

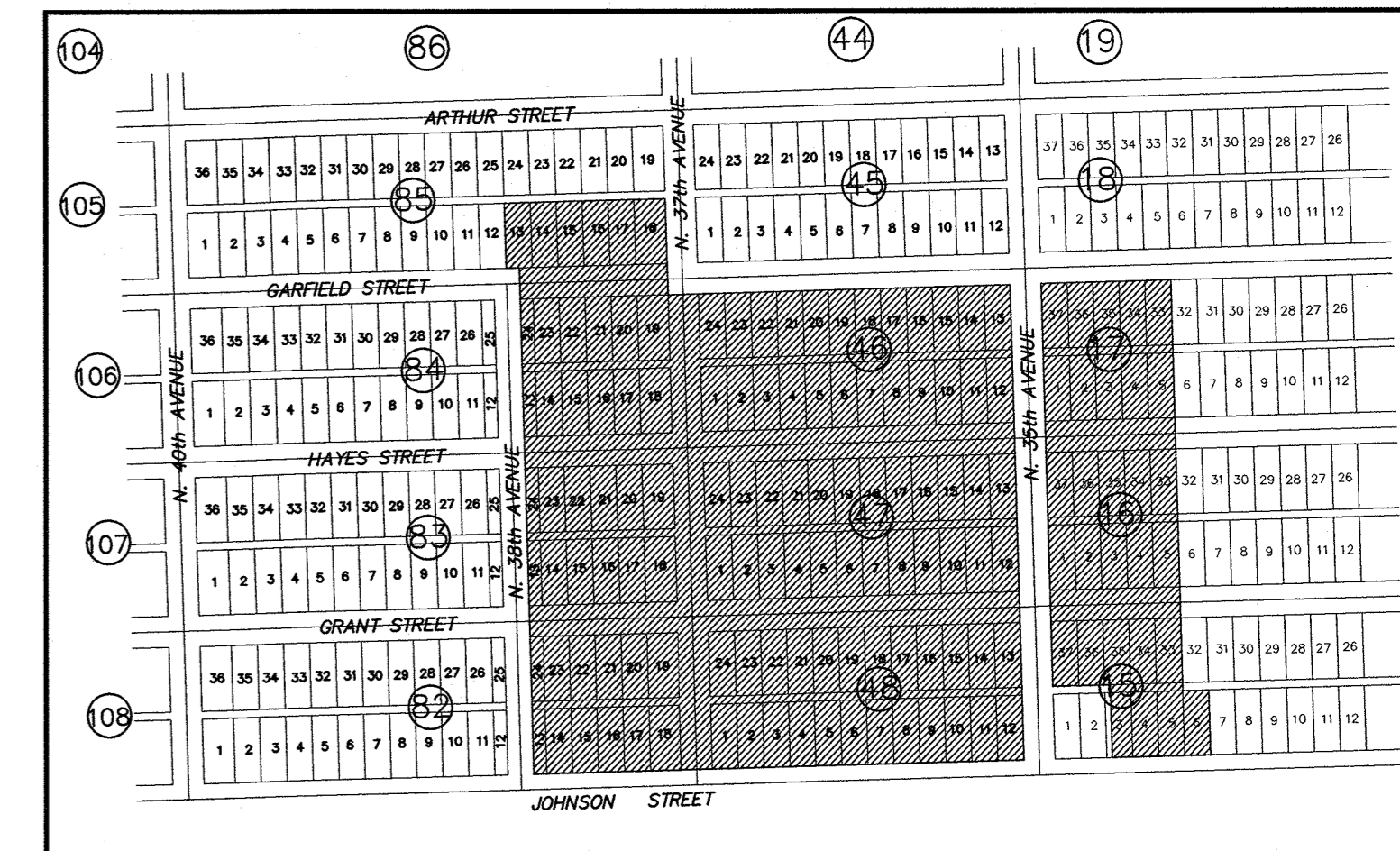
OWNERSHIP & ENCUMBRANCE REPORT

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:

- 1. 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, Page 165.
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.
...
30. DECLARATION OF UNITY OF TITLE: South Broward Hospital District, a Florida special taxing district TO 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."

