

PLANNING DIVISION



File No. (internal use only): _____

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION



Tel: (954) 921-3471

Fax: (954) 921-3347

This application must be completed in full and submitted with all documents to be placed on a Board or Committee's agenda.

The applicant is responsible for obtaining the appropriate checklist for each type of application.

Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

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

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

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



APPLICATION TYPE (CHECK ONE):

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

Date of Application: _____

Location Address: 1100 Hillcrest Drive, Hollywood, FL 33021

Lot(s): 3 Block(s): 5 Subdivision: Hillwood Sec Three 69-10 B

Folio Number(s): 5142 19 27 0020

Zoning Classification: PUD-R Land Use Classification: Low-Med Residential

Existing Property Use: Charter School Sq Ft/Number of Units: N/A

Is the request the result of a violation notice? () Yes (X) No If yes, attach a copy of violation.

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): _____

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

Explanation of Request: Site Plan Modification to Conform to Hillcrest Country Club Site Plan

Amendment at the request of City of Hollywood, Planning Dept.

Number of units/rooms: N/A Sq Ft: N/A

Value of Improvement: 0 Estimated Date of Completion: N/A

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

Name of Current Property Owner: 1100 Hillcrest Drive, LLC.

Address of Property Owner: 1101 Hillcrest Drive, Hollywood, FL 33021

Telephone: 954-843-7205 Fax: 954-985-1113 Email Address: rdetorres@tobinprop.com

Name of Consultant/Representative/Tenant (circle one): Robert DeTorres

Address: 1101 Hillcrest Drive Telephone: 954-843-7205

Fax: _____ Email Address: rdetorres@tobinprop.com

Date of Purchase: N/A Is there an option to purchase the Property? Yes () No (X)

If Yes, Attach Copy of the Contract.

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

Address: _____

Email Address: _____

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

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GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner:  Date: 5/30/19

PRINT NAME: Herbert A Tobin Date: 5/30/19

Signature of Consultant/Representative:  Date: 5/30/19

PRINT NAME: Robert DeTorres Date: 5/30/19

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 Site Plan Modification to my property, which is hereby made by me or I am hereby authorizing Robert DeTorres to be my legal representative before the City Commission (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me

this 30 day of May, 2019


Notary Public

State of Florida

My Commission Expires: 3/16/20 (Check One) ☒ Personally known to me; OR ☐ Produced Identification _____




Signature of Current Owner

Herbert A Tobin
Print Name



a tradition of forward thinking since 1926

May 30, 2019

Re: 1100 Hillcrest Drive – Site Plan modification to conform to Hillcrest Country Club Site Plan modification

Folio: 514219270020

Dear Tekisha,

As per our conversation, please find the attached General Application for modification to the 1100 Hillcrest Site Plan in order to conform to the Hillcrest Country Club Site Plan modification as proposed by Pulte. As a summation, 1100 Hillcrest Drive, LLC entered into an Agreement with Pulte Home Corporation for an exchange of property.

- The primary goal of the exchange was to relocate the playground and play area from the NW portion of the school property (Lot 2, Block 5 in its entirety) in exchange for relocating the usage area to the exchanged, SW back of the school property, designated as "Parcel A".
- The land swap of the playground and playfield property accomplished the relocation of the play area away from the adjacent condominium buildings, at the request of the various condominium associations during Pulte's initial approval process.
- Portions of the SE corner of the property were modified as needed to separate the former Country Club from the School Property, designated as "Parcel B".

Please note that no land use changes nor rezoning, nor any change in the property usage is being proposed herein. The purpose of this letter and Application is conform to the request of the Planning Department in regard to properly recording the Site Plan modification as it relates to the property and the surrounding Hillcrest Country Club Site Plan.

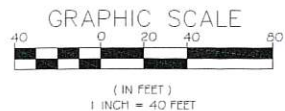
Thank you for reviewing our application and supporting materials. We look forward to working with you and presenting the request to the City Commission as soon as possible.

Best Regards,

Robert DeTorres
VP Construction & Facilities

DATE:05/30/2019 CK#:10182 TOTAL:\$1,192.50*** BANK:1100 Hillcrest Drive LLC(cnb1100)
PAYEE:City Of Hollywood(cityholl)

Property Address - Code	Invoice - Date	Description	Amount
1100 Hillcrest Drive LLC - 1100hi	05/30/2019 - 05/30/2019	Hillcrest Site Plan Amendment for sc	1,192.50
			<hr/> 1,192.50



- LAND RELEASED TO PULTE
LAND ADDED TO
1100 HILLCREST DRIVE LLC
PORTION OF LOT 2
RETAINED BY
1100 HILLCREST DRIVE LLC

DESCRIPTION
LOT 3, BLOCK 5, "HILLWOOD SECTION THREE", ACCORDING TO
PLAT THEREOF, AS RECORDED IN PLAT BOOK 69, PAGE 10, OF
THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;
TOGETHER WITH A PORTION OF LOT 2 BLOCK 5, OF SAID
"HILLWOOD SECTION THREE", DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2,
BLOCK 5;
THENCE NORTH 66°46'51" EAST ALONG THE SOUTH LINE OF
SAID LOT 2, BLOCK 5, A DISTANCE OF 38.68 FEET TO A POINT
ON THE ARC OF A NON-TANGENT CURVE CONCAVE
SOUTHWESTERLY, HAVING A RADIUS OF 87.36 FEET, WHOSE
RADIUS BEARS SOUTH 68°17'32" WEST FROM SAID POINT;
THENCE NORTHWESTERLY AND TO THE LEFT, THROUGH A
CENTRAL ANGLE OF 48°53'53", AN ARC DISTANCE OF 74.55
FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF
SAID LOT 2; THENCE SOUTH 14°15'10" EAST, ALONG SAID
WEST LINE, A DISTANCE OF 67.34 FEET TO THE POINT OF
BEGINNING.

