

EXHIBIT A
LEGAL DESCRIPTION OF "NINE HOLLYWOOD
PHASE II REDEVELOPMENT"

LEGAL DESCRIPTION:

PARCEL 1:

LOT 1 AND 2, BLOCK 38, "HOLLYWOOD", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 2:

LOT 4, BLOCK 38, "HOLLYWOOD", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 3:

LOT 3, BLOCK 38, "HOLLYWOOD", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL 7:

LOT 5, BLOCK 38, "HOLLYWOOD", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LOTS 27, 28, 29 AND 30, BLOCK 38, "HOLLYWOOD", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA AND CONTAINING 21,517 SQUARE FEET (0.494 ACRES), MORE OR LESS.

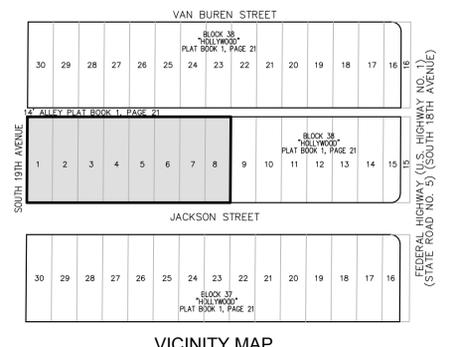
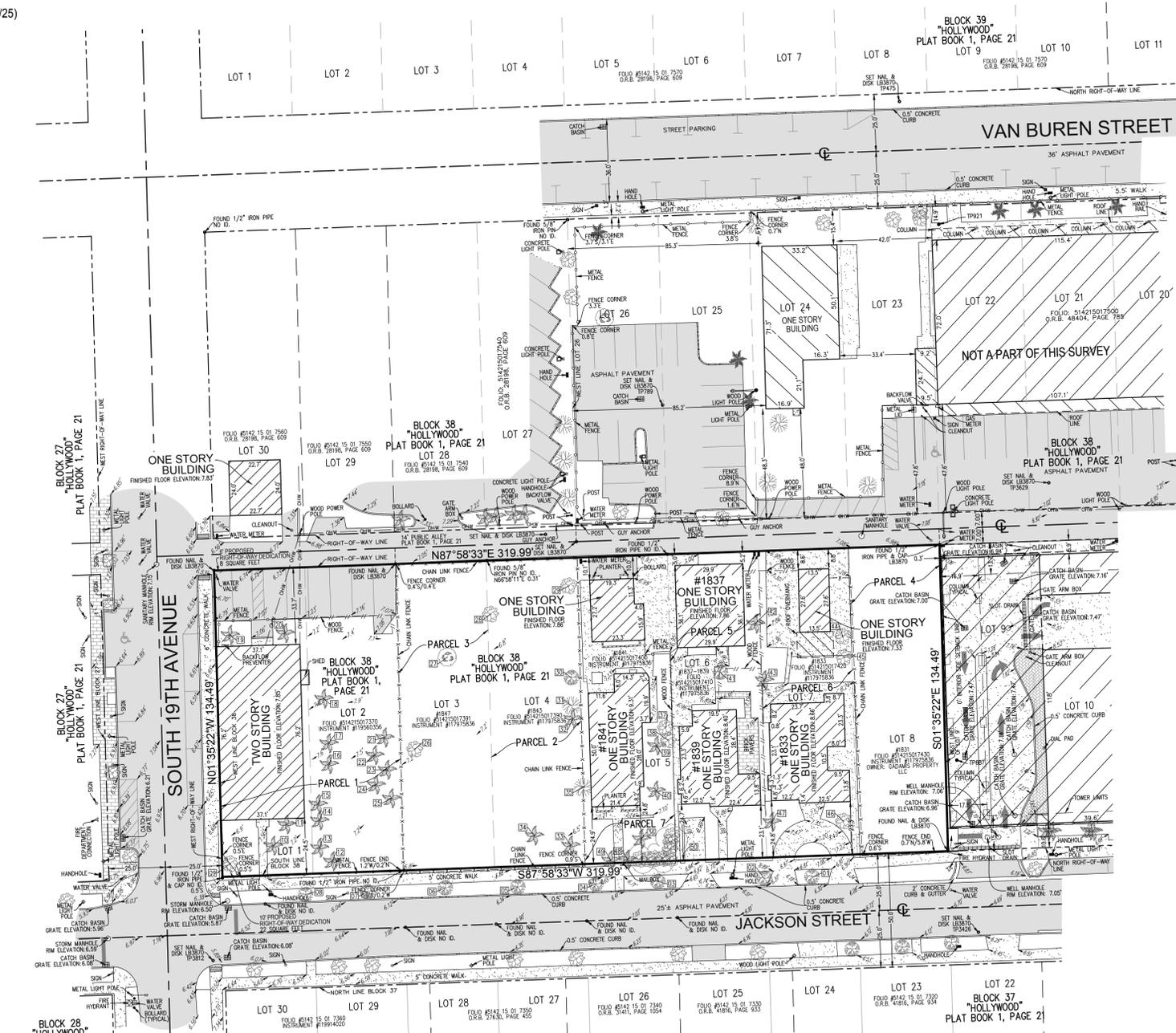
TREE TABLE:

