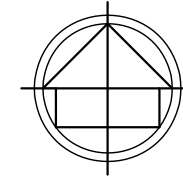


# ALTA/ACSM LAND TITLE SURVEY

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 :

- NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 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
- THIS SURVEY WAS DONE SOLELY FOR BOUNDARY PURPOSES AND DOES NOT DEPICT THE JURISDICTION OF ANY MUNICIPAL, STATE, FEDERAL OR OTHER ENTITIES.
- THE LAND DESCRIPTION SHOWN HEREON WAS PROVIDED BY THE CLIENT.
- UNDERGROUND IMPROVEMENTS NOT SHOWN.
- ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- 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  
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

LOT 18  
BLOCK 10  
OWNER: AVENTURA 1973 LLC

LOT 20  
BLOCK 10  
OWNER: 212ON SURF LLC (1/2")

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

LOT 8  
BLOCK 10

LOT 6  
BLOCK 10

LOT 5  
BLOCK 10

LOT 7  
BLOCK 10

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

BLDG FOOTPRINT  
 AREA=3,015 SQ.FT.

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

ASPHALT PARKING  
 4 SPACES

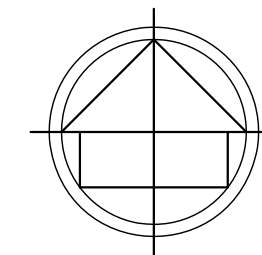
ASPHALT PARKING  
 3 SPACES

ASPHALT PARKING  
 2 SPACES

ASPHALT PARKING  
 3 SPACES

162.05'(FIELD)  
 162.00'(PLAT)  
 ASPHALT PAVEMENT  
**MCKINLEY STREET**  
 PUBLIC DEDICATED RIGHT-OF-WAY  
 TOTAL RIGHT-OF-WAY WIDTH=40.00 FEET

**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.)

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 DAVIE, FLORIDA 33314  
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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 MCKINLEY STREET

SCALE: 1" = 16'

SHEET 2 OF 2