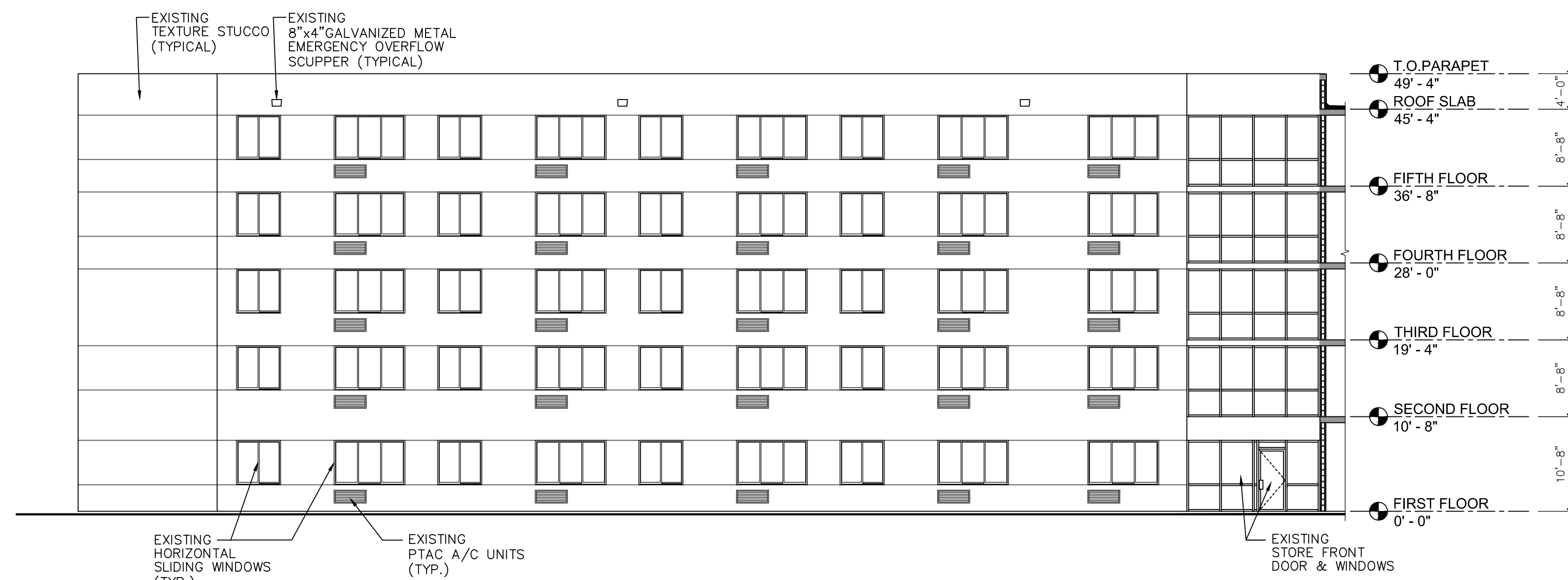
A-2

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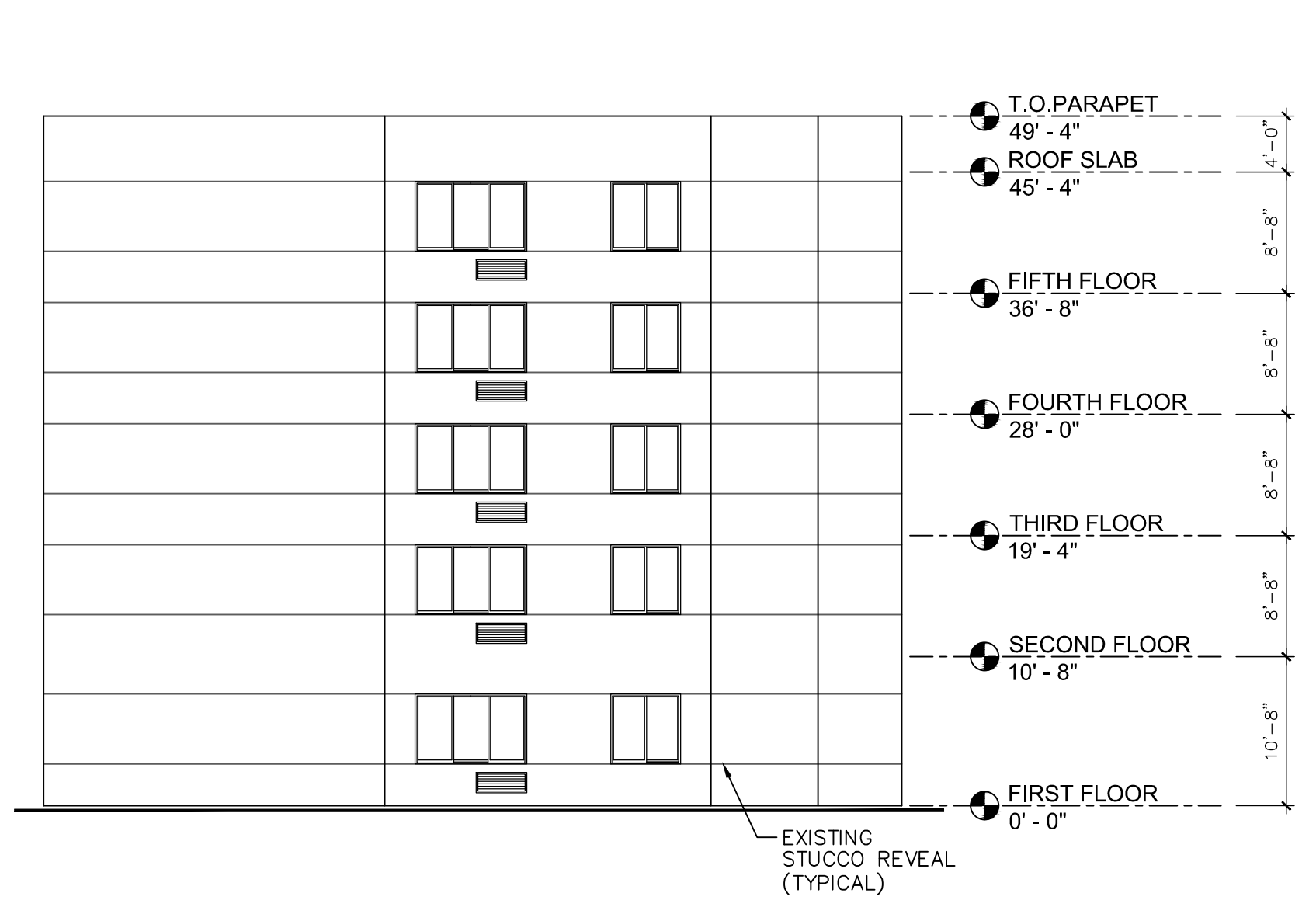
GENERAL NOTE:
ALL INFORMATION AND DIMENSIONS PROVIDED ARE FOR REFERENCE ONLY. ACTUAL EXISTING CONDITIONS & DIMENSIONS MAY VARY SLIGHTLY AND SHOULD BE FIELD VERIFIED BEFORE STARTING NEW WORK (TYPICAL)

REVISIONS:

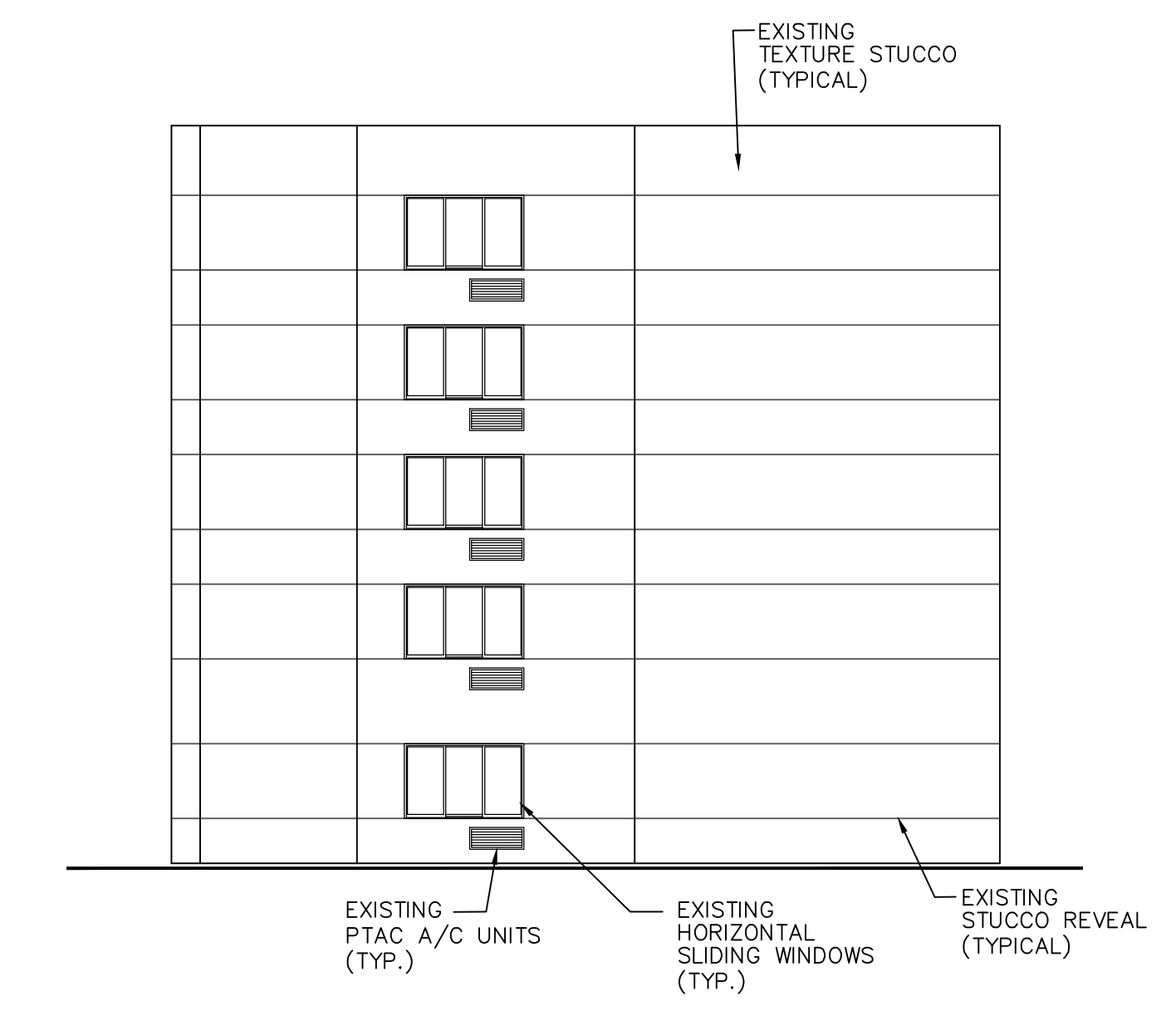
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5 EXISTING PARTIAL WEST ELEVATION
Scale: 3/32" = 1'-0"



