

October 25, 2024

The City of Hollywood
Development Services Planning Division
2600 Hollywood Blvd., Room 315
Hollywood, FL 33020-4807
954-921-3471

**RE: Subject: Final Site Plan Review for a commercial building of approximately 120,000 sq. ft. and associated parking areas in a Planned Development (PD) Zoning District within the Oakwood Activity Center. File No: 24-DP-31
Evidence of Unified Control**

Based on the requirements of the Oakwood Plaza Land Use Plan Amendment and PD Guidelines there is a condition which states "At the time of submittal of the first site plan application for the first phase of development, the Applicant shall submit legal documents to constitute evidence of the unified control of the entire area within the proposed Planned Development, which shall be reviewed and certified by the City Attorney and Director of Development Services".

Oakwood Plaza LP & Oakwood Business Center LP currently have unified control over the entire Oakwood Plaza PD which is approximately 112.5 acres consisting of Oakwood Plaza North, Oakwood Plaza South and Oakwood Plaza East. A copy of the submitted general application for the site plan, list of all the folio numbers, corporation documentation and legal descriptions have been attached for your use.

Should you have any additional questions please do not hesitate to contact me at (954) 598-1450 or BReynolds@Kimcorealty.com.

Sincerely,



Brandon Reynolds
Director | Development
Kimco Realty

STATE OF FLORIDA

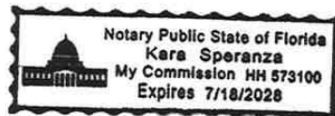
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 10/25/2024 (date) by
Brandon Reynolds - Director (name and title of officer) of
Kimco Realty, a Florida (state)
corporation, on behalf of the corporation. He/she is personally known to me or has produced
Drivers License (type of identification) as identification.



Notary Public

Printed Name: Kara Speranza



My Commission Expires:

7/18/2028

Commission # HH573100

GENERAL APPLICATION

APPLICATION DATE: July 15, 2024

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: 2800 Oakwood Blvd., Hollywood, FL 33020

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

Folio Number(s): 5142 04 12 0620 AND 5142 04 12 0627

Zoning Classification: Oakwood Plaza PD Land Use Classification: Oakwood Activity Center

Existing Property Use: Shopping Center Sq Ft/Number of Units: 739,936 (Main Parcel)

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 all that apply and provide File Number(s) and Resolution(s): 20-L-32 and 23-Z-57 and 24-DP-31

DEVELOPMENT PROPOSAL

Explanation of Request: Current Regal Movie Theater will be demolished to make way for a new 2-story commercial bldg. spanning @120,00 SF.

Phased Project: Yes ☒ No ☐ Number of Phases: 2

Project	Proposal
Units/rooms (# of units)	# UNITS: #Rooms
Proposed Non-Residential Uses	(120,000 S.F.)
Open Space (% and SQ.FT.)	Required %: (Area: S.F.)
Parking (# of spaces)	PARK. SPACES: SHARED
Height (# of stories)	(# STORIES) (FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area (FT.)

Name of Current Property Owner/ Developer Oakwood Plaza LP & Oakwood Business Center L P

Address of Property Owner: 1 Oakwood Blvd., Ste 70, Hollywood, FL 33023

Telephone: (954) 598-1450 Email Address: breyolds@kimcorealty.com

Applicant Greg Wilfong, Kimley-Horn Consultant ☒ Representative ☒ Tenant ☐

Address: 445 24th St., Ste 200, Vero Beach, FL 32960 Telephone: 772-794-4119

Email Address: greg.wilfong@kimley-horn.com

Email Address #2: _____

Date of Purchase: 1993 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: _____



DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

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: _____

4/11/2024

Date: _____

PRINT NAME: Brandon Reynolds, Authorized Agent

Date: _____

Signature of Consultant/Representative: _____

Date: 7-8-24

PRINT NAME: Greg Wilfong

Date: 7-8-24

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 this retail shopping center Oakwood Plaza to my property, which is hereby made by me or I am hereby authorizing Kimley-Horn and Greenspoon Marder to be my legal representative before the TAC and PBD (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 11th day of July, 2024

Notary Public
State of Florida

My Commission Expires: 10-4-2027 (Check One) ☒ Personally known to me; OR ☐ Produced Identification _____



Signature of Current Owner

Brandon Reynolds, Authorized Agent

Print Name

OAKWOOD PLAZA LUPA APPLICATION INFORMATION

LOCATION ADDRESS AND FOLIO NUMBERS:

FOLIO NUMBER			ADDRESS	DESCRIPTION
			OAKWOOD PLAZA NORTH PORTION	
5142	0411	0020	2700 Stirling Road	Taco Bell
5142	0408	0010	1450 Oakwood Boulevard	Oakwood North
5142	0408	0070	4100 Oakwood Boulevard	Burlington
5142	0408	0030	4100 Oakwood Boulevard	BJ's
5142	0400	0150	4001-4101 Oakwood Boulevard	PetSmart Block
5142	0410	0030	3901-3921 Oakwood Boulevard	Big Lots
5142	0409	0010	3901-3881 Oakwood Boulevard	Marshalls/HomeGoods
5142	0408	0020	3800 Oakwood Boulevard	Kmart
5142	0408	0060	Oakwood Boulevard	Pond (North)
5142	0408	0040	3401 Oakwood Boulevard	Home Depot
5142	0408	0041	3350 Oakwood Boulevard	Wendy's
			OAKWOOD PLAZA SOUTH PORTION	
5142	0412	0620	2908- 2914 Oakwood Boulevard	Oakwood South
5142	0412	0626	Oakwood Boulevard	Oakwood Boulevard South
5142	0412	0650	3215 Oakwood Boulevard	Ale House
5142	0412	0631	3120 Oakwood Boulevard	You Fit
5142	0412	0629	3000 Oakwood Boulevard	Dave & Busters
5142	0412	0660	2940 Oakwood Boulevard	TGI Fridays
5142	0412	0670	2906 Oakwood Boulevard	Sweet Tomatoes
5142	0412	0629	2900 Oakwood Boulevard	Red Lobster
5142	0412	0627	2800 Oakwood Boulevard	Regal
5142	0412	0625	Oakwood Boulevard	Pond (south)
5142	0412	0624	2 Oakwood Boulevard	Office N
5142	0412	0623	1 Oakwood Boulevard	Office Kimco
5142	0412	0622	200 Oakwood Boulevard	Office S
			VACANT PROPERTY	
5142	0412	0594	2609 N. 26TH Avenue	VACANT PARCEL
5142	0412	0590	N. 26th Avenue	VACANT PARCEL
5142	0412	0710	N. 26th Avenue	VACANT PARCEL

LEGAL DECRIPTIONS:

LEGAL DESCRIPTION: (LUPA NORTH PARCEL)

A PARCEL OF LAND BEING A PORTION OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA; SAID PARCEL CONTAINING ALL OF OR PORTIONS OF THE FOLLOWING DESCRIBED PLATS:

ALL OF LOT 1-B, HOLLYWOOD COMMERCIAL CENTER, RECORDED IN PLAT BOOK 117, PAGE 36;
ALL OF TRACT "A", "JOHN L.A. BOND PLAT", RECORDED IN PLAT BOOK 111, PAGE 38; A

PORTION OF PARCEL "A", "THE AQUA PARK", RECORDED IN PLAT BOOK 109, PAGE 8; A PORTION OF PARCEL "A", COLONIAL SQUARE, RECORDED IN PLAT BOOK 114, PAGE 32, ALL OF THE ABOVE DESCRIBED PLATS BEING RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (N.E.1/4) OF SAID SECTION 4;

THENCE N.87°34'11"E., ALONG THE NORTH LINE OF THE SAID NORTHEAST ONE-QUARTER (N.E.1/4), A DISTANCE OF 334.94 FEET, TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF PARCEL "A", OF SAID COLONIAL SQUARE;

THENCE S.01°48'26"E., ALONG SAID NORTHERLY EXTENSION, A DISTANCE OF 53.00 FEET, TO THE NORTHWEST CORNER OF PARCEL "A", OF SAID COLONIAL SQUARE, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE CONTINUE S.01°48'26"E., A DISTANCE OF 677.36 FEET, TO A POINT ON A LINE 677.32 FEET SOUTH OF AND PARALLEL WITH THE SAID NORTH LINE OF PARCEL "A", OF SAID COLONIAL SQUARE;

THENCE N.87°34'11"E., ALONG SAID PARALLEL LINE A DISTANCE OF 334.84 FEET, TO A POINT ON THE EAST LINE OF PARCEL "A", OF SAID COLONIAL SQUARE;

THENCE S.01°48'00"E., ALONG SAID EAST LINE AND THE EAST LINE OF TRACT "A", OF SAID "JOHN L.A. BOND PLAT", A DISTANCE OF 770.97 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE C-10 CANAL;

THENCE N.59°53'00"W., A DISTANCE OF 24.81 FEET;

THENCE S.30°07'00"W., A DISTANCE OF 75.00 FEET;

THENCE S.59°46'55"E., A DISTANCE OF 50.00 FEET;

