

PLANNING DIVISION

JAN 23 2017



File No. (internal use only):

CITY OF HOLLYWOOD  
OFFICE OF PLANNING

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: 1/23/2017

Location Address: 1727-1745 VAN BUREN ST, 1700-1716 HARRISON ST, 1740-1760 SOUTH YOUNG CIR.

Lot(s): \_\_\_\_\_ Block(s): \_\_\_\_\_ Subdivision: \_\_\_\_\_

Folio Number(s): 51421502-1190, 1150, 1170, 1113, 1111, 1220, 1140, 1110, 1200, 1230

Zoning Classification: PD-4C-B5B Land Use Classification: RAC ZONE

Existing Property Use: COMMERCIAL OFFICE Sq Ft/Number of Units: 35,017 SF / 0

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): ORDINANCE NO. 0-2011-12 5/12/2011

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

Explanation of Request: TAC PRELIMINARY SITE PLAN REVIEW

Number of units/rooms: 431 UNITS Sq Ft: 838,391

Value of Improvement: TBD Estimated Date of Completion: TBD

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

Name of Current Property Owner: MG3 HOLLYWOOD LLC

Address of Property Owner: 1915 HARRISON STREET, HOLLYWOOD, FL 33020

Telephone: 954-929-5229 Fax: 954-929-5226 Email Address: JOHN.GAVENAS@MG3.COM

Name of Consultant/Representative/Tenant (circle one): JOHN GAVENAS

Address: 1915 HARRISON STREET Telephone: 954-444-6417

Fax: 954-929-5226 Email Address: JOHN.GAVENAS@MG3.COM

Date of Purchase: 2/7/2013 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: \_\_\_\_\_

PATRICK A. BUTLER Address: MG3 DEVELOPMENT GROUP LLC  
1915 HARRISON STREET Email Address: PBUTLER@MG3DEVELOPMENT.COM  
HOLLYWOOD, FLORIDA 33020



RECEIVED

PLANNING DIVISION

JAN 23 2017



File No. (internal use only): \_\_\_\_\_

CITY OF HOLLYWOOD  
OFFICE OF PLANNING

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](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: \_\_\_\_\_

Date: 1/23/2017

PRINT NAME: MARCELO SAIEGH

Date: 1/23/2017

Signature of Consultant/Representative: \_\_\_\_\_

Date: 1/23/2017

PRINT NAME: JOHN GAVENAS

Date: 1/23/2017

Signature of Tenant: \_\_\_\_\_

Date: \_\_\_\_\_

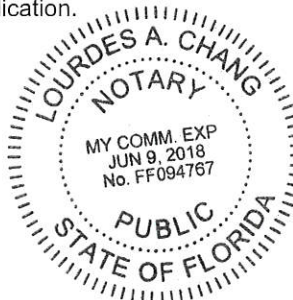
PRINT NAME: \_\_\_\_\_

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 TAC GIVE PLAN REVIEW to my property, which is hereby made by me or I am hereby authorizing JOHN GAVENAS to be my legal representative before the PLANNING (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me  
this 26 day of January, 2017

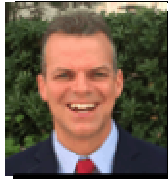


Notary Public  
State of Florida

Signature of Current Owner

Print Name

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



<b>Site Address</b>	1745 VAN BUREN STREET, HOLLYWOOD	<b>ID #</b>	5142 15 02 1110
<b>Property Owner</b>	MG3 HOLLYWOOD LLC	<b>Millage</b>	0513
<b>Mailing Address</b>	1915 HARRISON ST 2 FLR HOLLYWOOD FL 33020	<b>Use</b>	28

<b>Abbreviated Legal Description</b>	HOLLYWOOD 1-21 B LOTS 1 LESS RD R/W,2,3,4,5,6,7 LESS AIR RIGHTS BET PLANES OF 67.95 & 122.9 ON LOT 1 LESS W 15 2 & 3,ALSO LESS BET PLANES 8.37 & 20.58 ON PT DESC BEG NE COR 1, W 22,S 6.1 TO POB,S 116.8,E 30.9 N 22.7,E 16.3,S 10.6,E 18.6, N 32.5,W .6,N 6.7,E .2,N 4.3, E 4.2,N 2.4,E 3.7,N 19.6,W 7.5, N 28.5,W 19.3,S .6,W 13.5, N 11.3,W 33 TO POB BLK 58
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The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

<b>Property Assessment Values</b>					
<a href="#">Click here to see 2016 Exemptions and Taxable Values to be reflected on the Nov. 1, 2016 tax bill.</a>					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2017	\$662,400	\$724,200	\$1,386,600	\$1,386,600	
2016	\$662,400	\$724,200	\$1,386,600	\$1,386,600	\$42,272.87
2015	\$662,400	\$724,200	\$1,386,600	\$1,386,600	\$47,087.86

<b>2017 Exemptions and Taxable Values by Taxing Authority</b>				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$1,386,600	\$1,386,600	\$1,386,600	\$1,386,600
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$1,386,600	\$1,386,600	\$1,386,600	\$1,386,600
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$1,386,600	\$1,386,600	\$1,386,600	\$1,386,600

<b>Sales History</b>			
Date	Type	Price	Book/Page or CIN
2/5/2013	SW*-T	\$100	111312355
2/7/2012	AC*-T		48498 / 335
11/21/2011	AC*-T		48321 / 737
11/15/2011	AC*-T		48308 / 201
10/5/2011	CE*	\$120,100	48277 / 38

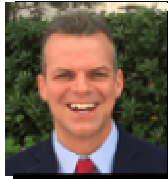
\* Denotes Multi-Parcel Sale (See Deed)

<b>Land Calculations</b>		
Price	Factor	Type
\$25.00	26,496	SF
<b>Adj. Bldg. S.F. (Card, Sketch)</b>		143211

<b>Special Assessments</b>								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
W								
143211								







<b>Site Address</b>	1747 VAN BUREN STREET, HOLLYWOOD	<b>ID #</b>	5142 15 02 1111
<b>Property Owner</b>	MG3 HOLLYWOOD LLC	<b>Millage</b>	0513
<b>Mailing Address</b>	1915 HARRISON ST 2 FLR HOLLYWOOD FL 33020	<b>Use</b>	18
<b>Abbreviated Legal Description</b>	HOLLYWOOD 1-21 B LOTS 1 LESS W 15,2 & 3 AIR RIGHTS BETWEEN PLANES OF 67.95 & 122.90 BLK 58		

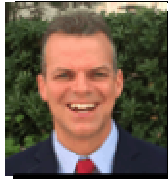
The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

<b>Property Assessment Values</b>					
<a href="#">Click here to see 2016 Exemptions and Taxable Values to be reflected on the Nov. 1, 2016 tax bill.</a>					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2017	\$12,300	\$569,220	\$581,520	\$581,520	
2016	\$12,300	\$569,220	\$581,520	\$561,640	\$23,275.70
2015	\$12,300	\$498,290	\$510,590	\$510,590	\$19,077.87
<b>2017 Exemptions and Taxable Values by Taxing Authority</b>					
	County	School Board	Municipal	Independent	
<b>Just Value</b>	\$581,520	\$581,520	\$581,520	\$581,520	
<b>Portability</b>	0	0	0	0	
<b>Assessed/SOH</b>	\$581,520	\$581,520	\$581,520	\$581,520	
<b>Homestead</b>	0	0	0	0	
<b>Add. Homestead</b>	0	0	0	0	
<b>Wid/Vet/Dis</b>	0	0	0	0	
<b>Senior</b>	0	0	0	0	
<b>Exempt Type</b>	0	0	0	0	
<b>Taxable</b>	\$581,520	\$581,520	\$581,520	\$581,520	

<b>Sales History</b>				<b>Land Calculations</b>		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
2/5/2013	SW*-T	\$100	111312355	\$25.00	492	SF
2/7/2012	AC*-T		48498 / 335			
11/21/2011	AC*-T		48321 / 737			
11/15/2011	AC*-T		48308 / 201			
10/5/2011	CE*	\$120,100	48277 / 38			
				<b>Adj. Bldg. S.F. (Card, Sketch)</b>		26608

\* Denotes Multi-Parcel Sale (See Deed)

<b>Special Assessments</b>								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
C								
26608								



<b>Site Address</b>	201 S FEDERAL HIGHWAY, HOLLYWOOD	<b>ID #</b>	5142 15 02 1113
<b>Property Owner</b>	MG3 HOLLYWOOD LLC	<b>Millage</b>	0513
<b>Mailing Address</b>	1915 HARRISON ST 2 FLR HOLLYWOOD FL 33020	<b>Use</b>	28

<b>Abbreviated Legal Description</b>	HOLLYWOOD 1-21 B ALL THAT AREA LYING BET TWO HORIZONTAL PLANES, LOWER PLANE- 8.37, UPPER PLANE- 20.58, VERTICAL LIMITS OF WHICH DESC AS FOLLOWS, PT LOTS 1,2 & 3 BOUNDED AS FOL, BEG NE COR OF LOT 1, W 22, S 6.1 TO POB, S 116.8, E 30.9, N 22.7, E 16.3, S 10.6, E 18.6, N 32.5, W .6 N 6.7, E .2, N 4.3, E 4.2, N 2.4, E 3.7, N 19.6, W 7.5, N 28.5, W 19.3 S .6, W 13.5, N 11.3, W 33 TO POB BLK 58
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<b>Property Assessment Values</b>					
<a href="#">Click here to see 2016 Exemptions and Taxable Values to be reflected on the Nov. 1, 2016 tax bill.</a>					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2017	\$10	\$48,760	\$48,770	\$48,770	
2016	\$10	\$48,760	\$48,770	\$48,770	\$1,039.98
2015	\$10	\$48,300	\$48,310	\$48,310	\$1,053.81

<b>2017 Exemptions and Taxable Values by Taxing Authority</b>				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$48,770	\$48,770	\$48,770	\$48,770
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$48,770	\$48,770	\$48,770	\$48,770
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$48,770	\$48,770	\$48,770	\$48,770

<b>Sales History</b>			
Date	Type	Price	Book/Page or CIN
2/5/2013	SW*-T	\$100	111312355
2/7/2012	AC*-T		48498 / 335
11/21/2011	AC*-T		48321 / 737
11/15/2011	AC*-T		48308 / 201
10/5/2011	CE*	\$120,100	48277 / 38

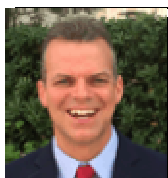
\* Denotes Multi-Parcel Sale (See Deed)

<b>Land Calculations</b>		
Price	Factor	Type
\$62	0.16	AR
<b>Adj. Bldg. S.F. (Card, Sketch)</b>		6900

<b>Special Assessments</b>								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
L								
1								







<b>Site Address</b>	VAN BUREN STREET, HOLLYWOOD	<b>ID #</b>	5142 15 02 1140
<b>Property Owner</b>	MG3 HOLLYWOOD LLC	<b>Millage</b>	0513
<b>Mailing Address</b>	1915 HARRISON ST 2 FLR HOLLYWOOD FL 33020	<b>Use</b>	28
<b>Abbreviated Legal Description</b>	HOLLYWOOD 1-21 B LOT 8 BLK 58		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

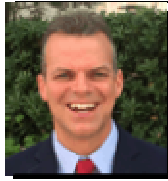
<b>Property Assessment Values</b>					
<a href="#">Click here to see 2016 Exemptions and Taxable Values to be reflected on the Nov. 1, 2016 tax bill.</a>					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2017	\$102,460	\$8,000	\$110,460	\$110,460	
2016	\$102,460	\$8,000	\$110,460	\$110,460	\$2,355.45
2015	\$102,460	\$8,000	\$110,460	\$110,460	\$2,409.55
<b>2017 Exemptions and Taxable Values by Taxing Authority</b>					
	County	School Board	Municipal	Independent	
Just Value	\$110,460	\$110,460	\$110,460	\$110,460	
Portability	0	0	0	0	
Assessed/SOH	\$110,460	\$110,460	\$110,460	\$110,460	
Homestead	0	0	0	0	
Add. Homestead	0	0	0	0	
Wid/Vet/Dis	0	0	0	0	
Senior	0	0	0	0	
Exempt Type	0	0	0	0	
Taxable	\$110,460	\$110,460	\$110,460	\$110,460	

<b>Sales History</b>				<b>Land Calculations</b>		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
2/5/2013	SW*-T	\$100	111312355	\$20.00	5,123	SF
2/7/2012	AC*-T		48498 / 335			
11/21/2011	AC*-T		48321 / 737			
11/15/2011	AC*-T		48308 / 201			
10/5/2011	CE*	\$120,100	48277 / 38			
				Adj. Bldg. S.F. (Card, Sketch)		

\* Denotes Multi-Parcel Sale (See Deed)

<b>Special Assessments</b>								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
L								
1								





<b>Site Address</b>	S YOUNG CIRCLE, HOLLYWOOD	<b>ID #</b>	5142 15 02 1230
<b>Property Owner</b>	MG3 HOLLYWOOD LLC	<b>Millage</b>	0513
<b>Mailing Address</b>	1915 HARRISON ST 2 FLR HOLLYWOOD FL 33020	<b>Use</b>	28
<b>Abbreviated Legal Description</b>	HOLLYWOOD 1-21 B LOT 24 E 140 BLK 58		

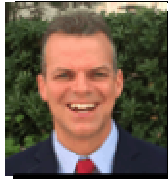
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<b>Property Assessment Values</b>					
<a href="#">Click here to see 2016 Exemptions and Taxable Values to be reflected on the Nov. 1, 2016 tax bill.</a>					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2017	\$481,770	\$13,040	\$494,810	\$494,810	
2016	\$481,770	\$13,040	\$494,810	\$494,810	\$10,551.33
2015	\$473,740	\$13,040	\$486,780	\$486,780	\$10,618.46
<b>2017 Exemptions and Taxable Values by Taxing Authority</b>					
	County	School Board	Municipal	Independent	
<b>Just Value</b>	\$494,810	\$494,810	\$494,810	\$494,810	
<b>Portability</b>	0	0	0	0	
<b>Assessed/SOH</b>	\$494,810	\$494,810	\$494,810	\$494,810	
<b>Homestead</b>	0	0	0	0	
<b>Add. Homestead</b>	0	0	0	0	
<b>Wid/Vet/Dis</b>	0	0	0	0	
<b>Senior</b>	0	0	0	0	
<b>Exempt Type</b>	0	0	0	0	
<b>Taxable</b>	\$494,810	\$494,810	\$494,810	\$494,810	

<b>Sales History</b>				<b>Land Calculations</b>		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
2/5/2013	SW*-T	\$100	111312355	\$45.00	10,706	SF
2/7/2012	AC*-T		48498 / 335			
11/21/2011	AC*-T		48321 / 737			
11/15/2011	AC*-T		48308 / 201			
10/5/2011	CE*	\$120,100	48277 / 38			
				<b>Adj. Bldg. S.F. (Card, Sketch)</b>		

\* Denotes Multi-Parcel Sale (See Deed)

<b>Special Assessments</b>								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
L								
1								



<b>Site Address</b>	VAN BUREN STREET, HOLLYWOOD	<b>ID #</b>	5142 15 02 1170
<b>Property Owner</b>	MG3 HOLLYWOOD LLC	<b>Millage</b>	0513
<b>Mailing Address</b>	1915 HARRISON ST 2 FLR HOLLYWOOD FL 33020	<b>Use</b>	94
<b>Abbreviated Legal Description</b>	HOLLYWOOD 1-21 B LOTS 10 THRU 15 BLK 58 LESS POR DESC AS BEG AT SE COR OF BLK 58 W 230.71,N 120,E 231.11,S 120 TO POB(45914/1225)		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

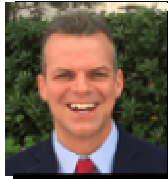
<b>Property Assessment Values</b>					
<a href="#">Click here to see 2016 Exemptions and Taxable Values to be reflected on the Nov. 1, 2016 tax bill.</a>					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2017	\$1,850		\$1,850	\$1,850	
2016	\$1,850		\$1,850	\$1,850	\$39.45
2015	\$1,850		\$1,850	\$1,850	\$40.35
<b>2017 Exemptions and Taxable Values by Taxing Authority</b>					
	County	School Board	Municipal	Independent	
<b>Just Value</b>	\$1,850	\$1,850	\$1,850	\$1,850	\$1,850
<b>Portability</b>	0	0	0	0	0
<b>Assessed/SOH</b>	\$1,850	\$1,850	\$1,850	\$1,850	\$1,850
<b>Homestead</b>	0	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0	0
<b>Senior</b>	0	0	0	0	0
<b>Exempt Type</b>	0	0	0	0	0
<b>Taxable</b>	\$1,850	\$1,850	\$1,850	\$1,850	\$1,850

<b>Sales History</b>				<b>Land Calculations</b>		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
2/5/2013	SW*-T	\$100	111312355	\$0.50	3,708	SF
2/7/2012	AC*-T		48498 / 335			
11/21/2011	AC*-T		48321 / 737			
11/15/2011	AC*-T		48308 / 201			
10/5/2011	CE*		48277 / 38			
				<b>Adj. Bldg. S.F.</b>		

\* Denotes Multi-Parcel Sale (See Deed)

<b>Special Assessments</b>								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
L								
1								





<b>Site Address</b>	1702-1710 HARRISON STREET, HOLLYWOOD	<b>ID #</b>	5142 15 02 1190
<b>Property Owner</b>	MG3 HOLLYWOOD LLC	<b>Millage</b>	0513
<b>Mailing Address</b>	1915 HARRISON ST 2 FLR HOLLYWOOD FL 33020	<b>Use</b>	11
<b>Abbreviated Legal Description</b>	HOLLYWOOD 1-21 B LOT 16,17,18 BLK 58		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

<b>Property Assessment Values</b>					
<a href="#">Click here to see 2016 Exemptions and Taxable Values to be reflected on the Nov. 1, 2016 tax bill.</a>					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2017	\$560,670	\$141,830	\$702,500	\$702,500	
2016	\$560,670	\$141,830	\$702,500	\$695,490	\$20,564.05
2015	\$560,670	\$71,600	\$632,270	\$632,270	\$17,866.14
<b>2017 Exemptions and Taxable Values by Taxing Authority</b>					
	County	School Board	Municipal	Independent	
<b>Just Value</b>	\$702,500	\$702,500	\$702,500	\$702,500	
<b>Portability</b>	0	0	0	0	
<b>Assessed/SOH</b>	\$702,500	\$702,500	\$702,500	\$702,500	
<b>Homestead</b>	0	0	0	0	
<b>Add. Homestead</b>	0	0	0	0	
<b>Wid/Vet/Dis</b>	0	0	0	0	
<b>Senior</b>	0	0	0	0	
<b>Exempt Type</b>	0	0	0	0	
<b>Taxable</b>	\$702,500	\$702,500	\$702,500	\$702,500	

<b>Sales History</b>				<b>Land Calculations</b>		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
2/5/2013	SW*-T	\$100	111312355	\$35.00	16,019	SF
2/7/2012	AC*-T		48498 / 335			
11/21/2011	AC*-T		48321 / 737			
11/15/2011	AC*-T		48308 / 201			
10/5/2011	CE*	\$120,100	48277 / 38			
				<b>Adj. Bldg. S.F. (Card, Sketch)</b>		15738

\* Denotes Multi-Parcel Sale (See Deed)

<b>Special Assessments</b>								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
C								
15738								



<b>Site Address</b>	1716 HARRISON STREET, HOLLYWOOD	<b>ID #</b>	5142 15 02 1200
<b>Property Owner</b>	MG3 HOLLYWOOD LLC	<b>Millage</b>	0513
<b>Mailing Address</b>	1915 HARRISON ST 2 FLR HOLLYWOOD FL 33020	<b>Use</b>	11

<b>Abbreviated Legal Description</b>	HOLLYWOOD 1-21 B LOT 19 BLK 58
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The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

<b>Property Assessment Values</b>					
<a href="#">Click here to see 2016 Exemptions and Taxable Values to be reflected on the Nov. 1, 2016 tax bill.</a>					
<b>Year</b>	<b>Land</b>	<b>Building</b>	<b>Just / Market Value</b>	<b>Assessed / SOH Value</b>	<b>Tax</b>
<b>2017</b>	\$179,270	\$164,930	\$344,200	\$344,200	
<b>2016</b>	\$179,270	\$164,930	\$344,200	\$332,180	\$9,129.42
<b>2015</b>	\$179,270	\$122,720	\$301,990	\$301,990	\$7,987.52

<b>2017 Exemptions and Taxable Values by Taxing Authority</b>				
	<b>County</b>	<b>School Board</b>	<b>Municipal</b>	<b>Independent</b>
<b>Just Value</b>	\$344,200	\$344,200	\$344,200	\$344,200
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$344,200	\$344,200	\$344,200	\$344,200
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$344,200	\$344,200	\$344,200	\$344,200

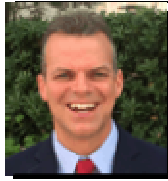
<b>Sales History</b>			
<b>Date</b>	<b>Type</b>	<b>Price</b>	<b>Book/Page or CIN</b>
2/5/2013	SW*-T	\$100	111312355
2/7/2012	AC*-T		48498 / 335
11/21/2011	AC*-T		48321 / 737
11/15/2011	AC*-T		48308 / 201
10/5/2011	CE*	\$120,100	48277 / 38

\* Denotes Multi-Parcel Sale (See Deed)

<b>Land Calculations</b>		
<b>Price</b>	<b>Factor</b>	<b>Type</b>
\$35.00	5,122	SF
<b>Adj. Bldg. S.F. (Card, Sketch)</b>		4460

<b>Special Assessments</b>								
<b>Fire</b>	<b>Garb</b>	<b>Light</b>	<b>Drain</b>	<b>Impr</b>	<b>Safe</b>	<b>Storm</b>	<b>Clean</b>	<b>Misc</b>
05								
C								
4460								





<b>Site Address</b>	1740 S YOUNG CIRCLE, HOLLYWOOD	<b>ID #</b>	5142 15 02 1220
<b>Property Owner</b>	MG3 HOLLYWOOD LLC	<b>Millage</b>	0513
<b>Mailing Address</b>	1915 HARRISON ST 2 FLR HOLLYWOOD FL 33020	<b>Use</b>	11

<b>Abbreviated Legal Description</b>	HOLLYWOOD 1-21 B LOT 24 W 140 LESS W 15 FOR ST BLK 58
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The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

<b>Property Assessment Values</b>					
<a href="#">Click here to see 2016 Exemptions and Taxable Values to be reflected on the Nov. 1, 2016 tax bill.</a>					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2017	\$218,610	\$303,800	\$522,410	\$522,410	
2016	\$218,610	\$303,800	\$522,410	\$499,360	\$13,658.56
2015	\$218,610	\$235,360	\$453,970	\$453,970	\$11,948.75

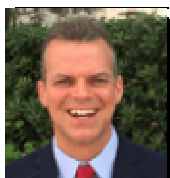
<b>2017 Exemptions and Taxable Values by Taxing Authority</b>				
	County	School Board	Municipal	Independent
<b>Just Value</b>	\$522,410	\$522,410	\$522,410	\$522,410
<b>Portability</b>	0	0	0	0
<b>Assessed/SOH</b>	\$522,410	\$522,410	\$522,410	\$522,410
<b>Homestead</b>	0	0	0	0
<b>Add. Homestead</b>	0	0	0	0
<b>Wid/Vet/Dis</b>	0	0	0	0
<b>Senior</b>	0	0	0	0
<b>Exempt Type</b>	0	0	0	0
<b>Taxable</b>	\$522,410	\$522,410	\$522,410	\$522,410

<b>Sales History</b>			
Date	Type	Price	Book/Page or CIN
2/5/2013	SW*-T	\$100	111312355
2/7/2012	AC*-T		48498 / 335
11/21/2011	AC*-T		48321 / 737
11/15/2011	AC*-T		48308 / 201
10/5/2011	CE*	\$120,100	48277 / 38

\* Denotes Multi-Parcel Sale (See Deed)

<b>Land Calculations</b>		
Price	Factor	Type
\$45.00	4,858	SF
<b>Adj. Bldg. S.F. (Card, Sketch)</b>		7919

<b>Special Assessments</b>								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
C								
7919								



<b>Site Address</b>	1727 VAN BUREN STREET, HOLLYWOOD	<b>ID #</b>	5142 15 02 1150
<b>Property Owner</b>	MG3 HOLLYWOOD LLC	<b>Millage</b>	0513
<b>Mailing Address</b>	1915 HARRISON ST 2 FLR HOLLYWOOD FL 33020	<b>Use</b>	28
<b>Abbreviated Legal Description</b>	HOLLYWOOD 1-21 B LOT 9 BLK 58		

The just values displayed below were set in compliance with [Sec. 193.011](#), Fla. Stat., and include a reduction for costs of sale and other adjustments required by [Sec. 193.011\(8\)](#).