6 EXISTING PARTIAL WEST ELEVATION
Scale: 3/32" = 1'-0"

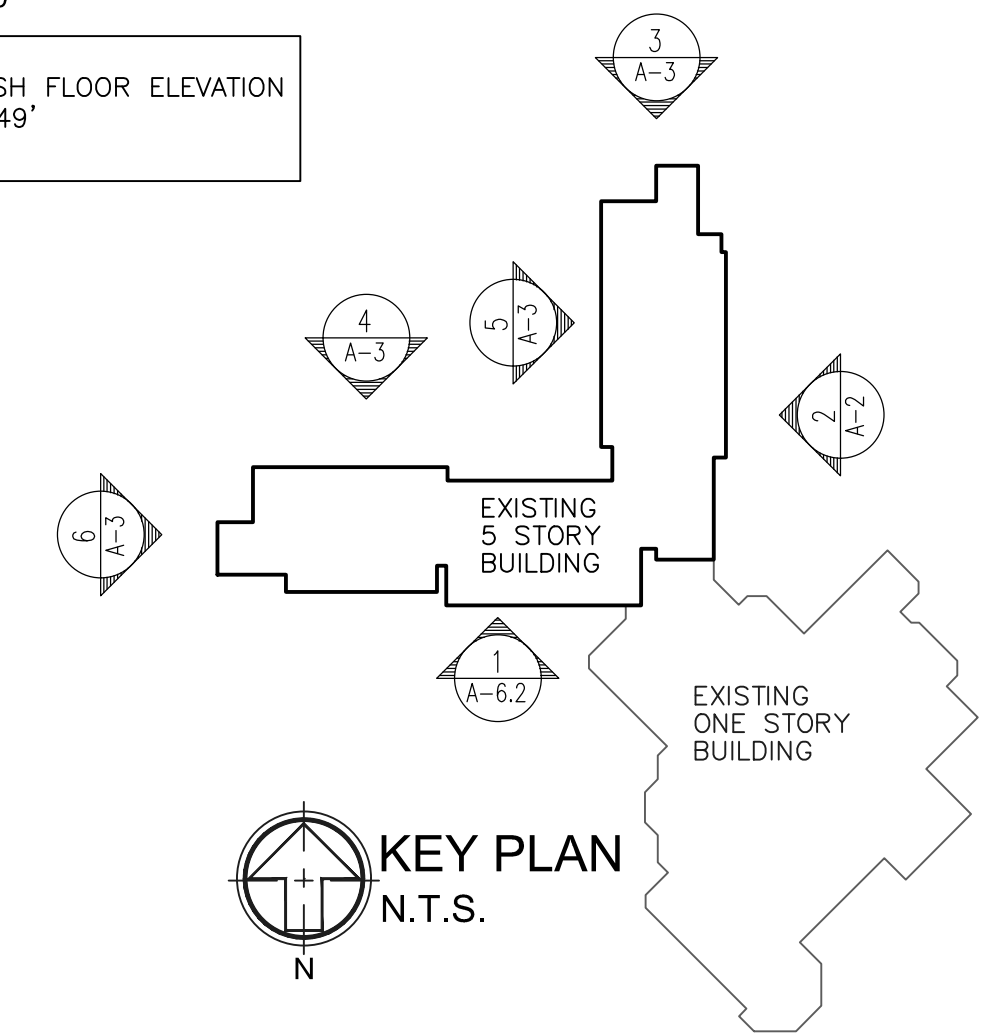


3 EXISTING PARTIAL NORTH ELEVATION
Scale: 3/32" = 1'-0"



4 EXISTING PARTIAL NORTH ELEVATION
Scale: 3/32" = 1'-0"

NOTE:
EXISTING FINISH FLOOR ELEVATION
0'-0" = +6.49'
(TYPICAL)



TSENG CONSULTING GROUP, INC.
ARCHITECTURE • ENGINEERING • PLANNING
21 N.E. 166th STREET, MIAMI, FLORIDA 33162
TEL: (305) 945-4474 FAX: (305) 945-1613
AA-0003166 • EB-0006522 • IB-0001096

EXISTING FEDERATION PLAZA BUILDINGS
PROJECT: FEDERATION PLAZA BUILDINGS
3061 TAFT ST., HOLLYWOOD, FLORIDA 33021
OWNER: FEDERATION PLAZA PRESERVATION, L.P.
c/o RELATED AFFORDABLE, LLC
30 HUDSON YARDS, 72ND FLOOR
NEW YORK, NY 10001 (212) 801-1067