(PROVIDED BY ALEXIS ALVEY, ISA BOARD CERTIFIED MASTER ARBORIST #NY-5539B, ALVEY TREE CONSULTING-5/8/25)

NUMBER	COMMON NAME	SCIENTIFIC NAME	DBH (IN)	HEIGHT (FT)	SPREAD (FT)	CONDITIO N	TPZ RADIUS (FT)	NATIVE?	NOTES
1	Gumbo Limbo	Bursera simaruba	3	10	8	poor	5	yes	street tree
2	Gumbo Limbo	Bursera simaruba	9	18	18	fair	9	yes	street tree
3	Gumbo Limbo	Bursera simaruba	2	9	5	poor	5	yes	street tree
4	Gumbo Limbo	Bursera simaruba	4	16	10	fair	5	yes	street tree
5	Gumbo Limbo	Bursera simaruba	8	20	18	poor	9	yes	street tree
6	Gumbo Limbo	Bursera simaruba	12	18	10	poor	5	yes	street tree
7	Gumbo Limbo	Bursera simaruba	13.5	28	20	poor	10	yes	street tree
8	Gumbo Limbo	Bursera simaruba	11.5	25	20	fair	10	yes	street tree
9	Royal Poinciana	Delonix regia	22	27	35	fair	17.5	no	
10	Royal Palm	Roystonea regia	14	35	16	fair	8	yes	
11	Foxtail Palm	Wodyetia bifurcata	5	12	10	poor	5	no	
12	Foxtail Palm	Wodyetia bifurcata	9	16	10	poor	5	no	
13	Foxtail Palm	Wodyetia bifurcata	5	14	10	poor	5	no	
14	Foxtail Palm	Wodyetia bifurcata	7	10	0	dead	-	no	dead tree
15	Foxtail Palm	Wodyetia bifurcata	9	6	0	dead	-	no	dead tree
16	Royal Palm	Roystonea regia	12	30	16	fair	8	yes	
17	Royal Palm	Roystonea regia	13	25	8	poor	5	yes	
18	Foxtail Palm	Wodyetia bifurcata	4	12	10	poor	5	no	
19	Royal Palm	Roystonea regia	14	32	12	fair	6	yes	
20	Royal Palm	Roystonea regia	14	32	12	fair	6	yes	
21	Coconut Palm	Cocos nucifera	8	30	18	good	9	Cat. 2	Invasive
22	Coconut Palm	Cocos nucifera	9	16	8	poor	5	Cat. 2	Invasive
23	Coconut Palm	Cocos nucifera	8	27	18	good	9	Cat. 2	Invasive
24	Coconut Palm	Cocos nucifera	7	25	18	fair	9	Cat. 2	Invasive
25	Coconut Palm	Cocos nucifera	6	20	16	fair	8	Cat. 2	Invasive
26	Avocado	Persea americana	12	25	20	poor	10	no	
27	Mango	Mangifera indica	35	45	50	good	25	no	
28	Brazilian Pepper	Schinus terebinthifolia	18	28	25	fair	12.5	Cat. 1	Invasive
29	Oriental Arborvitae	Platyclusus orientalis	15	20	15	fair	7.5	no	
30	Gumbo Limbo	Bursera simaruba	7	18	15	fair	7.5	yes	
31	Live Oak	Quercus virginiana	14.5	30	30	good	15	yes	
32	Solitaire Palm	Ptychosperma elegans	3	16	8	fair	5	Cat. 2	Invasive
33	Areca Palm	Dypsis lutescens	cluster	20	15	fair	7.5	no	
34	Sabal Palm	Sabal palmetto	12	18	12	good	6	yes	
35	Live Oak	Quercus virginiana	16	30	35	good	17.5	yes	
36	Sabal Palm	Sabal palmetto	10	18	12	good	6	yes	
37	Mahogany	Swietenia mahagoni	14	30	20	good	10	yes	
38	Weeping Fig	Ficus benjamina	12	20	20	fair	10	no	
39	Christmas Palm	Adonia merillii	5	18	8	poor	5	no	
40	Christmas Palm	Adonia merillii	5	18	10	fair	5	no	
41	Gumbo Limbo	Bursera simaruba	15	30	30	fair	15	yes	
42	Coconut Palm	Cocos nucifera	9	14	14	good	7	Cat. 2	Invasive
43	Areca Palm	Dypsis lutescens	cluster	18	12	fair	6	no	
44	Mahogany	Swietenia mahagoni	7	20	10	good	5	yes	
45	Brazilian Pepper	Schinus terebinthifolia	10	20	25	good	12.5	Cat. 1	Invasive
46	Weeping Fig	Ficus benjamina	20	25	30	good	15	no	
47	Royal Palm	Roystonea regia	16	26	14	fair	7	yes	
48	Christmas Palm	Adonia merillii	6	16	8	fair	5	no	
49	Christmas Palm	Adonia merillii	6	16	8	fair	5	no	
50	Weeping Fig	Ficus benjamina	4 to 14	20	15	poor	7.5	no	