<b>Property Assessment Values</b>					
<a href="#">Click here to see 2016 Exemptions and Taxable Values to be reflected on the Nov. 1, 2016 tax bill.</a>					
Year	Land	Building	Just / Market Value	Assessed / SOH Value	Tax
2017	\$102,460	\$6,300	\$108,760	\$108,760	
2016	\$102,460	\$6,300	\$108,760	\$108,760	\$2,319.19
2015	\$102,460	\$6,300	\$108,760	\$108,760	\$2,372.45
<b>2017 Exemptions and Taxable Values by Taxing Authority</b>					
	County	School Board	Municipal	Independent	
<b>Just Value</b>	\$108,760	\$108,760	\$108,760	\$108,760	
<b>Portability</b>	0	0	0	0	
<b>Assessed/SOH</b>	\$108,760	\$108,760	\$108,760	\$108,760	
<b>Homestead</b>	0	0	0	0	
<b>Add. Homestead</b>	0	0	0	0	
<b>Wid/Vet/Dis</b>	0	0	0	0	
<b>Senior</b>	0	0	0	0	
<b>Exempt Type</b>	0	0	0	0	
<b>Taxable</b>	\$108,760	\$108,760	\$108,760	\$108,760	

<b>Sales History</b>				<b>Land Calculations</b>		
Date	Type	Price	Book/Page or CIN	Price	Factor	Type
2/5/2013	SW*-T	\$100	111312355	\$20.00	5,123	SF
2/7/2012	AC*-T		48498 / 335			
11/21/2011	AC*-T		48321 / 737			
11/15/2011	AC*-T		48308 / 201			
10/5/2011	CE*	\$120,100	48277 / 38			
				<b>Adj. Bldg. S.F. (Card, Sketch)</b>		

\* Denotes Multi-Parcel Sale (See Deed)

<b>Special Assessments</b>								
Fire	Garb	Light	Drain	Impr	Safe	Storm	Clean	Misc
05								
L								
1								

**PREPARED BY:**

Beatriz Azcuy-Diaz, Esq.  
Weil, Gotshal & Manges LLP  
1395 Brickell Avenue, Suite 1200  
Miami, Florida 33131

**AFTER RECORDING RETURN TO:**

Reisman Law Group, P.A.  
Attn: Steven M. Reisman, Esq.  
1915 Harrison Street, 1st Floor  
Hollywood, FL 33020  
(786) 286-1160

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED**, made as of February 7, 2013, by FL YOUNG CIRCLE LLC, a Delaware limited liability company, having an address at c/o Lehman Brothers Holdings, Inc., 1271 Avenue of the Americas, 38th Floor, New York, New York 10020 (herein called "Grantor"), in favor of MG3 HOLLYWOOD, LLC, a Florida limited liability company, having an address at 1915 Harrison Street, 2nd Floor, Hollywood, Florida 33020 (herein called "Grantee").

**WITNESSETH:**

That Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other valuable consideration to the Grantor in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, its successors and assigns, all that certain land (the "Land") situated in Broward County, Florida, to wit:

FOR LEGAL DESCRIPTION OF THE LAND SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

**THIS SPECIAL WARRANTY DEED IS BEING DELIVERED IN CONNECTION WITH A CONFIRMED PLAN OF REORGANIZATION PURSUANT TO CHAPTER 11 OF THE UNITED STATES BANKRUPTCY CODE. PURSUANT TO SECTION 1146(C) THEREOF AND THE TERMS OF SUCH PLAN, NO DOCUMENTARY STAMP TAXES ARE DUE IN CONNECTION WITH THIS SPECIAL WARRANTY DEED.**

Together with all and singular, the benefits, privileges, easements, rights-of-way, tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining and together with all improvements attached thereto or located thereon (collectively, the "Property").

**TO HAVE AND TO HOLD** the same in fee simple forever.

**AND** the Grantor hereby warrants title to said Property and covenants with said Grantee that it will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other, subject, however, to those matters set forth on Exhibit B attached hereto and made a part hereof.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



IN WITNESS WHEREOF, the Grantor has hereunto executed this Special Warranty Deed as of the day and year first above written.


**GRANTOR:**

FL YOUNG CIRCLE LLC, a Delaware limited liability company

By: Lunar Land Company LLC, a Delaware limited liability company, its sole member

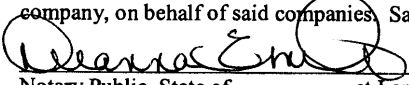
By: Lunar Real Estate Holdings LLC, a Delaware limited liability company, its sole member

By: Lehman Commercial Paper Inc., a New York corporation, its sole member


By:   
Name: Jeffrey Fitts  
Title: Authorized Signatory

STATE OF New York )  
COUNTY OF New York ) ss:

The foregoing instrument was acknowledged before me this 5 day of February, 2013, by Jeffrey Fitts as Authorized Signatory of Lehman Commercial Paper Inc., a New York corporation, as sole member of Lunar Real Estate Holdings LLC, a Delaware limited liability company, as sole member of Lunar Land Company LLC, a Delaware limited liability company, as sole member of FL Young Circle LLC, a Delaware limited liability company, on behalf of said companies. Said individual is personally known to me.

  
Notary Public, State of \_\_\_\_\_ at Large

Commission Number: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

DEANNA EMILIO  
Notary Public, State of New York  
No. 01EM6171082  
Qualified in New York County  
Term Expires July 23, 2015 

(NOTARY SEAL)

**THIS SPECIAL WARRANTY DEED IS BEING DELIVERED IN CONNECTION WITH A CONFIRMED PLAN OF REORGANIZATION PURSUANT TO CHAPTER 11 OF THE UNITED STATES BANKRUPTCY CODE. PURSUANT TO SECTION 1146(C) THEREOF AND THE TERMS OF SUCH PLAN, NO DOCUMENTARY STAMP TAXES ARE DUE IN CONNECTION WITH THIS SPECIAL WARRANTY DEED.**

**Exhibit A**

**LEGAL DESCRIPTION**

**PARCEL 1**

Lots 1 through 8, in Block 58, of the TOWN OF HOLLYWOOD, according to the Plat thereof, as recorded in Plat Book 1, Page 21, of the Public Records of Broward County, Florida.

**LESS AND EXCEPT:**

The West 15 feet of Lot 1, which was conveyed to the City of Hollywood for road purposes by Quit Claim Deed recorded in Official Records Book 2946, Page 550.

**FURTHER LESS AND EXCEPT:** Road right-of-way for U.S. 1.

**FURTHER LESS AND EXCEPT:** That part of Lot 1, in Block 58, of the TOWN OF HOLLYWOOD, according to the Plat thereof, as recorded in Plat Book 1, Page 21, of the Public Records of Broward County, Florida, in Section 15, Township 51 South, Range 42 East, which is included in the external area formed by a 15-foot radius arc which is tangent to the South line of Lot 1 and tangent to a line which is 15 feet East of and parallel to the West line of said Lot 1. This property was conveyed to the State of Florida by deed recorded in Official Record Book 5062, Page 444.

**FURTHER LESS AND EXCEPT:** That portion of Lots 1, 2 and 3, in Block 58, of the TOWN OF HOLLYWOOD, according to the Plat thereof, as recorded in Plat Book 1, Page 21, of the Public Records of Broward County, Florida, LESS AND EXCEPT anything above an elevation of 20.58 feet mean sea level datum, the vertical limits of which are bounded and described as follows:

Beginning at the Northeast corner of said Lot 1; thence West along the North line of said Lot 1, a distance of 25.00 feet to the East right-of-way line of South Federal Highway (U.S. 1); thence South 00° 20' 55" West, along said East right-of-way line, 112.91 feet to a point on the arc of a tangent curve concave to the Northeast; thence Southeasterly along the arc of said curve, having a radius of 15.00 feet, a central angle of 90° 20' 55", and an arc distance of 23.65 feet; thence East along the North right-of-way of Van Buren Street, 19.69 feet; thence North 27.28 feet; thence East 16.30 feet; thence South 10.60 feet; thence East 18.60 feet; thence North 32.50 feet; thence West 0.60 feet; thence North 6.70 feet; thence East 0.20 feet; thence North 4.30 feet; thence East 4.20 feet; thence North 2.40 feet; thence East 3.70 feet; thence North 19.60 feet; thence West 7.50 feet; thence North 28.50 feet; thence West 19.30 feet; thence South 0.60 feet; thence West 13.50 feet; thence North 17.88 feet; thence West 11.00 feet to the Point of Beginning.

**AND FURTHER LESS AND EXCEPT:**

Those certain portions of air space from an elevation of 67.95 feet to an elevation of 122.90 feet and including the air space above said elevation of 122.90 feet, according to mean sea level datum, 1929 General Adjustment of the U.S. Coast and Geodetic Survey, the horizontal limits of which are the planes formed by projecting vertically upward from the outer edges of the seventh floor of the improvements constructed above Lots 1; 2 and 3 in Block 58, of the TOWN OF HOLLYWOOD, according to the Plat thereof, as recorded in Plat Book 1, Page 21, of the Public Records of Broward County, Florida, said seventh floor and elevations aforescribed being delineated, located, specified and designated in the Survey Exhibit prepared by M.E. Berry & Associates, Registered Land Surveyors of Hollywood, Florida, which Exhibits is attached to that certain Warranty Deed recorded January 20, 1983 in Official Record Book 10628, Page 318, and is incorporated herein and made a part hereof by reference.

**PARCEL 2:**

Airspace above a portion of Lots 1, 2 and 3, in Block 58, of TOWN OF HOLLYWOOD, according to the Plat thereof, as recorded in Plat Book 1, Page 21, of the Public Records of Broward County, Florida, and Easements for ingress and egress, utilities and support, as described in this Exhibit A.

Parcel 2A: The airspace from an elevation of 67.95 feet to an elevation of 122.90 feet according to the mean sea level datum, 1929 General Adjustment of the U.S. Coast and Geodetic Survey, the horizontal limits of which are the planes formed by projecting vertically upward from the outer edges of the seventh floor of the improvements constructed above Lots 1, 2, and 3, in Block 58, of the TOWN OF HOLLYWOOD, according to the Plat thereof, as recorded in Plat Book 1, Page 21, of the Public Records of Broward County, Florida, said seventh floor and the elevations aforescribed being delineated, located, specified and designated in the Survey Exhibit prepared by M.E. Berry & Associates, Registered Land Surveyors of Hollywood, Florida, which Exhibit is attached to the Warranty Deed filed in Official Record Book 10628, Page 318, and incorporated and made a part thereof.

Parcel 2B: Easements for ingress, egress, utilities and support as set forth and created in that certain Declaration of Easements and Rights between Home Savings Association of Florida, Home Federal Profit Sharing Trust and Hollywood Circle Associates dated January 12, 1983 and recorded January 20, 1983 in Official Record Book 10628, Page 334, and as corrected by Corrective Joinder to Declaration of Easements and Rights recorded March 25, 1983 in Official Record Book 10751, Page 662, Modification of Declaration of Easements and Rights recorded in Official Record Book 15139, Page 11 all of the Public Records of Broward County, Florida, over and through the air-space below elevation 67.95 feet national geodetic vertical datum for the property described as Parcel 2A herein.

**PARCEL 3:**

The East 125.00 feet of the West 140.0 feet of Lot 24, in Block 58, of HOLLYWOOD, according to the Plat thereof, as recorded in Plat Book 1, Page 21, of the Public Records of Broward County, Florida.

PARCEL 4:

Lot 24, less the West 140 feet, in Block 58, of HOLLYWOOD, according to the Plat thereof, as recorded in Plat Book 1, Page 21, of the Public Records of Broward County, Florida.

PARCEL 5:

Lot 19, Block 58, of the TOWN OF HOLLYWOOD, according to the Plat thereof, as recorded in Plat Book 1, Page 21, of the Public Records of Broward County, Florida.

PARCEL 6:

Lots 16, 17, and 18, Block 58, of the TOWN OF HOLLYWOOD, according to the Plat thereof, as recorded in Plat Book 1, Page 21, of the Public Records of Broward County, Florida.

PARCEL 7:

That portion of Lots 1, 2 and 3, in Block 58, of the TOWN OF HOLLYWOOD, according to the Plat thereof, as recorded in Plat Book 1, Page 21, of the Public Records of Broward County, Florida, LESS AND EXCEPT anything above an elevation of 20.58 feet mean sea level datum, the vertical limits of which are bounded and described as follows:

Beginning at the Northeast corner of said Lot 1; thence West along the North line of said Lot 1, a distance of 25.00 feet to the East right-of-way line of South Federal Highway (U.S. 1); thence South 00° 20' 55" West, along said East right-of-way line, 112.91 feet to a point on the arc of a tangent curve concave to the Northeast; thence Southeasterly along the arc of said curve, having a radius of 15.00 feet, a central angle of 90° 20' 55", and an arc distance of 23.65 feet; thence East along the North right-of-way of Van Buren Street, 19.69 feet; thence North 27.28 feet; thence East 16.30 feet; thence South 10.60 feet; thence East 18.60 feet; thence North 32.50 feet; thence West 0.60 feet; thence North 6.70 feet; thence East 0.20 feet; thence North 4.30 feet; thence East 4.20 feet; thence North 2.40 feet; thence East 3.70 feet; thence North 19.60 feet; thence West 7.50 feet thence North 28.50 feet; thence West 19.30 feet; thence South 0.60 feet; thence West 13.50 feet; thence North 17.88 feet; thence West 11.00 feet to the Point of Beginning.

PARCEL 8:

Lots 14 and 15, Block 58, of the TOWN OF HOLLYWOOD, according to the Plat thereof, as recorded in Plat Book 1, Page 21, of the Public Records of Broward County, Florida.

PARCEL 9:

Lots 10, 11, 12 and 13, Block 58, of the TOWN OF HOLLYWOOD, according to the Plat thereof, as recorded in Plat Book 1, Page 21, of the Public Records of Broward County, Florida.



PARCEL 10:

Lot 9, Block 58, of the TOWN OF HOLLYWOOD, according to the Plat thereof, as recorded in Plat Book 1, Page 21, of the Public Records of Broward County, Florida.

LESS AND EXCEPT THERE FROM ALL OF THE ABOVE, THE FOLLOWING  
DESCRIBED  
LANDS:

A portion of Lots 10 through 15, inclusive, Block 58, HOLLYWOOD, according to the Plat thereof, as recorded in Plat Book 1, Page 21, of the Public Records of Broward County, Florida, being more particularly described as follows:

Begin at the Southeast corner of said Block 58; thence North 90° 00'00" West along the South line of said Block 58, a distance of 230.71 feet; thence North 00° 00'00" East, a distance of 120.00 feet; thence South 90° 00'00" East along a line 8.00 feet South of and parallel with the North line of said Lots 10 through 15, inclusive, a distance of 231.11 feet; thence South 00° 11'10" West along the East line of said Block 58, a distance of 120.00 feet to the Point of Beginning.

Said land situate, lying and being in Broward County, Florida.

ALSO KNOWN AS: SUPPLEMENTAL METES AND BOUNDS DESCRIPTION PREPARED  
BY SURVEYOR)

PARCEL A

A PORTION OF LOT 1, AND LOTS 2 THROUGH 15 INCLUSIVE, OF BLOCK 58,  
"HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK  
1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING  
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 15; THENCE SOUTH 00° 11'19"  
WEST ALONG THE EAST LINE OF SAID LOT 15, A DISTANCE OF 128.00 FEET;  
THENCE NORTH 90° 00'00" WEST ALONG THE SOUTH LINE OF SAID BLOCK 58, A  
DISTANCE OF 575.31 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE  
NORTHEAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE  
HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90° 20'55" AND AN ARC  
DISTANCE OF 23.65 FEET; THENCE NORTH 00° 20'55" EAST 15 FEET EAST OF AND  
PARALLEL WITH THE WEST LINE OF SAID LOT 1, A DISTANCE OF 66.15 FEET TO A  
POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST (A RADIAL

LINE THROUGH SAID POINT BEARS SOUTH 83° 28'46" EAST); THENCE  
NORTHEASTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 170.87  
FEET, A CENTRAL ANGLE OF 16° 15'39", AND AN ARC DISTANCE OF 48.29 FEET;  
THENCE SOUTH 90° 00'00" EAST ALONG THE NORTH LINE OF SAID LOTS 1

THROUGH 15, INCLUSIVE, A DISTANCE OF 578.09 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL B

LOTS 16 THROUGH 19, INCLUSIVE, OF BLOCK 58, "HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 16; THENCE SOUTH  $00^{\circ} 11' 19''$  WEST ALONG THE EAST LINE OF SAID LOT 16, A DISTANCE OF 128.00 FEET; THENCE NORTH  $90^{\circ} 00' 00''$  WEST ALONG THE SOUTH LINE OF SAID LOTS 16 THROUGH 19, INCLUSIVE, A DISTANCE OF 165.01 FEET; THENCE NORTH  $000^{\circ} 20' 55''$  EAST ALONG THE WEST LINE OF SAID LOT 19, A DISTANCE OF 128.00 FEET; THENCE SOUTH  $90^{\circ} 00' 00''$  EAST ALONG THE NORTH LINE OF SAID BLOCK 58, A DISTANCE OF 164.66 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL C

A PORTION OF LOT 24, OF BLOCK 58, "HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 24; THENCE SOUTH  $00^{\circ} 20' 55''$  WEST ALONG THE EAST LINE OF SAID LOT 24, A DISTANCE OF 125.14 FEET; THENCE SOUTH  $90^{\circ} 00' 00''$  WEST ALONG THE SOUTH LINE OF SAID LOT 24, A DISTANCE OF 265.00 FEET; THENCE NORTH  $00^{\circ} 20' 55''$  EAST ALONG A LINE 15.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 24, A DISTANCE OF 23.48 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST (A RADIAL LINE THROUGH SAID POINT BEARS SOUTH  $04^{\circ} 08' 36''$  EAST); THENCE ALONG THE ARC OF SAID CURVE, ALSO BEING THE NORTHERLY LINE OF SAID LOT 24, HAVING A RADIUS OF 492.00 FEET, A CENTRAL ANGLE OF  $33^{\circ} 36' 03''$  AND AN ARC DISTANCE OF 288.53 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

Also known as:

Lot 1, Less the West 15 feet and also Less that portion of said Lot 1 identified as Parcel 100, according to the Florida Department of Transportation Right-of-Way Map Section 86010-2544,

all of Lots 2 through 19, inclusive, and Lot 24 Less the West 15 feet thereof, in Block 58, of the "Town of Hollywood", according to the Plat thereof, as recorded in Plat Book 1, at Page 21, of the Public Records of Broward County, Florida.

LESS AND EXCEPT THERE FROM ALL OF THE ABOVE, THE FOLLOWING DESCRIBED LANDS:

A portion of Lots 10 through 15, inclusive, Block 58, HOLLYWOOD, according to the Plat thereof, as recorded in Plat Book 1, Page 21, of the Public Records of Broward County, Florida, being more particularly described as follows:

Begin at the Southeast corner of said Block 58; thence North  $90^{\circ} 00'00''$  West along the South line of said Block 58, a distance of 230.71 feet; thence North  $00^{\circ} 00'00''$  East, a distance of 120.00 feet; thence South  $90^{\circ} 00'00''$  East along a line 8.00 feet South of and parallel with the North line of said Lots 10 through 15, inclusive, a distance of 231.11 feet; thence South  $00^{\circ} 11'10''$  West along the East line of said Block 58, a distance of 120.00 feet to the Point of Beginning.

Said land situate, lying and being in Broward County, Florida.

**Exhibit B**

**PERMITTED ENCUMBRANCES**

1. All covenants, easements, restrictions and other matters of record.
2. Taxes and assessments for the year 2013 and subsequent years.
3. Existing unrecorded leases and other residency or occupancy agreements and all rights thereunder of the lessees, tenants or other occupants and of any persons claiming by, through or under the lessees, tenants or other occupants.
4. All zoning regulations



## City of Hollywood, Florida

2600 HOLLYWOOD BLVD. HOLLYWOOD, FL 33022-9045  
P.O. BOX 229045, HOLLYWOOD, FL 33029-9045  
BUILDING DIVISION

**JULY 11, 2014**

**MG3 HOLLYWOOD LLC  
1915 HARRISON ST 2<sup>nd</sup> FL  
HOLLYWOOD, FLORIDA 33020**

**RE: PROPERTY LOCATED AT 1745 VAN BUREN ST**

Dear Sir or Madam:

In an effort to ensure the safety of occupants of older buildings, the Broward County Board of Rules and Appeals has implemented a Building Safety Inspection Program, which requires the inspection of buildings over 40 years in age. The Board of Rules and Appeals has listed your building for this inspection requirement, due to its age and size. We have not received a response from a prior notification. We urgently request your immediate attention and participation in the Building Safety Inspection Program.

As noted in the Florida Building Code, Section 109.16, the Building Safety Inspection Program requires the property owner to retain a Professional Engineer or Architect to inspect the building's structural and electrical components. It is your responsibility to provide completed Building Safety Inspection Report Forms ("Inspection Reports") to the City of Hollywood Building Division within 90 days of your receipt of this letter. *City Code provides for an administrative fee of \$300.00 to be paid at the time of submittal of the completed Inspection Reports to the Building Division.* Any deficiencies noted in the Inspection Reports must be repaired or corrected within 6 months of the date of the Engineer's or Architect's report.

Please visit our City website at [www.hollywoodfl.org](http://www.hollywoodfl.org), Building Division, County Policies and Forms, for copies of the Inspection Reports required by Broward County, including outlines of the building components to be inspected by your Architect or Engineer. We appreciate your timely attention to this matter and wish to offer our assistance with any of your concerns. Please feel free to contact Ed Weidlich, Chief Electrical Inspector, at (954) 921-3619, or e-mail him at [EWEIDLICH@HOLLYWOODFL.ORG](mailto:EWEIDLICH@HOLLYWOODFL.ORG) with any questions regarding this program.

Please mail or deliver your completed inspection report with fee to the above address and include your phone number and email address for further assistance.

Thank you in advance for your participation in the Building Safety Inspection Program.

Sincerely,

  
Reginald Cox  
Chief Building Official





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P.O. BOX 229045, HOLLYWOOD, FL 33029-9045  
BUILDING DIVISION

JULY 11, 2014

**MG3 HOLLYWOOD LLC  
201 S FEDERAL HIGHWAY  
HOLLYWOOD, FLORIDA 33020**

**RE: PROPERTY LOCATED AT 201 S FEDERAL HWY**

Dear Sir or Madam:

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1915 HARRISON ST 2<sup>ND</sup> FL  
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Broward County 2016 tax bills will be mailed October 31st, 2016 to the current mailing address on record with the Broward County Property Appraiser's Office ([www.bcpa.net](http://www.bcpa.net)). 2016 tax bills will become available on this website November 1st, 2016. For taxpayers whose bills are paid by Escrow tax accounts, you will receive Courtesy bills mailed in mid-November.

## 2016 Roll Details — Real Estate Account At 1745 VAN BUREN ST

[Print this page](#)

Real Estate Account #514215-02-1110



Parcel details



Latest bill



Full bill history

**Pay All: \$41,427.41**

2016	2015	2014	2013	...	2004
\$41427.41 due	<b>PAID</b>	<b>PAID</b>	<b>PAID</b>		<b>PAID</b>

**Pay this bill: \$41,427.41**

**Owner:** MG3 HOLLYWOOD LLC  
1915 HARRISON ST 2 FLR  
HOLLYWOOD, FL 33020  
**Situs:** 1745 VAN BUREN ST

**Account number:** 514215-02-1110

**Alternate Key:** 692141

**Millage code:** 0513

**Millage rate:** 21.32400

**Assessed value:** 1,386,600

**School assessed value:** 1,386,600

GIS - Property Appraiser

2016 Annual bill



[View](#)

**Ad valorem:** \$29,567.87

**Non-ad valorem:** \$12,705.00

**Total Discountable:** 42272.87

**No Discount NAVA:** 0.00

**Total tax:**

Legal description

HOLLYWOOD 1-21 B LOTS 1 LESS RD R/W,2,3,4,5,6,7 LESS AIR RIGHTS BET PLANES OF 67.95 & 122.9 ON LOT 1 LESS W 15 2 & 3,ALSO LESS BET PLANES 8.37& 20.58 ON PT DESC BEG NE COR 1, W 22,S 6.1 TO POB,S 116.8,E 30.9 N 22.7,E 16.3,S 10.6,E 18.6, N 32.5,W .6,N 6.7,E .2,N 4.3, E 4.2,N 2.4,E 3.7,N 19.6,W 7.5, N 28.5,W 19.3,S .6,W 13.5, N 11.3,W 33 TO POB BLK 58

Location

**Book, page, item:** --

**Property class:** 1



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## Bill History — Real Estate Account At 1745 VAN BUREN ST

Real Estate Account #514215-02-1110

Parcel details

Latest bill

Full bill history

Print this page

Amounts as of 01/12/2017

Bill		Balance	Pay all: \$41,427.41	
2016 Annual Bill		\$41,427.41	Pay this bill: \$41,427.41	
2015 Annual Bill		\$0.00	06/14/2016	Paid \$52,976.76 Receipt #52A-15-00007669
Redeemed certificate #19432	Face \$50,448.10 Rate 0.25%		06/14/2016	Certificate redeemed
			05/26/2016	Certificate issued
			04/15/2016	Advertisement file created
2014 Annual Bill		\$0.00	12/19/2014	Paid \$49,144.40 Receipt #WWW-14-00065876
2013 Annual Bill		\$0.00	12/10/2013	Paid \$53,520.23 Receipt #WWW-13-00054047
			Processed Refund: Amount \$3,833.13 Refunding To MG3 HOLLYWOOD LLC Correction 12/03/2014 Refund Processed 12/12/2014	
2012 Annual Bill		\$0.00	12/05/2012 Effective 11/30/2012	Paid \$52,863.33 Receipt #01A-12-00002678
2011 Annual Bill		\$0.00	02/29/2012	Paid \$85,194.42 Receipt #13B-11-00004095
			Processed Refund: Amount \$31,933.11 Refunding To TRIMONT REAL ESTATE ADVISORS Correction 06/06/2012 Refund Processed 06/11/2012	
2010 Annual Bill		\$0.00	12/10/2010	Paid \$74,734.61 Receipt #03B-10-00001400
			Processed Refund: Amount \$19,524.38 Refunding To TRIMONT REAL ESTATE ADVISORS Correction 06/05/2012 Refund Processed 06/11/2012	
2009 Annual Bill		\$0.00	06/28/2010 Effective 06/25/2010	Paid \$70,536.16 Receipt #03B-09-00015329
2008 Annual Bill		\$0.00	12/11/2008 Effective 11/30/2008	Paid \$71,141.98 Receipt #2008-9006677
2007 Annual Bill		\$0.00	01/30/2008 Effective 01/29/2008	Paid \$49.54 Receipt #2007-5005697
2006 Annual Bill		\$0.00	05/25/2007 Effective 05/24/2007	Paid \$59.94 Receipt #2006-1604775
2005 Annual Bill		\$0.00	05/25/2007 Effective 05/24/2007	Paid \$79.45 Receipt #2006-1604775
Total Balance		\$41,427.41	Pay all: \$41,427.41	





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## 2016 Roll Details — Real Estate Account At 1747 VAN BUREN ST

