### OWNERSHIP & ENCUMBRANCE REPORT

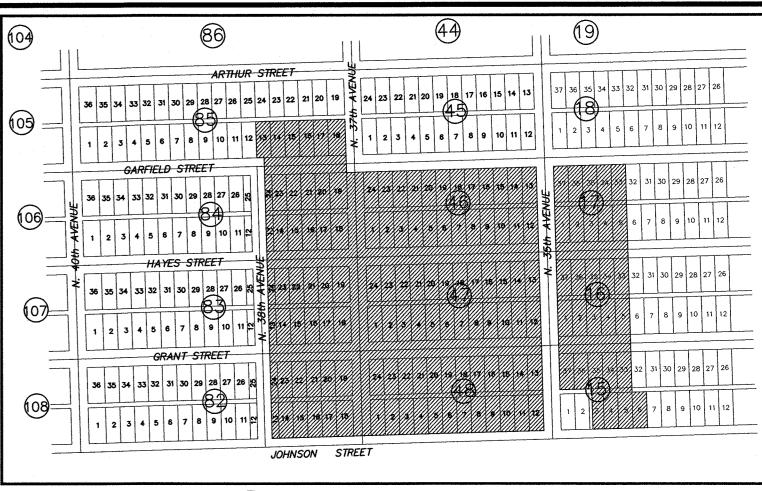
DESĆRIBED HĖREON.'

Paramount Title Services, Inc., Ownership and Encumbrance Report, Search No.: 23-803-1 Update 1, Dated: March 28th, 2024 at 11:00 P.M., Title Holder: South Broward Hospital District, a Florida body corporate and political subdivision of the State of Florida D/B/A Memorial Healthcare System, has been reviewed and the Encumbrances, as they pertain to survey matters are as follows:

- Easement, Restrictions, Reservations, Covenants and Conditions set forth on Plat of Hollywood Hills, Plat Book 6, Page 22, Public Records Broward County, Florida. "PLAT INFORMATION SHOWN HEREON"
- 2. DEED: Trustees of the Internal Improvement Fund of the State of Florida TO E.G. Everett, dated May 15, 1944, filed in Deed Book 453,
- 3. DEED: Board of Commissioners of Everglades Drainage District TO Hollywood, Inc., dated September 14, 1945, filed September 17, 1945 in Deed Book 499, Page 213.
- 4. DEED: Trustees of the Internal Improvement Fund of the State of Florida TO Hollywood, Inc., dated September 14, 1945, filed October 3, 1945 in Deed Book 501, Page 112.
- 5. DEED: Board of Commissioners of Everglades Drainage District TO M.S. Rios, dated June 4, 1946, filed June 13, 1946 in Deed Book
- 6. DEED: Board of Commissioners of Everglades Drainage District TO Hollywood Investment Company, dated September 6, 1946, filed September 12, 1946 in Deed Book 553, Page 304.
- 7. DEED: Board of Commissioners of Everglades Drainage District TO Luther Dykes, dated September 6, 1946, filed September 12, 1946 in Deed Book 553, Page 329.
- 8. DEED: Trustees of the Internal Improvement Fund of the State of Florida TO Hollywood Investment Company, October 9, 1946, filed October 9, 1946 in Deed Book 557, Page 114.
- 9. DEED: Trustees of the Internal Improvement Fund of the State of Florida TO Luther Dykes, October 9, 1946, filed October 9, 1946 in Deed Book 557, Page 133.
- 10. COUNTY DEED: County of Broward, State of Florida TO A. Goodman, dated August 19, 1947, filed August 20, 1947 in Deed Book 597, Page 426.
- 11. DEED: Board of Commissioners of Everglades Drainage District TO Arthur E. Everett and Mary A. Everett, his wife and Emma B. Everett, dated October 10, 1951, filed in Deed Book 763, Page 611.
- 12. ORDINANCE: City Commission of the City of Hollywood, Florida TO the Public, dated November 13, 1951, filed February 17, 1952 in Deed
- 13. DEED: South Broward Hospital District, a political subdivision of the State of Florida TO City of Hollywood, a Florida municipal corporation, dated June 25, 1958, filed July 14, 1958 in O.R. Book 1266, Page 351.
- 14. EASEMENT: Hollywood, Inc. TO Florida Power & Light Company, dated September 3, 1958, filed September 3, 1958 in O.R. Book 1306,
- 15. EASEMENT: Marvin Allen, Jean N. Allen, Cecil Hall and Nancy Hall, individually and as Trustee TO Florida Power & Light Company, dated September 27, 1968, filed November 8, 1968 in O.R. Book 3787, Page 91."AFFECTS, EASEMENT INFORMATION SHOWN HEREON."
- 16. EASEMENT: Donald Sheffel, Victor Hochberg, Joseph M. Hopen, Jack Yeslow and Albert J. Kellert TO Florida Power & Light Company, dated November 9, 1970, filed November 30, 1970 in O.R. Book 4360, Page 279."AFFECTS, EASEMENT INFORMATION SHOWN HEREON."
- 17. EASEMENT: South Broward Hospital District TO Florida Power & Light Company, dated July 26, 1972, filed August 21, 1973 in O.R. Book 5412, Page 365."AFFECTS, EASEMENT INFORMATION SHOWN HEREON."
- 18. EASEMENT: South Broward Hospital District TO Florida Power & Light Company, dated June 27, 1973, filed August 21, 1973 in O.R. Book 5412, Page 380."AFFECTS, EASEMENT INFORMATION SHOWN HEREON."
