



CITY OF  
**Hollywood**  
DEVELOPMENT SERVICES  
PLANNING DIVISION

# GENERAL APPLICATION

APPLICATION DATE: 08-15-2024

**2600 Hollywood Blvd**

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: [Development@Hollywoodfl.org](mailto: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:** 6100 Hollywood Blvd, Hollywood FL 33023

Lot(s): 22, 23 & 24 Block(s): - Subdivision: 51411331

Folio Number(s): 514113310010

Zoning Classification: S-MU Land Use Classification: Educational

Existing Property Use: Office Sq Ft/Number of Units: 130,958 SF

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): PACO

### DEVELOPMENT PROPOSAL

Explanation of Request: 11,342 SQ. FT. - Educational building with ground floor parking.

Phased Project: Yes  No  Number of Phases:

Project	Proposal
Units/rooms (# of units)	# UNITS: <input type="text"/> #Rooms <input type="text"/>
Proposed Non-Residential Uses	<input type="text"/> S.F.)
Open Space (% and SQ.FT.)	Required %: <input type="text"/> (Area: <input type="text"/> S.F.)
Parking (# of spaces)	PARK. SPACES: (# <input type="text"/> )
Height (# of stories)	(# STORIES) <input type="text"/> ( <input type="text"/> FT.)
Gross Floor Area (SQ. FT)	Lot(s) Gross Area ( <input type="text"/> FT.)

**Name of Current Property Owner:** YASHASIM LLC

Address of Property Owner: 6100 HOLLYWOOD BLVD, SUITE 406, HOLLYWOOD FL 33023

Telephone: 954 356 5716 Email Address: barry@notjustwarehouses.com

**Applicant** Joseph B. Kaller Consultant  Representative  Tenant

Address: 2417 Hollywood Blvd, Hollywood FL 33020 Telephone: 954 920 5746

Email Address: joseph@kallerarchitects.com

Email Address #2: -

Date of Purchase: - 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: -

**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](http://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: *Barry Katz* Date: 08-15-2024

*AUTHORIZED REPRESENTATIVE*  
 PRINT NAME: Barry Katz Date: 08-15-2024

Signature of Consultant/Representative: *Joseph B. Kaller* Date: 08-15-2024

PRINT NAME: JOSEPH B. KALLER Date: 08-15-2024

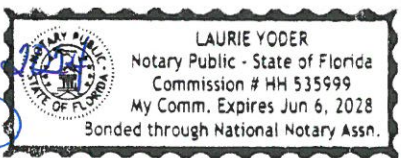
Signature of Tenant: - Date: -

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 PRELIMINARY TAC REVIEW to my property, which is hereby made by me or I am hereby authorizing Joseph B. Kaller to be my legal representative before the PRELIMINARY TAC (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me this 15th day of August  
*Laurie Yoder*  
 Notary Public  
 State of Florida



*Barry Katz*  
 Signature of Current Owner  
*AUTHORIZED REPRESENTATIVE*  
Barry Katz  
 Print Name

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



**OWNER**

YASHASIM LLC

6100 Hollywood Blvd.  
Suite 406, Hollywood Florida 33020  
954.356.5716  
barry@notjuswarehouses.com

**ARCHITECT**

JOSEPH KALLER

AA#26001212  
2417 Hollywood Blvd.  
Hollywood Florida 33020  
954.920.5746  
joseph@kallerarchitects.com  
www.kallerarchitects.com

# BARR KATZ

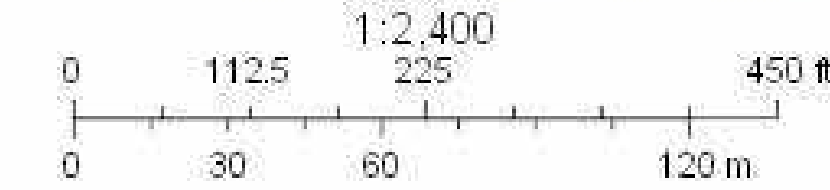
## 6100 Hollywood Blvd, Hollywood FL 33023

Property Id: 514113310010

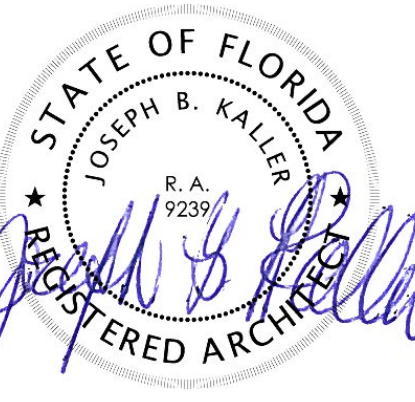
\*\*Please see map disclaimer



August 15, 2024



Flight Date: Jan 1, 2024 & Jan 29, 2024 | Broward County Property Appraiser



### ARCHITECTURE - DRAWING INDEX

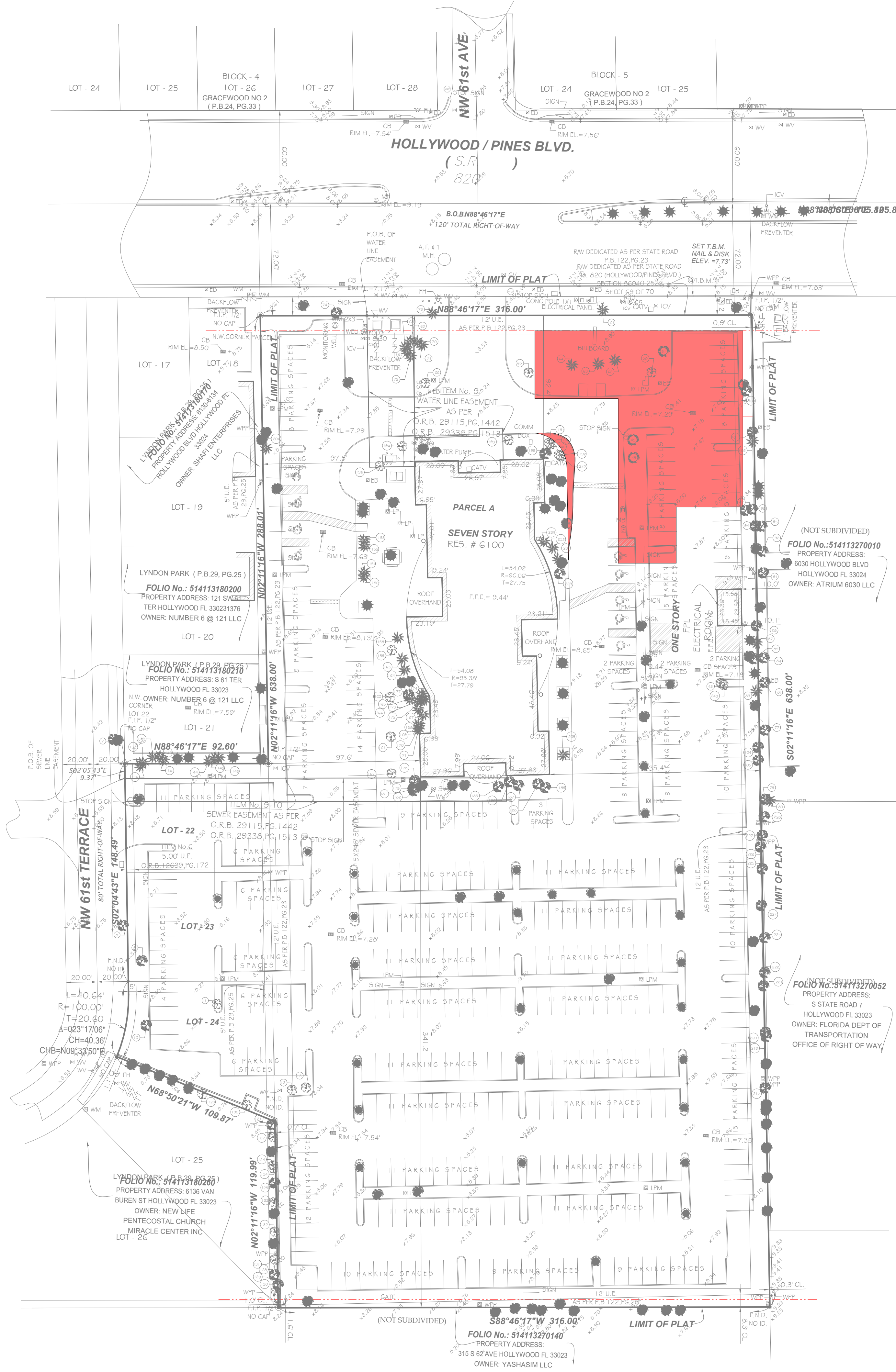
SHEET ORDER	SHEET NUMBER	SHEET NAME
1	C-0	COVER SHEET
2	A-A-0101	PROPOSED DEMOLITION SITE
3	A-A-0102	PROPOSED SITE
4	A-A-0103	GROUND FLOOR
5	A-A-0104	SECOND FLOOR
6	A-A-0105	THIRD FLOOR
7	A-A-0106	ROOF LEVEL
8	A-A-0107	FACADES
9	A-A-0108	FACADES
10	A-A-0109	3D VIEWS
11	A-A-0112	3D VIEWS ISOMETRIC
12	A-A-0110	3D VIEW
12	A-A-0113	RENDERING
13	A-A-0111	3D VIEW