THENCE S.30°07'00"W., A DISTANCE OF 1267.83 FEET (THE PREVIOUS 4 COURSES BEING COINCIDENT WITH THE WEST RIGHT-OF-WAY LINE OF THE C-10 CANAL), TO THE SOUTHEAST CORNER OF PARCEL "A", OF SAID "THE AQUA PARK", SAID POINT ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE C-10 SPUR CANAL;

THENCE S.88°32'24"W., ALONG THE SOUTH LINE OF SAID PARCEL "A" AND SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 987.44 FEET, TO THE SOUTHWEST CORNER OF PARCEL "A", OF SAID "THE AQUA PARK", SAID POINT ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF INTERSTATE I-95;

THENCE N.06°21'05"E., ALONG THE WEST LINE OF PARCEL "A", OF SAID "THE AQUA PARK", AND SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 2134.34 FEET;

THENCE N.14°49'05"E., A DISTANCE OF 122.91 FEET;

THENCE N.07°47'46"E., A DISTANCE OF 125.78 FEET, (THE PREVIOUS TWO COURSES BEING COINCIDENT WITH THE EAST RIGHT-OF-WAY LINE OF INTERSTATE I-95 AS DESCRIBED INSTRUMENT No. 114419988 OF SAID PUBLIC RECORDS);

THENCE N.10°46'20"E., A DISTANCE OF 38.00 FEET, TO THE MOST SOUTHERLY NORTHWEST CORNER OF PARCEL "A", OF SAID "THE AQUA PARK";

THENCE N.87°35'12"E., ALONG THE MOST SOUTHERLY NORTH LINE OF PARCEL "A", OF SAID "THE AQUA PARK", A DISTANCE OF 451.20 FEET, TO A POINT ON THE MOST EASTERLY WEST LINE OF SAID PARCEL "A", OF SAID "THE AQUA PARK";

THENCE N.02°25'03"W., ALONG SAID MOST EASTERLY WEST LINE A DISTANCE OF 189.77 FEET, TO A POINT ON A LINE 53.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW ¼) OF SAID SECTION 4;

THENCE N.87°34'43"E., ALONG SAID PARALLEL LINE A DISTANCE OF 190.06 FEET, TO THE NORTHWEST CORNER OF LOT 1-A OF SAID HOLLYWOOD COMMERCIAL CENTER;

THENCE S.01°48'53"E., ALONG THE WEST LINE OF SAID LOT 1-A, A DISTANCE OF 173.83 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1-A;

THENCE N.87°43'46"E., ALONG THE SOUTH LINE OF SAID LOT 1-A, A DISTANCE OF 167.45 FEET TO THE SOUTHWEST CORNER OF LOT 1-B OF SAID HOLLYWOOD COMMERCIAL CENTER;

THENCE N.01°48'40"W., A DISTANCE OF 174.30 FEET, ALONG THE WEST LINE OF SAID LOT 1-B TO THE NORTHWEST CORNER OF SAID LOT 1-B;

THENCE N.87°34'11"E., ALONG THE NORTH LINE OF SAID LOT 1-B, A DISTANCE OF 167.47 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING WITHIN THE CITY OF HOLLYWOOD, FLORIDA AND CONTAINING 71.941 ACRES (3,133,732 SQUARE FEET), MORE OR LESS.

LEGAL DESCRIPTION: (LUPA SOUTH PARCEL)

A PARCEL OF LAND BEING A PORTION OF TRACT "E", OAKWOOD HILLS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 120, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT "E", SAID POINT ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE C-10 CANAL;

THENCE S.88°27'20"W., ALONG THE SOUTH LINE OF SAID TRACT "E", A DISTANCE OF 325.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE CONTINUE S.88°27'20"W., ALONG SAID SOUTH LINE, A DISTANCE OF 449.41 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "E", SAID POINT ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF INTERSTATE I-95;

THENCE N.06°21'05"E., ALONG THE WEST LINE OF SAID TRACT "E" AND THE EAST RIGHT-OF-WAY LINE OF SAID INTERSTATE I-95, A DISTANCE OF 1993.10 FEET TO THE NORTHWEST CORNER OF SAID TRACT "E", SAID POINT ALSO BEING A POINT OF THE SOUTH RIGHT-OF-WAY LINE OF THE C-10 SPUR CANAL;

THENCE N.88°32'24"E., ALONG THE NORTH LINE OF SAID TRACT "E", AND THE SOUTH RIGHT-OF-WAY LINE OF THE SAID C-10 SPUR CANAL, A DISTANCE OF 960.10 FEET TO THE NORTHEAST CORNER OF SAID TRACT "E", SAID POINT ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE SAID C-10 CANAL;

THENCE S.11°34'01"W., ALONG SAID EAST LINE OF SAID TRACT "E" AND THE WEST RIGHT-OF-WAY LINE OF THE SAID C-10 CANAL, A DISTANCE OF 1759.90 FEET;

THENCE S.88°27'11"W., A DISTANCE OF 322.78 FEET;
THENCE S.01°32'49"E., A DISTANCE OF 76.25 FEET;
THENCE S.88°27'11"W., A DISTANCE OF 62.50 FEET;
THENCE S.01°32'49"E., A DISTANCE OF 182.50 FEET TO THE TO THE POINT OF BEGINNING.
SAID LANDS SITUATE AND BEING WITHIN THE CITY OF HOLLYWOOD, BROWARD COUNTY,
FLORIDA AND CONTAINING 37.297 ACRES (1,624,651 SQUARE FEET), MORE OR LESS.

LEGAL DESCRIPTION: (LUPA EAST PARCEL)

A PARCEL OF LAND BEING A PORTION OF TRACT "C", OAKWOOD HILLS, ACCORDING TO THE
PLAT THEREOF RECORDED IN PLAT BOOK 120, PAGE 45, OF THE PUBLIC RECORDS OF
BROWARD COUNTY, FLORIDA AND A PORTION OF VACATED N. 26th. /AVENUE AS RECORDED IN
OFFICIAL RECORDS BOOK 20603, PAGE 366 OF SAID PUBLIC RECORDS. SAID PARCEL BEING
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT "C";
THENCE N.04°07'58"W., ALONG THE EAST LINE OF SAID TRACT "C", A DISTANCE OF 36.83 FEET;
THENCE N.07°50'52"E., ALONG SAID EAST LINE, A DISTANCE OF 113.75 FEET, TO THE POINT OF
BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;
THENCE S.85°15'20"W., A DISTANCE OF 221.11 FEET, TO A POINT ON THE WEST LINE OF SAID
TRACT "C";
THENCE N.03°59'43"W., A DISTANCE OF 50.00 FEET;
THENCE N.11°34'01"E., A DISTANCE OF 92.24 FEET, (THE PREVIOUS TWO COURSE BEING
COINCIDENT WITH THE WEST LINE OF SAID TRACT "C");
THENCE N.78°25'59"W., A DISTANCE OF 80.00 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY
LINE OF THE C-10 CANAL;
THENCE N.11°34'01"E., ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 269.78 FEET;
THENCE S.78°25'59"E., A DISTANCE OF 300.01 FEET, TO A POINT ON THE EAST LINE OF SAID
TRACT "C";
THENCE S.11°34'01"W., A DISTANCE OF 261.59 FEET;
THENCE S.07°50'52"W., A DISTANCE OF 86.67 FEET, (THE PREVIOUS TWO COURSES BEING
COINCIDENT WITH THE SAID EAST LINE OF TRACT "C") TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING WITHIN THE CITY OF HOLLYWOOD, BROWARD COUNTY,
FLORIDA AND CONTAINING 2.422 ACRES (105,506 SQUARE FEET), MORE OR LESS.

NAME OF OWNER: OAKWOOD PLAZA LP. & OAKWOOD BUSINESS CENTER LIMITED PARTNERSHIP

AGENTS:

DENNIS D. MELE, ESQ
GREENSPOON MARDER LLP

200 EAST BROWARD BOULEVARD,
SUITE 1800
FORT LAUDERDALE, FL 33301
Email: dennis.mele@gmlaw.com
PHONE: 954-527-2409

GREG D. WILFONG, P.E.
KIMLEY-HORN AND ASSOCIATES, INC.
445 24TH STREET, SUITE 200
VERO BEACH, FL 32960
Email: greg.wilfong@kimley-horn.com
PHONE: (772) 794-4119

4341 S.W. 62nd Avenue
Davie, Florida 33314



STONER & ASSOCIATES, INC.