- 19. EASEMENT: Marvin Allen and Jean Allen, his wife, Joseph Angella and Diane Angella, his wife, Kent Butler and Gail Butler, his wife, Raul Winick and Dorothy Winick, his wife TO Florida Power & Light Company, dated October 18, 1976, filed December 10, 1976 in O.R. Book 6829, Page 389."AFFECTS, EASEMENT INFORMATION SHOWN HEREON."
- 20. EASEMENT: Memorial Hospital TO Florida Power & Light Company, dated November 19, 1984, filed December 20, 1984 in O.R. Book 12209, Page 44."AFFECTS, EASEMENT INFORMATION SHOWN HEREON."
- 21. EASEMENT: South Broward Hospital District, a Florida special taxing district TO Southern Bell Telephone and Telegraph Company, a Georgia corporation, dated September 6, 1989, filed September 29, 1989 in O.R. Book 16802, Page 985."AFFECTS, EASEMENT INFORMATION SHOWN HEREON."
- 22. CERTIFICATION (City of Hollywood Regular City Commission Meeting): Martha S. Lambes, CMC, City Clerk TO the Public, dated April 9, 1993, filed September 4, 1993 in O.R. Book 21079, Page 7."AFFECTS, PROPERTY AS DESCRIBED IN DOCUMENT PART OF THE PROPERTY
- 23. RESOLUTION: Board of County Commissioners of Broward County, Florida TO the Public, dated September 14, 1993, filed November 11, 1993 in O.R. Book 21384, Page 16."AFFECTS, PROPERTY AS DESCRIBED IN DOCUMENT PART OF THE PROPERTY DESCRIBED HEREON."
- 24. MEMORANDUM OF LEASE: South Broward Hospital District, a political subdivision of the State of Florida AND McDonald's Corporation, a Delaware corporation, dated December 6, 1993, filed April 1, 1994 in O.R. Book 21948, Page 101."AFFECTS, PROPERTY AS DESCRIBED IN DOCUMENT PART OF THE PROPERTY DESCRIBED HEREON
- 25. COVENANT NOT TO COMPETE: South Broward Hospital District, a political subdivision of the State of Florida TO the Public, dated January 3, 1994, filed April 1, 1994 in O.R. Book 21948, Page 107."AFFECTS, PROPERTY AS DESCRIBED IN DOCUMENT PART OF THE PROPERTY DESCRIBED HEREON.
- 26. EASEMENT: Memorial Hospital TO Florida Power & Light Company, dated May 12, 1994, filed June 9, 1994 in O.R. Book 22243, Page 958.."AFFECTS, EASEMENT INFORMATION SHOWN HEREON.
- 27. ACKNOWLEDGEMENT OF EASEMENT FOR COMMON DRIVEWAY: Yale Citrin and Georgia Citrin, his wife AND Allan Wolfowitz, dated March 17, 1995, filed April 7, 1995 in O.R. Book 23316, Page 350..."AFFECTS, EASEMENT INFORMATION SHOWN HEREON."
- 28. EASEMENT: South Broward Hospital District, a Florida independent special district TO City of Hollywood, a Florida municipal corporation, dated July 24, 1996, filed August 13, 1996 in O.R. Book 25258, Page 799.. "AFFECTS, EASEMENT INFORMATION SHOWN HEREON."
- 29. EASEMENT: South Broward Hospital District, a Florida special taxing district TO Florida Power & Light Company, dated May 15, 1996, filed September 19, 1996 in O.R. Book 25416, Page 973.."AFFECTS, EASEMENT INFORMATION SHOWN HEREON."
- 30. DECLARATION OF UNITY OF TITLE: South Broward Hospital District, a Florida special taxing district TO City Commission of the City of Hollywood, dated August 19, 1996, filed October 28, 1996 in O.R. Book 25577, Page 88."AFFECTS, PROPERTY AS DESCRIBED IN DOCUMENT PART OF THE PROPERTY DESCRIBED HEREON."

