

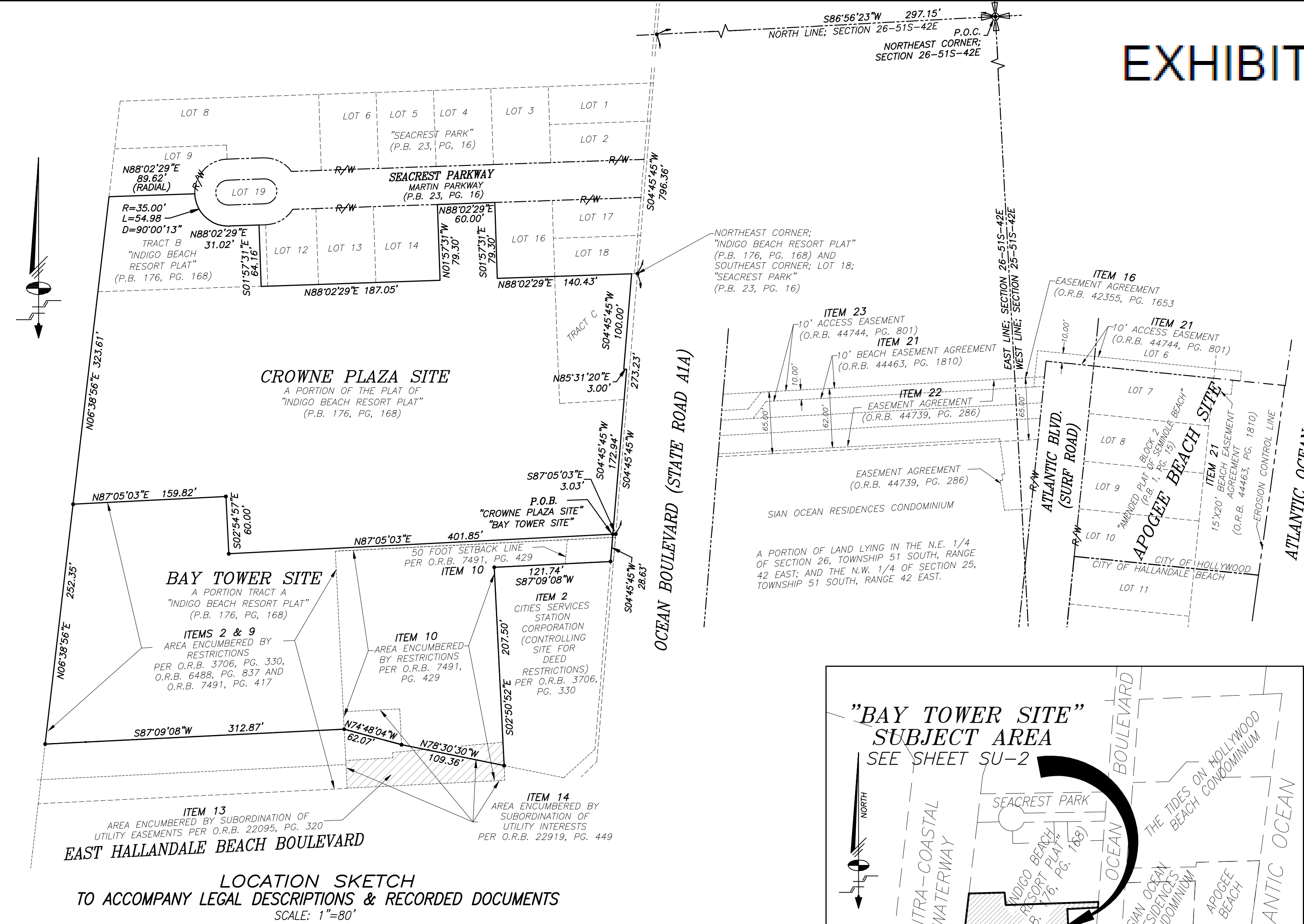
GENERAL LEGEND:

AERIAL TARGET
ALUMINUM LIGHT POST (SINGLE)
ALUMINUM LIGHT POST (DOUBLE)
ALUMINUM LIGHT POST (TRIPLE)
ALUMINUM LIGHT POST (QUAD)
ANCHOR/GUY WIRE
BACKFLOW PREVENTER ASSEMBLY
CABLE TELEVISION BOX
CATCH BASIN
CENTERLINE
CHECK VALVE ASSEMBLY
CIRCULAR DRAIN
COLUMN (CIRCULAR)
COLUMN (SQUARE)
CONCRETE LIGHT POLE
CONCRETE LIGHT POLE (DOUBLE)
CONCRETE POWER POLE
CONTROL POINT
CURB INLET
ELECTRIC BOX
ELECTRIC HAND HOLE
ELEVATIONS (SEE NOTES FOR DATUM)
FIRE HYDRANT
FLAGPOLE
FLOW LINE
FORCE MAIN MANHOLE
FORCE MAIN VALVE
F.P.L. ELECTRIC MANHOLE
F.P.L. TRANSFORMER PAD
F.P.L. TRANSMISSION POLE
GAS MANHOLE
GAS METER
GAS PUMP
GAS VALVE
GREASE TRAP MANHOLE
GROUND LIGHTING
GUARD POST
IRRIGATION HAND HOLE
IRRIGATION VALVE
MAILBOX
MONITOR WELL
MONUMENT LINE
OVERHEAD WIRES (APPROXIMATE)
P-5 INLET
P-6 INLET
PARKING METER
PEDESTRIAN CROSSING SIGNAL
PERMANENT REFERENCE MONUMENT
POST INDICATOR VALVE
VACUUM BREAKER ASSEMBLY
PROPERTY LINE
SANITARY SEWER CLEANOUT
SANITARY SEWER MANHOLE
SEWER CONNECTION
SIGN POST
SPRINKLER PUMP
STANDPIPE
STORM SEWER MANHOLE
STREET LIGHT HAND HOLE
SWALE INLET
TELEPHONE BOX (SOUTHERN BELL)
TELEPHONE HAND HOLE
TELEPHONE MANHOLE (SO. BELL)
TELEPHONE PAYPHONE
TRAFFIC HAND HOLE
TRAFFIC UTILITY BOX
TRAFFIC SIGNAL POST
UNDERGROUND UTILITY MARKER
UNKNOWN UTILITY MANHOLE
UNKNOWN UTILITY HAND HOLE
WATER MANHOLE
WATER METER
WATER VALVE
WOOD LIGHT POLE
WOOD POWER POLE
HANDICAP PARKING
STROLLER PARKING

ABBREVIATIONS:

(A) denotes BEED DISTANCE
(L) denotes DISTANCE BY LEGAL DESCRIPTION
(M) denotes MEASURED DISTANCE
(N) denotes RECORD DISTANCE
L.B.C. denotes LANDSCAPE BUFFER DISTANCE
L.E. denotes UTILITY EASEMENT
DOTTED UNDERGROUND UTILITIES (APPROXIMATE)

COMMUNICATION
DRAINAGE
ELECTRIC
FORCE MAIN
IRRIGATION
NATURAL GAS
SANITARY SEWER
WATER



LEGAL DESCRIPTION OF "BAY TOWER SITE":

A PORTION OF INDIGO BEACH RESORT PLAT ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 176, AT PAGE 168 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 51 SOUTH, RANGE 42 EAST; THENCE RUNNING WESTERLY ALONG THE NORTH LINE OF SAID SECTION 26, A DISTANCE OF 297.15 FEET TO A POINT ON THE WEST LINE OF THE RIGHT OF WAY OF U.S. ROAD A-1-A (STATE ROAD #140, KNOWN AS OCEAN BEACH ROAD) AS DESCRIBED IN EASEMENT DEED FROM HALLANDALE BEACH IMPROVEMENTS CO., A FLORIDA CORPORATION TO THE STATE OF FLORIDA, DATED APRIL 13, 1932, AND RECORDED IN DEED BOOK 232, PAGE 265, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTHERLY ALONG THE WEST RIGHT OF WAY LINE OF THE AFORESAID U.S. ROAD A-1-A SOUTH 04 DEGREES 45 MINUTES 45 SECONDS WEST, A DISTANCE OF 796.36 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID INDIGO BEACH RESORT PLAT ACCORDING TO THE PLAT THEREOF, AS RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA ALSO BEING THE SOUTHEAST CORNER OF LOT 18 SEACREST PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 16 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE CONTINUE SOUTHERLY ALONG THE WEST RIGHT OF WAY LINE OF THE AFORESAID U.S. ROAD A-1-A SOUTH 04 DEGREES 45 MINUTES 45 SECONDS WEST, A DISTANCE OF 273.23 FEET TO A POINT; THENCE SOUTH 87 DEGREES 05 MINUTES 03 SECONDS WEST 3.03 FEET TO A POINT BEING THE POINT OF BEGINNING OF THE FOLLOWING PARCEL OF LAND; THENCE SOUTH 04 DEGREES 45 MINUTES 45 SECONDS WEST A DISTANCE OF 28.63 FEET TO A POINT; THENCE SOUTH 87 DEGREES 09 MINUTES 08 SECONDS WEST FOR A DISTANCE OF 121.74 FEET TO A POINT; THENCE SOUTH 02 DEGREES 50 MINUTES 52 SECONDS EAST FOR A DISTANCE OF 207.50 FEET TO A POINT; THENCE NORTH 78 DEGREES 30 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 109.36 FEET TO A POINT; THENCE NORTH 74 DEGREES 48 MINUTES 04 SECONDS WEST FOR A DISTANCE OF 62.07 FEET TO A POINT; THENCE SOUTH 87 DEGREES 09 MINUTES 08 SECONDS WEST FOR A DISTANCE OF 312.87 FEET TO A POINT; THENCE NORTH 06 DEGREES 39 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 252.35 FEET TO A POINT; THENCE NORTH 87 DEGREES 05 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 159.82 FEET TO A POINT; THENCE SOUTH 02 DEGREES 54 MINUTES 57 SECONDS EAST FOR A DISTANCE OF 60.00 FEET TO A POINT; THENCE NORTH 87 DEGREES 05 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 401.85 FEET TO THE POINT OF BEGINNING.

THE ABOVE REFERENCE PARCEL CONTAINS 104,820 SQ. FEET MORE OR LESS, 2.41 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATION:

THIS IS CERTIFY THAT THIS MAP OR PLAT, SHEETS SU-1 THROUGH SU-4, INCLUSIVE, AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 11(c), 13, and 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 26 OF 2013.

THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

Schwabke-Shishin & Associates, Inc.

By: MARK STEVEN JOHNSON, SEC/TREASURER
PROFESSIONAL LAND SURVEYOR No. 4775
STATE OF FLORIDA.

CERTIFIED TO:

—CHICAGO TITLE INSURANCE COMPANY.
—TBD
—GREENBERG TRAURIG, P.A.

EXHIBIT B

CERTIFICATE OF SEARCH OWNERSHIP AND ENCUMBRANCE REPORT
PREPARED BY CHICAGO TITLE INSURANCE COMPANY
UNDER FILE NUMBER 4972000, DATED SEPTEMBER 11, 2014 AT 6:00 A.M.

- Plat - Filed: March 15, 2007 - Plat Book 176, Page 168
Affects - Plottable items shown on survey
- Special Warranty Deed/Restrictions - Filed: July 16, 1968 - O.R.B. 3706, Pg. 330
Affects - Shown on Location Sketch & Survey
- Easement Deed (Utility Easement) - Filed: November 7, 1972 - O.R.B. 5048, Pg. 280
Affects - Shown on Survey
- Easement Deed (Utility Easement) - Filed: November 7, 1972 - O.R.B. 5048, Pg. 283
Affects - Shown on Survey
- Easement Deed (Utility Easement) - Filed: November 7, 1972 - O.R.B. 5048, Pg. 286
Affects - Shown on Survey
- Easement (F.P. & L. Co. Easement) - Filed: March 21, 1973 - O.R.B. 5207, Pg. 717
Affects - Shown on Survey
- Agreement Releasing Covenants- Filed: February 13, 1976 - O.R.B. 6488, Pg. 837
Affects - Shown on Location Sketch
- Easement (BellSouth Easement) - Filed: April 5, 1976 - O.R.B. 6542, Pg. 985
Affects - Shown on Survey
- Agreement - Filed: March 30, 1978 - O.R.B. 7491, Pg. 417
Affects - Shown on Location Sketch
- Special Warranty Deed/Restrictions - Filed: March 30, 1978 - O.R. B. 7491, Pg. 429
Affects - Shown on Survey
- Easement (F.P. & L. Co. Easement) - Filed: July 26, 1978 - O.R.B. 7684, Pg. 563
Affects - Shown on Survey
- Easement (F.P. & L. Co. Easement) - Filed: July 26, 1978 - O.R.B. 7684, Pg. 565
Affects - Shown on Survey
- Subordination of Utility Interests - Filed: May 5, 1994 - O.R.B. 22095, Pg. 320
Affects - Shown on Location Sketch
- Subordination of Utility Interests - Filed: December 9, 1994 - O.R.B. 22919, Pg. 449
Affects - Shown on Location Sketch
- Notice Regarding Intracoastal Waterway Right-of-Way - Filed: April 20, 1998 - O.R.B. 28071, Pg. 945
Affects - Not plottable
- Easement Agreement (Ingress & Egress & Parking Easement) - Filed: July 7, 2006 - O.R.B. 42355, Pg. 1653
Affects - Shown on Location Sketch
- Security/Lien Agreement Installation of Required Improvements - Filed: March 15, 2007 - O.R.B.43751, Pg. 1502
Affects - Not plottable
- Amendment to Easement Agreement (Ingress-Egress & Parking Easement) Filed: August 8, 2007 - O.R.B. 44448, Pg. 1227
Affects - Not Plottable
- Declaration of Covenant - Filed: August 10, 2007 - O.R.B. 44463, Pg. 1722
Affects all of Plat of "Indigo Beach Resort Plat" - Not Plottable
- Covenant on Easement Agreement - Filed: August 10, 2007 - O.R.B. 44463, Pg. 1730
Affects - Not Plottable

Exhibit A - Legal Description
Affects - describes Bay Tower Site

Exhibit B - Legal Description
Affects - describes Apogee Beach Site

Exhibit C - Legal Description
Affects - describes Crowne Plaza Site

Exhibit D - Water Line Easement
Affects - Shown on Sheet SU-3 - lies on Bay Tower Site

Exhibit E - Sewer Line Easement
Affects - Shown on Sheet SU-3 - lies on Crowne Plaza Site

Exhibit F - Shared Sewer Line Easement -
Affects - Shown on Sheet SU-3 - lies on Crowne Plaza Site

Exhibit G - Hotel Parking Insurance Requirements
Affects - Not plottable

Exhibit H - Sketch of Temporary Function Space Easement
Affects - Shown on Surveys & Sheet SU-3 - lies on Bay Tower Site and Crowne Plaza Site

Exhibit I - Temporary Function Space Insurance Requirements
Affects - Not plottable

Exhibit J - Sketch of Marina Improvements
Affects - Not plottable - Noted on Surveys - lies within limits of privately owned submerged land adjacent to the plat of "Indigo Beach Resort Plat"

Exhibit K - Sketch of Marina Easement
Affects - Shown on Surveys & Sheet SU-3 - lies on Bay Tower Site & Crowne Plaza Site

Exhibit L - Marina Parcel Insurance Requirements
Affects - Not plottable

Exhibit M - Sketch of Existing Road
Affects - Shown on Sheet SU-3 - lies on Bay Tower Site & Crowne Plaza Site

Exhibit N - Sketch of Road Closure Area
Affects - Shown on Sheet SU-3 - lies on Crowne Plaza Site

Exhibit O - Sketch of Secondary Road Closure Area
Affects - Shown on Sheet SU-3 - lies on Crowne Plaza Site

