TREE TABLE:

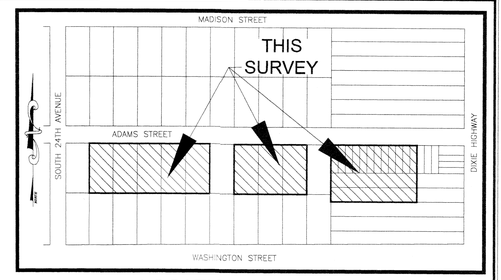
NUMBER	D.B.H. IN INCHES	TYPE	APPROXIMATE CANOPY DIAMETER IN FEET
1	8	PALM	10
2	6	PALM	15
3	6	PALM	15
4	6	GUMBO LIMBO	15
5	12	GUMBO LIMBO	20
6	72	FICUS	60
7	6	GUMBO LIMBO	15
8	6	GUMBO LIMBO	15
9	12	GUMBO LIMBO	20
10	6	COCONUT PALM	15
11	8	UNKNOWN TREE	25
12	12	GUMBO LIMBO	20
13	45	MANGO	50
14	20	GUMBO LIMBO	30
15	65	FICUS	45
16	20	GUMBO LIMBO	25
17	20	GUMBO LIMBO	25
18	12	UNKNOWN TREE	20
19	20	GUMBO LIMBO	25
20	20	GUMBO LIMBO	35
21	65	FICUS	65
22	8	UNKNOWN TREE	25
23	10	UNKNOWN TREE	15
24	4	UNKNOWN TREE	10
25	4	PALM	10
26	14	MANGO	20
27	14	OAK	40
28	5	COCONUT PALM	20
29	14	PINE	30
30	5	GUMBO LIMBO	10
31	6	PALM	20
32	6	PALM	20
33	10	OAK	20
34	6	OAK	25
35	12	COCONUT PALM	25
36	5	PALM	10
37	10	GUMBO LIMBO	15
38	24	MANGO	30
39	16	PALM	20
40	14	PALM	20
41	24	PINE	25
42	24	MANGO	30

NUMBER	D.B.H. IN INCHES	TYPE	APPROXIMATE CANOPY DIAMETER IN FEET
43	18	PINE	30
44	48	OAK	60
45	4	UNKNOWN TREE	15
46	16	PINE	20
47	5	UNKNOWN TREE	15
48	6	UNKNOWN TREE	10
49	6	UNKNOWN TREE	15
50	12	GUMBO LIMBO	15
51	10	OAK	25
52	5	FICUS	10
53	10	GUMBO LIMBO	15
54	6	GUMBO LIMBO	15
55	10	UNKNOWN TREE	30
56	6	UNKNOWN TREE	30
57	20	FICUS	30
58	12	FICUS	15
59	12	FICUS	30
60	10	OAK	15
61	15	COCONUT PALM	20
62	24	BLACK OLIVE	30
63	12	MANGO	30
64	12	UNKNOWN TREE	35
65	6	UNKNOWN TREE	15
66	4	UNKNOWN TREE	15
67	10	UNKNOWN TREE	20
68	4	UNKNOWN TREE	15
69	32	BLACK OLIVE	40
70	6	COCONUT PALM	20
71	6	COCONUT PALM	20
72	6	COCONUT PALM	10
73	6	COCONUT PALM	15
74	6	COCONUT PALM	15
75	6	COCONUT PALM	15
76	6	COCONUT PALM	15
77	6	COCONUT PALM	15
78	6	COCONUT PALM	15
79	4	OAK	10
80	24	UNKNOWN TREE	15
81	15	PINE	20
82	10	COCONUT PALM	20
83	24	UNKNOWN TREE	15
84	6	COCONUT PALM	15
85	8	OAK	15

UTILITY TABLE:

STRUCTURE	RIM ELEV	PIPE SIZE & TYPE	INVERT ELEV	BOTTOM OF BOX	COMMENT
DRAINAGE MANHOLE - 1	8.65'	15" CMP 15" CMP 24" CMP 24" CMP	2.45'(N) 2.47'(S) 3.14'(E) 3.05'(W)	0.05'	
DRAINAGE MANHOLE - 2	8.08'	15" CMP 15" CMP 24" CMP 24" CMP	2.67'(N) 2.73'(S) 3.16'(E) 2.98'(W)	0.36'	
DRAINAGE MANHOLE - 3	7.90'	15" CMP 15" CMP 24" CMP 24" CMP	3.33'(N) 3.47'(S) 3.41'(E) 3.40'(W)	1.38'	
DRAINAGE MANHOLE - 4	7.98'	15" CMP 15" CMP 24" CMP	3.60'(N) 3.56'(S) 3.72'(W)	1.18'	
CATCH BASIN - 1	8.48'	15" CMP	BAFFLE (S)	0.94'	TOP OF BAFFLE 4.35'
CATCH BASIN - 2	8.44'	15" CMP	BAFFLE (N)	0.49'	TOP OF BAFFLE 4.72'
CATCH BASIN - 3	7.88'	15" CMP	BAFFLE (S)	0.68'	TOP OF BAFFLE 4.92'
CATCH BASIN - 4	7.85'	15" CMP	BAFFLE (N)	0.85'	TOP OF BAFFLE 4.95'
CATCH BASIN - 5	7.68'	15" CMP	5.48'(N)	1.38'	
CATCH BASIN - 6	7.61'	15" CMP	5.61'(S)	1.31'	
CATCH BASIN - 7	7.64'	15" CMP	5.44'(S)	1.59'	
CATCH BASIN - 8	7.66'	15" CMP	5.56'(N)	2.36'	
CATCH BASIN - 9	7.99'	15" CMP	BAFFLE (N)	(-) 1.01'	TOP OF BAFFLE 2.93'
CATCH BASIN - 10	8.13'	15" CMP 24" CMP 24" CMP	0.82'(S) 0.97'(E) 1.06'(W)	(-) 0.72'	

STRUCTURE	RIM ELEV	PIPE SIZE & TYPE	INVERT ELEV
SANITARY MANHOLE - 1	9.16'	8" PVC 8" PVC	(-) 2.37'(S) (-) 2.20'(E)
SANITARY MANHOLE - 2	8.83'	8" PVC 8" PVC 8" PVC	(-) 2.58'(N) (-) 1.87'(S) (-) 2.54'(W)
SANITARY MANHOLE - 3	8.96'	8" PVC 8" PVC	(-) 1.09'(N) (-) 0.99'(E)
SANITARY MANHOLE - 4	8.56'	8" PVC 8" PVC	(-) 0.03'(E) (-) 0.13'(W)
SANITARY MANHOLE - 5	8.55'	8" PVC 8" PVC	1.04'(SE) 1.22'(W)
SANITARY MANHOLE - 6	8.73'	8" PVC	3.07'(W)
SANITARY MANHOLE - 7	8.53'	8" PVC 8" PVC	(-) 0.37'(E) (-) 0.50'(W)
SANITARY MANHOLE - 8	8.90'	8" PVC 8" PVC	1.20'(NW) 1.29'(E)
SANITARY MANHOLE - 9	8.94'	8" PVC 8" PVC	1.63'(NE) 1.54'(W)
SANITARY MANHOLE - 10	8.87'	8" PVC 8" PVC	1.82'(SW) 1.82'(E)
SANITARY MANHOLE - 11	8.40'	8" PVC 8" PVC	1.51'(E) 1.50'(W)
SANITARY MANHOLE - 12	8.55'	8" CLAY 8" PVC	2.88'(E) 3.13'(W)



LOCATION SKETCH

NOT TO SCALE

SURVEY NOTES:

1. LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
2. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. LANDS SHOWN HEREON WERE ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD BY FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE POLICY NUMBER 1062–3464376, DATED DECEMBER 01, 2017 @ 8:00 AM.
4. OTHER THAN AS SHOWN, THERE IS NO EVIDENCE THAT UNDERGROUND ENCROACHMENTS EXIST. HOWEVER SUBSURFACE INVESTIGATION WAS NOT PERFORMED TO DETERMINE IF UNDERGROUND ENCROACHMENTS EXIST.
5. THIS SURVEY DOES NOT IDENTIFY THE LIMITS OR EXTENTS OF POTENTIAL JURISDICTIONAL BOUNDARIES.
6. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 02°06'57" WEST ALONG THE WEST LINE OF BLOCK 1, AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, ON PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
7. IT IS A VIOLATION OF RULE 5J–17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SURVEY WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND/OR DELETIONS MADE TO THE FACE OF THIS SURVEY WILL MAKE THIS SURVEY INVALID.
8. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1988 (NAVD 1988). SAID ELEVATIONS ARE BASED ON NATIONAL GEODETIC SURVEY (NGS) BENCHMARK M 312; A BRASS DISK ON THE TOP OF A RETAINING WALL AT THE CITY HALL BUILDING NEAR THE THE INTERSECTION OF HOLLYWOOD BOULEVARD AND SOUTH 26TH AVENUE, 17 FEET +/– SOUTHEAST OF THE NORTHEAST CORNER OF THE BUILDING, 8 FEET +/– EAST OF THE EAST WALL OF THE BUILDING AND 3.6 FEET SOUTH OF THE NORTH END OF THE RETAINING WALL; ELEVATION= 13.44' LOADING DOCK OF THE SEARS ROEBUCK CO. SERVICE BUILDING, 92' NORTHEAST OF THE CENTER OF THE CROSSING OF NORTHEAST 38TH STREET, 34.2' EAST OF AND ACROSS SIDE TRACK FROM THE EAST RAIL OF THE NORTHBOUND TRACK, AND 1.4' NORTH OF THE SOUTHWEST CORNER OF THE LOADING PLATFORM, ELEVATION= 13.44' AND BENCHMARK BC 529; A BRASS DISC STAMPED "B.C. 529" IN THE TOP OF A CONCRETE MONUMENT AT THE INTERSECTION OF DIXIE HIGHWAY AND WILEY COURT, 39 FEET +–/ EAST OF THE CENTERLINE OF DIXIE HIGHWAY AND 18 FEET +/– SOUTHEAST OF A UTILITY POLE; ELEVATION= 7.68'.
9. THE OWNERSHIP OF FENCES SHOWN HEREON ARE NOT KNOWN AND THUS ARE NOT LISTED AS ENCROACHMENTS.
10. THIS SURVEY IS CLASSIFIED AS COMMERCIAL/HIGH RISK AND EXCEEDS THE MINIMUM RELATIVE DISTANCE ACCURACY OF 1 FOOT IN 10,000 FEET AS REQUIRED BY THE STANDARDS OF PRACTICE (RULE 5J–17, F.A.C.). THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
11. HORIZONTAL FEATURE LOCATION IS TO THE CENTER OF THE SYMBOL WHICH MAY HAVE BEEN ENLARGED FOR CLARITY, ALL MAPPED FEATURES SHOWN HEREON WERE OBTAINED BY KEITH & ASSOCIATES, INC. FOR THE PURPOSE OF THIS SURVEY. DISTANCES SHOWN HEREON ARE IN U.S. FEET.
12. THE INTENDED DISPLAY SCALE OF THIS SURVEY IS 1" = 40' OR SMALLER.
13. THE EXPECTED VERTICAL ACCURACY OF THE INFORMATION SHOWN HEREON IS +/– 0.02' FOR HARD SURFACE ELEVATIONS AND 0.1' FOR SOFT SURFACE ELEVATIONS. THE EXPECTED HORIZONTAL LOCATION ACCURACY IS +/– 0.1'.
14. UNLESS OTHERWISE NOTED, RECORD VALUES AND FIELD MEASURED VALUES ARE IN SUBSTANTIAL AGREEMENT.
15. THE HORIZONTAL DATUM FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983 WITH THE NATIONAL SPATIAL REFERENCE SYSTEM 2011 ADJUSTMENT APPLIED (83/NSRS2011), TRANSVERSE MERCATOR, FLORIDA EAST ZONE.
16. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 12011C0569H, COMMUNITY NO. 125113, EFFECTIVE DATE 8–18–2014, THIS PROPERTY LIES IN ZONE AH, BASE FLOOD ELEVATION (9) AND ZONE X 0.2% ANNUAL CHANCE OF FLOOD HAZZARD, BASE FLOOD ELEVATION (NONE).
17. PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF $ 5– MILLION DOLLARS TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.