TOGETHER WITH:

PARCEL 'A' AND PARCEL 'B', "HILLCREST COUNTRY CLUB SOUTH",
ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK
183, PAGES 125 THROUGH 151, OF THE PUBLIC RECORDS OF
BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF
HOLLYWOOD, BROWARD COUNTY FLORIDA.

Parcel B

Parcel A

Playfield/Playground
(PFD)

LEGEND

- FLAG POLE
CABLE TV RISER
TELEPHONE RISER
ELECTRIC BOX
BACKFLOW PREVENTOR
SEWER CONNECTION
BOLLARD
METAL LIGHT POLE
DATE VALVE
WATER METER
FIRE HYDRANT ASSEMBLY
MANHOLE - SEE SURVEY
CB
WOOD POWER POLE
CONCRETE POWER POLE
ANCHOR/GUY WIRE
CONCRETE LIGHT POLE
TRAFFIC SIGN POST
CLEARCUT
MAIL BOX
- CHAIN/LINK FENCE
METAL FENCE
WOOD FENCE
PVC FENCE
CONCRETE WALL
BURIED TELEPHONE
BURIED FORCE MAIN
BURIED WATER LINE
REUSE WATERLINE
BURIED CABLE TV
BURIED ELECTRIC
BURIED GAS LINE
OVERHEAD UTILITY
CENTERLINE
RIGHT-OF-WAY LINE
LIMITED ACCESS RIGHT-OF-WAY LINE
MAST ARM

LEGEND

- CONC.
O.R.R.
B.C.R.
PRM
N&D
L
D
R
- CONCRETE
OFFICIAL RECORD BOOK
BROWARD COUNTY RECORDS
4"X4" CONCRETE MONUMENT
NAIL AND DISC LBM3591
ARC LENGTH
DELTA
RADIUS

- NOTES
1) THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT. EASEMENTS AND RIGHTS-OF-WAY PER RECORD PLAT HAVE BEEN SHOWN HEREON. NO FURTHER
SEARCH FOR MATTERS OF RECORD HAS BEEN MADE BY THIS FIRM.
2) THIS SURVEY IS PREPARED FOR THE SOLE AND EXCLUSIVE USE OF THE PARTIES AS SURVEYED FOR AND AS CERTIFIED TO AND SHALL NOT BE RELIED UPON BY ANY
OTHER ENTITY OR INDIVIDUAL.
3) ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
4) HOLLYWOOD BENCHMARK P.K. NAIL & DISC, 3' +/- EAST OF P.I. @ WASHINGTON STREET & 46th AVENUE, ELEVATION= 9.12
5) BEARING REFERENCE: BEARINGS SHOWN HEREON RELATIVE TO A GRID BEARING OF 514°15'10" E OF THE EAST LINE OF PARCEL 'A' OF HILLCREST COUNTRY CLUB SOUTH,
PLAT BOOK 183, PAGE 125 BROWARD COUNTY RECORDS.

REVISION

DATE BY

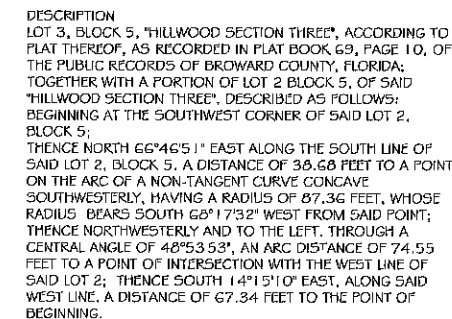
BOUNDARY
SURVEY

JOB #: RN8870 DATE: 09/13/18 DRAWN BY: CM
SCALE: 1" = 40' FILE No.: RN5827 CHECKED BY: SKS

STEPHEN K. SEELEY, FOR THE FIRM
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 4574

GIBBS LAND SURVEYORS
2131 HOLLYWOOD BOULEVARD, SUITE 204
HOLLYWOOD, FL 33020 (954) 923-7666
LICENSED BUSINESS NO. 7018

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER



TOGETHER WITH:

PARCEL 'A' AND PARCEL 'B', "HILLCREST COUNTRY CLUB SOUTH".
ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK
183, PAGES 125 THROUGH 151, OF THE PUBLIC RECORDS OF
BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY FLORIDA.

[illegible][illegible]

REVISION	DATE	BY

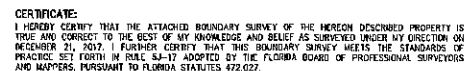
BOUNDARY SURVEY		
JOB #: RN5670	DATE: 09/13/18	DRAWN BY: CM
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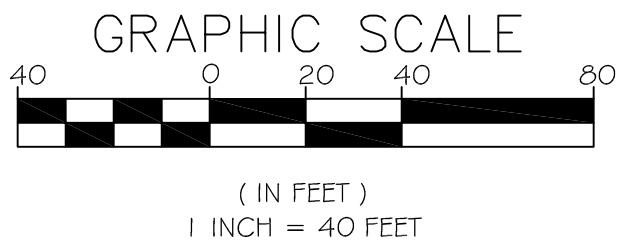
GIBBS LAND SURVEYORS
2131 HOLLYWOOD BOULEVARD, SUITE 204
HOLLYWOOD, FL 33020 (954) 923-7666
LICENSED BUSINESS NO. 7018