## Kaller Architecture

2417 Hollywood Blvd.  
Hollywood Florida 33020

# PROPOSED SITE DEMOLITION



Note: 22 parking units removed

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SEAL  
 STATE OF FLORIDA  
 JOSEPH B. KALLER  
 R.A. 9239  
 REGISTERED ARCHITECT  
 JOSEPH B. KALLER  
 FLORIDA R.A. #0009239

PROJECT TITLE  
**PROPOSED DEMOLITION  
 SITE**  
**BARR KATZ**  
 6100 Hollywood Blvd. Hollywood FL 33023

REVISIONS

No.	Description	Date

PROJECT No.: 21304  
 DATE: 02/20/2024  
 DRAWN BY: GMV  
 CHECKED BY: JBK

SHEET  
**A-A-0101**

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# PROPOSED SITE



## PROPERTY ADDRESS

6100 HOLLYWOOD BLVD, HOLLYWOOD FL 33024

## FOLIO

514113310010

## LEGAL DESCRIPTION

HOLLYWOOD, DEVELOPMENT EAST PLAT 122-23 B PARCEL "A"

SITE INFORMATION	EXISTING	PROPOSED
ZONING:	S-MU	S-MU
SUB-DISTRICT:	N/A	N/A
BUILDING USE:	OFFICE	EDUCATIONAL
LAND USE DESIGNATION:	REGIONAL ACTIVITY	REGIONAL ACTIVITY
COUNTY USE DESIGNATION:		
NET LOT AREA:	221,214 SQFT / 5.07 AC	N/A
GROSS LOT AREA:	243,969 SQFT / 5.60 AC	N/A
BASE FLOOD ZONE:	X (0.2 Percent Annual Chance Flood)	X
BASE FLOOD ELEVATION:	9	9

BUILDING INTENSITY	ALLOWED	PROVIDED
<b>Existing Building</b>		
EXISTING BUILDING GROSS AREA:	130,958 SQF	N/A
NUMBER OF FLOORS:	7	N/A
<b>Proposed Building</b>		
BUILDING FOOT PRINT:	N/A	5373 SQFT
NUMBER OF FLOORS:	N/A	N/A
ALLOWED BUILDING HEIGHT:	60 FT	42 FT
TOTAL A/C AREA :	N/A	11,342 SQFT
FAR:	N/A	N/A

PARKING CALCULATION	REQUIRED	PROVIDED
EXISTING PARKINGS * 1 unit per 250 sqft	436	440
PROPOSED PARKINGS *(School) 1 per 60 sq. h. of area available for seating	60	TBD
<b>TOTAL</b>	496	TBD

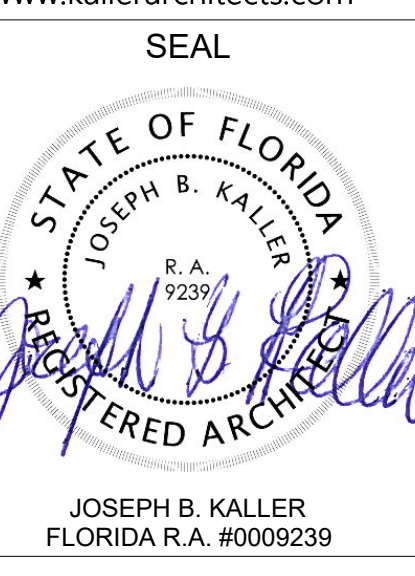
SET BACKS	REQUIRED	PROVIDED
(a) FRONTAGE SETBACK (North) (non residential):	10'	10'
(b) SIDE SETBACK (East) :	0'	6'
(c) SIDE SETBACK (West):	0'	176' -3"
(d) MINIMUM REAR FRONTAGE SETBACK:	5'	572' -3"

LANDSCAPE	PROVIDED
IMPREVIOUS AREA * Building foot print, parking, sidewalks & drives (total)	168.507 SQFT (76%)
PREVIOUS AREA *Landscape areas (total)	52.706 SQFT (24%)

BUILDING AREAS	LEVEL	AREA
AC BUILDING AREA:	FIRST FLOOR SECOND FLOOR THIRD FLOOR/ ROOF TOTAL AC AREA	5.373 SQFT 5.373 SQFT 679 SQFT 11.342 SQFT
NON-AC BUILDING AREA:	FIRST FLOOR SECOND FLOOR THIRD FLOOR / ROOFTOP (OPEN AREA)	0 SQFT 40.22 SQFT 2.699 SQFT



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PROJECT TITLE  
**BARR KATZ**  
6100 Hollywood Blvd, Hollywood FL 33023