Exhibit P - Sketch of Temporary Loading Dock
Affects - Shown on Sheet SU-4 - lies on Crowne Plaza Site

Exhibit Q - Temporary Loading Dock Easement
Affects - Shown on Sheet SU-4 - lies on Crowne Plaza Site

Exhibit R - Sketch of Loading Dock Access Easement
Affects - Shown on Sheet SU-4 - lies on Bay Tower Site and Crowne Plaza Site

Exhibit S - Sketch of Large Truck Loading Dock Access Easement
Affects - Shown on Sheet SU-4 - lies on Bay Tower Site and Crowne Plaza Site

Exhibit T - Insurance Requirements
Affects - Not plottable

Exhibit U - Sketch of Encroachment Area
Affects - Shown on Sheet SU-4 - lies on Bay Tower Site and Crowne Plaza Site

Exhibit V - Sketch of Location of Wooden Construction Fence
Affects - Shown on Sheet SU-4 - lies on Crowne Plaza Site - shown on Exhibit W

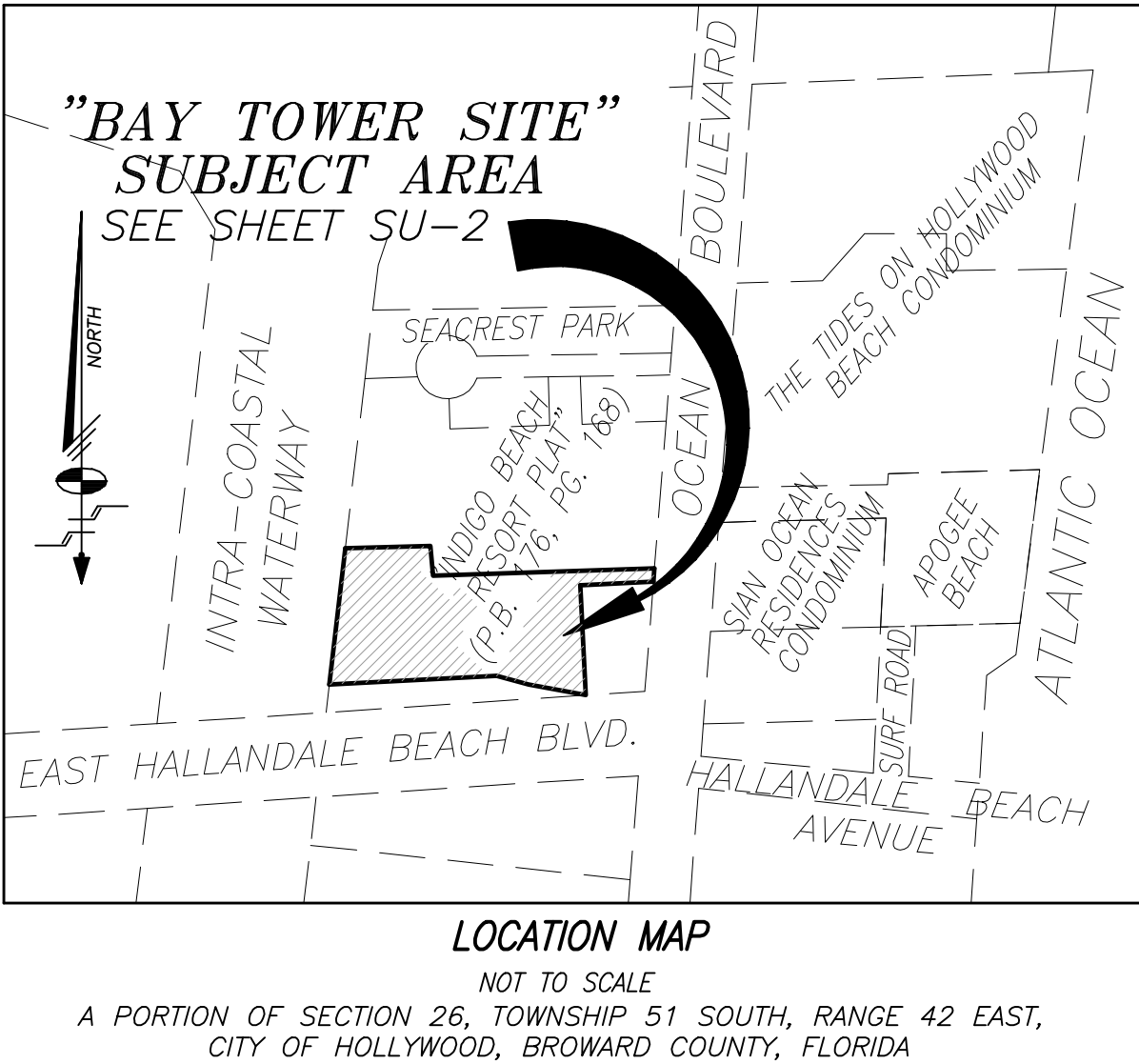
Exhibit W - Sketch of Temporary Construction Easement
Affects - Shown on Sheet SU-4 - lies on Crowne Plaza Site

Exhibit X - Encroachment Area Insurance Requirements
Affects - Not plottable

Exhibit Y - Sketch of Roadway
Affects - Shown on Sheet SU-4 - lies on Bay Tower Site and Crowne Plaza Site

Exhibit Z - Sketch of Temporary Sign Easement
Affects - Shown on Sheet SU-7 - lies on Bay Tower Site

- Beach Easement Agreement (Access to Beach) - Filed: August 10, 2007 - O.R.B. 44463, Pg. 1810
Affects - Shown on Location Sketch
- Second Amendment to Easement Agreement (Access to Beach)
Filed: October 22, 2007 - O.R.B. 44739, Pg. 286
Affects - Shown on Location Sketch
- Easement (Access to Beach) - Filed: October 23, 2007 - O.R.B. 44744, Pg. 801
Affects - Shown on Location Sketch
- Notice of Change of Address - Filed: August 3, 2011 - O.R.B. 48085, Pg. 1368
Affects - Not plottable - Referenced to O.R.B. 44463, Pg. 1730



NOTES:

- THIS IS A BOUNDARY SURVEY-ALTA/ACSM LAND TITLE SURVEY.
- BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF S04°45'45"W. ALONG THE CENTER LINE OF OCEAN BOULEVARD (STATE ROAD A1A), AS REFERENCED BY THE WESTERLY RIGHT-OF-WAY THEREOF AS SHOWN HEREON.
- UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS.
- THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY HAZARDOUS PARTIES.
- PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD NAMED ZONE "AE (EL 7)" PER FLOOD INSURANCE RATE MAP NUMBER 12011C0751 H, MAP DATED AUGUST 18, 2014, COMMUNITY NO 125113 (N.A.V.D. 1988).
- VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON, HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND ITEMS.
- DISTANCES ALONG BOUNDARY OF SUBJECT PROPERTY ARE RECORD AND/OR MEASURED UNLESS OTHERWISE STATED.
- SHOWN HEREON ARE PLOTTABLE EASEMENTS AND RIGHTS-OF-WAY REFLECTED IN THE CERTIFICATE OF SEARCH, OWNERSHIP AND ENCUMBRANCE REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, UNDER FILE NUMBER 4972000, DATED SEPTEMBER 11, 2014 AT 6:00 A.M.
- ELEVATIONS SHOWN HEREON REFER TO NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929, AND ARE EXPRESSED IN FEET.
- BENCHMARKS
a) BROWARD COUNTY BENCH MARK NUMBER 3959: CAP AT E END OF N PARKING LOT OF W EDGE OF E SEAWALL OF "HEMISPHERE", #1950 S OCEAN DRIVE (HWY A1A), CAP 33' NNE OF INSIDE SE CORNER OF PARKING LOT. CAP 27.5' SE OF INSIDE NE CORNER OF PARKING LOT. CAP IS A STANDARD DNR BRASS DISK AND IS FLUSH W/SURFACE OF SEAWALL. FOUND GOOD. 12-18-2006. ELEVATION 9.27' N.G.V.D.
- PROPERTY FOLIO NUMBER: 5142-26-22-0010 PER BROWARD PROPERTY APPRAISER.
- PROPERTY AS DESCRIBED HEREON CONTAINS 104,820 SQUARE FEET, MORE OR LESS, (2.41 ACRES, MORE OR LESS) NET AREA.
- PROPERTY ADDRESS: 4000 SOUTH OCEAN DRIVE, HOLLYWOOD, FLORIDA.
- THE SUBJECT PARCEL HAS LEGAL AND PHYSICAL VEHICULAR ACCESS TO OCEAN BOULEVARD BY WAY OF A PLATTED ACCESS EASEMENT ACROSS THE NORTHERLY ADJUTOR. A CONSTRUCTED NON-EXCLUSIVE ENTRANCE AND DRIVE LIE WITHIN THE PLATTED EASEMENT.

REFERENCE B-1901

Schwabke-Shishin & Associates, Inc.
LAND SURVEYORS
ENGINEERS
3340 CORPORATE WAY, MIAMI, FLORIDA 33025
TEL (954) 435-7010 FAX (954) 438-3288

CERTIFICATE OF AUTHORIZATION No. LB-07

Checked By: R.E. Date: 04-22-14
Scale: AS SHOWN
Sheet SU-1 of SU-7 Sheet(s)

Drawn By: L.E.G. Date: 04-14-14
Order No. 207232 F.B. No.: BC-577 Pg. 54
File No. B-1983

NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper.

This is a "Boundary Survey."

Section 26, Township 51 South, Range 42 East, City of Hollywood, Broward County, Florida

ALTA/ACSM LAND TITLE SURVEY
PREPARED FOR: RELATED GROUP

A PORTION OF "INDIGO BEACH RESORT PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 176, AT PAGES 168 THROUGH 170, INCLUSIVE, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

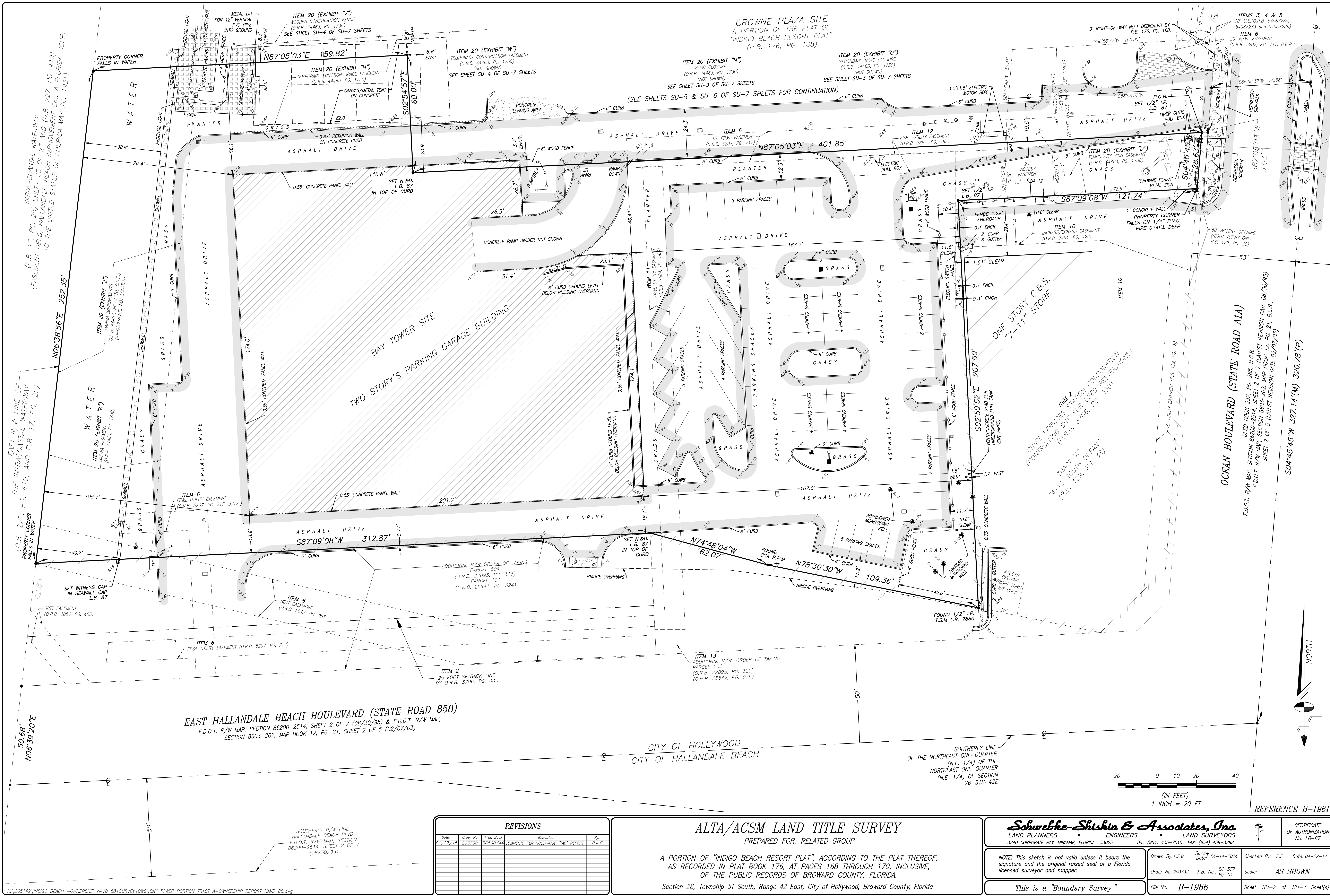
REVISIONS

Rev.	Date	Order No.	Drawn By	Checked By	Remarks
1	07/22/13	203240	REVISION	REVISION	REVISION

REFERENCE B-1961

B-1983

SHEET SU-1 OF SU-7 SHEETS



K:\265142\INDIGO BEACH - OWNERSHIP NAVD 88\SURVEY\DWG\BAY TOWER PORTION TRACT A-OWNERSHIP REPORT NAVD 88.dwg

REVISIONS				
Date	Order No.	Field Book	Remarks	By
01/27/2015	203730	BC590/44	COMMENTS PER HOLLYWOOD "IAC" REPORT	R.A.F.

ALTA/ACSM LAND TITLE SURVEY

PREPARED FOR: RELATED GROUP

A PORTION OF "INDIGO BEACH RESORT PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 176, AT PAGES 168 THROUGH 170, INCLUSIVE, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Section 26, Township 51 South, Range 42 East, City of Hollywood, Broward County, Florida

Schwebke Shishkin & Associates, Inc.