SURVEYORS - MAPPERS
Florida Licensed Surveying
and Mapping Business No. 6633

Tel. (954) 585-0997
Fax (954) 585-3927

EXHIBIT "A"
LEGAL DESCRIPTION OF
NORTH LUPA PARCEL - OAKWOOD PLAZA
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA
SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA; SAID PARCEL CONTAINING ALL OF OR PORTIONS OF THE FOLLOWING DESCRIBED PLATS:

ALL OF LOT 1-B, HOLLYWOOD COMMERCIAL CENTER, RECORDED IN PLAT BOOK 117, PAGE 36; ALL OF TRACT "A", "JOHN L.A. BOND PLAT", RECORDED IN PLAT BOOK 111, PAGE 38; A PORTION OF PARCEL "A", "THE AQUA PARK", RECORDED IN PLAT BOOK 109, PAGE 8; A PORTION OF PARCEL "A", COLONIAL SQUARE, RECORDED IN PLAT BOOK 114, PAGE 32, ALL OF THE ABOVE DESCRIBED PLATS BEING RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (N.E.1/4) OF SAID SECTION 4;

THENCE N.87°34'11"E., ALONG THE NORTH LINE OF THE SAID NORTHEAST ONE-QUARTER (N.E.1/4), A DISTANCE OF 334.94 FEET, TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF PARCEL "A", OF SAID COLONIAL SQUARE;

THENCE S.01°48'26"E., ALONG SAID NORTHERLY EXTENSION, A DISTANCE OF 53.00 FEET, TO THE NORTHWEST CORNER OF PARCEL "A", OF SAID COLONIAL SQUARE, SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE CONTINUE S.01°48'26"E., A DISTANCE OF 677.36 FEET, TO A POINT ON A LINE 677.32 FEET SOUTH OF AND PARALLEL WITH THE SAID NORTH LINE OF PARCEL "A", OF SAID COLONIAL SQUARE;

THENCE N.87°34'11"E., ALONG SAID PARALLEL LINE A DISTANCE OF 334.84 FEET, TO A POINT ON THE EAST LINE OF PARCEL "A", OF SAID COLONIAL SQUARE;

THENCE S.01°48'00"E., ALONG SAID EAST LINE AND THE EAST LINE OF TRACT "A", OF SAID "JOHN L.A. BOND PLAT", A DISTANCE OF 770.97 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE C-10 CANAL;

THENCE N.59°53'00"W., A DISTANCE OF 24.81 FEET;

THENCE S.30°07'00"W., A DISTANCE OF 75.00 FEET;

THENCE S.59°46'55"E., A DISTANCE OF 50.00 FEET;

THENCE S.30°07'00"W., A DISTANCE OF 1267.83 FEET (THE PREVIOUS 4 COURSES BEING COINCIDENT WITH THE WEST RIGHT-OF-WAY LINE OF THE C-10 CANAL), TO THE SOUTHEAST CORNER OF PARCEL "A", OF SAID "THE AQUA PARK", SAID POINT ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE C-10 SPUR CANAL;

THENCE S.88°32'24"W., ALONG THE SOUTH LINE OF SAID PARCEL "A" AND SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 987.44 FEET, TO THE SOUTHWEST CORNER OF PARCEL "A", OF SAID "THE AQUA PARK", SAID POINT ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF INTERSTATE I-95;

THENCE N.06°21'05"E., ALONG THE WEST LINE OF PARCEL "A", OF SAID "THE AQUA PARK", AND SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 2134.34 FEET;

THENCE N.14°49'05"E., A DISTANCE OF 122.91 FEET;

THENCE N.07°47'46"E., A DISTANCE OF 125.78 FEET, (THE PREVIOUS TWO COURSES BEING COINCIDENT WITH THE EAST RIGHT-OF-WAY LINE OF INTERSTATE I-95 AS DESCRIBED INSTRUMENT No. 114419988 OF SAID PUBLIC RECORDS);

THENCE N.10°46'20"E., A DISTANCE OF 38.00 FEET, TO THE MOST SOUTHERLY NORTHWEST CORNER OF PARCEL "A", OF SAID "THE AQUA PARK";

CERTIFICATE:

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING ESTABLISHED BY THE BOARD AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 47

DATE OF SIGNATURE: 4/8/20

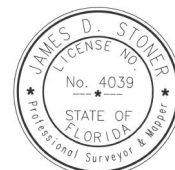
JAMES D. STONER

PROFESSIONAL SURVEYOR AND MAPPER NO. 4039 - STATE OF FLORIDA

THE MATERIAL SHOWN HEREON IS THE PROPERTY OF STONER & ASSOCIATES, INC. AND SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT PERMISSION OF STONER & ASSOCIATES, INC.
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REVISIONS	DATE	BY

DATE OF SKETCH:	DRAWN BY	CHECKED BY	FIELD BOOK
4/08/2020	JDS	LSG	N/A



SHEET 1 OF 5

SKETCH NO.
18-8637 LUPA N.



EXHIBIT "A"
SKETCH OF LEGAL DESCRIPTION
NORTH LUPA PARCEL - OAKWOOD PLAZA
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA
SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST

LEGAL DESCRIPTION: (CONTINUED)

THENCE N.87°35'12"E., ALONG THE MOST SOUTHERLY NORTH LINE OF PARCEL "A", OF SAID "THE AQUA PARK", A DISTANCE OF 451.20 FEET, TO A POINT ON THE MOST EASTERLY WEST LINE OF SAID PARCEL "A", OF SAID "THE AQUA PARK";

THENCE N.02°25'03"W., ALONG SAID MOST EASTERLY WEST LINE A DISTANCE OF 189.77 FEET, TO A POINT ON A LINE 53.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW ¼) OF SAID SECTION 4;

THENCE N.87°34'43"E., ALONG SAID PARALLEL LINE A DISTANCE OF 190.06 FEET, TO THE NORTHWEST CORNER OF LOT 1-A OF SAID HOLLYWOOD COMMERCIAL CENTER;

THENCE S.01°48'53"E., ALONG THE WEST LINE OF SAID LOT 1-A, A DISTANCE OF 173.83 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1-A;

THENCE N.87°43'46"E., ALONG THE SOUTH LINE OF SAID LOT 1-A, A DISTANCE OF 167.45 FEET TO THE SOUTHWEST CORNER OF LOT 1-B OF SAID HOLLYWOOD COMMERCIAL CENTER;

THENCE N.01°48'40"W., A DISTANCE OF 174.30 FEET, ALONG THE WEST LINE OF SAID LOT 1-B TO THE NORTHWEST CORNER OF SAID LOT 1-B;

THENCE N.87°34'11"E., ALONG THE NORTH LINE OF SAID LOT 1-B, A DISTANCE OF 167.47 FEET TO THE POINT OF BEGINNING.

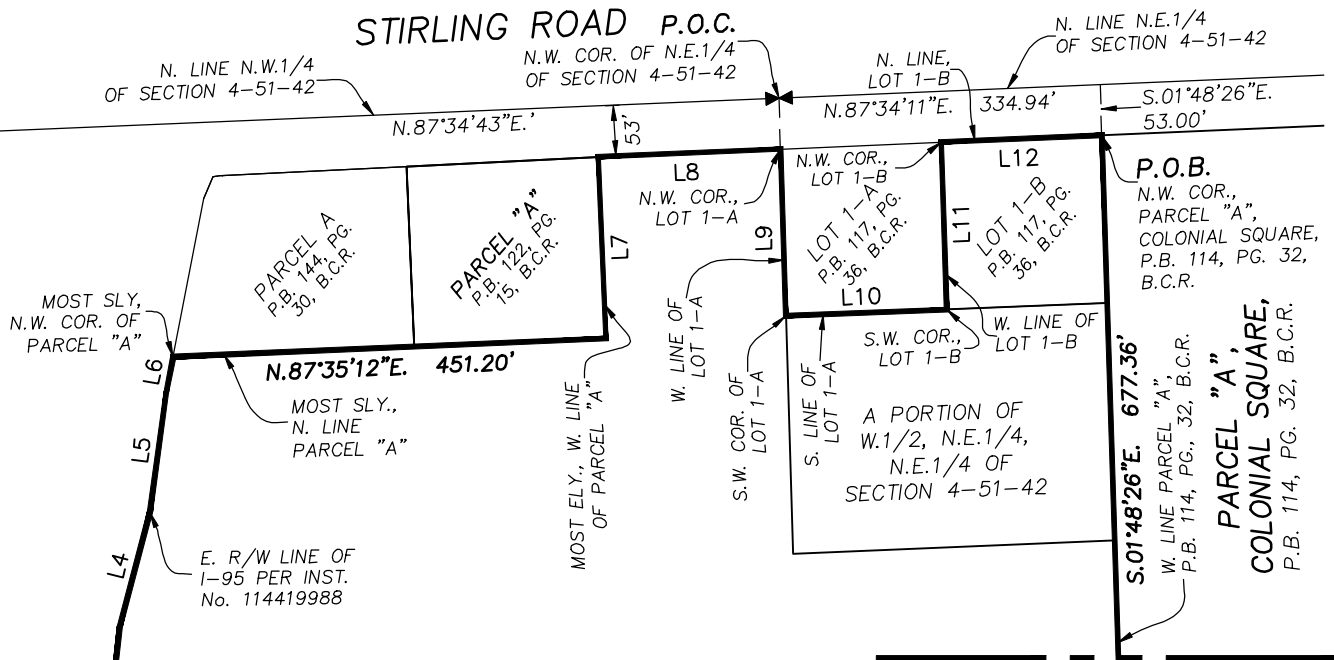
SAID LANDS SITUATE AND BEING WITHIN THE CITY OF HOLLYWOOD, FLORIDA AND CONTAINING 71.941 ACRES (3,133,732 SQUARE FEET), MORE OR LESS.