SHEET TITLE  
**PROPOSED SITE**

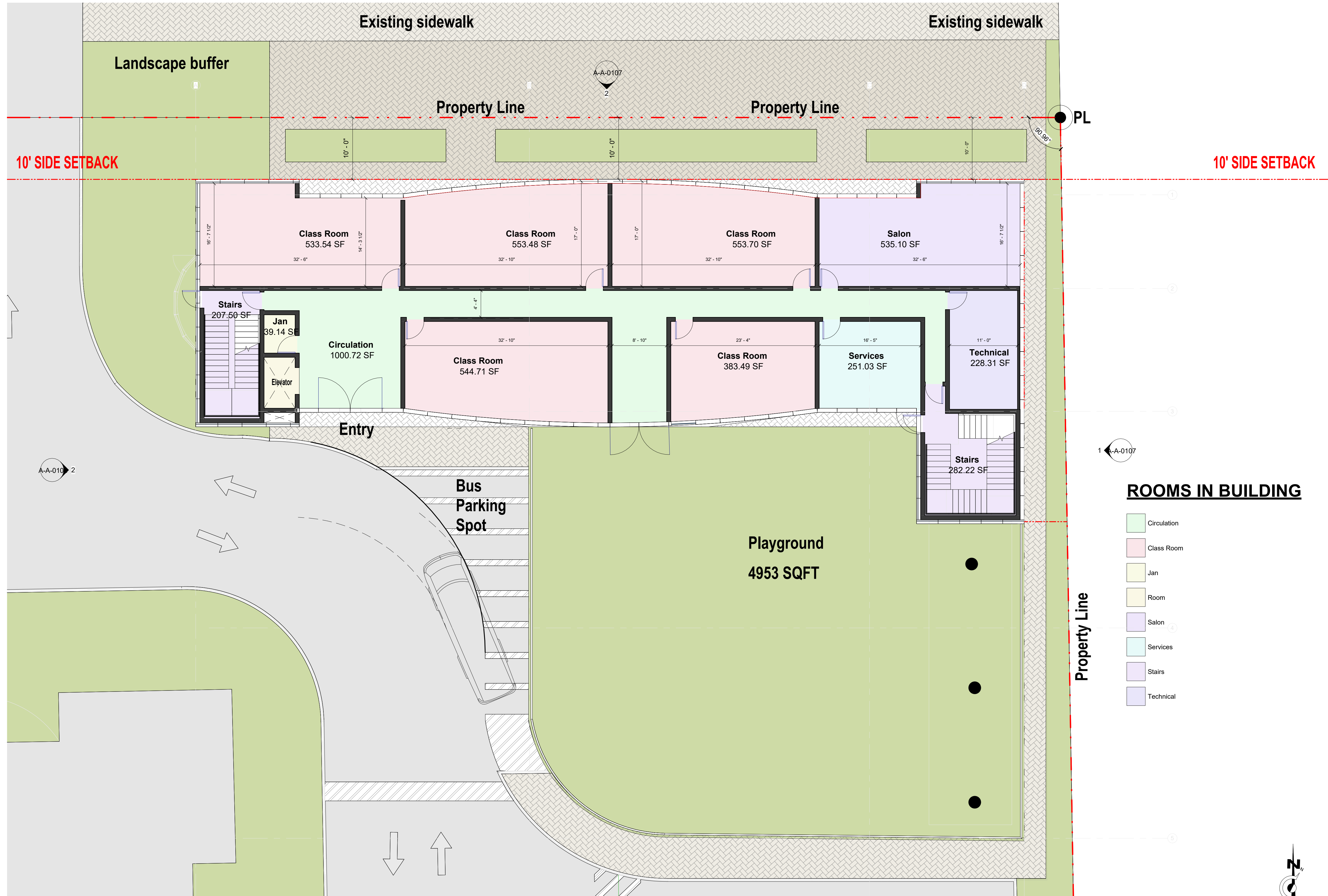
REVISIONS		
No.	Description	Date

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CHECKED BY: JBK

SHEET  
**A-A-0102**

# GROUND FLOOR

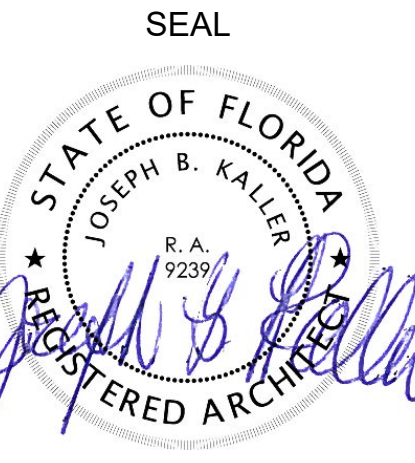


## ROOMS IN BUILDING

- Circulation
- Class Room
- Jan
- Room
- Salon
- Services
- Stairs
- Technical



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 FLORIDA R.A. #0009239

PROJECT TITLE  
**BARR KATZ**  
 6100 Hollywood Blvd, Hollywood FL 33023

SHEET TITLE  
**GROUND FLOOR**

**REVISIONS**

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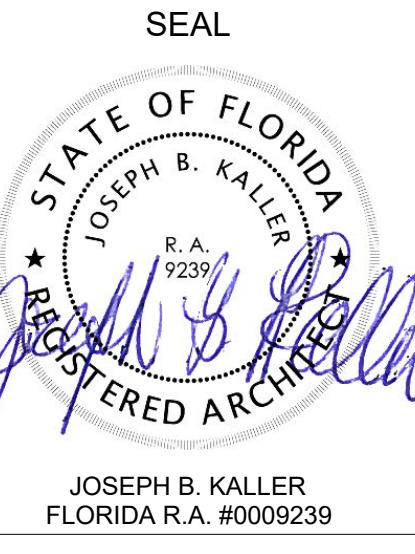
SHEET

A-A-0103

# SECOND FLOOR



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PROJECT TITLE  
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 6100 Hollywood Blvd, Hollywood FL 33023

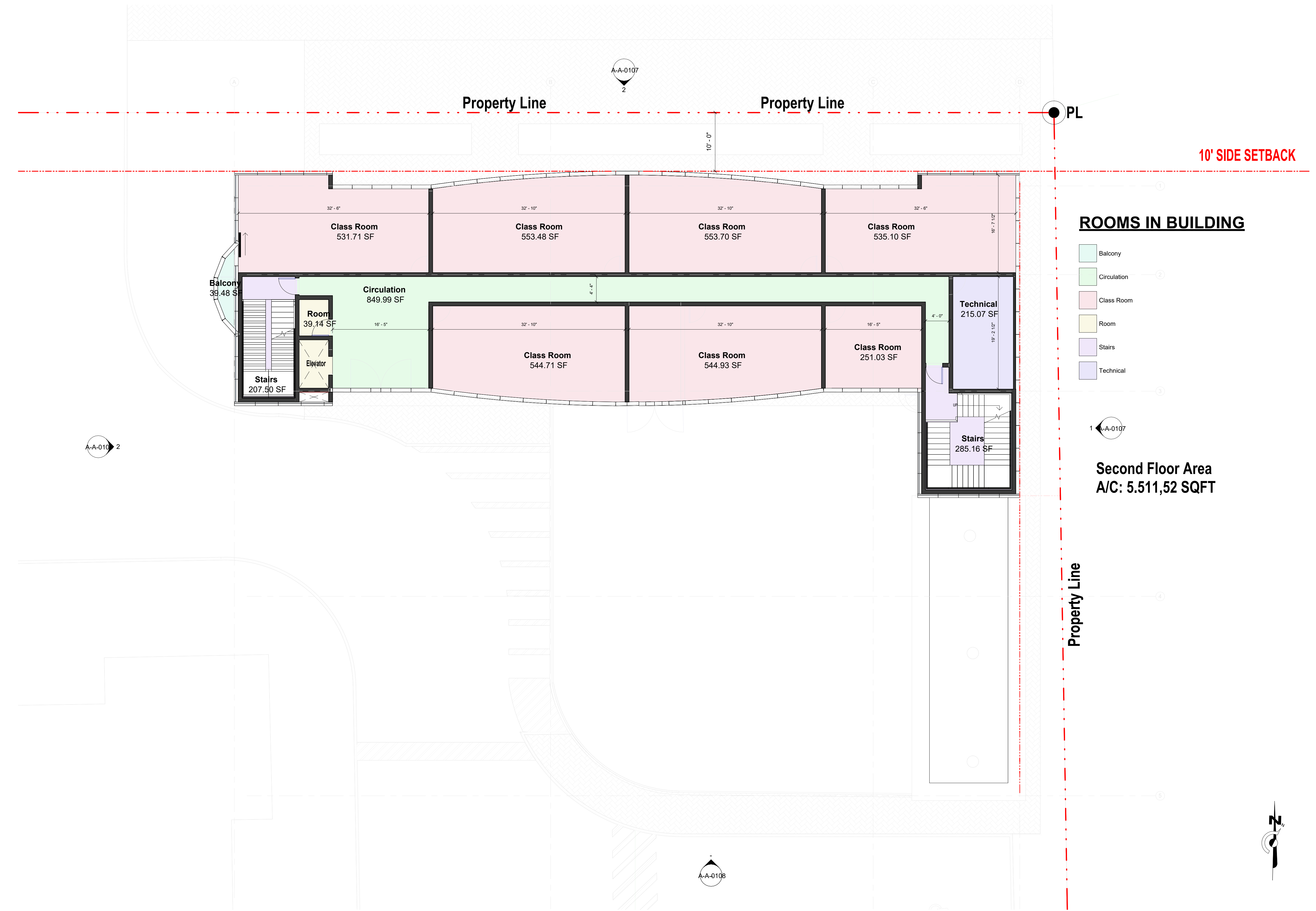
SHEET TITLE  
**SECOND FLOOR**

**REVISIONS**

No.	Description	Date

PROJECT No.: 21304  
 DATE: 02/20/2024  
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 CHECKED BY: JBK

SHEET  
**A-A-0104**

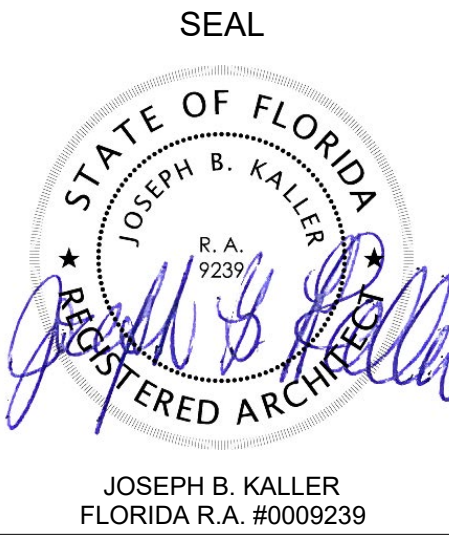




# THIRD FLOOR



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**PROJECT TITLE**  
**BARR KATZ**  
6100 Hollywood Blvd, Hollywood FL 33023