LAND PLANNERS ENGINEERS LAND SURVEYORS

3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 TEL: (954) 435-7010 FAX: (954) 438-3288

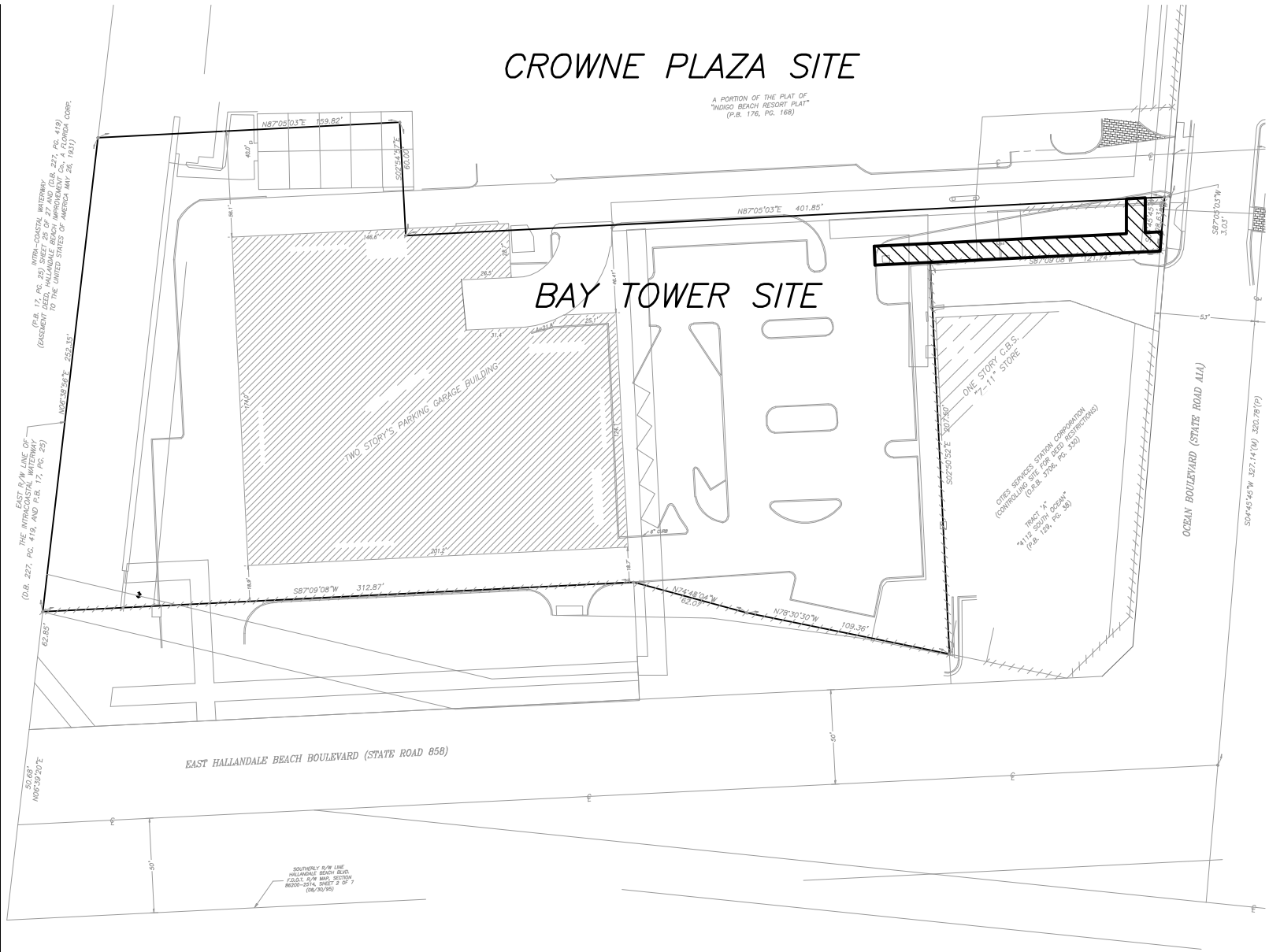
NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper.

Drawn By: L.E.G. Survey Date: 04-14-2014 Checked By: R.F. Date: 04-22-14

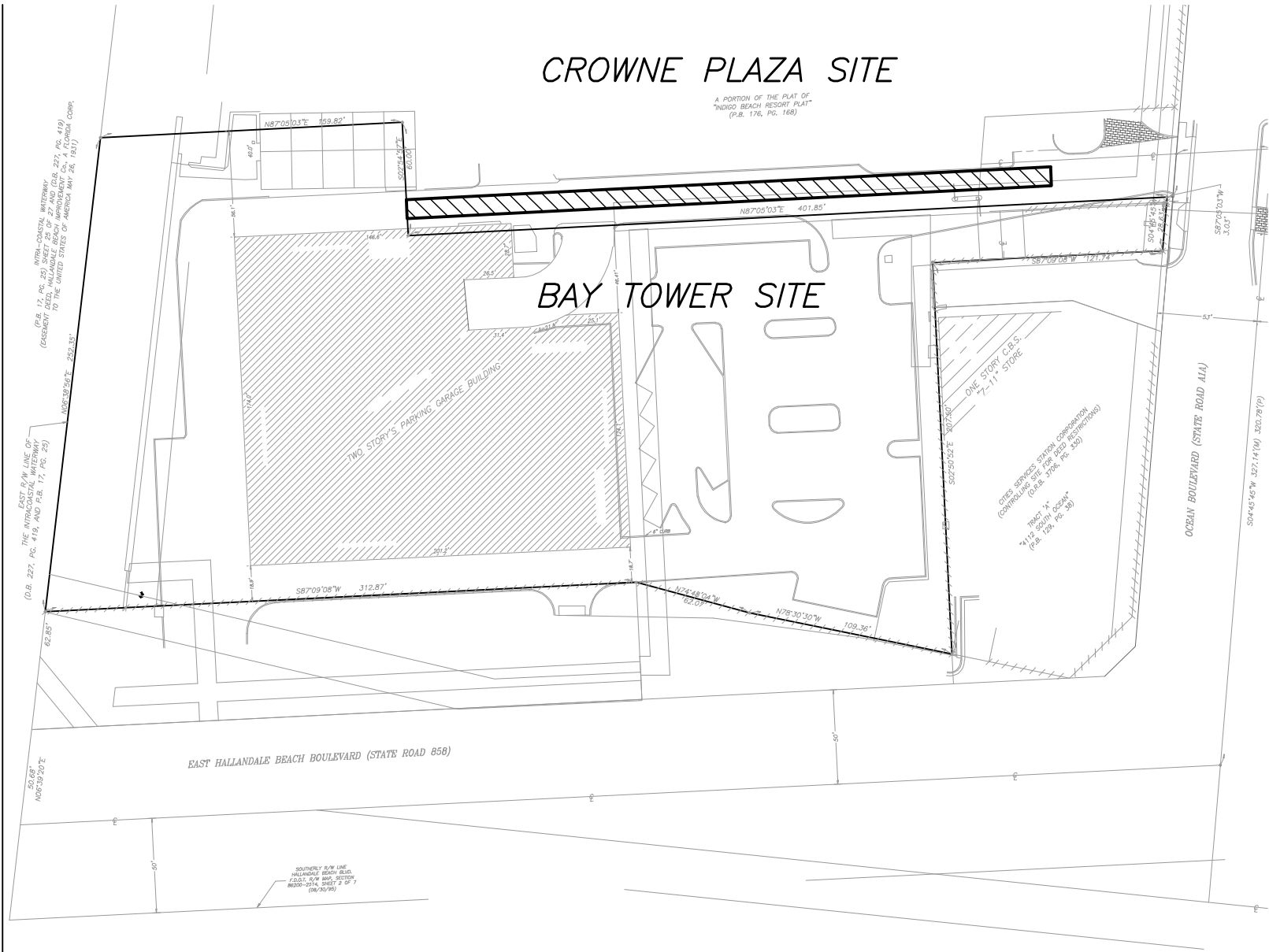
Order No. 203732 F.B. No.: BC-577 Pg. 54 Scale: AS SHOWN

File No. B-1986 Sheet SU-2 of SU-7 Sheet(s)

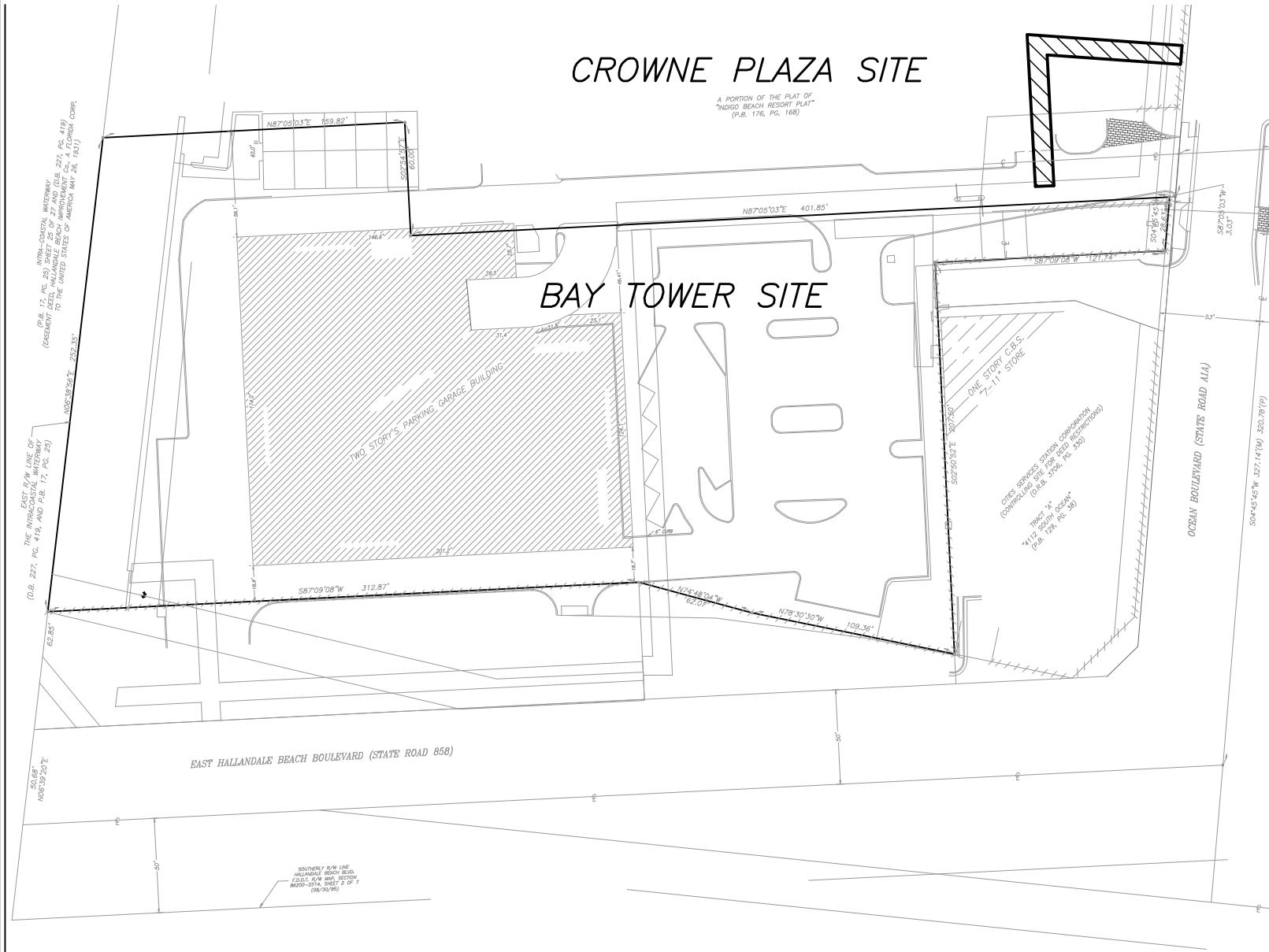
CERTIFICATE OF AUTHORIZATION No. LB-87



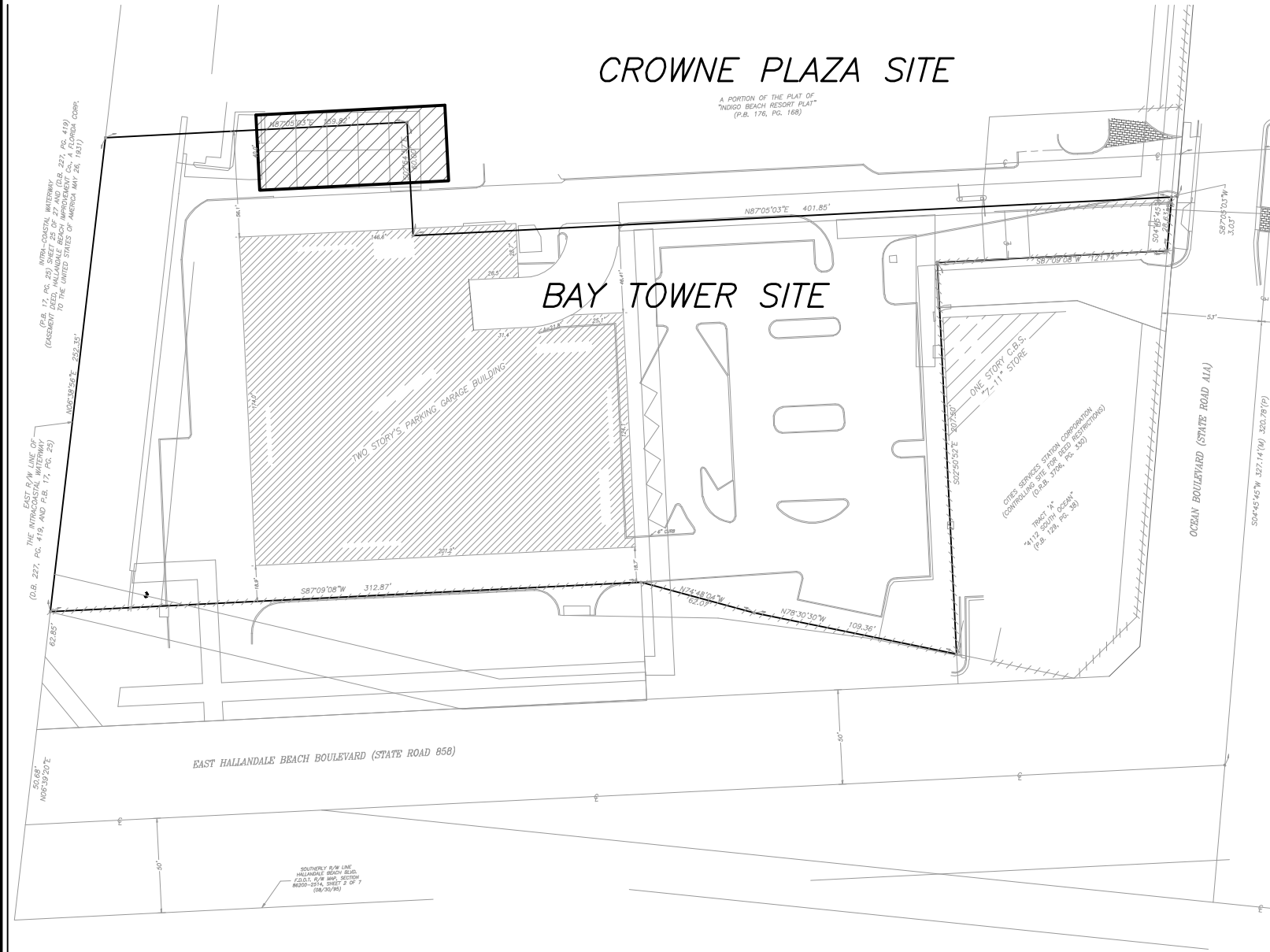
ITEM 20
EXHIBIT "D"
WATER LINE EASEMENT
"COVENANT AND EASEMENT AGREEMENT"
OFFICIAL RECORDS BOOK 44463, PAGE 1730
(See Page 1770)