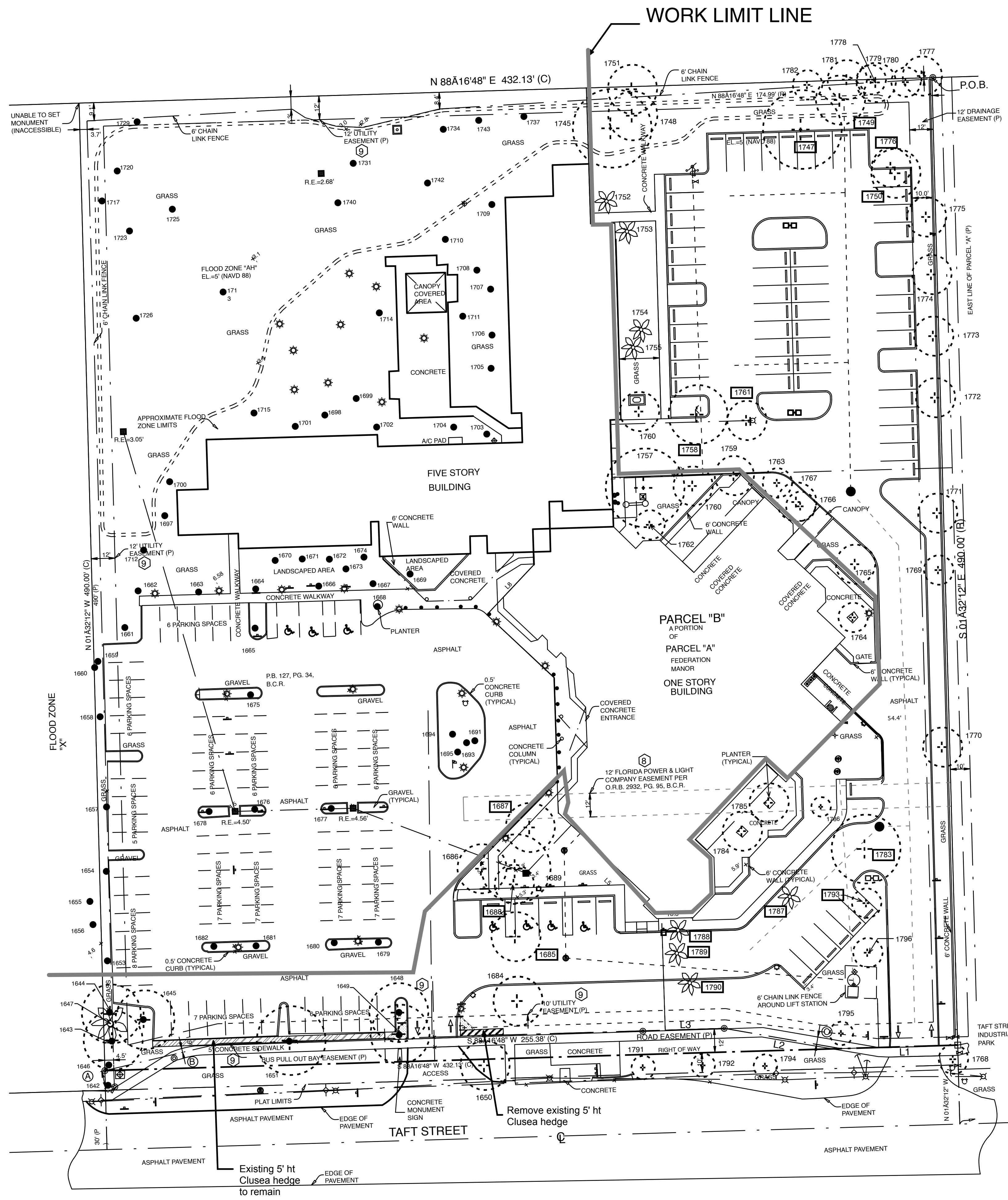
GEORGE S. TSENG
P.E. 51865

EXISTING 5 STORY BUILDING EXTERIOR ELEVATIONS

DATE: 5-24-2023
SHEET:

A-3

This item has been digitally signed and sealed by George S. Tseng on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



