

**TITLE COMMITMENT INFORMATION**

THE PROPERTY HEREON DESCRIBED IS THE SAME AS THE PERTINENT PROPERTY AS DESCRIBED IN AMERICAN LAND TITLE ASSOCIATION COMMITMENT, COMMITMENT FILE NO.: 18031464, WITH AN EFFECTIVE DATE OF MARCH 29, 2018.

**LEGAL DESCRIPTION**

PARCEL 1  
THE EAST 1/2 OF LOT 17, ALL OF LOT 18, AND THE WEST 1/2 OF LOT 19, OF BLOCK 6, OF AMENDED PLAT OF HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE NORTH 30 FEET AND LESS THE SOUTH 7.5 FEET.

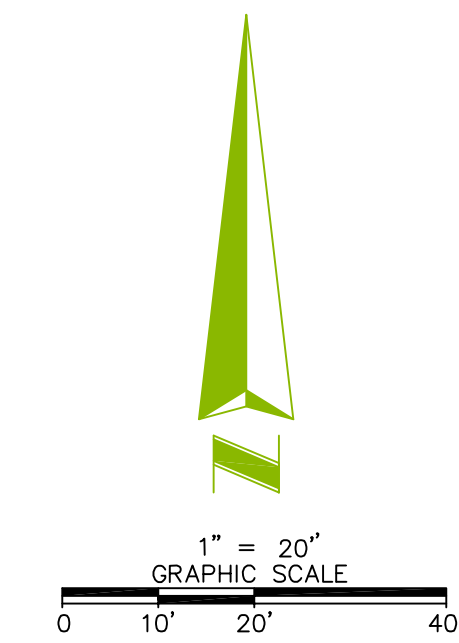
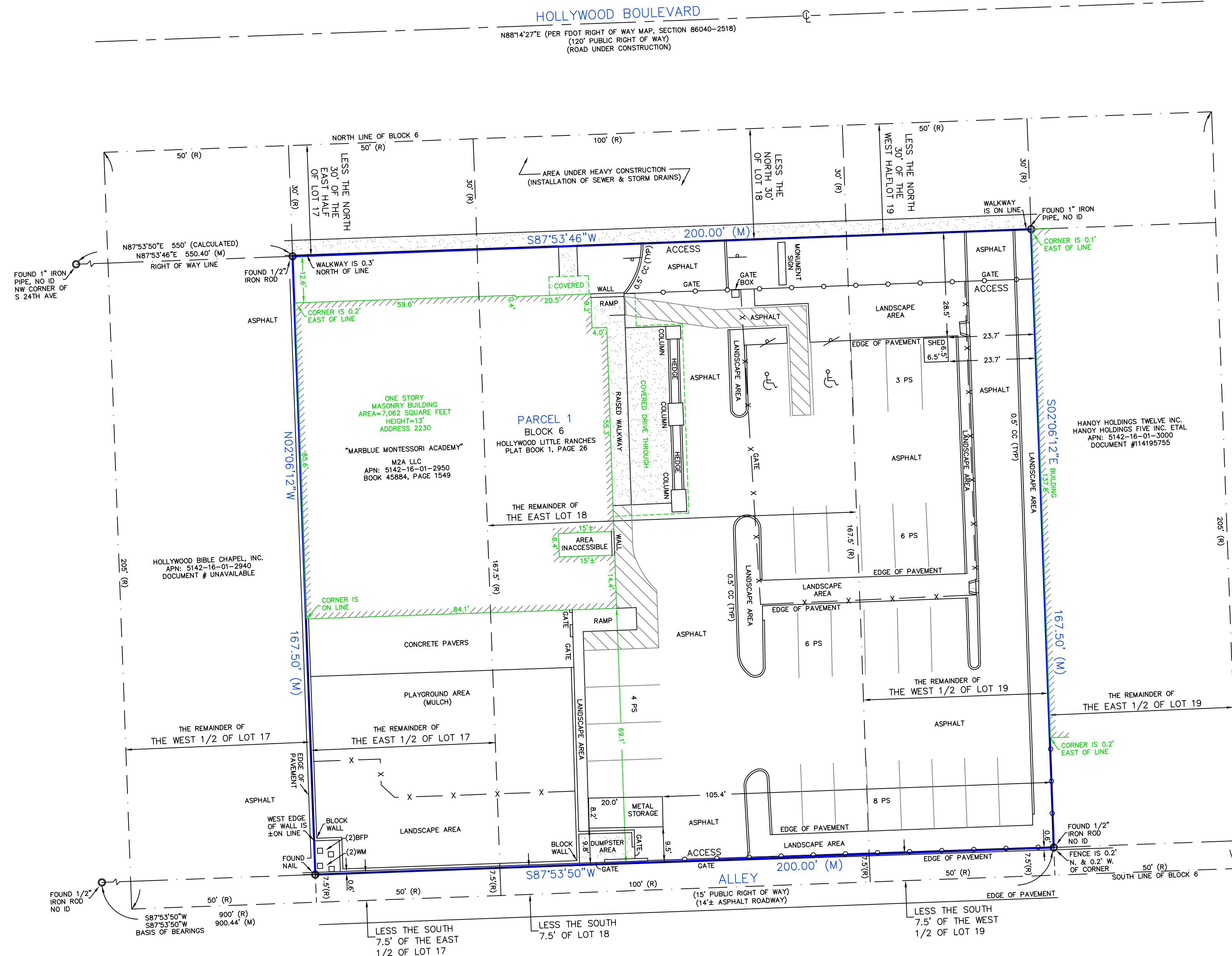
**NOTES CORRESPONDING TO SCHEDULE B**