LEGEND

	CONCRETE
	ASPHALT PAVEMENT
	PAVERS
	OVERHEAD WIRES
	CENTERLINE
	F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
	O.R.B. OFFICIAL RECORDS BOOK
	TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
	FPL FLORIDA POWER & LIGHT COMPANY
	LB LICENSED BUSINESS
	XX TREE NUMBER
	★ PALM TREE
	○ OAK TREE
	◇ MANGO TREE
	○ TREE
	○ GUMBO LIMBO TREE



LEGAL DESCRIPTION:

- PARCEL 1: LOT 1 AND 2, BLOCK 38, "HOLLYWOOD", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
 - PARCEL 2: LOT 4, BLOCK 38, "HOLLYWOOD", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
 - PARCEL 3: LOT 3, BLOCK 38, "HOLLYWOOD", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
 - PARCEL 4: LOT 8, BLOCK 38, "HOLLYWOOD", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
 - PARCEL 5: LOT 6, BLOCK 38, "HOLLYWOOD", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
 - PARCEL 6: LOT 7, BLOCK 38, "HOLLYWOOD", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
 - PARCEL 7: LOT 5, BLOCK 38, "HOLLYWOOD", ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.
- SAID LANDS LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA AND CONTAINING 43,036 SQUARE FEET (0.9880 ACRES), MORE OR LESS.

NOTES:

- THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. NGS BENCHMARK #P239; ELEVATION: 9.07 FEET.
- FLOOD ZONE: X; BASE FLOOD ELEVATION: NONE; PANEL #2011C0569; COMMUNITY #125113; MAP DATE: 7/31/24.
- THIS SITE LIES IN SECTION 15, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
- GRID BEARINGS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT, FL-E ZONE, WITH THE SOUTH LINE OF BLOCK 38 BEING S87°58'33"W.
- REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
- THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'.
- THIS SITE CONTAINS 8 TOTAL CLEARLY IDENTIFIABLE PARKING SPACES.
- THIS SURVEY WAS PREPARED WITH BENEFIT OF A COMMITMENT FOR TITLE INSURANCE, COMMITMENT NUMBER 1496295-A1, PREPARED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, DATED MARCH 28, 2024 AT 11:00 PM. THE FOLLOWING ITEMS ARE EXCEPTIONS IN SCHEDULE B-II OF SAID COMMITMENT:
 - ITEMS 1, 2, 3 & 4: STANDARD EXCEPTIONS, NOT ADDRESSED.
 - ITEM 5: ALL MATTERS IN PLAT BOOK 1, PAGE 21 APPLY TO THIS SITE. THERE ARE NO PLATTED EASEMENTS.
 - ITEM 6: BROWARD COUNTY ORDINANCE NO. 0-81-26 IN O.R.B. 9637, PAGE 836 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
 - ITEM 7: BROWARD COUNTY ORDINANCE NO. 2005-18 IN O.R.B. 40082, PAGE 1783 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
 - ITEM 8: BROWARD COUNTY ORDINANCE NO. 2005-19 IN O.R.B. 40082, PAGE 1789 APPLIES TO THIS SITE BUT CANNOT BE PLOTTED.
- ALL RECORDED DOCUMENTS ARE PER BROWARD COUNTY PUBLIC RECORDS.
- TREE INFORMATION WAS PROVIDED BY ALEXIS ALVEY OF ALVEY TREE CONSULTING, DATED 5/8/25.
- THE TREE SYMBOLS DEPICTED HEREON ARE NOT SCALED TO TREE CANOPY.