CERTIFIED TO:
CITY NATIONAL BANK OF FLORIDA
CHICAGO TITLE INSURANCE COMPANY
1100 HILLCREST DRIVE, S.C.
SALOMON, KANNER, DAMAN & RODRIGUEZ, P.A.
FIRST AMERICAN TITLE INSURANCE COMPANY

A PORTION OF SECTION 19, TOWNSHIP 51 SOUTH, RANGE 42 EAST
CITY OF HOLLYWOOD, FLORIDA



JOB # 6999
SHEET NO. 1
OF 1 SHEETS



- LAND RELEASED TO PULTE
- LAND ADDED TO
1100 HILLCREST DRIVE LLC
- PORTION OF LOT 2
RETAINED BY
1100 HILLCREST DRIVE LLC

DESCRIPTION

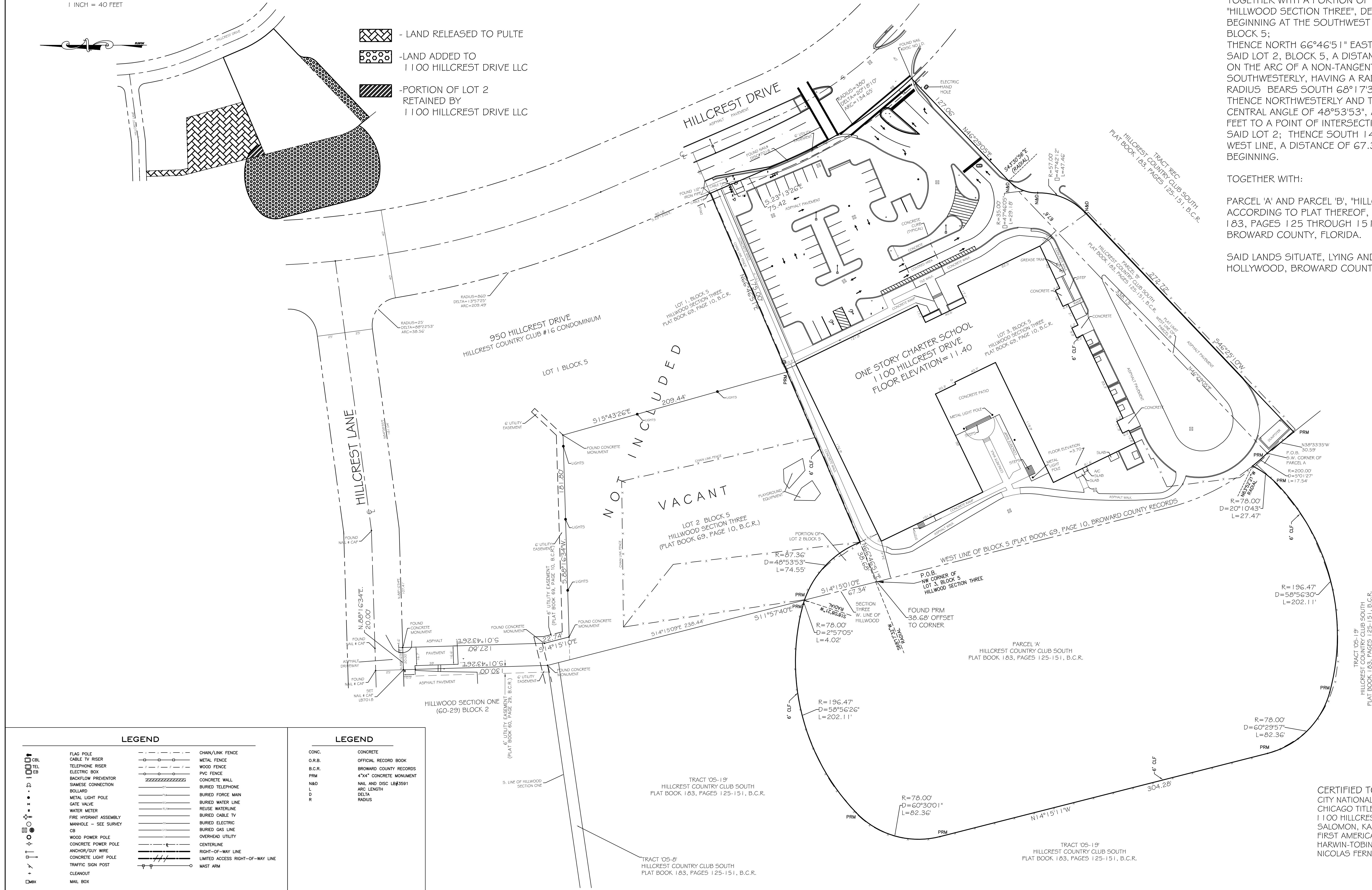
LOT 3, BLOCK 5, "HILLWOOD SECTION THREE", ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 69, PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; TOGETHER WITH A PORTION OF LOT 2 BLOCK 5, OF SAID "HILLWOOD SECTION THREE", DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK 5;






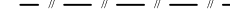















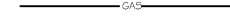















THENCE NORTH 66°46'51" EAST ALONG THE SOUTH LINE OF SAID LOT 2, BLOCK 5, A DISTANCE OF 38.68 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 87.36 FEET, WHOSE RADIUS BEARS SOUTH 68°17'32" WEST FROM SAID POINT; THENCE NORTHWESTERLY AND TO THE LEFT, THROUGH A CENTRAL ANGLE OF 48°53'53", AN ARC DISTANCE OF 74.55 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID LOT 2; THENCE SOUTH 14°15'10" EAST, ALONG SAID WEST LINE, A DISTANCE OF 67.34 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 'A' AND PARCEL 'B', "HILLCREST COUNTRY CLUB SOUTH", ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 183, PAGES 125 THROUGH 151, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY FLORIDA.



