

# EXHIBIT A

PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
SHEET 1 OF 2 SHEETS

## DEDICATION

STATE OF FLORIDA SS KNOW ALL MEN BY THESE PRESENTS: That the PRINCE-BUSH INVESTMENTS, GP, a Florida general partnership, BY: BY: PRINCE INVESTMENTS, INC., a Florida corporation owner of the lands described in and shown as included in this plat, has caused said lands to be subdivided and platted as shown hereon, said plat to be known as "DENNY'S HOLLYWOOD STORE 485", being a replat of a portion of Parcel "G", SOUTH FLORIDA INDUSTRIAL PARK, according to the plat thereof, as recorded in Plat Book 63, Page 38; AND a replat of a portion of Lots 4 and 5, Block 71, and half the Alley adjacent to said Lots, NEW LIBERIA, according to the plat thereof, as recorded in Plat Book 6, Page 43, of the public records of Broward County, Florida. All being in Section 4, Township 51 South, Range 42 East, City of Hollywood, Broward County, Florida.

Easements are hereby dedicated to the public for proper purposes as stated.

IN WITNESS WHEREOF: We hereunto set our hands and affix the corporate seal in the City of Winter Park, County of Orange, State of Florida, this 21<sup>st</sup> day of May, 2015.

PRINCE-BUSH INVESTMENTS, GP, a Florida general partnership  
BY: PRINCE INVESTMENTS, INC., a Florida corporation

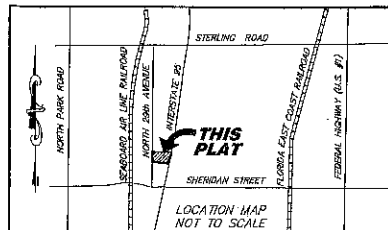
Officer: Thomas P. Prince Name printed: Thomas P. Prince Title: President  
Witness: Patrice F. Olsen Name printed: Patrice F. Olsen  
Witness: Andy Tamayo Name printed: Andy Tamayo

## ACKNOWLEDGMENT

STATE OF FLORIDA SS I hereby certify that on this day personally appeared before me Thomas P. Prince, being the President of PRINCE INVESTMENTS, INC., a Florida corporation, being the General Partner of PRINCE-BUSH INVESTMENTS, GP, a Florida general partnership to me well known to be the person described who executed the foregoing Plat and instrument of Dedication and he acknowledged the execution thereof to be his free act and deed as such officer; and that he affixed thereto the official seal of said corporation and that said instrument is the act and deed of said corporation.

Witness my signature and official seal at the City of Winter Park, Orange County, Florida this 21<sup>st</sup> day of May, 2015.

NOTARY PUBLIC Teri Drennon  
STATE OF FLORIDA Name of Notary printed: Teri Drennon  
My Commission Expires: 11-1-18



**"DENNY'S HOLLYWOOD STORE 485"**  
**A REPLAT OF PORTIONS OF PARCEL "G",**  
**SOUTH FLORIDA INDUSTRIAL PARK**  
**(PLAT BOOK 63, PAGE 38, B.C.R.) AND**  
**LOTS 4 AND 5, BLOCK 71, AND ADJACENT ALLEY**  
**NEW LIBERIA (PLAT BOOK 6, PAGE 43, B.C.R.)**  
**IN SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST**  
**CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA**  
**FEBRUARY 2015**



PREPARED BY:  
McLAUGHLIN ENGINEERING COMPANY  
400 N.E. 3rd AVENUE  
FORT LAUDERDALE, FLORIDA 33301  
TEL. (954) 763-7811 FAX (954) 763-7815

SURVEY FILE NO. BY OTHERS \_\_\_\_\_ Md. JOB NO. V-0006

## CITY COMMISSION

STATE OF FLORIDA SS THIS IS TO CERTIFY: That this plat of "DENNY'S HOLLYWOOD STORE 485" was approved and accepted by the CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA by RESOLUTION NO. R-2015-\_\_\_\_\_, adopted this \_\_\_\_\_ day of \_\_\_\_\_, 2015, A.D. and by said Resolution all Easements shown on this plat were accepted in the name of said City and all previous plats of this land are canceled and superseded.

No building permits shall be issued for the construction, expansion, and/or conversion of a building within this plat until such time as the developer provides this municipality with written confirmation from Broward County that all applicable impact fees have been paid or are not due.

By: Peter Robert Moxey, this \_\_\_\_\_ day of \_\_\_\_\_, 2015.  
Attest: Patricia A. Cerny City Clerk, this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

## CITY ENGINEER

This plat is approved and accepted for record this \_\_\_\_\_ day of \_\_\_\_\_, 2015.  
By: Jonathan M. Vogt City Engineer, Florida P.E. Registration #60662

## BROWARD COUNTY ENVIRONMENTAL PROTECTION AND GROWTH MANAGEMENT DEPARTMENT

This plat is approved and accepted for record this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_\_.  
By: \_\_\_\_\_ Director / Designee

## BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

This plat has been reviewed for conformity with Chapter 177, Part 1, Florida Statutes. This plat has been approved and accepted for record.

