

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION



Tel: (954) 921-3471
Fax: (954) 921-3347

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.

At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).

Documents and forms can be accessed on the City's website at

<http://www.hollywoodfl.org/DocumentCenter/Home/View/21>



APPLICATION TYPE (CHECK ONE):

- Technical Advisory Committee
- Historic Preservation Board
- City Commission
- Planning and Development Board

Date of Application: 2/4/17

Location Address: 831 N Highland Drive Hollywood

Lot(s): 6-22 B Lot 14-2 Block(s): 49 Subdivision: Hollywood Hills

Folio Number(s): 5142 07 02 1280

Zoning Classification: _____ Land Use Classification: _____

Existing Property Use: RES & VAC LAND Sq Ft/Number of Units: _____

Is the request the result of a violation notice? () Yes (X) 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): _____

- Economic Roundtable
- Technical Advisory Committee
- Historic Preservation Board
- City Commission
- Planning and Development

Explanation of Request: SEE ATTACHED LOWER PAGES

Number of units/rooms: _____ Sq Ft: 20,000

Value of Improvement: 10 MILLION Estimated Date of Completion: SEPT 2019

Will Project be Phased? () Yes (X) No If Phased, Estimated Completion of Each Phase _____

Name of Current Property Owner: Ocean Drive Commercial Realty Management, LLC

Address of Property Owner: 3000 S. Ocean Dr Apt 1120 Hollywood, FL 33019

Telephone: (305) 298-7028 Fax: (954) 983-6665 Email Address: Nguyen365@aol.com

Name of Consultant/Representative/Tenant (circle one): FRANK ZINGALE

Address: 6482 Northwest 62 Terr Parkland FL Telephone: 954-444-8480

Fax: 954-346-8636 Email Address: FZINGALE@BELL South.net

Date of Purchase: 3/8/2014 Is there an option to purchase the Property? Yes () No (X)

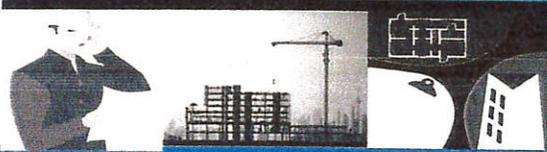
If Yes, Attach Copy of the Contract.

List Anyone Else Who Should Receive Notice of the Hearing: _____

Address: _____

Email Address: _____

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

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: Hea M Nguyen Date: 2/4/17

PRINT NAME: Hea M Nguyen, MD General Manager Date: 2/4/17

Signature of Consultant/Representative: Frank C Zingale Date: 2/4/17

PRINT NAME: FRANK C ZINGALE Date: 2/4/17

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 Power of Attorney to my property, which is hereby made by me, or I am hereby authorizing FRANK ZINGALE to be my legal representative before the TAL & City (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 4 day of Feb 2017

Elizabeth M. Barioli
Notary Public



ELIZABETH M. BARIOLI
MY COMMISSION # FF 179337
EXPIRES: January 5, 2019
Bonded Thru Budget Notary Services

Hea M Nguyen
Signature of Current Owner

Hea M Nguyen
Print Name

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



Zingale General Construction, Inc.
6482 N.W. 62 nd Terr. Parkland, FL 33067
(954) 753-9916 Fax (954) 346-8636
License #CGC 045402

March 5, 2017

Technical Advisory Committee (TAC)
The City of Hollywood
Hollywood, FL 33021

To the Technical Advisory Committee (TAC) of the City of Hollywood:

This is a brief overview of the project to be developed on Johnson Street at the corner of N. 35th Avenue and Rainbow Drive. We would like to develop and construct a two-story, 20,000 sq. ft. building for the primary use of physician offices. The offices will be in operation during normal business hours with no emergency room or surgical facilities. This is a stand-alone building not associated with Hollywood Memorial Hospital.

In our prior PACO Meetings, we have worked with staff and agreed to vacate a portion of the property on Johnson Street and N.35th Avenue to provide a needed left turning lane which will allow for a relocation of the entrance to the alley way. In both circumstances, we hope that this will provide for a safer intersection.

While the owner of this property is in full agreement to vacate a portion of the land for the left turning lane, he hopes that the city would vacate the property at N. Highland Drive and Johnson Street in return. This minor adjustment in property would benefit both the city and the property owner pertaining to safety of the intersection and the square footage of the building to be constructed. If the city is reluctant to vacate the property, our hope is that the city will agree to grant us an easement or variance which will allow for construction as we have presently designed.

We have developed a wonderful working relationship with the City Planning and Zoning Department as well as the PACO Committee. It is our desire to continue those successful working relationships with the Technical Advisory Committee so that we can then move on to the next phase of this development process. Our objectives that we hope to accomplish with you include:

- The establishment of FLEX to designate our property from residential to commercial on Johnson Street
- Be granted a special exemption for the property on N. 35th Avenue and Rainbow Drive, for parking only.
- Vacating the property on Johnson Street for a left turn lane onto N.35th Avenue
- The relocation of the alley way on N.35th Avenue

- A possibility of the city vacating the property/easement/variance of Highland Hills Drive
- The overall presentation of layout and design of the parking lot and building as submitted
- The approval of TAC.

We appreciate your time and consideration regarding our project. We look forward to building a quality facility that will enhance the community and city of Hollywood.

Sincerely,

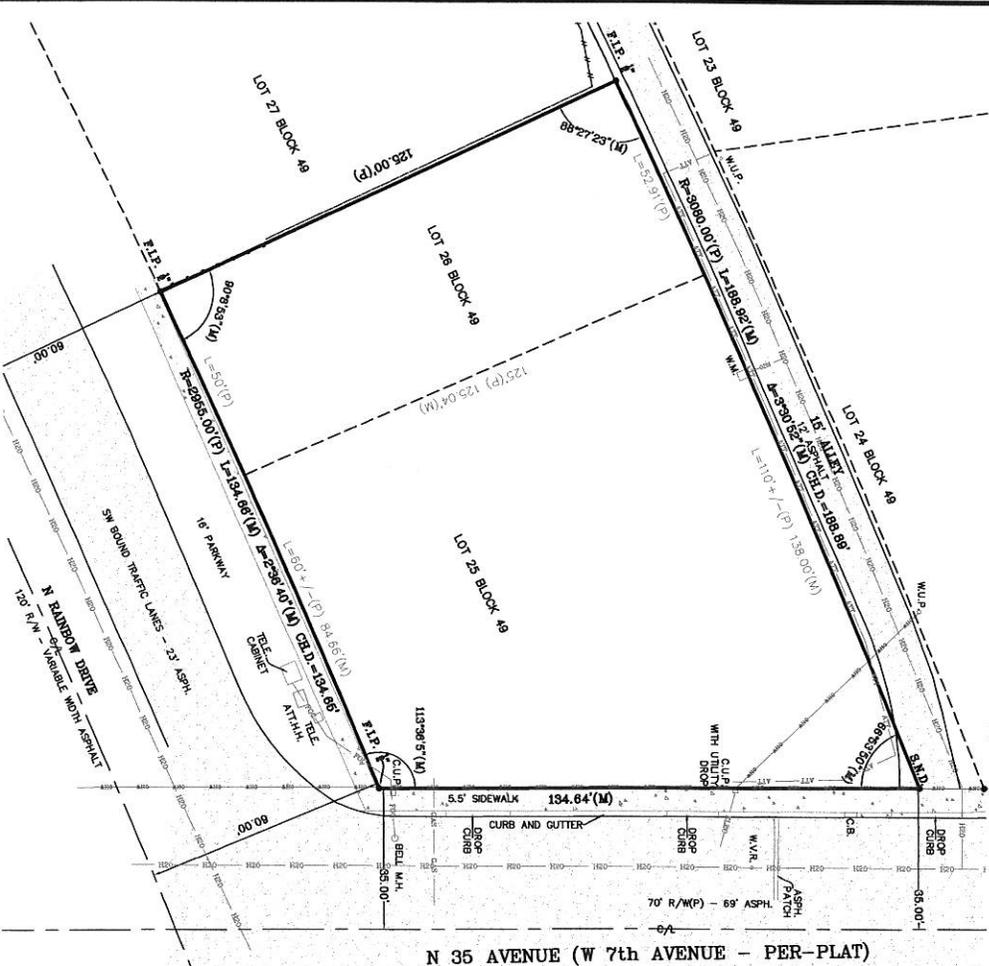
Frank Zingale
Zingale General Construction, Inc.