NOTES:

1. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
2. THIS SKETCH AND DESCRIPTION IS "NOT VALID" WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF FLORIDA LICENSED SURVEYOR AN MAPPER.
3. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY. (THIS IS NOT A SURVEY).
4. THE BEARINGS SHOWN HEREON ARE BASED ON N.87°34'11"E., ALONG THE NORTH LINE OF NORTHEAST ONE-QUARTER (N.E.1/4) OF SECTIONS 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST. SAID BEARING IS RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, N.A.D. 83/2011.
5. SEE SHEETS 3, 4 AND 5 FOR A GRAPHIC DEPICTION (SKETCH) OF THE PARCEL DESCRIBED HEREON.
6. EASEMENTS AND OTHER MATTERS OF RECORD ARE NOT SHOWN HEREON.

EXHIBIT "A"
SKETCH OF LEGAL DESCRIPTION
NORTH LUPA PARCEL - OAKWOOD PLAZA
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA
SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST

SCALE: 1" = 200'



INTERSTATE 1-95

N.06°21'05"E. 2134.34'

W. LINE PARCEL "A", "THE AQUA PARK", P.B. 109, PG. 8, B.C.R. & E. R/W LINE INTERSTATE 1-95

A PORTION OF PARCEL "A",
"THE AQUA PARK",
P.B. 109, PG. 8, B.C.R.

PARCEL CONTAINS

71.941 ACRES (3,133,732 SQ. FT.)

MATCH LINE SEE SHEET 4 OF 5

LEGEND:

B.C.R. ... BROWARD COUNTY
RECORDS

COR. CORNER

ELY. EASTERLY

L1 LINE NUMBER 1

LB LICENSED BUSINESS

P.B. PLAT BOOK

PG. PAGE

P.O.B. . . . POINT OF BEGINNING

P.O.C. ... POINT OF COMMENCEMENT

R/W RIGHT OF WAY

WLY WESTERLY

LINE TABLE

LINE	BEARING	DISTANCE
L1	N.59°53'00"W.	24.81'
L2	S.30°07'00"W.	75.00'
L3	S.59°46'55"E.	50.00'
L4	N.14°49'05"E.	122.91'
L5	N.07°47'46"E.	125.78'
L6	N.10°46'20"E.	38.00'
L7	N.02°25'03"W.	189.77'
L8	N.87°34'43"E.	190.06'
L9	S.01°48'53"E.	173.83'
L10	N.87°43'46"E.	167.45'
L11	N.01°48'40"W.	174.30'
L12	N.87°34'11"E.	167.47'

NOTE:
SEE SHEET 1 OF 5 AND 2 OF 5 FOR
THE LEGAL DESCRIPTION OF THE SKETCH
GRAPHICALLY SHOWN HEREON.

SHEET 3 OF 5

SKETCH NO.
18-8637 LUPA N.

MATCH LINE SEE SHEET 4 OF 5

4341 S.W. 62nd Avenue
Davie, Florida 33314



STONER & ASSOCIATES, INC.

SURVEYORS - MAPPERS
Florida Licensed Surveying
and Mapping Business No. 6633

Tel. (954) 585-0997

Fax (954) 585-3927



SCALE: 1" = 200'

EXHIBIT "A"
SKETCH OF LEGAL DESCRIPTION
NORTH LUPA PARCEL - OAKWOOD PLAZA
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA
SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST

MATCH LINE SEE SHEET 3 OF 5

MATCH LINE SEE SHEET 3 OF 5

MATCH LINE SEE SHEET 5 OF 5

LINE 677.32' S. OF
AND PARALLEL
WITH THE N. LINE
OF PARCEL "A",
P.B. 114, PG. 32, B.C.R.

N.87°34'11"E.
334.84'

A PORTION OF
PARCEL "A",
COLONIAL SQUARE,
P.B. 114, PG. 32, B.C.R.

E. LINE PARCEL "A",
P.B. 114, PG. 32, B.C.R.

S.01°48'00"E. 770.97'

TRACT "A",
"JOHN L.A. BOND PLAT",
P.B. 111, PG. 38, B.C.R.

E. LINE TRACT "A",
P.B. 111, PG. 38, B.C.R.

E. LINE TRACT "A", JOHN L.A. BOND,
& W. R/W LINE C-10 CANAL
S.30°07'00"W. 1267.83'

W. R/W LINE
C-10 CANAL
C-10 CANAL

LINE TABLE

LINE	BEARING	DISTANCE
L1	N.59°53'00"W.	24.81'
L2	S.30°07'00"W.	75.00'
L3	S.59°46'55"E.	50.00'
L4	N.14°49'05"E.	122.91'
L5	N.07°47'46"E.	125.78'
L6	N.10°46'20"E.	38.00'
L7	N.02°25'03"W.	189.77'
L8	N.87°34'43"E.	190.06'
L9	S.01°48'53"E.	173.83'
L10	N.87°43'46"E.	167.45'
L11	N.01°48'40"W.	174.30'
L12	N.87°34'11"E.	167.47'

LEGEND:

B.C.R. ... BROWARD COUNTY RECORDS
COR. CORNER
ELY. EASTERLY
L1 LINE NUMBER 1
LB LICENSED BUSINESS
P.B. PLAT BOOK

LEGEND:

PG. PAGE
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
R/W RIGHT OF WAY
WLY WESTERLY

NOTE:

SEE SHEET 1 OF 5 AND 2 OF 5 FOR
THE LEGAL DESCRIPTION OF THE SKETCH
GRAPHICALLY SHOWN HEREON.

SHEET 4 OF 5

SKETCH NO.
18-8637 LUPA N.

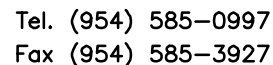
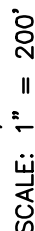


EXHIBIT "A"
SKETCH OF LEGAL DESCRIPTION
NORTH LUPA PARCEL - OAKWOOD PLAZA
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA
SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST



MATCH LINE SEE SHEET 4 OF 5

MATCH LINE SEE SHEET 4 OF 5

INTERSTATE 1-95

N.06°21'05"E. 2134.34'

W. LINE PARCEL "A", "THE AQUA PARK", P.B. 109, PG. 8, B.C.R. & E. R/W LINE INTERSTATE 1-95

S.E. COR.
OF PARCEL "A"

S.W. COR.
OF PARCEL "A"

S. LINE PARCEL "A", "THE AQUA PARK",
P.B. 109, PG. 8, B.C.R. &
N. R/W LINE C-10 SPUR CANAL

S. 88° 32' 24" W. 987.44'

-C-10 SPUR CANAL

111.03'

110'

130°

NOTE:
SEE SHEET 1 OF 5 AND 2 OF 5 FOR
THE LEGAL DESCRIPTION OF THE SKETCH
GRAPHICALLY SHOWN HEREON.

SHEET 5 OF 5

SKETCH NO.
18-8637 LUPA N.

4341 S.W. 62nd Avenue
Davie, Florida 33314



STONER & ASSOCIATES, INC.

SURVEYORS - MAPPERS
Florida Licensed Surveying
and Mapping Business No. 6633

Tel. (954) 585-0997
Fax (954) 585-3927

EXHIBIT "A"
LEGAL DESCRIPTION OF
SOUTH LUPA PARCEL - OAKWOOD PLAZA
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA
SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF TRACT "E", OAKWOOD HILLS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 120, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT "E", SAID POINT ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE C-10 CANAL;

THENCE S.88°27'20"W., ALONG THE SOUTH LINE OF SAID TRACT "E", A DISTANCE OF 325.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE CONTINUE S.88°27'20"W., ALONG SAID SOUTH LINE, A DISTANCE OF 449.41 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "E", SAID POINT ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF INTERSTATE I-95;

THENCE N.06°21'05"E., ALONG THE WEST LINE OF SAID TRACT "E" AND THE EAST RIGHT-OF-WAY LINE OF SAID INTERSTATE I-95, A DISTANCE OF 1993.10 FEET TO THE NORTHWEST CORNER OF SAID TRACT "E", SAID POINT ALSO BEING A POINT OF THE SOUTH RIGHT-OF-WAY LINE OF THE C-10 SPUR CANAL;

THENCE N.88°32'24"E., ALONG THE NORTH LINE OF SAID TRACT "E", AND THE SOUTH RIGHT-OF-WAY LINE OF THE SAID C-10 SPUR CANAL, A DISTANCE OF 960.10 FEET TO THE NORTHEAST CORNER OF SAID TRACT "E", SAID POINT ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF THE SAID C-10 CANAL;

THENCE S.11°34'01"W., ALONG SAID EAST LINE OF SAID TRACT "E" AND THE WEST RIGHT-OF-WAY LINE OF THE SAID C-10 CANAL, A DISTANCE OF 1759.90 FEET;

THENCE S.88°27'11"W., A DISTANCE OF 322.78 FEET;

THENCE S.01°32'49"E., A DISTANCE OF 76.25 FEET;

THENCE S.88°27'11"W., A DISTANCE OF 62.50 FEET;

THENCE S.01°32'49"E., A DISTANCE OF 182.50 FEET TO THE TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING WITHIN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA AND CONTAINING 37.297 ACRES (1,624,651 SQUARE FEET), MORE OR LESS.

