

Exhibit A

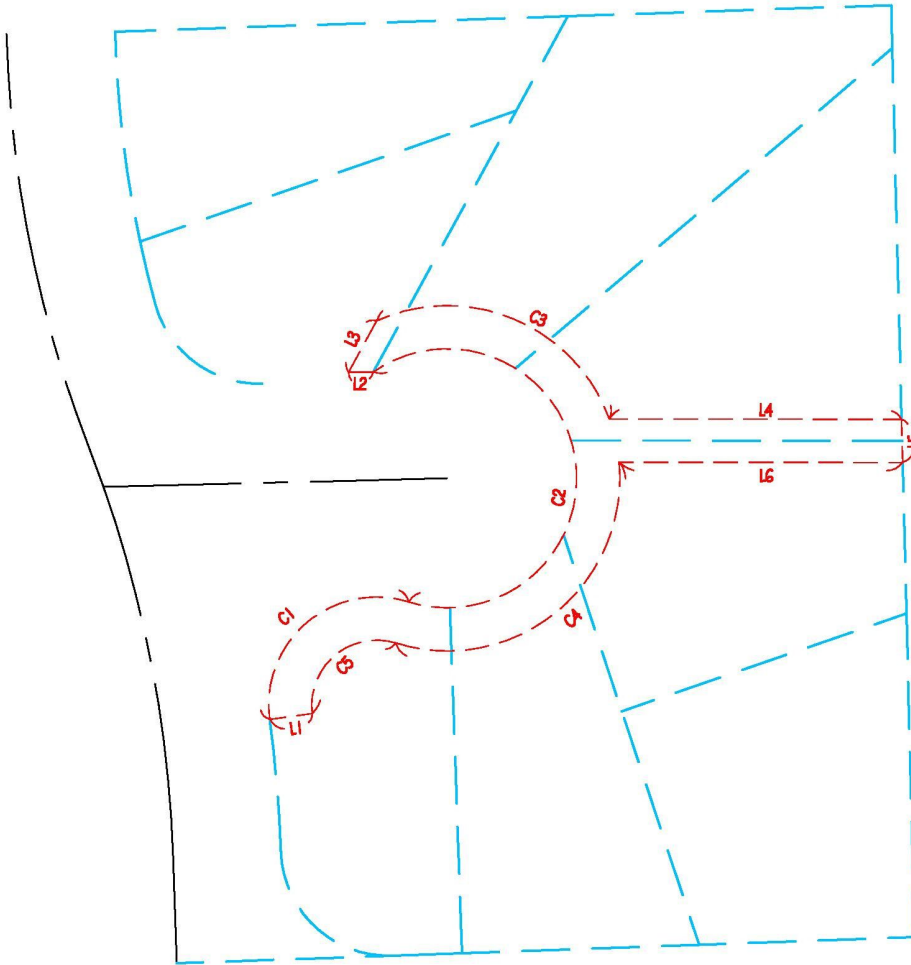
Sheet 1 of 2 (Sketch of Easement) - See Sheet 2 of 2 for Legal Description, Certifications, Property and other Survey related data. SURVEY IS NOT COMPLETE WITHOUT ALL SHEETS



SCALE: 1"=10'



AERIAL PHOTOGRAPH
(MAY NOT SHOW LATEST IMPROVEMENTS)
(NOT-TO-SCALE)



CURVE TABLE			CHORD LENGTH	CHORD BEARING
LENGTH	RADIUS	DELTA		
C1	50.19'	25.00'	115°02'12"	42.18'
C2	121.66'	50.00'	232°20'52"	53.85'
C3	65.60'	40.00'	94°04'25"	58.54'
C4	78.70'	40.00'	112°43'56"	66.61'
C5	30.12'	15.00'	115°02'12"	25.31'

LINE TABLE		
BEARING	DISTANCE	
L1	S82°18'52"W	10.00'
L2	N80°00'00"W	5.70'
L3	S28°42'03"W	13.58'
L4	N28°55'30"W	67.76'
L5	S01°26'38"E	10.00'
L6	N28°55'30"W	65.75'