TREE TABLE

Disposition	Tree Number	Tree Type	DBH	Canopy	Total Height
Remain	1642	OAK	16"	30'	25'
Remain	1643	OAK	24"	30'	35'
Remain	1644	OAK	24"	30'	35'
Remain	1645	OAK	24"	30'	35'
Remain	1646	OAK	12"	20'	30'
Remain	1647	ARECA PALM	15"	20'	20'
Remain	1648	OAK	18"	30'	40'
Remain	1649	OAK	18"	30'	40'
Remain	1650	OAK	15"	25'	35'
Remove	1651	OAK	24"	35'	40'
Remain	1652	OAK	12"	25'	30'
Remain	1653	OAK	12"	25'	30'
Remain	1654	OAK	12"	25'	30'
Remain	1655	OAK	12"	25'	30'
Remain	1656	OAK	24"	20'	25'
Remain	1657	OAK	15"	25'	30'
Remain	1658	OAK	15"	25'	30'
Remain	1659	OAK	15"	25'	30'
Remain	1660	UNKNOWN PALM	15"	15'	15'
Remain	1661	OAK	24"	40'	60'
Remain	1662	OAK	18"	35'	50'
Remain	1663	OAK	15"	25'	40'
Remain	1664	OAK	10"	15'	25'
Remain	1665	OAK	18"	35'	40'
Remain	1666	OAK	18"	35'	40'
Remain	1667	OAK	18"	35'	40'
Remain	1668	OAK	12"	20'	25'
Remain	1669	UNKNOWN TREE	12"	15'	20'
Remain	1670	QUEEN PALM	12"	15'	20'
Remain	1671	QUEEN PALM	12"	15'	20'
Remain	1672	QUEEN PALM	12"	15'	20'
Remain	1673	QUEEN PALM	12"	15'	20'
Remain	1674	QUEEN PALM	12"	15'	20'
Remain	1675	OAK	12"	20'	25'
Remain	1676	OAK	12"	20'	25'
Remain	1677	OAK	18"	20'	25'
Remain	1678	OAK	18"	20'	25'
Remain	1679	OAK	18"	20'	30'
Remain	1680	OAK	8"	10'	15'
Remain	1681	OAK	10"	15'	20'
Remain	1682	OAK	18"	20'	25'
Remain	1683	OAK	15"	25'	35'
Remove	1684	OAK	24"	25'	35'
Remove	1685	OAK	24"	25'	35'
Remove	1686	OAK	24"	25'	40'
Remove	1687	OAK	24"	25'	40'
Remove	1688	ROYAL POINCIANA	24"	15'	20'
Remain	1689	ROYAL POINCIANA	24"	30'	35'
Remain	1690	GUMBO LIMBO	36"	25'	40'
Remain	1691	QUEEN PALM	8"	35'	35'
Remain	1692	QUEEN PALM	8"	35'	35'
Remain	1693	QUEEN PALM	8"	35'	35'
Remain	1694	QUEEN PALM	8"	35'	35'
Remain	1695	QUEEN PALM	8"	35'	35'
Remain	1696	QUEEN PALM	10"	25'	25'
Remain	1697	QUEEN PALM	10"	25'	25'
Remain	1698	QUEEN PALM	10"	25'	25'
Remain	1699	QUEEN PALM	10"	25'	25'
Remain	1700	QUEEN PALM	10"	20'	20'
Remain	1701	QUEEN PALM	10"	40'	40'
Remain	1702	QUEEN PALM	10"	40'	40'
Remain	1703	QUEEN PALM	10"	40'	40'
Remain	1704	QUEEN PALM	10"	40'	40'
Remain	1705	QUEEN PALM	10"	40'	40'
Remain	1706	QUEEN PALM	10"	40'	40'
Remain	1707	QUEEN PALM	10"	40'	40'
Remain	1708	QUEEN PALM	10"	40'	40'
Remain	1709	QUEEN PALM	10"	40'	40'
Remain	1710	OAK	18"	30'	45'
Remain	1711	OAK	18"	30'	45'
Remain	1712	UNKNOWN TREE	12"	35'	30'