LEGEND			
	FLAG POLE		CHAIN/LINK FENCE
	CABLE TV RISER		METAL FENCE
	TELEPHONE RISER		WOOD FENCE
	ELECTRIC BOX		PVC FENCE
	BACKFLOW PREVENTOR		CONCRETE WALL
	SANSECO CONNECTION		BURIED TELEPHONE
	BOLLARD		BURIED FORCE MAIN
	METAL LIGHT POLE		BURIED WATER LINE
	GATE VALVE		REUSE WATERLINE
	WATER METER		BURIED CABLE TV
	FIRE HYDRANT ASSEMBLY		BURIED ELECTRIC
	MANHOLE - SEE SURVEY		BURIED GAS LINE
	CB		OVERHEAD UTILITY
	WOOD POWER POLE		CENTERLINE
	CONCRETE POWER POLE		RIGHT-OF-WAY LINE
	ANCHOR/GUY WIRE		LIMITED ACCESS RIGHT-OF-WAY LINE
	CONCRETE LIGHT POLE		MAST ARM
	TRAFFIC SIGN POST		
	CLEANOUT		
	MAIL BOX		

LEGEND	
CONC.	CONCRETE
O.R.B.	OFFICIAL RECORD BOOK
B.C.R.	BROWARD COUNTY RECORDS
PRM	4"x4" CONCRETE MONUMENT
N&D	NAIL AND DISC LB#3591
L	ARC LENGTH
D	DELTA
R	RADIUS

- NOTES
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- 2) THIS SURVEY IS PREPARED FOR THE SOLE AND EXCLUSIVE USE OF THE PARTIES AS SURVEYED FOR AND AS CERTIFIED TO AND SHALL NOT BE RELIED UPON BY ANY OTHER ENTITY OR INDIVIDUAL.
- 3) ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
- 4) HOLLYWOOD BENCHMARK P.K. NAIL & DISK, 3' +/- EAST OF P.I. @ WASHINGTON STREET & 46th AVENUE, ELEVATION= 9.12.
- 5) BEARING REFERENCE: BEARING SHOWN HEREON RELATIVE TO A GRID BEARING OF S14°15'10" E OF THE EAST LINE OF PARCEL 'A' OF HILLCREST COUNTRY CLUB SOUTH, PLAT BOOK 183, PAGE 125 BROWARD COUNTY RECORDS.

REVISION	DATE	BY

BOUNDARY SURVEY		
JOB #: RN8870	DATE: 09/13/18	DRAWN BY: CM
SCALE: 1"= 40'	FILE No.: RN5827	CHECKED BY: SKS
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER		

GIBBS LAND SURVEYORS	
2131 HOLLYWOOD BOULEVARD, SUITE 204 HOLLYWOOD, FL 33020 (954) 923-7666 LICENSED BUSINESS NO. 7018	

CERTIFIED TO:

CITY NATIONAL BANK OF FLORIDA
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1100 HILLCREST DRIVE, LLC
SALOMON, KANNER, DAMIAN & RODRIGUEZ, P.A.
FIRST AMERICAN TITLE INSURANCE COMPANY
HARWIN-TOBIN 1101, LLC
NICOLAS FERNANDEZ, P.A.

AGREEMENT FOR EXCHANGE OF REAL ESTATE

THIS AGREEMENT FOR EXCHANGE OF REAL ESTATE (this "Agreement") is made and entered into as of the day of April, 2016 (the "Effective Date"), by and between PULTE HOME CORPORATION, a Michigan corporation ("Pulte"), and 1100 Hillcrest Drive, LLC, a Florida limited liability company ("Tobin").

WITNESSETH:

WHEREAS, Pulte is currently the contract vendee with Hillcrest IG, LLC ("Hillcrest") of certain real property located in Broward County, Florida, containing approximately 1.73 acres in the City of Hollywood, Florida, more particularly described and sketched on Exhibit "A" attached hereto and incorporated herein (the "Pulte Land"); and

WHEREAS, Tobin is the owner of certain real property located in Broward County, Florida, containing approximately 1.205 acres in the City of Hollywood, Florida, more particularly described and sketched on Exhibit "B" attached hereto and incorporated herein (the "Tobin Land"); and

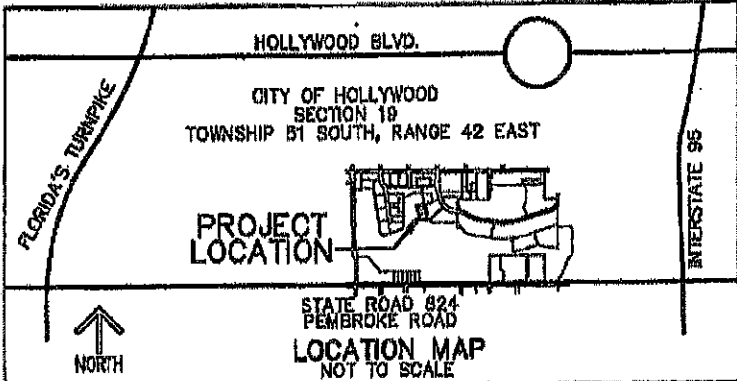


WHEREAS, Pulte, on the terms and conditions set forth below, has agreed to exchange the Pulte Land for the Tobin Land, and Tobin, on the terms and conditions set forth below, has agreed to exchange the Tobin Land for the Pulte Land. The term "Land" may be used to refer to the "Pulte Land" and/or the "Tobin Land," as applicable.