## OWNERSHIP & ENCUMBRANCE REPORT (cont.

- 31. RESOLUTION: City Commission of the City of Hollywood, Florida TO the Public, dated August 4, 1996, filed June 16, 1997 in O.R. Book 26575, Page 280."AFFECTS, R/W TAKING SHOWN HEREON."
- 32. LIEN AND SECURITY AGREEMENT: South Broward Hospital District d/b/a Memorial Healthcare Systems, a Florida special district TO State of Florida Department of Health, dated January 15, 1999, filed January 15, 1999 in O.R. Book 29155, filed 910."AFFECTS, PROPERTY AS DESCRIBED IN DOCUMENT PART OF THE PROPERTY DESCRIBED HEREON."
- 33. LIEN AND SECURITY AGREEMENT: South Broward Hospital District d/b/a Memorial Healthcare Systems, a Florida special district TO State of Florida Department of Health, dated January 9, 2001, filed February 1, 2001 in O.R. Book 31237, Page 927."AFFECTS, PROPERTY AS DESCRIBED IN DOCUMENT PART OF THE PROPERTY DESCRIBED HEREON."
- 34. RESOLUTION: Development Review Board of the City of Hollywood, Florida TO the Public, dated June 26, 2003, filed July 9, 2003 in O.R. Book 35557, Page 1298."AFFECTS, PROPERTY AS DESCRIBED IN DOCUMENT PART OF THE PROPERTY DESCRIBED HEREON."
- 35. EASEMENT AGREEMENT: Allen Family Limited Partnership, a Florida limited partnership AND South Broward Hospital District, a Florida special taxing district, dated January 12, 2005, filed February 8, 2005 in O.R. Book 39025, Page 642."AFFECTS, PROPERTY AS DESCRIBED IN DOCUMENT PART OF THE PROPERTY DESCRIBED HEREON."
- 36. RESOLUTION: Development Review Board of the City of Hollywood, Florida TO the Public, dated August 4, 2006, filed August 15, 2006 in O.R. Book 42590. Page 1399."AFFECTS, PROPERTY AS DESCRIBED IN DOCUMENT PART OF THE PROPERTY DESCRIBED HEREON.
- 37. RESOLUTION: Development Review Board of the City of Hollywood, Florida TO the Public, dated February 13, 2007, filed February 19, 2007 in O.R. Book 43623, Page 445."AFFECTS, PROPERTY AS DESCRIBED IN DOCUMENT PART OF THE PROPERTY DESCRIBED HEREON.
- 38. RESOLUTION: Development Review Board of the City of Hollywood, Florida TO the Public, dated June 26, 2007, filed July 3, 2007 in O.R. Book 44283, Page 1069."AFFECTS, PROPERTY AS DESCRIBED IN DOCUMENT PART OF THE PROPERTY DESCRIBED HEREON."
- 39. EASEMENT: South Broward Hospital District, a Florida independent special district TO Florida Power Light Company, dated May 19, 2008, filed May 29, 2008 in O.R. Book 45404, Page 321."AFFECTS, EASEMENT INFORMATION SHOWN HEREON."
- 40. ORDINANCE: City Commission of the City of Hollywood, Florida TO the Public, dated January 7, 2009, filed February 5, 2009 in O.R. Book 45964, Page 1348." AFFECTS, R/W VACATIONS SHOWN HEREON."
- 41. RESOLUTION: Development Review Board of the City of Hollywood, Florida TO the Public, dated April 2, 2009, filed April 6, 2009 in O.R. Book 46111, Page 239."AFFECTS, PROPERTY AS DESCRIBED IN DOCUMENT PART OF THE PROPERTY DESCRIBED HEREON."
- 42. CONVEYANCE AGREEMENT: City of Hollywood, a political subdivision of the State of Florida AND South Broward Hospital District, a Florida special taxing district, dated June 25, 2009, filed June 25, 2009 in O.R. Book 46332, Page 809."AFFECTS, PROPERTY AS DESCRIBED IN DOCUMENT PART OF THE PROPERTY DESCRIBED HEREON."
- 43. DECLARATION OF UNITY OF TITLE: South Broward Hospital District, a Florida independent special taxing district and unit of local government TO City Commission of the City of Hollywood, dated August 17, 2009, filed August 19, 2009 in O.R. Book 46465, Page 713."AFFECTS, PROPERTY AS DESCRIBED IN DOCUMENT PART OF THE PROPERTY DESCRIBED HEREON."
- 44. FIRST AMENDMENT TO INTERLOCAL AGREEMENT: South Broward Hospital District, a Florida independent special taxing district and unit of local government TO City of Hollywood, a Florida municipal corporation, dated August 24, 2009, filed September 1, 2009 in O.R. Book 46494, Page 91."AFFECTS, PROPERTY AS DESCRIBED IN DOCUMENT PART OF THE PROPERTY DESCRIBED HEREON."
- 45. EASEMENT: South Broward Hospital District TO Florida Power & Light Company, dated October 6, 2009, filed October 8, 2009 in O.R. Book 46579. Page 428.
- 46. EASEMENT: South Broward Hospital District TO Florida Power & Light Company, dated October 6, 2009, filed October 8, 2009 in O.R. Book 46579, Page 433."AFFECTS, EASEMENT INFORMATION SHOWN HEREON."
- 47. EASEMENT: South Broward Hospital District, a political subdivision of the State of Florida TO City of Hollywood, a Florida municipal corporation, dated November 11, 2009, filed December 10, 2009 in Book 46724, Page 747."AFFECTS, EASEMENT INFORMATION SHOWN HEREON."
- 48. EASEMENT: South Broward Hospital District, a political subdivision of the State of Florida TO City of Hollywood, a Florida municipal corporation, dated November 11, 2009, filed December 10, 2009 in Book 46724, Page 752."AFFECTS, EASEMENT INFORMATION SHOWN HEREON."