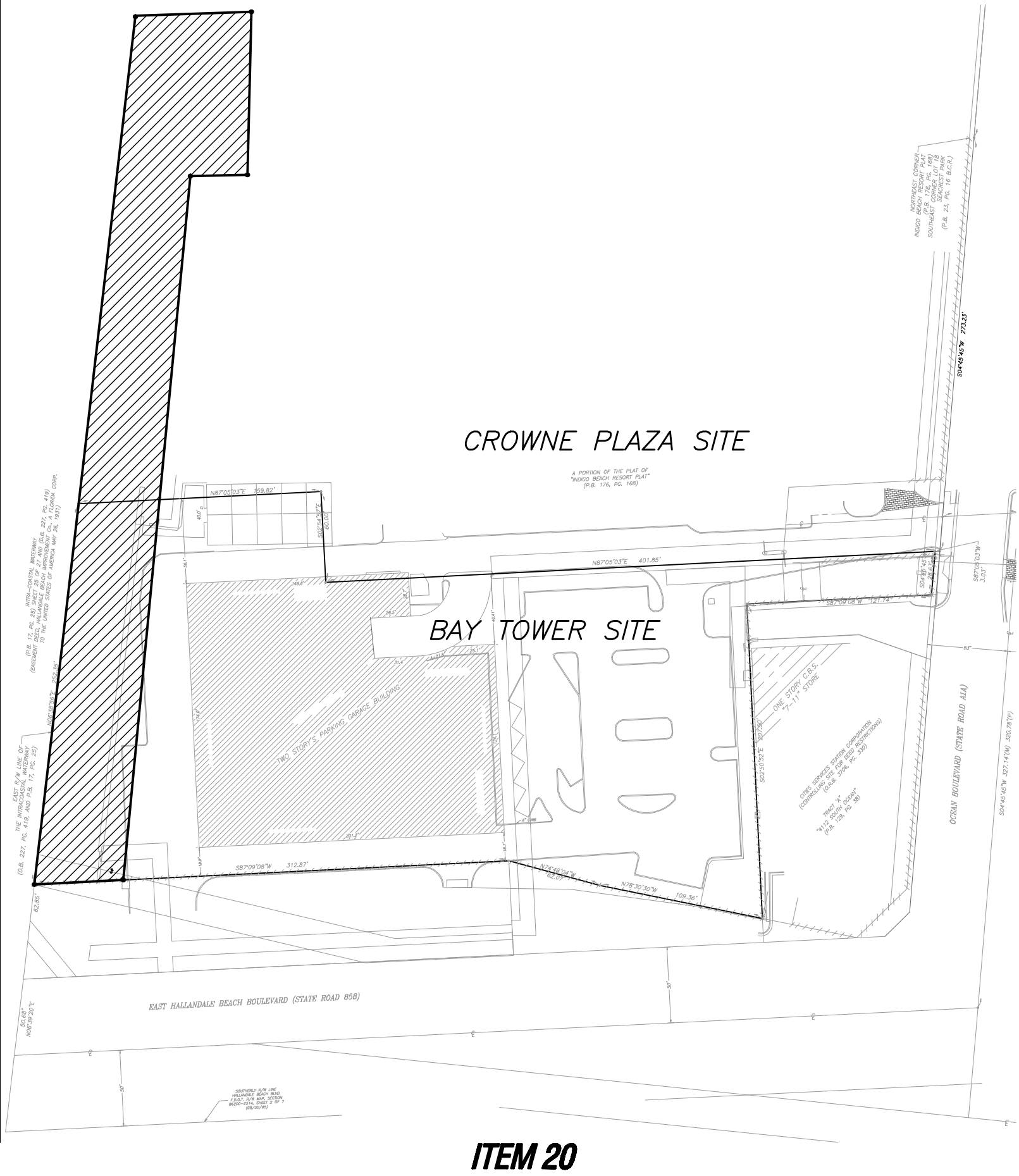
ITEM 20
EXHIBIT "E"
SEWER LINE EASEMENT
"COVENANT AND EASEMENT AGREEMENT"
OFFICIAL RECORDS BOOK 44463, PAGE 1730
(See Page 1772)



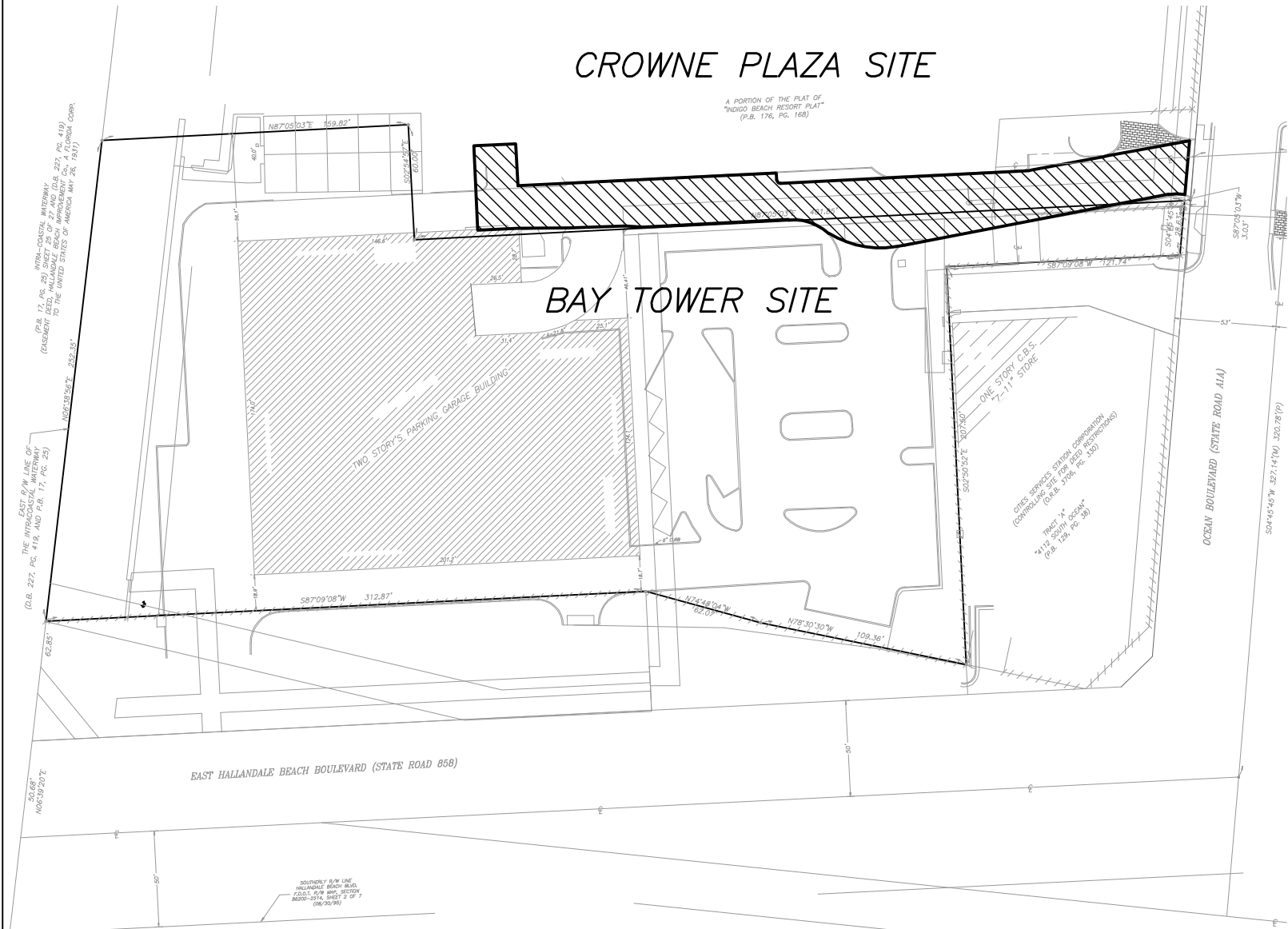
ITEM 20
EXHIBIT "F"
SHARED SEWER LINE EASEMENT
"COVENANT AND EASEMENT AGREEMENT"
OFFICIAL RECORDS BOOK 44463, PAGE 1730
(See Page 1774)



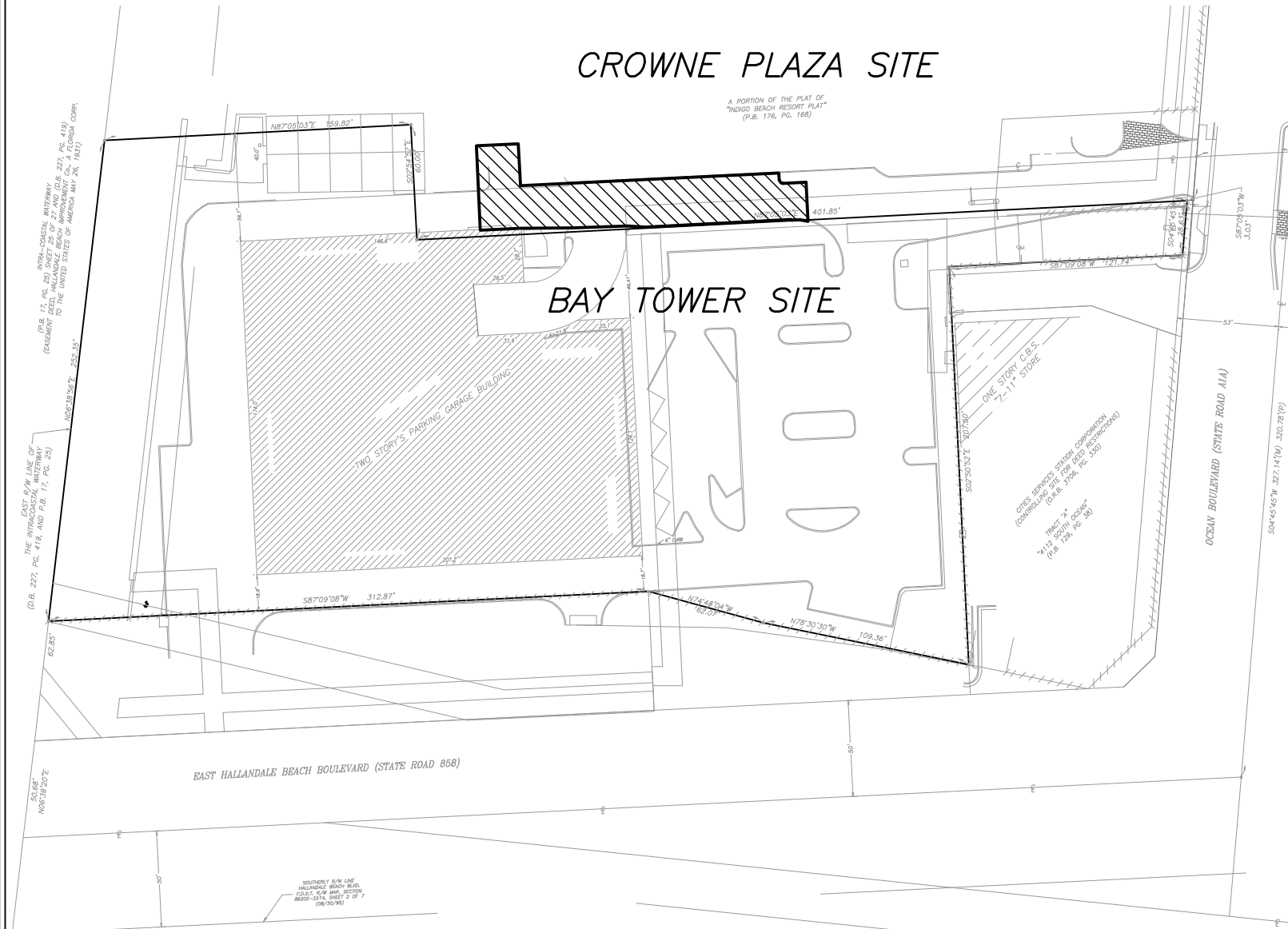
ITEM 20
EXHIBIT "H"
TEMPORARY FUNCTION SPACE EASEMENT
"COVENANT AND EASEMENT AGREEMENT"
OFFICIAL RECORDS BOOK 44463, PAGE 1730
(See Page 1777)



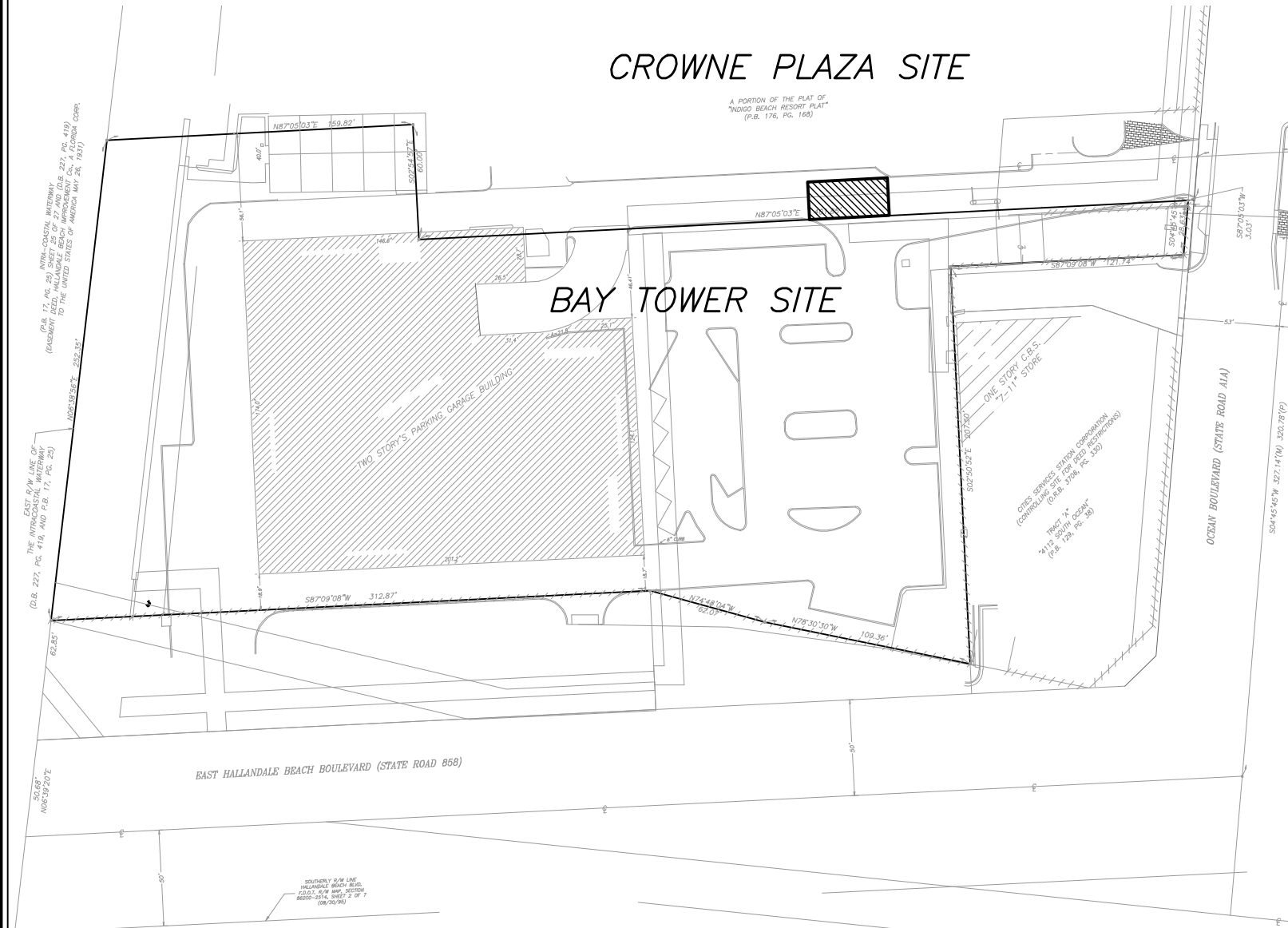
ITEM 20
EXHIBIT "K"
MARINA EASEMENT
"COVENANT AND EASEMENT AGREEMENT"
OFFICIAL RECORDS BOOK 44463, PAGE 1730
(See Page 1782)



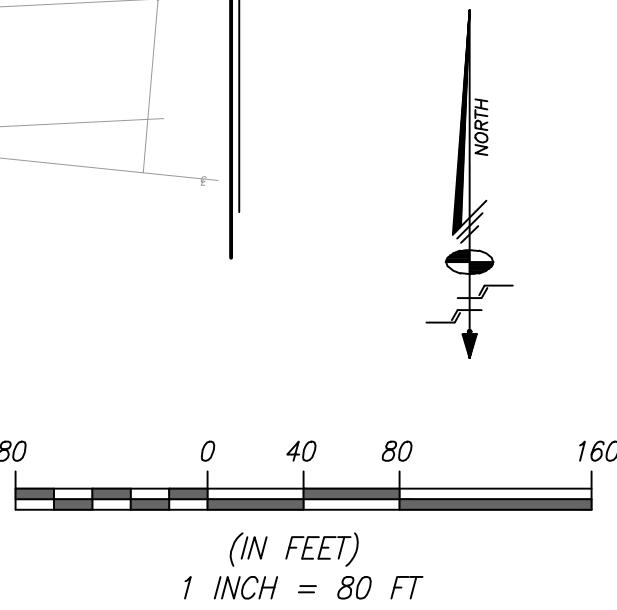
ITEM 20
EXHIBIT "M"
EXISTING ROAD
"COVENANT AND EASEMENT AGREEMENT"
OFFICIAL RECORDS BOOK 44463, PAGE 1730
(See Page 1785)



ITEM 20
EXHIBIT "N"
ROAD CLOSURE AREA
"COVENANT AND EASEMENT AGREEMENT"
OFFICIAL RECORDS BOOK 44463, PAGE 1730
(See Page 1787)



ITEM 20
EXHIBIT "O"
SECONDARY ROAD CLOSURE AREA
"COVENANT AND EASEMENT AGREEMENT"
OFFICIAL RECORDS BOOK 44463, PAGE 1730
(See Page 1789)



REVISIONS					
Date	Order No.	Field Book	Remarks	By	
01/27/15	203730	BC590/44	COMMENTS PER HOLLYWOOD "TAC" REPORT	R.A.F.	