CERTIFICATION:

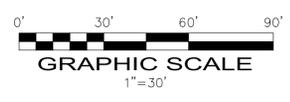
TO GADAMIS PROPERTY LLC; CCHC FUND IV, L.P. A DELAWARE LIMITED PARTNERSHIP, ISAOA/ATIMA; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY;

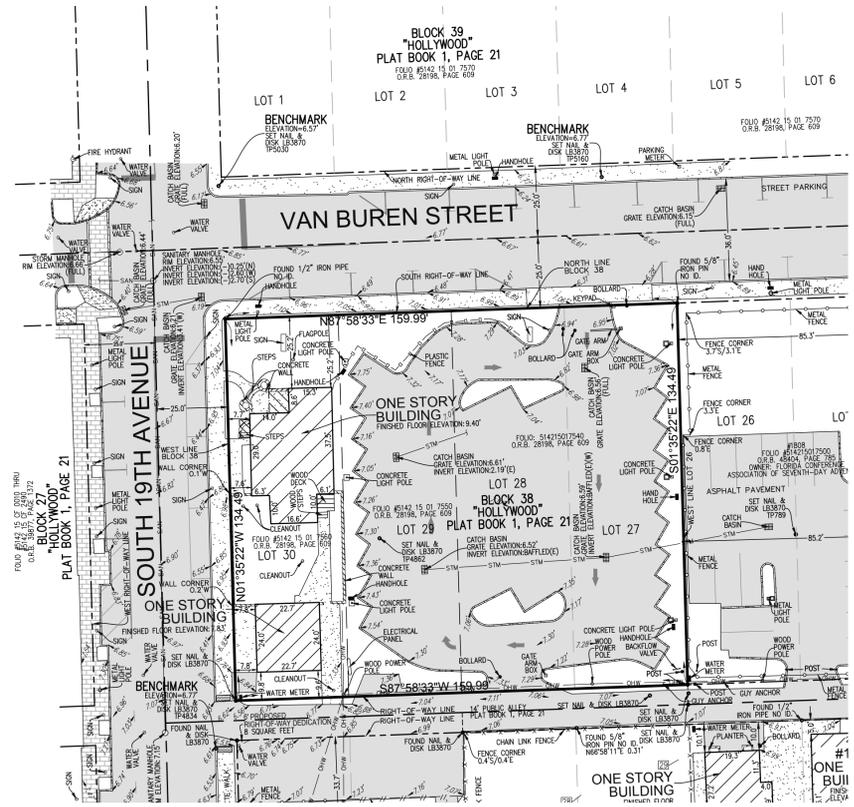
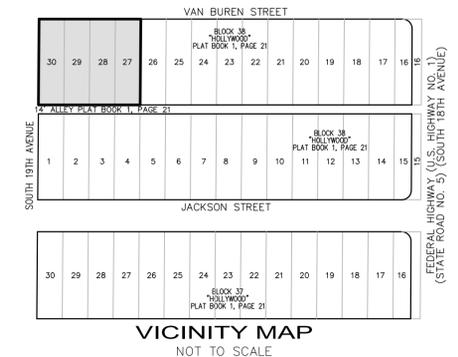
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED, WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, & 9 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 5/21/25.