- 1 - DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. (NOT A SURVEY RELATED MATTER)
- 2 - FACTS WHICH WOULD BE DISCLOSED BY AN ACCURATE AND COMPREHENSIVE SURVEY OF THE PREMISES HEREIN DESCRIBED. (SEE SURVEY HEREON)
- 3 - RIGHTS OR CLAIMS OF PARTIES IN POSSESSION. (NOT A SURVEY RELATED MATTER)
- 4 - CONSTRUCTION, MECHANIC'S, CONTRACTORS' OR MATERIALMEN'S LIEN CLAIMS, IF ANY, WHERE NO NOTICE THEREOF APPEARS OF RECORD. (NOT A SURVEY RELATED MATTER)
- 5 - EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS. (NONE PROVIDED, NONE OBSERVED)
- 6 - GENERAL OR SPECIAL TAXES AND ASSESSMENTS REQUIRED TO BE PAID IN THE YEAR 2018 AND SUBSEQUENT YEARS. (NOT A SURVEY RELATED MATTER)
- 7 - RESERVATIONS CONTAINED IN THE PLAT OF HOLLYWOOD LITTLE RANCHES, AS RECORDED IN PLAT BOOK 1, PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS PARCEL 1, NOTHING TO PLOT)
- 8 - RESTRICTIVE COVENANT SET FORTH IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 45884, PAGE 1549, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS PARCEL 1, NOTHING TO PLOT)
- 9 - CITY OF HOLLYWOOD DEVELOPMENT REVIEW BOARD RESOLUTION NO. 08-S-60 APPROVING A REQUEST FOR A SPECIAL EXCEPTION FOR A PREKINDERGARTEN EDUCATIONAL FACILITY, AS RECORDED IN OFFICIAL RECORDS BOOK 46087, PAGE 376, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS PARCEL 1, NOTHING TO PLOT)
- 10 - ORDINANCE NO. 2005-18 RECORDED IN OFFICIAL RECORDS BOOK 40082, PAGE 1783, AND ORDINANCE NO. 2005-19 RECORDED IN OFFICIAL RECORDS BOOK 40082, PAGE 1789, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS PARCELS 1, NOTHING TO PLOT)
- 11 - INTENTIONALLY DELETED.
- 12 - CITY OF HOLLYWOOD PLANNING AND DEVELOPMENT REVIEW BOARD RESOLUTION NO. 13-S-85 RECORDED IN OFFICIAL RECORDS BOOK 50363, PAGE 954, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA. (AFFECTS PARCEL 1, NOTHING TO PLOT)

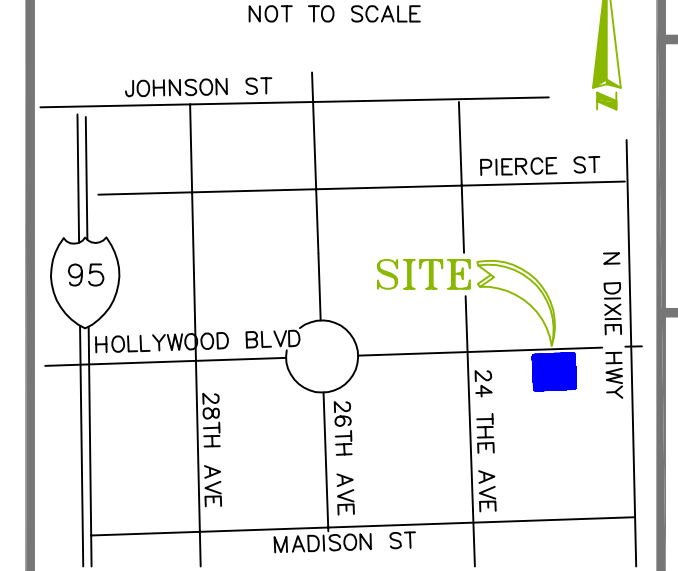
**STATEMENT OF ENCROACHMENTS**

NO ENCROACHMENTS WERE OBSERVED AT THE TIME OF SURVEY.

