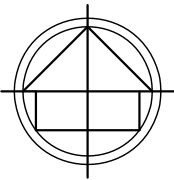


ALTA/ACSM LAND TITLE SURVEY

Exhibit A



LOCATION MAP (NTS)



LAND DESCRIPTION:

LOTS 5, 6, 7 AND 8, BLOCK 10 OF "HOLLYWOOD BEACH FIRST ADDITION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 31, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

NOTES :

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THE CERTIFICATION SHOWN HEREON TO THE EXTENT RELATING TO THE EXISTENCE OF EASEMENTS AND/OR RIGHTS-OF-WAY OF RECORD IS BASED UPON OWNERSHIP AND ENCUMBRANCE REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY. FROM AUGUST 15, 2014 TO OCTOBER 29, 2015. FILE NUMBER : 1062-3460200
3. THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
4. THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
5. UNDERGROUND IMPROVEMENTS NOT SHOWN.
6. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
7. BENCHMARK DESCRIPTION : CITY OF HOLLYWOOD BENCHMARK © HAYES STREET & BROWARDWALK. ELEVATION=6.05' (NAVD88)

LEGEND:

CKD	CHECKED BY
CONC	CONCRETE
DWN	DRAWN BY
FB/PG	FIELD BOOK AND PAGE
SIR	SET 5/8" IRON ROD & CAP #6448
SNC	SET NAIL AND CAP #6448
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
FNC	FOUND NAIL AND CAP
FND	FOUND NAIL & DISC
P.B.	PLAT BOOK
B.C.R.	BROWARD COUNTY RECORDS
-X-	CHAIN LINK/ WOOD FENCE
-E-	OVERHEAD UTILITY LINE
EB	ELECTRIC BOX
MLP	METAL LIGHT POLE
ALTA	AMERICAN LAND TITLE ASSOCIATION
ACSM	AMERICAN CONGRESS ON SURVEYING & MAPPING
ORB	OFFICIAL RECORDS BOOK
PRM	PERMANENT REFERENCE MONUMENT
FDH	FOUND DRILL HOLE
GM	GAS METER

SURVEYOR'S CERTIFICATION

THAT (A) THIS SURVEY WAS PREPARED UNDER MY SUPERVISION; (B) THE LEGAL DESCRIPTION OF THE PROPERTY AS SET FORTH HEREIN, AND THE LOCATION OF ALL IMPROVEMENTS, FENCES, EASEMENTS, ROADWAYS, RIGHTS OF WAY AND SETBACK LINES WHICH ARE EITHER VISIBLE OR OF RECORD IN BROWARD COUNTY, FLORIDA (ACCORDING TO OWNERSHIP AND ENCUMBRANCE REPORT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY FILE NUMBER:1062-3460200, FROM AUGUST 15, 2014 TO OCTOBER 29, 2015), ARE ACCURATELY REFLECTED HEREON; AND (C) THIS SURVEY ACCURATELY DEPICTS THE STATE OF FACTS AS THEY APPEAR ON THE GROUND. THIS MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION ("ALTA"), THE AMERICAN CONGRESS ON SURVEYING AND MAPPING ("ACSM") AND THE NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS ("NSPS") IN 2011, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 7(A), 7(B)(1), 7(C), 8, 9, 11 (A), 13, 14, 16, 17 AND 18 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT:

THE SURVEY MEASUREMENTS WERE MADE IN ACCORDANCE WITH THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS"

DATED: 11/04/15 FOR THE FIRM BY:

Richard E. Cousins

RICHARD E. COUSINS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION No. 4188.

COUSINS SURVEYORS & ASSOCIATES, INC.



3921 SW 47th AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954)689-7766 FAX (954)689-7799

PROJECT NUMBER : 7813-15

CLIENT :

NOCHUM LABROWSKI

REVISIONS	DATE	FB/PG	DWN	CKD
ALTA/ACSM LAND TITLE SURVEY	11/04/15	SKETCH	AM	REC
REVISED SURVEY ADDED NET/GROSS AREAS	12/11/15	-----	REC	REC

FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
PANEL NUMBER	0588 H
ZONE	AE
BASE FLOOD ELEVATION	9
EFFECTIVE DATE	08/18/14

PROPERTY ADDRESS :
315 & 319 MCINLEY STREET

SCALE: N/A

SHEET 1 OF 2



ALTA/ACSM LAND TITLE SURVEY

Exhibit A

NET SITE AREA = 13672 SQ.FT./0.3139 AC.
GROSS SITE AREA = 17671 SQ.FT./0.4057 AC.
(GROSS AREA TO CENTERLINE OF RIGHTS-OF-WAY)

LOT 16
BLOCK 10
OWNER:
NEBRASKA STREET
APARTMENTS BLLC

LOT 17
BLOCK 10
OWNER: MARIA OLIVERA
FIP
CONC WALL (1/2")

LOT 18
BLOCK 10
OWNER: AVENTURA 1973 LLC
168.50'(PLAT & FIELD) CONC WALL / WOOD FENCE

LOT 20
BLOCK 10
OWNER: 2120NSURF LLC (1/2")
WOOD FENCE
FIP
0.2" NORTH

LOT 9
BLOCK 10
OWNER: HOLLYWOOD
RU-VEL CO-OP

LOT 8
BLOCK 10

1 STORY CBS BUILDING
BUILDING HEIGHT=15.50'
FLOOR ELEVATION=8.65'

1 STORY CBS BUILDING
BUILDING HEIGHT=11.00'
FLOOR ELEVATION=8.78'

BLDG FOOTPRINT
AREA=3,015 SQ.FT.

LOT 6
BLOCK 10

LOT 5
BLOCK 10

LOT 7
BLOCK 10

ASPHALT PARKING
4 SPACES
43.4'

CONCRETE
PLANTER

CONCRETE
PLANTER

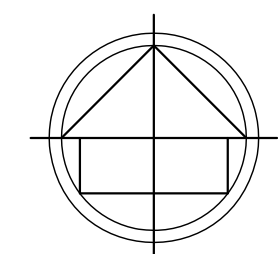
ASPHALT PARKING
3 SPACES

CONC
BOLLARDS
94.40'13"

ASPHALT PAVEMENT
83.00' (PLAT)

SURF ROAD

PUBLIC DEDICATED RIGHT-OF-WAY
TOTAL RIGHT-OF-WAY WIDTH=15.00 FEET



COASTAL CONSTRUCTION
CONTROL LINE
DATED : 11/17/1981
(RECORDED IN MISC. P.B. 6, PG. 10, B.C.R.)

FOUND
NAIL
0.26' NORTH

SEWER MANHOLE
RIM ELEV=4.15'

ASPHALT PARKING
3 SPACES
1 SPACE
WATER METER

162.05'(FIELD)
162.00'(PLAT)

ASPHALT PAVEMENT

MCKINLEY STREET
PUBLIC DEDICATED RIGHT-OF-WAY
TOTAL RIGHT-OF-WAY WIDTH=40.00 FEET

FIRE
HYDRANT
WATER
VALVE

SEWER MANHOLE
RIM ELEV=7.10'

COUSINS SURVEYORS & ASSOCIATES, INC.



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FLOOD ZONE INFORMATION	
COMMUNITY NUMBER	125113
PANEL NUMBER	0588 H
ZONE	AE
BASE FLOOD ELEVATION	9
EFFECTIVE DATE	08/18/14

PROPERTY ADDRESS :
315 & 319 MCINLEY STREET

SCALE: 1" = 16'

SHEET 2 OF 2