NOW, THEREFORE, in consideration of the foregoing, the mutual covenants contained herein and the sum of and other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, the parties, intending to be legally bound, do hereby agree as follows:

1. Exchange. Subject to the terms and conditions hereinafter set forth, Pulte agrees to convey the Pulte Land to Tobin, and Tobin agrees to convey the Tobin Land to Pulte. Each conveyance shall include all strips and gores of land lying adjacent to the Land, together with all easements, privileges, mineral rights, riparian and other water rights, lands underlying any adjacent streets or roads, improvements located on the Land and appurtenances pertaining to or accruing to the benefit of the Land, if any; and all intangible property, including, without limitation, all rights, permits and privileges now or hereafter in effect with respect to the Land.

EXHIBIT "A"

PULTE LAND DESCRIPTION AND SKETCH

EXHIBIT "A"	
	
DESCRIPTION: A PARCEL OF LAND BEING A PORTION OF SECTION 18, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 3, BLOCK 5 HILLWOOD SECTION THREE AS RECORDED IN PLAT BOOK 88, PAGE 10 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE, ALONG THE WEST LINE OF SAID LOT 3, SOUTH 11°57'40" EAST, A DISTANCE OF 271.34 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 200.00 FEET; THENCE, CONTINUING ALONG SAID WEST LINE, SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°34'54", A DISTANCE OF 78.83 FEET; THENCE, DEPARTING SAID WEST LINE, SOUTH 78°01'04" WEST, A DISTANCE OF 74.75 FEET; THENCE NORTH 36°00'43" WEST, A DISTANCE OF 32.18 FEET; THENCE SOUTH 78°02'20" WEST, A DISTANCE OF 117.40 FEET; THENCE NORTH 11°57'40" WEST, A DISTANCE OF 340.00 FEET; THENCE NORTH 78°02'20" EAST, A DISTANCE OF 190.01 FEET TO A POINT OF INTERSECTION WITH THE AFORESAID WEST LINE OF BLOCK 5; THENCE, ALONG SAID WEST LINE, SOUTH 11°57'40" EAST, A DISTANCE OF 21.18 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA. CONTAINING 66,827 SQUARE FEET OR 1.536 ACRES MORE OR LESS.	
NOTES: 1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL. 2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD. 3. BEARINGS SHOWN HEREON ARE BASED ON A PLAT BEARING OF NORTH 11°57'40" WEST ALONG THE WEST LINE OF THE BLOCK 5, HILLWOOD SECTION THREE AS RECORDED IN PLAT BOOK 88, PAGE 10 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. 4. THE "LAND DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR. 5. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS OF RECORD AND DOES NOT CONSTITUTE A BOUNDARY SURVEY AS SUCH.	
CERTIFICATE: I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON FEBRUARY 2, 2016. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.	
SHEET 1 OF 2	
 CAULFIELD & WHEELER, INC. CIVIL ENGINEERING - LAND SURVEYING 7800 GLADES ROAD - SUITE 100 BOCA RATON, FLORIDA 33434 PHONE (561)-382-1991 / FAX (561)-750-1452	 DAVID P. LINDLEY REGISTERED LAND SURVEYOR NO. 6005 STATE OF FLORIDA LB# 3591
HILLCREST COUNTRY CLUB TOBIN SWAP PARCEL 1 SKETCH OF DESCRIPTION	DATE 2/02/16 DRAWN BY DLS F.B./ PG. N/A SCALE AS SHOWN JOB NO. 6999-TSI