ALTA/ACSM LAND TITLE SURVEY

PREPARED FOR: RELATED GROUP

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Section 26, Township 51 South, Range 42 East, City of Hollywood, Broward County, Florida

Schwebke-Shishkin & Associates, Inc.
LAND PLANNERS ENGINEERS LAND SURVEYORS
3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 TEL: (954) 435-7010 FAX: (954) 438-3288

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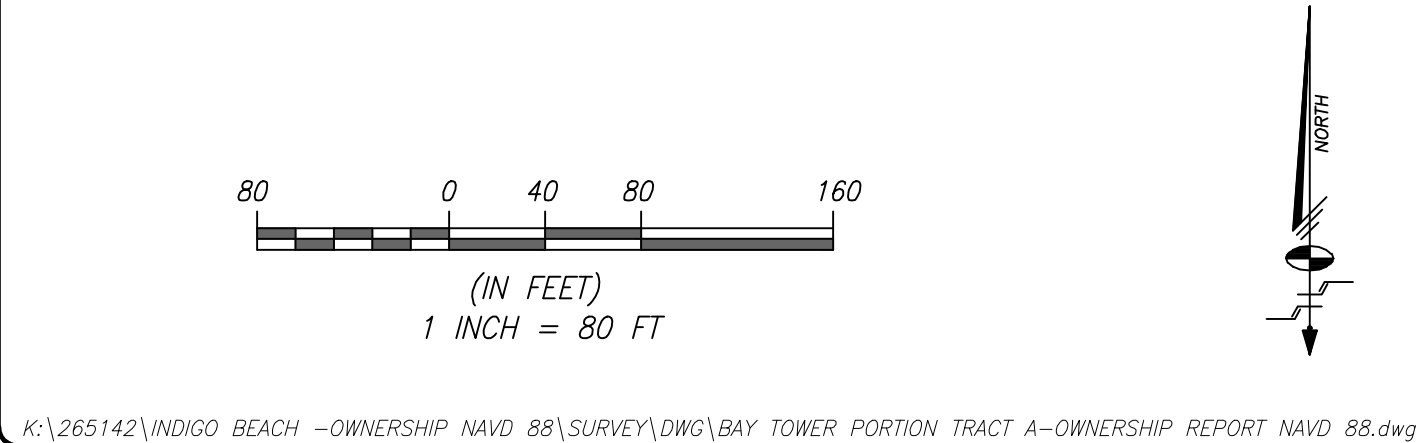
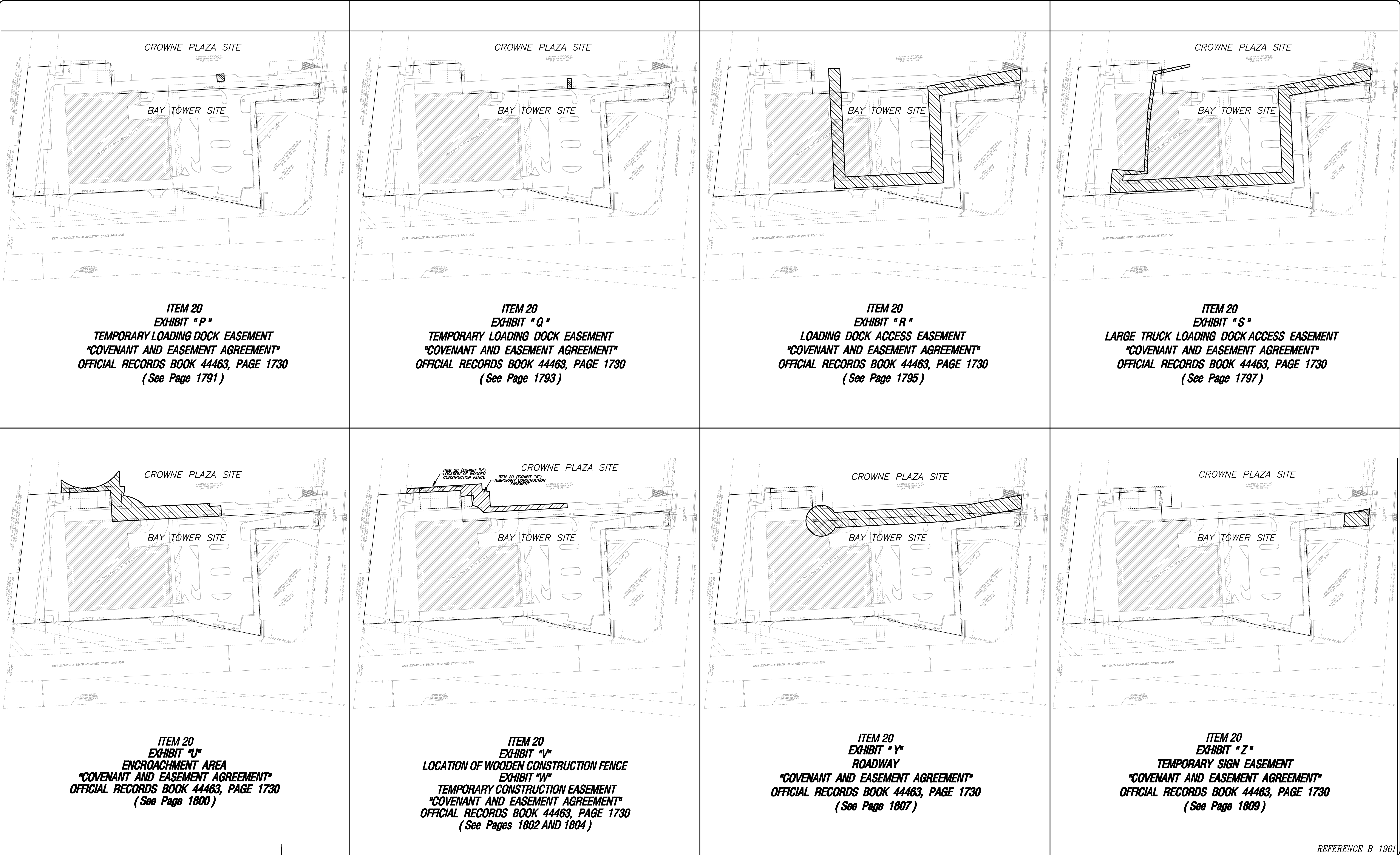
Drawn By: L.E.G. Survey Date: 04-14-2014 Checked By: R.F. Date: 04-22-14

Order No. 203732 F.B. No.: BC-577 Pg. 54 Scale: AS SHOWN

File No. B-1983 Sheet SU-3 of SU-7 Sheet(s)

REFERENCE B-1961

CERTIFICATE
OF AUTHORIZATION
No. LB-67



REVISIONS					
Date	Order No.	Field Book	Remarks	By	
01/27/15	203730	BC590/44	COMMENTS PER HOLLYWOOD "IAC" REPORT	R.A.F.	

ALTA/ACSM LAND TITLE SURVEY
PREPARED FOR: RELATED GROUP

A PORTION OF "INDIGO BEACH RESORT PLAT", ACCORDING TO THE PLAT THEREOF,
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TEL: (954) 435-7010 FAX: (954) 438-3288

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Drawn By: L.E.G. Survey Date: 04-14-2014
Order No. 203732 F.B. No.: BC-577 Pg. 54
Scale: AS SHOWN

Checked By: R.F. Date: 04-22-14
File No. B-1983 Sheet SU-4 of SU-7 Sheet(s)

CERTIFICATE OF AUTHORIZATION No. LB-87

GENERAL LEGEND:

	AERIAL TARGET
	ALUMINUM LIGHT POST (SINGLE)
	ALUMINUM LIGHT POST (DOUBLE)
	ALUMINUM LIGHT POST (TRIPLE)
	ALUMINUM LIGHT POST (QUAD)
	ANCHOR/DRIVE WIRE
	BACKFLOW PREVENTER ASSEMBLY
	CABLE TELEVISION BOX
	CATCH BASIN
	CENTERLINE
	CHECK VALVE ASSEMBLY
	CIRCULAR DRAIN
	COLUMN (CIRCULAR)
	COLUMN (SQUARE)
	CONCRETE LIGHT POLE
	CONCRETE LIGHT POLE (DOUBLE)
	CONCRETE POWER POLE
	CONTROL POINT
	CURB INLET
	ELECTRIC BOX
	ELECTRIC HAND HOLE
	ELEVATIONS (SEE NOTES FOR DATUM)
	FIRE HYDRANT
	FLAGPOLE
	FLOW LINE
	FORCE MAIN MANHOLE
	FORCE MAIN VALVE
	F.P.L. ELECTRIC MANHOLE
	F.P.L. TRANSFORMER PAD
	F.P.L. TRANSMISSION POLE
	GAS MANHOLE
	GAS METER
	GAS PUMP
	GAS VALVE
	GREASE TRAP MANHOLE
	GROUND LIGHTING
	GUARD POST
	IRRIGATION HAND HOLE
	IRRIGATION VALVE
	MAILBOX
	MONITOR WELL
	MONUMENT LINE
	OVERHEAD WIRES (APPROXIMATE)
	P-5 INLET
	P-5 INLET
	PARKING METER
	PEDESTRIAN CROSSING SIGNAL
	PERMANENT REFERENCE MONUMENT
	POST INDICATOR VALVE
	VACUUM BREAKER ASSEMBLY
	PROPERTY LINE
	SANITARY SEWER CLEANOUT
	SANITARY SEWER MANHOLE
	SIAMESE CONNECTION
	SIGN POST
	SPRINKLER PUMP
	STANDPIPE
	STORM SEWER MANHOLE
	STREET LIGHT HAND HOLE
	SWALE INLET
	TELEPHONE BOX (SOUTHERN BELL)
	TELEPHONE HAND HOLE
	TELEPHONE MANHOLE (S.O. BELL)
	TELEPHONE PAYPHONE
	TRAFFIC HAND HOLE
	TRAFFIC UTILITY BOX
	TRAFFIC SIGNAL POST
	UNDERGROUND UTILITY MARKER
	UNKNOWN UTILITY MANHOLE
	UNKNOWN UTILITY HAND HOLE
	WATER MANHOLE
	WATER METER
	WATER VALVE
	WOOD LIGHT POLE
	WOOD POWER POLE
	HANDICAP PARKING
	STROLLER PARKING

ABBREVIATIONS:

R	denotes RADIUS
A	denotes ANGLE
L	denotes ARC DISTANCE
P	denotes PERMANENT CONTROL POINT
PRM	denotes PERMANENT REFERENCE MONUMENT
PL	denotes PLAT BOOK
PC	denotes POINT OF COMMENCEMENT
PB	denotes POINT OF BEGINNING
OW	denotes OVERLAP/UTILITY WIRES
OS	denotes OFFICIAL RECORDS BOOK
PC	denotes POINT OF CURVATURE
OS	denotes OFFICIAL RECORDS BOOK
CONC	denotes CONCRETE BLOCK STRUCTURE
CLF	denotes CHALKING FENCE
W	denotes WOOD FENCE
F.P.L.	denotes FOUND RIVER PIPE
S.I.P.	denotes SET ROW PIPE (LB-87 CAP)
F.N.D.	denotes FOUND NAIL & BRASS DISC
S.N.D.	denotes SET LB-87 NAIL & BRASS DISC
CL	denotes CLEAR
ENCR.	denotes ENCROACHMENT

(D)	denotes DEED DISTANCE
(L)	denotes DISTANCE BY LEGAL DESCRIPTION
(M)	denotes MEASURED DISTANCE
(R)	denotes RECORD OR PLATTED DISTANCE

PAINTED UNDERGROUND UTILITIES (APPROXIMATE)

	COMMUNICATION
	DRAINAGE
	ELECTRIC
	FORCE MAIN
	IRRIGATION
	NATURAL GAS
	SANITARY SEWER
	WATER

PAINTED UNDERGROUND UTILITIES (APPROXIMATE)

	COMMUNICATION
	DRAINAGE
	ELECTRIC
	FORCE MAIN
	IRRIGATION
	NATURAL GAS
	SANITARY SEWER
	WATER

PAINTED UNDERGROUND UTILITIES (APPROXIMATE)

	COMMUNICATION
	DRAINAGE
	ELECTRIC
	FORCE MAIN
	IRRIGATION
	NATURAL GAS
	SANITARY SEWER
	WATER

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: THAT THIS "SPECIFIC PURPOSE SURVEY", SHEETS SU-5 THROUGH SU-7, INCLUSIVE, OF THE PROPERTY DESCRIBED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY SUPERVISION AND DIRECTION. THIS SURVEY COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

Schwebke-Shishkin & Associates, Inc.

