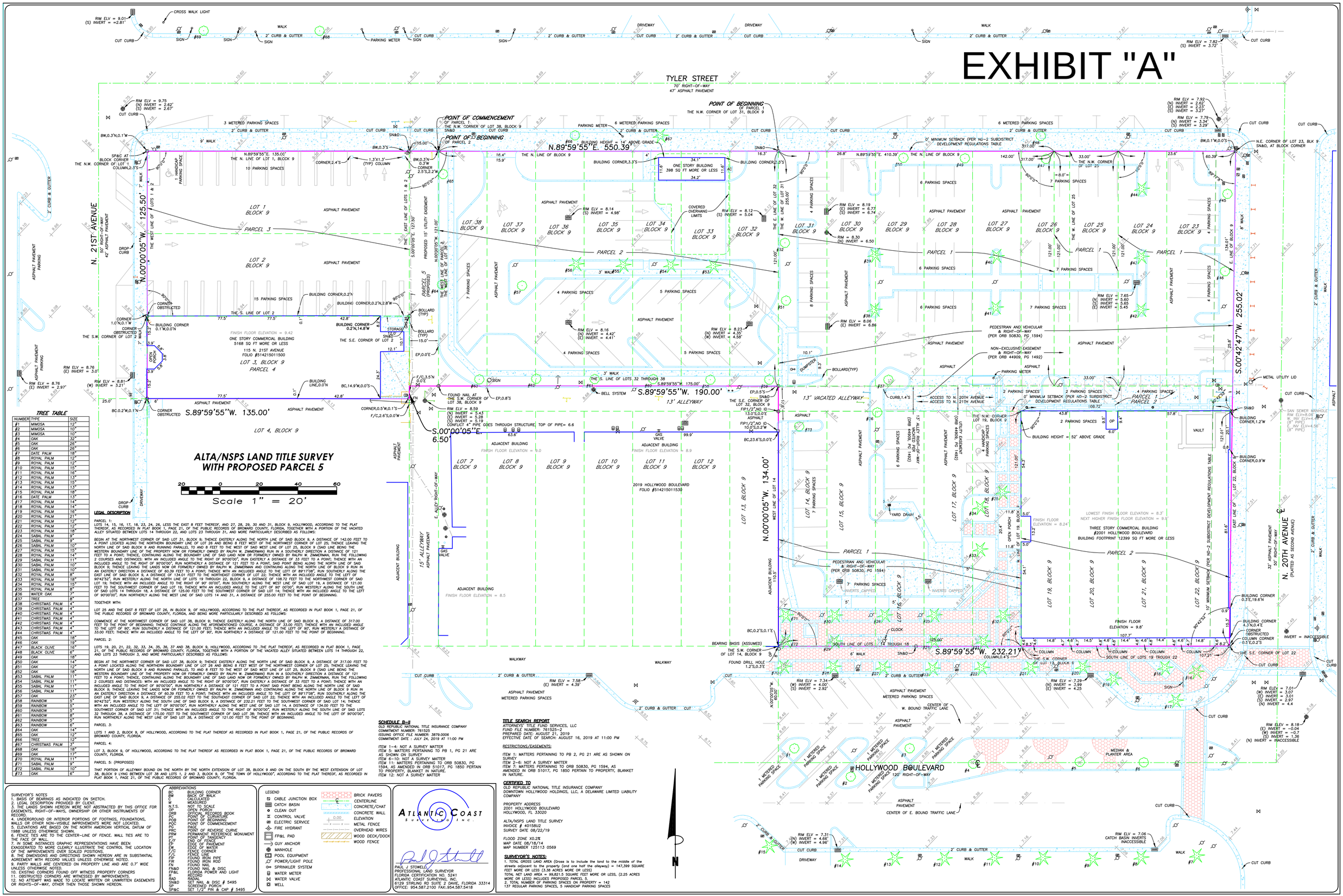
EXHIBIT "A"



ALTA/NSPS LAND TITLE SURVEY WITH PROPOSED PARCEL 5

Scale 1" = 20'