[Print this page](#)

Real Estate Account #514215-02-1111



Parcel details



Latest bill



Full bill history

**Pay All: \$22,810.19**

2016	2015	2014	2013	...	2004
\$22810.19 due	PAID	PAID	PAID		PAID

**Pay this bill: \$22,810.19**

**Owner:** MG3 HOLLYWOOD LLC  
1915 HARRISON ST 2 FLR  
HOLLYWOOD, FL 33020  
**Situs:** 1747 VAN BUREN ST

**Account number:** 514215-02-1111

**Alternate Key:** 692142

**Millage code:** 0513

**Millage rate:** 21.32400

**Assessed value:** 561,640

**School assessed value:** 581,520

GIS - Property Appraiser

2016 Annual bill



View

**Ad valorem:** \$12,113.70

**Non-ad valorem:** \$11,162.00

**Total Discountable:** 23275.70

**No Discount NAVA:** 0.00

**Total tax:**

Legal description

HOLLYWOOD 1-21 B LOTS 1 LESS W 15,2 & 3 AIR RIGHTS BETWEEN PLANES OF 67.95 & 122.90 BLK 58

Location

**Book, page, item:** --

**Property class:** 1

**Township:** 51

**Range:** 42

**Section:** 15



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### Bill History — Real Estate Account At 1747 VAN BUREN ST

Real Estate Account #514215-02-1111

Parcel details

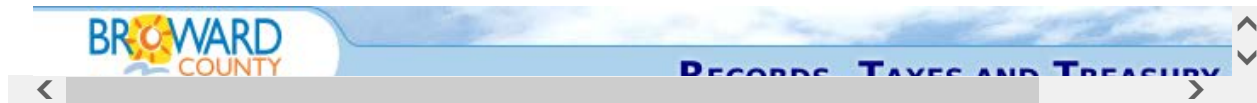
Latest bill

Full bill history

Print this page

Amounts as of 01/12/2017

Bill		Balance	Pay all: \$22,810.19	
2016 Annual Bill		\$22,810.19	Pay this bill: \$22,810.19	
2015 Annual Bill		\$0.00	06/14/2016	Paid \$21,478.12 Receipt #52A-15-00007669
Redeemed certificate #19433	Face \$20,449.40 Rate 0.25%		06/14/2016	Certificate redeemed
			05/26/2016	Certificate issued
			04/15/2016	Advertisement file created
2014 Annual Bill		\$0.00	12/19/2014	Paid \$18,973.41 Receipt #WWW-14-00065876
2013 Annual Bill		\$0.00	12/10/2013	Paid \$19,631.98 Receipt #WWW-13-00054047
			Processed Refund: Amount \$1,003.16 Refunding To MG3 HOLLYWOOD LLC Correction 12/03/2014 Refund Processed 12/12/2014	
2012 Annual Bill		\$0.00	12/05/2012 Effective 11/30/2012	Paid \$19,805.82 Receipt #01A-12-00002678
2011 Annual Bill		\$0.00	02/29/2012	Paid \$51,250.83 Receipt #13B-11-00004095
			Processed Refund: Amount \$31,328.85 Refunding To TRIMONT REAL ESTATE ADVISORS Correction 06/06/2012 Refund Processed 06/11/2012	
2010 Annual Bill		\$0.00	12/10/2010	Paid \$60,160.59 Receipt #03B-10-00001400
			Processed Refund: Amount \$34,391.11 Refunding To TRIMONT REAL ESTATE ADVISORS Correction 06/05/2012 Refund Processed 06/11/2012	
2009 Annual Bill		\$0.00	06/28/2010 Effective 06/25/2010	Paid \$52,564.42 Receipt #03B-09-00015329
2008 Annual Bill		\$0.00	12/11/2008 Effective 11/30/2008	Paid \$57,873.74 Receipt #2008-9006678
2007 Annual Bill		\$0.00	01/30/2008 Effective 01/29/2008	Paid \$46,641.97 Receipt #2007-5005697
2006 Annual Bill		\$0.00	05/25/2007 Effective 05/24/2007	Paid \$45,077.88 Receipt #2006-1604775
2005 Annual Bill		\$0.00	05/25/2007 Effective 05/24/2007	Paid \$47,092.42 Receipt #2006-1604775
Total Balance		\$22,810.19	Pay all: \$22,810.19	



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## 2016 Roll Details — Real Estate Account At 201 S FEDERAL HWY

Real Estate Account #514215-02-1113



Parcel details



Latest bill



Full bill history

Print this page

**Pay All: \$1,019.18**

2016	2015	2014	2013	...	2004
\$1019.18 due	PAID	PAID	PAID		PAID

**Pay this bill: \$1,019.18**

**Owner:** MG3 HOLLYWOOD LLC  
1915 HARRISON ST 2 FLR  
HOLLYWOOD, FL 33020  
**Situs:** 201 S FEDERAL HWY

**Account number:** 514215-02-1113

**Alternate Key:** 692143

**Millage code:** 0513

**Millage rate:** 21.32400

**Assessed value:** 48,770

**School assessed value:** 48,770

GIS - Property Appraiser

2016 Annual bill



View

**Ad valorem:** \$1,039.98

**Non-ad valorem:** \$0.00

**Total Discountable:** 1039.98

**No Discount NAVA:** 0.00

**Total tax:**

Legal description

HOLLYWOOD 1-21 B ALL THAT AREA LYING BET TWO HORIZONTAL PLANES, LOWER PLANE- 8.37, UPPER PLANE- 20.58, VERTICAL LIMITS OF WHICH DESC AS FOLLOWS, PT LOTS 1, 2 & 3 BOUNDED AS FOL, BEG NE COR OF LOT 1, W 22.5 6.1 TO POB, S 116.8, E 30.9, N 22.7, E 16.3, S 10.6, E 18.6, N 32.5, W .6 N 6.7, E .2, N 4.3, E 4.2, N 2.4, E 3.7, N 19.6, W 7.5, N 28.5, W 19.3 S .6, W 13.5, N 11.3, W 33 TO POB BLK 58

Location

**Book, page, item:** --

**Property class:** 1



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### Bill History — Real Estate Account At 201 S FEDERAL HWY

Real Estate Account #514215-02-1113



Parcel details



Latest bill



Full bill history

Print this page

Amounts as of 01/12/2017

Bill	Balance	Pay all: \$1,019.18	
2016 Annual Bill	\$1,019.18	Pay this bill: \$1,019.18	
2015 Annual Bill	\$0.00	06/14/2016	Paid \$1,220.77 Receipt #52A-15-00007669
Redeemed certificate #19434	Face \$1,156.69 Rate 0.25%	06/14/2016	Certificate redeemed
		05/26/2016	Certificate issued
		04/15/2016	Advertisement file created
2014 Annual Bill	\$0.00	12/19/2014	Paid \$1,033.51 Receipt #WWW-14-00065876
2013 Annual Bill	\$0.00	12/10/2013	Paid \$1,048.76 Receipt #WWW-13-00054047
2012 Annual Bill	\$0.00	12/05/2012	Paid \$1,034.90 Receipt #01A-12-00002678
		Effective 11/30/2012	
2011 Annual Bill	\$0.00	02/29/2012	Paid \$2,925.88 Receipt #13B-11-00004095
		Processed Refund: Amount \$1,879.44 Refunding To TRIMONT REAL ESTATE ADVISORS	
		Correction 06/06/2012	
		Refund Processed 06/11/2012	
2010 Annual Bill	\$0.00	12/10/2010	Paid \$2,687.56 Receipt #03B-10-00001400
		Processed Refund: Amount \$1,182.22 Refunding To TRIMONT REAL ESTATE ADVISORS	
		Correction 06/05/2012	
		Refund Processed 06/11/2012	
2009 Annual Bill	\$0.00	06/28/2010	Paid \$2,137.77 Receipt #03B-09-00015329
		Effective 06/25/2010	
2008 Annual Bill	\$0.00	12/11/2008	Paid \$2,765.48 Receipt #2008-9006679
		Effective 11/30/2008	
2007 Annual Bill	\$0.00	01/30/2008	Paid \$2,915.94 Receipt #2007-5005697
		Effective 01/29/2008	
2006 Annual Bill	\$0.00	05/25/2007	Paid \$3,411.80 Receipt #2006-1604775
		Effective 05/24/2007	
2005 Annual Bill	\$0.00	05/25/2007	Paid \$3,899.73 Receipt #2006-1604775
		Effective 05/24/2007	
		Processed Refund: Amount \$30.99 Refunding To BERMAN RENNERT VOGEL PA	
		Overpayment 05/25/2007	
		Refund Processed 06/28/2007	
<b>Total Balance</b>	<b>\$1,019.18</b>	<b>Pay all: \$1,019.18</b>	



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## 2016 Roll Details — Real Estate Account At VAN BUREN ST

[Print this page](#)

Real Estate Account #514215-02-1140



Parcel details



Latest bill



Full bill history

**Pay All: \$2,308.34**

2016	2015	2014	2013	...	2002
\$2308.34 due	PAID	PAID	PAID		PAID

**Pay this bill: \$2,308.34**

**Owner:** MG3 HOLLYWOOD LLC  
1915 HARRISON ST 2 FLR  
HOLLYWOOD, FL 33020  
**Situs:** VAN BUREN ST

**Account number:** 514215-02-1140

**Alternate Key:** 692144

**Millage code:** 0513

**Millage rate:** 21.32400

**Assessed value:** 110,460

**School assessed value:** 110,460

### 2016 Annual bill



View

**Ad valorem:** \$2,355.45  
**Non-ad valorem:** \$0.00  
**Total Discountable:** 2355.45  
**No Discount NAVA:** 0.00  
**Total tax:**

### GIS - Property Appraiser

Legal description

HOLLYWOOD 1-21 B LOT 8 BLK 58

### Location

**Book, page, item:** --  
**Property class:** 1  
**Township:** 51  
**Range:** 42  
**Section:** 15  
**Use code:** 28



**ATTENTION TAXPAYERS:** Please be advised of the NON-REFUNDABLE processing fees for all online credit or debit card transactions. **Credit and Debit card transactions will be charged 2.55% of the full payment amount (\$1.95 minimum fee).** You will be shown and asked to approve the amount of any convenience fee before completing your payment and check-out process. **There is NO FEE for making payment by the eCheck payment option.**

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## Bill History — Real Estate Account At VAN BUREN ST

Real Estate Account #514215-02-1140



Parcel details



Latest bill



Full bill history

Print this page

Amounts as of 01/12/2017

Bill		Balance	Pay all: \$2,308.34		
2016 Annual Bill		\$2,308.34	Pay this bill: \$2,308.34		F
2015 Annual Bill		\$0.00	06/14/2016	Paid \$2,733.76 Receipt #52A-15-00007669	F
Redeemed certificate #19435	Face \$2,597.63 Rate 0.25%		06/14/2016	Certificate redeemed	
			05/26/2016	Certificate issued	
			04/15/2016	Advertisement file created	
2014 Annual Bill		\$0.00	03/07/2015	Paid \$2,321.28 Receipt #WWW-14-00093385	F
2013 Annual Bill		\$0.00	12/10/2013	Paid \$2,274.03 Receipt #WWW-13-00054047	F
2012 Annual Bill		\$0.00	12/05/2012	Paid \$2,035.08 Receipt #01A-12-00002678	F
			Effective 11/30/2012		
2011 Annual Bill		\$0.00	02/29/2012	Paid \$2,492.92 Receipt #13B-11-00004095	F
			Processed Refund: Amount \$435.11 Refunding To TRIMONT REAL ESTATE ADVISORS Correction 06/06/2012 Refund Processed 06/11/2012		
2010 Annual Bill		\$0.00	12/10/2010	Paid \$2,459.72 Receipt #03B-10-00001400	F
			Processed Refund: Amount \$248.95 Refunding To TRIMONT REAL ESTATE ADVISORS Correction 06/05/2012 Refund Processed 06/11/2012		
2009 Annual Bill		\$0.00	06/28/2010	Paid \$3,594.23 Receipt #03B-09-00015329	F
			Effective 06/25/2010		
2008 Annual Bill		\$0.00	12/11/2008	Paid \$4,869.63 Receipt #2008-9006681	F
			Effective 11/30/2008		
2007 Annual Bill		\$0.00	01/30/2008	Paid \$2,912.44 Receipt #2007-5005697	F
			Effective 01/29/2008		
2006 Annual Bill		\$0.00	05/25/2007	Paid \$3,407.70 Receipt #2006-1604775	F
			Effective 05/24/2007		
2005 Annual Bill		\$0.00	08/07/2006	Paid \$3,568.57 Receipt #2005-1605239	F
			Effective 08/04/2006		
Redeemed certificate #8144	Face \$3,392.69 Rate 0.25%		08/15/2006	Certificate redeemed	
			06/01/2006	Certificate issued	
Total Balance		\$2,308.34	Pay all: \$2,308.34		



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## 2016 Roll Details — Real Estate Account At S YOUNG CIR

[Print this page](#)

Real Estate Account #514215-02-1230



Parcel details



Latest bill



Full bill history

**Pay All: \$10,340.30**

2016	2015	2014	2013	...	2004
\$10340.30 due	PAID	PAID	PAID		PAID

**Pay this bill: \$10,340.30**

**Owner:** MG3 HOLLYWOOD LLC  
1915 HARRISON ST 2 FLR  
HOLLYWOOD, FL 33020  
**Situs:** S YOUNG CIR

**Account number:** 514215-02-1230

**Alternate Key:** 692151

**Millage code:** 0513

**Millage rate:** 21.32400

**Assessed value:** 494,810

**School assessed value:** 494,810

### 2016 Annual bill



View

### GIS - Property Appraiser

Legal description

HOLLYWOOD 1-21 B LOT 24 E 140 BLK 58

**Ad valorem:** \$10,551.33

**Non-ad valorem:** \$0.00

**Total Discountable:** 10551.33

**No Discount NAVA:** 0.00

**Total tax:**

### Location

**Book, page, item:** --

**Property class:** 1

**Township:** 51

**Range:** 42

**Section:** 15

**Use code:** 28





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## Bill History — Real Estate Account At S YOUNG CIR

Real Estate Account #514215-02-1230



Parcel details



Latest bill

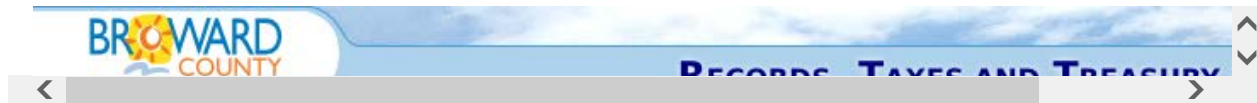


Full bill history

Print this page

Amounts as of 01/12/2017

Bill		Balance	Pay all: \$10,340.30	
2016 Annual Bill		\$10,340.30	Pay this bill: \$10,340.30	
2015 Annual Bill		\$0.00	06/14/2016	Paid \$11,965.09 Receipt #52A-15-00007669  Print (PDF)
Redeemed certificate #19441	Face \$11,389.37 Rate 0.25%		06/14/2016	Certificate redeemed  Print (PDF)
			05/26/2016	Certificate issued
			04/15/2016	Advertisement file created
2014 Annual Bill		\$0.00	12/19/2014	Paid \$10,460.23 Receipt #WWW-14-00065876  Print (PDF)
2013 Annual Bill		\$0.00	12/10/2013	Paid \$10,614.57 Receipt #WWW-13-00054047  Print (PDF)
Processed Refund: Amount \$1,079.58 Refunding To MG3 HOLLYWOOD LLC Correction 12/03/2014 Refund Processed 12/12/2014				
2012 Annual Bill		\$0.00	12/05/2012 Effective 11/30/2012	Paid \$10,474.24 Receipt #01A-12-00002678  Print (PDF)
2011 Annual Bill		\$0.00	02/29/2012	Paid \$10,916.29 Receipt #13B-11-00004095  Print (PDF)
2010 Annual Bill		\$0.00	12/10/2010	Paid \$10,770.96 Receipt #03B-10-00001400  Print (PDF)
2009 Annual Bill		\$0.00		Print (PDF)
2008 Annual Bill		\$0.00		Print (PDF)
2007 Annual Bill		\$0.00		Print (PDF)
2006 Annual Bill		\$0.00		Print (PDF)
2005 Annual Bill		\$0.00	07/28/2006	Paid \$6,885.12 Receipt #2005-1105666  Print (PDF)
Redeemed certificate #8148	Face \$6,551.30 Rate 0.25%		08/01/2006	Certificate redeemed
			06/01/2006	Certificate issued
			05/01/2006	Advertisement file created
2004 Annual Bill		\$0.00	07/13/2005	Paid \$6,650.88 Receipt #2004-1106396  Print (PDF)
Redeemed certificate #6496	Face \$6,328.22 Rate 0.25%		07/21/2005	Certificate redeemed
			06/01/2005	Certificate issued
			05/01/2005	Advertisement file created
Total Balance		\$10,340.30	Pay all: \$10,340.30	



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## 2016 Roll Details — Real Estate Account At VAN BUREN ST

[Print this page](#)

Real Estate Account #514215-02-1170



Parcel details



Latest bill



Full bill history

**Pay All: \$38.66**

2016	2015	2014	2013	2012
\$38.66 due	<b>PAID</b>	<b>PAID</b>	<b>PAID</b>	<b>PAID</b>

**Pay this bill: \$38.66**

**Owner:** MG3 HOLLYWOOD LLC  
1915 HARRISON ST 2 FLR  
HOLLYWOOD, FL 33020  
**Situs:** VAN BUREN ST

**Account number:** 514215-02-1170

**Alternate Key:** 692146

**Millage code:** 0513

**Millage rate:** 21.32400

**Assessed value:** 1,850

**School assessed value:** 1,850

**GIS - Property Appraiser**

2016 Annual bill



View

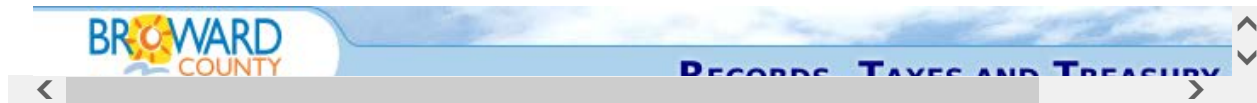
**Ad valorem:** \$39.45  
**Non-ad valorem:** \$0.00  
**Total Discountable:** 39.45  
**No Discount NAVA:** 0.00  
**Total tax:**

Legal description

HOLLYWOOD 1-21 B LOTS 10 THRU 15 BLK 58 LESS POR DESC AS BEG AT SE COR OF BLK 58 W 230.71,N 120,E 231.11,S  
120 TO POB(45914/1225)

Location

**Book, page, item:** --  
**Property class:** 1  
**Township:** 51  
**Range:** 42  
**Section:** 15



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## Bill History — Real Estate Account At VAN BUREN ST

Real Estate Account #514215-02-1170



Parcel details



Latest bill



Full bill history

Print this page

Amounts as of 01/12/2017

Bill		Balance	Pay all: \$38.66	
2016 Annual Bill		\$38.66	Pay this bill: \$38.66	
			Print (PDF)	
2015 Annual Bill		\$0.00	06/14/2016	Paid \$69.92 Receipt #52A-15-00007669  Print (PDF)
Redeemed certificate #19437	Face \$60.64 Rate 18%		06/14/2016	Certificate redeemed
			05/26/2016	Certificate issued
			04/15/2016	Advertisement file created
2014 Annual Bill		\$0.00	12/19/2014	Paid \$39.57 Receipt #WWW-14-00065876  Print (PDF)
2013 Annual Bill		\$0.00	12/10/2013	Paid \$40.15 Receipt #WWW-13-00054047  Print (PDF)
2012 Annual Bill		\$0.00	02/08/2013	Paid \$40.88 Receipt #03B-12-00004935  Print (PDF)
<b>Total Balance</b>		<b>\$38.66</b>	Pay all: \$38.66	





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## 2016 Roll Details — Real Estate Account At 1702 HARRISON ST

[Print this page](#)

Real Estate Account #514215-02-1190



Parcel details



Latest bill



Full bill history

**Pay All: \$20,152.77**

2016	2015	2014	2013	...	2004
\$20152.77 due	PAID	PAID	PAID		PAID

**Pay this bill: \$20,152.77**

**Owner:** MG3 HOLLYWOOD LLC  
1915 HARRISON ST 2 FLR  
HOLLYWOOD, FL 33020  
**Situs:** 1702 HARRISON ST

**Account number:** 514215-02-1190

**Alternate Key:** 692148

**Millage code:** 0513

**Millage rate:** 21.32400

**Assessed value:** 695,490

**School assessed value:** 702,500

### 2016 Annual bill



View

**Ad valorem:** \$14,879.05  
**Non-ad valorem:** \$5,685.00  
**Total Discountable:** 20564.05  
**No Discount NAVA:** 0.00  
**Total tax:**

### Location

**Book, page, item:** --  
**Property class:** 1  
**Township:** 51  
**Range:** 42  
**Section:** 15  
**Use code:** 11

### GIS - Property Appraiser

Legal description

HOLLYWOOD 1-21 B LOT 16,17,18 BLK 58



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### Bill History — Real Estate Account At 1702 HARRISON ST

Real Estate Account #514215-02-1190



Parcel details



Latest bill



Full bill history

Print this page

Amounts as of 01/12/2017

Bill		Balance	Pay all: \$20,152.77	
2016 Annual Bill		\$20,152.77	Pay this bill: \$20,152.77	
2015 Annual Bill		\$0.00	06/14/2016	Paid \$20,115.46 Receipt #52A-15-00007669
Redeemed certificate #19438	Face \$19,151.63 Rate 0.25%		06/14/2016	Certificate redeemed
			05/26/2016	Certificate issued
			04/15/2016	Advertisement file created
2014 Annual Bill		\$0.00	03/07/2015	Paid \$20,414.81 Receipt #WWW-14-00093385
2013 Annual Bill		\$0.00	12/10/2013	Paid \$20,981.57 Receipt #WWW-13-00054047
			Processed Refund: Amount \$1,678.75 Refunding To MG3 HOLLYWOOD LLC Correction 12/03/2014 Refund Processed 12/12/2014	
2012 Annual Bill		\$0.00	12/05/2012 Effective 11/30/2012	Paid \$20,718.04 Receipt #01A-12-00002678
2011 Annual Bill		\$0.00	02/29/2012	Paid \$57,760.96 Receipt #13B-11-00004095
			Processed Refund: Amount \$36,864.27 Refunding To TRIMONT REAL ESTATE ADVISORS Correction 06/06/2012 Refund Processed 06/11/2012	
2010 Annual Bill		\$0.00	12/10/2010	Paid \$63,037.47 Receipt #03B-10-00001400
			Processed Refund: Amount \$38,514.80 Refunding To TRIMONT REAL ESTATE ADVISORS Correction 06/05/2012 Refund Processed 06/11/2012	
2009 Annual Bill		\$0.00	06/28/2010 Effective 06/25/2010	Paid \$52,419.34 Receipt #03B-09-00015329
2008 Annual Bill		\$0.00	05/26/2009 Effective 05/21/2009	Paid \$64,896.08 Receipt #2008-1011819
2007 Annual Bill		\$0.00	01/30/2008 Effective 01/29/2008	Paid \$37,178.57 Receipt #2007-5005697
2006 Annual Bill		\$0.00	11/29/2006 Effective 11/28/2006	Paid \$36,144.45 Receipt #2006-5002087
2005 Annual Bill		\$0.00	11/29/2006 Effective 11/28/2006	Paid \$41,850.82 Receipt #2006-1600577
Total Balance		\$20,152.77	Pay all: \$20,152.77	



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## 2016 Roll Details — Real Estate Account At 1716 HARRISON ST

[Print this page](#)

Real Estate Account #514215-02-1200



Parcel details



Latest bill



Full bill history

**Pay All: \$8,946.83**

2016	2015	2014	2013	...	1999
\$8946.83 due	PAID	PAID	PAID		PAID

**Pay this bill: \$8,946.83**

**Owner:** MG3 HOLLYWOOD LLC  
1915 HARRISON ST 2 FLR  
HOLLYWOOD, FL 33020  
**Situs:** 1716 HARRISON ST

**Account number:** 514215-02-1200

**Alternate Key:** 692149

**Millage code:** 0513

**Millage rate:** 21.32400

**Assessed value:** 332,180

**School assessed value:** 344,200

### 2016 Annual bill



View

**Ad valorem:** \$7,166.42  
**Non-ad valorem:** \$1,963.00  
**Total Discountable:** 9129.42  
**No Discount NAVA:** 0.00  
**Total tax:**

### GIS - Property Appraiser

Legal description

HOLLYWOOD 1-21 B LOT 19 BLK 58

### Location

**Book, page, item:** --  
**Property class:** 1  
**Township:** 51  
**Range:** 42  
**Section:** 15  
**Use code:** 11



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### Bill History — Real Estate Account At 1716 HARRISON ST