- 49. EASEMENT: South Broward Hospital District, a political subdivision of the State of Florida TO City of Hollywood, a Florida municipal corporation, dated November 11, 2009, filed December 10, 2009 in Book 46724, Page 757."AFFECTS, EASEMENT INFORMATION SHOWN HEREON."
- 50. RECLAIMED WATER AGREEMENT: City of Hollywood, a Florida municipal corporation AND South Broward Hospital District, a Florida special tax district, dated December 7, 2010, filed December 17, 2010 in O.R. Book 47593, Page 1149."AFFECTS, PROPERTY AS DESCRIBED IN DOCUMENT PART OF THE PROPERTY DESCRIBED HEREON."
- 51. RECLAIMED WATER LINE CONVEYANCE AGREEMENT: City of Hollywood, a Florida municipal corporation AND South Broward Hospital District, a Florida special tax district, dated December 7, 2010, filed December 17, 2010 in O.R. Book 47593, Page 1159."AFFECTS, PROPERTY AS DESCRIBED IN DOCUMENT PART OF THE PROPERTY DESCRIBED HEREÓN."
- 52. PERMANENT EASEMENT: South Broward Hospital District TO City of Hollywood, a Florida municipal corporation, dated April 1, 2011, filed April 12, 2011 in O.R. Book 47841, Page 340.
- 53. UTILITY EASEMENT: South Broward Hospital District TO City of Hollywood, a political subdivision of the State of Florida, dated April 8, 2011, filed April 12, 2011 in O.R. Book 47841, Page 363."AFFECTS, EASEMENT INFORMATION SHOWN HEREON."
- 54. UTILITY EASEMENT: 3449 Johnson Street, LLP, a Florida limited liability limited partnership TO City of Hollywood, a political subdivision of the State of Florida, dated June 1, 2011, filed June 8, 2011 in O.R. Book 47963, Page 572."AFFECTS, EASEMENT INFORMATION SHOWN HEREON.
- 55. CORRECTIVE PERMANENT EASEMENT: South Broward Hospital District TO City of Hollywood, a Florida municipal corporation, dated June 30, 2011, filed June 30, 2011 in O.R. Book 48011, Page 374."AFFECTS, EASEMENT INFORMATION SHOWN HEREON."
- 56. EASEMENT AGREEMENT: 3449 Johnson Street, LLP, a Florida limited liability limited partnership AND South Broward Hospital District, a Florida special tax district, dated June 30, 2011, filed June 30, 2011 in O.R. Book 48011, Page 389."AFFECTS, EASEMENT INFORMATION
- 57. RESOLUTION: Planning and Development Board of the City of Hollywood, Florida TO the Public, dated March 30, 2016, filed April 11 2016, Under Instrument No. 113621042."AFFECTS, PROPERTY AS DESCRIBED IN DOCUMENT PART OF THE PROPERTY DESCRIBED HEREON."
- 58. RESOLUTION: Planning and Development Board of the City of Hollywood, Florida TO the Public, dated November 9, 2016, filed December 5, 2016, Under Instrument No. 114077074." AFFECTS, PROPERTY AS DESCRIBED IN DOCUMENT PART OF THE PROPERTY DESCRIBED
- 59. UNDERGROUND EASEMENT (BUSINESS): South Broward Hospital District d/b/a Memorial Healthcare System TO Florida Power & Light Company, dated June 21, 2017, filed June 2, 2017, Under Instrument No. 114461284."AFFECTS, EASEMENT INFORMATION SHOWN
- 60. UTILITY EASEMENT: South Broward Hospital District d/b/a Memorial Healthcare System, a Florida independent special taxing district TO City of Hollywood, a political subdivision of the State of Florida, dated July 17, 2017, filed July 20, 2017, Under Instrument No. 114513873. "AFFECTS, EASEMENT INFORMATION SHOWN HEREON." 61. RESOLUTION: Planning and Development Board of the City of Hollywood, Florida TO the Public, dated March 15, 2018, filed March 30,
- 2018. Under Instrument No. 114982639. AFFECTS, PROPERTY AS DESCRIBED IN DOCUMENT PART OF THE PROPERTY DESCRIBED HEREON." 62. NOTICE OF COMMENCEMENT: South Broward Hospital District ATTN: Property Management TO Miami Wrecking, dated June 29, 2023, filed July 19, 2023, Under Instrument No. 118989453."DOES NOT AFFECT, NOTICE IS FOR WORK NOT WITHIN THE ENVIRONS OF THE PROPERTY
- 63. NOTICE OF COMMENCEMENT: South Broward Hospital District ATTN: Property Management TO Miami Wrecking, dated June 29, 2023, filed July 19, 2023, Under Instrument No. 118989471."DOES NOT AFFECT, NOTICE IS FOR WORK NOT WITHIN THE ENVIRONS OF THE PROPERTY DESCRIBED HEREON."
- 64. NOTICE OF COMMENCEMENT: South Broward Hospital District ATTN: Property Management TO Advanced Roofing, Inc., dated July 5, 2023, filed August 8, 2023, Under Instrument No. 119029017. "AFFECTS, NOTICE IS FOR WORK WITHIN THE ENVIRONS OF THE PROPERTY DESCRIBED HEREON."
- 65. NOTICE OF COMMENCEMENT: South Broward Hospital District ATTN: Property Management TO Advanced Roofing, Inc., dated October 19, 2023, filed October 19, 2023, Under Instrument No. 119177739." AFFECTS, NOTICE IS FOR WORK WITHIN THE ENVIRONS OF THE
- 66. NOTICE OF COMMENCEMENT: South Broward Hospital District ATTN: Property Management TO US Asphalt, dated March 13, 2024, filed March 13, 2024, Under Instrument No. 119449229." AFFECTS, NOTICE IS FOR WORK WITHIN THE ENVIRONS OF THE PROPERTY DESCRIBED