TREE TABLE

NUMBER	TYPE	SIZE
#1	MIMOSA	12"
#2	MIMOSA	10"
#3	MIMOSA	10"
#4	OAK	32"
#5	OAK	26"
#6	OAK	26"
#7	GATE PALM	18"
#8	ROYAL PALM	12"
#9	ROYAL PALM	12"
#10	ROYAL PALM	15"
#11	ROYAL PALM	16"
#12	ROYAL PALM	13"
#13	ROYAL PALM	15"
#14	ROYAL PALM	13"
#15	ROYAL PALM	18"
#16	DATE PALM	13"
#17	ROYAL PALM	14"
#18	ROYAL PALM	14"
#19	ROYAL PALM	16"
#20	ROYAL PALM	21"
#21	ROYAL PALM	12"
#22	ROYAL PALM	12"
#23	ROYAL PALM	18"
#24	SABAL PALM	9"
#25	SABAL PALM	9"
#26	SABAL PALM	10"
#27	ROYAL PALM	15"
#28	ROYAL PALM	14"
#29	SABAL PALM	11"
#30	SABAL PALM	10"
#31	SABAL PALM	10"
#32	ROYAL PALM	8"
#33	ROYAL PALM	18"
#34	ROYAL PALM	15"
#35	ROYAL PALM	8"
#36	WATER OAK	7"
#37	TREE	8"
#38	CHRISTMAS PALM	4"
#39	CHRISTMAS PALM	4"
#40	CHRISTMAS PALM	4"
#41	CHRISTMAS PALM	4"
#42	CHRISTMAS PALM	4"
#43	CHRISTMAS PALM	4"
#44	CHRISTMAS PALM	4"
#45	OAK	18"
#46	OAK	19"
#47	BLACK OLIVE	16"
#48	BLACK OLIVE	6"
#49	OAK	18"
#50	OAK	14"
#51	OAK	12"
#52	OAK	18"
#53	SABAL PALM	11"
#54	SABAL PALM	11"
#55	SABAL PALM	11"
#56	SABAL PALM	11"
#57	OAK	23"
#58	RAINBOW	5"
#59	RAINBOW	5"
#60	RAINBOW	5"
#61	RAINBOW	8"
#62	RAINBOW	5"
#63	RAINBOW	6"
#64	OAK	14"
#65	OAK	12"
#66	TREE	12"
#67	CHRISTMAS PALM	3"
#68	OAK	18"
#69	OAK	17"
#70	ROYAL PALM	11"
#71	SABAL PALM	9"
#72	SABAL PALM	10"
#73	OAK	6"

LEGAL DESCRIPTION

PARCEL 1:

LOTS 14, 15, 16, 17, 18, 23, 24, 26, LESS THE EAST 8 FEET THEREOF, AND 27, 28, 29, 30 AND 31, BLOCK 9, HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE VACATED ALLEY SITUATED BETWEEN LOTS 14 THROUGH 22, AND LOTS 23 THROUGH 31, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 31, BLOCK 9; THENCE EASTERLY ALONG THE NORTH LINE OF SAID BLOCK 9, A DISTANCE OF 142.00 FEET TO A POINT LOCATED ALONG THE NORTHERN BOUNDARY LINE OF LOT 26 AND BEING 8 FEET WEST OF THE NORTHWEST CORNER OF LOT 25; THENCE LEAVING THE NORTH LINE OF SAID BLOCK 9 AND RUNNING PARALLEL TO AND 8 FEET TO THE WEST OF SAID WEST LINE OF LOT 25, BLOCK 9 (SAID LINE BEING THE WESTERN BOUNDARY LINE OF THE PROPERTY NOW OR FORMERLY OWNED BY RALPH W. ZIMMERMAN) RUN IN A SOUTHERLY DIRECTION A DISTANCE OF 121 FEET TO A POINT; THENCE, CONTINUING ALONG THE BOUNDARY LINE OF SAID LAND NOW OR FORMERLY OWNED BY RALPH W. ZIMMERMAN, RUN THE FOLLOWING 2 COURSES AND DISTANCES: WITH AN INCLUDED ANGLE TO THE RIGHT OF 90°00'00", RUN EASTERLY A DISTANCE OF 33 FEET TO A POINT; THENCE WITH AN INCLUDED ANGLE TO THE RIGHT OF 90°00'00", RUN NORTHERLY A DISTANCE OF 121 FEET TO A POINT BEING ALONG THE NORTH LINE OF SAID BLOCK 9; THENCE LEAVING THE LANDS NOW OR FORMERLY OWNED BY RALPH W. ZIMMERMAN AND CONTINUING ALONG THE NORTH LINE OF BLOCK 9 RUN IN AN EASTERLY DIRECTION A DISTANCE OF 60.39 FEET TO A POINT; THENCE WITH AN INCLUDED ANGLE TO THE LEFT OF 89°17'08", RUN SOUTHERLY ALONG THE EAST LINE OF SAID BLOCK 9, A DISTANCE OF 134.01 FEET TO THE NORTHEAST CORNER OF LOT 22; THENCE WITH AN INCLUDED ANGLE TO THE LEFT OF 90°42'52", RUN WESTERLY ALONG THE NORTH LINE OF LOTS 19 THROUGH 22, BLOCK 9, A DISTANCE OF 108.72 FEET TO THE NORTHWEST CORNER OF SAID LOT 19; THENCE WITH AN INCLUDED ANGLE TO THE RIGHT OF 90°00'00", RUN SOUTHERLY ALONG THE WEST LINE OF SAID LOT 19, A DISTANCE OF 121.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 19; THENCE WITH AN INCLUDED ANGLE TO THE LEFT OF 90°00'00", RUN WESTERLY ALONG THE SOUTH LINE OF SAID LOTS 14 THROUGH 18, A DISTANCE OF 125.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 14; THENCE WITH AN INCLUDED ANGLE TO THE LEFT OF 90°00'00", RUN NORTHERLY ALONG THE WEST LINE OF SAID LOTS 14 AND 31, A DISTANCE OF 255.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