Remain	1713	GUMBO LIMBO	12"	25'	30'
Remain	1714	GUMBO LIMBO	12"	25'	30'
Remain	1715	UNKNOWN TREE	12"	25'	30'
Remain	1717	UNKNOWN TREE CLUSTER	60"	10'	10'
Remain	1720	UNKNOWN TREE CLUSTER	48"	10'	10'
Remain	1723	ROYAL POINCIANA	36"	40'	35'
Remain	1725	ROYAL POINCIANA	18"	25'	30'
Remain	1726	UNKNOWN TREE	30"	35'	30'
Remain	1729	UNKNOWN TREE	18"	15'	25'
Remain	1731	OAK	36"	40'	50'
Remain	1734	OAK	36"	40'	50'
Remain	1737	OAK	36"	40'	50'
Remain	1740	FIGUS TREE	36"	40'	50'
Remain	1742	OAK	18"	40'	50'
Remain	1743	OAK	18"	40'	50'
Remain	1745	GUMBO LIMBO	36"	40'	50'
Remove	1747	GUMBO LIMBO	18"	40'	30'
Dead	1748	GUMBO LIMBO	18"	25'	30'
Remove	1749	GUMBO LIMBO	18"	25'	30'
Remove	1750	Dead	18"	25'	30'
Remain	1751	CARROTWOOD	18"	25'	30'
Remain	1752	QUEEN PALM	10"	25'	30'
Remain	1753	QUEEN PALM	10"	25'	30'
Remain	1754	QUEEN PALM	10"	25'	30'
Remain	1755	QUEEN PALM	10"	25'	30'
Remain	1756	OAK	18"	40'	45'
Remain	1757	OAK	18"	40'	45'
Remove	1758	OAK	15"	30'	35'
Remain	1759	OAK	12"	20'	35'
Remain	1761	OAK	12"	20'	35'
Remain	1762	OAK	12"	15'	20'
Remain	1763	CARROTWOOD	12"	15'	20'
Remain	1764	GUMBO LIMBO	12"	15'	20'
Remain	1765	GUMBO LIMBO	18"	20'	35'
Remain	1766	GUMBO LIMBO	18"	20'	35'
Remain	1767	GUMBO LIMBO	18"	20'	35'
Dead	1768	GUMBO LIMBO	10"	15'	25'
Remain	1769	GUMBO LIMBO	10"	15'	25'
Remain	1770	GUMBO LIMBO	12"	20'	25'
Remain	1771	GUMBO LIMBO	12"	20'	25'
Remain	1772	GUMBO LIMBO	12"	20'	25'
Remain	1773	GUMBO LIMBO	12"	20'	25'
Remain	1774	GUMBO LIMBO	12"	20'	25'
Remain	1775	GUMBO LIMBO	12"	20'	25'
Remove	1776	CARROTWOOD	12"	20'	30'
Remain	1777	CARROTWOOD	10"	20'	25'
Remain	1778	CARROTWOOD	10"	15'	20'
Remain	1779	CARROTWOOD	10"	15'	20'
Remain	1780	CARROTWOOD	12"	20'	30'
Remain	1781	CARROTWOOD	12"	20'	30'
Remove	1782	CARROTWOOD	10"	15'	25'
Remove	1783	GUMBO LIMBO	24"	35'	50'
Remain	1784	UNKNOWN TREE	12"	20'	30'
Remain	1785	UNKNOWN TREE	12"	20'	30'
Remain	1786	HONG KONG ORCHID TREE	8"	10'	25'
Remove	1787	QUEEN PALM	10"	25'	25'
Remove	1788	QUEEN PALM	10"	25'	25'
Remove	1789	QUEEN PALM	10"	25'	25'
Remove	1790	QUEEN PALM	10"	25'	25'
Remain	1791	GUMBO LIMBO	10"	12'	20'
Remain	1792	GUMBO LIMBO	12"	15'	25'
Remove	1793	GUMBO LIMBO	10"	15'	20'
Remain	1794	GUMBO LIMBO	10"	15'	20'
Remain	1795	GUMBO LIMBO	10"	15'	20'
Remain	1796	GUMBO LIMBO	10"	15'	20'

