

ANDY'S LAND

Exhibit A

A REPLAT OF A PORTION OF TRACT 29, SECTION 25, TOWNSHIP 50 SOUTH, RANGE 41 EAST, "NEWMAN'S SURVEY" (P.B. 2, PG. 26, DADE COUNTY RECORDS) IN SECTION 25, TOWNSHIP 50 SOUTH, RANGE 41 EAST, CITY OF DANIA BEACH AND CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

LEGAL DESCRIPTION:

A PORTION OF TRACT 29, SECTION 25, TOWNSHIP 50 SOUTH, RANGE 41 EAST, NEWMAN'S SURVEY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN P.B. 2, PG. 26, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF "GRIFFIN CENTRE", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 183, PAGE 197, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 88°09'28" WEST, ALONG THE NORTH LINE OF SAID "GRIFFIN CENTRE", 581.06 FEET TO THE NORTHWEST CORNER OF SAID "GRIFFIN CENTRE"; THENCE NORTH 01°51'40" WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 7 (U.S. HIGHWAY NO. 441) 565.30 FEET TO TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE SOUTH NEW RIVER CANAL; THENCE NORTH 86°01'25" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 181.59 FEET; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE NORTH 72°06'07" EAST 418.00 FEET; THENCE SOUTH 01°41'00" EAST ALONG THE EAST LINE OF SAID TRACT 29 FOR 687.66 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF DANIA BEACH AND THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, AND CONTAINING 8.161 ACRES, MORE OR LESS.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: THAT CORPORATE COACHES, INC., A FLORIDA CORPORATION, AND CCI PROPERTIES 1, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE OWNERS OF THE LANDS DESCRIBED HEREON, HAVE CAUSED SAID LANDS TO BE PLATTED AS SHOWN HEREON, AND TO BE KNOWN AS ANDY'S LAND, A REPLAT.

1. PARCEL RW AS SHOWN HEREON IS HEREBY DEDICATED AND GRANTED IN FEE SIMPLE TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR THE PERPETUAL USE OF THE PUBLIC FOR ROADWAY PURPOSES.

IN WITNESS WHEREOF: SAID CORPORATE COACHES, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY ANDREW BARDAR, ITS PRESIDENT, IN THE PRESENCE OF THESE TWO WITNESSES, THIS _____ DAY OF _____, 202__.

WITNESSES: CORPORATE COACHES, INC.,
A FLORIDA CORPORATION
BY: _____
PRINT NAME: _____
BY: _____
PRINT NAME: _____
BY: _____
PRINT NAME: _____
BY: _____
PRINT NAME: _____

ACKNOWLEDGMENT:

STATE OF FLORIDA SS
COUNTY OF BROWARD

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, ANDREW BARDAR, PRESIDENT OF CORPORATE COACHES, INC., A FLORIDA CORPORATION, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY ON BEHALF OF THE CORPORATION FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS: MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 202__.

COMMISSION NUMBER: _____ NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: _____ PRINT NAME: _____

DEDICATION (CONTINUED)

IN WITNESS WHEREOF: SAID CCI PROPERTIES 1, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY ANDREW R. BARDAR, ITS MANAGER, IN THE PRESENCE OF THESE TWO WITNESSES, THIS DAY OF _____, 202__.

WITNESSES: CCI PROPERTIES 1, LLC
A FLORIDA LIMITED LIABILITY COMPANY
BY: _____
PRINT NAME: _____
BY: _____
PRINT NAME: _____
BY: _____
PRINT NAME: _____
BY: _____
PRINT NAME: _____

PREPARED BY
PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
954-572-1777
FAX NO. 954-572-1778
OCTOBER 2020



LOCATION MAP
NOT TO SCALE

ACKNOWLEDGMENT:

STATE OF FLORIDA SS
COUNTY OF BROWARD

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, ANDREW R. BARDAR, MANAGER OF CCI PROPERTIES 1, LLC, A FLORIDA LIMITED LIABILITY COMPANY, TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FREELY AND VOLUNTARILY ON BEHALF OF THE COMPANY FOR THE USES AND PURPOSES THEREIN EXPRESSED.

WITNESS: MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 202__.

COMMISSION NUMBER: _____ NOTARY PUBLIC, STATE OF FLORIDA
MY COMMISSION EXPIRES: _____ PRINT NAME: _____

CORPORATE COACHES, INC.	DANIA CITY CLERK	DANIA CITY ENGINEER	COUNTY SURVEYOR	COUNTY ENGINEER	PLATTING SURVEYOR

CITY OF DANIA BEACH, CITY COMMISSION:

THIS IS TO CERTIFY, THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE CITY OF DANIA BEACH, FLORIDA, BY RESOLUTION NO. _____ ADOPTED THIS _____ DAY OF _____, 202__.

ALL APPLICATION, CONCURRENCY, IMPACT FEES FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT SHALL BE PAID ON THE DATE OF BUILDING PERMIT ISSUANCE.