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."
...
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 HEREON."



LOCATION MAP NOT TO SCALE

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 1/2 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.
...
9. Horizontal feature location is to the center of the symbol and may be altered for clarity.

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. Further, I 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.

Signature: [Handwritten Signature]
Steven M. Watts, PSM
Professional Surveyor and Mapper
Florida Registration No. 4588

File Name: P:\Projects\2021\215560 MRH OR Expansion Survey\Survey\21-5560.1-MRH-ALTA-SURVEY-2023 TITLE COMMITMENT.dwg (Plotted by: Steve Watts on Monday, April 15, 2024 10:48:36 AM)

Table with columns: NO, DATE, REVISION, BY, NO, DATE, REVISION, BY. Includes rows for SURVEY DATE (MARCH 2024), DRAWN DATE (APRIL 2024), and CHECKED DATE (APRIL 12, 2024).

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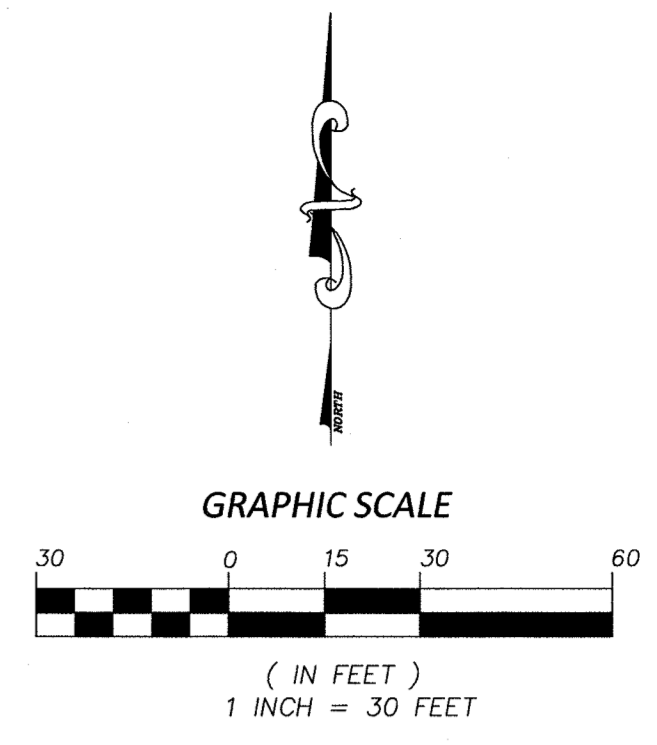
ALTA/NSPS LAND TITLE SURVEY
MAP OF BOUNDARY SURVEY
A PORTION OF HOLLYWOOD HILLS, P.B. 6, PG. 22, B.C.R.
SECTION 8, TOWNSHIP 51 SOUTH, RANGE 42 EAST

SEAL NOT VALID WITHOUT THE SIGNATURE AND THE SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER. STEVEN M. WATTS PSM NO. 4588