By: Robert P. Legg, Jr. (date) \_\_\_\_\_  
Professional Surveyor and Mapper  
Florida Registration Number: 4030  
By: Richard Tarnese (date) \_\_\_\_\_  
Director  
Professional Engineer  
Florida Registration Number 40263

## BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY: That the Broward County Planning Council approved this plat subject to its compliance with dedication of right-of-way for trafficways this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_\_. 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 \_\_\_\_\_, 201\_\_\_\_\_. 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 \_\_\_\_\_, 201\_\_\_\_\_. ATTEST: BERTHA HENRY - COUNTY ADMINISTRATOR

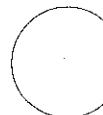
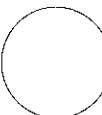
By: \_\_\_\_\_ Deputy By: \_\_\_\_\_ Mayor - County Commissioner

## BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT - COUNTY RECORDS DIVISION - RECORDING SECTION

This plat filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_\_, in BOOK \_\_\_\_\_ of PLATS, at Page \_\_\_\_\_ record verified.  
ATTEST: BERTHA HENRY - COUNTY ADMINISTRATOR By: \_\_\_\_\_ Deputy

## SURVEYOR'S CERTIFICATE

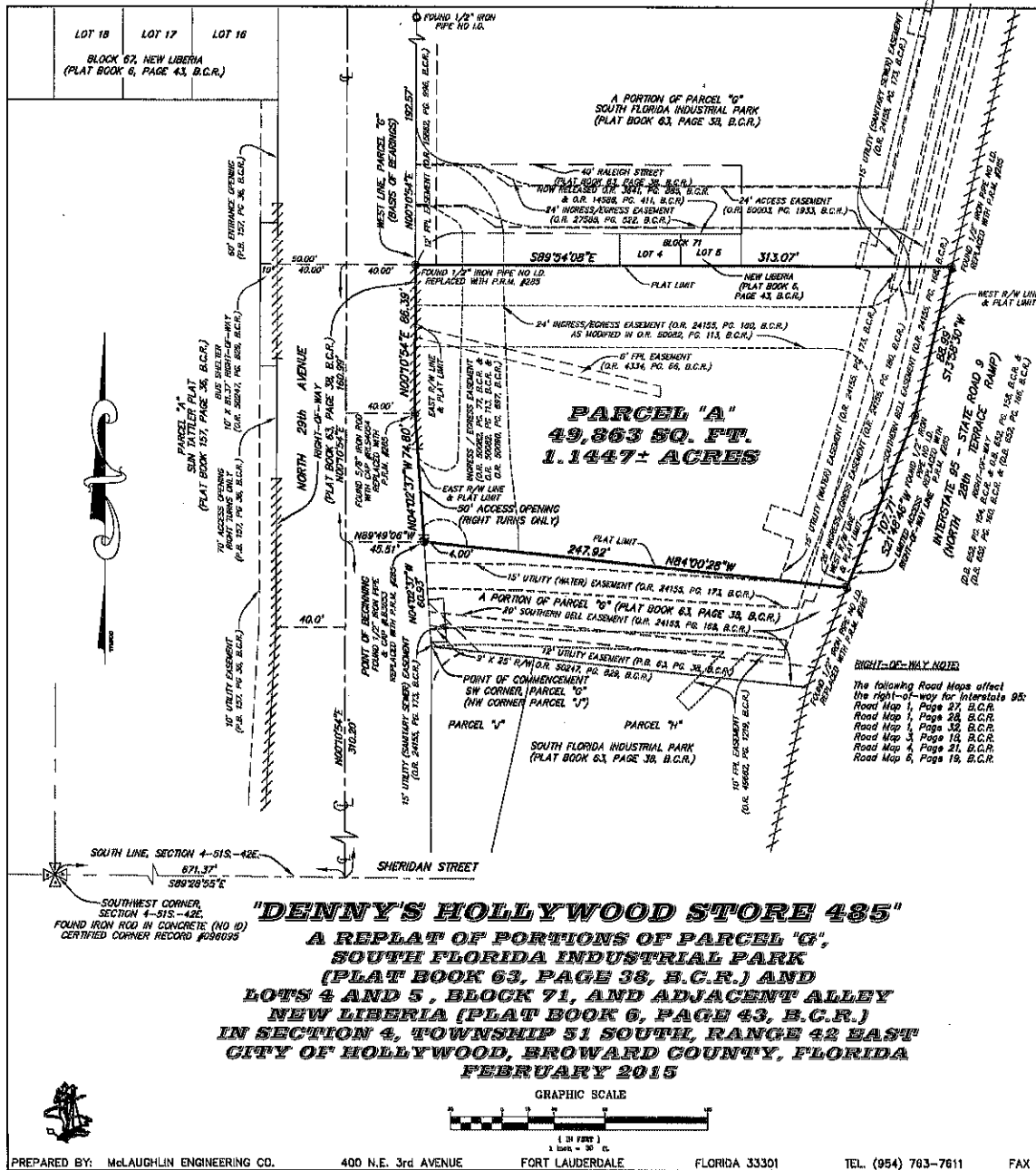
STATE OF FLORIDA SS I HEREBY CERTIFY: That the attached plat is a true and correct representation of the lands recently surveyed, subdivided and platted under my responsible direction and supervision, that the survey data shown complies with the applicable requirements of Chapter 177, Part 1, FLORIDA STATUTES, and further that the PERMANENT REFERENCE MONUMENTS (P.R.M.'S) were set in accordance with Section 177.091 of said Chapter 177, on this \_\_\_\_\_ day of \_\_\_\_\_, 2015. This plat conforms to all applicable sections of Chapter 5J-17.05, FLORIDA ADMINISTRATIVE CODE. This plat dated at Fort Lauderdale, Florida, this 11th day of February, 2015.