SKETCH OF ALTA/NSPS SURVEY

LAST DATE OF FIELD WORK 3/1/17

PROPERTY ADDRESS: VACANT LAND,

N RAINBOW DRIVE, HOLLYWOOD, FLORIDA
828 N 35 AVENUE, HOLLYWOOD, FLORIDA 33332



N 35 AVENUE (W 7th AVENUE - PER PLAT)



GRAPHIC SCALE

(IN FEET)
1 Inch = 20 Ft.

NOTES PERTAINING TO OPINION OF TITLE

DATED: JANUARY 21, 2017
PROVIDED BY: THOMAS G. LEE, ESQ.

PLAT BOOK 6, PAGE 22(B, C.R.) : PLAT DEDICATIONS - PLOTTED AND SHOWN

O.R.B. 1306, PAGE 114(B, C.R.) NOT OBTAINED: E.P.L. EASEMENT - UNKNOWN IF AFFECTS PARCEL.

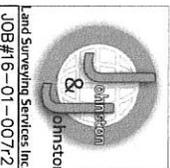
O.R.B. 25258, PAGE 790(B, C.R.) : EASEMENT IN FAVOR OF THE CITY OF HOLLYWOOD - D.N.A.P.

NATIONAL FLOOD INSURANCE PROGRAM INFORMATION:

CITY OF FORT HOLLYWOOD 125113
MAP/PANEL NUMBER 12011C05688H
INDEX DATE 8/18/14 PANEL EFFECTIVE DATE 8/18/14
FLOOD ZONE "AH"/"X" BASE FLOOD ELEVATION "10"/"NOT-APPLICABLE"

SHEET 2 OF 2 AND NEITHER IS FULL AND COMPLETE WITHOUT THE OTHER

PRINTING ELECTRONICALLY SIGNED DOCUMENT:
IN ORDER FOR THIS PAGE OF THE DOCUMENT TO BE VIEWED CORRECTLY IT MUST BE PRINTED ON AN 11"x17" LEADER/TAPE/DRIP SIZE PAPER AND WITH NO SCALING, FITTING, TO PAGE, OR CUSTOM SIZE OPTIONS. PRINTING THIS SHEET NOT TO SCALE IS ONLY FOR VISUAL AID PURPOSES. THE SIGNING SURVEYOR TAKES NO LIABILITY IN INFORMATION OBTAINED FROM ITS USE IN SUCH MANNER.



Johnston & Land Surveying Services, Inc.
JOB#15-01-00712

REPORT FOR ALTA/NSPS SURVEY

PROPERTY ADDRESS: VACANT LAND,
N RAINBOW DRIVE, HOLLYWOOD, FLORIDA
828 N 35 AVENUE, HOLLYWOOD, FLORIDA 33332

LEGAL DESCRIPTION:
LOTS 25 AND 26, BLOCK 49, HOLLYWOOD HILLS, ACCORDING TO THE PLAT THEREOF, RECORDED IN
PLAT BOOK 6, AT PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

LAST DATE OF FIELD WORK: 3/1/17

LEGEND AND ABBREVIATIONS

- ASPH. = ASPHALT
- ATT.H.H. = ATT HAND HOLE
- B.C.R. = BROWARD COUNTY RECORDS
- C.B. = CATCH BASIN
- CH.D. = CHORD DISTANCE
- C/L = CENTER LINE
- CONC. = CONCRETE
- C.U.P. = CONCRETE UTILITY POLE
- Δ = DELTA ANGLE
- D = DEED
- D.N.A.P. = DOES NOT AFFECT PARCEL
- F.I.P. = FOUND IRON PIPE
- F.I.R. = FOUND IRON ROD
- F.P.L. = FLORIDA POWER AND LIGHT
- L = ARC LENGTH
- (M) = MEASURED
- M.H. = MAN HOLE
- O.R.B. = OFFICIAL RECORDS BOOK
- (P) = PLAT
- P.B. = PLAT BOOK
- R = RADIUS
- R/W = RIGHT-OF-WAY
- S.N.D. = SET NAIL AND DISC LB7689
- TELE. = TELECOMMUNICATIONS UTILITY
- W.M. = WATER METER
- W.U.P. = WOOD UTILITY POLE
- W.V.R. = WATER VALVE RISER

SURVEY NOTES:

- 1) THIS IS A COPYRIGHT DOCUMENT CONTAINING PROPRIETARY INFORMATION AND IS NOT WARRANTED BY THE SIGNING SURVEYOR WHEN COPIED BY OTHERS.
- 2) UNLESS OTHERWISE SHOWN HEREON RECORD AND MEASURED CALLS ARE IN SUBSTANTIAL AGREEMENT
- 3) UNLESS OTHERWISE SHOWN HEREON FOUND MONUMENTATION HAS NO IDENTIFICATION
- 4) FENCE OWNERSHIP IS NOT DETERMINED BY UNDERSIGNED, FENCE TIES ARE TAKEN TO THE CENTER OF THE FENCE, FENCE LINES MAY MEANDER ALONG PROPERTY LINES, FENCE LINES MAY BE SHOWN EXAGGERATED TO BETTER ILLUSTRATE WHERE THEY ARE LOCATED
- 5) SUBSURFACE FOUNDATION FEATURES WERE NOT LOCATED FOR THIS SURVEY
- 6) SUBSURFACE UTILITY FEATURES WERE LOCATED AS SHOWN FOR THIS SURVEY, LOCATIONS OF EXISTING UNDERGROUND UTILITIES WERE OBTAINED FROM AVAILABLE RECORDS AND FIELD LOCATES OF MARKED UTILITIES. THE LOCATION AND SIZE OF ALL EXISTING UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE, ADDITIONAL UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THESE DRAWINGS. THE UNDERSIGNED ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN OR NOT LOCATED WHERE SHOWN
- 7) SYMBOLS SHOWN ON THIS SURVEY MAY NOT BE DRAWN TO SCALE AND ARE SHOWN THIS WAY FOR ILLUSTRATIVE PURPOSES
- 8) THE LOCATION MAP SHOWN ON THIS SURVEY IS FOR ILLUSTRATIVE PURPOSES ONLY AND ANY ABBREVIATIONS AND SYMBOLS SHOWN MIGHT NOT BE NOTED ON THIS SURVEY
- 9) ABSTRACT OF OPINION OF TITLE HAS BEEN PROVIDED FOR THIS SURVEY AND IS REFERENCED ON PAGE 2. OTHER EASEMENTS AND/OR OTHER RECORDED ENCUMBRANCES NOT ON THE PLAT AND THE SAME, IF ANY MAY NOT BE SHOWN ON THIS SKETCH
- 10) THIS IS NOT A VALID SURVEY WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
- 11) THIS SURVEY MEETS OR EXCEEDS THE ACCURACY STANDARDS IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE- SUBURBAN 1' IN 7,500'
- 12) THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE AS AN AID IN OBTAINING TITLE INSURANCE FOR THE CERTIFIED HEREON, NO OTHER WARRANTIES ARE HEREBY EXTENDED OR GRANTED

SURVEYORS CERTIFICATE:

- TO (I) OCEAN DRIVE COMMERCIAL REALTY MANAGEMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY
- (II) MILTON AND MARILYN MYERS FAMILY LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP
- (III) OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
- (IV) THOMAS G. LEE, ESQ.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIRED FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, AND 11 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MULTIPLE DATES (THE LAST BEING 3/1/17).
DATE OF PLAT OR MAP: 3/2/17

- ASPHALT =
- CONCRETE =
- CONCRETE STRUCTURE =
- CHAIN LINK FENCE =
- CONCRETE FENCE =
- WOOD FENCE =
- ATT LOCATE =
- ELECTRIC LOCATE =
- FIBER OPTIC CABLE LOCATE =
- GAS LOCATE =
- OVERHEAD WIRE =
- WATER LOCATE =

3/2/17

HENRY A. JOHNSTON P.L.S.#6843
JOHNSTON & JOHNSTON LAND SURVEYING SERVICES LB#7689
7081 TAFT ST. #160
HOLLYWOOD, FL 33024
PHONE: 954-296-9516
WEB: WWW.JJSURVEYING.COM



OPINION OF TITLE

To: City of Hollywood

With the understanding that this Opinion of Title is furnished to Miami-Dade County, as inducement for acceptance of a Change of Use and other request of Owner to the City of Hollywood covering the real property, hereinafter described, it is hereby certified that I have examined a complete "Abstract of Title" covering the period from the beginning to the 21st day of January, 2017, at the hour of 11:00 PM, inclusive, of the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF

I am of the opinion that on the last mentioned date, the free simple title to the above-described real property was vested in:

OCEAN DRIVE COMMERCIAL REALTY MANAGEMENT, LLC, a Florida limited liability company, by virtue of that certain Special Warranty Deed, dated March 8, 2016 and recorded March 9, 2016, recorded under Instrument Number 113561237, of the Public Records of Broward County, Florida

NOTE: "Abstract of Title" represents a prior owner's title insurance policy issued by Old Republic National Title Insurance Company with a computer update.

Subject to the following encumbrances, liens and other exceptions:

1. **RECORDED MORTGAGES:**

Mortgage given by **OCEAN DRIVE COMMERCIAL REALTY MANAGEMENT, LLC, a Florida limited liability company** in favor of MIMBY II, LL, a Florida limited liability company, MIMBY III, LLC, a Florida limited liability company and MIMBY IV, LLC, a Florida limited liability company, dated March 8, 2016 and recorded March 9, 2016 under Instrument Number, 113561238, and assigned to GENE K. GLASSER & SUNTRUST BANK, TRUSTEE, T/U/A MARILYN MYERS DTD, 3/23/2006 on May 20, 2016 and recorded on May 26, 2016 under instrument number 113719491 and assigned to **MILTON AND MARILYN MYERS FAMILY LIMITED PARTNERSHIP, a Nevada Limited Partnership**, dated September 1, 2016 and recorded on September 8, 2016 under instrument number 113920464 of the Public Records of Broward County, Florida.

2. **RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGMENTS:**

NONE

3. **GENERAL EXCEPTIONS:**

General or special taxes and assessments required to be paid in the year 2017 and subsequent years.

Rights or claims of parties in possession not recorded in the Public Records.

Any encroachments, encumbrance, violation, variation, or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land and inspection of the Land.

Easements or claims of easements, not recorded in the Public Records.

Any lien, or right of lien, for services, labor, or material furnished, imposed by law and not recorded in the Public Records.

Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the Land(s), including submerged, filled and artificially exposed lands, and lands accreted to such lands.

Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by water, sewer or gas system.

4. **SPECIAL EXCEPTIONS:**

Mortgage given by **OCEAN DRIVE COMMERCIAL REALTY MANAGEMENT, LLC, a Florida limited liability company** in favor of MIMBY II, LL, a Florida limited liability company, MIMBY III, LLC, a Florida limited liability company and MIMBY IV, LLC, a Florida limited liability company, dated March 8, 2016 and recorded March 9, 2016 under Instrument Number, 113561238, and assigned to GENE K. GLASSER & SUNTRUST BANK, TRUSTEE, T/U/A MARILYN MYERS DTD, 3/23/2006 on May 20, 2016 and recorded on May 26, 2016 under instrument number 113719491 and assigned to **MILTON AND MARILYN MYERS FAMILY LIMITED PARTNERSHIP, a Nevada Limited Partnership**, dated September 1, 2016 and recorded on September 8, 2016 under instrument number 113920464 of the Public Records of Broward County, Florida.

Dedications and Right Away shown on the Plat of HOLLYWOOD HILLS, recorded in Plat Book 6, Page 22 of the Public Records of Broward County, Florida.

Easement(s) granted to Florida Power & Light Company, recorded in Official Records Book 1306, Page 114 of the Public Records of Broward County, Florida.

Easement granted to the City of Hollywood, attached to that Agreement, recorded in Official Records Book 25258, Page 790 of the Public Records of Broward County, Florida. (Lot 24, Parcel 3 only)

I HEREBY CERTIFY that I have reviewed all the aforementioned encumbrances and exceptions.