Real Estate Account #514215-02-1200



Parcel details



Latest bill



Full bill history

Print this page

Amounts as of 01/12/2017

Bill		Balance	Pay all: \$8,946.83	
2016 Annual Bill		\$8,946.83	Pay this bill: \$8,946.83	
2015 Annual Bill		\$0.00	06/14/2016	Paid \$9,006.46 Receipt #52A-15-00007669
Redeemed certificate #19439	Face \$8,571.63 Rate 0.25%		06/14/2016	Certificate redeemed
			05/26/2016	Certificate issued
			04/15/2016	Advertisement file created
2014 Annual Bill		\$0.00	03/07/2015	Paid \$11,797.94 Receipt #WWW-14-00093385
2013 Annual Bill		\$0.00	12/10/2013	Paid \$9,250.05 Receipt #WWW-13-00054047
			Processed Refund: Amount \$724.00 Refunding To MG3 HOLLYWOOD LLC Correction 12/03/2014 Refund Processed 12/12/2014	
2012 Annual Bill		\$0.00	12/05/2012 Effective 11/30/2012	Paid \$9,132.67 Receipt #01A-12-00002678
2011 Annual Bill		\$0.00	02/29/2012	Paid \$15,791.00 Receipt #13B-11-00004095
			Processed Refund: Amount \$6,574.97 Refunding To TRIMONT REAL ESTATE ADVISORS Correction 06/06/2012 Refund Processed 06/11/2012	
2010 Annual Bill		\$0.00	12/10/2010	Paid \$16,771.30 Receipt #03B-10-00001400
			Processed Refund: Amount \$6,055.39 Refunding To TRIMONT REAL ESTATE ADVISORS Correction 06/05/2012 Refund Processed 06/11/2012	
2009 Annual Bill		\$0.00	06/28/2010 Effective 06/25/2010	Paid \$13,698.17 Receipt #03B-09-00015329
2008 Annual Bill		\$0.00	05/26/2009 Effective 05/21/2009	Paid \$17,821.57 Receipt #2008-1011819
2007 Annual Bill		\$0.00	01/30/2008 Effective 01/29/2008	Paid \$17,211.38 Receipt #2007-5005697
2006 Annual Bill		\$0.00	11/29/2006 Effective 11/28/2006	Paid \$15,817.37 Receipt #2006-5002086
2005 Annual Bill		\$0.00	11/29/2006 Effective 11/28/2006	Paid \$18,300.26 Receipt #2006-1600578
Total Balance		\$8,946.83	Pay all: \$8,946.83	





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## 2016 Roll Details — Real Estate Account At 1740 S YOUNG CIR

[Print this page](#)

Real Estate Account #514215-02-1220



Parcel details



Latest bill



Full bill history

**Pay All: \$13,385.39**

2016	2015	2014	2013	...	2004
\$13385.39 due	PAID	PAID	PAID		PAID

**Pay this bill: \$13,385.39**

**Owner:** MG3 HOLLYWOOD LLC  
1915 HARRISON ST 2 FLR  
HOLLYWOOD, FL 33020  
**Situs:** 1740 S YOUNG CIR

**Account number:** 514215-02-1220

**Alternate Key:** 692150

**Millage code:** 0513

**Millage rate:** 21.32400

**Assessed value:** 499,360

**School assessed value:** 522,410

GIS - Property Appraiser

2016 Annual bill



View

**Ad valorem:** \$10,807.56  
**Non-ad valorem:** \$2,851.00  
**Total Discountable:** 13658.56  
**No Discount NAVA:** 0.00  
**Total tax:**

Legal description

HOLLYWOOD 1-21 B LOT 24 W 140 LESS W 15 FOR ST BLK 58

Location

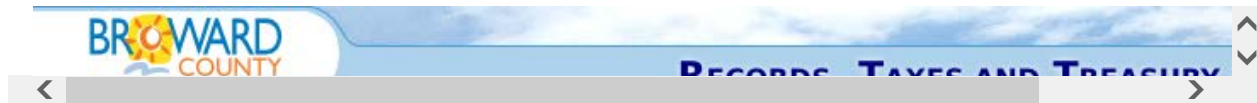
**Book, page, item:** --

**Property class:** 1

**Township:** 51

**Range:** 42

**Section:** 15



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### Bill History — Real Estate Account At 1740 S YOUNG CIR

Real Estate Account #514215-02-1220



Parcel details



Latest bill

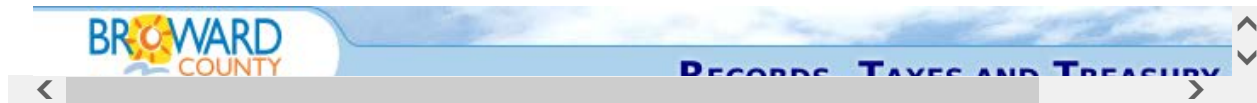


Full bill history

Print this page

Amounts as of 01/12/2017

Bill		Balance	Pay all: \$13,385.39	
2016 Annual Bill		\$13,385.39	Pay this bill: \$13,385.39	
2015 Annual Bill		\$0.00	06/14/2016	Paid \$13,461.08 Receipt #52A-15-00007669
Redeemed certificate #19440	Face \$12,814.12 Rate 0.25%		06/14/2016	Certificate redeemed
			05/26/2016	Certificate issued
			04/15/2016	Advertisement file created
2014 Annual Bill		\$0.00	12/19/2014	Paid \$13,166.14 Receipt #WWW-14-00065876
2013 Annual Bill		\$0.00	12/10/2013	Paid \$13,668.49 Receipt #WWW-13-00054047
			Processed Refund: Amount \$687.09 Refunding To MG3 HOLLYWOOD LLC Correction 12/03/2014 Refund Processed 12/12/2014	
2012 Annual Bill		\$0.00	12/05/2012 Effective 11/30/2012	Paid \$13,494.77 Receipt #01A-12-00002678
2011 Annual Bill		\$0.00	02/29/2012	Paid \$30,382.92 Receipt #13B-11-00004095
			Processed Refund: Amount \$16,763.96 Refunding To TRIMONT REAL ESTATE ADVISORS Correction 06/06/2012 Refund Processed 06/11/2012	
2010 Annual Bill		\$0.00	12/10/2010	Paid \$30,665.71 Receipt #03B-10-00001400
			Processed Refund: Amount \$14,496.33 Refunding To TRIMONT REAL ESTATE ADVISORS Correction 06/05/2012 Refund Processed 06/11/2012	
2009 Annual Bill		\$0.00	06/28/2010 Effective 06/25/2010	Paid \$25,776.30 Receipt #03B-09-00015329
2008 Annual Bill		\$0.00	05/26/2009 Effective 05/21/2009	Paid \$30,944.99 Receipt #2008-1011819
2007 Annual Bill		\$0.00	01/30/2008 Effective 01/29/2008	Paid \$37,753.48 Receipt #2007-5005697
2006 Annual Bill		\$0.00	05/25/2007 Effective 05/24/2007	Paid \$38,594.72 Receipt #2006-1604775
2005 Annual Bill		\$0.00	05/25/2007 Effective 05/24/2007	Paid \$39,232.22 Receipt #2006-1604775
Total Balance		\$13,385.39	Pay all: \$13,385.39	



**ATTENTION TAXPAYERS:** Please be advised of the NON-REFUNDABLE processing fees for all online credit or debit card transactions. **Credit and Debit card transactions will be charged 2.55% of the full payment amount (\$1.95 minimum fee).** You will be shown and asked to approve the amount of any convenience fee before completing your payment and check-out process. **There is NO FEE for making payment by the eCheck payment option.**

Broward County 2016 tax bills will be mailed October 31st, 2016 to the current mailing address on record with the Broward County Property Appraiser's Office ([www.bcpa.net](http://www.bcpa.net)). 2016 tax bills will become available on this website November 1st, 2016. For taxpayers whose bills are paid by Escrow tax accounts, you will receive Courtesy bills mailed in mid-November.

## 2016 Roll Details — Real Estate Account At 1727 VAN BUREN ST

[Print this page](#)

Real Estate Account #514215-02-1150



Parcel details



Latest bill



Full bill history

**Pay All: \$2,272.81**

2016	2015	2014	2013	...	2004
\$2272.81 due	PAID	PAID	PAID		PAID

**Pay this bill: \$2,272.81**

**Owner:** MG3 HOLLYWOOD LLC  
1915 HARRISON ST 2 FLR  
HOLLYWOOD, FL 33020  
**Situs:** 1727 VAN BUREN ST

**Account number:** 514215-02-1150

**Alternate Key:** 692145

**Millage code:** 0513

**Millage rate:** 21.32400

**Assessed value:** 108,760

**School assessed value:** 108,760

### 2016 Annual bill

**Ad valorem:** \$2,319.19  
**Non-ad valorem:** \$0.00  
**Total Discountable:** 2319.19  
**No Discount NAVA:** 0.00  
**Total tax:**

### Location

**Book, page, item:** --  
**Property class:** 1  
**Township:** 51  
**Range:** 42  
**Section:** 15  
**Use code:** 28



View

### GIS - Property Appraiser

Legal description

HOLLYWOOD 1-21 B LOT 9 BLK 58



**ATTENTION TAXPAYERS:** Please be advised of the NON-REFUNDABLE processing fees for all online credit or debit card transactions. **Credit and Debit card transactions will be charged 2.55% of the full payment amount (\$1.95 minimum fee).** You will be shown and asked to approve the amount of any convenience fee before completing your payment and check-out process. **There is NO FEE for making payment by the eCheck payment option.**

Broward County 2016 tax bills will be mailed October 31st, 2016 to the current mailing address on record with the Broward County Property Appraiser's Office ([www.bcpa.net](http://www.bcpa.net)). 2016 tax bills will become available on this website November 1st, 2016. For taxpayers whose bills are paid by Escrow tax accounts, you will receive Courtesy bills mailed in mid-November.

### Bill History — Real Estate Account At 1727 VAN BUREN ST

Real Estate Account #514215-02-1150



Parcel details



Latest bill



Full bill history

Print this page

Amounts as of 01/12/2017

Bill		Balance	Pay all: \$2,272.81	
2016 Annual Bill		\$2,272.81	Pay this bill: \$2,272.81	
2015 Annual Bill		\$0.00	Print (PDF)	
Redeemed certificate #19436	Face \$2,557.90 Rate 0%		Print (PDF) 06/14/2016 Paid \$2,564.15 Receipt #52A-15-00007669 06/14/2016 Certificate redeemed 05/26/2016 Certificate issued 04/15/2016 Advertisement file created	
2014 Annual Bill		\$0.00	Print (PDF)	
2013 Annual Bill		\$0.00	Print (PDF)	
2012 Annual Bill		\$0.00	Print (PDF)	
2011 Annual Bill		\$0.00	Print (PDF)	
2010 Annual Bill		\$0.00	Print (PDF)	
2009 Annual Bill		\$0.00	Print (PDF)	
2008 Annual Bill		\$0.00	Print (PDF)	
2007 Annual Bill		\$0.00	Print (PDF)	
2006 Annual Bill		\$0.00	Print (PDF)	
2005 Annual Bill		\$0.00	Print (PDF)	
2004 Annual Bill		\$0.00	Print (PDF)	
Total Balance		\$2,272.81	Pay all: \$2,272.81	





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A0.00	COVER SHEET
	ALTA SURVEY
A0.01	ZONING DATA AND PROJECT ANALYSIS
A0.02	SITE PLAN
A0.03	SITE PLAN (AERIAL)
A0.04	SITE DETAILS
A1.01	PHASE 1 EAST TOWER LEVEL 1
A1.02	PHASE 1 EAST TOWER LEVEL 2
A1.03	PHASE 1 EAST TOWER LEVEL 3
A1.04	PHASE 1 EAST TOWER LEVEL 4
A1.05	PHASE 1 EAST TOWER LEVEL 5
A1.06	PHASE 1 EAST TOWER LEVEL 6
A1.07	PHASE 1 EAST TOWER LEVEL 7
A1.08	PHASE 1 EAST TOWER LEVEL 8
A1.09	PHASE 1 EAST TOWER LEVEL 9-15
A1.10	PHASE 1 EAST TOWER ROOF
A1.11	PHASE 1 EAST TOWER ELEVATIONS
A2.01	PHASE 2 SOUTH & WEST TOWER LEVEL 1
A2.02	PHASE 2 SOUTH & WEST TOWER LEVEL 2
A2.03	PHASE 2 SOUTH & WEST TOWER LEVEL 3-5
A2.04	PHASE 2 SOUTH & WEST TOWER LEVEL 6
A2.05	PHASE 2 SOUTH & WEST TOWER LEVEL 7
A2.06	PHASE 2 SOUTH & WEST TOWER LEVEL 8-10
A2.07	PHASE 2 SOUTH & WEST TOWER LEVEL 11
A2.08	PHASE 2 SOUTH & WEST TOWER LEVEL 12
A2.09	PHASE 2 SOUTH & WEST TOWER LEVEL 13-14
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A3.05	PHASE 3 NORTH TOWER LEVEL 6-22
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A3.08	PHASE 3 NORTH TOWER ELEVATIONS
A3.09	PHASE 3 NORTH TOWER ELEVATIONS



# PARC PLACE

PHASES 1, 2 & 3

FOR CITY OF HOLLYWOOD TECHNICAL ADVISORY COMMITTEE PRELIMINARY SITE PLAN SUBMITTAL | MEETING DATE: 02.06.2017



4955 SW 75th Avenue  
Miami, Florida 33155  
T. 786.879.8882  
F. 786.350.1515

[www.modisarchitects.com](http://www.modisarchitects.com)



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LEGAL DESCRIPTION:

PARCEL 1:

LOTS 1 THROUGH 8, IN BLOCK 58, OF THE "TOWN OF HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS AND EXCEPT:

THE WEST 15 FEET OF LOT 1, WHICH WAS CONVEYED TO THE CITY OF HOLLYWOOD FOR ROAD PURPOSES BY QUIT-CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 2946, PAGE 550.

FURTHER LESS AND EXCEPT : ROAD RIGHT-OF-WAY FOR U.S. 1.

FURTHER LESS AND EXCEPT: THAT PART OF LOT 1, IN BLOCK 58, OF THE "TOWN OF HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, IN SECTION 15, TOWNSHIP 51 SOUTH, RANGE 42 EAST, WHICH IS INCLUDED IN THE EXTERNAL AREA FORMED BY A 15-FOOT RADIUS ARC WHICH IS TANGENT TO THE SOUTH LINE OF LOT 1 AND TANGENT TO A LINE WHICH IS 15 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID LOT 1. THIS PROPERTY WAS CONVEYED TO THE STATE OF FLORIDA BY DEED RECORDED IN OFFICIAL RECORDS BOOK 5062, PAGE 444.

PARCEL 2:

THE EAST 125.0 FEET OF THE WEST 140.0 FEET OF LOT 24, IN BLOCK 58, OF "HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 3:

LOT 24, LESS THE WEST 140 FEET, IN BLOCK 58, OF "HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 4:

LOT 19, BLOCK 58 OF "THE TOWN OF HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 5:

LOTS 16, 17 AND 18, BLOCK 58 OF "THE TOWN OF HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, AT PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 6:

LOT 9, BLOCK 58 OF "HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 7:

LOTS 10, 11, 12, 13, 14 AND 15 BLOCK 58 OF "TOWN OF HOLLYWOOD", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS AND EXCEPT THEREFROM

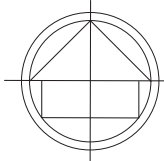
A PORTION OF LOTS 10 THROUGH 15, INCLUSIVE, BLOCK 58 "HOLLYWOOD", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID BLOCK 58; THENCE NORTH 90°00'00" WEST ALONG THE SOUTH LINE OF SAID BLOCK 58, A DISTANCE OF 230.71 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 90°00'00" EAST ALONG A LINE 8.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOTS 10 THROUGH 15, INCLUSIVE, A DISTANCE OF 231.11 FEET; THENCE SOUTH 00°11'19" WEST ALONG THE EAST LINE OF SAID BLOCK 58, A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.

ALTA/NSPS LAND TITLE SURVEY



LOCATION MAP (NTS)



NOTES :

- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- THE CERTIFICATION SHOWN HEREON TO THE EXTENT RELATING TO THE EXISTENCE OF EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD IS BASED UPON COMMITMENT FOR OWNERS POLICY ISSUED BY OLD REPUBLIC TITLE INSURANCE COMPANY. POLICY NO. 0F6-8110847  
DATE OF POLICY : FEBRUARY 8, 2013 AT 11:37 A.M.  
ALSO BASED ON:  
OWNER & ENCUMBRANCE SEARCH REPORT BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY. FILE NUMBER : 17003757  
PERIOD SEARCHED: SEPTEMBER 14, 1921 TO JANUARY 8, 2017 @ 8:00 A.M.
- THIS SURVEY WAS DONE SOLELY TO SHOW BOUNDARY INFORMATION AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
- THE INITIAL LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- UNDERGROUND IMPROVEMENTS ARE NOT SHOWN.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- BENCHMARK DESCRIPTION : CITY OF HOLLYWOOD BENCHMARK @ JEFFERSON STREET AND 16TH AVENUE. ELEVATION = 4.19'(NAVD88)
- BEARINGS SHOWN HEREON ARE ASSUMED. THE SOUTH LINE OF BLOCK 58 BEARS N90°00'00"E.
- PROPERTY IS ZONED : PD-YC-B58 (A PLANNED DEVELOPMENT)
- PARKING COUNT :

REGULAR SPACES =	350
HANDICAP SPACES =	4
TOTAL SPACES =	354

TITLE NOTES

- THE FOLLOWING ITEMS ARE REFERENCED TO SCHEDULE B OF THE OWNERS POLICY ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, POLICY NUMBER : 0F6-8110847; DATE OF POLICY: FEBRUARY 8, 2013 @ 11:37 A.M.
- ITEM # 3 - ALL MATTERS CONTAINED ON THE PLAT OF "HOLLYWOOD", PER PLAT BOOK 1, PAGE 21, B.C.R. (AFFECTS / PLOTTED)
- ITEM # 4 - EASEMENT PER ORB 3639, PG. 646, AS AFFECTED BY SUBORDINATION OF UTILITY INTEREST PER ORB 16262, PG. 848. (AFFECTS / PLOTTED)
- ITEM # 5 - COVENANT RUNNING WITH THE LAND AS CONTAINED IN QUIT CLAIM DEED, PER ORB 28645, PG. 660. (AFFECTS / NOT PLOTTABLE)
- ITEM # 6 - RESOLUTION PER ORB 40658, PG. 1280. (AFFECTS / NOT PLOTTABLE)
- ITEM # 7 - DEVELOPMENT AGREEMENT PER ORB 44077, PG. 762, TOGETHER WITH ORB 46052, PG. 713. (AFFECTS / NOT PLOTTABLE)
- ITEM # 8 - RESOLUTION PER ORB 45074, PG. 1212. (AFFECTS / NOT PLOTTABLE)
- ITEM # 9 - EASEMENT PER ORB 46652, PG. 297. (AFFECTS / PLOTTED)
- ITEM #10 - EASEMENT AGREEMENT PER ORB 37506, PG. 510. (AFFECTS / NOT PLOTTABLE)

ALL OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

OWNER & ENCUMBRANCE DOCUMENTS OF RECORD

- THE FOLLOWING ITEMS ARE DOCUMENTS OF RECORD OF THE OWNER & ENCUMBRANCE SEARCH REPORT ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE NUMBER : 16051724; PERIOD SEARCHED : FROM SEPTEMBER 14, 1921 TO MAY 8, 2016 @ 8:00 A.M.
- SPECIAL WARRANTY DEED FROM YOUNG CIRCLE LLC, A DELAWARE LIMITED LIABILITY COMPANY TO MG3 HOLLYWOOD, LLC, A FLORIDA LIMITED LIABILITY COMPANY RECORDED ON FEBRUARY 8, 2013 IN OFFICIAL RECORDS BOOK 49494, PAGE 461, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS / NOT PLOTTABLE)

SURVEYOR'S CERTIFICATION

MG3 HOLLYWOOD, LLC, A FLORIDA LIMITED LIABILITY COMPANY  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
REISMAN LAW GROUP, P.A.

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 REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A) (NOT PROVIDED BY CLIENT), 6(B) (NOT PROVIDED BY CLIENT), 7(A), 7(B), 7(C), 8, 9, 11 AND 13 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.  
THE FIELD WORK WAS COMPLETED ON MAY 16, 2016.

DATED: 05/20/16 FOR THE FIRM BY:

RICHARD E. COUSINS  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION No. 4188.

COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47TH AVENUE, SUITE 1011  
DAVIE, FLORIDA 33314  
CERTIFICATE OF AUTHORIZATION : LB # 6448  
PHONE (954) 689-7766 FAX (954) 689-7799

CLIENT :

MG3 HOLLYWOOD LLC

PARC PLACE

PORTION OF BLOCK 58  
HOLLYWOOD, FLORIDA

R E V I S I O N S				DATE	FB/PG	DWN	CKD
UPDATE SURVEY				01/30/13	SKETCH	AM	REC
UPDATE SURVEY				11/20/13	SKETCH	JD	REC
UPDATE SURVEY				08/27/14	SKETCH	REC	REC
REVISED ZONING INFORMATION				04/18/16	-----	REC	REC
ADDED TOTAL GROSS AREA				04/21/16	-----	AM	REC
UPDATE SURVEY				05/16/16	-----	AM	REC

R E V I S I O N S				DATE	FB/PG	DWN	CKD
REVISED PER ATTORNEY'S COMMENTS				05/20/16	-----	AM	REC
REVISED PER UPDATED OWNER & ENCUMBRANCE SEARCH REPORT				06/07/16	-----	JD	REC
REVISED PER UPDATED OWNER & ENCUMBRANCE SEARCH REPORT				01/17/17	-----	JD	REC

PROJECT NUMBER : 5418-05

SCALE : 1" = 30'

SHEET  
1  
OF  
3  
SHEETS

## ALTA/NSPS LAND TITLE SURVEY

- LEGEND:**

1	BUILDING ENCROACHES 0.1'	CKD	CHECKED BY
2	BUILDING ENCROACHES 0.2'	CONC	CONCRETE
3	BUILDING ENCROACHES 0.2'	DWN	DRAWN BY
4	BUILDING ENCROACHES 0.2'	FB/PG	FIELD BOOK AND PAGE
5	COVERED ENTRY ENCROACHES 0.3'	SIR	SET 5/8" IRON ROD & CAP #6448
		SNC	SET NAIL AND CAP #6448
		FIR	FOUND IRON ROD
		FIP	FOUND IRON PIPE
		FNC	FOUND NAIL AND CAP
		FND	FOUND NAIL & DISC
		P.B.	PLAT BOOK
		M/D.C.R.	MIAMI/DADE COUNTY RECORDS
		-X-	CHAIN LINK/ WOOD FENCE
		CBS	CONCRETE BLOCK STRUCTURE
		A/C	AIR CONDITIONER
		FPL	FLORIDA POWER & LIGHT
		-E-	OVERHEAD UTILITY LINES
		POC	POINT OF COMMENCEMENT
		POB	POINT OF BEGINNING
		B.C.R.	BROWARD COUNTY RECORDS
		FH	FIRE HYDRANT
		TSP	TRAFFIC SIGNAL POLE
		F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION
		TSB	TRAFFIC SIGNAL BOX
		WV	WATER VALVE
		WM	WATER METER
		ELEV	ELEVATION
		SSMH	SANITARY SEWER MANHOLE
		BMH	BELLSOUTH MANHOLE
		WPP	WOOD POWER POLE
		ALTA	AMERICAN LAND TITLE ASSOCIATION
		NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
		SQ.FT.	SQUARE FEET
		U/K	UNKNOWN
		●	BOLLARD
			BUILDING LINE
		DC	DROPPED CURB

**NOT INCLUDED**

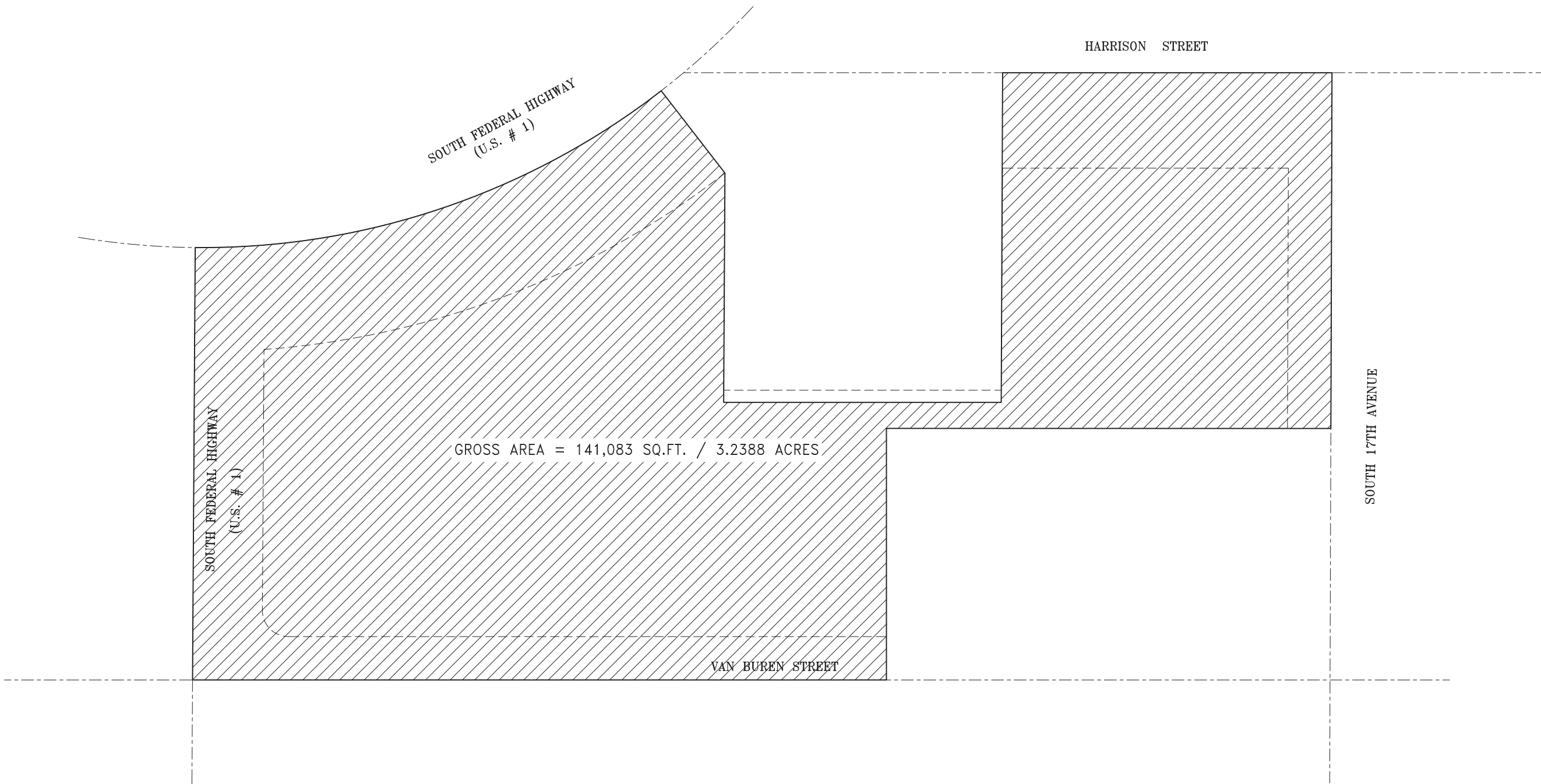
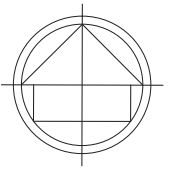
**LESS OUT**

**NOT A PART OF THIS SURVEY**

**NOTE:** STATE PLANE COORDINATES SHOWN ARE BASED ON THE EASTERN BROWARD COUNTY HORIZONTAL GPS CONTROL NETWORK-HAS 81 (NO) POINT 5-44 (NAD) 712.224 E 830 000.203 AND 040 (NAD) 010.775, 830 046.870 WERE USED TO ESTABLISH THE STATE PLANE COORDINATES.