**SHEET TITLE**  
**THIRD FLOOR**

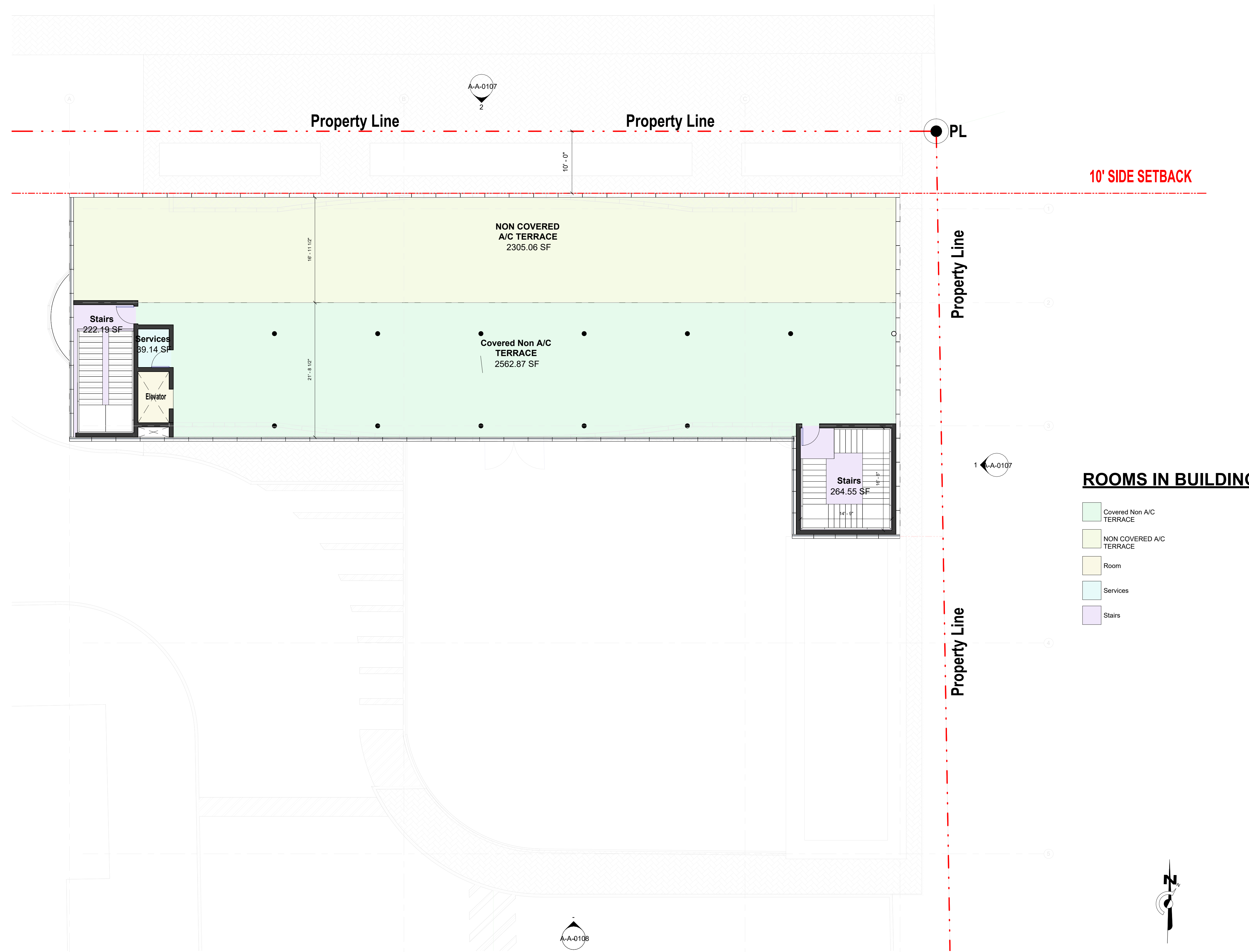
**REVISIONS**

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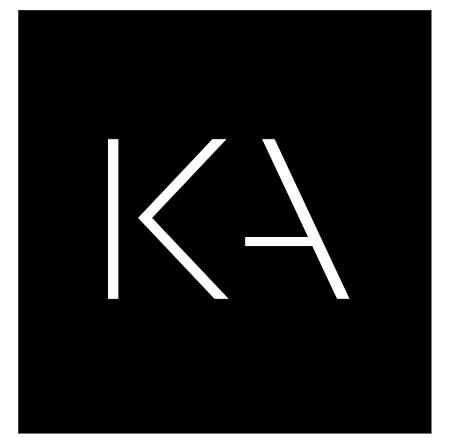
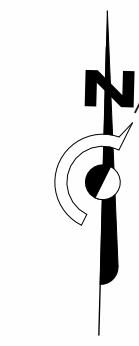
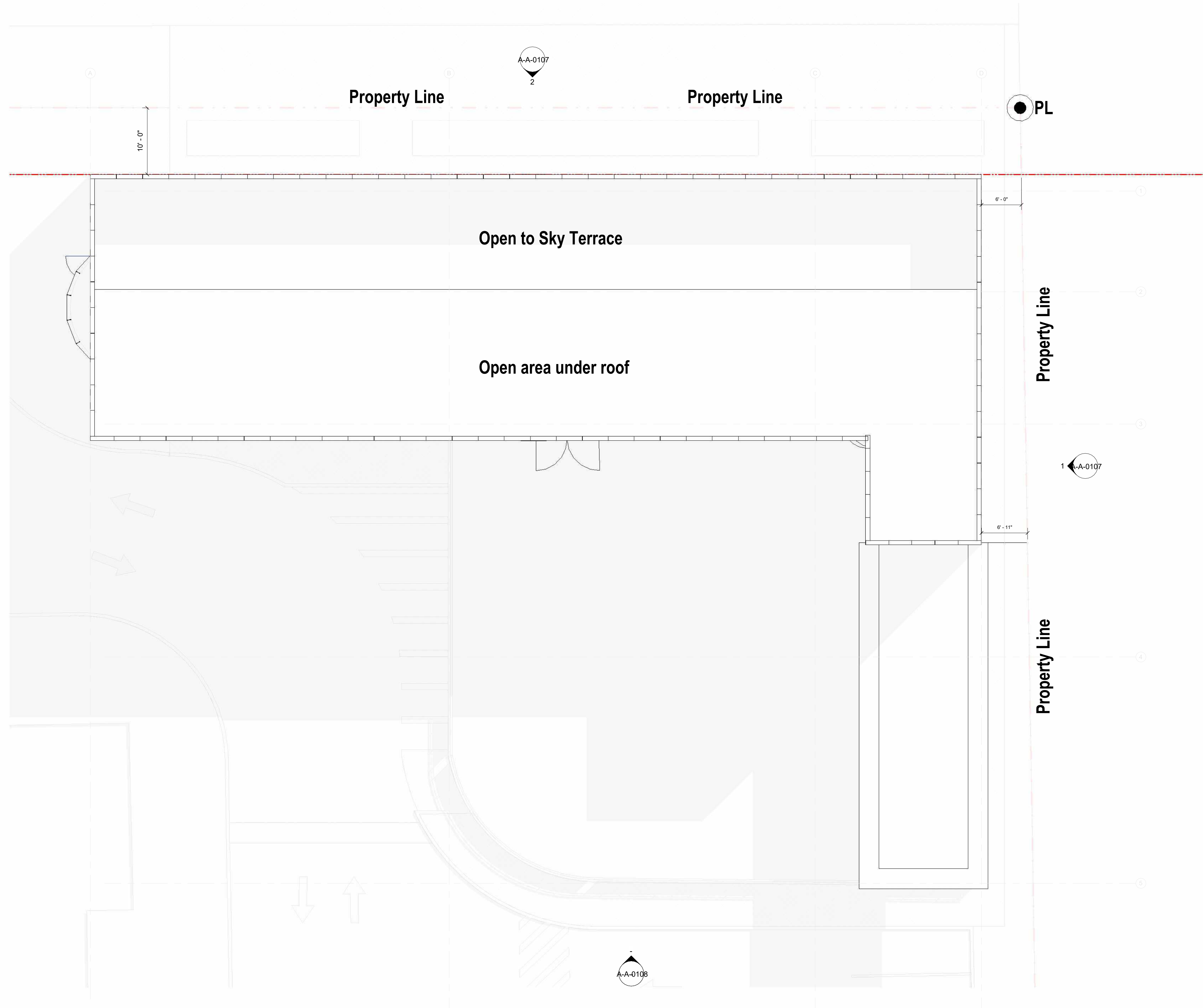
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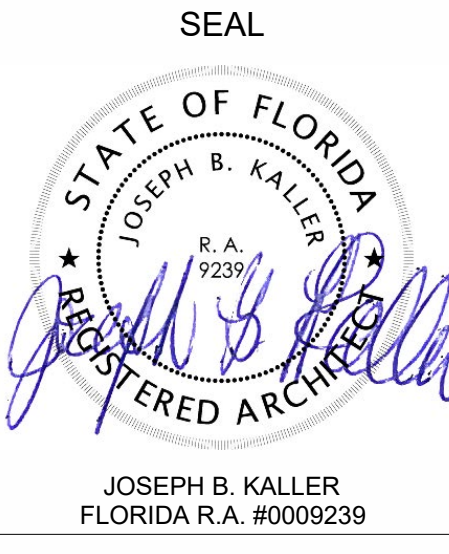
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# ROOF LEVEL



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PROJECT TITLE  
**BARR KATZ**  
**6100 Hollywood Blvd, Hollywood FL 33023**