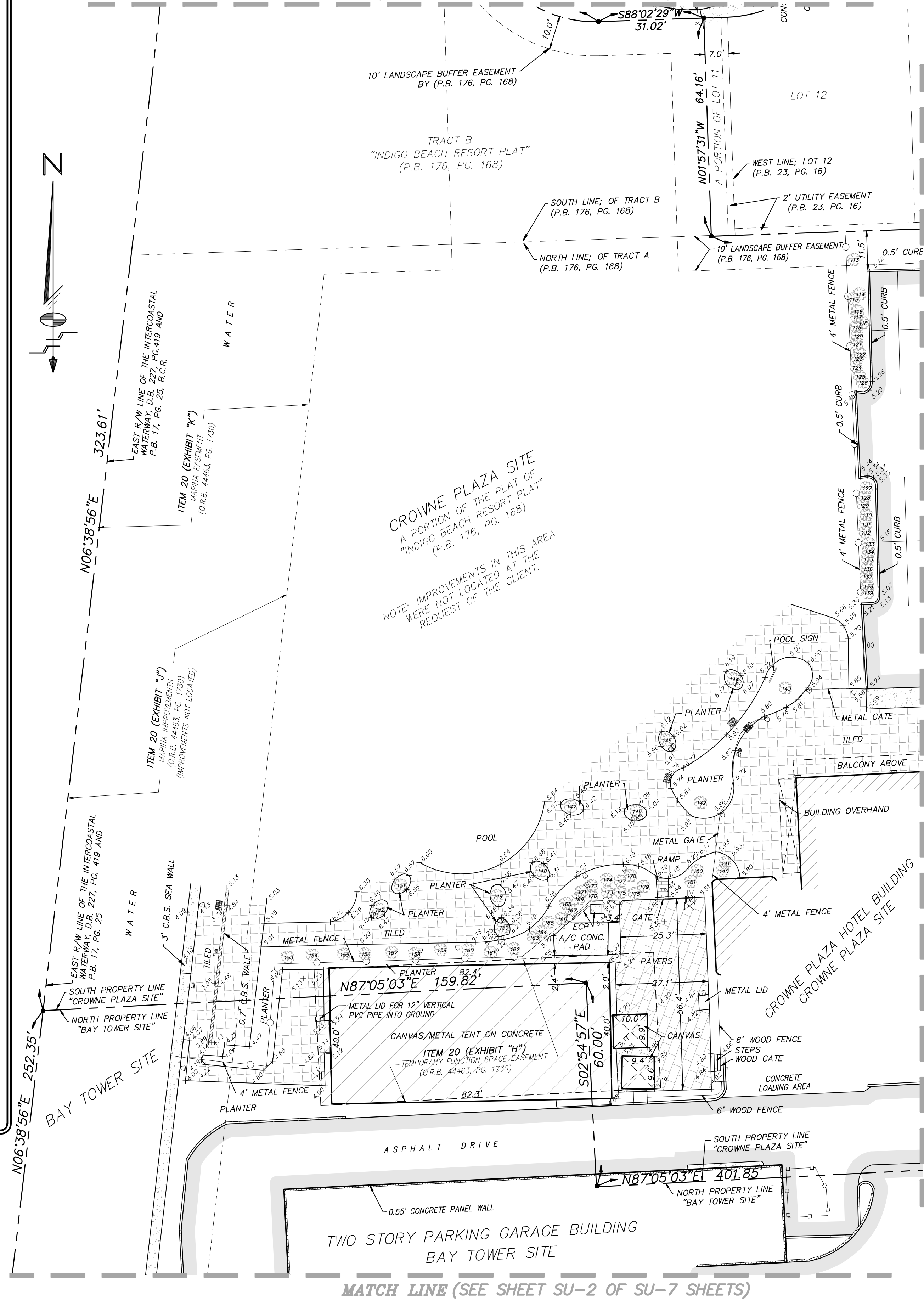
By: MARK STEVEN JOHNSON, SEC./TREASURER

PROFESSIONAL LAND SURVEYOR No. 4775

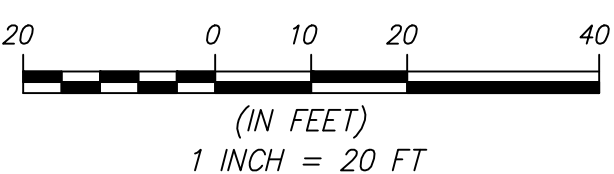
STATE OF FLORIDA

K:\265142\4000 CROWNE PLAZA HOTEL\SURVEY\DWG\CROWNE PLAZA PORTION TRACT A-OWNERSHIP REPORT NAVD 88.dwg

MATCH LINE (SEE SHEET SU-7 OF SU-7 SHEETS)



MATCH LINE (SEE SHEET SU-2 OF SU-7 SHEETS)



REVISIONS

Date	Order No.	Field Book	Remarks	By
11/03/21	203213	BC590/43	ADD SURVEY INFORMATION	A.S.
01/22/21	203732	BC590/44	ADD SURVEY INFORMATION	GR
11/28/21	203730	BC590/44	COMMENTS FOR "TAG" REPORT	B.A.F.

TREE TABLE:

TREE NO	COMMON NAME	SPECIES	DIA. IN.	HT. FT.	CNPY. Ø
1	PAUROTIS PALM	"Acoelorrhapha wrightii"	8	6	6
2	CHRISTMAS PALM	"Veitchia merrillii"	8	20	15
3	PAUROTIS PALM	"Acoelorrhapha wrightii"	4	5	4
4	PAUROTIS PALM	"Acoelorrhapha wrightii"	4	5	8
5	PAUROTIS PALM	"Acoelorrhapha wrightii"	4	5	18
6	PAUROTIS PALM	"Acoelorrhapha wrightii"	4	5	8
7	PAUROTIS PALM	"Acoelorrhapha wrightii"	4	6	8
8	PAUROTIS PALM	"Acoelorrhapha wrightii"	4	6	12
9	CHRISTMAS PALM	"Veitchia merrillii"	8	20	15
10	COCONUT PALM	"Cocos nucifera"	8	20	15
11	COCONUT PALM	"Cocos nucifera"	8	20	15
12	ROYAL PALM	"Roystonea elata"	18	30	15
13	CHRISTMAS PALM	"Veitchia merrillii"	15	36	36
14	ROYAL PALM	"Roystonea elata"	18	30	15
15	CHRISTMAS PALM	"Veitchia merrillii"	16	12	36
16	ROYAL PALM	"Roystonea elata"	15	30	15
17	ROYAL PALM	"Roystonea elata"	18	30	15
18	CHRISTMAS PALM	"Veitchia merrillii"	10	20	12
19	CHRISTMAS PALM	"Veitchia merrillii"	6	12	6
20	CHRISTMAS PALM	"Veitchia merrillii"	9	20	60
21	CHRISTMAS PALM	"Veitchia merrillii"	9	20	60
22	CHRISTMAS PALM	"Veitchia merrillii"	9	20	60
23	COCONUT PALM	"Cocos nucifera"	9	20	15
24	COCONUT PALM	"Cocos nucifera"	7	20	15
25	COCONUT PALM	"Cocos nucifera"	8	20	15
26	COCONUT PALM	"Cocos nucifera"	8	20	15
27	COCONUT PALM	"Cocos nucifera"	10	20	15
28	COCONUT PALM	"Cocos nucifera"	9	20	15
29	COCONUT PALM	"Cocos nucifera"	7	20	15
30	COCONUT PALM	"Cocos nucifera"	10	20	15
31	COCONUT PALM	"Cocos nucifera"	8	20	15
32	COCONUT PALM	"Cocos nucifera"	8	20	15
33	COCONUT PALM	"Cocos nucifera"	8	20	15
34	COCONUT PALM	"Cocos nucifera"	9	20	15
35	COCONUT PALM	"Cocos nucifera"	7	20	15
36	COCONUT PALM	"Cocos nucifera"	7	20	15
37	COCONUT PALM	"Cocos nucifera"	9	20	15
38	COCONUT PALM	"Cocos nucifera"	8	20	15
39	CHRISTMAS PALM	"Veitchia merrillii"	12	10	24
40	COCONUT PALM	"Cocos nucifera"	8	20	15
41	COCONUT PALM	"Cocos nucifera"	9	20	15
42	CHRISTMAS PALM	"Veitchia merrillii"	12	10	24
43	COCONUT PALM	"Cocos nucifera"	8	20	15
44	COCONUT PALM	"Cocos nucifera"	8	20	15
45	CHRISTMAS PALM	"Veitchia merrillii"	6	10	16
46	COCONUT PALM	"Cocos nucifera"	8	20	15
47	BISMARCK PALM	"Bismarckia nobilis"	4	4	6
48	BISMARCK PALM	"Bismarckia nobilis"	18	20	20
49	SCREW PINE	"Pandanus spp."	25	12	25
50	CHRISTMAS PALM	"Veitchia merrillii"	8	20	15
51	CHRISTMAS PALM	"Veitchia merrillii"	8	20	15
52	CHRISTMAS PALM	"Veitchia merrillii"	8	20	15
53	SPINDLE PALM	"Hyophorbe verschaffeltii"	16	10	15
54	SPINDLE PALM	"Hyophorbe verschaffeltii"	12	10	15
55	SPINDLE PALM	"Hyophorbe verschaffeltii"	12	10	15
56	CHRISTMAS PALM	"Veitchia merrillii"	15	12	10
57	ROYAL PALM	"Roystonea elata"	18	30	15
58	CHRISTMAS PALM	"Veitchia merrillii"	13	10	15
59	ROYAL PALM	"Roystonea elata"	18	30	15
60	CHRISTMAS PALM	"Veitchia merrillii"	9	10	10
61	ROYAL PALM	"Roystonea elata"	19	30	15
62	CHRISTMAS PALM	"Veitchia merrillii"	15	10	10
63	ROYAL PALM	"Roystonea elata"	19	30	15
64	CHRISTMAS PALM	"Veitchia merrillii"	14	10	10
65	ROYAL PALM	"Roystonea elata"	18	30	15
66	CHRISTMAS PALM	"Veitchia merrillii"	14	10	10
67	CHRISTMAS PALM	"Veitchia merrillii"	14	10	10
68	CHRISTMAS PALM	"Veitchia merrillii"	7	25	15
69	CHRISTMAS PALM	"Veitchia merrillii"	9	25	15
70	CHRISTMAS PALM	"Veitchia merrillii"	9	25	15
71	CHRISTMAS PALM	"Veitchia merrillii"	8	25	15
72	CHRISTMAS PALM	"Veitchia merrillii"	8	25	15
73	PAUROTIS PALM	"Acoelorrhapha wrightii"	12	6	8
74	PAUROTIS PALM	"Acoelorrhapha wrightii"	12	6	8
75	PAUROTIS PALM	"Acoelorrhapha wrightii"	12	6	8
76	PAUROTIS PALM	"Acoelorrhapha wrightii"	8	6	8
77	PAUROTIS PALM	"Acoelorrhapha wrightii"	8	6	8
78	PAUROTIS PALM	"Acoelorrhapha wrightii"	8	6	8
79	PAUROTIS PALM	"Acoelorrhapha wrightii"	8	6	8
80	PAUROTIS PALM	"Acoelorrhapha wrightii"	8	6	8
81	PAUROTIS PALM	"Acoelorrhapha wrightii"	8	6	8
82	PAUROTIS PALM	"Acoelorrhapha wrightii"	4	6	6
83	CHRISTMAS PALM	"Veitchia merrillii"	16	10	10
84	SCREW PINE	"Pandanus spp."	34	12	12
85	PAUROTIS PALM	"Acoelorrhapha wrightii"	12	6	8
86	PAUROTIS PALM	"Acoelorrhapha wrightii"	12	6	8
87	PAUROTIS PALM	"Acoelorrhapha wrightii"	8	6	8
88	PAUROTIS PALM	"Acoelorrhapha wrightii"	12	6	8
89	PAUROTIS PALM	"Acoelorrhapha wrightii"	12	6	8
90	PAUROTIS PALM	"Acoelorrhapha wrightii"	8	6	8

SPECIFIC PURPOSE SURVEY

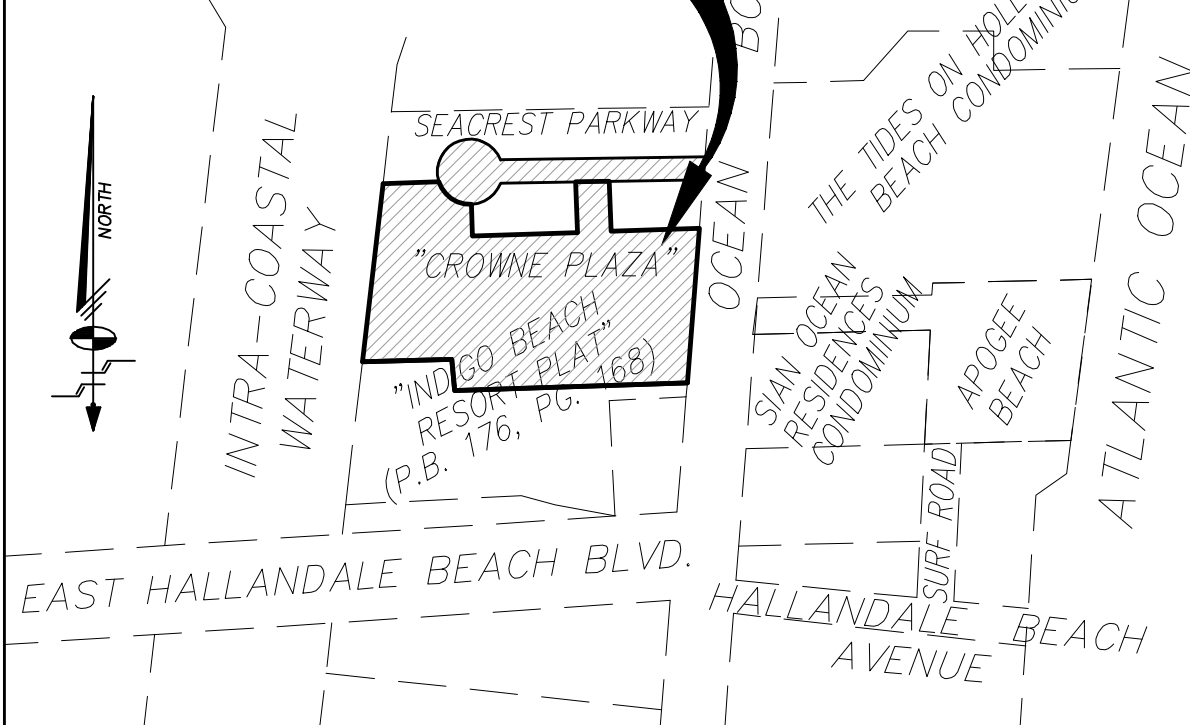
PREPARED FOR: RELATED GROUP

A PORTION OF "INDIGO BEACH RESORT PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 176, AT PAGES 168 THROUGH 170, INCLUSIVE, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Section 26, Township 51 South, Range 42 East, City of Hollywood, Broward County, Florida

CROWNE PLAZA SITE
SUBJECT AREA

SEE SHEETS SU-5, SU-6 AND SU-7



LOCATION MAP

NOT TO SCALE
A PORTION OF SECTION 26, TOWNSHIP 51 SOUTH, RANGE 42 EAST, CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

TREE NO	COMMON NAME	SPECIES	DIA. IN.	HT. FT.	CNPY. Ø
182	YELLOW POINCIANA	"Peltophorum pterocarpum"	12 (multi)	25	30
183	YELLOW POINCIANA	"Peltophorum pterocarpum"	7 (multi)	25	20
184	YELLOW POINCIANA	"Peltophorum pterocarpum"	7 (multi)	25	20
185	YELLOW POINCIANA	"Peltophorum pterocarpum"	7 (multi)	25	20
186	BRAZILIAN PEPPER	"Schinus terebinthifolius"	8 (multi)	20	20
187	BRAZILIAN PEPPER	"Schinus terebinthifolius"	8 (multi)	20	20
188	BRAZILIAN PEPPER	"Schinus terebinthifolius"	6 (multi)	15	15

LEGAL DESCRIPTION OF "CROWNE PLAZA SITE":