Therefore, it is my opinion that the following part(ies) must join in the agreement to make the agreement a valid and binding covenant on the land described herein:

<u>Name</u>	<u>Interest</u>	<u>Special Exception Number</u>
OCEAN DRIVE COMMERCIAL REALTY MANAGEMENT, LLC, a Florida limited liability company	Fee Simple	
MILTON AND MARILYN MYERS FAMILY LIMITED PARTNERSHIP, a Nevada Limited Partnership	Mortgage/Encumbrance	

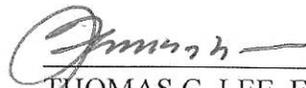
The following is a description of the aforementioned abstract and its continuations:

<u>Number</u>	<u>Company Certifying</u>	<u>Number of Entries</u>	<u>Period Coverage</u>
7230609-95485055	Chicago Title Insurance Company		beginning - 03/9/2016
Computer Search	Old Republic National Title Insurance Company	2	03/09/16 - 02/07/17

I HEREBY CERTIFY that the legal description contained in this Opinion of Title coincides with, and is the same as, the legal description in the proffered, recordable agreement.

I, the undersigned, further certify that I am an attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of the Florida Bar.

Respectfully submitted this 15 day of February, 2017.


THOMAS G. LEE, ESQ.
Florida Bar No. 500992
12555 Orange Drive, 4025
Davie, Florida 33330

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me this 15 day of February, 2017
by THOMAS G. LEE, who is (x) personally known to me or () has produced _____
_____, as identification.

My Commission Expires:



Michael Halberg
NOTARY PUBLIC
Print Name: Michael Halberg



PROPOSED MEDICAL OFFICE 20,000
 SQUARE FEET TWO STORY BUILDING. W/
 76 PARKING SPACES

CODE INFORMATION

1. APPLICABLE CODES:
 2014 FLORIDA BUILDING CODE
 2014 NATIONAL ELECTRIC CODE
 2014 FLORIDA PLUMBING CODE
 2014 MECHANICAL CODE
 2014 EXISTING BUILDING CODE

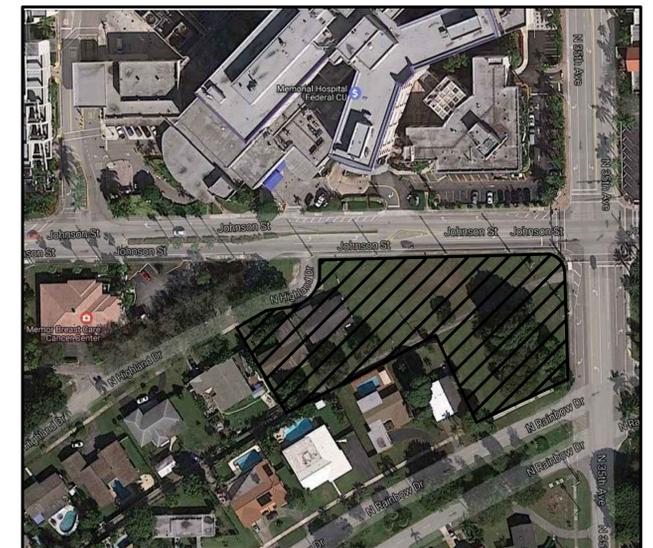
OCCUPANCY IS B
 BUILDING TYPE III
 NUMBER OF STORIES IN THE BUILDING IS 2

SITE INFO

BUILDING 20,000 S.F. A/C
 SITE AREA 60,522 S.F. (1.39 ACRES)

SHEET INDEX

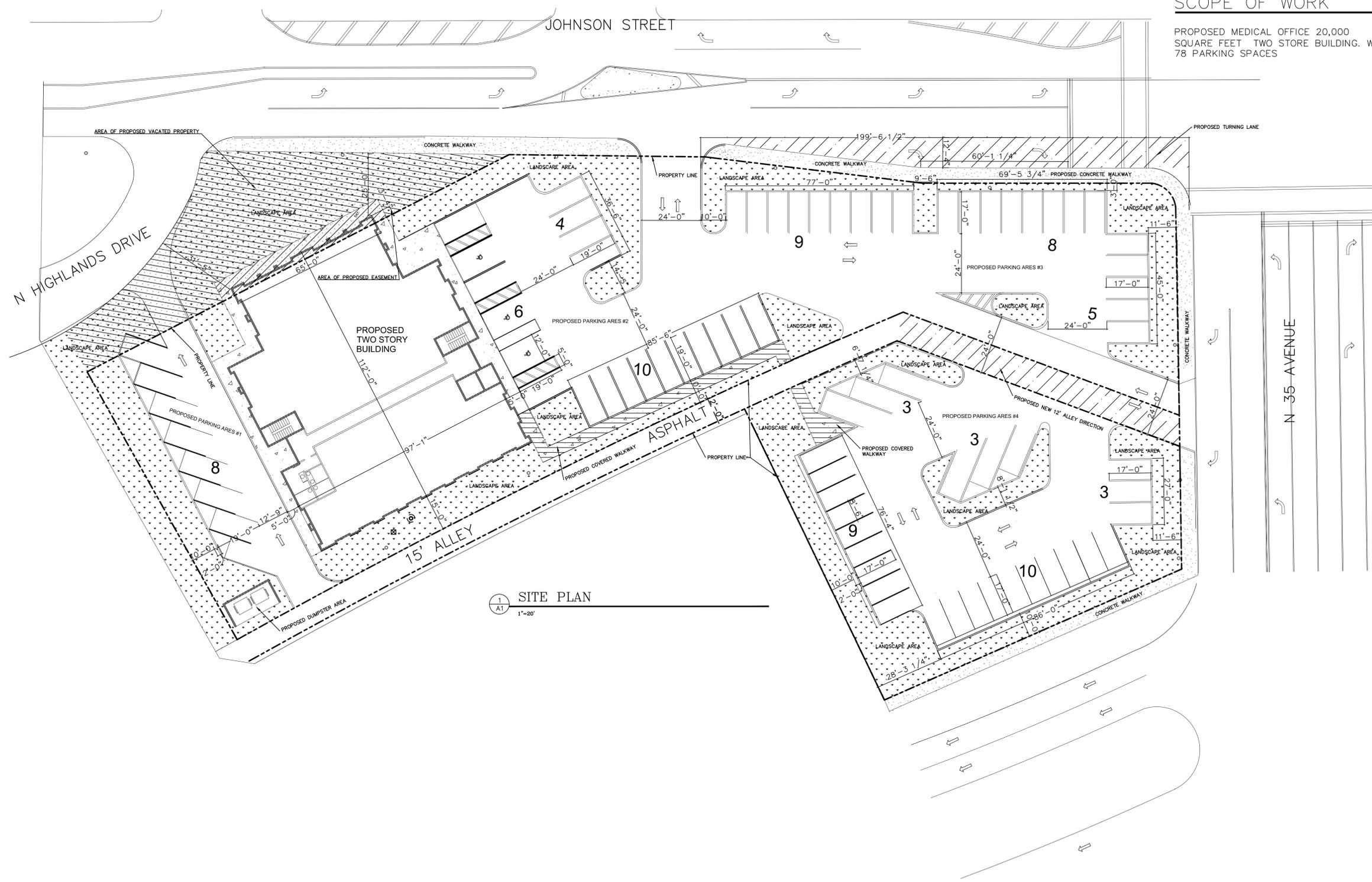
ARCHITECTURAL
 A1 COVER SHEET
 A2 SITE PLAN
 A3 FIRST FLOOR PLAN
 A4 SECOND FLOOR PLAN
 A5 ELEVATION
 A6 SURVEY