LOT 25 AND THE EAST 8 FEET OF LOT 26, IN BLOCK 9, OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 38, BLOCK 9; THENCE EASTERLY ALONG THE NORTH LINE OF SAID BLOCK 9, A DISTANCE OF 317.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE AFOREMENTIONED COURSE, A DISTANCE OF 33.00 FEET; THENCE WITH AN INCLUDED ANGLE TO THE LEFT OF 90°, RUN SOUTHERLY A DISTANCE OF 121.00 FEET; THENCE WITH AN INCLUDED ANGLE TO THE LEFT OF 90°, RUN WESTERLY A DISTANCE OF 33.00 FEET; THENCE WITH AN INCLUDED ANGLE TO THE LEFT OF 90°, RUN NORTHERLY A DISTANCE OF 121.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

LOTS 19, 20, 21, 22, 32, 33, 34, 35, 36, 37 AND 38, BLOCK 9, HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE VACATED ALLEY SITUATED BETWEEN LOTS 14 THROUGH 22, AND LOTS 23 THROUGH 3, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 38, BLOCK 9; THENCE EASTERLY ALONG THE NORTH LINE OF SAID BLOCK 9, A DISTANCE OF 317.00 FEET TO A POINT LOCATED ALONG THE NORTHERN BOUNDARY LINE OF LOT 26 AND BEING 8 FEET WEST OF THE NORTHWEST CORNER OF LOT 25; THENCE LEAVING THE NORTH LINE OF SAID BLOCK 9 AND RUNNING PARALLEL TO AND 8 FEET TO THE WEST OF SAID WEST LINE OF LOT 25, BLOCK 9 (SAID LINE BEING THE WESTERN BOUNDARY LINE OF THE PROPERTY NOW OR FORMERLY OWNED BY RALPH W. ZIMMERMAN) RUN IN A SOUTHERLY DIRECTION A DISTANCE OF 121 FEET TO A POINT; THENCE, CONTINUING ALONG THE BOUNDARY LINE OF SAID LAND NOW OR FORMERLY OWNED BY RALPH W. ZIMMERMAN, RUN THE FOLLOWING 2 COURSES AND DISTANCES: WITH AN INCLUDED ANGLE TO THE RIGHT OF 90°00'00", RUN EASTERLY A DISTANCE OF 33 FEET TO A POINT; THENCE WITH AN INCLUDED ANGLE TO THE RIGHT OF 90°00'00", RUN NORTHERLY A DISTANCE OF 121 FEET TO A POINT SAID POINT BEING ALONG THE NORTH LINE OF SAID BLOCK 9; THENCE LEAVING THE LANDS NOW OR FORMERLY OWNED BY RALPH W. ZIMMERMAN AND CONTINUING ALONG THE NORTH LINE OF BLOCK 9 RUN IN AN EASTERLY DIRECTION A DISTANCE OF 60.39 FEET TO A POINT; THENCE WITH AN INCLUDED ANGLE TO THE LEFT OF 89°17'08", RUN SOUTHERLY ALONG THE EAST LINE OF SAID BLOCK 9, A DISTANCE OF 255.02 FEET TO THE SOUTHEAST CORNER OF SAID LOT 22; THENCE WITH AN INCLUDED ANGLE TO THE LEFT OF 90°42'52", RUN WESTERLY ALONG THE SOUTH LINE OF SAID BLOCK 9, A DISTANCE OF 232.21 FEET TO THE SOUTHWEST CORNER OF SAID LOT 14; THENCE WITH AN INCLUDED ANGLE TO THE RIGHT OF 90°00'00", RUN NORTHERLY ALONG THE WEST LINE OF SAID LOT 14, A DISTANCE OF 134.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 31; THENCE WITH AN INCLUDED ANGLE TO THE RIGHT OF 90°00'00", RUN WESTERLY ALONG THE SOUTH LINE OF SAID LOTS 32 THROUGH 38, A DISTANCE OF 175.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 38; THENCE WITH AN INCLUDED ANGLE TO THE LEFT OF 90°00'00", RUN NORTHERLY ALONG THE WEST LINE OF SAID LOT 38, A DISTANCE OF 121.00 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