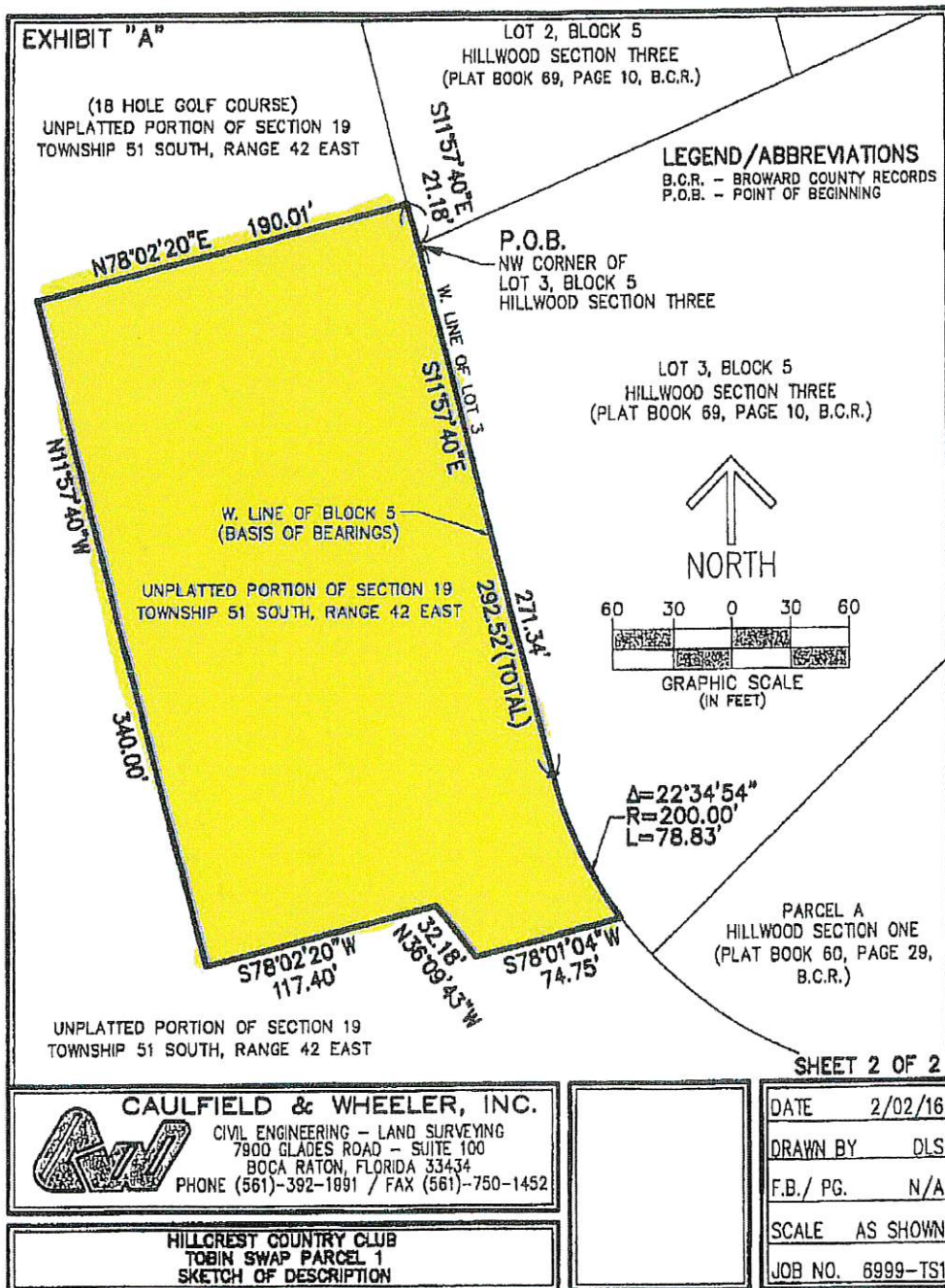


EXHIBIT "A"

DESCRIPTION:
 BEING A PORTION OF PARCEL A, HILLWOOD SECTION ONE AS RECORDED IN PLAT BOOK 60, PAGE 29 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF SAID PARCEL A; THENCE, ALONG THE WEST LINE SAID PARCEL A, NORTH 48°46'34" EAST, A DISTANCE OF 18.34 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID WEST LINE, NORTH 48°46'34" EAST, A DISTANCE OF 322.79 FEET TO A POINT OF CUSP AND A POINT ON A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 35.00 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 43°30'58" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°48'08", A DISTANCE OF 29.15 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 57.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°42'12", A DISTANCE OF 47.48 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 48°26'10" WEST, A DISTANCE OF 208.67 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 66°59'15", A DISTANCE OF 56.48 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.
 CONTAINING 8,450 SQUARE FEET OR 0.194 ACRES MORE OR LESS.

NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE BASED ON A PLAT BEARING OF NORTH 48°46'34" EAST ALONG THE WEST LINE OF PARCEL A, HILLWOOD SECTION ONE AS RECORDED IN PLAT BOOK 60, PAGE 29 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
4. THE "LAND DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR.
5. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS OF RECORD AND DOES NOT CONSTITUTE A BOUNDARY SURVEY AS SUCH.

CERTIFICATE:
 I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON FEBRUARY 2, 2016. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 6J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

CAULFIELD & WHEELER, INC.
 CIVIL ENGINEERING - LAND SURVEYING
 7900 GLADES ROAD - SUITE 100
 BOCA RATON, FLORIDA 33434
 PHONE (561)-392-1991 / FAX (561)-750-1452