SHEET TITLE  
**ROOF LEVEL**

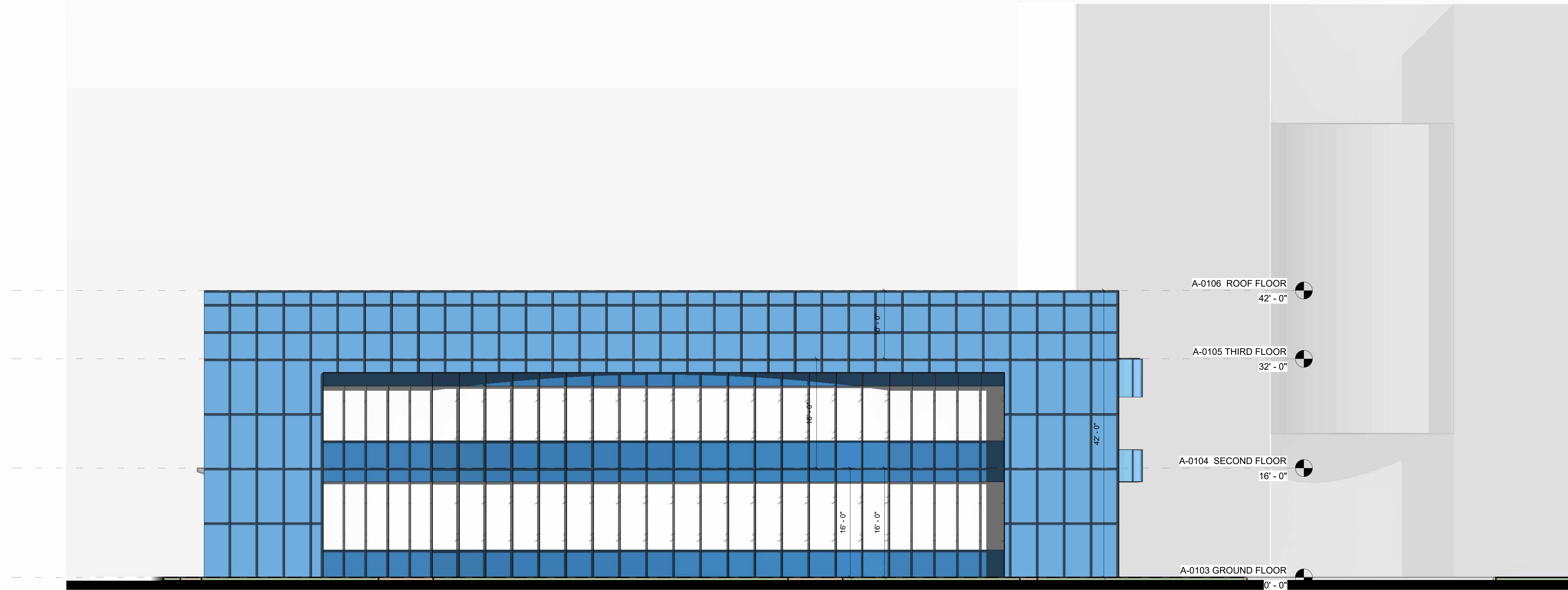
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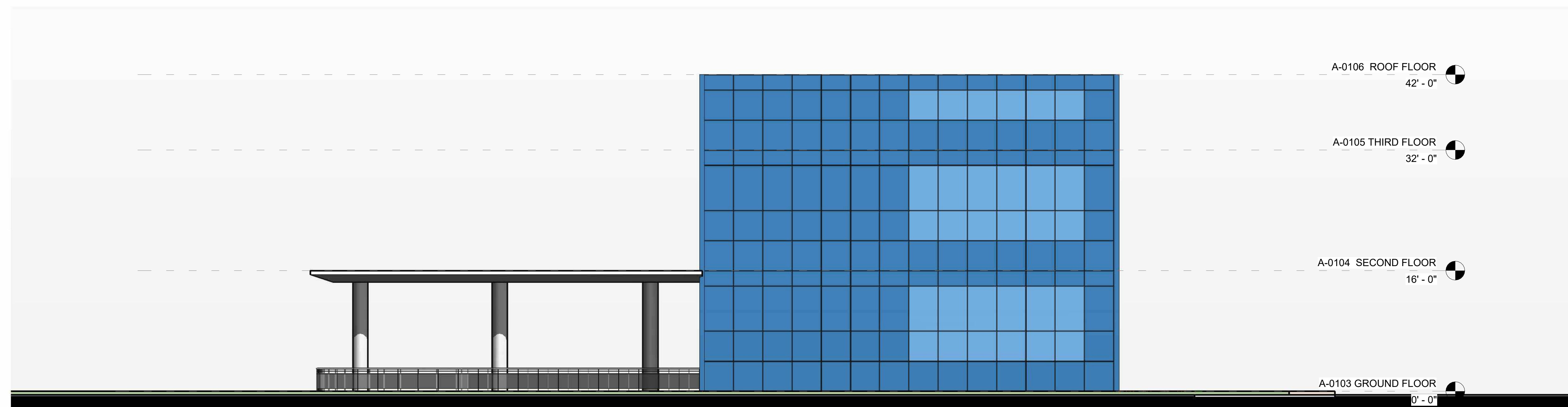
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SHEET  
**A-A-0106**

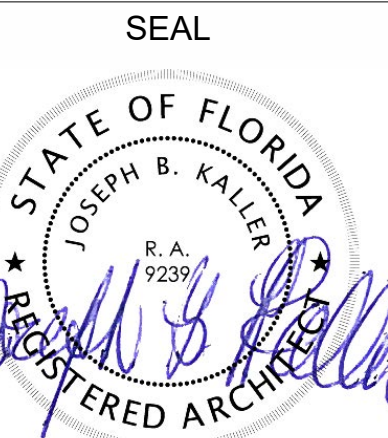
# 1 North Facade



# 2 East Facade



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PROJECT TITLE  
**BARR KATZ**  
 6100 Hollywood Blvd, Hollywood FL 33023

SHEET TITLE  
**FACADES**

### REVISIONS

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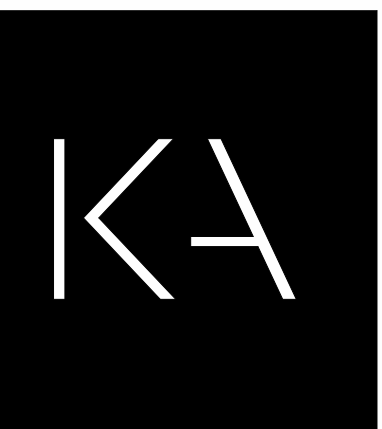
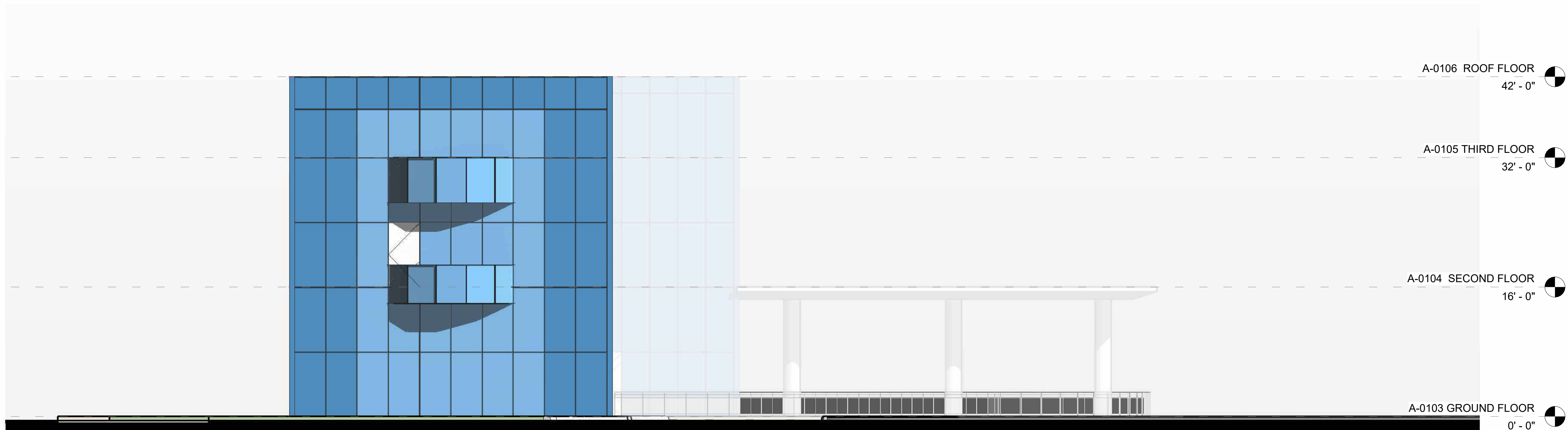
SHEET