LOTS 1 AND 2, BLOCK 9, 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 3, BLOCK 9, 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: (PROPOSED)

THAT PORTION OF ALLEYWAY BOUND ON THE NORTH BY THE NORTH EXTENSION OF LOT 38, BLOCK 9 AND ON THE SOUTH BY THE WEST EXTENSION OF LOT 38, BLOCK 9 LYING BETWEEN LOT 38 AND LOTS 1, 2 AND 3, BLOCK 9, 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.

SCHEDULE B-II

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 761525
ISSUING OFFICE FILE NUMBER: 3879.0006
COMMITMENT DATE : JULY 24, 2019 AT 11:00 PM

ITEM 1–4: NOT A SURVEY MATTER
ITEM 5: MATTERS PERTAINING TO PB 1, PG 21 ARE AS SHOWN ON SURVEY
ITEM 6–10: NOT A SURVEY MATTER
ITEM 11: MATTERS PERTAINING TO ORB 50830, PG 1594, AS AMENDED IN ORB 51017, PG 1850 PERTAIN TO PROPERTY, BLANKET IN NATURE.
ITEM 12: NOT A SURVEY MATTER

TITLE SEARCH REPORT

ATTORNEYS' TITLE FUND SERVICES, LLC
FUND FILE NUMBER: 761525-2
PREPARED DATE: AUGUST 21, 2019
EFFECTIVE DATE OF SEARCH: AUGUST 16, 2019 AT 11:00 PM

RESTRICTIONS/EASEMENTS:

ITEM 1: MATTERS PERTAINING TO PB 2, PG 21 ARE AS SHOWN ON SURVEY
ITEM 2–6: NOT A SURVEY MATTER
ITEM 7: MATTERS PERTAINING TO ORB 50830, PG 1594, AS AMENDED IN ORB 51017, PG 1850 PERTAIN TO PROPERTY, BLANKET IN NATURE.

CERTIFIED TO

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
DOWNTOWN HOLLYWOOD HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

PROPERTY ADDRESS
2001 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL 33020

ALTA/NSPS LAND TITLE SURVEY
INVOICE # 40158U2
SURVEY DATE 08/22/19

FLOOD ZONE X0.2%
MAP DATE 08/18/14
MAP NUMBER 125113 0569

SURVEYOR'S NOTES:

1. TOTAL GROSS LAND AREA (Gross is to include the land to the middle of the streets adjacent to the property (and one half the alleyway)) = 147,399 SQUARE FEET MORE OR LESS (3.38 ACRES MORE OR LESS)
TOTAL NET LAND AREA = 99,821.5 SQUARE FEET MORE OR LESS, (2.25 ACRES MORE OR LESS) INCLUDES PROPOSED PARCEL 5.
2. TOTAL NUMBER OF PARKING SPACES ON PROPERTY = 142
137 REGULAR PARKING SPACES, 5 HANDICAP PARKING SPACES

SURVEYOR'S NOTES
1. BASIS OF BEARINGS AS INDICATED ON SKETCH.
2. LEGAL DESCRIPTION PROVIDED BY CLIENT.
3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR EASEMENTS, RIGHT-OF-WAYS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
4. UNDERGROUND OR INTERIOR PORTIONS OF FOOTINGS, FOUNDATIONS, WALLS OR OTHER NON-VISIBLE IMPROVEMENTS WERE NOT LOCATED.
5. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 UNLESS OTHERWISE SHOWN.
6. FENCE TIES ARE TO THE CENTER-LINE OF FENCE. WALL TIES ARE TO THE FACE OF WALL.
7. IN SOME INSTANCES GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
8. THE DIMENSIONS AND DIRECTIONS SHOWN HEREON ARE IN SUBSTANTIAL AGREEMENT WITH RECORD VALUES UNLESS OTHERWISE NOTED.
9. PARTY WALLS ARE CENTERED ON PROPERTY LINE AND ARE 0.7' WIDE UNLESS OTHERWISE NOTED.
10. EXISTING CORNERS FOUND OFF WITNESS PROPERTY CORNERS
11. OBSTRUCTED CORNERS ARE WITNESSED BY IMPROVEMENTS.
12. NO ATTEMPT WAS MADE TO LOCATE WRITTEN OR UNWRITTEN EASEMENTS OR RIGHTS-OF-WAY, OTHER THEN THOSE SHOWN HEREON.