***CP* = CONTROLLING POINT (POINT OF ROTATION) *HFA* = HELD FOR ALIGNMENT - ALL OTHER MONUMENTATION AND IMPROVEMENTS RELATIVE THERETO**
Platted Easements, Notable or Adverse Conditions (unplatted easements also listed if provided by client): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE

This survey has been issued by the following Landtec Surveying office: 400 E ATLANTIC BLVD - STE - 23 POMPANO BEACH, FLORIDA 33060 Office: (305) 609-6504 Fax: (561) 465-3145 www.AlexLandSurveyors.com	Elevations, if shown: Benchmark: _____ Benchmark Elev.: _____ Benchmark Datum: _____ Elevations on Drawing are in: N.G.V.D.29 <input type="checkbox"/> N.A.V.D.88 <input type="checkbox"/>	Revisions: _____ _____ _____ _____	Job Nr: 23-0351	Date of Field Work: 04/25/2023	Drawn by: D.G.R.
LICENSED BUSINESS No. 8337					

SKETCH OF DESCRIPTION:

EXHIBIT "A"

A 10 FOOT WIDE EASEMENT FOR UTILITIES PURPOSES OVER THAT PORTION OF LOT(S) 1A, 1B, 2A, 2B, 3A, 3B, 4A, AND 4B, BLOCK 1, ANNIE LAURIE COURTS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 72, PAGE 13, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; SAID 10 FOOT EASEMENT STRIP DESCRIBED AS FOLLOWS:

BEGINING AT THE POINT OF BEGINING OF SAID RECORDED PLAT MARKED AS PRM; THENCE N87°58'16"E A DISTANCE OF 333.15 FEET; THENCE N01°26'39"W A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; THENCE N89°55'30"W A DISTANCE OF 65.75 FEET; TO THE BEGINNING OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 40.00 FEET, AN ARC LENGTH OF 78.70 FEET, A DELTA OF 112°43'56", A CHORD BEARING S51°00'05"W AND A CHORD LENGTH OF 66.61 FEET; TO THE BEGINNING OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 30.11 FEET, A DELTA OF 115°02'12", A CHORD BEARING S49°50'57"W AND A CHORD LENGTH OF 25.30 FEET; THENCE S82°19'52"W, A DISTANCE OF 10.00 FEET; TO THE BEGINNING OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 50.19 FEET, A DELTA OF 115°02'12", A CHORD BEARING N49°50'57"E AND A CHORD LENGTH OF 42.17 FEET; TO THE BEGINNING OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 30.00 FEET, AN ARC LENGTH OF 121.66, A DELTA OF 232°20'52", A CHORD BEARING N08°48'23"W AND A CHORD LENGTH OF 53.85 FEET, THENCE N90°00'00"W A DISTANCE OF 5.73 FEET, THENCE N28°42'03"E, A DISTANCE OF 13.58 FEET; TO THE BEGINNING OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 40.00 FEET, AN ARC LENGTH OF 65.68 FEET, A DELTA OF 94°04'25", A CHORD BEARING S67°07'52"E AND A CHORD LENGTH OF 58.54 FEET; THENCE S89°55'30"E, A DISTANCE OF 67.76 FEET; THENCE S01°26'39"E, A DISTANCE OF 10 FEET TO THE POINT OF BEGINNING.

INVOICE
NUMBER: 23-0351

DATE OF
FIELD WORK: 04/25/2023

CERTIFIED TO:
SUNEXUS PARK LLLP

FLOOD ZONE: AH (EL 13')
FLOOD MAP: 12011C
PANEL: 0357
SUFFIX: H
PANEL DATE: 08/18/2014






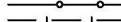


Platted Easements, Notable or Adverse Conditions (unplatted easements also listed if provided by client): IF APPLICABLE, RECIPIENTS OF THIS SURVEY SHOULD REVIEW THE POSITION OF ANY FENCE LINES SHOWN HEREON AND THEIR RELATIONSHIP TO THE BOUNDARY LINE

GENERAL NOTES:

1. THIS SURVEY IS BASED UPON RECORD INFORMATION PROVIDED BY CLIENT. NO SPECIFIC SEARCH OF THE PUBLIC RECORD HAS BEEN MADE BY THIS OFFICE UNLESS OTHERWISE NOTED.
2. IF THIS SURVEY HAS BEEN PREPARED FOR THE PURPOSES OF A MORTGAGE TRANSACTION, ITS SCOPE IS LIMITED TO THE DETERMINATION OF TITLE DEFICIENCIES. NO FUTURE CONSTRUCTION SHALL BE BASED UPON THIS SURVEY WITHOUT FIRST OBTAINING APPROVAL AND/OR UPDATES FROM ALEX SURVEYORS LLC. ALEX SURVEYORS LLC ASSUMES NO RESPONSIBILITY FOR ERRORS RESULTING FROM FAILURE TO ADHERE TO THIS CLAUSE.
3. ANY FENCES SHOWN HEREON ARE ILLUSTRATIVE OF THEIR GENERAL POSITION ONLY. FENCE TIES SHOWN ARE TO GENERAL CENTERLINE OF FENCE. THIS OFFICE WILL NOT BE RESPONSIBLE FOR DAMAGES RESULTING FROM THE REMOVAL OF, OR CHANGES MADE TO, ANY FENCES UNLESS WE HAVE PROVIDED A SURVEY SPECIFICALLY LOCATING SAID FENCES FOR SUCH PURPOSES. DETERMINATION OF FENCE POSITIONS SHOULD BE BASED SOLELY ON THEIR PHYSICAL RELATIONSHIP TO THE MONUMENTED BOUNDARY LINES.
4. GRAPHIC REPRESENTATIONS MAY HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE MEASURED RELATIONSHIPS - DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED POSITIONS.
5. UNDERGROUND IMPROVEMENTS HAVE NOT BEEN LOCATED EXCEPT AS SPECIFICALLY SHOWN.
6. ELEVATIONS ARE BASED UPON NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D. 1929) OR NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988) AS SHOWN ABOVE.
7. ALL BOUNDARY AND CONTROL DIMENSIONS SHOWN ARE FIELD MEASURED AND CORRESPOND TO RECORD INFORMATION UNLESS SPECIFICALLY NOTED OTHERWISE.
8. CORNERS SHOWN AS "SET" ARE IDENTIFIED WITH A CAP MARKED LS (LICENSED SURVEYOR) # 5639.

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYS, AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17.051 & 5J-17.052 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND THAT THE ELECTRONIC SIGNATURE AND SEAL HEREON MEETS PROCEDURES AS SET FORTH IN CHAPTER 5J-17.062, PURSUANT TO SECTION 472.025, FLORIDA STATUTES.

LEGEND:

- | | | |
|-------------------------------------|-------------------------------|--|
| A - DENOTES ARC LENGTH | P - DENOTES PLAT |  BOUNDARY LINE |
| CA - DENOTES CENTRAL ANGLE | PH - DENOTES POOL HEATER |  BUILDING LINE |
| CATV - DENOTES CABLE T.V. BOX | PP - DENOTES POOL PUMP |  CENTERLINE |
| CF - DENOTES CALCULATED FROM FIELD | R - DENOTES RADIUS |  EASEMENT LINE |
| CR - DENOTES CALCULATED FROM RECORD | SV - DENOTES SEWER VALVE |  METAL FENCE |
| CH - DENOTES CHORD DISTANCE | TR - DENOTES TELEPHONE RISER |  WOODEN FENCE |
| DE - DENOTES DRAINAGE EASEMENT | UE - DENOTES UTILITY EASEMENT |  PVC FENCE |
| EM - DENOTES ELECTRIC METER | UP - DENOTES UTILITY POLE |  OVERHEAD CABLE |
| FN - DENOTES FOUND NAIL | WM - DENOTES WATER METER | |
| L - DENOTES LEGAL | WV - DENOTES WATER VALVE | |
| M - DENOTES MEASURED | | |
| OHC - DENOTES OVERHEAD CABLE | | |



SIGNATURE: _____ DATE: _____
ANDREW SNYDER - PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION No. 5639 (NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR ELECTRONIC SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER SHOWN ABOVE)



LICENSED BUSINESS No.8337