NET AREA						
PARCEL A	AREA =	75,500	SQ.FT.	/	1.7332	ACRES
PARCEL B	AREA =	21,098	SQ.FT.	/	0.4843	ACRES
PARCEL C	AREA =	15,693	SQ.FT.	/	0.3606	ACRES
LESS OUT		=	27,709	SQ.FT.	/	0.6361 ACRES
TOTAL NET AREA		=	84,582	SQ.FT.	/	1.9419 ACRES
TOTAL GROSS AREA		=	141,083	SQ.FT.	/	3.2388 ACRES

SHEET  
2 OF  
3  
SHEETS



REVISIONS				DATE	FB/PG	DWN	CKD
UPDATE SURVEY				01/30/13	SKETCH	AM	REC
UPDATE SURVEY				11/20/13	SKETCH	JD	REC
UPDATE SURVEY				08/27/14	SKETCH	REC	REC
REVISED ZONING INFORMATION				04/18/16	-----	REC	REC
ADDED TOTAL GROSS AREA				04/21/16	-----	AM	REC



Copyright © 2018 | MODIS ARCHITECTS, LLC | All Rights Reserved | M MODIS - Drawings/2018 - Drawing/1017 - Book 34 Hollywood/Design/10 PREP TAC Submittal/001 MODIS Drawings/01 East Tower Building/Book 1/1017-BE-ETAC-01.dwg

Parc Place Towers- Zoning Data									
		Phase 1 (East Tower)		Phase 2 (South & West Towers)		Phase 3 (North Tower)			
		REQUIRED / ALLOWED	PROPOSED / PROVIDED	REQUIRED / ALLOWED	PROPOSED / PROVIDED	REQUIRED / ALLOWED	PROPOSED / PROVIDED		
Legal Description :	Refer to Survey								
Gross Lot Area :	141,083 SQ.FT. (3.2388 ACRES)		21,098 SQ.FT. (1.7332 ACRES)		75,500 SQ.FT. (1.7332 ACRES)		15,693 SQ.FT. (.3606 ACRES)		
Net Lot Area :	84,582 SQ.FT. (1.9419 ACRES)								
Land Use	RAC Zone								
Zoning District:	PD-YC-B58								
Density/Acres			46 Units/Acres		12 Units/Acres		16 Units/Acres		
Lot Coverage	Lot Coverage Principal Building:		17,540 sq.ft. (83.1%)		39,958 sq.ft. (52.9%)		15,057 sq.ft. (95.9%)		
Pervious									
Impervious									
Building Height:	Principal Buildings:		165'-2"		121'-6" (West Tower) 150'-6" (South Tower)		271'-8"		
Principal Building Size, Setbacks & Spacing:	Building Length		148'-8"		348'-2"		221'-8 1/2"		
	Front Setback	25'-0"	10'-0"	25'-0"	5'-3"	25'-0"	5'-0"		
		Harrison St		Van Buren St.		North (South Federal Highway)			
	Rear Setback	25'-0"	0'-0"	25'-0"	0'-0"	25'-0"	0'-0"		
		South (Alley)		North (Alley)		South (Alley)			
	Side Setback (WEST)	25'-0"	0'-0"	25'-0"	5'-6"	25'-0"	36'-10"		
		West		South Federal Highway		West South Federal Highway			
	Side Setback (EAST)	25'-0"	12'-11"	25'-0"	0'-0"	25'-0"	0'-0"		
		17th Avenue		East		East (Alley)			
Building & Unit Tabulations:	REFER TO TABLE								

PHASE 1 PARC PLACE EAST TOWER  
SCHEME 9 • January 3 2017 • PROJECT ANALYSIS

LEVEL	NET LEASEABLE AREA	UNIT COUNT	TYPE		CIRCULATION/ CORES /MEP	GARAGE AREA	CAR COUNT	BALCONIES/ TERRACES	SUBTOTALS BY LEVEL
			1BR	2BR					
100	7,600	0	0	0	6,680	1,600	13	0	15,880
200	0	0	0	0	900	16,640	35	0	17,540
300	0	0	0	0	685	16,855	36	0	17,540
400	0	0	0	0	685	16,855	36	0	1,750
500	10,620	11	10	1	2,520	0	0	5,310	13,140
600	11,720	12	10	2	1,420	0	0	1,140	13,140
700	8,800	10	8	2	2,920	0	0	1,140	13,140
800	4,720	6	6	1	3,190	0	0	5,736	7,910
900	5,820	8	7	1	1,485	0	0	745	7,305
1000	5,820	8	7	1	1,485	0	0	745	7,305
1100	5,820	8	7	1	1,485	0	0	745	7,305
1200	5,820	8	7	1	1,485	0	0	745	7,305
1300	5,820	8	7	1	1,485	0	0	745	7,305
1400	5,820	8	7	1	1,485	0	0	745	7,305
1500	5,820	8	7	1	1,485	0	0	745	7,305
1600	0	0	0	0	740	0	0	1,650	740
TOTALS	84,200	95	83	13	30,135	51,950	120	20,191	151,915

PHASE 2 PARC PLACE SOUTH + WEST TOWERS  
SCHEME 9 • January 3 2017 • PROJECT ANALYSIS

LEVEL	NET LEASEABLE AREA	UNIT COUNT	TYPE			CIRCULATION/ CORES /MEP	GARAGE AREA	CAR COUNT	BALCONIES/ TERRACES	SUBTOTALS BY LEVEL
			STUDIO	1BR	2BR					
100	5,813	0	0	0	0	10,794	15,654	26	0	32,261
200	0	0	0	0	0	2,060	31,420	77	0	33,480
300	0	0	0	0	0	2,269	37,689	94	0	39,958
400	0	0	0	0	0	2,269	37,689	94	0	39,958
500	0	0	0	0	0	2,269	37,689	94	0	39,958
600	0	0	0	0	0	2,269	37,689	81	0	39,958
700	4,742	8	3	5	0	10,735	0	0	24,270	39,747
800	10,110	15	5	8	2	3,898	0	0	794	14,802
900	10,110	15	5	8	2	3,898	0	0	794	14,802
1000	10,110	15	5	8	2	3,898	0	0	794	14,802
1100	7,795	10	2	6	2	3,932	0	0	2,844	14,571
1200	5,368	7	2	3	2	2,301	0	0	564	8,233
1300	5,368	7	2	3	2	2,068	0	0	564	8,000
1400	5,368	7	2	3	2	2,068	0	0	564	8,000
TOTALS	64,784	84	26	44	14	54,728	197,830	466	31,188	348,530

PHASE 3 PARC PLACE NORTH TOWER  
SCHEME 9 • January 3 2017 • PROJECT ANALYSIS

LEVEL	NET LEASEABLE AREA	UNIT COUNT	TYPE		CIRCULATION/ CORES /MEP	BALCONIES/ TERRACES	SUBTOTALS BY LEVEL
			1BR	2BR			
100	7,020	0	0	0	8,037	0	15,057
200	6,666	8	2	6	8,149	673	15,488
300	6,666	8	2	6	8,149	673	15,488
400	6,749	8	2	6	3,190	6,550	16,489
500	6,749	8	2	6	3,190	821	10,760
600	9,035	11	5	6	2,961	1,295	13,291
700	9,035	11	5	6	2,961	1,295	13,291
800	9,035	11	5	6	2,961	1,295	13,291
900	9,035	11	5	6	2,961	1,295	13,291
1000	9,035	11	5	6	2,961	1,295	13,291
1100	9,035	11	5	6	2,961	1,295	13,291
1200	9,035	11	5	6	2,961	1,295	13,291
1300	9,035	11	5	6	2,961	1,295	13,291
1400	9,035	11	5	6	2,961	1,295	13,291
1500	9,035	11	5	6	2,961	1,295	13,291
1600	9,035	11	5	6	2,961	1,295	13,291
1700	9,035	11	5	6	2,961	1,295	13,291
1800	9,035	11	5	6	2,961	1,295	13,291
1900	9,035	11	5	6	2,961	1,295	13,291
2000	9,035	11	5	6	2,961	1,295	13,291
2100	9,035	11	5	6	2,961	1,295	13,291
2200	9,035	11	5	6	2,961	1,295	13,291
2300	8,404	11	7	4	3,014	1,873	13,291
2400	8,404	11	7	4	3,014	1,295	12,713
2500	8,404	11	7	4	3,014	1,295	12,713
TOTALS	212,657	252	114	138	90,094	35,195	337,946

PARC PLACE TOTAL PROJECT DEVELOPMENT (ALL 4 TOWERS)  
SCHEME 9 • January 3 2017 • PROJECT ANALYSIS

	NET LEASEABLE AREA	UNIT COUNT	TYPE			CIRCULATION/ CORES /MEP	GARAGE AREA	CAR COUNT	BALCONIES/ TERRACES	SUBTOTALS BY LEVEL
			STUDIO	1BR	2BR					
TOTALS	361,641	431	26	241	165	174,957	249,780	586	86,574	838,391



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seal :

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FLORIDA REGISTERED ARCHITECT # AR 93259

revisions :

drawing data :

ZONING DATA AND  
PROJECT ANALYSIS

project number :

15197

drawing scale :

As Shown

drawing date :

02/06/2017

phase :

Preliminary TAC

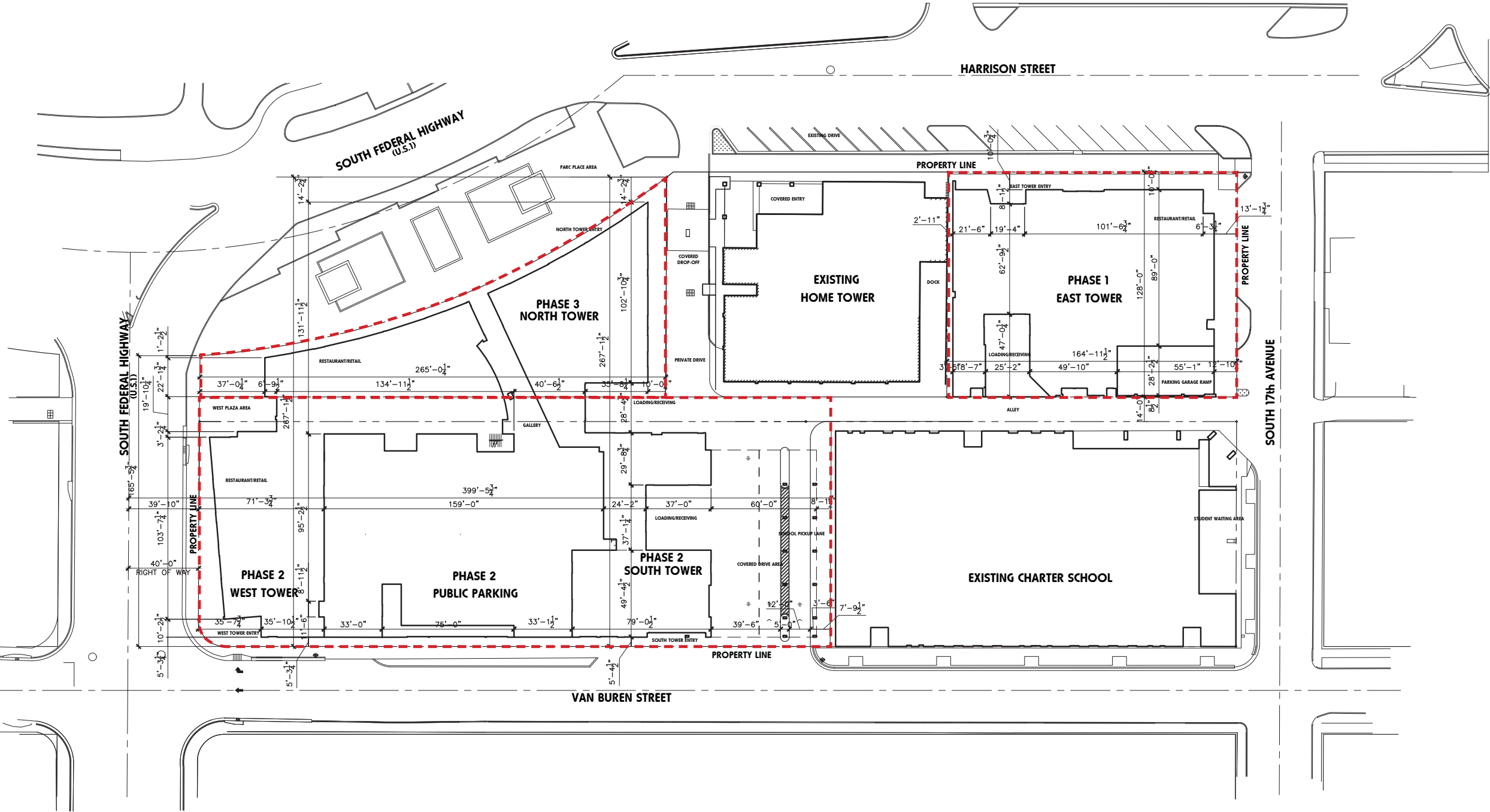
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00 Site Plan

SCALE: 1"=30'-0"



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drawing data :

SITE PLAN

project number :

#15197

drawing scale :

As Shown

drawing date :

02/06/2017

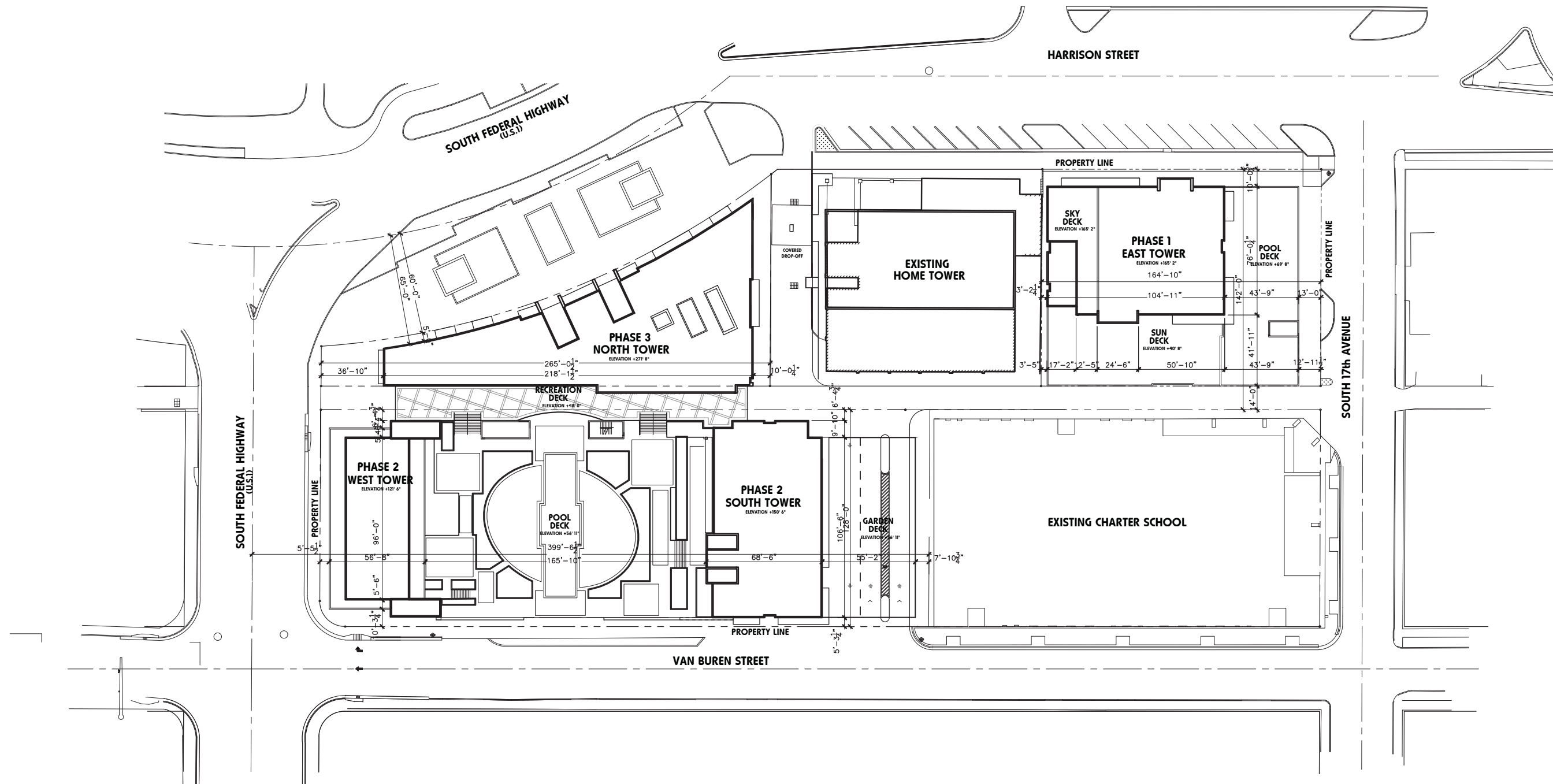
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## TOWERS SITE PLAN

project number :

#15197

drawing scale :

As Shown

drawing date :

02/06/2017

**phase :**

Preliminary TAC

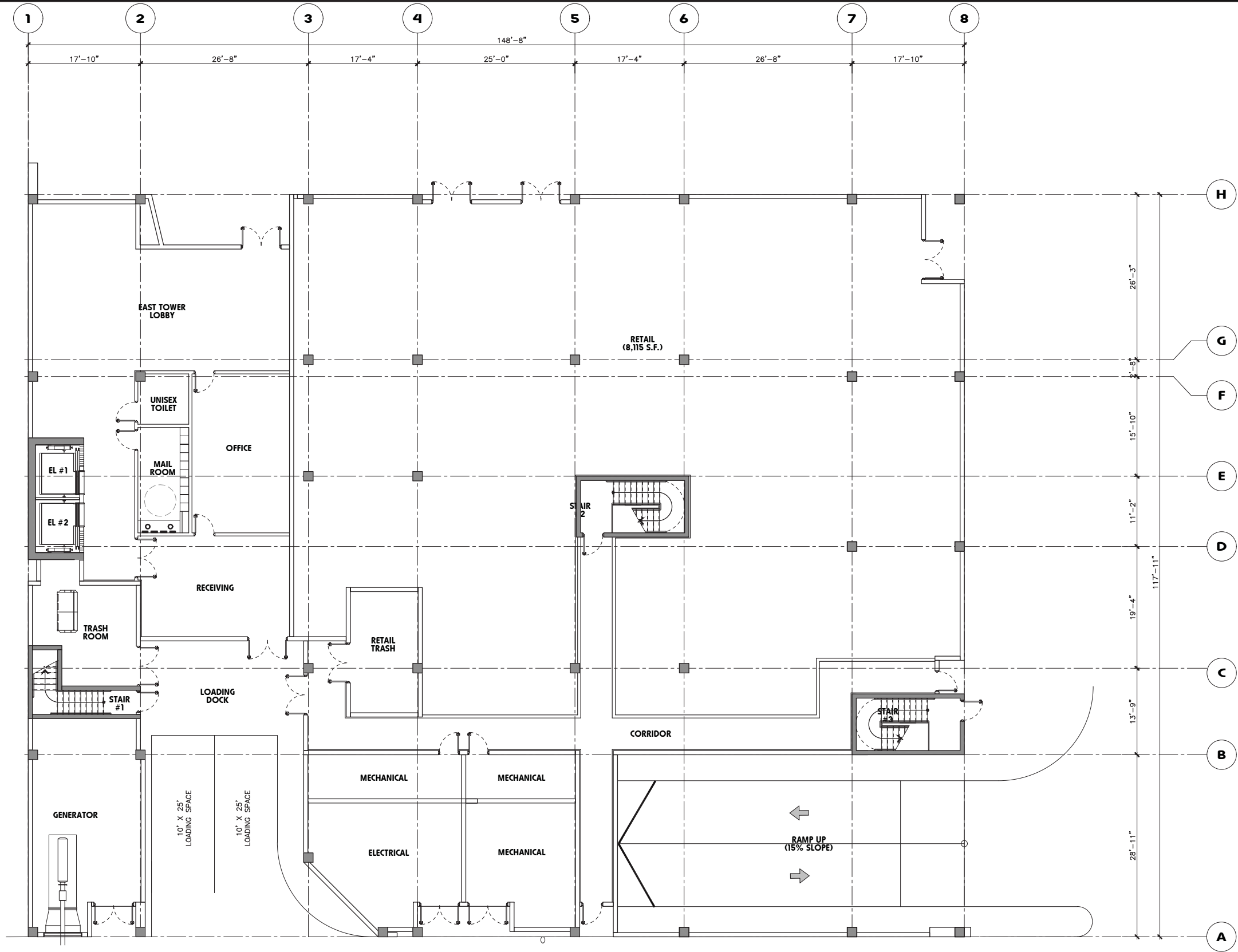
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**00 Level 1 Floor Plan**  
SCALE: 1/8" = 1'-0"

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**Phase 1**  
**East Tower**  
1750 Harrison Street  
City of Hollywood, Florida

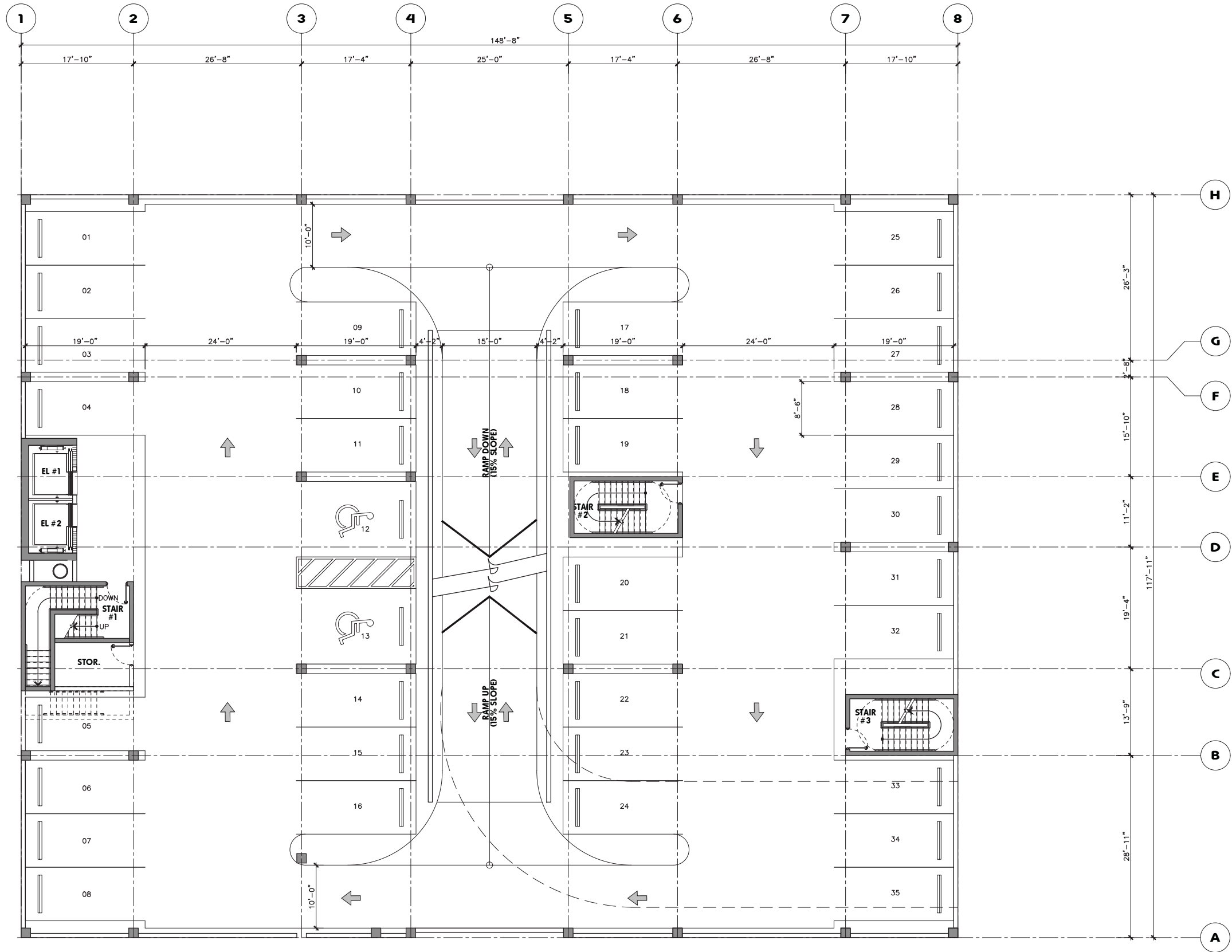
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FLORIDA REGISTERED ARCHITECT #AR 93259

**revisions :**

NO.	DESCRIPTION	DATE

**drawing data :**  
**PHASE 1**  
**EAST TOWER**  
**LEVEL 1**

**project number :** 15197  
**drawing scale :** As Shown  
**drawing date :** 02/06/2017  
**phase :** Preliminary TAC  
**sheet number :** **A1.01**