ABBREVIATIONS

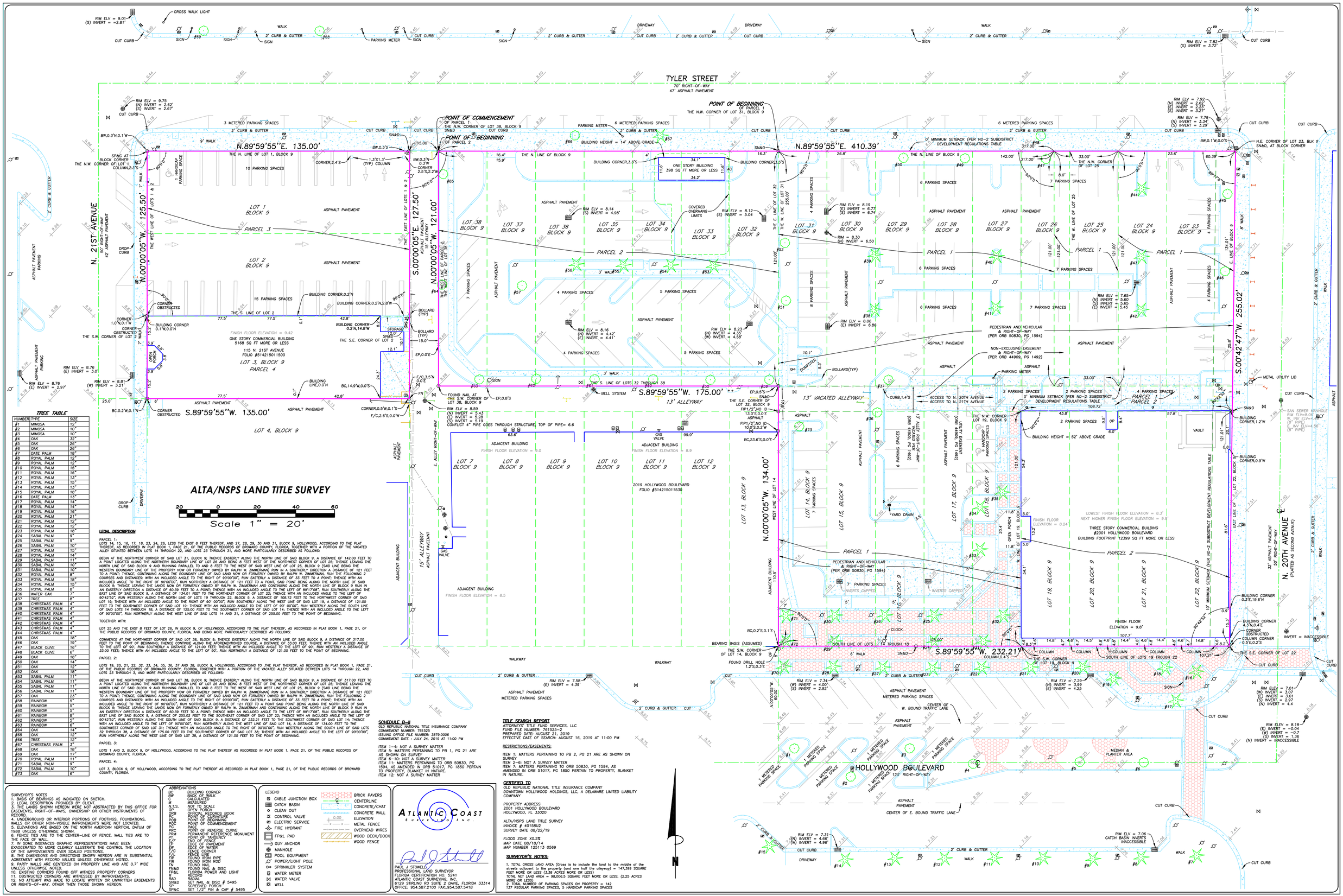
BC	BUILDING CORNER
BW	BACK OF WALK
C	CALCULATED
M	MEASURED
N.T.S.	NOT TO SCALE
OP	OPEN PORCH
ORB	OFFICIAL RECORDS BOOK
PC	POINT OF CURVATURE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PG	PAGE
PRC	POINT OF REVERSE CURVE
PRM	PERMANENT REFERENCE MONUMENT
PT	POINT OF TANGENCY
R/W	RIGHT OF WAY
EP	EDGE OF PAVEMENT
EW	EDGE OF WATER
F/C	FENCE CORNER
F/L	FENCE LINE
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
FN	FOUND NAIL
FN&D	FOUND NAIL & DISC
FP&L	FLORIDA POWER AND LIGHT
R	RECORD
RAD	RADIAL
SND	SET NAIL & DISC # 5495
SP	SCREENED PORCH
SP&C	SET 1/2" PIN & CAP # 5495