#### LEGAL DESCRIPTION

Parcel 1:

The East 40 feet of Lot 3 together with all of Lots 4 through 6 and 33 through 35 inclusive, Block 15 together with the adjoining 15 foot alley in said Block 15 and lying between the Northerly projection of the West line of said East 40 feet of Lot 3 and the Southerly projection of the East line of said Lot 33; together with all of Lots 1 through 5 and 33 through 37, inclusive, and the adjoining 15 foot alley, all in Block 16; together with all of Lots 1 through 5 and 33 through 37, inclusive, and the adjoining 15 foot alley, all in Block 17; together with portion of the adjoining rights-of-way for Grant Street and Hayes Street, all as shown on HOLLYWOOD HILLS, according to the map or plat thereof, as recorded in Plat Book 6, Page 22, Public Records of Broward County, Florida.

Containing 219,649 square feet (5.042 acres) more or less.

Parcel 2:

All of Blocks 46, 47, 48, the East ½ of Lot 13 and the East 1/2 of Lot 24 and all of Lots 14 through 23, inclusive, in Block 82, the East 1/2 of Lot 13 and the East 1/2 of Lot 24 and all of Lots 14 through 23, inclusive, in Block 83, the East 1/2 of Lot 13 and the East 1/2 of Lot 24 and all of Lots 14 through 23, inclusive, in Block 84, and Lots 13 through 18 inclusive, Block 85, of HOLLYWOOD HILLS, according to the map or plat thereof, as recorded in Plat Book 6, Page 22, Public Records of Broward County, Florida; together with those Streets and Alleys vacated by Broward County Deed Book No. 764, Page 208 of the Public Records of Broward County, Florida.

TOGETHER WITH air rights for aerial pedestrian bridge crossings as set forth in Ordinance recorded in Official Record Book 45964, Page 1375, Public Records of Broward County, Florida.

TOGETHER with vacated 110 foot portion of alley within Block 15 as set forth in Ordinance recorded in Official Record Book 48015, Page 989, Public Records of Broward County, Florida.

Containing 923,703 square feet (21.205 Acres) more or less.

# REPORT OF BOUNDARY SURVEY

- 1. The legal description, plats, rights—of—way, encumbrances and easements as shown hereon are per Paramount Title Services, Inc., Ownership and Encumbrance Report, Search No.: 23-803-1 Update 1, Dated: March 28th, 2024 at 11:00 P.M.
- 2. Address: South Broward Hospital District, Memorial Regional Hospital, 3501 Johnson Street, Hollywood, Florida and Joe DiMaggio Children's Hospital located at 1005 Joe DiMaggio Drive, Hollywood, Florida.
- 3. Not valid without the signature and seal of a Florida Professional Surveyor & Mapper
- 4. Underground improvements and/or encroachments were not located as part of this survey task.
- Unless otherwise noted hereon, record and measured values are in substantial agreement.
- 6. The horizontal features shown hereon are plotted to within 1/30 of the map scale.
- 7. Horizontal and vertical data shown hereon was obtained utilizing a "TOPCON ES-105" Total Station and "TDS-NOMAD" Data Collection System.
- 8. Bearings shown hereon are are based on the State Plane Coordinate System Florida East Zone, NAD 1983, with 1990 adjustment as shown on the Eastern Broward County Secondary GPS Control Network as prepared by Broward County Engineering Division. Centerline of North 35th Avenue having a bearing of
- 9. Horizontal feature location is to the center of the symbol and may be altered for clarity.
- 10. The parcel of land as shown hereon has a Flood Zone Designated of AH 10', AH 11', X-0.2% and X, per the Flood Insurance Rate Map (FIRM), Map Number 12011C0568, Suffix: H, Community Number: 125113—City of Hollywood, Effective Map Date: 8/18/2014.

## CERTIFICATE

Certified To: South Broward Hospital District d/b/a Memorial Healthcare System;

This is to certify that this drawing and the survey on which it is based upon were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by the American Land Title Association and National Society of Professional Surveyors on Surveying & Mapping.

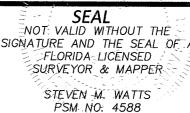
I, Steven M. Watts, do hereby certify that this Map of Boundary Survey was done under my direct supervision and is accurate and correct to the best of my knowledge and belief. I further state that this Map of Boundary Survey was completed in accordance with the Standards of Practice requirements for Surveying and Mapping in the State of Florida as stated in Rule 5J-17 of the Florida Administrative Code, pursuant to Florida Statutes, Chapter 472.027.

Date of Last Field Work: April 12, 2024

CALVIN, GIORDANO & ASSOCIATES, INC.

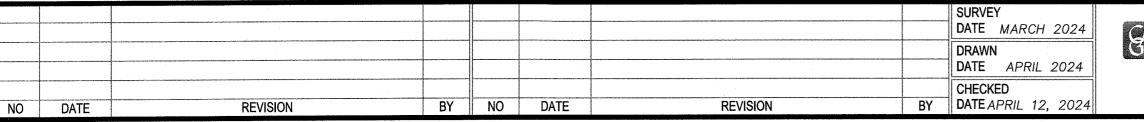
Steven M. Watts. PSM Professional Surveyor and Mapper Florida Registration No. 4588

ALTA/NSPS LAND TITLE SURVEY





1'' = 30'PROJECT No 21-5560.1 CAD FILE





Calvin, Giordano & Associates, Inc. A SAFEbuilt COMPANY 1800 Eller Drive, Suite 600, Fort Lauderdale, FL 33316 Phone: 954.921.7781 • Fax: 954.921.8807