**00 Level 2 Floor Plan**  
SCALE 1/8"=1'-0"

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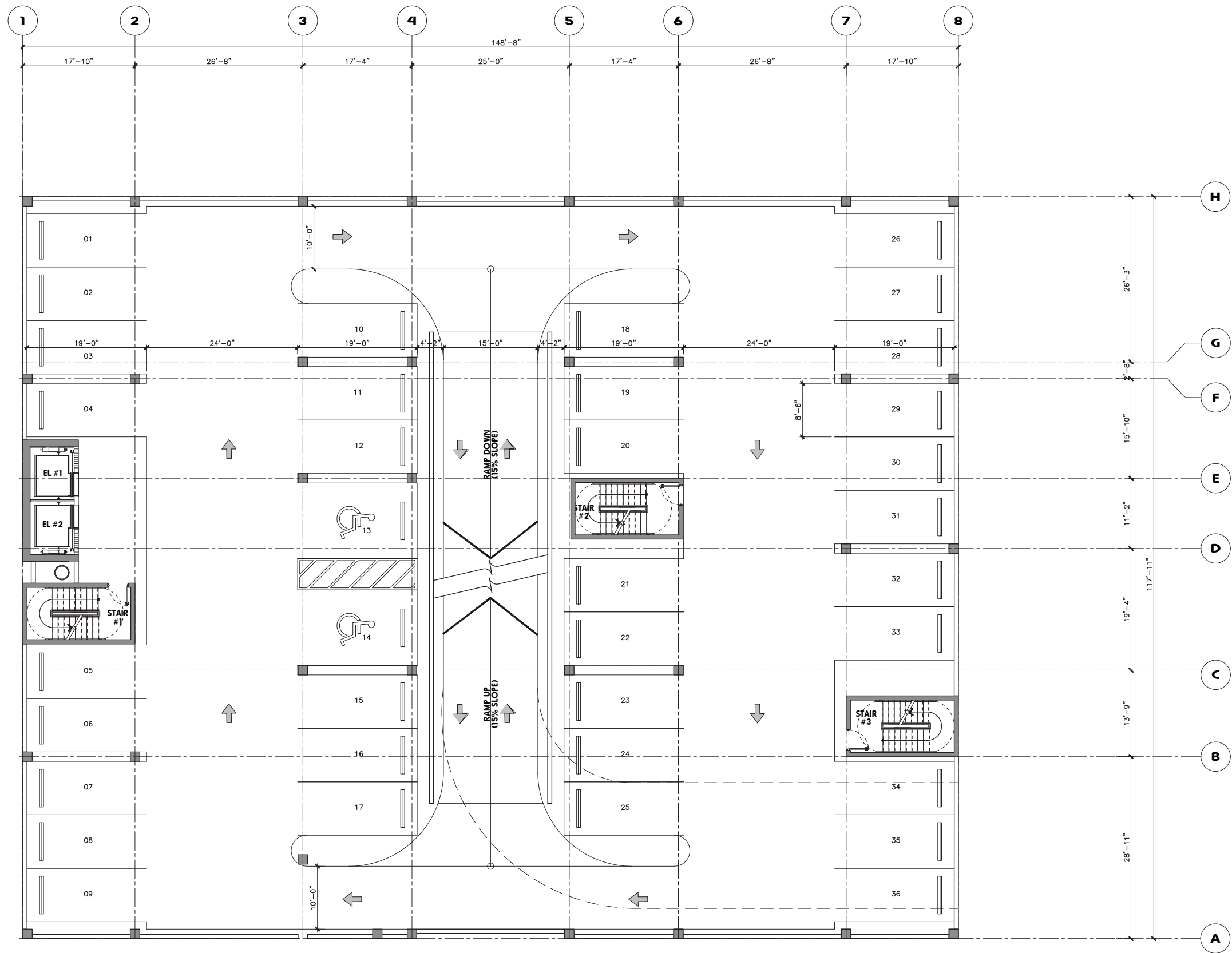
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**PHASE 1**  
**EAST TOWER**  
**LEVEL 2**

project number : 15197  
drawing scale : As Shown  
drawing date : 02/06/2017  
phase : Preliminary TAC  
sheet number : **A1.02**

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**00 Level 3 Floor Plan**  
SCALE: 1/8" = 1'-0"

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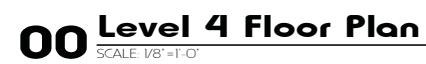
project info :  
**Parc Place**  
Phase 1  
East Tower  
1750 Harrison Street  
City of Hollywood, Florida

seal :  
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FLORIDA REGISTERED ARCHITECT #AR 93259

revisions :  
1  
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drawing data :  
**PHASE 1**  
**EAST TOWER**  
**LEVEL 3**  
project number : 15197  
drawing scale : As Shown  
drawing date : 02/06/2017  
phase : Preliminary TAC  
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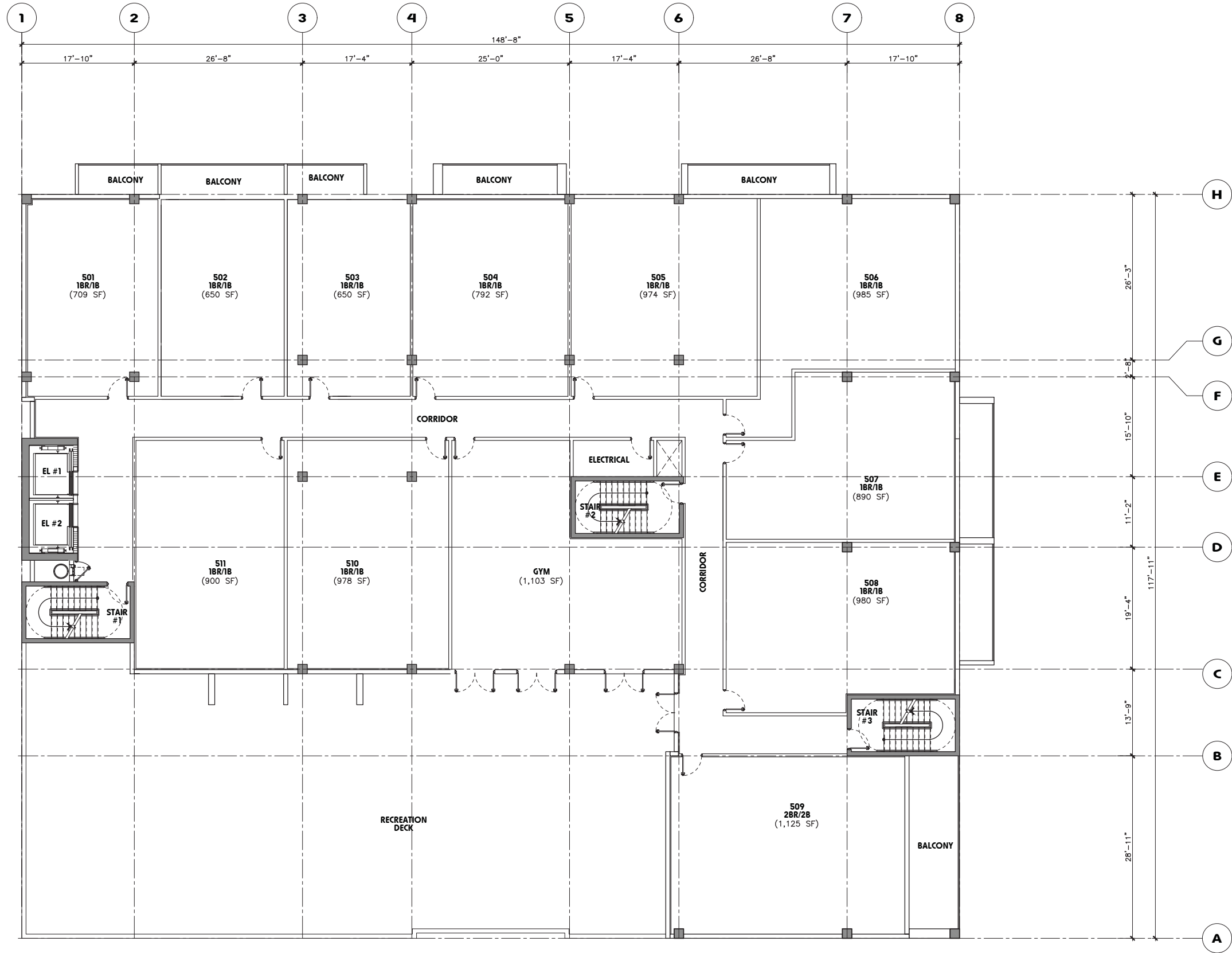


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00 Level 5 Floor Plan  
SCALE: 1/8" = 1'-0"

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seal :  
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FLORIDA REGISTERED ARCHITECT # AR 93259

revisions :


drawing data :  
**PHASE 1**  
**EAST TOWER**  
**LEVEL 5**

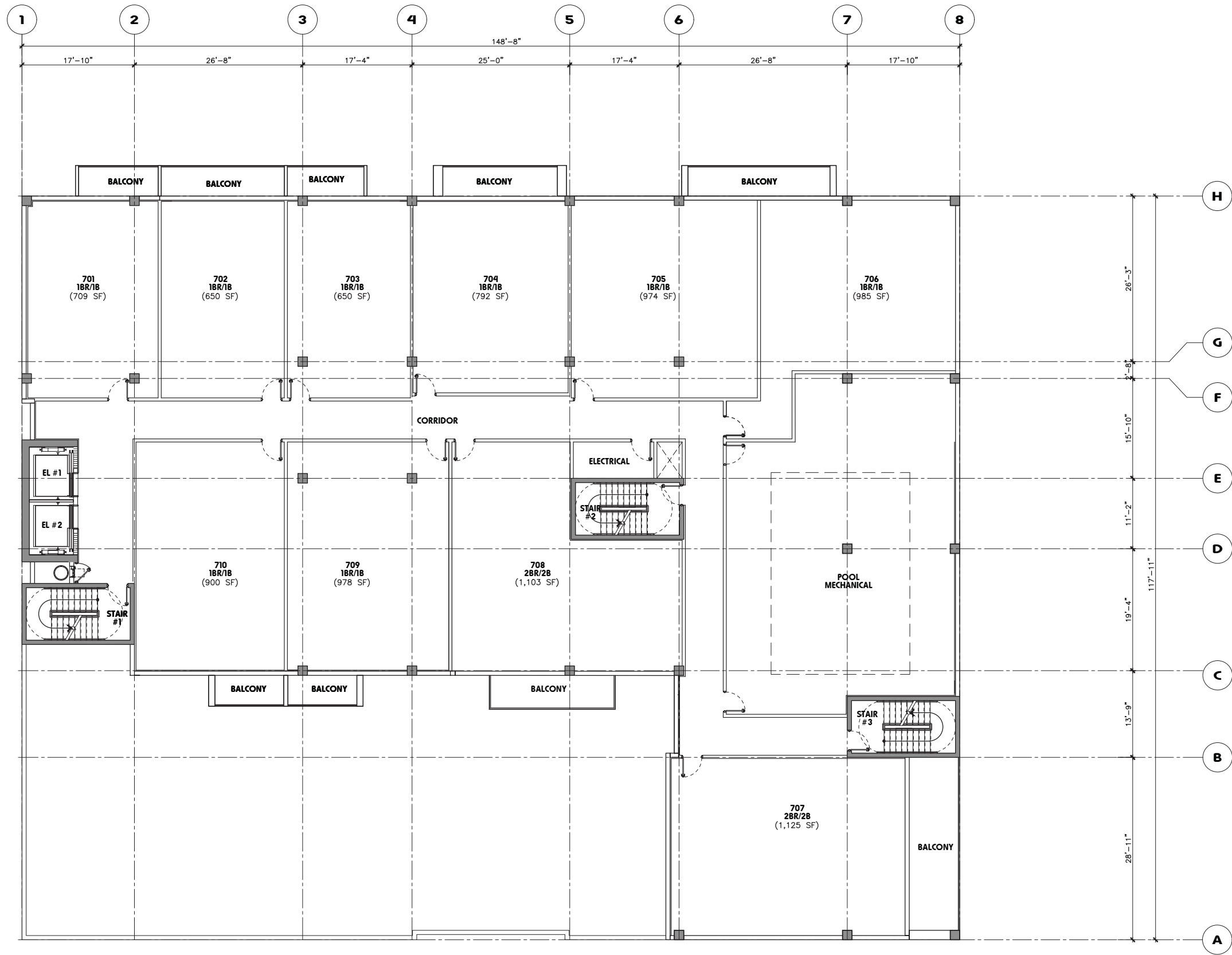
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phase : Preliminary TAC  
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00 Level 7 Floor Plan  
SCALE: 1/8"=1'-0"

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seal :  
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revisions :

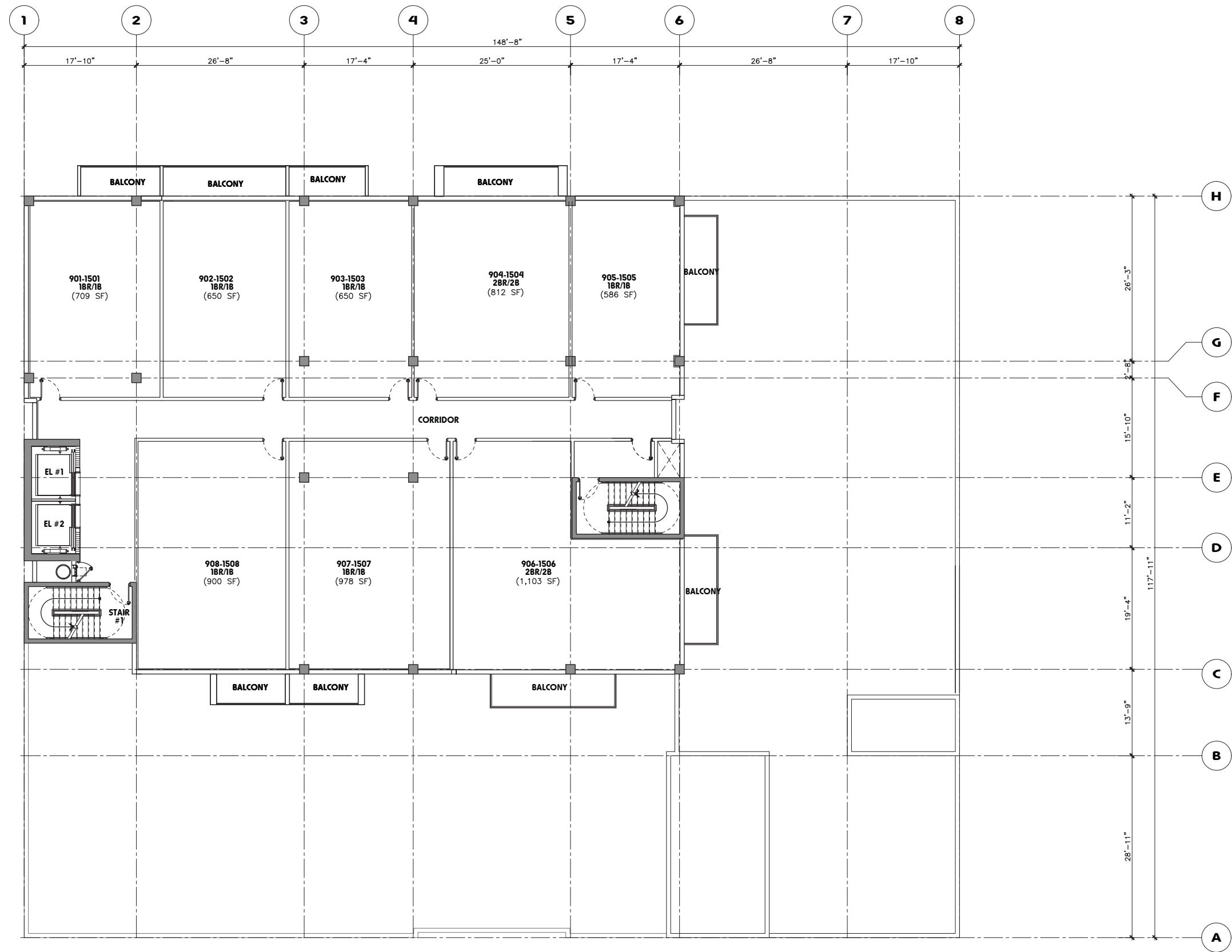
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**EAST TOWER**  
**LEVEL 7**

project number : 15197  
drawing scale : As Shown  
drawing date : 02/06/2017  
phase : Preliminary TAC  
sheet number : **A1.07**

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## A1.08



## 00 Level 9-15 Floor Plan

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**project info :**

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**Phase 1**  
**East Tower**  
1750 Harrison Street  
City of Hollywood, Florida

seal :

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revisions :

**drawing data :**

**PHASE 1  
EAST TOWER  
LEVEL 9-15**

**project number :**

15197

drawing scale :

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drawing date :

02/06/2017

phase :

Preliminary TAC

sheet number :

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**Phase 1**  
**East Tower**  
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FLORIDA REGISTERED ARCHITECT # AR 93259

drawing data :

**PHASE 1  
EAST TOWER  
ROOF LEVEL**

15197

As Shown

02/06/2017

Preliminary TAC

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01 Phase 1: North Elevation



02 Phase 1: East Elevation



03 Phase 1: South Elevation



04 Phase 1: West Elevation

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seal :

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revisions :

drawing data :

**PHASE 1**  
**EAST TOWER**  
**ELEVATIONS**

project number :

15197

drawing scale :

As Shown

drawing date :

02/06/2017

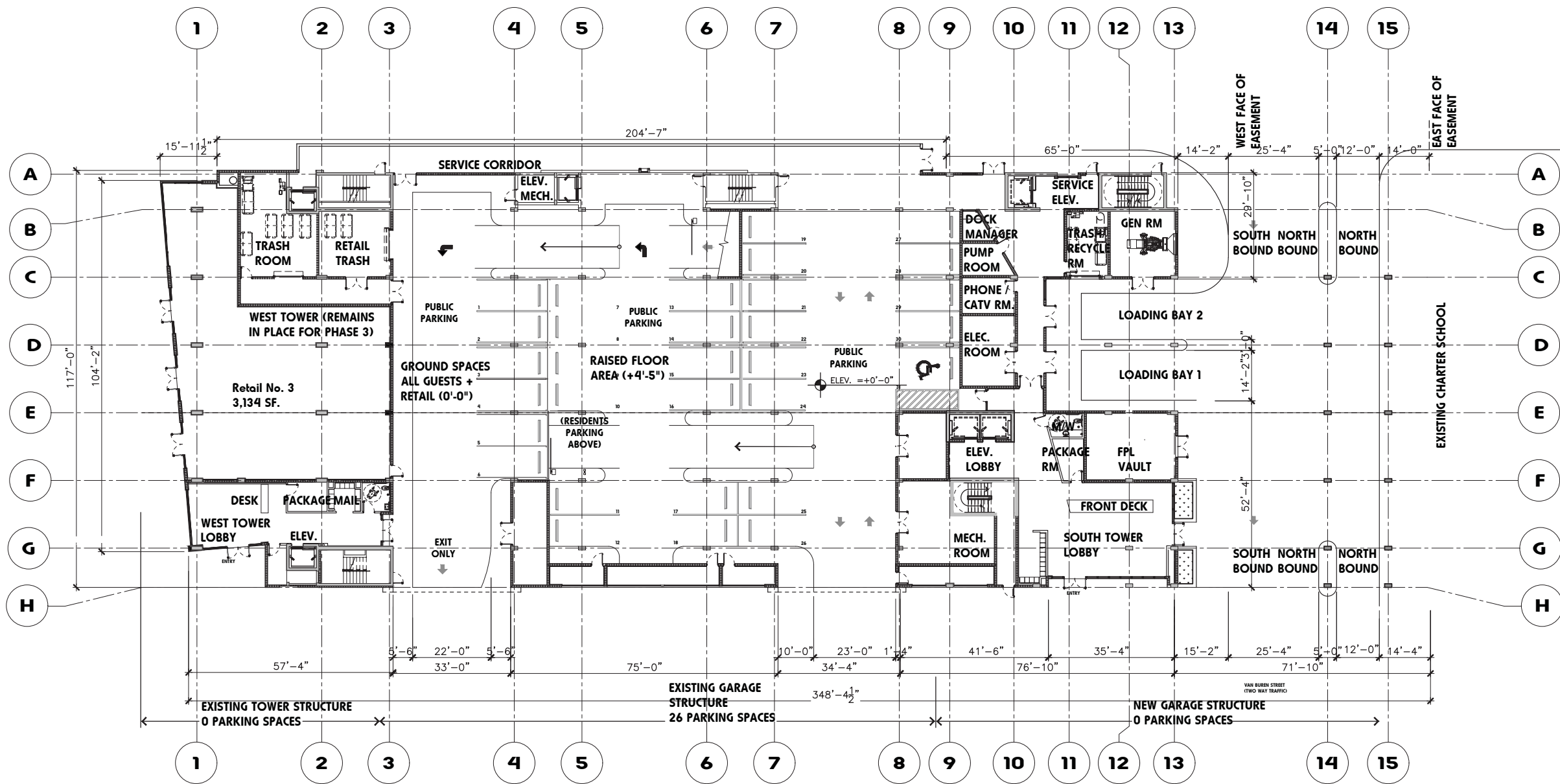
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**00 Level 1 Floor Plan**  
SCALE: 1/16" = 1'-0"



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project info :

**PARK PLACE**  
Phase 2  
South & West Towers  
Hollywood, Florida

seal :

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FLORIDA REGISTERED ARCHITECT # AR 93259

revisions :

drawing data :

**PHASE 2**  
**SOUTH & WEST**  
**TOWER**  
**LEVEL 1**

project number :

#15197

drawing scale :

As Shown

drawing date :

02/06/2017

phase :

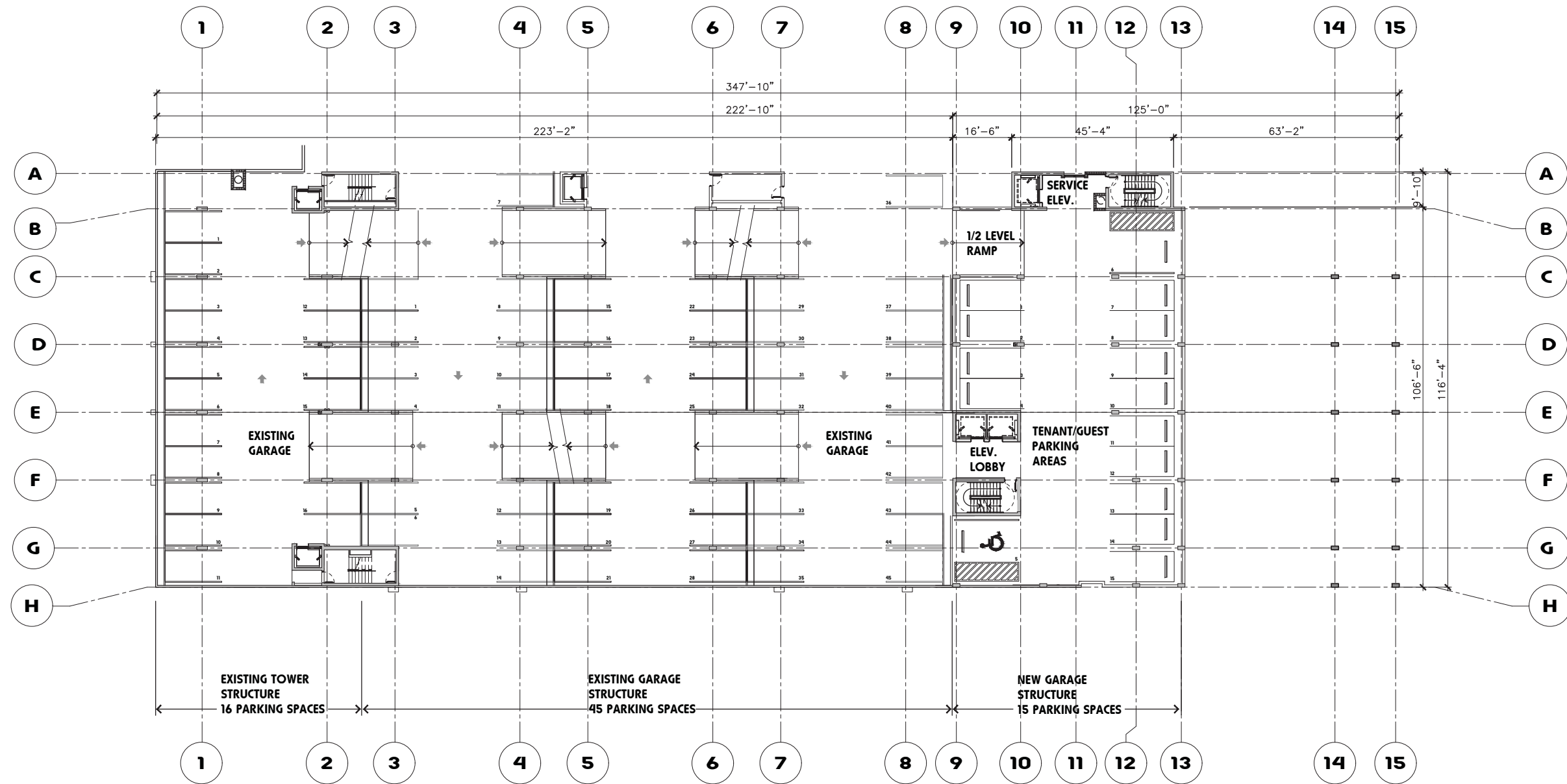
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**00 Level 2 Floor Plan**  
SCALE: 1/16" = 1'-0"