LEGEND

CABLE JUNCTION BOX	BRICK PAVERS
CATCH BASIN	CENTERLINE
CLEAN OUT	CONCRETE/CHAT
CONTROL VALVE	CONCRETE WALL
ELECTRIC SERVICE	ELEVATION
FIRE HYDRANT	METAL FENCE
FP&L PAD	OVERHEAD WIRES
GUY ANCHOR	WOOD DECK/DOCK
MANHOLE	WOOD FENCE
POOL EQUIPMENT	
POWER/LIGHT POLE	
SPRINKLER SYSTEM	
WATER METER	
WATER VALVE	
WELL	

ATLANTIC COAST SURVEYING INC.

PAUL J STOWELL
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATION NO. 5241
ATLANTIC COAST SURVEYING, INC.
6129 STIRLING RD SUITE 2 DAVIE, FLORIDA 33314
OFFICE: 954.587.2100 FAX:954.587.5418



TREE TABLE

NUMBER	TYPE	SIZE
#1	MIMOSA	12"
#2	MIMOSA	10"
#3	MIMOSA	10"
#4	OAK	32"
#5	OAK	26"
#6	OAK	26"
#7	GATE PALM	18"
#8	ROYAL PALM	12"
#9	ROYAL PALM	12"
#10	ROYAL PALM	15"
#11	ROYAL PALM	16"
#12	ROYAL PALM	13"
#13	ROYAL PALM	15"
#14	ROYAL PALM	13"
#15	ROYAL PALM	18"
#16	DATE PALM	13"
#17	ROYAL PALM	14"
#18	ROYAL PALM	14"
#19	ROYAL PALM	16"
#20	ROYAL PALM	21"
#21	ROYAL PALM	12"
#22	ROYAL PALM	12"
#23	ROYAL PALM	18"
#24	SABAL PALM	9"
#25	SABAL PALM	9"
#26	SABAL PALM	10"
#27	ROYAL PALM	15"
#28	ROYAL PALM	14"
#29	SABAL PALM	11"
#30	SABAL PALM	10"
#31	SABAL PALM	10"
#32	ROYAL PALM	8"
#33	ROYAL PALM	18"
#34	ROYAL PALM	15"
#35	ROYAL PALM	8"
#36	WATER OAK	7"
#37	TREE	8"
#38	CHRISTMAS PALM	4"
#39	CHRISTMAS PALM	4"
#40	CHRISTMAS PALM	4"
#41	CHRISTMAS PALM	4"
#42	CHRISTMAS PALM	4"
#43	CHRISTMAS PALM	4"
#44	CHRISTMAS PALM	4"
#45	OAK	18"
#46	OAK	19"
#47	BLACK OLIVE	16"
#48	BLACK OLIVE	6"
#49	OAK	18"
#50	OAK	14"
#51	OAK	12"
#52	OAK	18"
#53	SABAL PALM	11"
#54	SABAL PALM	11"
#55	SABAL PALM	11"
#56	SABAL PALM	11"
#57	OAK	23"
#58	RAINBOW	5"
#59	RAINBOW	5"
#60	RAINBOW	5"
#61	RAINBOW	8"
#62	RAINBOW	5"
#63	RAINBOW	6"
#64	OAK	14"
#65	OAK	12"
#66	TREE	12"
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#70	ROYAL PALM	11"
#71	SABAL PALM	9"
#72	SABAL PALM	10"
#73	OAK	6"