LOCATION MAP

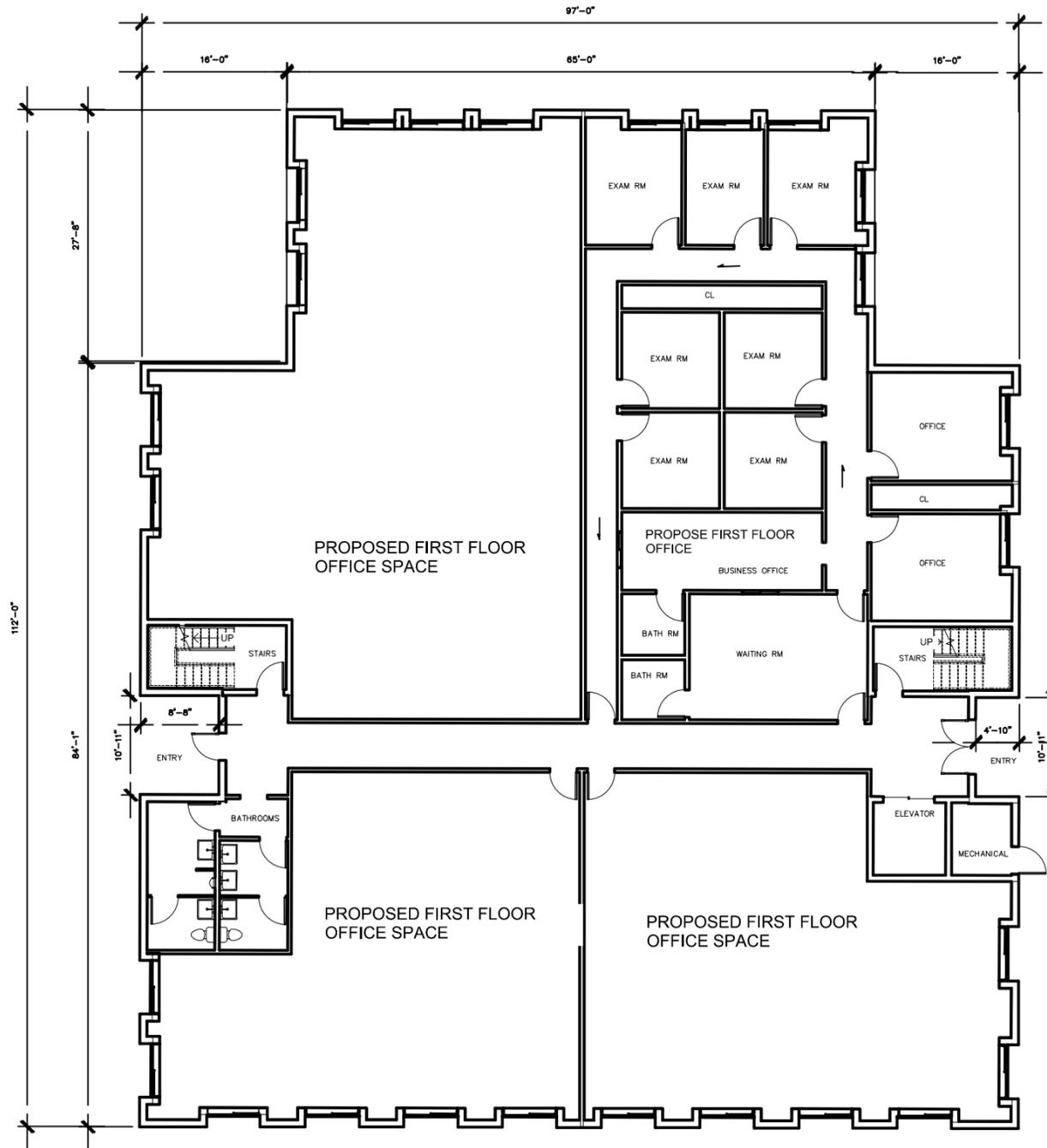
SCOPE OF WORK

PROPOSED MEDICAL OFFICE 20,000
 SQUARE FEET TWO STORE BUILDING. W/
 78 PARKING SPACES

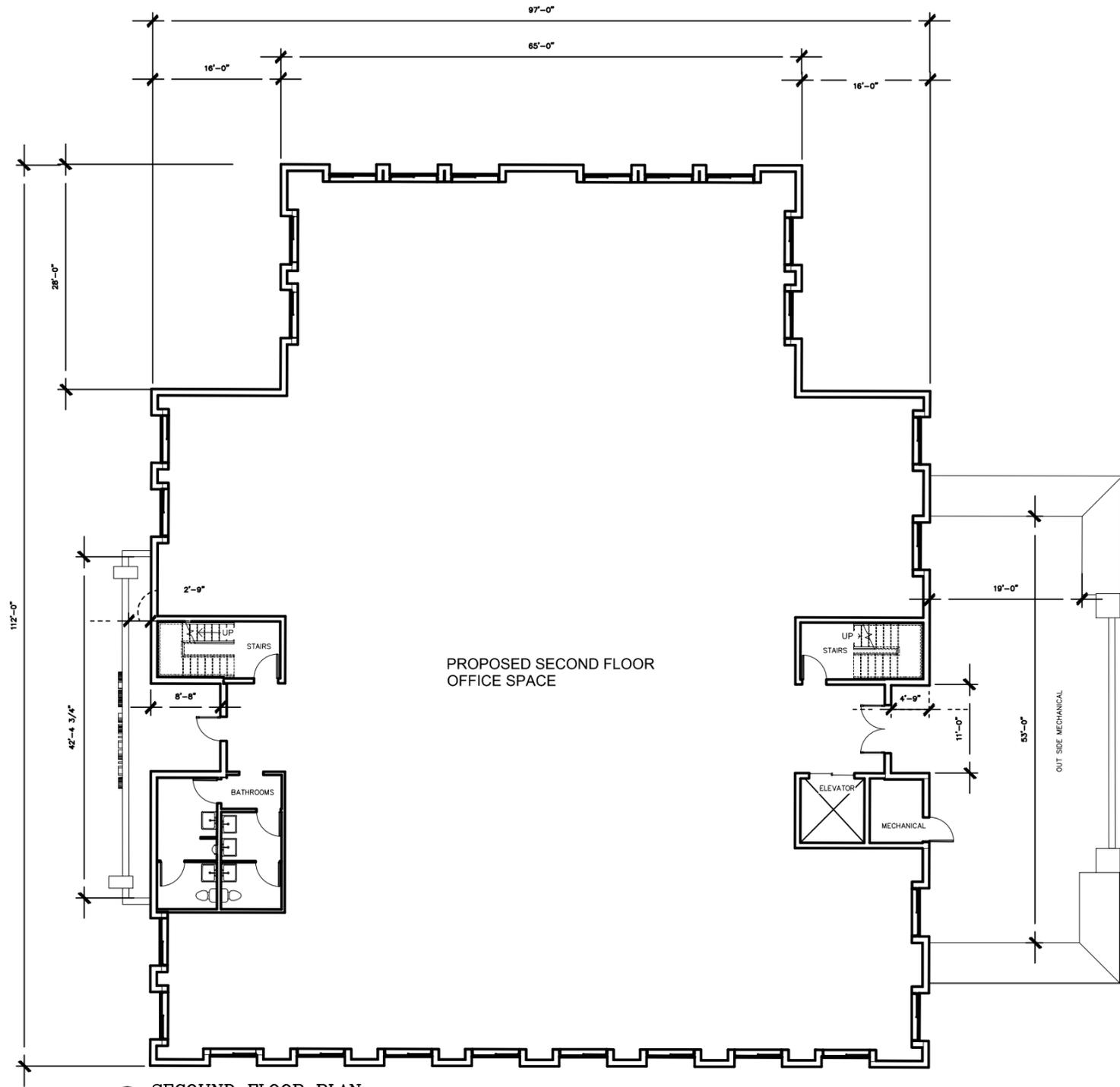


1 SITE PLAN
 A1
 1"=20'

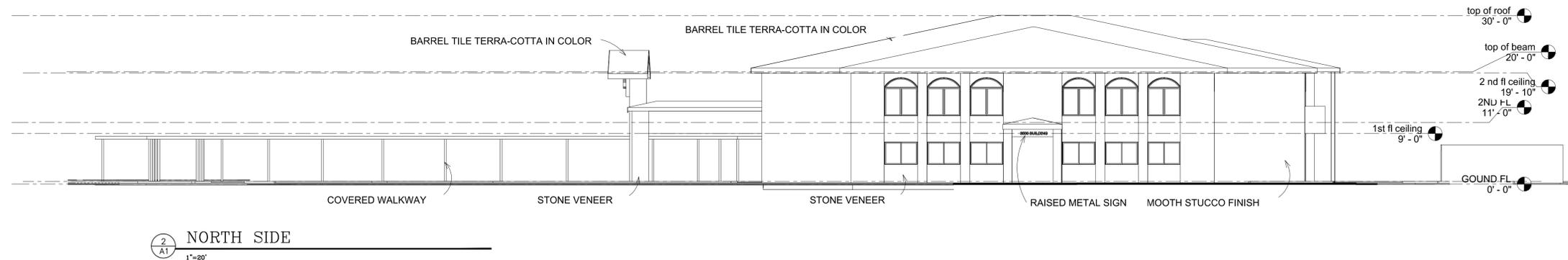