SCALE 1" = 30'
PROJECT NO 21-5560.1
CAD FILE SEE LEFT
SHEET: S-1

MATCH LINE - SEE SHEET S-4

MATCH LINE - SEE SHEET S-3



- SYMBOL LEGEND**
- ⊠ = BACKFLOW PREVENTOR
 - ⊙ = BOLLARD
 - ⊞ = CATCH BASIN
 - ⊕ = CLEANOUT
 - ⊗ = COLUMN
 - ⊖ = CONC. POWER POLE
 - ⊘ = CROSS WALK SIGNAL POLE
 - ⊙ = DRAINAGE MANHOLE
 - ⊚ = DOUBLE DETECTOR CHECK VALVE
 - ⊛ = ELECTRIC HANDHOLE
 - ⊜ = ELECTRIC METER/RACK
 - ⊝ = FENCE
 - ⊞ = FIBER OPTIC
 - ⊟ = FIRE HYDRANT
 - ⊠ = FLAG POLE
 - ⊡ = FOUND PROPERTY CORNER
 - ⊢ = FPL TRANSFORMER PAD
 - ⊣ = GAS METER
 - ⊤ = GAS VALVE
 - ⊥ = GREASE TRAP/MANHOLE
 - ⊦ = GUY ANCHOR
 - ⊧ = IRRIGATION VALVE
 - ⊨ = LAMP POST
 - ⊩ = MAST ARM
 - ⊪ = OVERHEAD ELECTRIC
 - ⊫ = PARKING METER
 - ⊬ = SANITARY MANHOLE
 - ⊭ = SANITARY VALVE
 - ⊮ = SIGN
 - ⊯ = TELEPHONE HANDHOLE
 - ⊰ = TRAFFIC SIGNAL HANDHOLE
 - ⊱ = TRASH CAN
 - ⊲ = WATER METER
 - ⊳ = WATER VALVE
 - ⊴ = WOOD POST
 - ⊵ = WOOD POWER POLE
 - ⊶ = WOOD POWER POLE W LIGHT
- ABBREVIATIONS**
- ALUM. = ALUMINUM FENCE
 - B.C.R. = BROWARD COUNTY RECORDS
 - BLDG. = BUILDING
 - CATV = CABLE TELEVISION
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 - CBS = CONCRETE BLOCK W STUCCO
 - C&G = CURB & GUTTER
 - D.B. = DEED BOOK
 - E-O-P = EDGE-OF-PAVEMENT
 - F.D.O.T. = FLORIDA DEPT. OF TRANSPORTATION
 - FPL = FLORIDA POWER & LIGHT
 - FND. = FOUND
 - GRAV. = GRAVEL
 - I.P. = IRON PIPE
 - I.R. = IRON ROD
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 - S.R. = STATE ROAD
 - TC = TITLE COMMITMENT
 - W = WITH