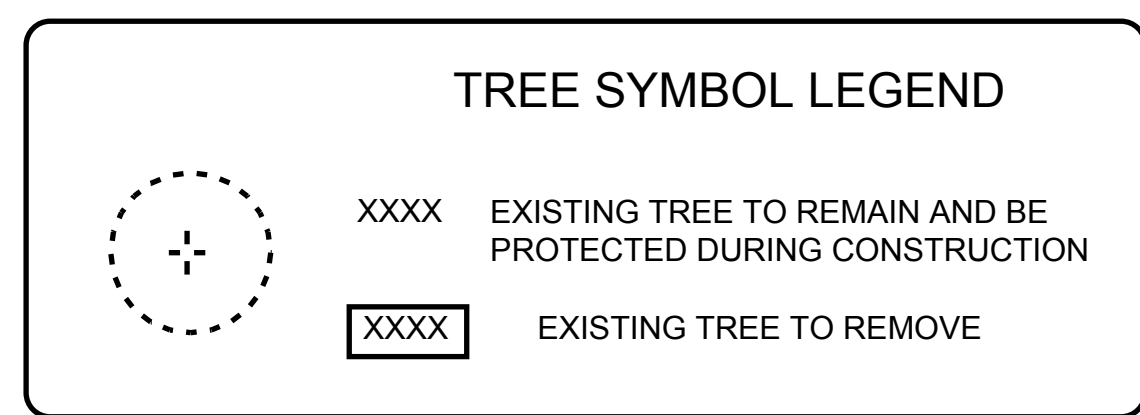
Mitigation Calculations

1. TOTAL DBH TO REMOVE = 165" PLUS (4) PALMS

2. TO BE MITIGATED AS FOLLOWS:

(165"/2" DBH.) = 83 TREES MINUS 64 trees, (32 new trees and 11 palms oversized to equal 2 trees).
 83-69 trees = 14 trees to be mitigated by payment at (350.00)each