A-A-0107

1 South Facade



2 West Facade



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PROJECT TITLE  
**BARR KATZ**  
 6100 Hollywood Blvd, Hollywood FL 33023

SHEET TITLE  
**FACADES**

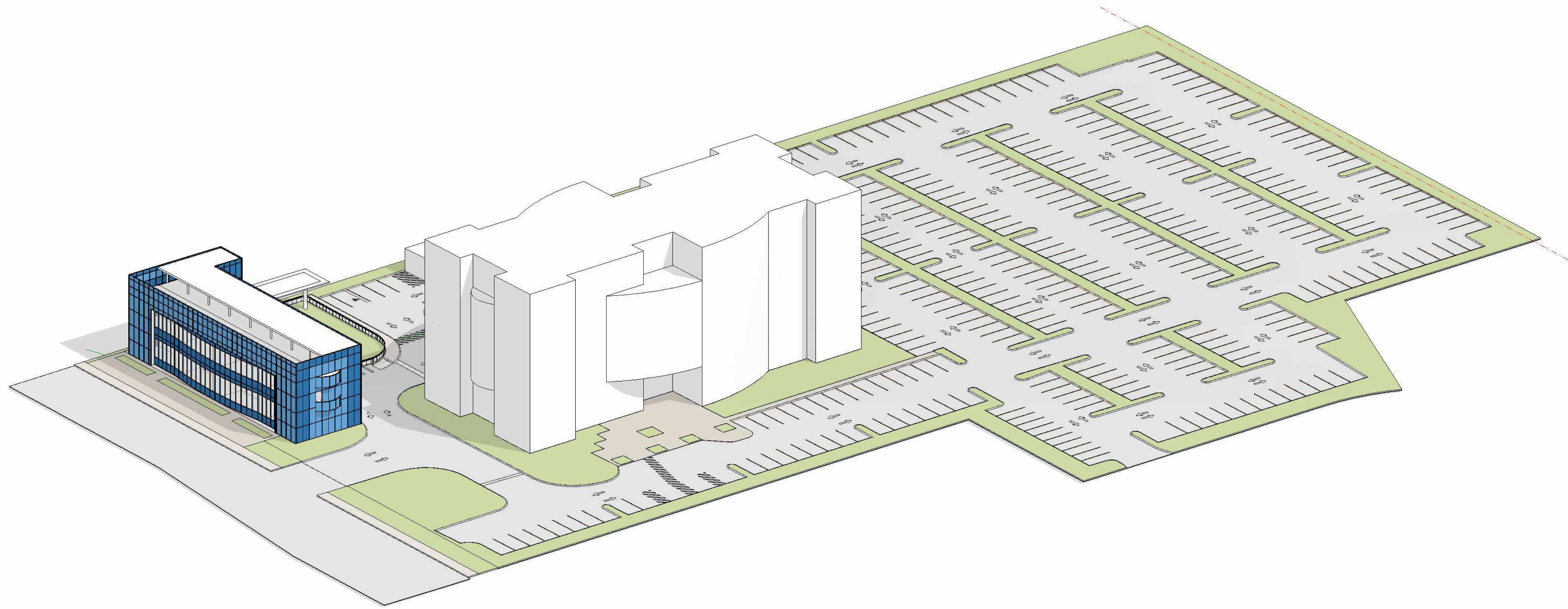
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No.	Description	Date

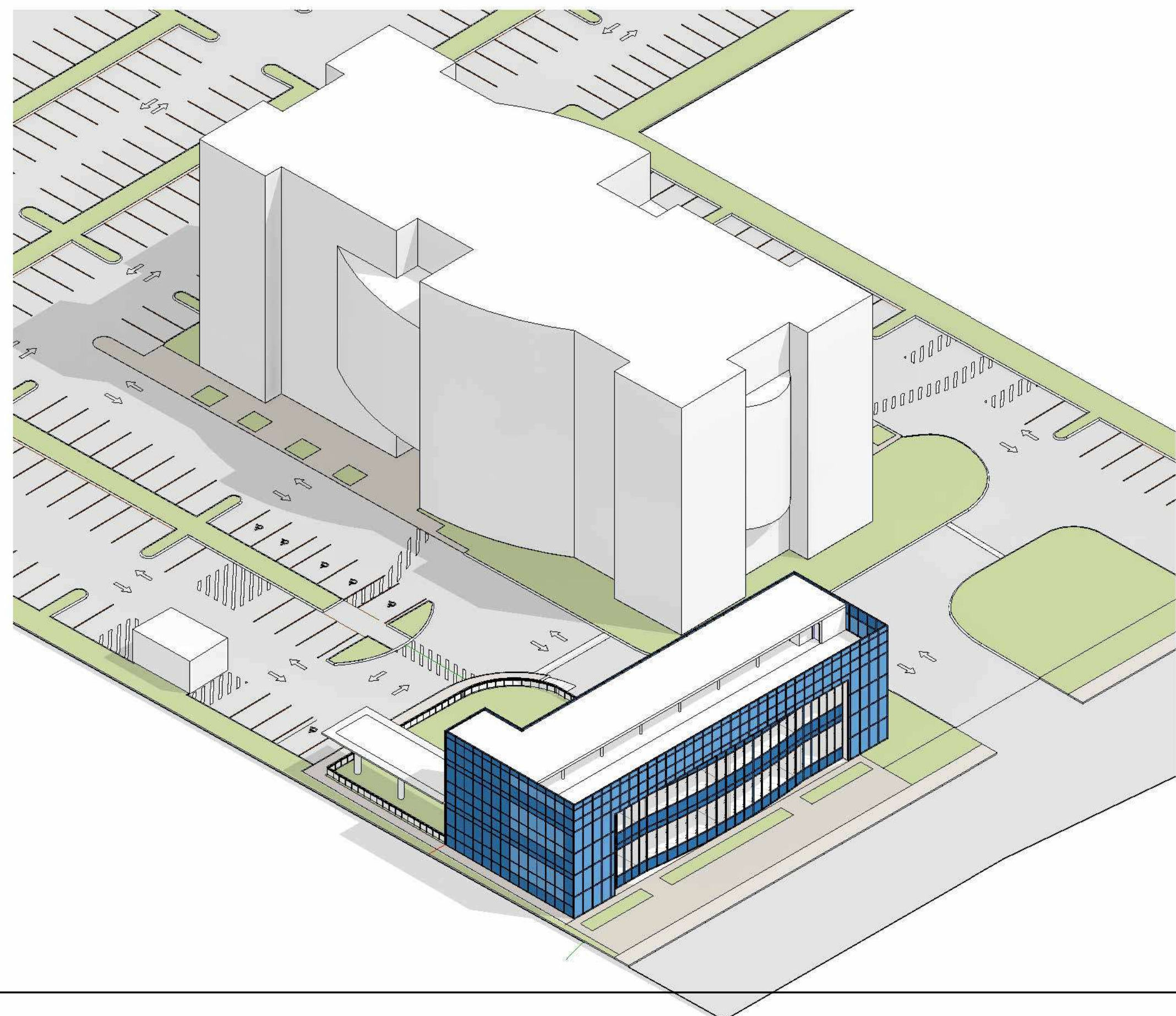
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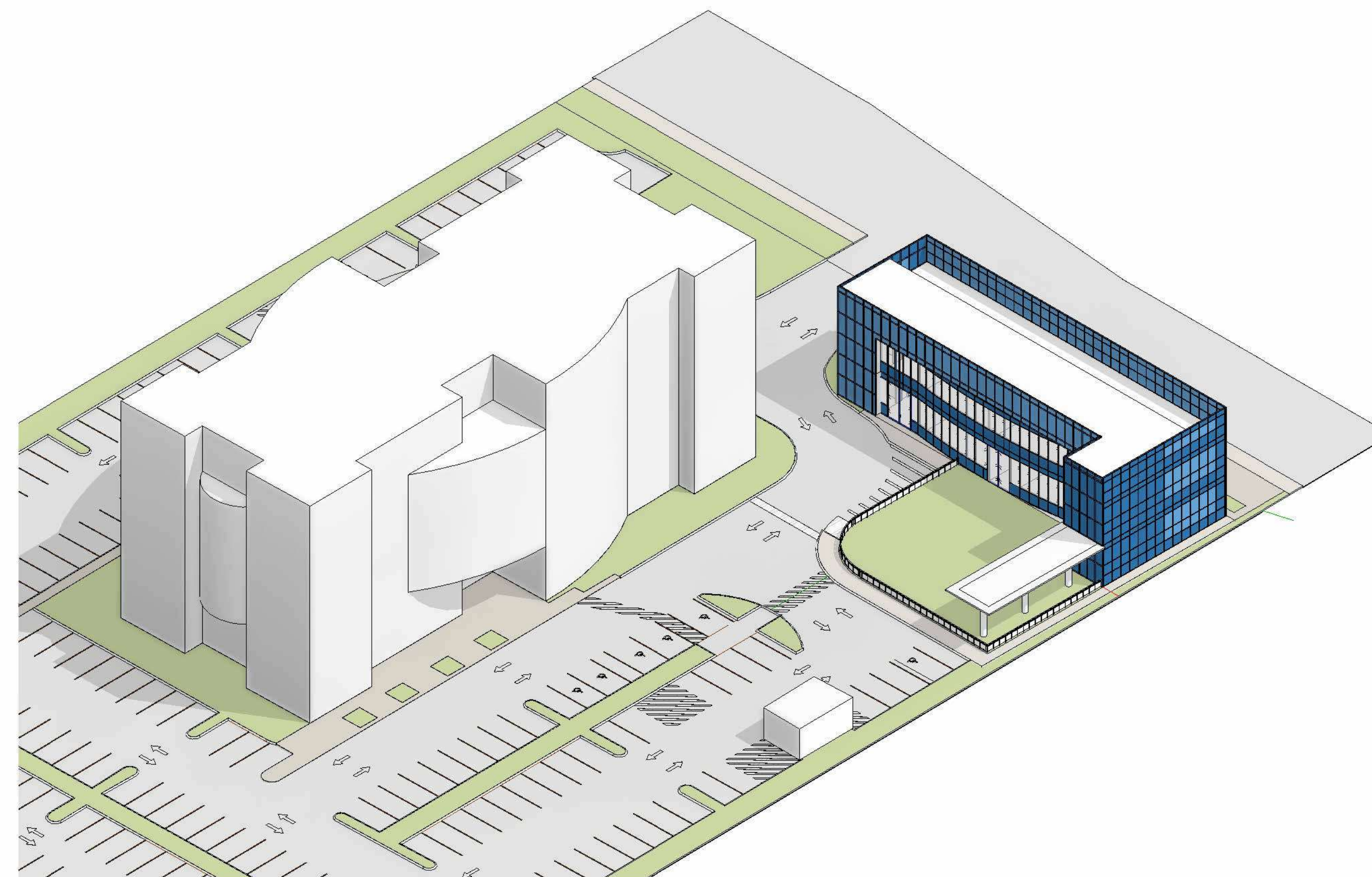
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**A-A-0108**