NO	DATE	REVISION	BY	NO	DATE	REVISION	BY

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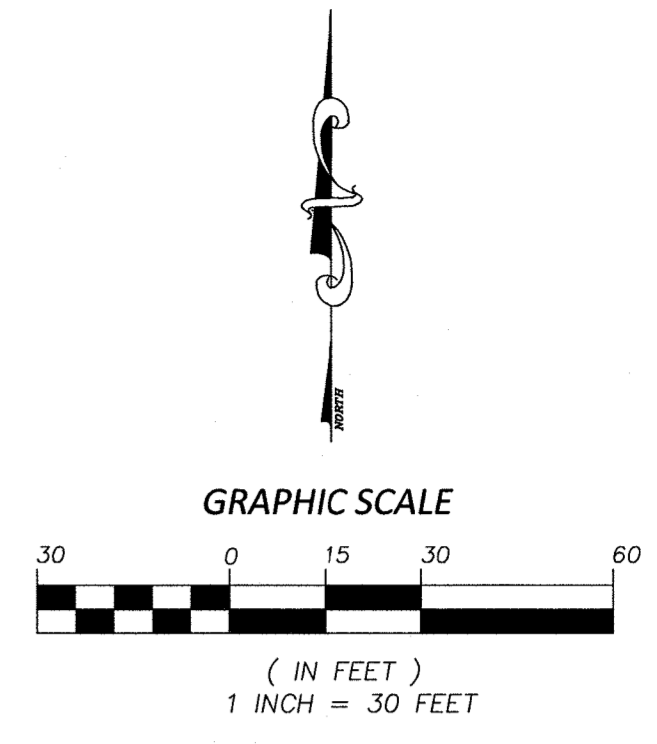
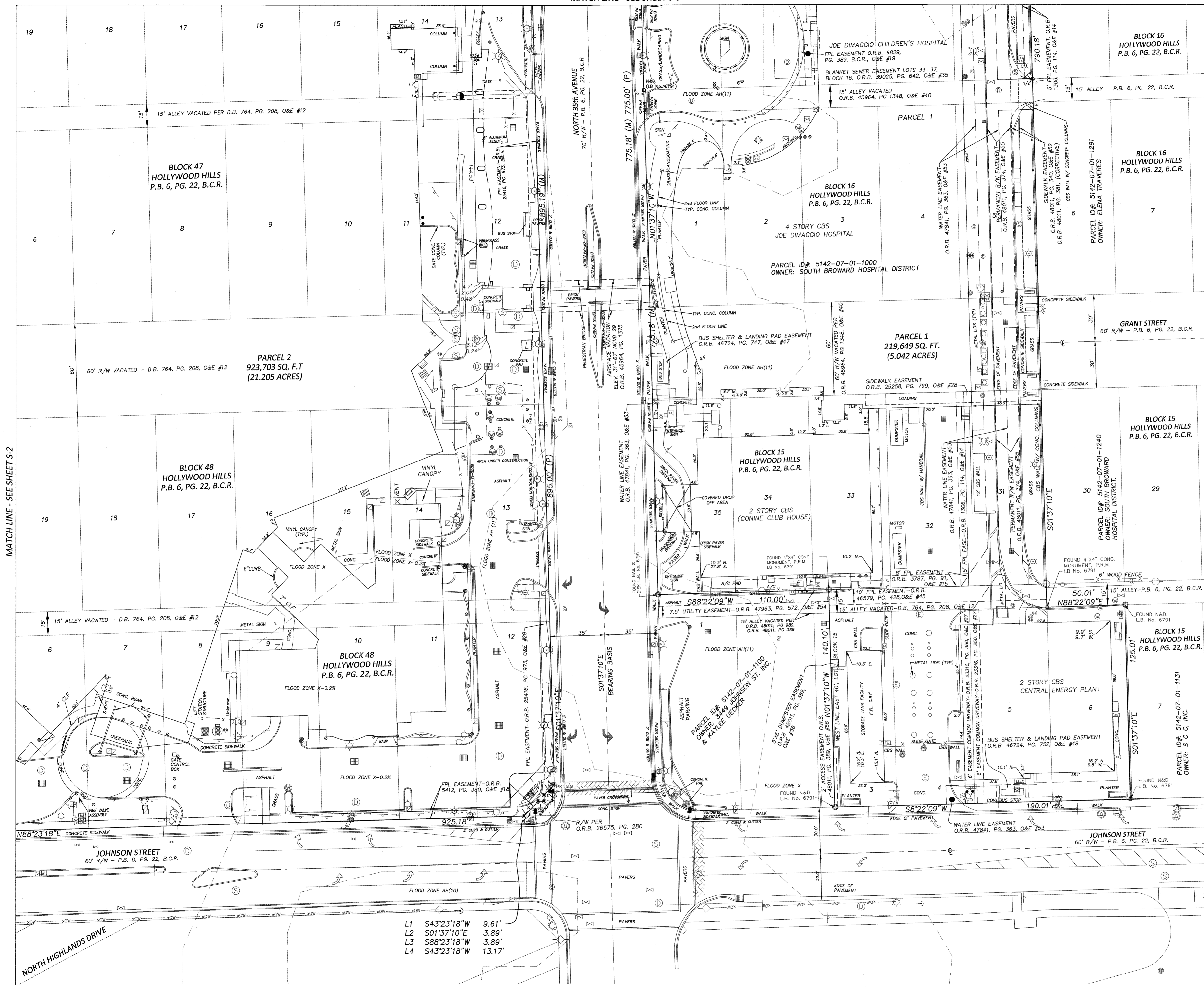
**ALTA/NSPS LAND TITLE SURVEY
 MAP OF BOUNDARY SURVEY
 A PORTION OF HOLLYWOOD HILLS, P.B. 6, PG. 22, B.C.R.
 SECTION 8, TOWNSHIP 51 SOUTH, RANGE 42 EAST**