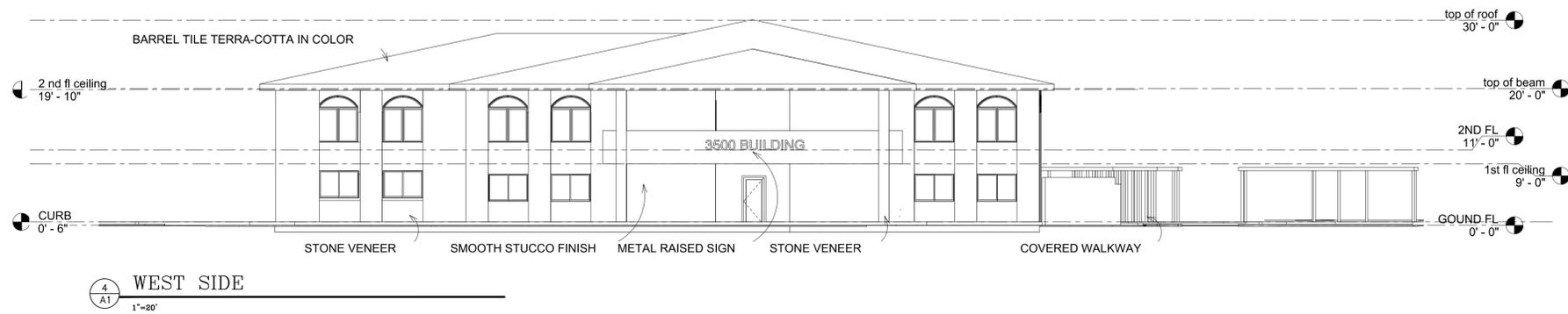
SITE PLAN



1
A2 FIRST FLOOR PLAN
1/8"=1'-0"



1
A3 SECOND FLOOR PLAN
1/8" = 1'-0"



ELEVATIONS



SKETCH OF ALTA/NSPS SURVEY

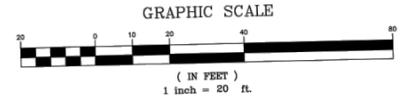
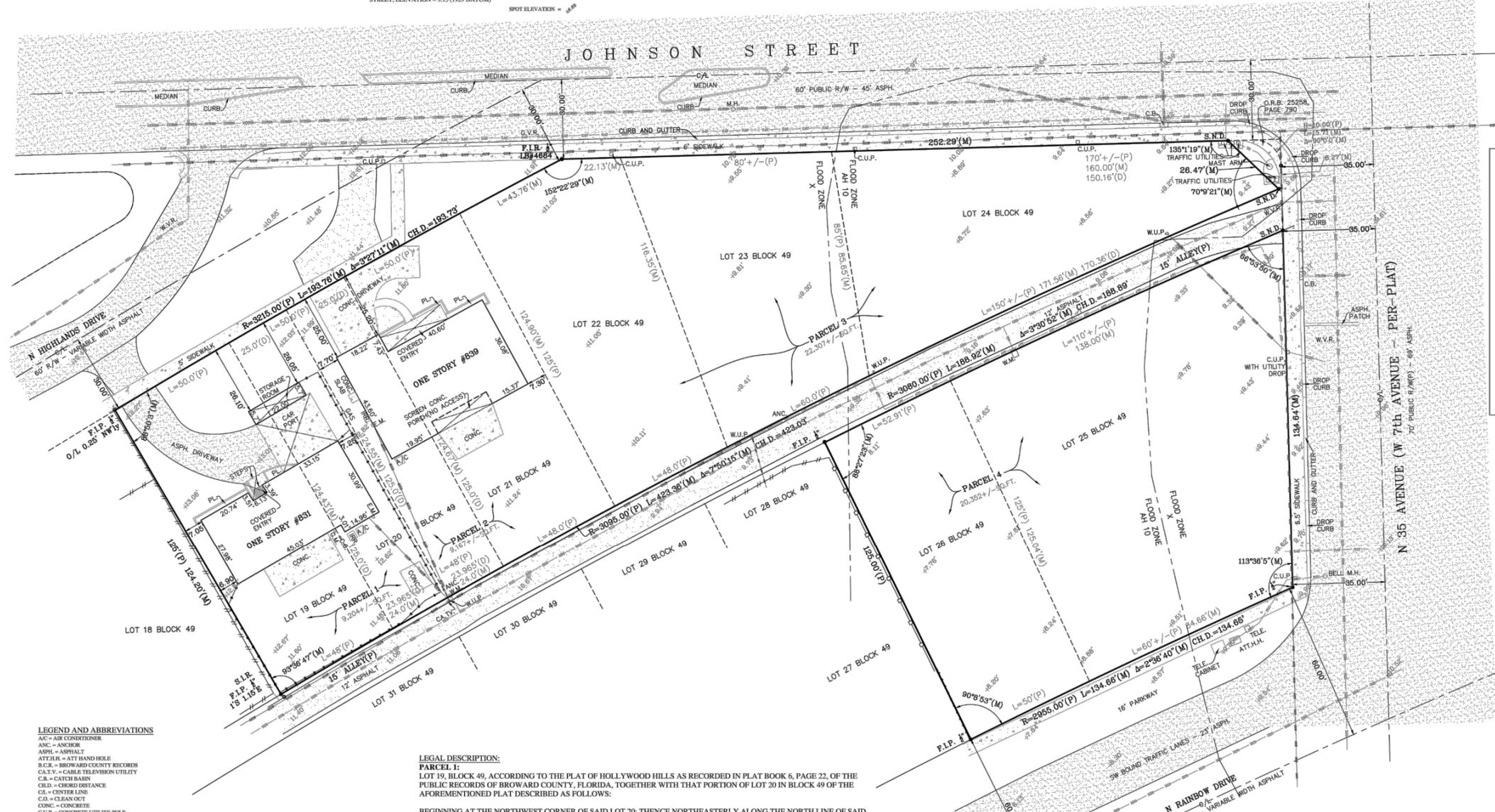
DATE OF LAST FIELD WORK: 3/5/2017