1 ISOMETRIC



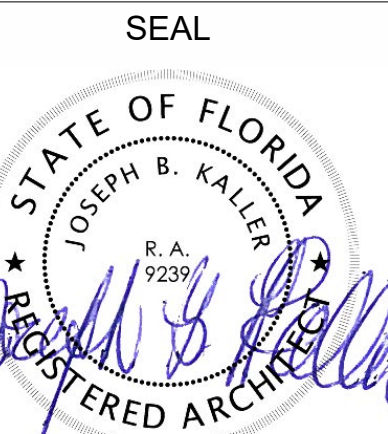
2 ISOMETRIC 2



3 ISOMETRIC 3



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**BARR KATZ**  
 PROJECT TITLE  
 6100 Hollywood Blvd, Hollywood FL 33023

SHEET TITLE  
 3D VIEWS ISOMETRIC

REVISIONS

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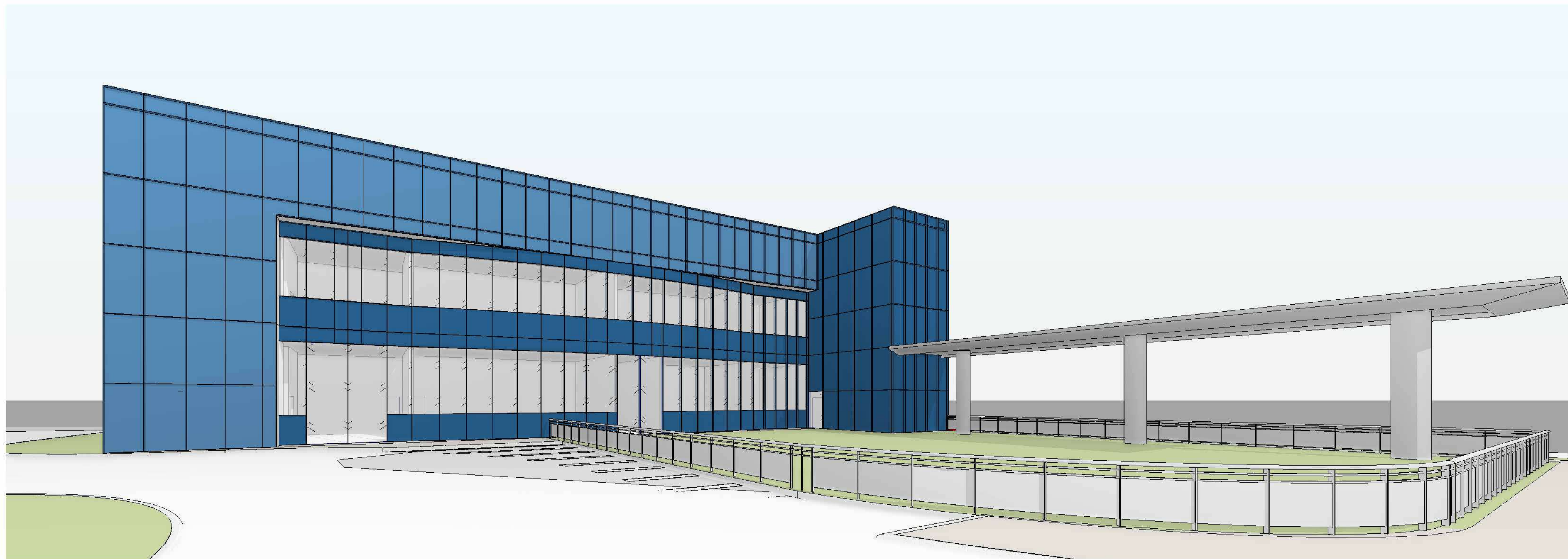
PROJECT No.: 21304  
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SHEET

A-A-0112



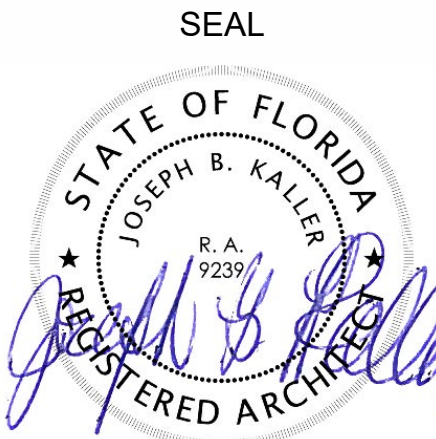
1 PRESPECTIVE 1



2 PRESPECTIVE 2



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**PROJECT TITLE**  
**BARR KATZ**  
 6100 Hollywood Blvd, Hollywood FL 33023

**SHEET TITLE**  
**3D VIEWS**

**REVISIONS**

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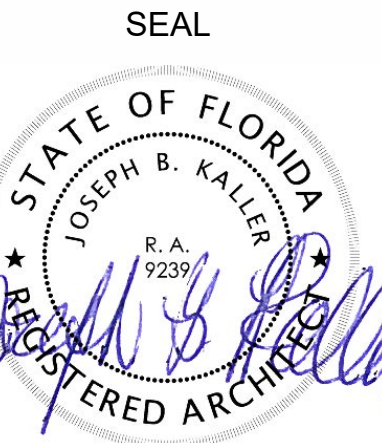
SHEET  
**A-A-0109**

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 FLORIDA R.A. #0009239

**BARR KATZ**  
 PROJECT TITLE  
 6100 Hollywood Blvd, Hollywood FL 33023

SHEET TITLE  
**3D VIEW**

**REVISIONS**

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SHEET

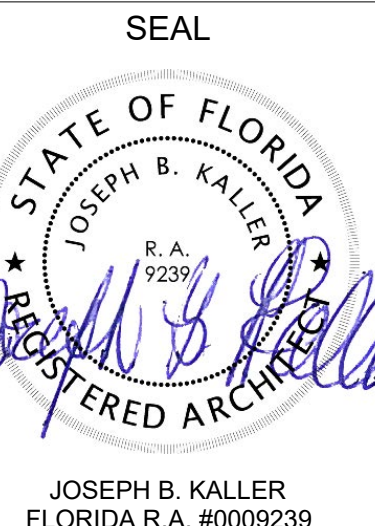
A-A-0110

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Bidders shall use complete sets of Issuing Documents (including but not limited to the Owner's Architectural Assumed Responsibility for errors or omissions resulting from the use of incomplete or preliminary sets of Issuing Documents. The user of the Contract Documents is to include all items necessary for the proper execution and completion of the work in the Contract. The Contract Documents are complementary, and what is required by one shall be as binding as if required by all. Performance by the Contractor shall be required only to the extent consistent with the Contract Documents and reasonably inferable from them as being necessary to produce the intended result.