SEAL
 NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR
 STEVEN M. WATTS
 PSM NO. 4588

SCALE **1" = 30'** SHEET: **S-2**
 PROJECT No: **21-5560.1**
 CAD FILE: **SEE LEFT**

File Name: P:\Projects\2021\215560 MRH OR Expansion Survey\21-5560.1-V-MR-ALTA-SURVEY-2023 TITLE COMMITMENT.dwg - (Plotted by: Steve Watts on Monday, April 15, 2024 10:49:51 AM)

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- SYMBOL LEGEND**
- ⊗ = BACKFLOW PREVENTOR
 - ⊙ = BOLLARD
 - ⊠ = CATCH BASIN
 - ⊕ = CLEANOUT
 - ⊗ = COLUMN
 - ◇ = CONC. POWER POLE
 - ⊙ = CROSS WALK SIGNAL POLE
 - ⊕ = DRAINAGE MANHOLE
 - ⊗ = DOUBLE DETECTOR CHECK VALVE
 - ⊠ = ELECTRIC HANDHOLE
 - ⊠ = ELECTRIC METER/RACK
 - = FENCE
 - ⊗ = FIRE HYDRANT
 - ⊗ = FLAG POLE
 - ⊗ = FOUND PROPERTY CORNER
 - ⊗ = GAS METER
 - ⊗ = GAS VALVE
 - ⊗ = GREASE TRAP/MANHOLE
 - ⊗ = GUY ANCHOR
 - ⊗ = IRRIGATION VALVE
 - ⊗ = LAMP POST
 - ⊗ = MAST ARM
 - = OVERHEAD ELECTRIC
 - ⊗ = PARKING METER
 - ⊗ = SANITARY MANHOLE
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 - FPL = FLORIDA POWER & LIGHT
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 - R/W = RIGHT-OF-WAY
 - S.R. = STATE ROAD
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 - W = WITH

L1 S43°23'18"W 9.61'
 L2 S01°37'10"E 3.89'
 L3 S88°23'18"W 3.89'
 L4 S43°23'18"W 13.17'