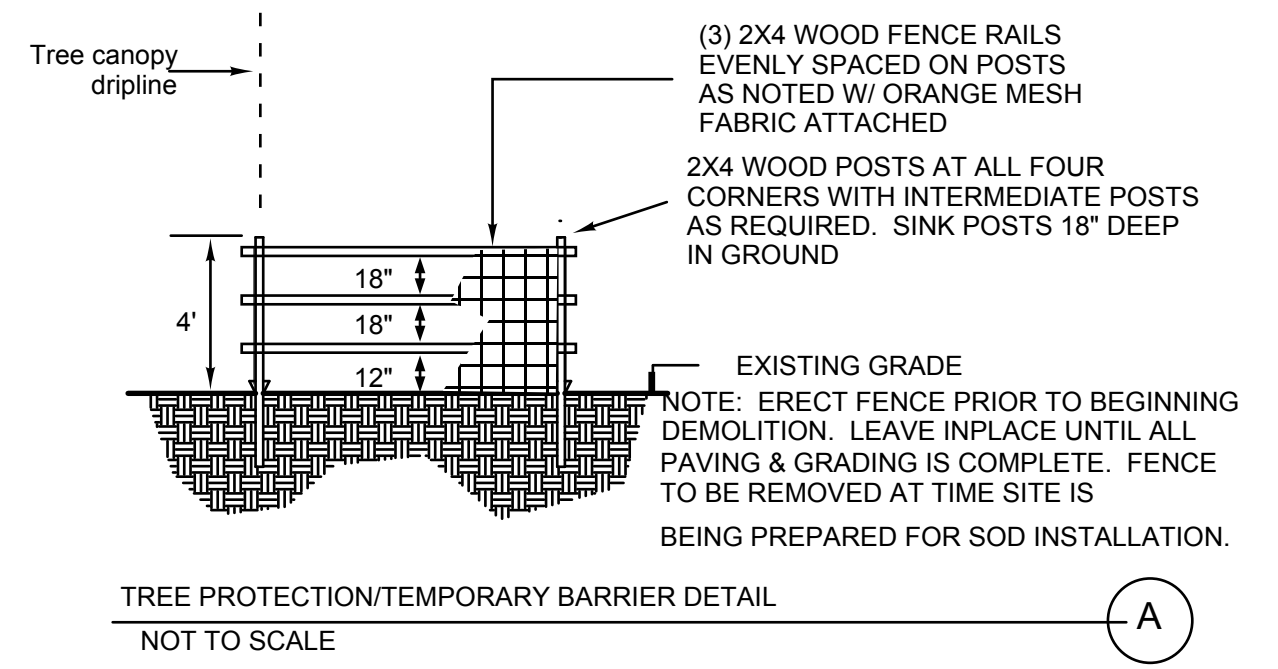
TOTAL OF ALL MITIGATION REQUIRED TO BE PAID INTO TREE FUND \$4,900.00



CLEANUP NOTE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXISTING EXOTIC LANDSCAPE MATERIAL AND ROOTS WITHIN THE SCOPE AREA.

ROOT BARRIER WILL BE PLACED ALONG ANY PAVEMENT WITHIN 5' OF ANY NEWLY SUPPLIED OR TRANSPLANTED TREE OR PALM. SEE SHEET L-2 FOR SPECIFICATIONS.



NO.	DATE	REVISION	BY
01.	5-22-23	PARKING LOT REVISION	JS

PROJECT
213540
Drawn: 4-9-23

SCALE
Checked: JS

james santiago
landscape architecture and design
612 NE 14th Ave. Unit A, Fort Lauderdale, FL 33304
Tel. 954-560-1695
Email, Jsantiagolainc@gmail.com

Tree Disposition Plan

Federation Plaza

Parking Lot Expansion
1381 Taft Street Hollywood, FL

SHEET
TD-1
of 1