PROPERTY ADDRESS:
 PARCEL 1: 831 N HIGHLAND DRIVE
 PARCEL 2: 839 N HIGHLAND DRIVE
 PARCEL 3: VACANT LAND, JOHNSON STREET
 PARCEL 4: VACANT LAND, 828 N 35 AVENUE
 ALL IN HOLLYWOOD, FLORIDA 33332

NATIONAL FLOOD INSURANCE PROGRAM INFORMATION:
 CITY OF FORT HOLLYWOOD 12513
 MAP/PANEL NUMBER 1201/0388H
 INDEX DATE 8/18/14 PANEL EFFECTIVE DATE 8/18/14
 FLOOD ZONE "A1" / "X" BASE FLOOD ELEVATION "10" / "NOT-APPLICABLE"
 NOTE:
 FLOOD ZONE LINE PLACED ON SKETCH BY SCALING FROM MAP LISTED ABOVE

NOTES PERTAINING TO OPINION OF TITLE
 DATED: JANUARY 21, 2017
 PROVIDED BY: THOMAS G. LEE, ESQ.
 PLAT BOOK 6, PAGE 22(B.C.R.) - PLAT DEDICATIONS - PLOTTED AND SHOWN
 O.R.B. 1306, PAGE 114(B.C.R.) NOT OBTAINED; P.L. EASEMENT - UNKNOWN IF AFFECTS PARCEL MOST LIKELY RUNNING ALONG S/R/W LINE OF JOHNSON STREET ALONG PROPERTY
 O.R.B. 2528, PAGE 790(B.C.R.) - R/W EASEMENT IN FAVOR OF THE CITY OF HOLLYWOOD - AFFECTS PARCEL; PLOTTED AND SHOWN

ELEVATION INFORMATION:
 ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 AND REFERENCED FROM CITY OF HOLLYWOOD BENCH MARK 3 NAIL AND TAB LOCATED AT THE INTERSECTION OF 408 AVENUE AND ARTHUR STREET, ELEVATION = 9.15(1929 DATUM)
 SPOT ELEVATION = 48.88



LEGEND AND ABBREVIATIONS

AC = AIR CONDITIONER
ANC = ANCHOR
ASPH = ASPHALT
ATLH = ATT HAND HOLE
B.C.R. = BROWARD COUNTY RECORDS
CATV = CABLE TELEVISION UTILITY
CB = CATCH BASIN
CDL = CHORD DISTANCE
CL = CENTER LINE
CO = CLEAN OUT
CONC = CONCRETE
C.U.P. = CONCRETE UTILITY POLE
Δ = DELTA ANGLE
D = DEED
D.N.A.P. = DOES NOT AFFECT PARCEL
E.M. = ELECTRIC METER
F.I.P. = FOUND IRON PIPE
F.R. = FOUND IRON ROD
F.P.L. = FLORIDA POWER AND LIGHT
G.M. = GAS METER
G.V.R. = GAS VALVE RISER
H.R. = HEAVY RIGID POLYETHYLENE
L = ARC LENGTH
M = MEASURED
M.H. = MAN HOLE
O.R.B. = OFFICIAL RECORDS BOOK
P = PLAT
P.B. = PLAT BOOK
PL = PLANTER
R = RADIUS
R/W = RIGHT-OF-WAY
S.L.R. = SET IRON ROD LPT#89
S.R.D. = ON NAIL AND DISC LPT#89
TELE = TELECOMMUNICATIONS UTILITY
W.M. = WATER METER
W.U.P. = WOOD UTILITY POLE
W.V.R. = WATER VALVE RISER

LEGAL DESCRIPTION:
PARCEL 1:
 LOT 19, BLOCK 49, ACCORDING TO THE PLAT OF HOLLYWOOD HILLS AS RECORDED IN PLAT BOOK 6, PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH THAT PORTION OF LOT 20 IN BLOCK 49 OF THE AFOREMENTIONED PLAT DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 20; THENCE NORTHEASTERLY ALONG THE NORTH LINE OF SAID LOT 20, 25.0 FEET; THENCE SOUTHERLY 125.0 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 20 LYING 23.965 FEET NORTHEASTERLY OF THE SOUTHWEST CORNER OF SAID LOT 20; THENCE SOUTHWESTERLY 23.965 FEET ALONG THE SOUTH LINE OF SAID LOT 20 TO THE SOUTHWEST CORNER OF SAID LOT 20; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT 20, 125.0 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
 ALL OF LOT 21 AND LOT 20, LESS THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 20, RUN NORTHEASTERLY ALONG THE NORTH LINE OF SAID LOT 20, FOR 25 FEET; THENCE SOUTHEASTERLY TO A POINT ON THE SOUTH LINE OF SAID LOT 20, LOCATED 23.965 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 20, THENCE RUN SOUTHWESTERLY ALONG THE SOUTH LINE OF SAID LOT 20, 23.965 FEET TO THE SOUTHWEST CORNER OF SAID LOT 20, THENCE NORTHWEST ALONG THE COMMON LINE BETWEEN LOT 19 AND LOT 20, FOR 125 FEET TO THE POINT OF BEGINNING, OF ALL OF THE ABOVE BEING PART OF BLOCK 39, OF HOLLYWOOD HILLS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 3:
 LOTS 22, 23 AND 24, BLOCK 49, OF HOLLYWOOD HILLS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, SAID PREMISES ALSO KNOWN AS TRIANGULAR PARCEL EAST OF 839 NORTH HIGHLANDS DRIVE, HOLLYWOOD, FLORIDA.