MATCH LINE - SEE SHEET S-2

NO	DATE	REVISION	BY	NO	DATE	REVISION	BY

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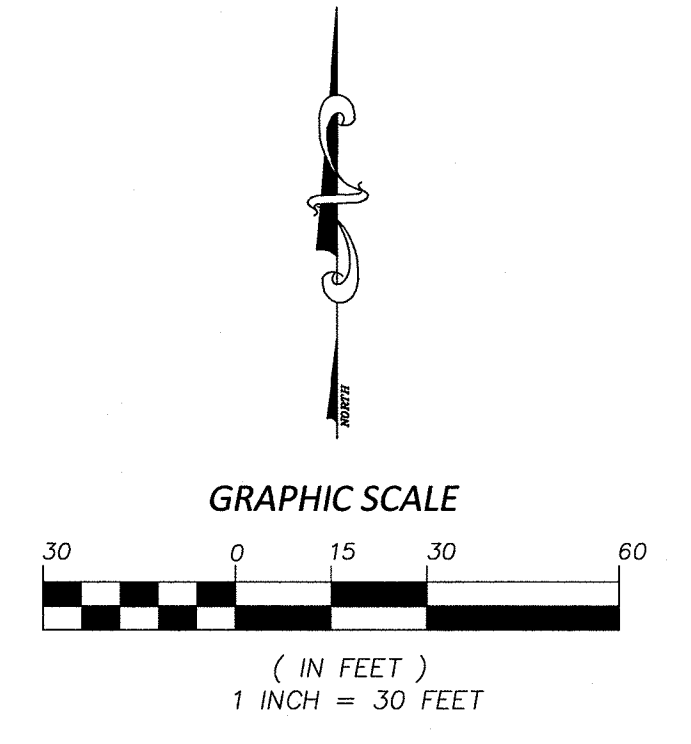
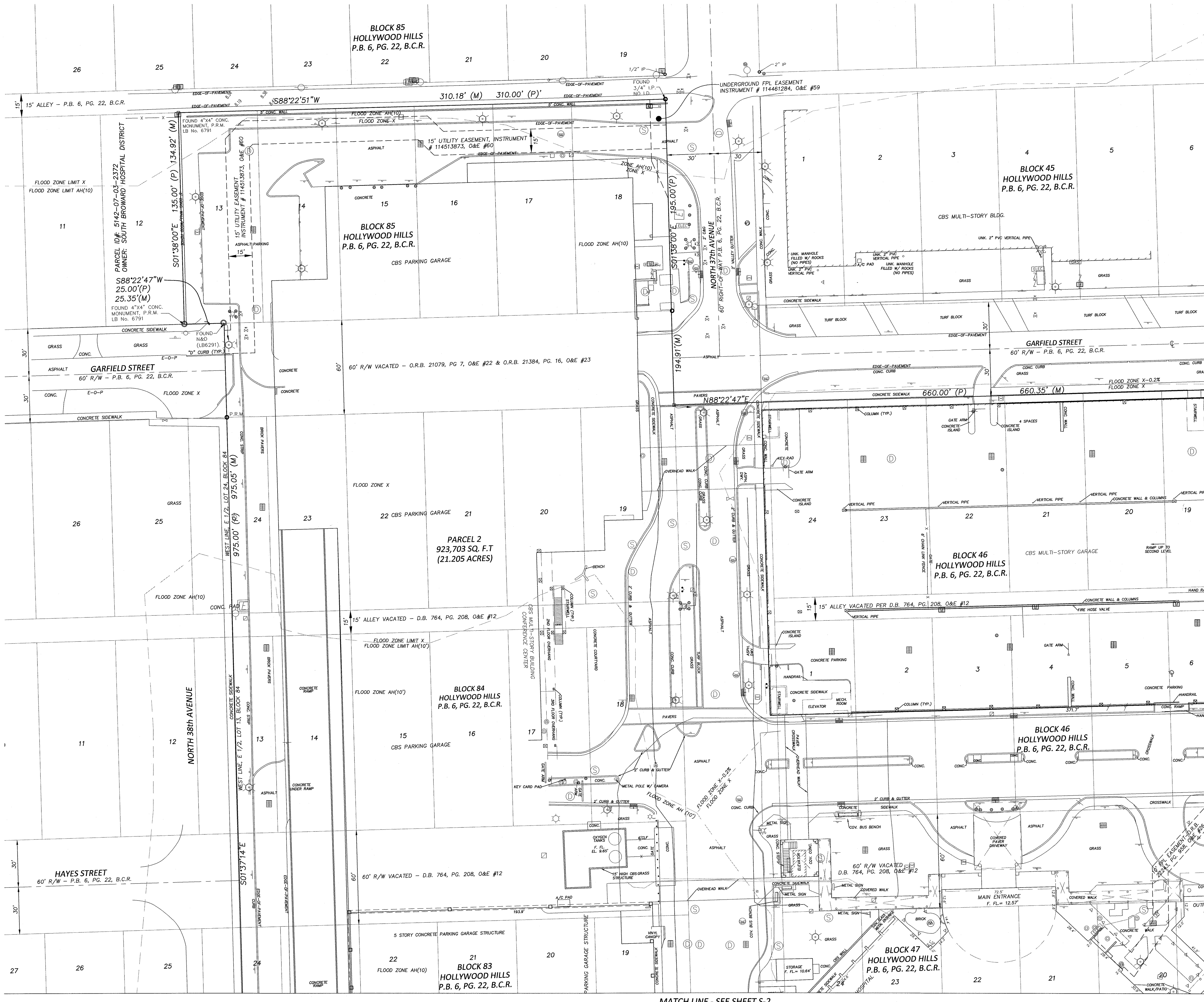
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**ALTA/NSPS LAND TITLE SURVEY
 MAP OF BOUNDARY SURVEY
 A PORTION OF HOLLYWOOD HILLS, P.B. 6, PG. 22, B.C.R.
 SECTION 8, TOWNSHIP 51 SOUTH, RANGE 42 EAST**