DATE OF PLAT OR MAP: 5/21/25

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660 STATE OF FLORIDA

<p>LOTS 1 THRU 8 1831-1857 JACKSON STREET HOLLYWOOD, FLORIDA 33020 (CITY OF HOLLYWOOD, BROWARD COUNTY)</p>	
<p>BOUNDARY AND TOPOGRAPHIC SURVEY ALTA/NSPS LAND TITLE SURVEY</p>	<p>PULICE LAND SURVEYORS, INC. 5381 NOB HILL ROAD SUNRISE, FLORIDA 33351 TELEPHONE: (954) 572-1777 FAX: (954) 572-1778 E-MAIL: surveys@puliceandsurveyors.com WEBSITE: www.puliceandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870</p>
<p>DRAWN BY: L.H. CHECKED BY: J.F.P.</p>	<p>SCALE: 1" = 30' SURVEY DATE: 5/21/25</p>
<p>CLIENT: GADAMIS PROPERTY LLC ORDER NO.: 74303</p>	





LEGAL DESCRIPTION:
 LOTS 27, 28, 29 AND 30, BLOCK 38, "HOLLYWOOD", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

SAID LANDS LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA AND CONTAINING 21,517 SQUARE FEET (0.494 ACRES), MORE OR LESS.

- NOTES:**
1. THIS SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE AND ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 2. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. NGS BENCHMARK #P239, ELEVATION: 9.07 FEET.
 3. FLOOD ZONE: X; BASE FLOOD ELEVATION: NONE; PANEL #12011C0569J; COMMUNITY #125113; MAP DATE: 07/31/24.
 4. THIS SITE LIES IN SECTION 15, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA.
 5. GRID BEARINGS SHOWN HEREON ARE BASED ON FIELD OBSERVATIONS AND ARE RELATIVE TO THE NORTH AMERICAN DATUM OF 1983 WITH THE 2011 ADJUSTMENT, FL-E ZONE, WITH THE NORTH LINE OF BLOCK 38 BEING N87°58'33"E.
 6. REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION. BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
 7. THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.07'.
 8. THIS SITE CONTAINS 33 TOTAL CLEARLY IDENTIFIABLE PARKING SPACES (33 REGULAR & 0 DISABLED).
 9. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. THERE ARE NO PLATTED OR KNOWN EASEMENTS ON THIS SITE.
 10. ALL RECORDED DOCUMENTS REFER TO BROWARD COUNTY RECORDS.

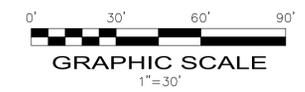
CERTIFICATION:
 TO GADAMIS PROPERTY LLC:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 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(a), 8, & 9 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 12/15/24.

DATE OF PLAT OR MAP: 12/15/24

- JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
- VICTOR R. GILBERT, PROFESSIONAL SURVEYOR AND MAPPER LS6274
- MICHAEL M. MOSSEY, PROFESSIONAL SURVEYOR AND MAPPER PSM5660 STATE OF FLORIDA

- LEGEND**
- CONCRETE
 - ASPHALT PAVEMENT
 - PAVERS
 - OVERHEAD WIRES
 - CENTERLINE
 - F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
 - O.R.B. OFFICIAL RECORDS BOOK
 - TP TRAVERSE POINT (FOR FIELD INFORMATION ONLY)
 - FPL FLORIDA POWER & LIGHT COMPANY
 - LB LICENSED BUSINESS



5		
4		
3		
2		
1		
NO.	REVISIONS	BY

COMMERCIAL SITE
 1856 VAN BUREN STREET
 HOLLYWOOD, FLORIDA 33020
 (CITY OF HOLLYWOOD, BROWARD COUNTY)

BOUNDARY & TOPOGRAPHIC SURVEY
ALTA/NSPS LAND TITLE SURVEY

PLS

PULICE LAND SURVEYORS, INC.
 5381 NOB HILL ROAD
 SUNRISE, FLORIDA 33351
 TELEPHONE: (954) 572-1777
 FAX: (954) 572-1778
 E-MAIL: surveys@pulicelandsurveyors.com
 WEBSITE: www.pulicelandsurveyors.com
 CERTIFICATE OF AUTHORIZATION LB#3870

DRAWN BY: B.Q. SCALE: 1" = 30' CLIENT: GADAMIS PROPERTY LLC
 CHECKED BY: J.F.P. SURVEY DATE: 12/15/24 ORDER NO.: 75160