DATE 2/02/16
 DRAWN BY DLS
 F.B./ PG. N/A
 SCALE AS SHOWN
 JOB NO. 6999-TS2

HILLCREST COUNTRY CLUB
 TOBIN SWAP PARCEL 2
 SKETCH OF DESCRIPTION

DAVID P. LINDLEY
 REGISTERED LAND
 SURVEYOR NO. 6006
 STATE OF FLORIDA
 LB# 3881

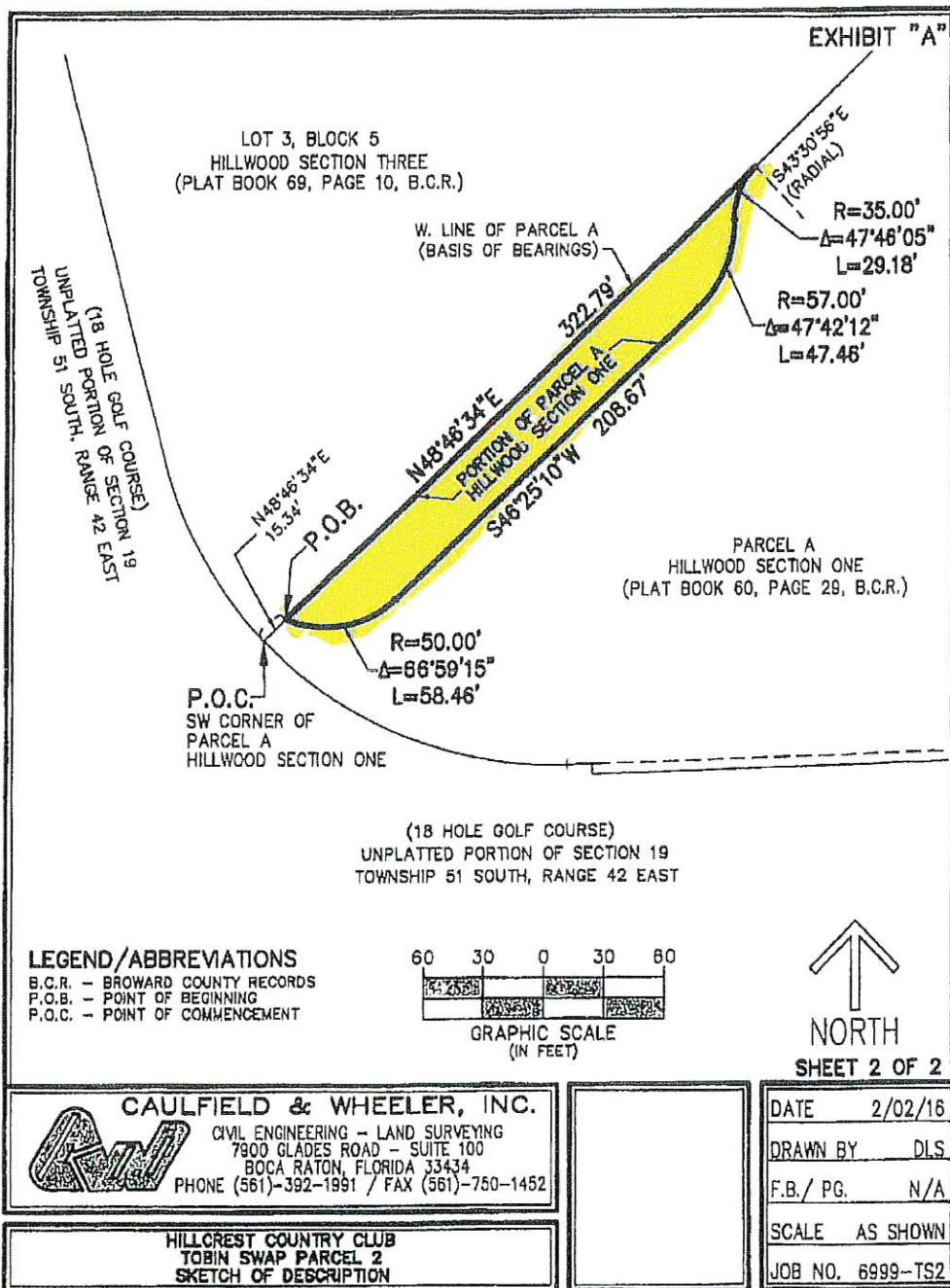
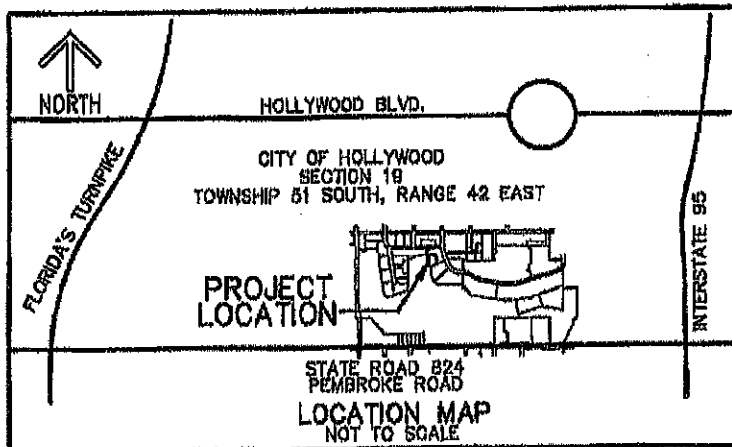


EXHIBIT "B"

TOBIN LAND DESCRIPTION AND SKETCH



DESCRIPTION:

BEING ALL OF LOT 2 BLOCK 5, HILLWOOD SECTION THREE AS RECORDED IN PLAT BOOK 68, PAGE 10 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA,

SAND LANDS SITUATE IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, CONTAINING 52,800 SQUARE FEET OR 1.205 ACRES MORE OR LESS.

NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE BASED ON A PLAT BEARING OF NORTH $11^{\circ}57'40''$ WEST ALONG THE WEST LINE OF THE BLOCK 5, HILLWOOD SECTION THREE AS RECORDED IN PLAT BOOK 68, PAGE 10 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
4. THE "LAND DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR.
5. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS OF RECORD AND DOES NOT CONSTITUTE A BOUNDARY SURVEY AS SUCH.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON FEBRUARY 10, 2016. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 8J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