NOTES:

1. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
2. THIS SKETCH AND DESCRIPTION IS "NOT VALID" WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY. (THIS IS NOT A SURVEY).
4. THE BEARINGS SHOWN HEREON ARE BASED ON S.88°27'20"W. ALONG THE SOUTH LINE OF TRACT "E", OAKWOOD HILLS, RECORDED IN PLAT BOOK 120, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID BEARING IS RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, N.A.D. 83/2011.
5. SEE SHEETS 2 AND 3 FOR A GRAPHIC DEPICTION (SKETCH) OF THE PARCEL DESCRIBED HEREON.
6. EASEMENTS AND OTHER MATTERS OF RECORD ARE NOT SHOWN HEREON.

CERTIFICATE:

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION W ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING ESTABLISHED BY THE BOARD (AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.

DATE OF SIGNATURE: 4/8/20

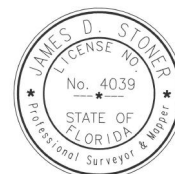
JAMES D. STONER

PROFESSIONAL SURVEYOR AND MAPPER NO. 4039 - STATE OF FLORIDA

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REVISIONS	DATE	BY

DATE OF SKETCH:	DRAWN BY	CHECKED BY	FIELD BOOK
4/02/2020	JDS	LSG	N/A



SHEET 1 OF 3

SKETCH NO.
18-8637 LUPA S.

4341 S.W. 62nd Avenue
Davie, Florida 33314



STONER & ASSOCIATES, INC.

SURVEYORS - MAPPERS
Florida Licensed Surveying
and Mapping Business No. 6633

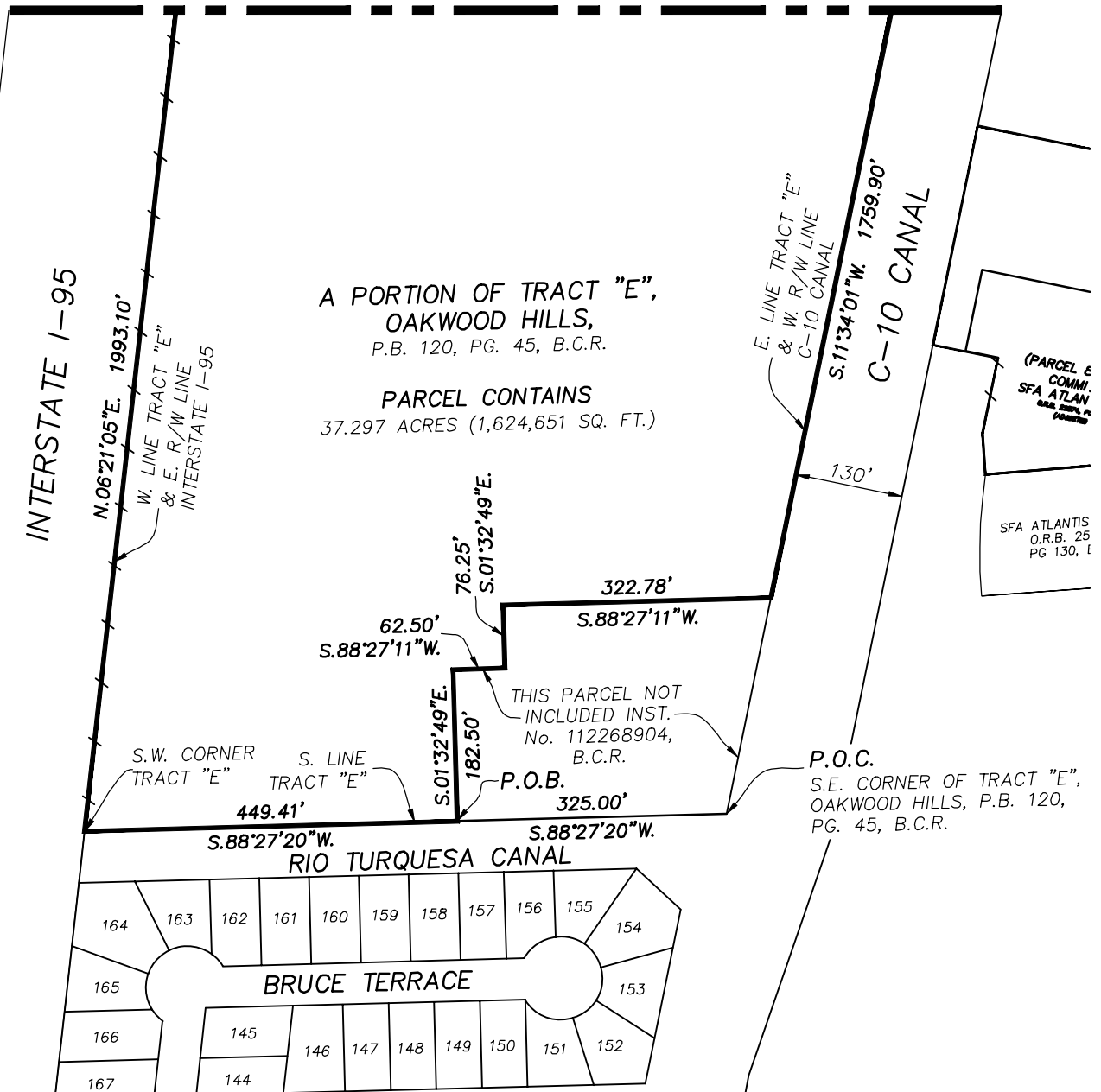
Tel. (954) 585-0997

Fax (954) 585-3927



EXHIBIT "A"
SKETCH OF LEGAL DESCRIPTION
SOUTH LUPA PARCEL - OAKWOOD PLAZA
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA
SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST

MATCH LINE SEE SHEET 3 OF 3



LEGEND:

B.C.R. ... BROWARD COUNTY RECORDS
C ... CENTERLINE
C1 ... CURVE NUMBER 1
L1 ... LINE NUMBER 1
LB ... LICENSED BUSINESS
P.B. ... PLAT BOOK
PG. ... PAGE
P.O.B. ... POINT OF BEGINNING

LEGEND:

P.O.C. ... POINT OF COMMENCEMENT
R/W ... RIGHT OF WAY
U.E. ... UTILITY EASEMENT
A ... ARC LENGTH
CA ... CENTRAL ANGLE
R ... RADIUS
— — — — — BREAK IN LINE SCALE

NOTE:
SEE SHEET 1 OF 3 FOR THE
LEGAL DESCRIPTION OF THE
SKETCH GRAPHICALLY SHOWN
HEREON.

SHEET 2 OF 3

SKETCH NO.
18-8637 LUPA S.

4341 S.W. 62nd Avenue
Davie, Florida 33314



STONER & ASSOCIATES, INC.

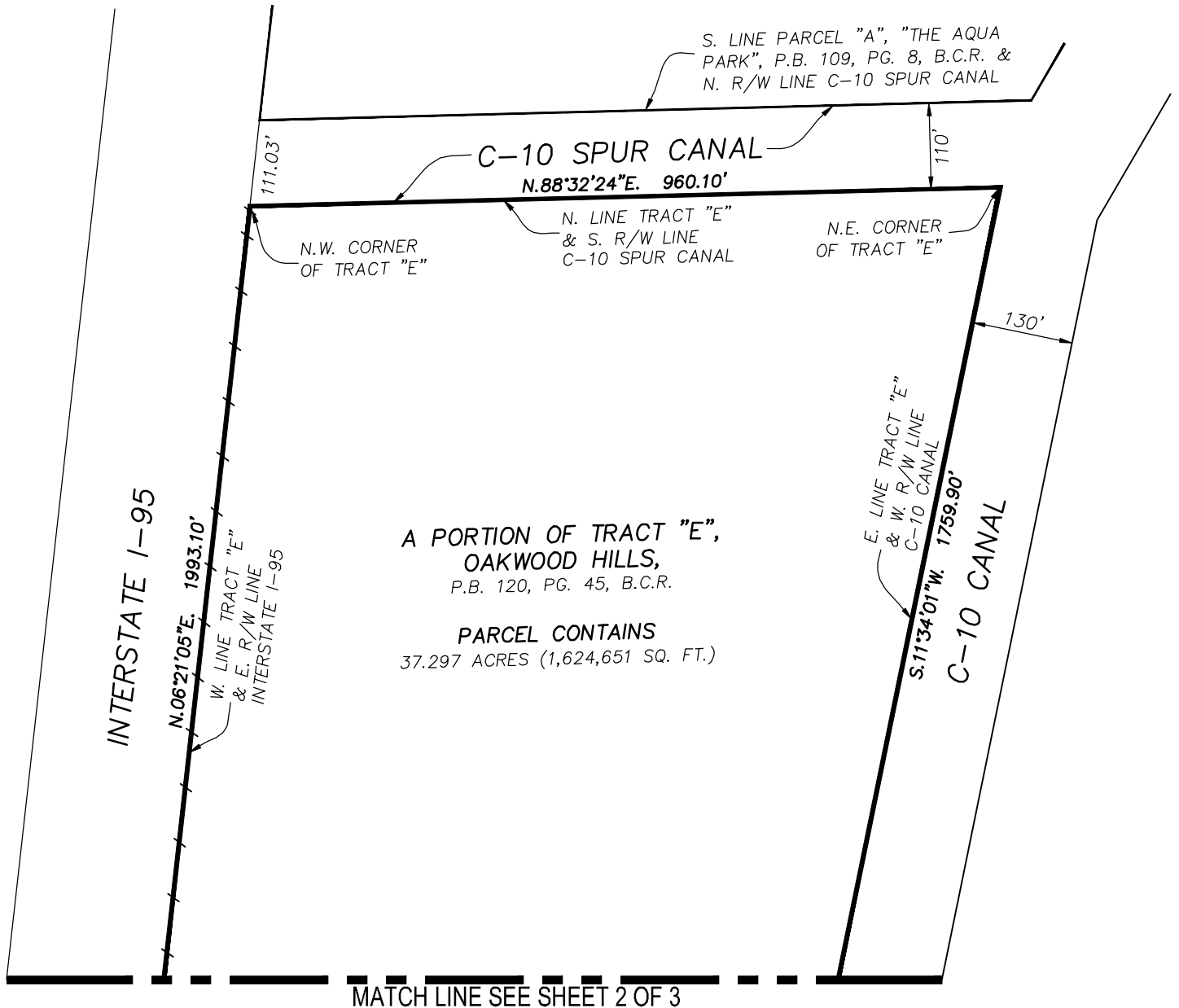
SURVEYORS - MAPPERS
Florida Licensed Surveying
and Mapping Business No. 6633