ATTEST: _____ APPROVED: _____
CITY CLERK MAYOR

CITY OF DANIA BEACH COMMUNITY DEVELOPMENT DEPARTMENT:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE COMMUNITY DEVELOPMENT DEPARTMENT OF THE CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA, THIS _____ DAY OF _____, 202__.

BY: _____
NAME: _____
DIRECTOR / DESIGNEE

CITY OF DANIA BEACH CITY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS _____ DAY OF _____, 202__.

BY: _____
NAME: _____
FLORIDA P.E. REGISTRATION NO: _____

BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH
MANAGEMENT DEPARTMENT:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD.

BY: _____ DATE _____
DIRECTOR/DESIGNEE

BROWARD COUNTY PLANNING COUNCIL:

THIS IS TO CERTIFY: THAT THE BROWARD COUNTY PLANNING COUNCIL HAS APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS THIS _____ DAY OF _____, 20__.

BY: _____
CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, 20__.

BY: _____
EXECUTIVE DIRECTOR OR DESIGNEE

BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES
DEPARTMENT, COUNTY RECORDS DIVISION - MINUTES SECTION:

THIS IS TO CERTIFY: THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA, THIS _____ DAY OF _____, 20__.

BY: _____
MAYOR, COUNTY COMMISSION

BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING
DIVISION:

THIS IS TO CERTIFY: THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, FLORIDA STATUTES AND APPROVED AND ACCEPTED FOR RECORD.

BY: _____ . BY: _____
ROBERT P. LEGG, JR. DATE RICHARD TORNESE DATE
PROFESSIONAL SURVEYOR AND MAPPER DIRECTOR
FLORIDA REGISTRATION NO. LS4030 FLORIDA PROFESSIONAL ENGINEER
REGISTRATION NO. 40263

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY: THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LAND RECENTLY SURVEYED, SUBDIVIDED AND PREPARED UNDER MY DIRECTION AND SUPERVISION, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE APPLICABLE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, AND THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND PERMANENT CONTROL POINTS (P.C.P.'S) WERE SET IN ACCORDANCE WITH SAID CHAPTER 177.

DONNA C. WEST DATE
PROFESSIONAL SURVEYOR AND MAPPER NO. LS4290
STATE OF FLORIDA
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FL 33351
CERTIFICATE OF AUTHORIZATION NO. LB3870

ANDY'S LAND

A REPLAT OF A PORTION OF TRACT 29, SECTION 25, TOWNSHIP 50 SOUTH, RANGE 41 EAST, "NEWMAN'S SURVEY" (P.B. 2, PG. 26, DADE COUNTY RECORDS) IN SECTION 25, TOWNSHIP 50 SOUTH, RANGE 41 EAST, CITY OF DANIA BEACH AND CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

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OCTOBER 2020

MORTGAGEE CONSENT:

KNOW ALL MEN BY THESE PRESENTS: THAT RAMGOH SALES COMPANY, INC., A FLORIDA CORPORATION, THE OWNER AND HOLDER OF A MORTGAGE ON THE PROPERTY DESCRIBED HEREON, DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE DEDICATIONS AS SHOWN HEREON.

IN WITNESS WHEREOF: RAMGOH SALES COMPANY, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY CHRISTOPHER MARTIN, ITS VICE PRESIDENT, IN THE PRESENCE OF THESE TWO WITNESSES THIS _____ DAY OF _____, A.D. 202__.

WITNESSES: _____
BY: _____
PRINT NAME: _____
BY: _____
PRINT NAME: _____
RAMGOH SALES COMPANY, INC.
A FLORIDA CORPORATION
BY: _____
CHRISTOPHER MARTIN
VICE PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF BROWARD SS

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, CHRISTOPHER MARTIN, VICE PRESIDENT OF RAMGOH SALES COMPANY, INC., A FLORIDA CORPORATION, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER FREE ACT AND DEED AS SUCH OFFICER FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS: MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 202__.

COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC, STATE OF FLORIDA
PRINT NAME: _____

MORTGAGEE CONSENT:

KNOW ALL MEN BY THESE PRESENTS: THAT WELLS FARGO BANK, NATIONAL ASSOCIATION, THE OWNER AND HOLDER OF A MORTGAGE ON THE PROPERTY DESCRIBED HEREON, DOES HEREBY CONSENT TO THIS PLAT AND JOINS IN THE DEDICATIONS AS SHOWN HEREON.

IN WITNESS WHEREOF: WELLS FARGO BANK, NATIONAL ASSOCIATION, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY _____, ITS _____, IN THE PRESENCE OF THESE TWO WITNESSES THIS _____ DAY OF _____, A.D. 202__.

WITNESSES: _____
BY: _____
PRINT NAME: _____
BY: _____
PRINT NAME: _____
WELLS FARGO BANK,
NATIONAL ASSOCIATION
BY: _____
PRINT NAME: _____
TITLE: _____

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF BROWARD SS

I HEREBY CERTIFY: THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, _____, _____ OF WELLS FARGO BANK, NATIONAL ASSOCIATION, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS/HER FREE ACT AND DEED AS SUCH OFFICER FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS: MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 202__.

COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____
NOTARY PUBLIC, STATE OF FLORIDA
PRINT NAME: _____

CITY OF HOLLYWOOD CITY COMMISSION:

THIS IS TO CERTIFY: THAT THIS PLAT WAS APPROVED AND ACCEPTED BY THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, BY RESOLUTION NO. _____, ADOPTED THIS _____ DAY OF _____, 202__ AND BY SAID RESOLUTION ALL PUBLIC EASEMENTS AS SHOWN ON THIS PLAT WERE ACCEPTED IN THE NAME OF SAID CITY AND ALL PREVIOUS PLATS OF THIS LAND ARE CANCELED AND SUPERSEDED.

ALL APPLICATION, CONCURRENCY, IMPACT FEES FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT SHALL BE PAID ON THE DATE OF BUILDING PERMIT ISSUANCE.

ATTEST: _____
PATRICIA A. CERNY, MMC
CITY CLERK
BY: _____
JOSH LEVY
MAYOR

CITY OF HOLLYWOOD CITY ENGINEER:

THIS PLAT IS APPROVED AND ACCEPTED FOR RECORD THIS _____ DAY OF _____, 202__.

BY: _____
AZITA BEHMARDI
CITY ENGINEER
FLORIDA P.E. REGISTRATION # _____

RAMGOH SALES COMPANY, INC.	HOLLYWOOD CITY CLERK	HOLLYWOOD CITY ENGINEER
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ANDY'S LAND

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SURVEYORS NOTES:

- THIS PLAT IS RESTRICTED TO 230 HOTEL ROOMS AND 11,500 SQUARE FEET OF COMMERCIAL USE ON PARCEL A, AND 275 MID-RISE UNITS ON PARCEL B.
- THIS NOTE IS REQUIRED BY CHAPTER 5, ARTICLE IX, BROWARD COUNTY CODE OF ORDINANCES, AND MAY BE AMENDED BY APPROVAL OF THE BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS. THE NOTATION AND ANY AMENDMENTS THERETO ARE SOLELY INDICATING THE APPROVED DEVELOPMENT LEVEL FOR PROPERTY LOCATED WITHIN THE PLAT AND DO NOT OPERATE AS A RESTRICTION IN FAVOR OF ANY PROPERTY OWNER INCLUDING AN OWNER OR OWNERS OF PROPERTY WITHIN THIS PLAT WHO TOOK TITLE TO THE PROPERTY WITH REFERENCE TO THIS PLAT.
- ANY STRUCTURE WITHIN THIS PLAT MUST COMPLY WITH SECTION IV, D.1.f., DEVELOPMENT REVIEW REQUIREMENTS, OF THE BROWARD COUNTY LAND USE PLAN, REGARDING HAZARDS TO AIR NAVIGATION.
- THE FOLLOWING NOTE IS REQUIRED BY THE BROWARD COUNTY SURVEYOR PURSUANT TO CHAPTER 177.091, SUBSECTION (28), FLORIDA STATUTES. PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- THE STATE PLANE COORDINATES AND GRID BEARINGS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, WITH THE 1990 ADJUSTMENT FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, AS SHOWN ON STONER/KEITH RESURVEY NO. III, ALL OF TOWNSHIP 50 SOUTH, RANGE 41 EAST, AND THE HIATUS LYING BETWEEN RANGE 40 EAST, AND RANGE 41 EAST IN TOWNSHIP 50 SOUTH MISCELLANEOUS P.B. 5, PG. 9, BROWARD COUNTY RECORDS. BASIS OF BEARINGS LINE BEING THE NORTH LINE OF "GRIFFIN CENTRE", P.B. 183, PG. 197, BEING S88°09'28"W.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- ALL RECORDED DOCUMENTS DEPICTED HEREON ARE RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY UNLESS OTHERWISE NOTED.

LEGEND:

- = P.R.M. (SET 4" X 4" X 24" CONCRETE MONUMENT WITH 2" ALUMINUM DISC STAMPED "PRM LB 3870" UNLESS OTHERWISE NOTED)
- /-/ = NON-VEHICULAR ACCESS LINE
- |— = CITY LIMITS
- ✱ = SECTION CORNER
- ✱ = QUARTER SECTION CORNER
- ⊙ = CENTERLINE
- D.C.R. = DADE COUNTY RECORDS
- E: = STATE PLANE COORDINATE EASTING
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- LB = LICENSED BUSINESS
- N: = STATE PLANE COORDINATE NORTHING
- O.R.B. = OFFICIAL RECORD BOOK
- P.B. = PLAT BOOK
- PG. = PAGE
- P.R.M. = PERMANENT REFERENCE MONUMENT
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- R/W = RIGHT-OF-WAY