ALTA/NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION

PARCEL 1:
LOTS 14, 15, 16, 17, 18, 23, 24, 26, LESS THE EAST 8 FEET THEREOF, AND 27, 28, 29, 30 AND 31, BLOCK 9, HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE VACATED ALLEY SITUATED BETWEEN LOTS 14 TROUGH 22, AND LOTS 23 THROUGH 31, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 31, BLOCK 9; THENCE EASTERLY ALONG THE NORTH LINE OF SAID BLOCK 9, A DISTANCE OF 142.00 FEET TO A POINT LOCATED ALONG THE NORTHERN BOUNDARY LINE OF LOT 26 AND BEING 8 FEET WEST OF THE NORTHWEST CORNER OF LOT 25; THENCE LEAVING THE NORTH LINE OF SAID BLOCK 9 AND RUNNING PARALLEL TO AND 8 FEET TO THE WEST OF SAID WEST LINE OF LOT 25, BLOCK 9 (SAID LINE BEING THE WESTERN BOUNDARY LINE OF THE PROPERTY NOW OR FORMERLY OWNED BY RALPH W. ZIMMERMAN) RUN IN A SOUTHERLY DIRECTION A DISTANCE OF 121 FEET TO A POINT; THENCE, CONTINUING ALONG THE BOUNDARY LINE OF SAID LAND NOW OR FORMERLY OWNED BY RALPH W. ZIMMERMAN, RUN THE FOLLOWING 2 COURSES AND DISTANCES: WITH AN INCLUDED ANGLE TO THE RIGHT OF 90°00'00", RUN EASTERLY A DISTANCE OF 33 FEET TO A POINT; THENCE WITH AN INCLUDED ANGLE TO THE RIGHT OF 90°00'00", RUN NORTHERLY A DISTANCE OF 121 FEET TO A POINT, SAID POINT BEING ALONG THE NORTH LINE OF SAID BLOCK 9; THENCE LEAVING THE LANDS NOW OR FORMERLY OWNED BY RALPH W. ZIMMERMAN AND CONTINUING ALONG THE NORTH LINE OF BLOCK 9 RUN IN AN EASTERLY DIRECTION A DISTANCE OF 60.39 FEET TO A POINT; THENCE WITH AN INCLUDED ANGLE TO THE LEFT OF 89°17'08", RUN SOUTHERLY ALONG THE EAST LINE OF SAID BLOCK 9, A DISTANCE OF 134.01 FEET TO THE NORTHWEST CORNER OF LOT 22; THENCE WITH AN INCLUDED ANGLE TO THE LEFT OF 90°42'52", RUN WESTERLY ALONG THE NORTH LINE OF LOTS 19 TROUGH 22, BLOCK 9, A DISTANCE OF 108.72 FEET TO THE NORTHWEST CORNER OF SAID LOT 19; THENCE WITH AN INCLUDED ANGLE TO THE RIGHT OF 90° 00'00", RUN SOUTHERLY ALONG THE WEST LINE OF SAID LOT 19, A DISTANCE OF 121.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 19; THENCE WITH AN INCLUDED ANGLE TO THE LEFT OF 90° 00'00", RUN WESTERLY ALONG THE SOUTH LINE OF SAID LOTS 14 THROUGH 18, A DISTANCE OF 125.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 14; THENCE WITH AN INCLUDED ANGLE TO THE LEFT OF 90°00'00", RUN NORTHERLY ALONG THE WEST LINE OF SAID LOTS 14 AND 31, A DISTANCE OF 255.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

LOT 25 AND THE EAST 8 FEET OF LOT 26, IN BLOCK 9, OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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PARCEL 2:

LOTS 19, 20, 21, 22, 32, 33, 34, 35, 36, 37 AND 38, BLOCK 9, HOLLYWOOD, ACCORDING TO ,THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE VACATED ALLEY SITUATED BETWEEN LOTS 14 THROUGH 22, AND LOTS 23 THROUGH 3, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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PARCEL 3:

LOTS 1 AND 2, BLOCK 9, 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 3, BLOCK 9, OF HOLLYWOOD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SCHEDULE B–II
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NUMBER: 761525
ISSUING OFFICE FILE NUMBER: 3879.0006
COMMITMENT DATE : JULY 24, 2019 AT 11:00 PM

ITEM 1–4: NOT A SURVEY MATTER
ITEM 5: MATTERS PERTAINING TO PB 1, PG 21 ARE AS SHOWN ON SURVEY
ITEM 6–10: NOT A SURVEY MATTER
ITEM 11: MATTERS PERTAINING TO ORB 50830, PG 1594, AS AMENDED IN ORB 51017, PG 1850 PERTAIN TO PROPERTY, BLANKET IN NATURE.
ITEM 12: NOT A SURVEY MATTER

TITLE SEARCH REPORT
ATTORNEYS' TITLE FUND SERVICES, LLC
FUND FILE NUMBER: 761525–2
PREPARED DATE: AUGUST 21, 2019
EFFECTIVE DATE OF SEARCH: AUGUST 16, 2019 AT 11:00 PM

RESTRICTIONS/EASEMENTS:

ITEM 1: MATTERS PERTAINING TO PB 2, PG 21 ARE AS SHOWN ON SURVEY
ITEM 2–6: NOT A SURVEY MATTER
ITEM 7: MATTERS PERTAINING TO ORB 50830, PG 1594, AS AMENDED IN ORB 51017, PG 1850 PERTAIN TO PROPERTY, BLANKET IN NATURE.