A PORTION OF INDIGO BEACH RESORT PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 176, AT PAGE 168 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 51 SOUTH, RANGE 42 EAST; THENCE RUNNING WESTERLY ALONG THE NORTH LINE OF SAID SECTION 26, A DISTANCE OF 297.15 FEET TO A POINT ON THE WEST LINE OF THE RIGHT OF WAY OF U.S. ROAD A-1-A (STATE ROAD #140, KNOWN AS OCEAN BEACH ROAD) AS DESCRIBED IN EASEMENT DEED FROM HALLANDALE BEACH IMPROVEMENTS CO., A FLORIDA CORPORATION TO THE STATE OF FLORIDA, DATED APRIL 13, 1932, AND RECORDED IN DEED BOOK 232, PAGE 265, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTHERLY ALONG THE WEST RIGHT OF WAY LINE OF THE AFORESAID U.S. ROAD A-1-A SOUTH 04 DEGREES 45 MINUTES 45 SECONDS WEST, A DISTANCE OF 796.36 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID INDIGO BEACH RESORT PLAT ACCORDING TO THE PLAT THEREOF, AS RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA ALSO BEING THE SOUTHEAST CORNER OF LOT 18, SEACREST PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 16 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE CONTINUE SOUTHERLY ALONG THE WEST RIGHT OF WAY LINE OF THE AFORESAID U.S. ROAD A-1-A SOUTH 04 DEGREES 45 MINUTES 45 SECONDS WEST, A DISTANCE OF 273.23 FEET TO A POINT; THENCE SOUTH 87 DEGREES 05 MINUTES 03 SECONDS WEST 3.03 FEET TO A POINT BEING THE POINT OF BEGINNING OF THE FOLLOWING PARCEL OF LAND; THENCE SOUTH 87 DEGREES 05 MINUTES 03 SECONDS WEST 401.85 FEET TO A POINT; THENCE NORTH 02 DEGREES 54 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 60.00 FEET TO A POINT; THENCE SOUTH 87 DEGREES 05 MINUTES 03 SECONDS WEST FOR A DISTANCE OF 159.82 FEET TO A POINT; THENCE NORTH 06 DEGREES 38 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 323.61 FEET TO A POINT; THENCE NORTH 88 DEGREES 02 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 89.62 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CIRCULAR CURVE CONCAVE TO THE NORTHEAST, A RADIAL LINE TO THIS POINT BEARS SOUTH 88 DEGREES 02 MINUTES 29 SECONDS WEST FROM THE RADIUS POINT OF SAID CURVE; THENCE SOUTHERLY, AND SOUTHEASTERLY ALONG THE ARC OF SAID CIRCULAR CURVE TO THE LEFT, HAVING FOR ITS ELEMENTS A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS, FOR AN ARC DISTANCE OF 54.98 FEET TO A POINT; THENCE NORTH 88 DEGREES 02 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 31.02 FEET TO A POINT; THENCE SOUTH 01 DEGREES 57 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 64.16 FEET TO A POINT; THENCE NORTH 88 DEGREES 02 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 187.05 FEET TO A POINT; THENCE NORTH 01 DEGREES 57 MINUTES 31 SECONDS WEST FOR A DISTANCE OF 79.30 FEET TO A POINT; THENCE NORTH 88 DEGREES 02 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 60.00 FEET TO A POINT; THENCE SOUTH 01 DEGREES 57 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 79.30 FEET TO A POINT; THENCE NORTH 88 DEGREES 02 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 140.43 FEET TO A POINT; THENCE SOUTH 04 DEGREES 45 MINUTES 45 SECONDS WEST FOR A DISTANCE OF 100.00 FEET TO A POINT; THENCE NORTH 85 DEGREES 31 MINUTES 20 SECONDS EAST 3.00 FEET TO A POINT; THENCE SOUTH 04 DEGREES 45 MINUTES 45 SECONDS WEST FOR A DISTANCE OF 172.94 FEET TO THE POINT OF BEGINNING.

THE ABOVE REFERENCE PARCEL CONTAINS 164,953 SQ. FEET MORE OR LESS, 3.79 ACRES MORE OR LESS.

REFERENCE B-1974

Schwebke-Shishkin & Associates, Inc.

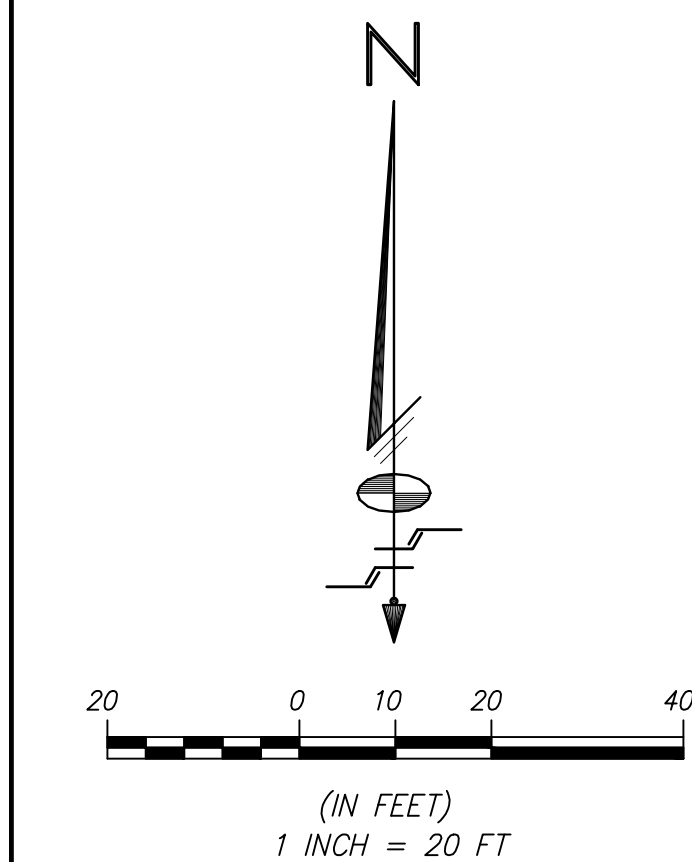
LAND PLANNERS ENGINEERS LAND SURVEYORS

3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 TEL: (954) 435-7010 FAX: (954) 438-3288

NOTE: This sketch is not valid unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper.

Drawn By: A.S. Survey Date: 10-16-14

Checked By: J.G.H. Date: 10-28-2014




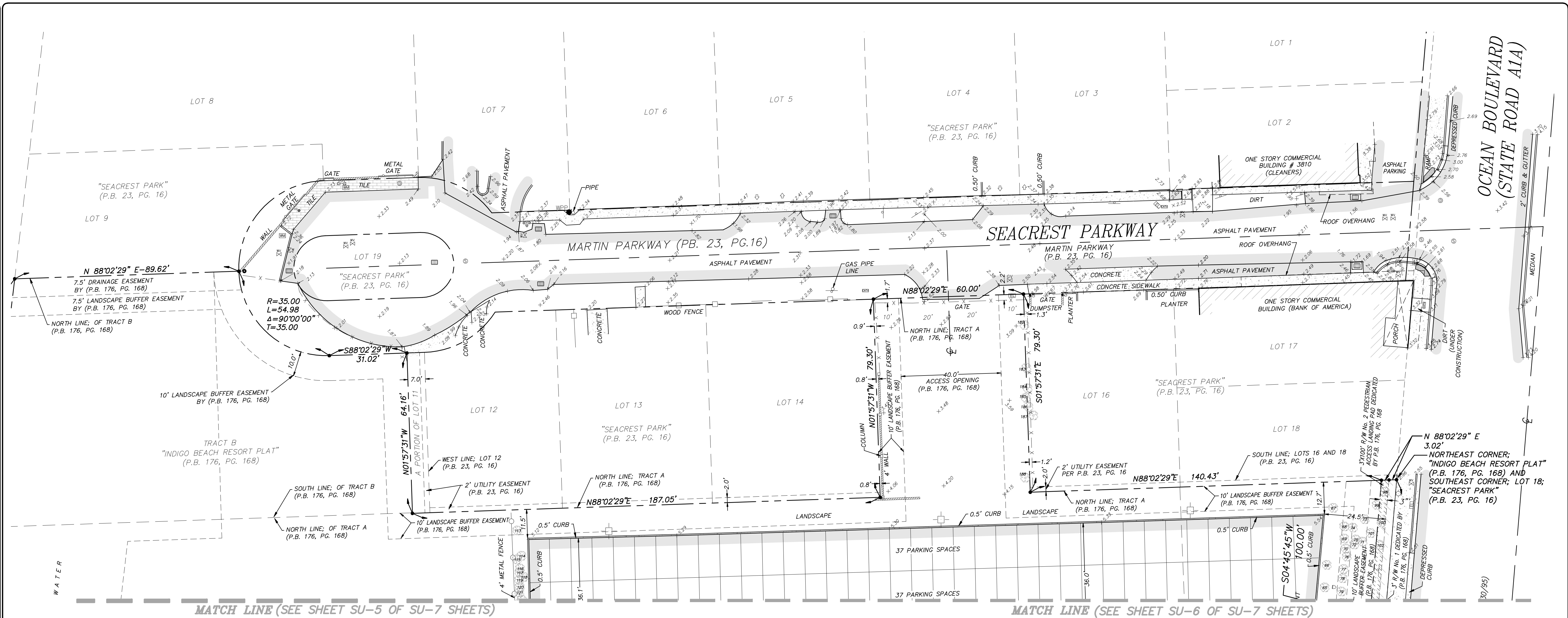
SPECIFIC PURPOSE SURVEY
PREPARED FOR: RELATED GROUP

A PORTION OF INDIGO BEACH RESORT PLAT, ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK 176, AT PAGES 168 THROUGH 170, INCLUSIVE,
OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

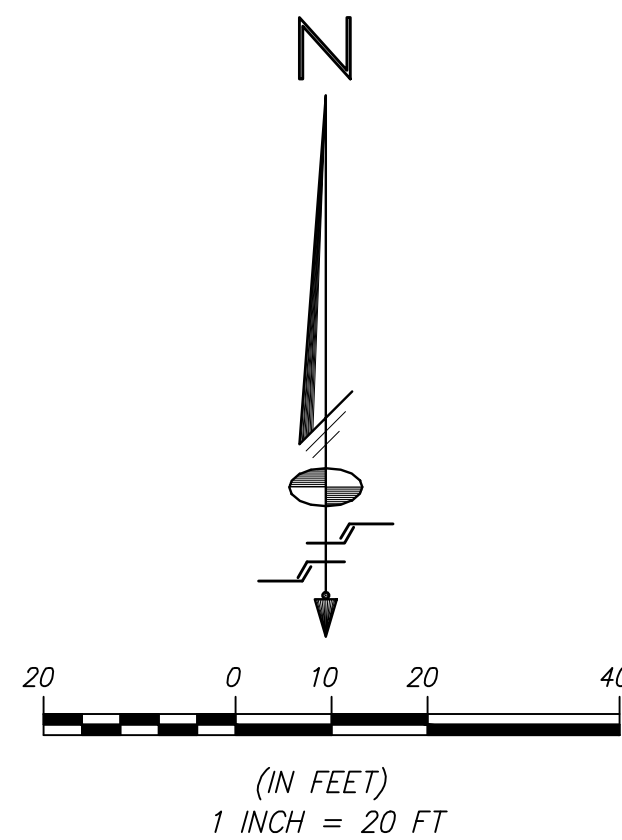
Section 26, Township 51 South, Range 42 East, City of Hollywood, Broward County, Florida

File No. *R-1983* Sheet *SU-6* of *SU-7* Sheet(s)

	CERTIFICATE OF AUTHORIZATION No. LB-87
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- 1) THE SPECIFIC PURPOSE OF THIS SURVEY IS SHOW THE EXISTING RELATIVE IMPROVEMENTS AND RECORDED INSTRUMENTS REFLECTED IN THE HEREIN REFERENCED CERTIFICATE OF SEARCH OWNERSHIP & ENCUMBRANCE REPORT.
- 2) BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF S04°45'45"W, ALONG THE CENTER LINE OF OCEAN BOULEVARD (STATE ROAD A1A), AS REFERENCED BY THE WESTERLY RIGHT-OF-WAY THEREOF AS SHOWN HEREON.
- 3) UNLESS OTHERWISE NOTED, THIS FIRM HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS.
- 4) THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
- 5) PROPERTY SHOWN HEREON FALLS WITHIN FEDERAL FLOOD HAZARD ZONE "AE (EL 7)" PER FLOOD INSURANCE RATE MAP NUMBER 120110C0751 H, MAP DATED AUGUST 18, 2014 COMMUNITY NO. 125113 (N.A.V.D. 1988).
- 6) VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON, HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND ITEMS.
- 7) DISTANCES ALONG BOUNDARY OF SUBJECT PROPERTY ARE RECORD AND/OR MEASURED UNLESS OTHERWISE STATED.
- 8) SHOWN HEREON ARE PLOTTABLE EASEMENTS AND RIGHTS-OF-WAY REFLECTED IN THE CERTIFICATE OF SEARCH OWNERSHIP AND ENCUMBRANCE REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY UNDER FILE NUMBER 4972000, DATED OF SEPTEMBER 11, 2014, AT 6:00 A.M.
- 9) ELEVATIONS SHOWN HEREON REFER TO NORTH AMERICAN VERTICAL DATUM (N.A.V.D.) OF 1988, AND ARE EXPRESSED IN FEET.
- 10) BENCHMARKS
 - a) BROWARD COUNTY BENCH MARK NUMBER 3959: CAP AT E END OF N PARKING LOT OF W EDGE OF E SEAWALL OF "HEMISPHERE", #1950 S OCEAN DRIVE (HWY A1A). CAP 33' NNE OF INSIDE SE CORNER OF PARKING LOT, CAP 27.5' SE OF INSIDE NE CORNER OF PARKING LOT. CAP IS A STANDARD DNR BRASS DISK AND IS FLUSH W/SURFACE OF SEAWALL. FOUND GOOD 12"-18"=2006. ELEVATION 9.27' N.G.V.D.
- 11) PROPERTY FOLIO NUMBER: 5142-26-122-0011 PER BROWARD PROPERTY APPRAISER.
- 12) PROPERTY AS DESCRIBED HEREON CONTAINS 164,953 SQUARE FEET, MORE OR LESS, (3.79 ACRES, MORE OR LESS) NET AREA.
- 13) PROPERTY ADDRESS: 4000 SOUTH OCEAN DRIVE, HOLLYWOOD, FLORIDA
- 14) THE SUBJECT PROPERTY HAS LEGAL AND PHYSICAL VEHICULAR ACCESS TO OCEAN BOULEVARD BY WAY OF A PLATTED ACCESS ACROSS THE SOUTHERLY ADJOINER, A CONSTRUCTED NON-EXCLUSIVE ENTRANCE AND DRIVE LIES WITHIN THE PLATTED EASEMENT