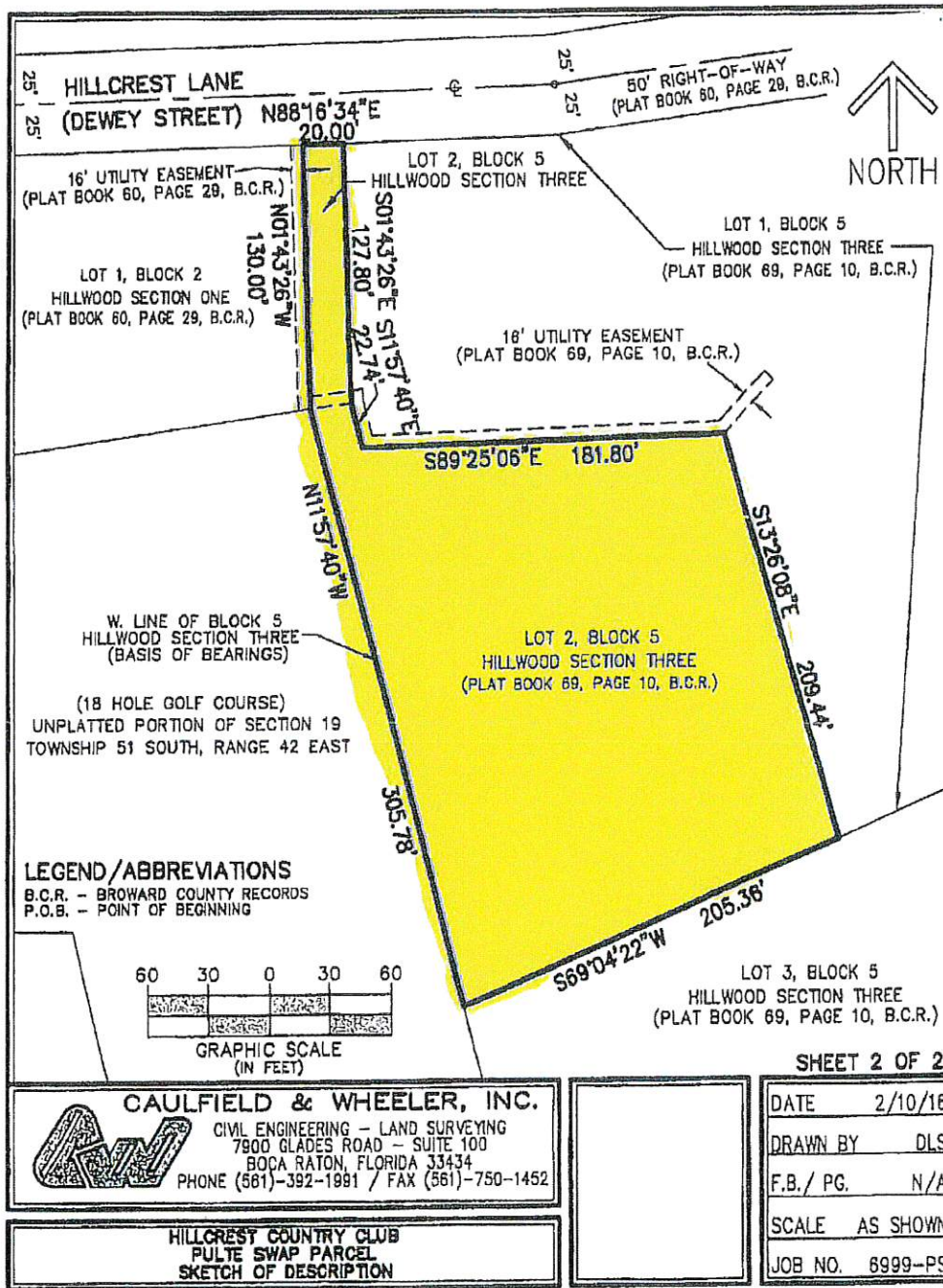
SHEET 1 OF 2

CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING - LAND SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-382-1991 / FAX (561)-750-1452

HILLCREST COUNTRY CLUB
FULTON SWAP PARCEL
SKETCH OF DESCRIPTION

DAVID P. LINOLEY
REGISTERED LAND
SURVEYOR NO. 8006
STATE OF FLORIDA
LB# 3591

DATE	2/10/16
DRAWN BY	DLG
F.B./ P.G.	N/A
SCALE	AS SHOWN
JOB NO.	6999-PS



**FIRST AMENDMENT TO
AGREEMENT FOR EXCHANGE OF REAL ESTATE**

This First Amendment (this "First Amendment") is dated the . day of December, 2016, and amends that certain Agreement For Exchange of Real Estate dated as of April 14, 2016 (the "Contract"), by and between 1100 Hillcrest Drive, LLC, a Florida limited liability company ("1100 Hillcrest") and Pulte Home Corporation, a Michigan corporation ("Pulte"), with regard to the exchange of the Tobin Land for the Pulte Land (as defined in the Contract) located in Broward County, Florida.

1100 Hillcrest and Pulte mutually agree that the Contract is hereby amended in the following manner:

1. The Pulte Land, as described and sketched on Exhibit A of the Contract, is hereby amended to include the additional parcels of land sketched on Exhibit A attached hereto (the "Additional Pulte Land"). Legal descriptions for the Additional Pulte Land will be prepared by Pulte within twenty (20) days of the date hereof and attached hereto as part of Exhibit A.

EXHIBIT "A"

PARCEL 1:

Lots 3, Block 5 of HILLWOOD SECTION THREE, according to the Plat thereof as recorded in Plat Book 69, Page(s) 10, of the Public Records of Broward County, Florida.

TOGETHER WITH

That portion of Lot 2, Block 5 of HILLWOOD SECTION THREE, according to the Plat thereof as recorded in Plat Book 69, Page(s) 10, of the Public Records of Broward County, Florida, described as follows:

Beginning at the Southwest corner of said Lot 2, Block 5; thence North $66^{\circ}46'51''$ East along the South line of said Lot 2, Block 5, a distance of 38.68 feet; thence Northwesterly along the arc of a curve concave to the West whose radius point bears South $68^{\circ}17'32''$ West, having a radius of 87.36 feet, a central angle of $48^{\circ}53'53''$, an arc distance of 74.55 feet to the point of intersection with the West line of said Lot 2, Block 5; thence South $14^{\circ}15'19''$ East along said West line, a distance of 67.34 feet to the point of beginning.

PARCEL 2:

Parcel A, Hillcrest Country Club South, according plat thereof recorded in Plat Book 183, Pages 125 through 151, of the Public Records of Broward County, Florida.

And

Parcel B, Hillcrest Country Club South, according plat thereof recorded in Plat Book 183, Pages 125 through 151, of the Public Records of Broward County, Florida.

Sketches of Additional Pulte Land

