RENOVATION TO
THE SHELDON HOTEL
1000 N BROADWALK
HOLLYWOOD, FL 33019

MATERIALS

COLOR OPTION 1

BUILDING BASE COLOR:
(Total Wall- EIFS & Stucco Company)
SANDIA #3130

EYEBROW COLOR:
(Total Wall- EIFS & Stucco Company)
PROVIDENCE BLUE #2370

CANVAS AWNING:
ROANOKE BLUE MIST
STYLE 4983-0000

COLOR OPTION 2

BUILDING BASE COLOR:
(Total Wall- EIFS & Stucco Company)
BASKET BEIGE #3220

EYEBROW COLOR:
(Total Wall- EIFS & Stucco Company)
PEBBLESTONE CLAY #3270

CANVAS AWNING:
LANKFORD WILLOW
STYLE 4972-0000
RENOVATION TO
THE SHELDON HOTEL
1000 N BROADWALK
HOLLYWOOD, FL 33019

MATERIALS

WINDOWS TO BE USED:

HOPPER/ CASEMENT IMPACT RESISTANT WINDOWS
GLASS: GREY TINTED
WHITE VINYL FRAMES.

SERIES V-100
BY WINDOR INC.

At-A-Glanze

Maximum Size Vents 54" x 80"
Non-Impact - Max Design Loads
+130 / -150
Impact - Max Design Loads
+100 / -130
Water Performance @ 12.0 psf
U-Value As Low As .22
Solar Heat Gain Coefficient
As Low As .03
STC Rating As High As 41

The Tilt & Turn WinDow employs a series of mushroom cams and striker plates which prevent the frame from being easily pried out.

WINDOOR INCORPORATED
Strength & Energy Efficient WinDows.

Vinyl Eco-Impact Series
Tilt & Turn WinDow
Series V-100

Popular in Europe for many years...
The Vinyl Tilt & Turn WinDow is now requested for commercial and high-end residential projects.

The Perfect WinDow for Residential or Commercial Projects. Homes - Condos - Schools - Hospitals - Apartments & the Militar,
RENOVATION TO
THE SHELDON HOTEL
1000 N BROADWALK
HOLLYWOOD, FL 33019

SITE PHOTOGRAPHS

EXISTING WEST FACADE

EXISTING NORTHWEST VIEW
RENOVATION TO
THE SHELDON HOTEL
1000 N BROADWALK
 HOLLYWOOD, FL 33019
SITE PHOTOGRAPHS

EXISTING EAST FACADE

EXISTING EAST FACADE
### Broward County Property Appraiser's Network

**Site Address:** 1000 N BROADWALK, HOLLYWOOD  
**Property Owner:** S3 GLOBAL MULTI STRATEGY H LLC  
**Mailing Address:** 1000 N SURF RD HOLLYWOOD FL 33019  
**ID #:** 5142 13 01 0710  
**Millage:** 0513  
**Use:** 30

**Legal Description:** HOLLYWOOD BEACH 1-27 B LOT 1 TO 4 BLK 1

### Property Assessment Values

<table>
<thead>
<tr>
<th>Year</th>
<th>Land</th>
<th>Building</th>
<th>Just Value</th>
<th>Assessed / SOH Value</th>
<th>Tax</th>
</tr>
</thead>
<tbody>
<tr>
<td>2010</td>
<td>$1,563,090</td>
<td>$1,330,260</td>
<td>$2,893,350</td>
<td>$2,893,350</td>
<td></td>
</tr>
<tr>
<td>2009</td>
<td>$1,841,280</td>
<td>$1,108,550</td>
<td>$2,949,830</td>
<td>$2,949,830</td>
<td>$74,909.87</td>
</tr>
<tr>
<td>2008</td>
<td>$1,841,280</td>
<td>$1,304,180</td>
<td>$3,145,460</td>
<td>$3,145,460</td>
<td>$73,124.64</td>
</tr>
</tbody>
</table>

### 2010 Exemptions and Taxable Values by Taxing Authority

<table>
<thead>
<tr>
<th>Category</th>
<th>County</th>
<th>School Board</th>
<th>Municipal</th>
<th>Independent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Just Value</td>
<td>$2,893,350</td>
<td>$2,893,350</td>
<td>$2,893,350</td>
<td>$2,893,350</td>
</tr>
<tr>
<td>Portability</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Assessed/SOH</td>
<td>$2,893,350</td>
<td>$2,893,350</td>
<td>$2,893,350</td>
<td>$2,893,350</td>
</tr>
<tr>
<td>Homestead</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Add. Homestead</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Wid/Vet/Dis</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Senior</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Exempt Type</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Taxable</td>
<td>$2,893,350</td>
<td>$2,893,350</td>
<td>$2,893,350</td>
<td>$2,893,350</td>
</tr>
</tbody>
</table>