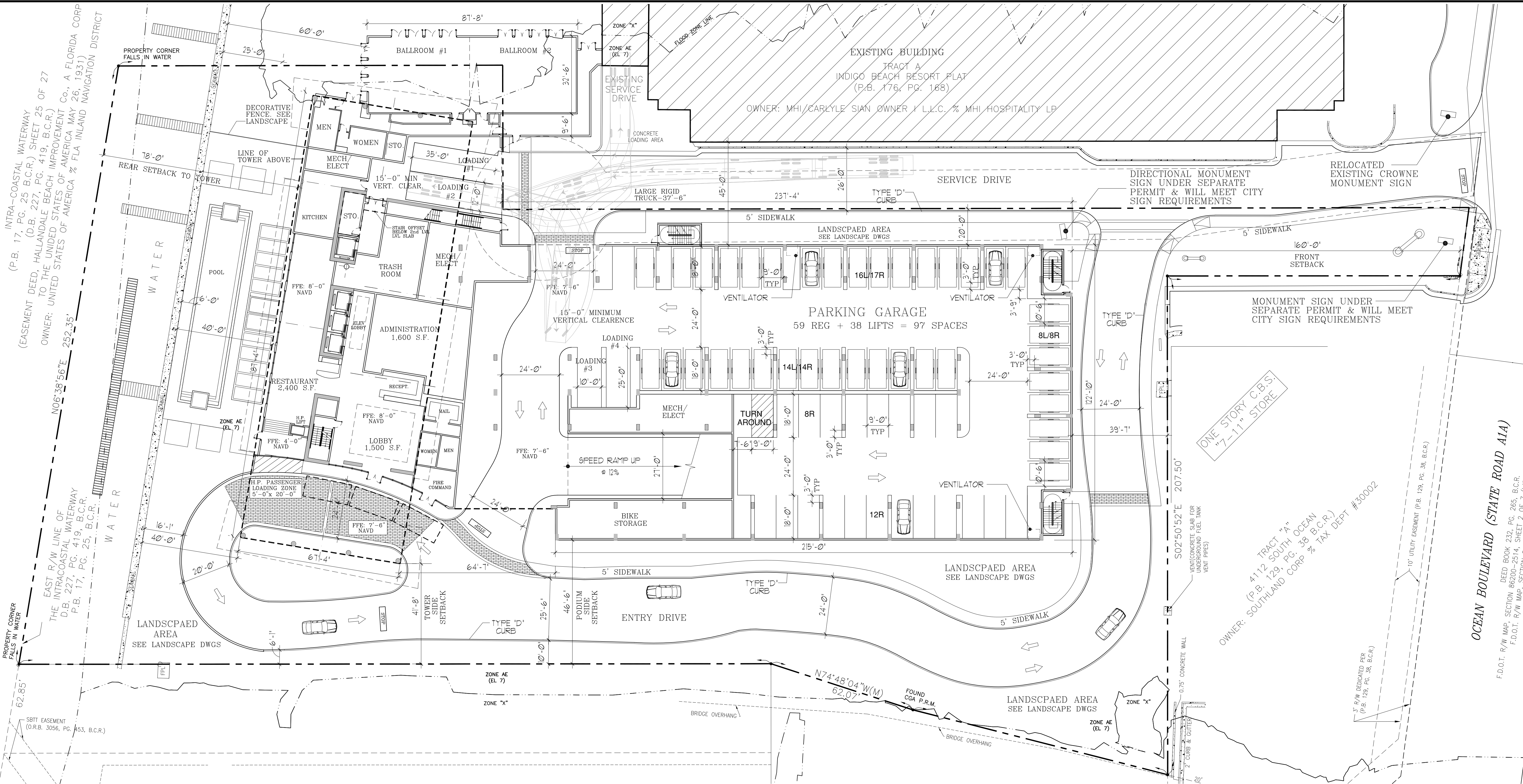


SPECIFIC PURPOSE SURVEY
PREPARED FOR: RELATED GROUP

A PORTION OF "INDIGO BEACH RESORT PLAT", ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK 176, AT PAGES 168 THROUGH 170, INCLUSIVE,
OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

Section 26, Township 51 South, Range 42 East, City of Hollywood, Broward County, Florida

Schwelke-Shiskin & Associates, Inc. LAND PLANNERS ENGINEERS LAND SURVEYORS 3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 TEL: (954) 435-7010 FAX: (954) 438-3288		 CERTIFICATE OF AUTHORIZATION No. LB-87
NOTE: This sketch is not valid unless it bears the signature and the original registered seal of a Florida licensed surveyor and mapper.		Drawn By: A.S. Survey Date: 10-16-14 Checked By: J.G.H. Date: 10-28-2014 Order No. 203732 F.B. No.: BCS90 Pg. 33 Scale: AS SHOWN File No. B-1983 Sheet SU-7 of SU-7 Sheet(s)
This is not a "Boundary Survey."		



LEGAL DESCRIPTION

A PORTION OF INDIGO BEACH RESORT PLAT ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 176, AT PAGE 168 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 51 SOUTH, RANGE 42 EAST; THENCE RUNNING WESTERLY ALONG THE NORTH LINE OF SAID SECTION 26, A DISTANCE OF 297.15 FEET TO A POINT ON THE WEST LINE OF WAY OF U.S. ROAD A-1-A (STATE ROAD #140, KNOWN AS OCEAN BEACH ROAD) AS DESCRIBED IN EASEMENT DEED FROM HALLANDALE BEACH IMPROVEMENTS CO., A FLORIDA CORPORATION TO THE STATE OF FLORIDA, DATED APRIL 13, 1932, AND RECORDED IN DEED BOOK 232, PAGE 265, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTHERLY ALONG THE WEST RIGHT OF WAY LINE OF THE AFORESAID U.S. ROAD A-1-A SOUTH 04 DEGREES 45 MINUTES 45 SECONDS WEST, A DISTANCE OF 796.36 FEET TO A POINT, SAID POINT BEING THE NORTHEAST CORNER OF SAID INDIGO BEACH RESORT PLAT ACCORDING TO THE PLAT THEREOF, AS RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA ALSO BEING THE SOUTHEAST CORNER OF LOT 18 SEACREST PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 16 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE CONTINUE SOUTHERLY ALONG THE WEST RIGHT OF WAY LINE OF THE AFORESAID U.S. ROAD A-1-A SOUTH 04 DEGREES 45 MINUTES 45 SECONDS WEST, A DISTANCE OF 273.23 FEET TO A POINT; THENCE SOUTH 87 DEGREES 05 MINUTES 03 SECONDS WEST 3.03 FEET TO A POINT BEING THE POINT OF BEGINNING OF THE FOLLOWING PARCEL OF LAND; THENCE SOUTH 04 DEGREES 45 MINUTES 45 SECONDS WEST A DISTANCE OF 28.63 FEET TO A POINT; THENCE SOUTH 87 DEGREES 09 MINUTES 08 SECONDS WEST FOR A DISTANCE OF 121.74 FEET TO A POINT; THENCE SOUTH 02 DEGREES 50 MINUTES 52 SECONDS EAST FOR A DISTANCE OF 207.50 FEET TO A POINT; THENCE NORTH 78 DEGREES 30 MINUTES 30 SECONDS WEST FOR A DISTANCE OF 109.36 FEET TO A POINT; THENCE NORTH 74 DEGREES 48 MINUTES 04 SECONDS WEST FOR A DISTANCE OF 62.07 FEET TO A POINT; THENCE SOUTH 87 DEGREES 09 MINUTES 08 SECONDS WEST FOR A DISTANCE OF 312.87 FEET TO A POINT; THENCE NORTH 06 DEGREES 38 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 252.35 FEET TO A POINT; THENCE NORTH 87 DEGREES 05 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 159.82 FEET TO A POINT; THENCE SOUTH 02 DEGREES 54 MINUTES 57 SECONDS EAST FOR A DISTANCE OF 60.00 FEET TO A POINT; THENCE NORTH 87 DEGREES 05 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 401.85 FEET TO THE POINT OF BEGINNING.

THE ABOVE REFERENCE PARCEL CONTAINS 104,820 SQ. FEET MORE OR LESS, 2.41 ACRES MORE OR LESS.

PROJECT DATA

- ZONING AUTHORITY: CITY OF HOLLYWOOD, FL
 - CURRENT ZONING DESIGNATION: PD (PLANNED DEV)
CURRENT LAND USE DESIGNATION: COMMERCIAL
 - SITE AREA: NET LOT AREA: 104,820 S.F. (2.41 ACRES)
GROSS LOT AREA: 156,816 S.F. (3.60 ACRES)
 - DENSITY ALLOWED:
AMENDED MASTER PLAN: 349 CONDO/HOTEL ROOMS
 - PROPOSED TOTAL NUMBER OF UNITS:
265 CONDO/HOTEL ROOMS
77 CONDOMINIUMS:
31 GROSS ACRES X .35 = 77 UNITS
25 UNITS REQUESTED FROM BEACH HOTEL BONUS POOL
23.9% OF GROSS PROJECT S.F.
(108,180/451,440)
 - TOTAL PARKING REQUIRED:
4000 S. OCEAN DR. AMENDED MASTER PLAN PROPOSED RMS/UNITS AMENDED MASTER PLAN PARKING CITY REQ'D PARKING
CONDO UNITS 77 - 116
CONDO/HOTEL ROOMS 349 - 285
RESTAURANT 2,400 S.F. x 6/90 x .65 - 16
BALLROOM 4,000 S.F. x .65 - 43
PARKING 440-132-308 - 308
SIAN PARKING - 54
TOTAL 641 802
 - TOTAL PARKING PROVIDED:
REGULAR LIFTS TANDEM TOTAL
LEVEL 1 59 38 - 97
LEVEL 2 65 - 6 71
LEVEL 3 95 - 6 101
LEVEL 4 95 101 6 202
LEVEL 5 102 62 6 170
TOTAL 416 201 24 641
- TOTAL: 641 SPACES - ALL SPACES TO BE 24/7 VALET
* NOTE: ALL PARKING PROVIDED TO SATISFY PHASE 3 DEVELOPMENT.
PHASE 4 REQUIREMENTS TO BE DETERMINED UPON FILING.

- BUILDING HEIGHT:
AMENDED MASTER PLAN: 26 STORIES
252'-0"
PROPOSED: 42 STORIES
448'-0"
- SETBACKS:
FRONT (OCEAN DRIVE):
AMENDED MASTER PLAN: 156'-2" TO GARAGE
PROVIDED: 160'-0" TO GARAGE
REAR (INTRACOASTAL):
AMENDED MASTER PLAN: 64'-10" TO TOWER
PROVIDED: 76'-0" TO TOWER
SIDE SETBACK (INTERIOR) TO NORTH PROPERTY LINE:
AMENDED MASTER PLAN: N/A
PROVIDED: N/A
SIDE SETBACK (INTERIOR) TO SOUTH PROPERTY LINE:
AMENDED MASTER PLAN: 27'-6" TO GARAGE
PROVIDED: 41'-8" TO TOWER
46'-6" TO GARAGE
41'-8" TO TOWER
LANDSCAPED BUFFER:
AMENDED MASTER PLAN: 25'-0" @ EXTERNAL STREET
PROPOSED: 25'-0" @ EXTERNAL STREET
- OPEN SPACE: 51.5% (53,945 S.F.)
- LOT COVERAGE: 46.5% (50,875 W/ GARAGE)
- LANDSCAPED GREEN AREA: 31.2% (32,725 S.F.)
- PERVIOUS AREA: 29.5% (30,835 S.F.)
- IMPERVIOUS AREA: 70.5% (73,985 S.F.)
- VEHICLE USE AREA: 18.3% (19,220 S.F.)
- OFF-STREET LOADING:
AMENDED MASTER PLAN: 4 BAYS
PROVIDED: 4 BAYS

17. UNIT BREAKDOWN:

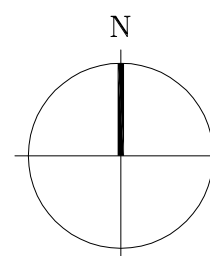
TYPE	A/C S.F.	BALC. S.F.	1st	2nd	3rd-5th	6th	7th-33rd	34th-40th	41st-42nd	TOTAL
ROOM A1 (HH/2BA)	795	200	-	-	1x3L=3	-	1x27L=27	-	-	30
ROOM B (HH/2BA)	1187	220	-	1	-	-	3x27L=81	-	-	81
ROOM B1 (HH/2BA)	1100	215	-	-	-	-	1x27L=27	-	-	31
ROOM B2 (HH/2BA)	1180	395	-	1	1x3L=3	-	1x27L=27	-	-	61
ROOM B3 (HH/2BA)	1225	464	-	1	2x3L=6	-	2x27L=54	-	-	31
ROOM C1 (HH/2BA)	1315	395	-	1	1x3L=3	-	1x27L=27	-	-	30
ROOM C2 (HH/2BA)	1495	395	-	1	1x3L=3	-	1x27L=27	-	-	7
UNIT A1 (HH/1BA)	795	200	-	-	-	-	1x7L=7	-	-	2
UNIT B (HH/2BA)	1187	220	-	-	-	-	-	1x2L=2	-	27
UNIT B1 (HH/2BA)	1100	215	-	-	-	-	3x7L=21	3x2L=6	-	9
UNIT B2 (HH/2BA)	1180	395	-	-	-	-	1x7L=7	1x2L=2	-	16
UNIT B3 (HH/2BA)	1225	464	-	-	-	-	2x7L=14	1x2L=2	-	9
UNIT C1 (HH/2BA)	1315	395	-	-	-	-	1x7L=7	1x2L=2	-	7
UNIT C2 (HH/2BA)	1495	395	-	-	-	-	1x7L=7	-	-	4
TOTAL	-	-	-	4	18	-	243	63	14	342

NOTE: THERE ARE NO UNITS LOCATED ON THE GROUND FLOOR OR 6TH FLOOR (AMENITY DECK)

18. LIST OF BUILDING AREAS:

RESTAURANT	2,400 S.F.	AMENITY LEVEL	2,400 S.F.
BALLROOM	4,000 S.F.	HEALTH CLUB	3,600 S.F.
LOBBY	1,500 S.F.	CLUBROOM	2,200 S.F.
ADMINISTRATION	1,600 S.F.	GAME ROOM	700 S.F.
MECH/ELECT	2,500 S.F.	RACQUET BALL LOBBY/SERVICE	800 S.F.

- GROSS BUILDING AREA (INCLUDING GARAGE):
AMENDED MASTER PLAN: 751,457 S.F.
PROPOSED: 660,505 S.F.
NET BUILDING AREA (NOT INCL GARAGE):
AMENDED MASTER PLAN: 608,957 S.F.
PROPOSED: 512,580 S.F.



GROUND LEVEL PLAN
SCALE 1:20

- PROJECT NOTES:
- 24/7 VALET PARKING WILL BE PROVIDED
 - ALL SIGNAGE WILL BE UNDER SEPARATE PERMIT AND COMPLY WITH ZONING AND LAND DEVELOPMENT REGULATIONS
 - MAXIMUM FOOT-CANDLE AT ALL PROPERTY LINES ADJACENT TO RESIDENTIAL ZONING WILL BE 5
 - THE PROJECT SHALL ENGAGE BUILDING CONSULTANT (DR. JENNIFER LANGUILL) AND SHALL MEET THE STANDARDS OF THE FLORIDA GREEN BUILDING COALITION GREEN HIGHRISE STATUS
 - PROVISIONS FOR RECYCLING WILL BE INCLUDED IN THIS PROJECT
 - PROJECT SHALL BE IN COMPLIANCE WITH THE TURTLE LIGHTING ORDINANCE
 - PROJECT SHALL BE IN COMPLIANCE WITH THE CITY OF HOLLYWOOD DEFINITION OF HOTEL/CONDO WHERE APPLICABLE

FLOOD PROTECTION NOTES:

- THE BOTTOM OF THE LOWEST HORIZONTAL STRUCTURAL MEMBER TO BE PLACED AT 6'-0" NGVD
 - ALL MECHANICAL AND ELECTRICAL EQUIPMENT INCLUDING CONDENSERS, VENTILATION FANS AND ELEVATOR COMPONENTS TO BE PLACED ABOVE THE LOWEST HORIZONTAL MEMBER
 - ALL VERTICAL COMPONENTS BELOW 6'-0" NGVD SHALL BE BREAKAWAY CONSTRUCTION IN EVENT OF STORM SURGE
- MODIFICATIONS TO EXISTING APPROVED PD:
- REDUCE PARKING SPACE DEPTH FROM 19' TO 18'
 - ALLOW TANDEM TO COUNT TOWARD TOTAL PARKING
 - ALLOW THE USE OF PARKING LIFTS

PRELIMINARY DESIGN FOR:

4000 Ocean
4000 SOUTH OCEAN DRIVE, HOLLYWOOD, FL 33019

COHEN • FREEDMAN • ENCINOSA & ASSOC.

Architects, PA

8085 N.W. 155th Street Miami Lakes, Florida 33016 305-826-3999

revision:

MEETING DATE:	10/07/18, 2014
CITY MANAGER:	OCTOBER 8, 2014
PLANNING BOARD:	
PLANNING AND ZONING BOARD:	
CITY COMMISSIONER:	
BOARD COUNTY:	
FINAL CITY COMMISSIONER:	
BOARD COUNTY COMMISSIONER:	

drawn by: LF/SP/DP

date: 11/17/2014

sheet no: A2.0

project: 3215