CERTIFIED TO
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
DOWNTOWN HOLLYWOOD HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

PROPERTY ADDRESS
2001 HOLLYWOOD BOULEVARD
HOLLYWOOD, FL 33020

ALTA/NSPS LAND TITLE SURVEY
INVOICE # 40158U2
SURVEY DATE 08/22/19

FLOOD ZONE X0.2%
MAP DATE 08/18/14
MAP NUMBER 125113 0569

SURVEYOR'S NOTES:

1. TOTAL GROSS LAND AREA (Gross is to include the land to the middle of the streets adjacent to the property (and one half the alleyway) = 147,399 SQUARE FEET MORE OR LESS (3.38 ACRES MORE OR LESS)
TOTAL NET LAND AREA = 98,006.5 SQUARE FEET MORE OR LESS, (2.25 ACRES MORE OR LESS)
2. TOTAL NUMBER OF PARKING SPACES ON PROPERTY = 142
137 REGULAR PARKING SPACES, 5 HANDICAP PARKING SPACES

SURVEYOR'S NOTES
1. BASIS OF BEARINGS AS INDICATED ON SKETCH.
2. LEGAL DESCRIPTION PROVIDED BY CLIENT.
3. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR EASEMENTS, RIGHT–OF–WAYS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD.
4. UNDERGROUND OR INTERIOR PORTIONS OF FOOTINGS, FOUNDATIONS, WALLS OR OTHER NON–VISIBLE IMPROVEMENTS WERE NOT LOCATED.
5. ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 UNLESS OTHERWISE SHOWN.
6. FENCE TIES ARE TO THE CENTER–LINE OF FENCE. WALL TIES ARE TO THE FACE OF WALL.
7. IN SOME INSTANCES GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
8. THE DIMENSIONS AND DIRECTIONS SHOWN HEREON ARE IN SUBSTANTIAL AGREEMENT WITH RECORD VALUES UNLESS OTHERWISE NOTED.
9. PARTY WALLS ARE CENTERED ON PROPERTY LINE AND ARE 0.7' WIDE UNLESS OTHERWISE NOTED.
10. EXISTING CORNERS FOUND OFF WITNESS PROPERTY CORNERS
11. OBSTRUCTED CORNERS ARE WITNESSED BY IMPROVEMENTS.
12. NO ATTEMPT WAS MADE TO LOCATE WRITTEN OR UNWRITTEN EASEMENTS OR RIGHTS–OF–WAY, OTHER THEN THOSE SHOWN HEREON.

ABBREVIATIONS

BC	BUILDING CORNER
BW	BACK OF WALK
C	CALCULATED
M	MEASURED
N.T.S.	NOT TO SCALE
OP	OPEN PORCH
ORB	OFFICIAL RECORDS BOOK
PC	POINT OF CURVATURE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PG	PAGE
PRC	POINT OF REVERSE CURVE
PRM	PERMANENT REFERENCE MONUMENT
PT	POINT OF TANGENCY
P/T	PHONE/TELEPHONE
EP	EDGE OF PAVEMENT
EW	EDGE OF WATER
F/C	FENCE CORNER
F/L	FENCE LINE
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
FN	FOUND NAIL
FN&D	FOUND NAIL & DISC
FP&L	FLORIDA POWER AND LIGHT
R	RECORD
RAD	RADIAL
SN&D	SET NAIL & DISC # 5495
SP	SCREENED PORCH
SP&C	SET 1/2" PIN & CAP # 5495

LEGEND

CABLE JUNCTION BOX	BRICK PAVERS
CATCH BASIN	CENTERLINE
CLEAN OUT	CONCRETE/CHAT
CONTROL VALVE	CONCRETE WALL
ELECTRIC SERVICE	ELEVATION
FIRE HYDRANT	METAL FENCE
FP&L PAD	OVERHEAD WIRES
GUY ANCHOR	WOOD DECK/DOCK
MANHOLE	WOOD FENCE
POOL EQUIPMENT	
POWER/LIGHT POLE	
SPRINKLER SYSTEM	
WATER METER	
WATER VALVE	
WELL	

ATLANTIC COAST
SURVEYING INC.

PAUL J STOWELL
PROFESSIONAL LAND SURVEYOR
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