Tel. (954) 585-0997

Fax (954) 585-3927



EXHIBIT "A"
SKETCH OF LEGAL DESCRIPTION
SOUTH LUPA PARCEL - OAKWOOD PLAZA
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA
SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST



MATCH LINE SEE SHEET 2 OF 3

LEGEND:

B.C.R. . . . BROWARD COUNTY RECORDS
C CENTERLINE
C1 CURVE NUMBER 1
L1 LINE NUMBER 1
LB LICENSED BUSINESS
P.B. PLAT BOOK
PG. PAGE
P.O.B. . . . POINT OF BEGINNING

LEGEND:

P.O.C. . . . POINT OF COMMENCEMENT
R/W RIGHT OF WAY
U.E. UTILITY EASEMENT
A ARC LENGTH
CA CENTRAL ANGLE
R RADIUS
—|— BREAK IN LINE SCALE

NOTE:
SEE SHEET 1 OF 3 FOR THE
LEGAL DESCRIPTION OF THE
SKETCH GRAPHICALLY SHOWN
HEREON.

SHEET 3 OF 3

SKETCH NO.
18-8637 LUPA S.

4341 S.W. 62nd Avenue
Davie, Florida 33314



STONER & ASSOCIATES, INC.

SURVEYORS - MAPPERS
Florida Licensed Surveying
and Mapping Business No. 6633

Tel. (954) 585-0997
Fax (954) 585-3927

EXHIBIT "A"
LEGAL DESCRIPTION OF
EAST LUPA PARCEL - OAKWOOD PLAZA
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA
SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF TRACT "C", OAKWOOD HILLS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 120, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND A PORTION OF VACATED N. 26th AVENUE AS RECORDED IN OFFICIAL RECORDS BOOK 20603, PAGE 366 OF SAID PUBLIC RECORDS. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT "C";

THENCE N.04°07'58"W., ALONG THE EAST LINE OF SAID TRACT "C", A DISTANCE OF 36.83 FEET;

THENCE N.07°50'52"E., ALONG SAID EAST LINE, A DISTANCE OF 113.75 FEET, TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE S.85°15'20"W., A DISTANCE OF 221.11 FEET, TO A POINT ON THE WEST LINE OF SAID TRACT "C";

THENCE N.03°59'43"W., A DISTANCE OF 50.00 FEET;

THENCE N.11°34'01"E., A DISTANCE OF 92.24 FEET, (THE PREVIOUS TWO COURSE BEING COINCIDENT WITH THE WEST LINE OF SAID TRACT "C");

THENCE N.78°25'59"W., A DISTANCE OF 80.00 FEET, TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE C-10 CANAL;

THENCE N.11°34'01"E., ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 269.78 FEET;

THENCE S.78°25'59"E., A DISTANCE OF 300.01 FEET, TO A POINT ON THE EAST LINE OF SAID TRACT "C";

THENCE S.11°34'01"W., A DISTANCE OF 261.59 FEET;

THENCE S.07°50'52"W., A DISTANCE OF 86.67 FEET, (THE PREVIOUS TWO COURSES BEING COINCIDENT WITH THE SAID EAST LINE OF TRACT "C") TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING WITHIN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA AND CONTAINING 2.422 ACRES (105,506 SQUARE FEET), MORE OR LESS.

NOTES:

1. THE PROPERTY SHOWN HEREON WAS NOT ABSTRACTED FOR OWNERSHIP, RIGHTS-OF-WAY, EASEMENTS OR OTHER MATTERS OF RECORD.
2. THIS SKETCH AND DESCRIPTION IS "NOT VALID" WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY. (THIS IS NOT A SURVEY).
4. THE BEARINGS SHOWN HEREON ARE BASED ON N.04°07'58"W. ALONG THE EAST LINE OF TRACT "C", OAKWOOD HILLS, RECORDED IN PLAT BOOK 120, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. SAID BEARING IS RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, N.A.D. 83/2011.
5. SEE SHEETS 2 OF 2 FOR A GRAPHIC DEPICTION (SKETCH) OF THE PARCEL DESCRIBED HEREON.
6. EASEMENTS AND OTHER MATTERS OF RECORD ARE NOT SHOWN HEREON.

CERTIFICATE:

THIS IS TO CERTIFY THAT THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION W
ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYING ESTABLISHED BY THE BOARD
AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODES, PURSUANT TO SECTION 472.

DATE OF SIGNATURE: 4/8/20

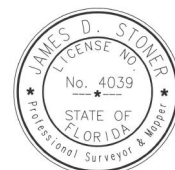
JAMES D. STONER

PROFESSIONAL SURVEYOR AND MAPPER NO. 4039 - STATE OF FLORIDA

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REVISIONS	DATE	BY

DATE OF SKETCH:	DRAWN BY	CHECKED BY	FIELD BOOK
4/07/2020	JDS	LSG	N/A



SHEET 1 OF 2

SKETCH NO.
18-8637 LUPA E.

4341 S.W. 62nd Avenue
Davie, Florida 33314



STONER & ASSOCIATES, INC.

SURVEYORS - MAPPERS
Florida Licensed Surveying
and Mapping Business No. 6633

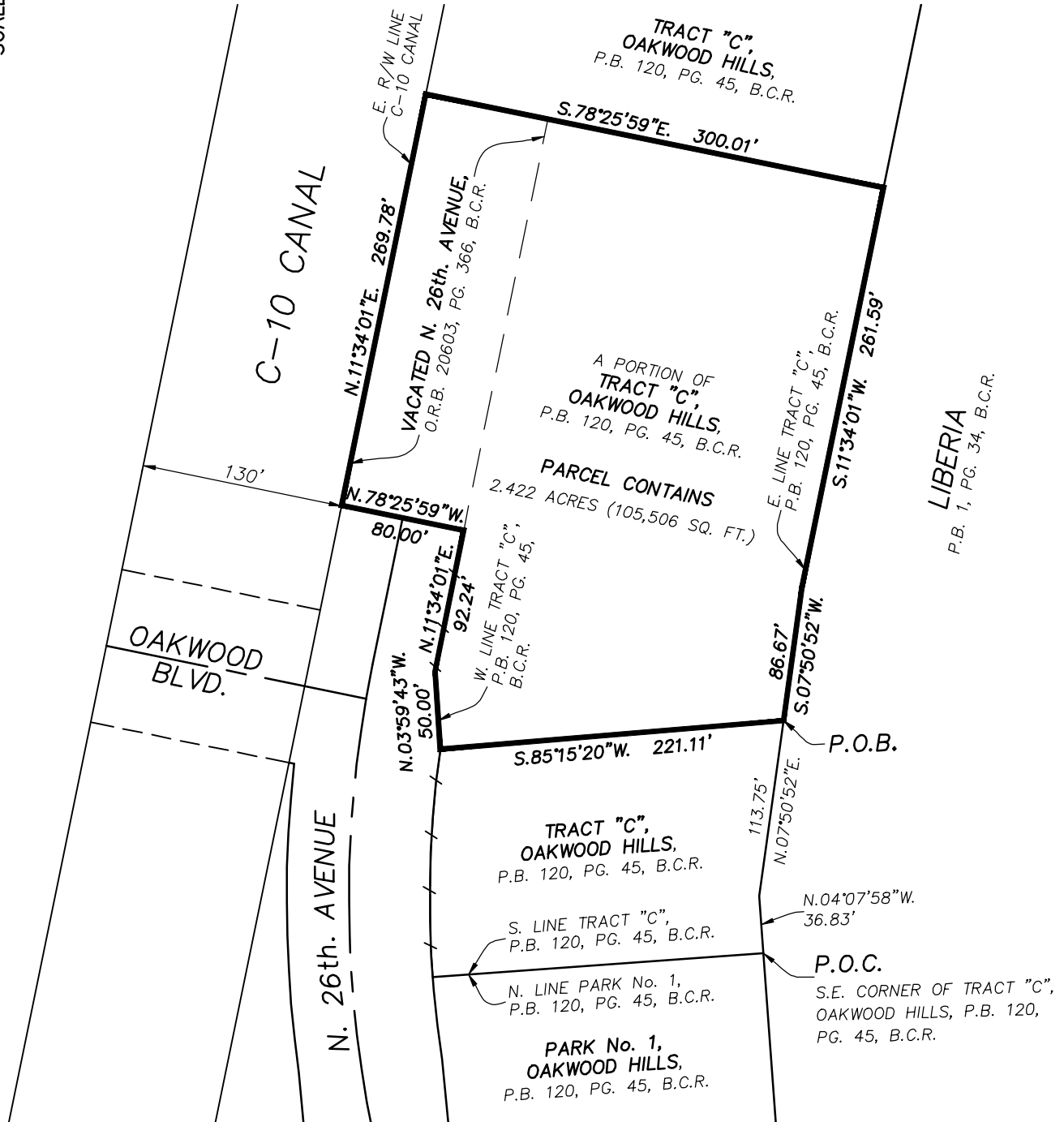
Tel. (954) 585-0997

Fax (954) 585-3927



SCALE: 1" = 100'