James M. McLaughlin Jr.  
Registered Land Surveyor No. 4497  
State of Florida  
for McLAUGHLIN ENGINEERING COMPANY  
Certificate of Authorization Number 285  
400 Northeast 3rd Avenue  
Fort Lauderdale, Florida 33301

011-MP-15

**EXHIBIT A**



PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
SHEET 2 OF 2 SHEETS

SURVEYOR'S NOTES

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 Broward County, Florida.

Bearings shown hereon refer to SOUTH FLORIDA INDUSTRIAL PARK (Plat Book 63, Page 38, B.C.R.), and assume the Northerly portion of the West line of Parcel "G", as North 00°10'54" East, as field monumented and shown hereon.

If a building permit for principal building (excluding dry models, sales and construction offices), and first inspection approval are not issued by \_\_\_\_\_, 2022, then the County's finding of adequacy shall require and no additional building permits shall be issued until such time as Broward County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame;

*If construction of project water lines, sewer lines, drainage and the rock base for internal roads have not been substantially completed by           2020          , then the County's finding of adequacy shall expire and no additional building permits shall be issued until such time as the County shall make a subsequent finding that the application satisfies the adequacy requirements set forth within the Broward County Land Development Code. The owner of the property or the agent of the owner shall be responsible for providing evidence to Broward County from the appropriate governmental entity, documenting compliance with this requirement within the above referenced time frame.*

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.*

PLAT RESTRICTION

*This plot is restricted to 5,000 Square Feet of Commercial Use. No free standing or drive-thru bank facilities are permitted without the approval of the Board of County Commissioners who shall review and address these uses for increased impacts.*

*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 plot and do not operate as a restriction in favor of property owner including an owner or owners of property within this plot who took title to the property with reference to this plot.*

*Any structure within this plot must comply with Section IV D.1.f., Development Review Requirements, of the Broward County Land Use Plan, regarding hazards to air navigation.*

**LEGAL DESCRIPTION:**

A portion of Parcel "G", in SOUTH FLORIDA INDUSTRIAL PARK, according to the plat thereof, as recorded in Plat Book 63, Page 39 of the Public Records of Broward County, Florida, and a portion of Lots 4 and 5, Block 71, and the half alley adjacent to said Lots, in NEW LIBERIA, according to the plat thereof, as recorded in Plat Book 6, at Page 43 of the said Public Records of Broward County, Florida, all being more particularly described as follows:

Commence at the Southwest corner of said Parcel "C", also being the Northwest corner of Parcel "J" in said SOUTH FLORIDA INDUSTRIAL PARK, said point lying on the East Right-of-Way line of North 29th Avenue, as shown on said plot of SOUTH FLORIDA INDUSTRIAL PARK, the following three (3) courses being along said East Right-of-Way line and the West line of said Parcel "C", and the Northerly extension thereof; (1) thence North 04°02'37" West for 60.93 feet to the Point of Beginning of the hereinafter described parcel of land; (2) thence continue North 04°02'37" West for 74.80 feet; (3) thence North 00°10'54" East for 86.39 feet; thence South 89°54'08" East, departing said East Right-of-Way line for 313.07 feet to a point on the East line of said Parcel "C", also being the West line of Existing Limited Access Right-of-Way Line for State Road No. 9 (I-55), the following two (2) courses being along said East Right-of-Way line and the West line of said Parcel "C"; (1) thence South 13°53'30" West for 88.99 feet; (2) thence South 21°48'48" West for 107.71 feet; thence North 84°10'28" West, departing said Westerly Existing Limited Access Right of Way Line for 247.92 feet to the Point of Beginning.

Said lands situate, lying and being in the City of Hollywood, Broward County, Florida and containing 49,863 square feet or 1.1447 acres more or less.

**LEGEND**

- P.N.M. #263 - indicates Permanent Reference Monument  
(4"x4"x24" concrete post w/metal rod and  
brass cap stamped L.B. 263)
- B.C.R. - indicates Broward County Reports
- O.R. P.C. - indicates Official Record Book and Page
- P.B. P.C. - indicates Plat Book and Page
- FPL - indicates Florida Power and Light Company
- indicates Non-Vehicular Access Line
- ⊙ - indicates centerline