AREA:

GROSS AREA: 264,150 SQUARE FEET 6.06 ACRES
NET AREA: 241,550 SQUARE FEET 5.54 ACRES

ZONING:

ZONING INFORMATION SHOWN HEREON IS TAKEN FROM THE ZONING SECTION OF THE DUE DILIGENCE REPORT PREPARED BY KEITH & ASSOCIATES INC., UNDER JOB NUMBER 10067.00, DATED NOVEMBER 3, 2017. THE SITE IS LOCATED WITHIN THE CITY OF HOLLYWOOD REGIONAL ACTIVITY CENTER, HOWEVER THERE ARE NO EXISTING RESIDENTAL/HOTEL UNITS AND/OR COMMERCIAL UNITS AS THE SITE IS CURRENTLY VACANT.

SITE 1=LOTS 13–17
SITE 2=LOTS 19–21
SITE 3=LOTS 9–19 & LOTS 4–5

AREA	ZONING	FRONT SET BACK	REAR SET BACK	SIDE SET BACK
SITE 1	DH–2	15'	20'	10'
SITE 2	DH–2	15'	20'	10'
SITE 3	DH–3	15'	20'	10'

MAX FLOOR AREA RATIO
SITE 1=1.75 (179,375 SQUARE FEET)
SITE 2=1.75 (107,625 SQUARE FEET)
SITE 3=3.00 (210,408 SQUARE FEET)

BUILDING HEIGHT RESTRICTIONS
4 STORIES (45' MAX)
4 STORIES (45' MAX)
5 STORIES (55' MAX)

PARKING REQUIREMENTS
SITE 1=71 SPACES, 60 (RESIDENCIES) 6 (GUEST) 5 (LEASING OFFICE)
SITE 2=36 SPACES, 30 (RESIDENCIES) 3 (GUEST) 3 (MANAGEMENT OFFICE)
SITE 3=36 SPACES, 30 (RESIDENCIES) 3 (GUEST) 3 (MANAGEMENT OFFICE)

TITLE COMMITMENT EXCEPTIONS PER FIRST AMERICAN TITLE INSURANCE COMPANY FILE NUMBER : 1062–3464376,
EFFECTIVE DATE: DECEMBER 01, 2017 @ 8:00 AM