EXHIBIT "A"
SKETCH OF LEGAL DESCRIPTION
EAST LUPA PARCEL - OAKWOOD PLAZA
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA
SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST



LEGEND:

B.C.R. BROWARD COUNTY RECORDS
C CENTERLINE
C1 CURVE NUMBER 1
L1 LINE NUMBER 1
LB LICENSED BUSINESS
P.B. PLAT BOOK
PG. PAGE
P.O.B. POINT OF BEGINNING

LEGEND:

P.O.C. POINT OF COMMENCEMENT
R/W RIGHT OF WAY
U.E. UTILITY EASEMENT
A ARC LENGTH
CA CENTRAL ANGLE
R RADIUS
—|— BREAK IN LINE SCALE

NOTE:
SEE SHEET 1 OF 2 FOR THE
LEGAL DESCRIPTION OF THE
SKETCH GRAPHICALLY SHOWN
HEREON.

SHEET 2 OF 2

SKETCH NO.
18-8637 LUPA E.

888263047

FILED

9AM

CERTIFICATE OF LIMITED PARTNERSHIP
OF
SFA ATLANTIS ASSOCIATES, L.P.

SEP 19 1988

[Handwritten signature]

The undersigned represents that it desires to form a limited partnership pursuant to 6 Del. C. §17-101 et seq. (the "Act") and that the undersigned has executed this Certificate in compliance with the requirements of the Act. The undersigned further states that:

1. The name of the limited partnership is SFA Atlantis Associates, L.P. (the "Partnership").

2. The address of the registered office of the Partnership in the State of Delaware and the name and address of the registered agent of the Partnership required to be maintained by §17-104 of the Act at such address are as follows:

REGISTERED AGENT

The Prentice-Hall Corporation
System, Inc.
229 South State St.
Dover, Delaware 19901

REGISTERED OFFICE

229 South State St.
Dover, Delaware 19901
County of Kent

3. The name and mailing address of the general partner is as follows:

GENERAL PARTNER

SN Atlantis, Inc.

ADDRESS

Phillips Point West Tower
Suite 1000
West Palm Beach, Florida 33480

WHEREFORE, the undersigned has executed this Certificate the 14 day of Sept., 1988.

GENERAL PARTNER:

SN Atlantis, Inc.

By: *[Handwritten signature]*
Michael J. Swerdlow, President

888263047

FILED

9AM

CERTIFICATE OF LIMITED PARTNERSHIP
OF
SFA ATLANTIS ASSOCIATES, L.P.

SEP 19 1988

[Handwritten signature]

The undersigned represents that it desires to form a limited partnership pursuant to 6 Del. C. §17-101 et seq. (the "Act") and that the undersigned has executed this Certificate in compliance with the requirements of the Act. The undersigned further states that:

1. The name of the limited partnership is SFA Atlantis Associates, L.P. (the "Partnership").

2. The address of the registered office of the Partnership in the State of Delaware and the name and address of the registered agent of the Partnership required to be maintained by §17-104 of the Act at such address are as follows:

REGISTERED AGENT

The Prentice-Hall Corporation
System, Inc.
229 South State St.
Dover, Delaware 19901

REGISTERED OFFICE

229 South State St.
Dover, Delaware 19901
County of Kent

3. The name and mailing address of the general partner is as follows:

GENERAL PARTNER

SN Atlantis, Inc.

ADDRESS

Phillips Point West Tower
Suite 1000
West Palm Beach, Florida 33480

WHEREFORE, the undersigned has executed this Certificate the 14 day of Sept., 1988.

GENERAL PARTNER:

SN Atlantis, Inc.

By: *[Handwritten signature]*
Michael J. Swerdlow, President

**APPLICATION BY FOREIGN LIMITED PARTNERSHIP
FOR AUTHORIZATION TO TRANSACT BUSINESS IN FLORIDA**

1. SFA Atlantis Associates, L.P.
(Name of Limited Partnership; must contain the word "LIMITED" or "LTD.")
2. SFA Atlantis Associates Limited Partnership
(Name under which the Limited Partnership proposes to register or transact business in Florida; must contain the word "LIMITED" or "LTD.")
3. Delaware
(State of Formation)
4. September 19, 1988
(Date of Formation)
5. Corporation Information Services, Inc.
(Name of Registered Agent for Service of Process)
6. 502 East Park Avenue
(Street Address or Registered Office)
Tallahassee, Florida 32301
(City) (Zip Code)
7. Acceptance by the Registered Agent for Service of Process.
By Brian Courtenay, Agent for
CORPORATION INFORMATION SERVICES, INC.
(Agent must sign on this line)
8. c/o Corporation Service Company 1013 Centre Road, Wilmington, Delaware
(Address of Registered Office required in State of Formation or, if not required, Address of Principal Office)

9. NAME OF GENERAL PARTNERS

SPECIFIC ADDRESS

SN Atlantis Inc.

4601 Sheridan Street
Suite 600
Hollywood, FL 33021

Office of Hollywood STS Associates, L.P.
4601 Sheridan Street
Suite 600
Hollywood, FL 33021

10. _____
(Office where Names, Addresses and Contributions of Limited Partners are kept)
11. The limited partnership will undertake to keep the records listing the addresses and capital contributions of the limited partner or limited partners until the limited partnership's registration in Florida is cancelled or withdrawn.
12. 4601 Sheridan Street Suite 600 - Hollywood, Florida 33021
(Mailing Address of Limited Partnership)

* SPN Atlantis Associates, L.P.

By: SN Atlantis Inc.,
its general partner

This 27th day of September, 19 88

By: [Signature]

President

STATE OF New York

COUNTY OF New York

THE FOREGOING instrument was acknowledged and sworn to before me this

27th day of September, 1988 by Michael Szwedlar, the president
(Name of General Partner)

of SN Atlantis Inc., the general partner of SPN Atlantis Associates, L.P.
(Name of Limited Partnership)

A Delaware Limited Partnership, on behalf of the Limited Partnership.
(State or Country)

[Signature]

Notary Public

State of New York at Large

My Commission Expires:

11/30/88

(SEAL)

REGINA E. CIANCHI
Notary Public, State of New York
No. 60-4676879
Qualified in Westchester County
Commission Expires November 30, 1989

AFFIDAVIT OF CAPITAL CONTRIBUTIONS

SN Atlantis

BEFORE ME, the undersigned, personally appeared Michael Suedlow, the president of
constituting all of the general partners of SFN Atlantis Associates, L.P.
a Delaware limited partnership, hereinafter referred to as
(State)

the "Partnership", who, upon being sworn, certified as follows:

1. The amount of capital contributions of the limited partner
is \$ 90,000.
2. The anticipated amount of the capital contributions of the limited
partners that are allocated for the purpose of transacting business in
Florida is \$ 7,200,000.

This 27th day of September, 19 88.

FURTHER AFFIANT SAYETH NOT.

Under penalties of perjury I declare that I have read the foregoing and
that the facts alleged are true, to the best of my knowledge and belief.

General Partner(s)

By: [Signature]

President.

STATE OF New York

COUNTY OF New York

DATE 9/27/88

* SFN Atlantis Associates, L.P.

By: SN Atlantis Inc.,
its general partner

BEFORE ME, the undersigned officer, a Notary Public authorized to
administer oaths and to take acknowledgments in and for the State and County
set forth above, personally appeared Michael Suedlow
(General Partner), known to me and known by me to be the person who executed
the foregoing Affidavit of Capital Contributions, and he acknowledged to me
and before me that he executed this Affidavit as General Partner of said
Partnership.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official
seal, in the State and County aforesaid, this 27th day of September
19 88.

(SEAL)

[Signature]
Notary Public

State of New York at Large

My Commission Expires:

11/30/88

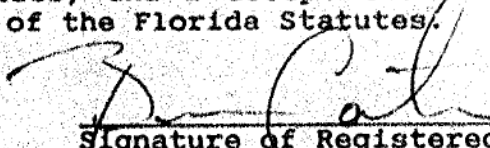
(IH 44)

REGINA E. CIANCI
Notary Public, State of New York
No. 60-4676879
Qualified in Westchester County
Commission Expires November 30, 1988

ACCEPTANCE BY REGISTERED AGENT

Having been named to accept service of process for the foreign limited partnership named in the foregoing "Application by Foreign Limited Partnership for Authorization to Transact Business in Florida" at the place designated therein, I hereby agree to act in this capacity and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I accept the duties and obligations of Section 620.192 of the Florida Statutes.