### Sales History

<table>
<thead>
<tr>
<th>Date</th>
<th>Type</th>
<th>Price</th>
<th>Book</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>10/28/2009</td>
<td>WD*-T</td>
<td>$100</td>
<td>45644</td>
<td>1568</td>
</tr>
<tr>
<td>10/30/2009</td>
<td>TD*-D</td>
<td>$5,150,000</td>
<td>45644</td>
<td>1565</td>
</tr>
<tr>
<td>12/9/1996</td>
<td>WD*</td>
<td>$100</td>
<td>25802</td>
<td></td>
</tr>
<tr>
<td>7/1/1977</td>
<td>QCD</td>
<td>$50,000</td>
<td>7794</td>
<td>995</td>
</tr>
</tbody>
</table>

* Denotes Multi-Parcel Sale (See Deed)

### Land Calculations

<table>
<thead>
<tr>
<th>Price</th>
<th>Factor</th>
<th>Type</th>
</tr>
</thead>
<tbody>
<tr>
<td>$10,187</td>
<td>153.44</td>
<td>FF</td>
</tr>
</tbody>
</table>

**Adj. Bldg. S.F. (See Sketch):** 24435

### Special Assessments

<table>
<thead>
<tr>
<th>Fire</th>
<th>Garbage</th>
<th>Light</th>
<th>Drainage</th>
<th>Improvement</th>
<th>Safe</th>
</tr>
</thead>
<tbody>
<tr>
<td>05</td>
<td>C</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>C</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>24721</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

http://www.bcpa.net/RecInfo.asp?URL_Folio=514213010710

7/13/2010
Detail by Entity Name

Foreign Limited Liability Company
S3 GLOBAL MULTI-STRATEGY H LLC

Filing Information
Document Number: M09000004206
FEI/EIN Number: 270974467
Date Filed: 10/22/2009
State: DE
Status: ACTIVE

Principal Address
1000 NORTH SURF ROAD
HOLLYWOOD FL 33019

Mailing Address
1000 NORTH SURF ROAD
HOLLYWOOD FL 33019

Registered Agent Name & Address
DADE COUNTY CORPORATE AGENTS, INC.
18901 NE 29TH AVE SUITE 100
AVENTURA FL 33180 US

Manager/Member Detail
Name & Address
Title: MGR
NUVERSE ADVISORS LLC
645 5TH AVE
NEW YORK NY 10022

Annual Reports
Report Year Filed Date
2010 04/26/2010

Document Images
04/26/2010 -- ANNUAL REPORT [View image in PDF format]
10/22/2009 -- Foreign Limited [View image in PDF format]

Note: This is not official record. See documents if question or conflict.
NuVerse Partners

- Senior Executives
- Elias Saal
- Dov C. Schild
- Stephen J. Saal
- Ariel E. Salama

Global Team

- Key Client Executives
- Trading & Investment

The investment management services that NuVerse offers enable clients to participate with a group of seasoned financial managers who have a long history of building value at Republic.

Our team of senior account executives have long-established backgrounds as international private bankers, each with more than 25 years of experience in serving clients. They provide the NuVerse advantage of designing products and services to best meet the client’s individual needs and thus make the client’s financial life as stress-free as possible.

The managing partners have committed a substantial amount of their own capital to NuVerse and its funds. The types of alternative investments that we offer are some of the fastest growing segments in the investment universe. Alternative investments in aggregate have outperformed most indices with less volatility. The most important service we offer, however, is our commitment to the client through a close-knit relationship. We have built a loyal following over the years through our dedication to client satisfaction. We intend never to waiver on this point.

<table>
<thead>
<tr>
<th>Name/Title</th>
<th>Selected Prior Experience</th>
</tr>
</thead>
<tbody>
<tr>
<td>Elias Saal, Chairman</td>
<td>• President, Republic National Bank of NY (RNB), Chairman Executive Committee&lt;br&gt; • Vice Chairman of RNB and Republic New York Corp&lt;br&gt; • Regional Manager of Europe &amp; Latin America RNB’s operations&lt;br&gt; • Managed the $85 billion treasury book for HSBC Bank USA</td>
</tr>
<tr>
<td>Dov Schild, Chairman</td>
<td>• Chairman and CEO of Republic New York Corp and RNB&lt;br&gt; • President &amp; Chief Operating Officer of RNB</td>
</tr>
<tr>
<td>Stephen Saal, Managing Partner</td>
<td>• President &amp; Chief Operating Officer of RNYC&lt;br&gt; • Managing Director, Investment Banking &amp; Capital Markets at RNB</td>
</tr>
<tr>
<td>Ariel Salama, Partner</td>
<td>• Global Head of Private Banks, ABN Amro Investment Bank&lt;br&gt; • Managing Director, Head of Risk, Republic National Bank of New York&lt;br&gt; • Managing Director, Global Risk Advisory, Bankers Trust</td>
</tr>
</tbody>
</table>

HSBC USA is a wholly owned United States subsidiary of HSBC Holdings PLC Group. At December 31, 2009 HSBC Holdings had more than 8,500 offices in 86 countries and territories around the world. With total assets of US$ 2.15 trillion and a market capitalization of US$ 203 billion, HSBC ranks among the world’s largest banking and financial organizations.