PARCEL 4:
 LOTS 35 AND 26, BLOCK 49, OF HOLLYWOOD HILLS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY HENRY JOHNSTON FL PLS#6843 2017.03.06 11:14:50 -05'00'

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 TO:
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 (2) HAMILTON AND MARILYN MYERS FAMILY LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP
 (3) OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 (4) THOMAS G. LEE, ESQ.
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIRED FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1-5, AND 11 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MULTIPLE DATES THE LAST BEING 3/5/17.
 DATE OF PLAT OR MAP: 3/6/17

Henry A. Johnston
 HENRY A. JOHNSTON P.L.S.#6843
 JOHNSTON & JOHNSTON LAND SURVEYING SERVICES LB#7689
 7081 TAFT ST. #160
 HOLLYWOOD, FL 33024
 PHONE: 954-296-9516
 WEB: WWW.JJSURVEYING.COM

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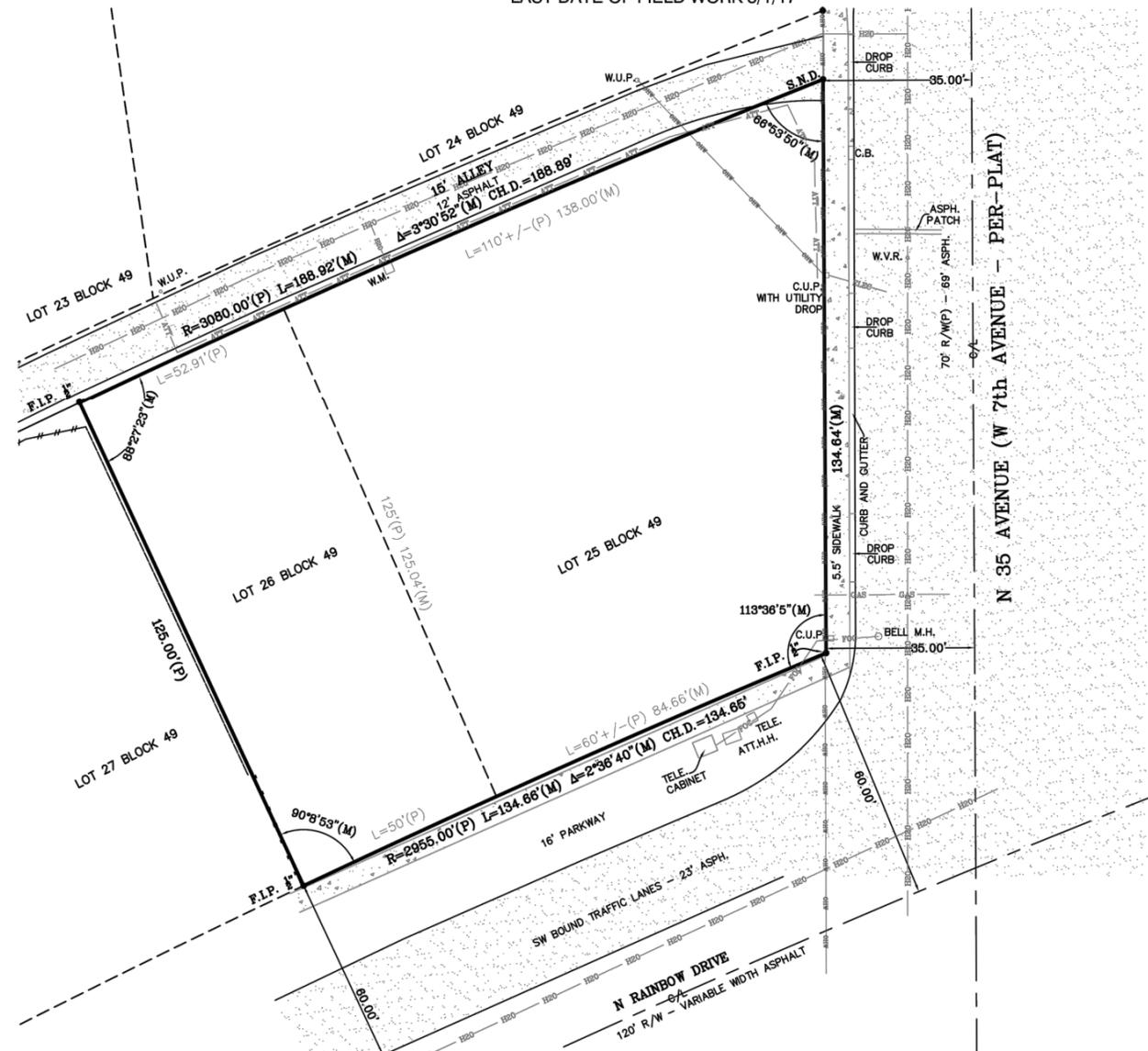
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JOB#16-01-007ALTA

SKETCH OF ALTA/NSPS SURVEY

PROPERTY ADDRESS: VACANT LAND,
N RAINBOW DRIVE, HOLLYWOOD, FLORIDA
828 N 35 AVENUE, HOLLYWOOD, FLORIDA 33332

LAST DATE OF FIELD WORK 3/1/17

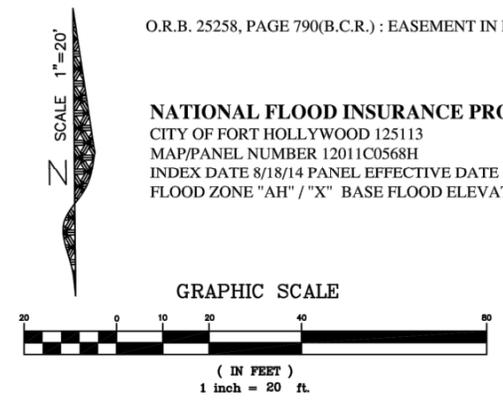


NOTES PERTAINING TO OPINION OF TITLE

DATED: JANUARY 21, 2017
 PROVIDED BY: THOMAS G. LEE, ESQ.
 PLAT BOOK 6, PAGE 22(B.C.R.) : PLAT DEDICATIONS - PLOTTED AND SHOWN
 O.R.B. 1306, PAGE 114(B.C.R.) NOT OBTAINED: F.P.L. EASEMENT - UNKNOWN IF AFFECTS PARCEL
 O.R.B. 25258, PAGE 790(B.C.R.) : EASEMENT IN FAVOR OF THE CITY OF HOLLYWOOD - D.N.A.P.

NATIONAL FLOOD INSURANCE PROGRAM INFORMATION:

CITY OF FORT HOLLYWOOD 125113
 MAP/PANEL NUMBER 12011C0568H
 INDEX DATE 8/18/14 PANEL EFFECTIVE DATE 8/18/14
 FLOOD ZONE "AH" / "X" BASE FLOOD ELEVATION "10" / "NOT-APPLICABLE"



SHEET 2 OF 2 AND NEITHER IS FULL AND COMPLETE WITHOUT THE OTHER



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