Date: October, 12, 1988


Signature of Registered Agent
By Brian Courtney as agent for:
CORPORATION INFORMATION SERVICES,
INC.

**APPLICATION BY FOREIGN LIMITED PARTNERSHIP
FOR AUTHORIZATION TO TRANSACT BUSINESS IN FLORIDA**

1. SFA Atlantis Associates, L.P.
(Name of Limited Partnership; must contain the word "LIMITED" or "LTD.")
2. SFA Atlantis Associates Limited Partnership
(Name under which the Limited Partnership proposes to register or transact business in Florida; must contain the word "LIMITED" or "LTD.")
3. Delaware
(State of Formation)
4. September 19, 1988
(Date of Formation)
5. Corporation Information Services, Inc.
(Name of Registered Agent for Service of Process)
6. 502 East Park Avenue
(Street Address or Registered Office)
Tallahassee, Florida 32301
(City) (Zip Code)
7. Acceptance by the Registered Agent for Service of Process.
By Brian Courtenay, Agent for
CORPORATION INFORMATION SERVICES, INC.
(Agent must sign on this line)
8. c/o Corporation Service Company 1013 Centre Road, Wilmington, Delaware
(Address of Registered Office required in State of Formation or, if not required, Address of Principal Office)

9. NAME OF GENERAL PARTNERS

SPECIFIC ADDRESS

SN Atlantis Inc.

4601 Sheridan Street
Suite 600
Hollywood, FL 33021

Office of Hollywood STS Associates, L.P.
4601 Sheridan Street
Suite 600
Hollywood, FL 33021

10. _____
(Office where Names, Addresses and Contributions of Limited Partners are kept)
11. The limited partnership will undertake to keep the records listing the addresses and capital contributions of the limited partner or limited partners until the limited partnership's registration in Florida is cancelled or withdrawn.
12. 4601 Sheridan Street Suite 600 - Hollywood, Florida 33021
(Mailing Address of Limited Partnership)

* SPN Atlantis Associates, L.P.

By: SN Atlantis Inc.,
its general partner

This 27th day of September, 19 88

By: *[Signature]*

President

STATE OF New York

COUNTY OF New York

THE FOREGOING instrument was acknowledged and sworn to before me this

27th day of September, 1988 by Michael Szwedlar, the president
(Name of General Partner)

of SN Atlantis Inc., the general partner of SPN Atlantis Associates, L.P.
(Name of Limited Partnership)

A Delaware Limited Partnership, on behalf of the Limited Partnership.
(State or Country)

[Signature]

Notary Public

State of New York at Large

My Commission Expires:

11/30/88

(SEAL)

REGINA E. CIANCHI
Notary Public, State of New York
No. 60-4676879
Qualified in Westchester County
Commission Expires November 30, 1989

AFFIDAVIT OF CAPITAL CONTRIBUTIONS

SN Atlantis

BEFORE ME, the undersigned, personally appeared Michael Suedlow, the president of
constituting all of the general partners of SFN Atlantis Associates, L.P.
a Delaware limited partnership, hereinafter referred to as
(State)

the "Partnership", who, upon being sworn, certified as follows:

1. The amount of capital contributions of the limited partner
is \$ 90,000.
2. The anticipated amount of the capital contributions of the limited
partners that are allocated for the purpose of transacting business in
Florida is \$ 7,200,000.

This 27th day of September, 19 88.

FURTHER AFFIANT SAYETH NOT.

Under penalties of perjury I declare that I have read the foregoing and
that the facts alleged are true, to the best of my knowledge and belief.

General Partner(s)

By: _____

President

STATE OF New York

COUNTY OF New York

DATE 9/27/88

* SFN Atlantis Associates, L.P.

By: SN Atlantis Inc.,
its general partner

BEFORE ME, the undersigned officer, a Notary Public authorized to
administer oaths and to take acknowledgments in and for the State and County
set forth above, personally appeared Michael Suedlow
(General Partner), known to me and known by me to be the person who executed
the foregoing Affidavit of Capital Contributions, and he acknowledged to me
and before me that he executed this Affidavit as General Partner of said
Partnership.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official
seal, in the State and County aforesaid, this 27th day of September
19 88.

(SEAL)

Regina E. Cianci
Notary Public

State of New York at Large

My Commission Expires:

11/30/88

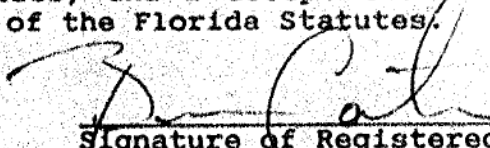
REGINA E. CIANCI
Notary Public, State of New York
No. 60-4676879
Qualified in Westchester County
Commission Expires November 30, 1988

(IH 44)

ACCEPTANCE BY REGISTERED AGENT

Having been named to accept service of process for the foreign limited partnership named in the foregoing "Application by Foreign Limited Partnership for Authorization to Transact Business in Florida" at the place designated therein, I hereby agree to act in this capacity and I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I accept the duties and obligations of Section 620.192 of the Florida Statutes.

Date: October, 12, 1988


Signature of Registered Agent
By Brian Courtney as agent for:
CORPORATION INFORMATION SERVICES,
INC.

**CERTIFICATE OF AMENDMENT
TO
CERTIFICATE OF LIMITED PARTNERSHIP
OF
SFA ATLANTIS ASSOCIATES, L.P.**

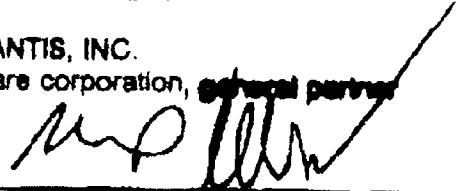
SFA ATLANTIS ASSOCIATES, L.P., a limited partnership organized under the Delaware Revised Uniform Limited Partnership Act (the "Act") for the purpose of amending its Certificate of Limited Partnership pursuant to 6 Delaware Code Ann. §17-204(a)(2) of the Act, hereby certifies that effective as of July 15, 1996, Paragraph 1 of the Certificate of Limited Partnership is amended in its entirety to read as follows:

1. The name of the limited partnership is OAKWOOD PLAZA LIMITED PARTNERSHIP.

IN WITNESS WHEREOF, this Certificate of Amendment has been executed by the general partner as of the 11th day of July, 1996.

GENERAL PARTNER:

SN ATLANTIS, INC.
a Delaware corporation, ~~general partner~~

By: 
Michael J. Swerdlow, President

RECEIVED
95 JUL 17 PM 3:17

**CERTIFICATE OF AMENDMENT
TO
APPLICATION FOR REGISTRATION
OF
SFA ATLANTIS ASSOCIATES, LIMITED PARTNERSHIP**

Pursuant to the provisions of section 620.173, Florida Statutes, this foreign limited partnership hereby submits this certificate of amendment to its registration application:

1. Paragraph 1 of the registration application is amended to read in its entirety as follows:

"1. The name of the limited partnership as it is in the State of filing is:

OAKWOOD PLAZA LIMITED PARTNERSHIP

SN ATLANTIS, INC., a Delaware corporation, general partner

[Signature]
MICHAEL J. SWERDLOW, President

STATE OF FLORIDA)

COUNTY OF BROWARD)

SS:

On this 15th day of July, 1996, MICHAEL J. SWERDLOW personally appeared before me,

- ☒ who is/are personally known to me
☐ whose identity I proved on the basis of

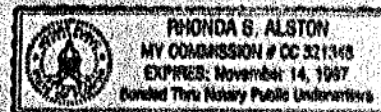
Notary: *[Signature]*

[NOTARIAL SEAL] Print Name: _____

Notary Public, State of _____

My Commission Expires: _____

Commission Number: _____



OAKWOOD ACTIVITY CENTER LAND USE & INTENSITY TRACKING SHEET

TOC TALLY		Ordinance/Reso.	Activity Center Area		RESIDENTIAL USES (units)				HOTEL ROOMS	COMMERCIAL (S.F.)	OFFICE (S.F.)	VUA Landscape (%)	COMMUNITY FACILITIES (S.F.)	Demolition
Thresholds		O-2023-09	Oakwood Activity Center		3,800				625	1,200,000	1,890,000	8	N/A	
Developed to-date														
Remaining					3,800				625	1,080,000	1,890,000	8	N/A	
File Number	Approval Date	Applicant	Project Name	Folio	Project Address	Residential Units				Hotel Rooms	Commercial	Office	Community Facilities	
						SFH	TH	G. Apartment	Mid-High Rise					
24-DP-31		Oakwood Plaza PD & Oakwood Business Center LP	Oakwood Retail	5142-04-12-0620 and 5142-04-12-0627	2800 Oakwood Boulevard, Hollywood, FL 33020						120,000			53,982
TOTAL						0			0	0	120000	0	0	