ENCUMBRANCE NUMBER	DESCRIPTION	OFFICIAL RECORDS BOOK AND PAGE	AFFECTS		PLOTTED ON SURVEY		COMMENT
			YES	NO	YES	NO	
1	DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY.	N/A				X	STANDARD TITLE EXCEPTION
2	RIGHTS OF CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.	N/A				X	STANDARD TITLE EXCEPTION
3	EASEMENTS, CLAIMS OF EASEMENTS, BOUNDARY LINE DISPUTES, OVERLAPS, ENCROACHMENTS OR OTHER MATTERS NOT SHOWN BY PUBLIC RECORDS WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY.	N/A				X	STANDARD TITLE EXCEPTION
4	ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIALS HERETOFORE OR HERAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.	N/A				X	STANDARD TITLE EXCEPTION
5	ANY DISPUTE AS TO THE BOUNDARIES CAUSED BY A CHANGE IN THE LOCATION OF ANY WATER BODY WITHIN OR ADJACENT TO THE LAND PRIOR TO DATE OF POLICY, AND ANY ADVERSE CLAIM TO ALL...	N/A				X	STANDARD TITLE EXCEPTION
6	TAXES AND ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS IN THE PUBLIC RECORDS.	N/A				X	STANDARD TITLE EXCEPTION
7	INTENTIONALLY OMITTED	N/A				X	STANDARD TITLE EXCEPTION
8	TAXES OR ASSESSMENTS FOR THE YEAR 2018, WHICH AR NOT YET DUE AND PAYABLE AND SUBSEQUENT YEAR, WHICH ARE NOT YET DUE AND PAYABLE.	N/A				X	STANDARD TITLE EXCEPTION
9	RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS CONTAINED IN THE PLAT OF HOLLYWOOD LITTLE RANCHES AMENDED (PARCELS 1 AND 3)	PLAT BOOK 1, PAGE 26	X		X		AFFECTS SHOWN ON SURVEY
10	RESTRICTIONS, COVENANTS, CONDITIONS, EASEMENTS AND OTHER MATTERS CONTAINED IN THE PLAT OF W.B. SYMMES SUBDIVISION (PARCEL 2)	PLAT BOOK 7, PAGE 7	X		X		AFFECTS SHOWN ON SURVEY
11	RESERVATIONS FOR UTILITIES ALONG THE REAR LOT LINES AS FORTH IN DEEDS RECORDED (PARCEL 3)	DEED BOOK 16, PAGE 276	X			X	NO DIMENSIONS NOT PLOTTABLE
		DEED BOOK 96, PAGE 37				X	NOT LEGIBLE UNKNOWN
		DEED BOOK 82, PAGE 205		X		X	SECTION 20–51–42
12	AGREEMENT, RECORDED FEBRUARY 24, 1956 (PARCEL 1)	O.R.B. 571, PAGE 319	X		X		EASEMENT SHOWN ON SURVEY
13	EASEMENT AGREEMENT, RECORDED MAY 27, 1990, (PARCEL 1)	O.R.B. 1937, PAGE 334	X		X		EASEMENT SHOWN ON SURVEY
14	DEDICATION OF UTILITY EASEMENT, RECORDED SEPTEMBER 22, 2005, (PARCEL 3)	O.R.B. 40558, PAGE 1734	X		X		EASEMENT SHOWN ON SURVEY
15	CITY OF HOLLYWOOD DEVELOPMENT REVIEW BOARD RESOLUTION NO. 07–DPV–42, RECORDED JULY 28, 2008 (PARCEL 3)	O.R.B. 45564, PAGE 24	X			X	OLD SET BACK VARIANCE
16	TERMS AND CONDITIONS OF ANY EXISTING UNRECORDED LEASE(S), AND ALL RIGHTS OF LESSEE(S) AND ANY PARITIES CLAIMING THROUGH THE LESSEE(S) UNDER THE LEASE(S).	N/A				X	STANDARD TITLE EXCEPTION

CERTIFICATION:

THIS SURVEY IS MADE FOR THE BENEFIT OF:
PINNACLE AT PEACEFIELD, LTD. A FLORIDA LIMITED PARTNERSHIP;
REGIONS BANK, ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR AS DEFINED IN THE CONDITIONS OF THIS POLICY;
FIRST AMERICAN TITLE INSURANCE COMPANY;
SHUTTS & BOWEN, LLP;
DOWNTOWN HOLLYWOOD COMMUNITY REDEVELOPMENT AGENCY;

THE UNDERSIGNED, LEE POWERS, PROFESSIONAL LAND SURVEYOR NO. 6805 DOES HEREBY CERTIFY TO THE AFORESAID PARTIES, AS OF THE DATE SET FORTH BELOW THAT I HAVE MADE A CAREFUL SURVEY OF A TRACT OF LAND DESCRIBED AS FOLLOWS:

PARCEL 1:

THE WEST 330.00 FEET OF LOTS 4 AND 5, BLOCK M, AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, ON PAGE 26 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 2:

ALL OF LOTS 9 THROUGH 19, W.B. SYMMES SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, ON PAGE 7 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 3:

ALL OF LOTS 13 THROUGH 17 AND LOTS 19 THROUGH 21, BLOCK 1, AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, ON PAGE 26 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH ALL APPLICABLE LAWS REGULATING SURVEYING IN THE STAT OF FLORIDA AND WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 6(B), 8, 9, 11, 13, 14, 16, 17, 19, AND 20 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON NOVEMBER 15, 2017.

1. THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE SUBJECT PROPERTY EXCEPT AS NOTED; THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SUBJECT PROPERTY EXCEPT AS SHOWN HEREON; AND THERE ARE NO PARTY WALLS. ALL AREAS IN RECIPROCAL EASEMENT AGREEMENTS ("REA'S") HAVE BEEN DENOTED ON THE SURVEY. THE LIMITS OF ANY OFFSITE APPURTENANT EASEMENTS ARE ALSO SHOWN ON THE SURVEY. THE LIMITS OF ANY REA'S OF OFFSITE APPURTENANT AND BENEFICIAL EASEMENTS TO THE LAND SUBJECT TO THE SURVEY ARE REPORTED.

2. THE SUBJECT PROPERTY IS THE SAME AS THE PROPERTY DESCRIBED IN THAT CERTAIN TITLE COMMITMENT NO. 1062–3464376 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF DECEMBER 01, 2017 @ 8:00 AM AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SUBJECT PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.

3. THE SUBJECT PROPERTY DOES LIE WITHIN A SPECIAL FLOOD HAZARD AREA. THE PROPERTY LIES WITHIN SPECIAL FLOOD HAZARD ZONE AH, BASE FLOOD ELEVATION (9.0) AND WITHIN AN OTHER FLOOD AREA AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE FLOOD AREA IS DELINEATED WITH SHADING OR OTHERWISE CLEARLY MARKED TO SHOW THE AREAS HAVING A ZONE DESIGNATION OF "X, AREAS INSIDE OF 0.2% ANNUAL CHANCE OF FLOOD", BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 12011C0569H H, WITH A DATE OF IDENTIFICATION OF AUGUST 18, 2014, FOR COMMUNITY NO. 125113, IN BROWARD COUNTY, STATE OF FLORIDA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAPS FOR THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED.

4. THE SUBJECT PROPERTY HAS DIRECT ACCESS TO ADAMS STREET, A DEDICATED PUBLIC STREETS OR HIGHWAYS. THE WIDTHS OF ALL ADJACENT RIGHTS–OF–WAY ARE INDICATED BY PERPENDICULAR ARROWS ON THE SURVEY DRAWING TO CONFIRM THAT THE SUBJECT PROPERTY IS TIED TO SAME.

5. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLD WASTE DUMP, SUMP OR SANITARY LANDFILL, OR ANY APPARENT DITCHES, DIKES, SLUICES OR CANALS OF THE SITE.

6. THERE IS NO OBSERVED EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OR ANY RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

7. THE TOTAL NUMBER OF PARKING SPACES ON THE SUBJECT PROPERTY IS ZERO, AS THE SITE IS VACANT LAND.

LEE POWERS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 6805

DATE: JANUARY 23, 2018

LAST DATE OF FIELD WORK: 11/15/17

DATE	REVISION	BY

DATE 11/15/2017
SCALE 1" = 40'
FIELD BOOK 805
DRAWN BY S.M.
CHECKED BY L.P.

KEITH & ASSOCIATES, INC.
consulting engineers
301 EAST ATLANTIC BOULEVARD
POMPANO BEACH, FLORIDA 33060–6643
(954) 788–3400 FAX (954) 788–3500
EMAIL: mail@keith–associates.com LB NO. 6860

ALTA/NSPS SURVEY
PEACEFIELD

A PORTION OF BLOCK 1 AND A PORTION OF BLOCK M
AMMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, P.B. 1, PG. 26, B.C.R.
TOGETHER WITH: A PORTION OF W.B. SYMMES SUBDIVISION, P.B. 7, PG. 7, B.C.R.
CITY OF HOLLYWOOD BROWARD COUNTY FLORIDA

SHEET 1 OF 2
PROJECT NUMBER
10067.00

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