LEGEND	
APN	ASSESSOR'S PARCEL NUMBER
BFP	BACKFLOW PREVENTER
CC	CONCRETE CURB
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
ID	IDENTIFICATION
LSA	LANDSCAPE AREA
(M)	MEASURED
PS	PARKING SPACE(S)
(R)	RECORD
TYP	TYPICAL
WM	WATER METER
— —	CENTERLINE
—X—	CHAINLINK FENCE
—■—	CONCRETE SURFACE
—○—	HANDICAP PARKING SPACE
—□—	METAL FENCE
—/—	NO PARKING AREA/CROSSWALK
—	SIGN



**VICINITY MAP**



**SHEET 1 OF 1**

**LAND AREA**

33,503± SQUARE FEET  
0.769± ACRES

**PARKING**

REGULAR= 27  
HANDICAP= 2  
TOTAL= 29

**FLOOD INFORMATION**

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" ON FLOOD INSURANCE RATE MAP NUMBER 12011C0569H, WHICH BEARS AN EFFECTIVE DATE OF 08/18/2014 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM.

**BEARING BASIS**

BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE 15' WIDE ALLEY, BEING S87°53'50"W, AS CALCULATED PER FDOT RIGHT OF WAY MAP, SECTION 86040-2518, DATED 12-78.

**GENERAL NOTES**

1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES WERE LOCATED, EXCEPT AS SHOWN.
2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2016 ALTA/NSPS SURVEY REQUIREMENTS.
4. PARCEL 1 HAS DIRECT PHYSICAL ACCESS TO HOLLYWOOD BLVD AND THE ALLEY TO THE SOUTH, BOTH OF WHICH ARE DEDICATED PUBLIC STREETS OR HIGHWAYS.
5. THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON THE SUBJECT PROPERTY.
6. THERE IS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN THE SUBJECT PROPERTY.
7. THE PARCEL CONTAINED IN THE LEGAL DESCRIPTION IS CONTIGUOUS WITHOUT ANY GAPS, CORES OR OVERLAPS.
8. BUILDING AREAS SHOWN HEREON ARE FOR THE FOOTPRINT OF THE BUILDING ONLY.
9. THERE ARE CHANGES IN THE STREET RIGHT OF WAY LINES, ALONG HOLLYWOOD BLVD, AS SHOWN ACCORDING TO THE LEGAL DESCRIPTION AND THE FDOT RIGHT OF WAY MAP. THERE WAS SIGNIFICANT, OBSERVABLE EVIDENCE OF STREET, SIDEWALK, DRAINAGE & SEWER CONSTRUCTION OR REPAIRS, ALONG HOLLYWOOD BLVD, AT THE TIME OF SURVEY.
10. NOT VALID WITHOUT THE SIGNATURE AND SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
11. NO ATTEMPT WAS MADE TO DETERMINE WETLANDS OR OTHER ENVIRONMENTAL ISSUES, UNLESS OTHERWISE NOTED.

**ALTA/NSPS LAND TITLE SURVEY**

AEI JOB #386469

2230 HOLLYWOOD BOULEVARD

HOLLYWOOD, BROWARD COUNTY, FLORIDA

**SITE PICTURE**



COORDINATED BY:  
**AEI CONSULTANTS**  
2500 CAMINO DIABLO  
WALNUT CREEK, CA, 94597  
TELEPHONE: 925.746.6000  
EMAIL: SURVEYS@AEICONSULTANTS.COM

DATE	REVISION HISTORY	BY	SURVEYOR JOB NUMBER:
			180403
			SCALE: 1" = 20'
			DRAWN BY: BD
			APPROVED BY: BJM

**SURVEYOR'S CERTIFICATE**

TO: QUATTRO HOLLYWOOD, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY; SAUL EWING ARNSTEIN & LEHR LLP; AND OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, CENTENNIAL BANK, AN ARKANSAS BANKING CORPORATION ITS SUCCESSORS AND/OR ASSIGNS AS THEIR INTERESTS MAY APPEAR.

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, 7(c), 7(d)(1), 7(c), 8, 9, 13, 14, 16, AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 04/07/18. DATE OF PLAT OR MAP: 04/17/18.

SURVEYED BY:  
**ALTAPRO SURVEYORS**  
1322 PINE SONG DRIVE  
DELTONA, FLORIDA 32725  
● (386) 837-0244 ●  
E-MAIL: L56807@HOTMAIL.COM  
WEB: ALTAPROSURVEYORS.COM

REGISTERED SURVEYOR: BENJAMIN S. DEVISE  
PROFESSIONAL LAND SURVEYOR NO.: 6807  
DATE: 07/11/18