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 STEVEN M. WATTS
 PSM. NO. 4588

SCALE 1" = 30'
 PROJECT No. 21-5560.1
 CAD FILE SEE LEFT
 SHEET: S-3

File Name: P:\Projects\2021\215560 MRH OR Expansion Survey\21-5560.1-V-MRH-ALTA-SURVEY-2023 TITLE COMMITMENT.dwg - (Plotted by: Steve Watts on Monday, April 15, 2024 10:50:57 AM)



MATCH LINE - SEE SHEET S-5

- | SYMBOL LEGEND | | ABBREVIATIONS | |
|---------------|-------------------------------|---------------|-----------------------------------|
| | = BACKFLOW PREVENTOR | ALUM. | = ALUMINUM FENCE |
| | = BOLLARD | B.C.R. | = BROWARD COUNTY RECORDS |
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| | = COLUMN | CL | = CENTERLINE |
| | = CONC. POWER POLE | CLF | = CHAIN LINK FENCE |
| | = CROSS WALK SIGNAL POLE | COL. | = COLUMN |
| | = DRAINAGE MANHOLE | CONC. | = CONCRETE |
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| | = FIRE HYDRANT | FPL | = FLORIDA POWER & LIGHT |
| | = FLAG POLE | FND. | = FOUND |
| | = FOUND PROPERTY CORNER | GRAV. | = GRAVEL |
| | = FPL TRANSFORMER PAD | I.P. | = IRON PIPE |
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| | = WATER METER | | |
| | = WATER VALVE | | |
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| | = WOOD POWER POLE | | |
| | = WOOD POWER POLE W LIGHT | | |