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**project info :**

**PARK PLACE**  
Phase 2  
South & West Towers  
Hollywood, Florida

**seal :**

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**revisions :**

NO.	DESCRIPTION	DATE

**drawing data :**

**PHASE 2  
SOUTH & WEST  
TOWER  
LEVEL 2**

**project number :** #15197

**drawing scale :** As Shown

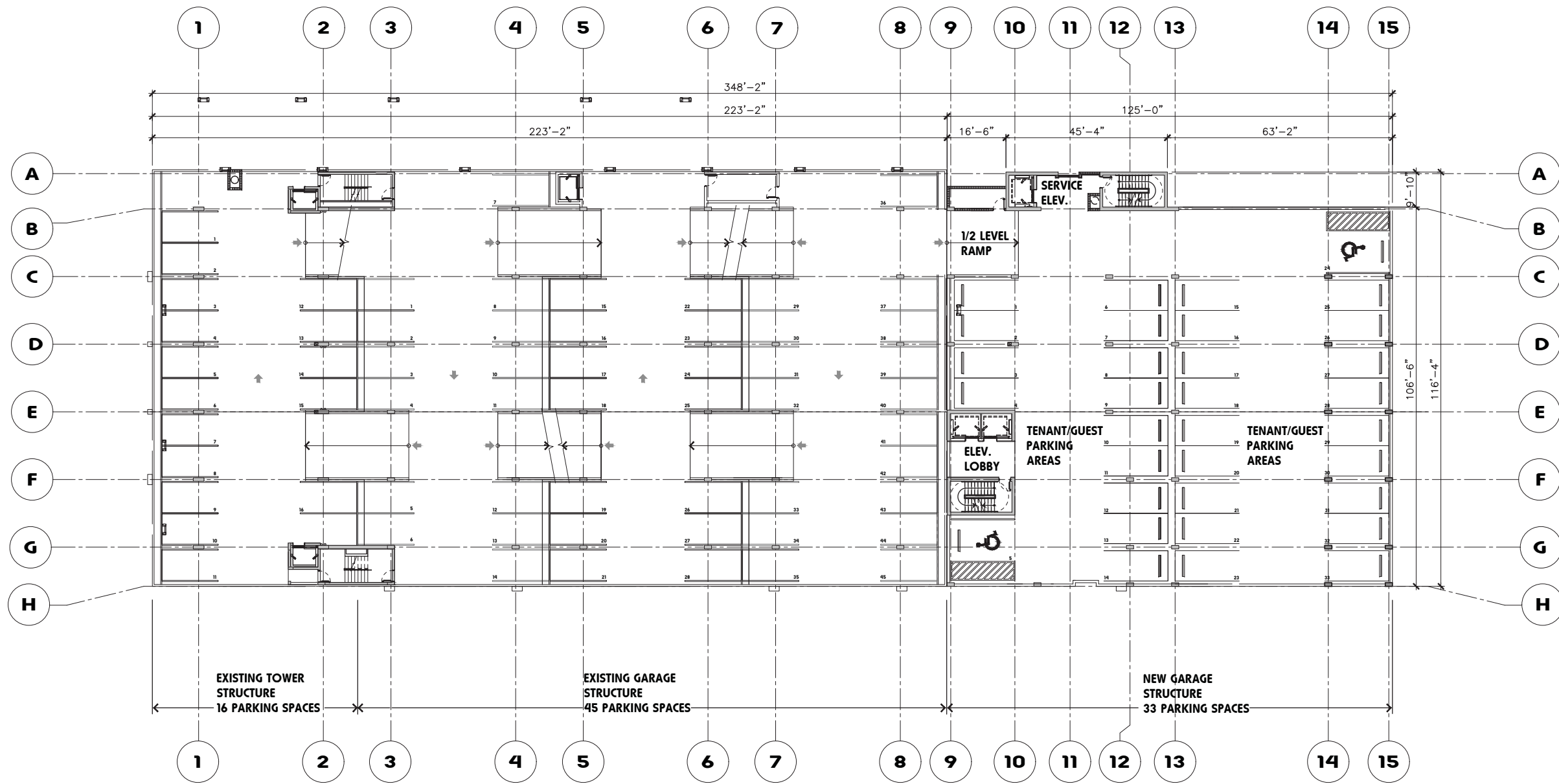
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**phase :** Preliminary TAC

**sheet number :** **A2.02**

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## 00 Level 3-5 Floor Plan

SCALE: 1/16" = 1'-0"

Phase II - (Scheme 6)  
3 thru 5 Level Plans  
(94 Parking Spaces / Levels)



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### PARK PLACE

Phase 2  
South & West Towers  
Hollywood, Florida

seal :

ROBERT K. MORISSETTE, AIA, NCARB, LEED AP BD+C, CDP  
FLORIDA REGISTERED ARCHITECT # AR 93259

revisions :

drawing data :

PHASE 2  
SOUTH & WEST  
TOWER  
LEVEL 3-5

project number :

#15197

drawing scale :

As Shown

drawing date :

02/06/2017

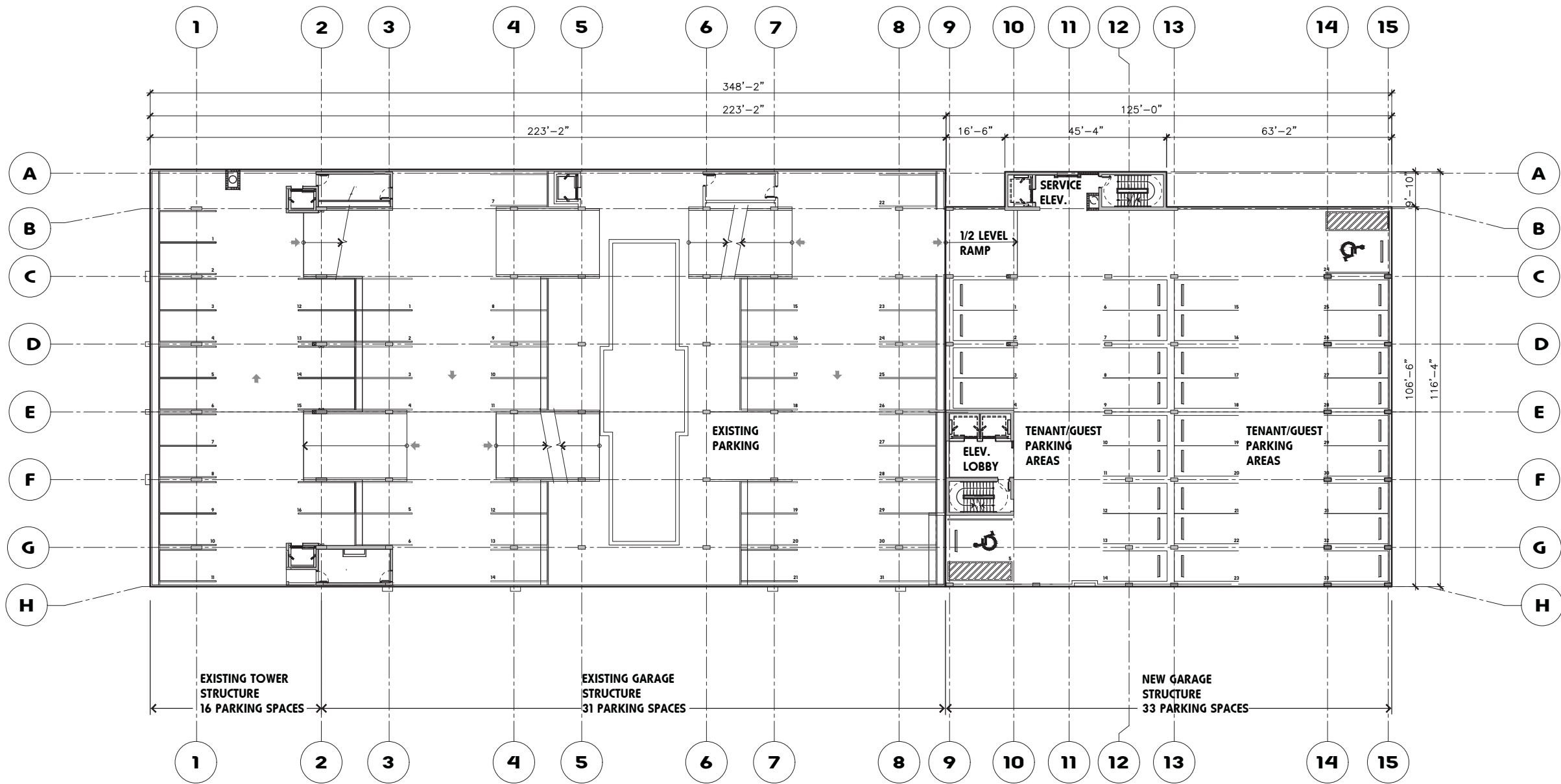
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**00 Level 6 Floor Plan**  
SCALE: 1/16" = 1'-0"

Phase II - (Scheme 6)  
6 Level Plans  
(80 Parking Spaces)

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revisions :

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SOUTH & WEST  
TOWER  
LEVEL 6**

project number :

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drawing scale :

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drawing date :

02/06/2017

phase :

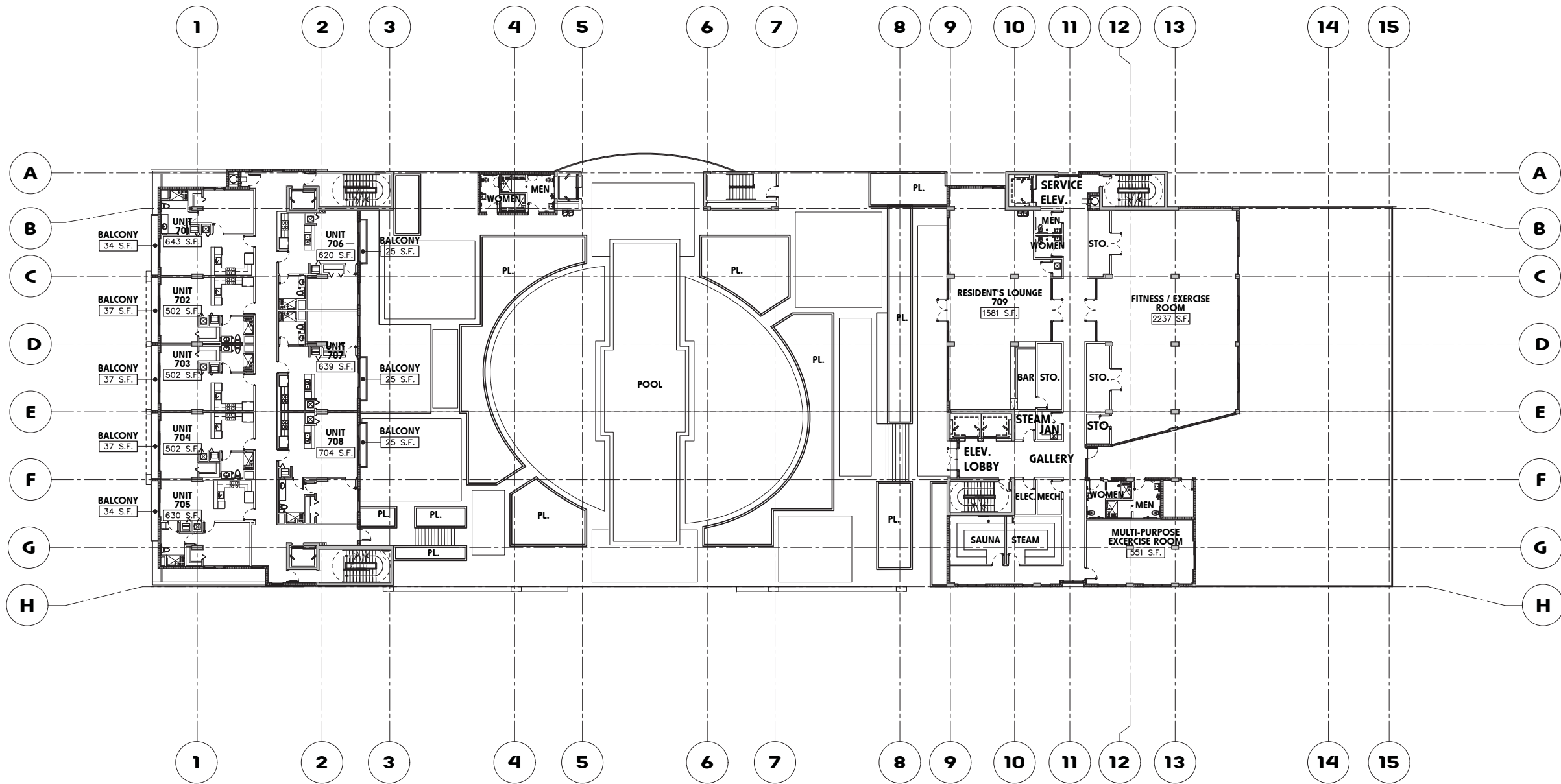
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**00 Level 7 Floor Plan**  
SCALE: 1/16" = 1'-0"

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Hollywood, Florida

seal :

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FLORIDA REGISTERED ARCHITECT # AR 93259

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drawing data :

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SOUTH & WEST  
TOWER  
LEVEL 7**

project number :

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drawing scale :

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drawing date :

02/06/2017

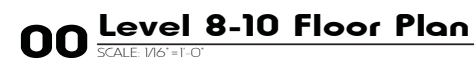
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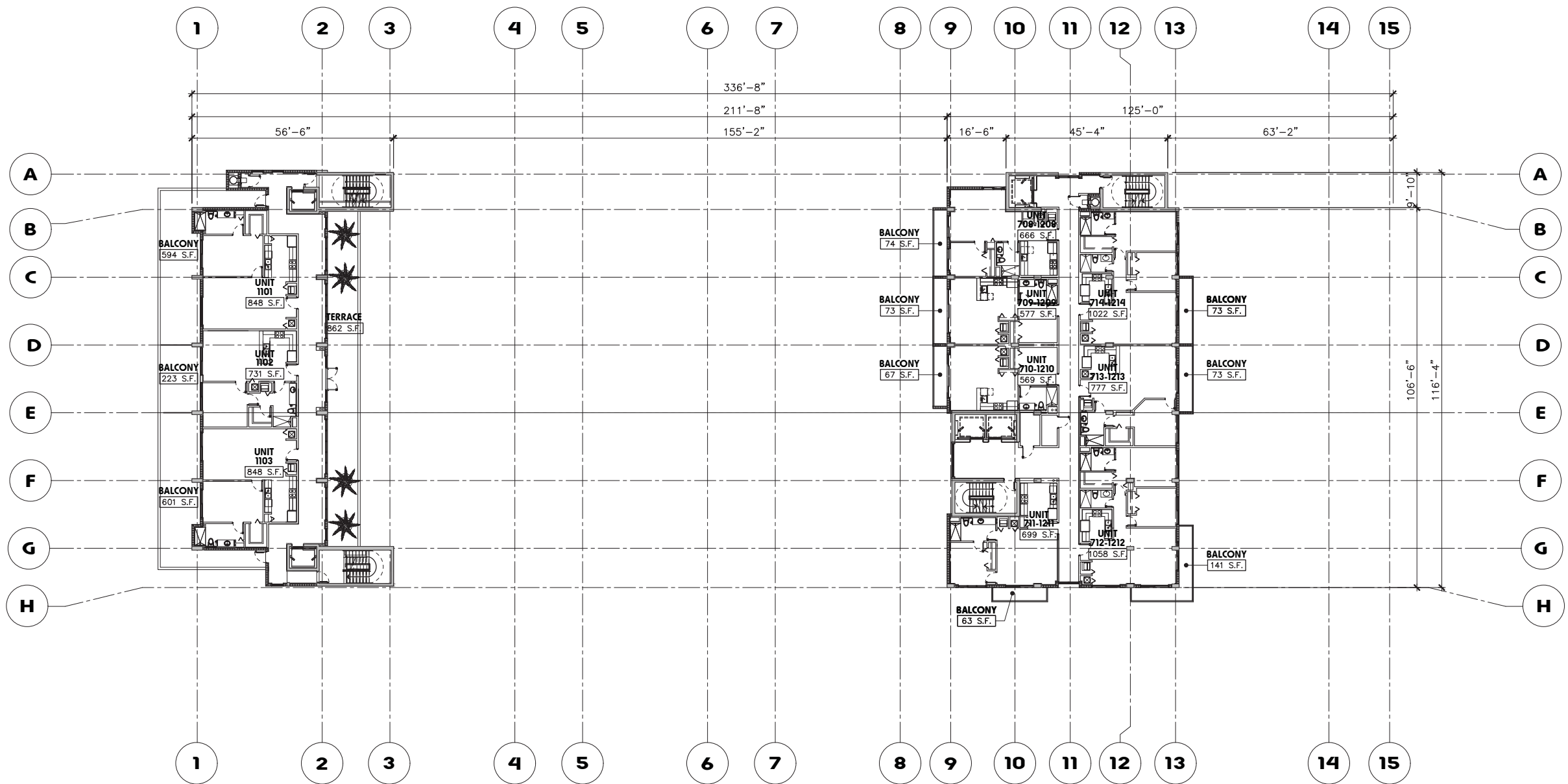
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**00 Level 11 Floor Plan**  
SCALE: 1/16" = 1'-0"

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seal :

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**PHASE 2**  
**SOUTH & WEST**  
**TOWER**  
**LEVEL 11**

project number :

#15197

drawing scale :

As Shown

drawing date :

02/06/2017

phase :

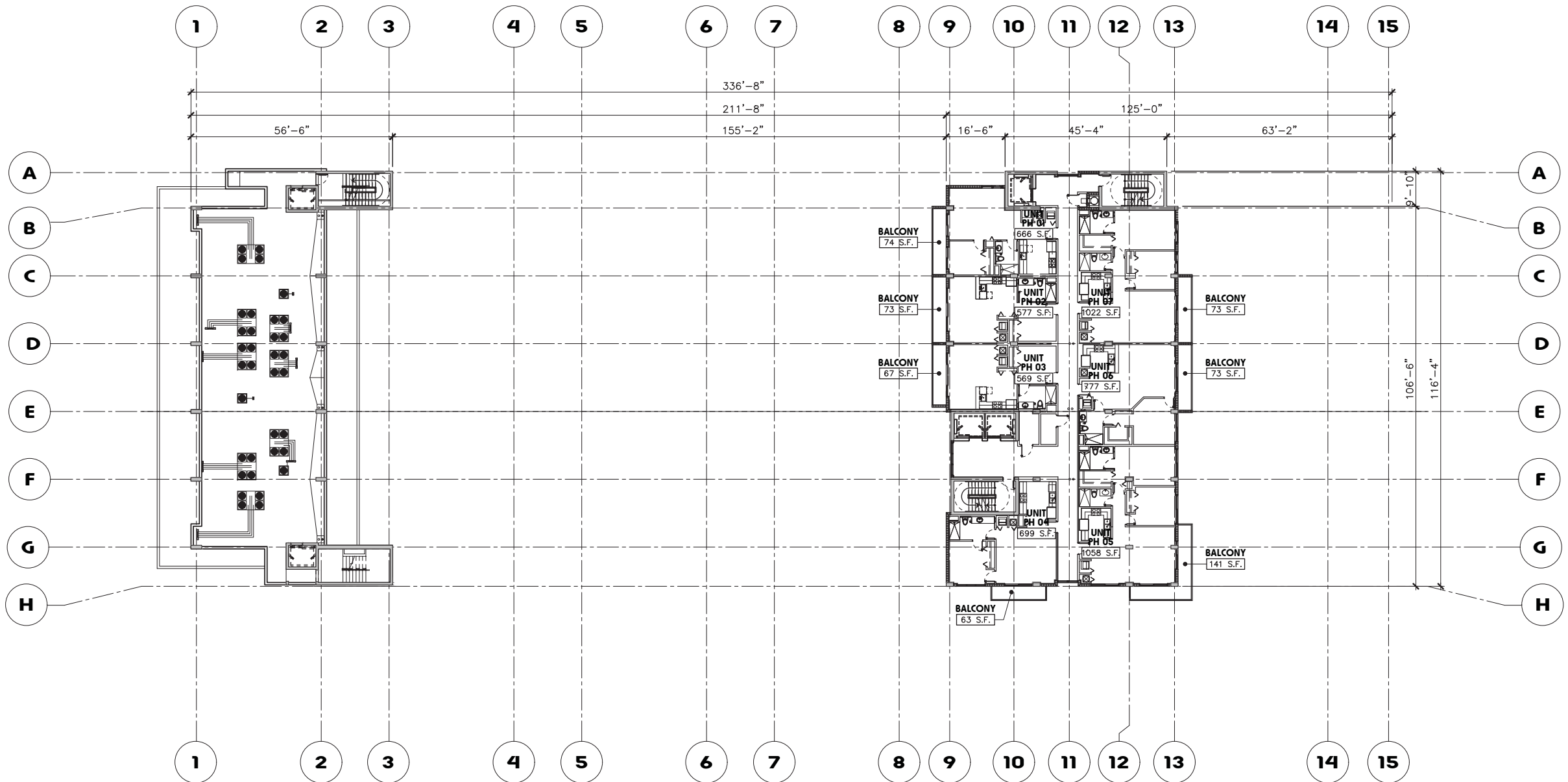
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**00 Level 12 Floor Plan**  
SCALE: 1/4"=1'-0"

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revisions :


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PHASE 2  
SOUTH & WEST  
TOWER  
LEVEL 12

project number :

#15197

drawing scale :

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drawing date :

02/06/2017

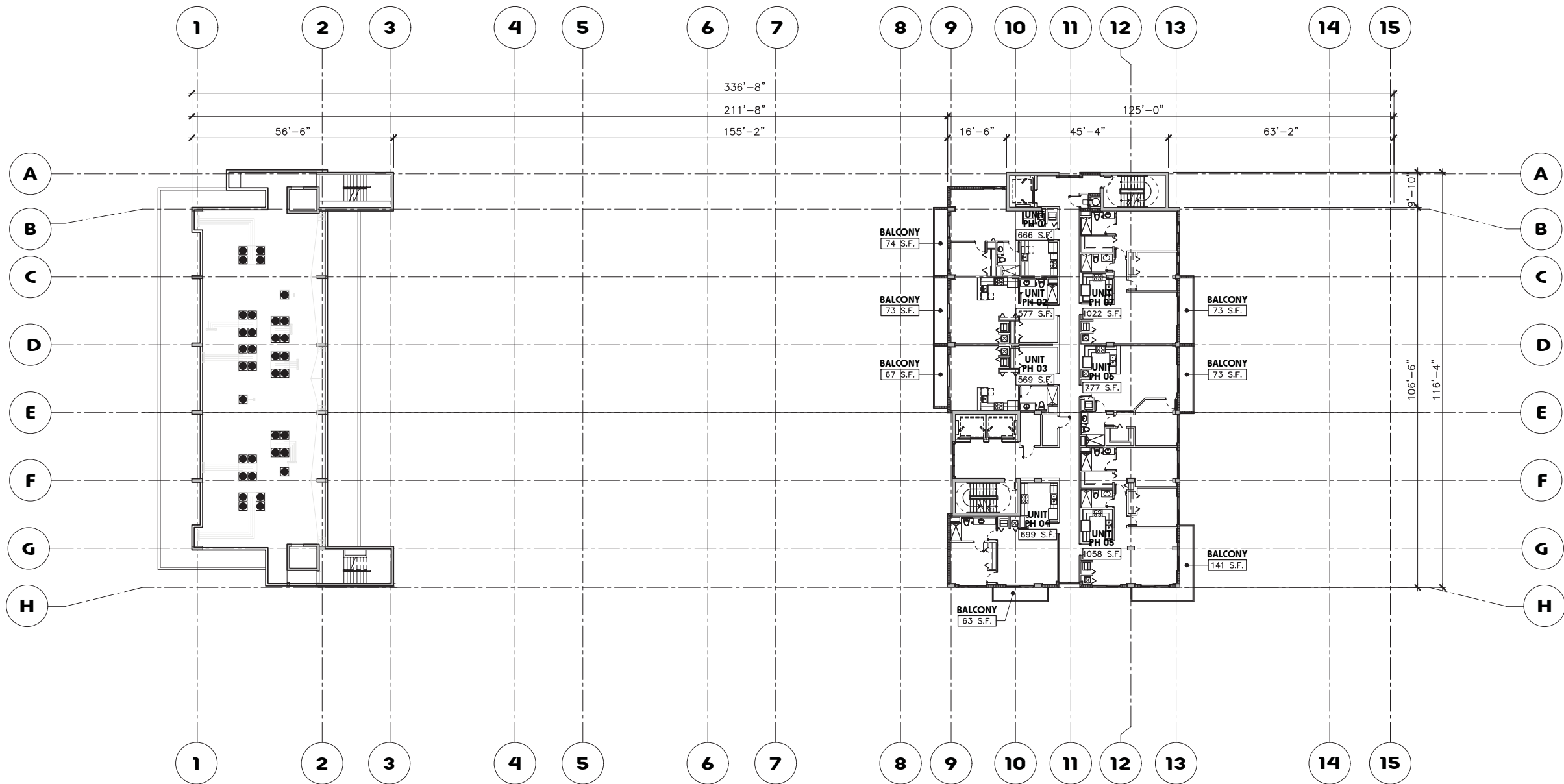
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## 00 Level 13-14 Floor Plan

SCALE: 1/16" = 1'-0"

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PHASE 2  
SOUTH & WEST  
TOWER  
LEVEL 13-14

project number :

#15197

drawing scale :

As Shown

drawing date :

02/06/2017

phase :