**Kaller Architecture**  
 AA#26001212  
 2417 Hollywood Blvd.  
 Hollywood Florida 33020  
 954 920 5746  
 joseph@kallerarchitects.com  
 www.kallerarchitects.com



PROJECT TITLE  
**BARR KATZ**  
 6100 Hollywood Blvd, Hollywood FL 33023

SHEET TITLE  
**RENDERING**

REVISIONS

No.	Description	Date

This drawing, as an instrument of service, is and shall remain the property of the Architect and shall not be reproduced, published or used in any way without the permission of the Architect.

PROJECT No.: 21304  
 DATE: 02/20/2024  
 DRAWN BY: GMV  
 CHECKED BY: JBK

SHEET  
**A-A-0113**



Google Earth  
 3/28/25/2025

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Before shall use complete sets of Existing Documents, including all amendments, supplements, addendums, and other documents in which the Contractor shall be required to perform the work as indicated on the drawings, and shall be responsible for the proper execution and completion of the work in accordance with the Contract Documents and shall be required to provide the Contractor with the necessary information to complete the work. The Contractor shall be responsible for the proper execution and completion of the work in accordance with the Contract Documents and shall be required to provide the Contractor with the necessary information to complete the work.



**LAW OFFICES OF PAUL FELDMAN, P.A.**

2750 NE 185<sup>th</sup> Street, Suite 203, Aventura, FL 33180

305-931-0433

Paul@feldmanclosings.com

**OPINION OF TITLE**

File Number: 11344688

Reference: 23-309

Provided for: CITY OF HOLLYWOOD

With the understanding that this Opinion of Title is furnished to the City of Hollywood, in connection with an application for Site Plan Approval covering the real property, hereinafter described, it is hereby certified that the following report reflects a comprehensive search of the Public Records affecting the above described property covering the period from year 1953 to August 28, 2023 at the hour of 11:00pm, inclusive, of the following described property:

Parcel "A", of DEVELOPMENT EAST PLAT, according to the Plat thereof, recorded in Plat Book 122, Page 23, of the Public Records of Broward County, Florida.

Address: **6100 Hollywood Boulevard, Hollywood, Florida**

Folio No. 5141 13 31 0010

**Names of all Owner(s) of Record:**

As of the effective date of this Report, the apparent record Fee Simple title owner(s) to the above-described real property is:

**Yashasim, LLC, Florida limited liability company** by virtue of that certain Special Warranty Deed filed June 5, 2003, recorded in Official Records Book 35314, Page 48, from ACP Office II LLC, a Delaware limited liability company, to Yashasim, LLC, a Florida limited liability company.

**Subject to the following:**

---

**Mortgage(s) of Record** (*if none, state none*):

(If any mortgage holder is a partnership or trust, please include the names of all partner(s) or trustee(s) who are required to execute the plat dedication.

**NONE**

**List of easements and Rights-of-Way lying within the plat boundaries:**

<u>INSTRUMENT</u>	<u>FILED</u>	<u>BOOK/PAGE</u>
1. PLAT	February 22, 1985	PB 122/23
2. AGREEMENT	March 15, 1985	12394/274
3. DEVELOPER'S AGREEMENT WATER SERVICE	July 10, 1985	12666/810
4. DEVELOPER AGREEMENT	August 6, 1986	13623/234
5. EASEMENT	January 5, 1988	15089/55
6. BILL OF SALE ABSOLUTE	January 5, 1988	15089/57
7. RELEASE OF CANAL RESERVATION	December 8, 1998	29052/1689
8. EASEMENT	December 31, 1998	29115/1442
9. RELEASE OF EASEMENT	December 31, 1998	29115/1444
10. EASEMENT	March 24, 1999	29338/1513
11. NOTICE OF LANDLORD	December 14, 2000	31103/265
12. ORDINANCE NO. 2002-61	November 21, 2002	34145/1891
13. SUBORDINATION AND ATTORNMENT AGREEMENT	January 23, 2006	41323/605
14. DECLARATION OF COVENANTS AND RESTRICTIONS	March 15, 2011	47783/1002
15. DECLARATION OF COVENANTS	March 15, 2011	47783/1006
16. SUBORDINATION, NONDISTURBANCE, ATTORNMENT AND ESTOPPEL AGREEMENT	March 9, 2015	#112854877

**OPINION OF TITLE**  
**FILE NUMBER: 11344688**

The undersigned hereby certifies that the foregoing Opinion of Title was compiled by it from the Public Records of County of Broward State of Florida, and from such other public records and sources as are herein indicated.

**CONTENTS:** This Certificate lists the last conveyance by deed or Certificate of Title, identifying the lands described in the caption hereof and appearing of record in the Office of the Circuit Court of Broward, Florida, recorded in said office that identify the land shown on the caption of this certificate by a land description.

This Certificate lists all mortgages, leases, notice of lis pendens, unsatisfied or unreleased of record, identifying the land described in the caption hereof and appearing of record in the Office of the Circuit of Broward County, Florida, including all security instruments and financing statements filed pursuant to Chapters 671 through 679 of the Florida Statutes (The Uniform Commercial Code), No search is made for security instruments, financing statements or liens that describe any land by a mailing or street address only.

This Certificate exhibits or makes reference to all orders appointing receivers or liquidators, to all Bankruptcy proceedings, Rico Lien Notices, unsatisfied Judgments decrees or orders for money, unsatisfied State and Federal Tax Liens and Warrants appearing of record in the Office of the Clerk of Circuit Court of Broward County, Florida, and in the Office of the Clerk of the United States District in and for the Southern District of Florida, Miami Division, and probate, lunacy, competency and guardianship proceedings in the Office of the County Judge of Broward, Florida and/or Office of the Clerk of Circuit Court of Broward County, Florida, against the names, initials and abbreviations (only as listed on this certificate unless otherwise noted), within the period set opposite said names. No search is made for unsatisfied Judgments decrees or orders for money, against mortgages or other lien holders.

**FORM:** Determination of the regularity, validity, sufficiency, or legal effect on marketability or insurability of title to said lands of any instrument listed on this Certificate are referred to the examiner.

THERE IS EXCEPTED FROM THIS CERTIFICATE

- (1) Municipal and County Zoning Ordinances.
- (2) Incorporation papers of municipalities.
- (3) Decrees and Ordinances creating taxing and Drainage Districts.
- (4) Except on special request, information relating to Bankruptcy proceedings is limited to the showing of style and number of case and time of filing of petition and adjudication.
- (5) Information regarding delinquent and reinstated corporation and dissolved corporation as contained in report filed by Secretary of State pursuant to Chapter 14677 as amended by Chapter 16726 Acts of Florida 1931 and Chapter 16880 Acts of 1935.
- (6) Maps or plats and resolutions pertaining to flood criteria and all county water-control plan plats.
- (7) Except on special request, and unless otherwise noted, all information regarding Taxes, Tax Sales, Municipal or County liens or assessments pertaining to or affecting captioned premises.
- (8) Judgments, decrees or orders for money not filed under a Clerk's File Number and recorded in Official Records Book in the Office of the Clerk of the Circuit Court of Broward County, Florida filed subsequent to January 1, 1972.
- (9) Rico Lien Notices not filed under Clerk's File Number and recorded in the Official Records Book in the Office of the Clerk of the Circuit Court of Broward County, Florida.
- (10) Except on special request and unless otherwise noted, the period covered by this certificate is limited to the thirty (30) years preceding the date of this Certificate.


**This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.**

**OPINION OF TITLE**  
**FILE NUMBER: 11344688**

**I HEREBY CERTIFY** that the foregoing report reflects a comprehensive search of the Public Records of Broward County, Florida, affecting the above described property. I 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 13<sup>th</sup> days of September, 2023.

**PAUL FELDMAN, P.A.**

By  \_\_\_\_\_  
Paul Feldman, Esq.

**This report is not title insurance. Pursuant to s. 627.7843, Florida Statutes, the maximum liability of the issuer of this property report for errors or omissions in this property information report is limited to the amount paid for this property information report, and is further limited to the person(s) expressly identified by name in the property information report as the recipient(s) of the property information report.**