MATCH LINE - SEE SHEET S-2

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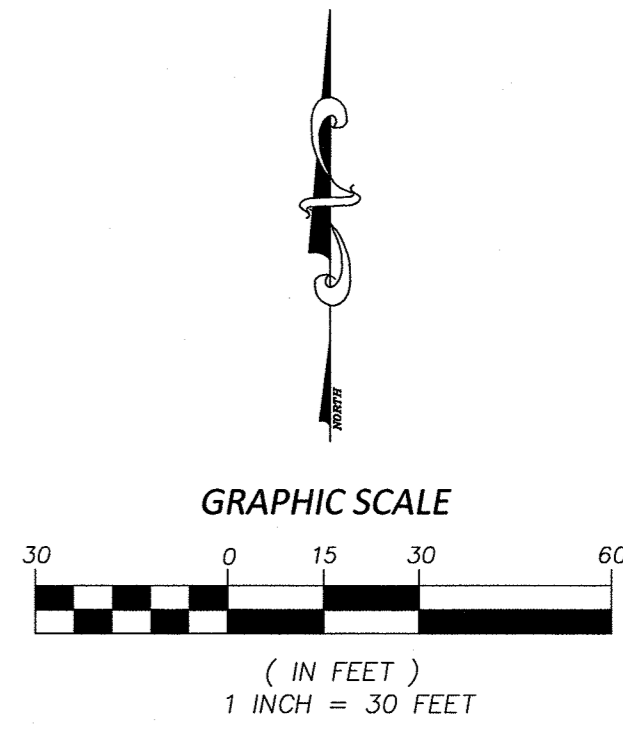
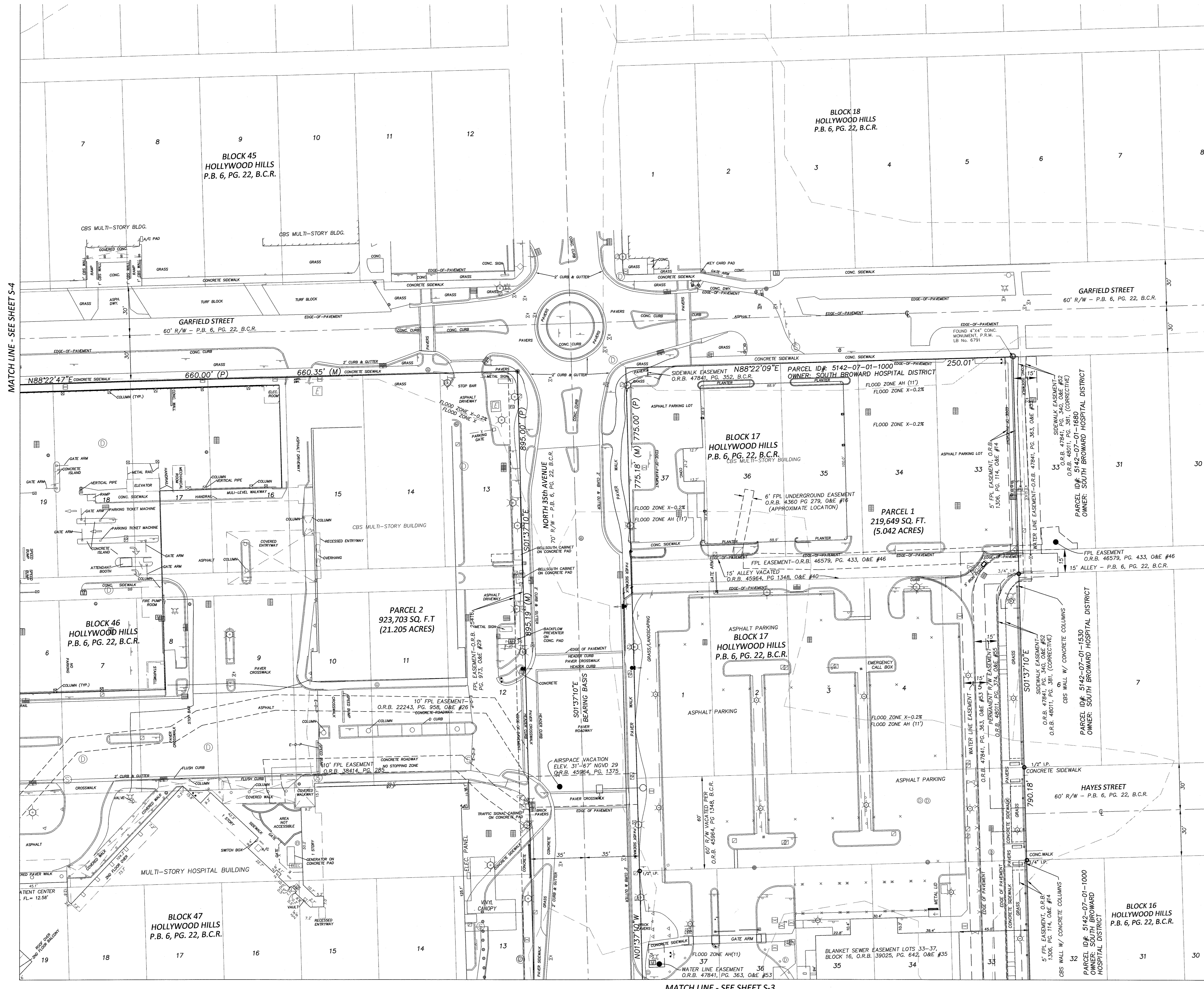
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ALTA/NSPS LAND TITLE SURVEY
MAP OF BOUNDARY SURVEY
A PORTION OF HOLLYWOOD HILLS, P.B. 6, PG. 22, B.C.R.
SECTION 8, TOWNSHIP 51 SOUTH, RANGE 42 EAST

SEAL NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A LICENSED SURVEYOR STEVEN M. WATTS PSM NO. 4588	SCALE 1" = 30' PROJECT No. 21-5560.1 CAD FILE SEE LEFT	SHEET: S-4
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MATCH LINE - SEE SHEET S-4



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