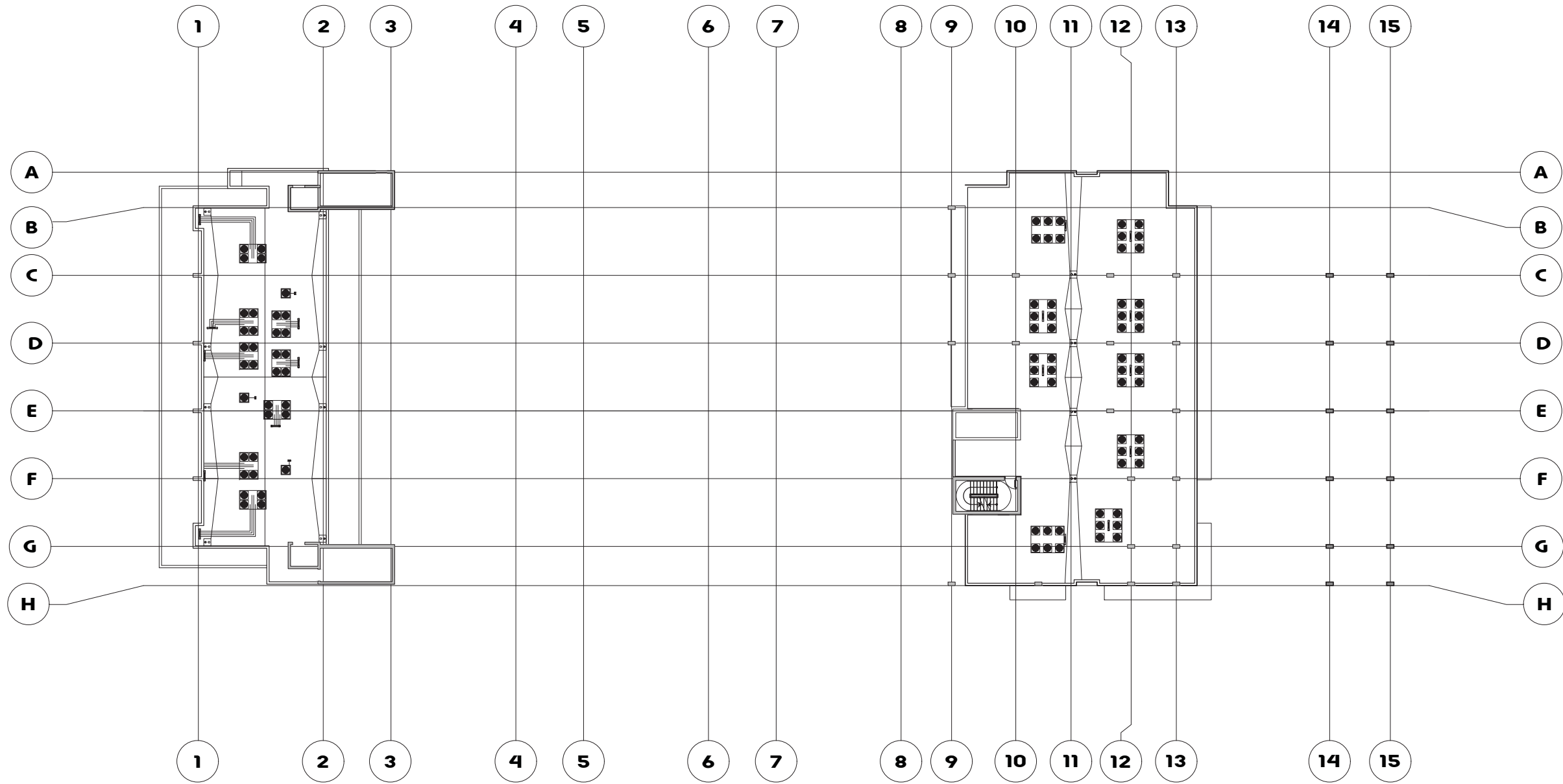
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**00 Roof Level Floor Plan**  
SCALE: 1/16" = 1'-0"

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FLORIDA REGISTERED ARCHITECT #AR 93259

revisions :

drawing data :

**PHASE 2**  
**SOUTH & WEST**  
**TOWER**  
**ROOF LEVEL**

project number :

#15197

drawing scale :

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phase :

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sheet number :

**A2.10**



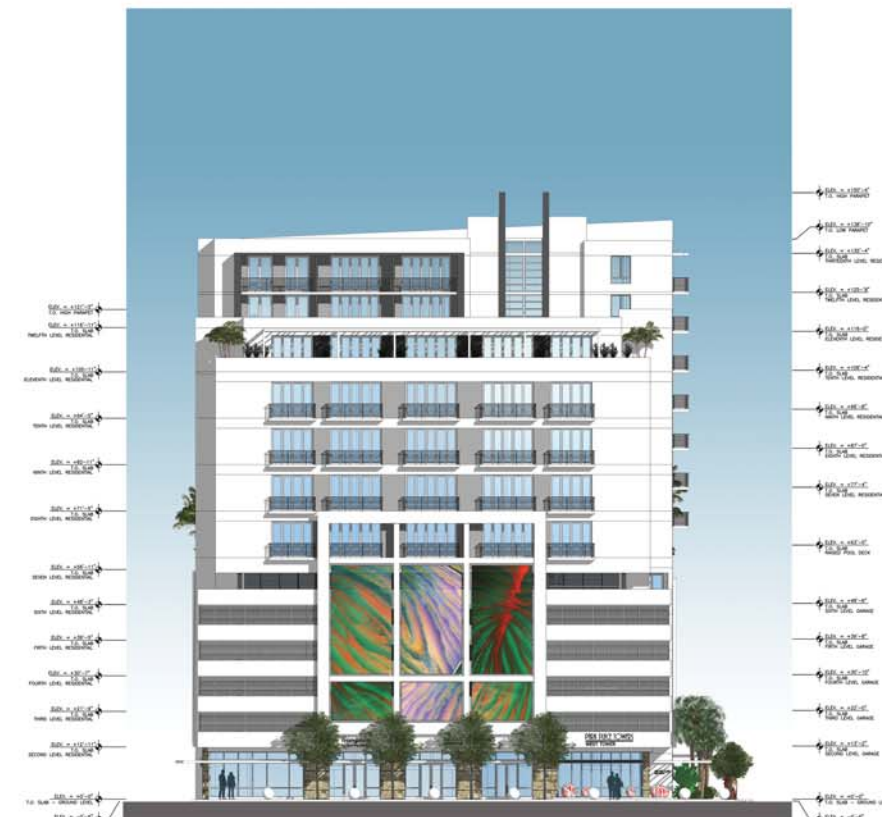
01 Phase 2: North Elevation



02 Phase 2: East Elevation



03 Phase 2: South Elevation



04 Phase 2: West Elevation

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SOUTH & WEST  
TOWER  
ELEVATIONS**

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drawing scale :

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drawing date :

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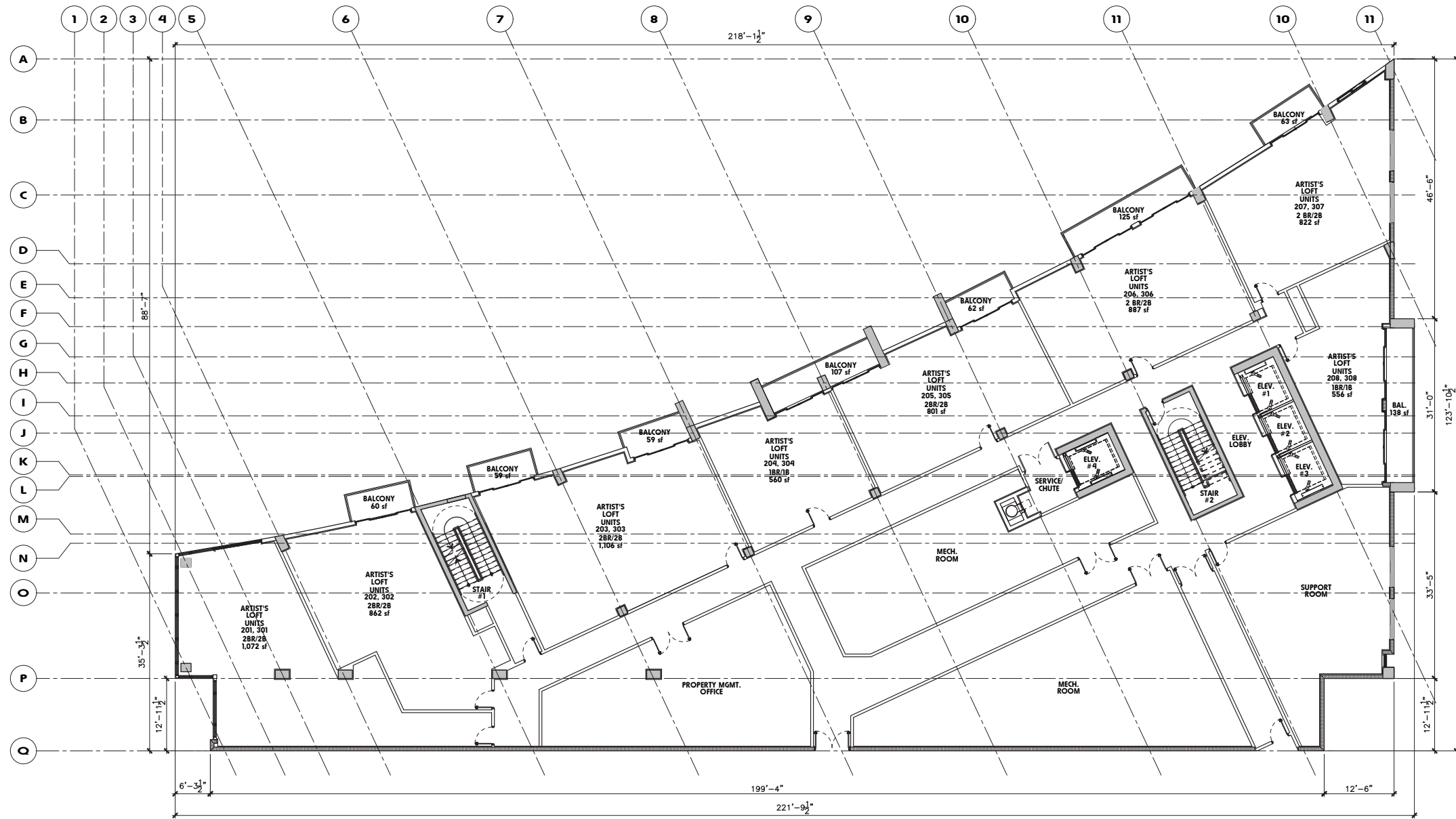
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**00 Level 2-3 Floor Plan**  
SCALE: 3/32"=1'-0"



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**Phase 3**  
**North Tower**  
City of Hollywood, Florida

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FLORIDA REGISTERED ARCHITECT # AR 93259

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**PHASE 3**  
**NORTH TOWER**  
**LEVEL 2-3**

project number :

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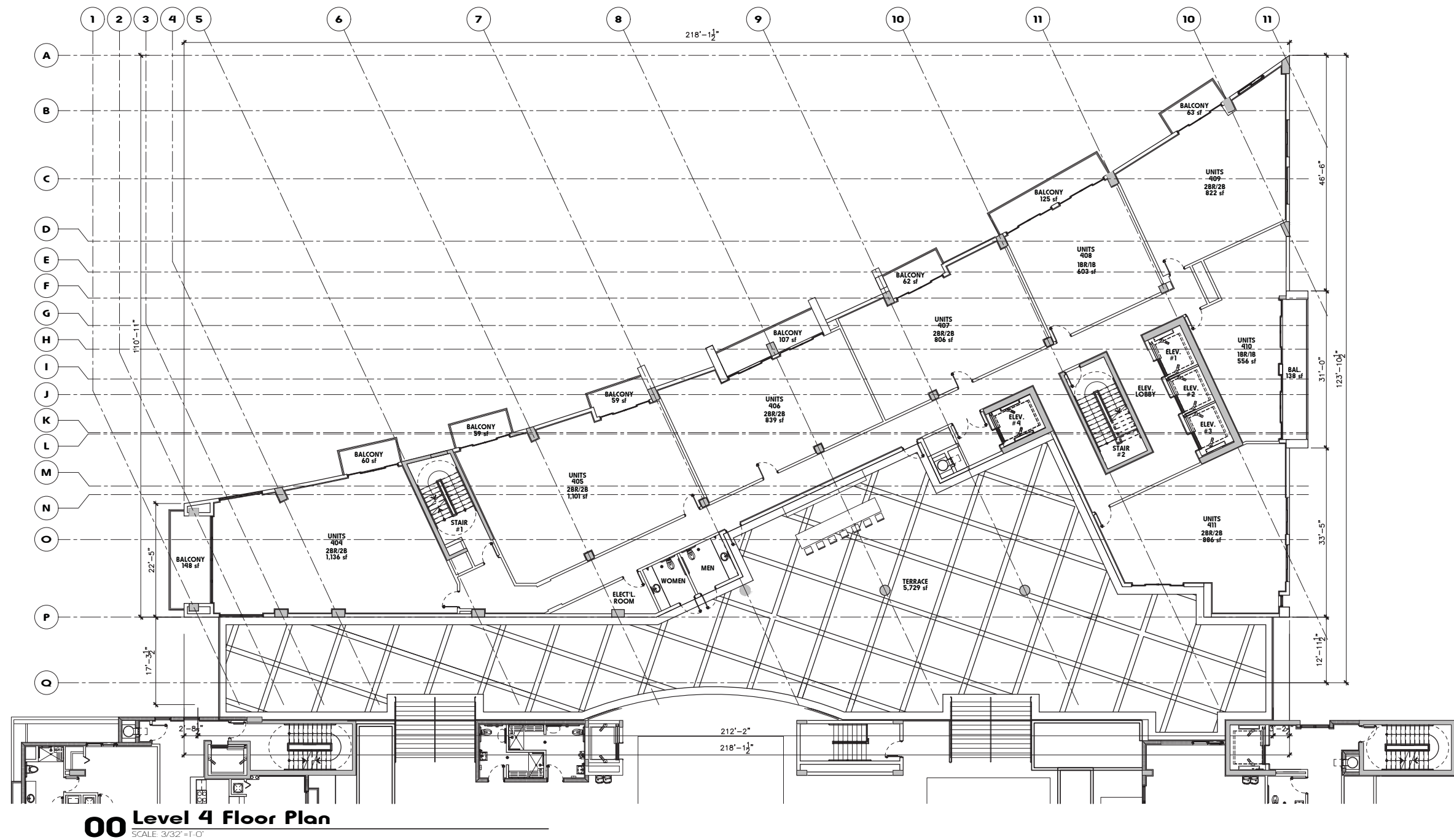
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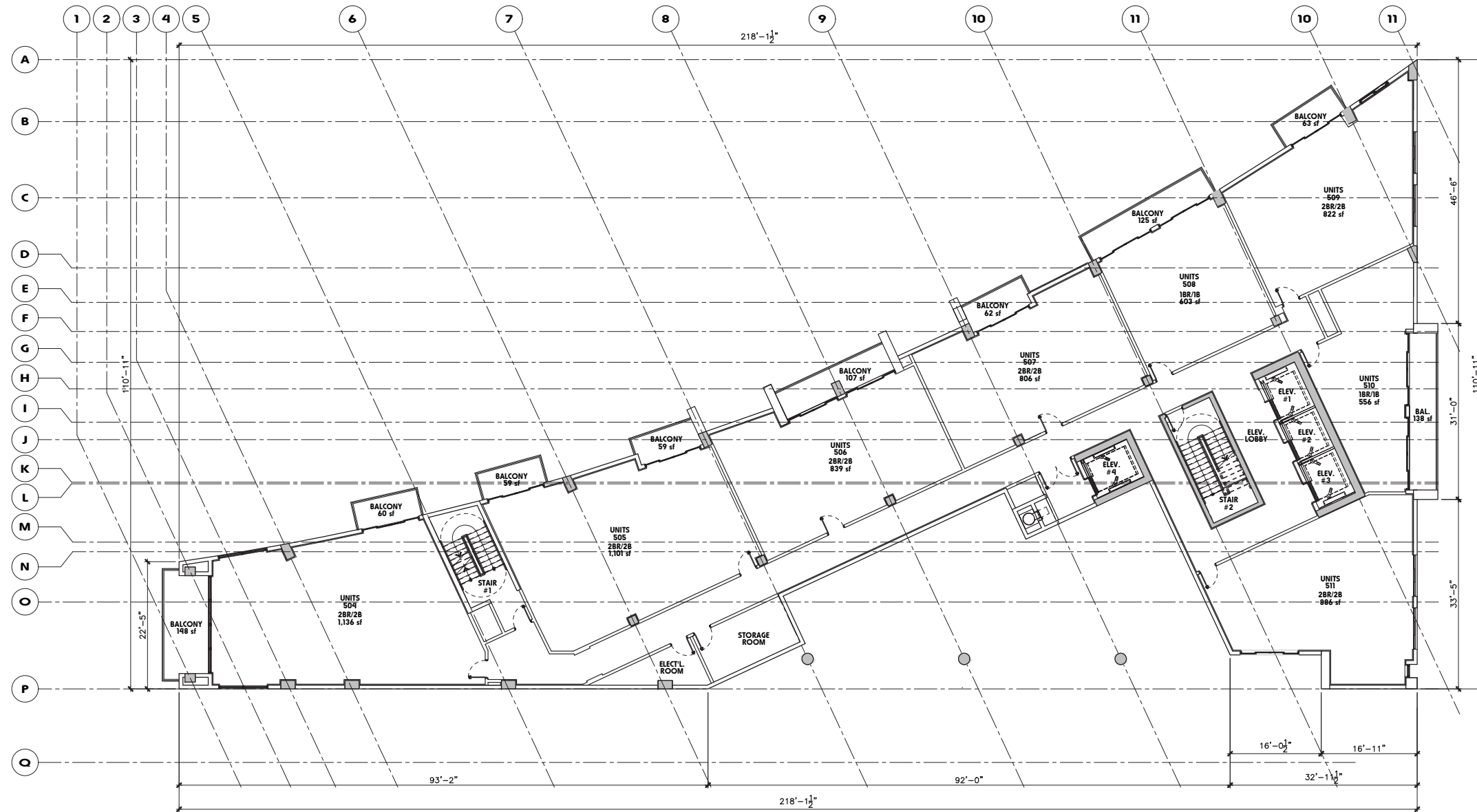
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seal :

revisions:

project number :



**00 Level 5 Floor Plan**  
SCALE: 3/32"=1'-0"

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**NORTH TOWER**  
**LEVEL 5**

project number :

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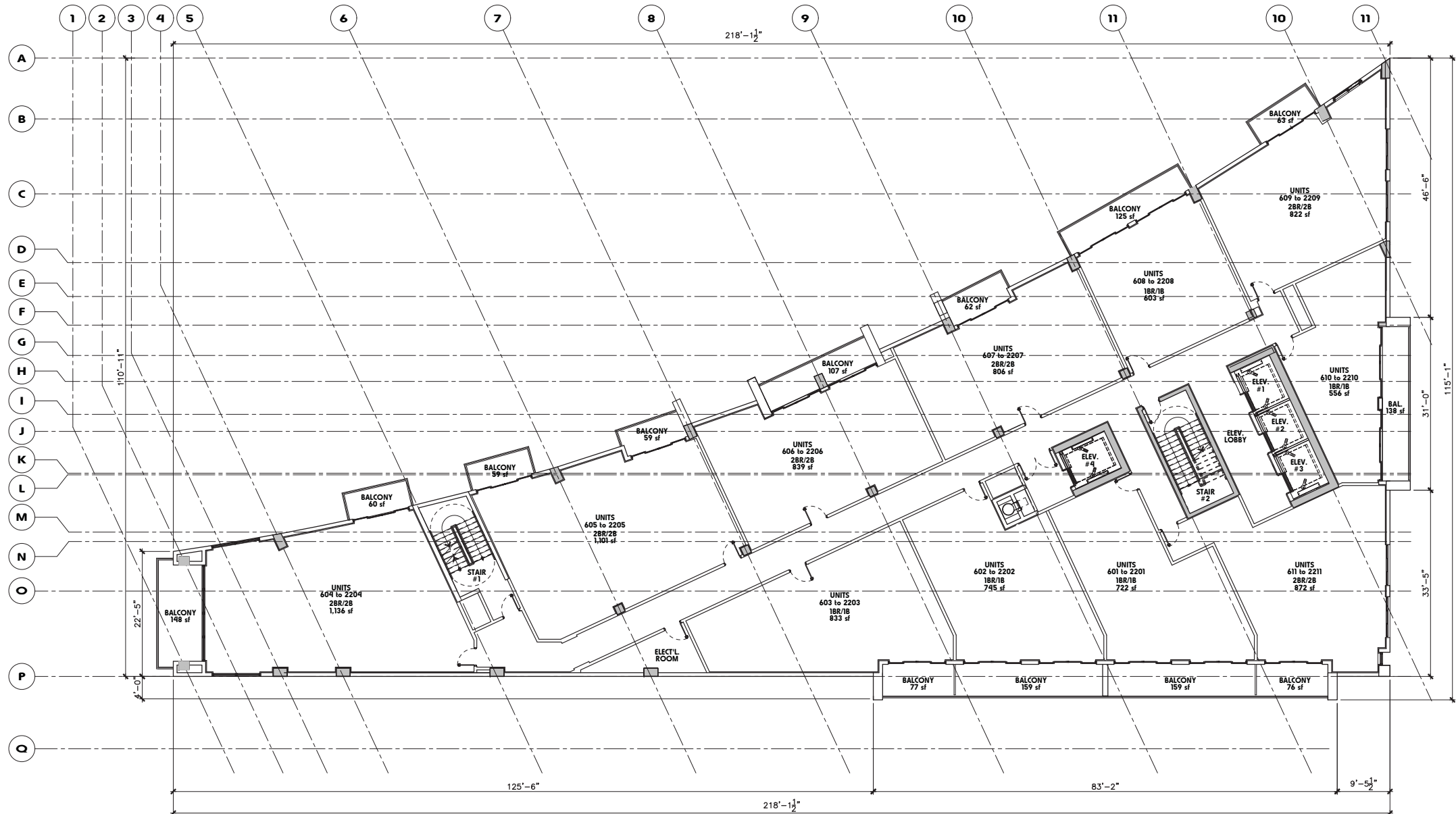
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**A3.04**





**00 Level 6-22 Floor Plan**  
SCALE: 3/32"=1'-0"

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Phase 3

North Tower

City of Hollywood, Florida

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LEVEL 6-22

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drawing date :

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phase :

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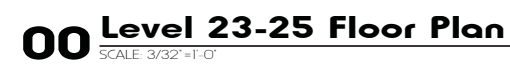
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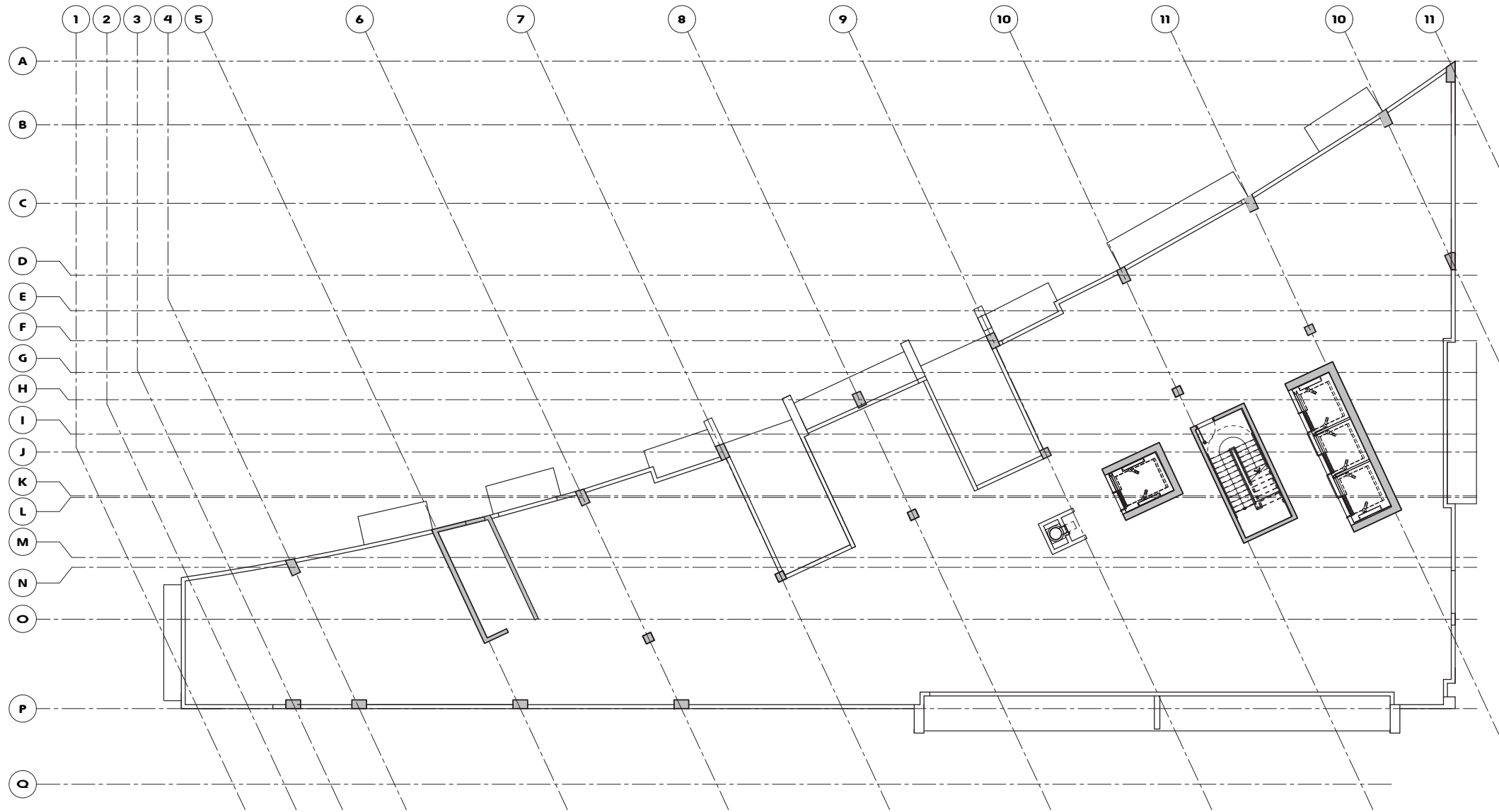




SCALE: 3/32"=1'-0"

### A3.06

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**00 Roof Level Floor Plan**  
SCALE: 3/32"=1'-0"

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**PHASE 3**  
**NORTH TOWER**  
**ROOF LEVEL**

project number :

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**Phase 3**  
**North Tower**  
City of Hollywood, Florida

seal :

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revisions :

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### PHASE 3 NORTH TOWER ELEVATIONS

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drawing date :

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phase :

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sheet number :

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