

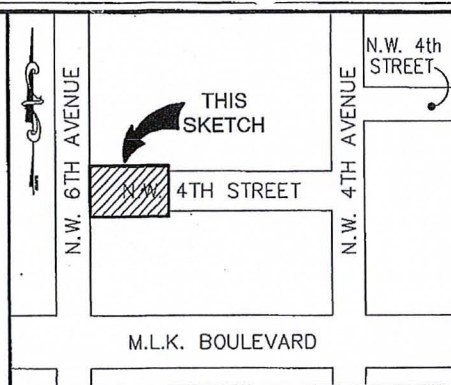
# Exhibit A

## LEGAL DESCRIPTION:

THAT CERTAIN 50.00 FOOT RIGHT OF WAY FOR N.W. 4TH STREET AS DEDICATED BY OFFICIAL RECORDS BOOK 2152, PAGE 113 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA LYING WITHIN TRACT 14, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 76 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE NORTHWEST CORNER OF LOT 9, BLOCK 1, SHEWMAKE PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 52 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE SOUTH 01°42'20" EAST ALONG THE WEST LINE OF SAID LOT 9 ALSO BEING THE EAST LINE OF SAID 50.00 FOOT RIGHT-OF-WAY, A DISTANCE OF 5.00 FEET TO THE SOUTH LINE OF SAID 50.00 FOOT RIGHT-OF-WAY ALSO BEING A POINT ON A LINE LYING 5.00 FEET SOUTH OF AND PARALLEL WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID BLOCK 1; THENCE SOUTH 88°44'10" WEST, ALONG SAID SOUTH 50.00 FOOT RIGHT-OF-WAY LINE AND SAID PARALLEL LINE, 143.43 FEET TO A POINT OF INTERSECTION WITH WEST LINE OF SAID 50.00 FOOT RIGHT-OF-WAY ALSO BEING THE EAST RIGHT-OF-WAY LINE OF N.W. 6TH AVENUE; THENCE NORTH 01°26'19" WEST, ALONG SAID EAST AND WEST RIGHT-OF-WAY LINES, 50.00 FEET TO A POINT ON THE NORTH LINE OF SAID 50.00 FOOT RIGHT-OF-WAY ALSO BEING A POINT ON A LINE 5.00 FEET NORTH OF AND PARALLEL WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF BLOCK 2 OF SAID SHEWMAKE PARK PLAT; THENCE NORTH 88°44'10" EAST, ALONG SAID NORTH 50.00 FOOT RIGHT-OF-WAY LINE AND SAID PARALLEL LINE, 143.20 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF LOT 8 OF SAID BLOCK 2; THENCE SOUTH 01°42'20" EAST ALONG SAID WEST LINE AND ITS SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 45.00 FEET TO THE POINT OF BEGINNING

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 7,166 SQUARE FEET, 0.165 ACRES, MORE OR LESS.



LOCATION MAP:  
NOT TO SCALE

## SURVEY NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
3. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SKETCH AND DESCRIPTION WITHOUT THE EXPRESSED PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND DELETIONS MADE TO THE FACE OF THIS SKETCH AND DESCRIPTION WILL MAKE THIS DOCUMENT INVALID.
5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
7. THE INTENDED DISPLAY SCALE FOR THIS SURVEY IS 1"= 30' OR SMALLER.
8. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF BLOCK 1, SHEWMAKE PARK, PLAT BOOK 2, PG. 52, BROWARD COUNTY RECORDS WITH A REFERENCE BEARING OF SOUTH 88°44'10" WEST.

## CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS SURVEYED UNDER MY DIRECTION ON APRIL 13, 2012 MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.  
CONSULTING ENGINEERS

MICHAEL M. MOSSEY  
PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION No. 5660  
STATE OF FLORIDA

## SKETCH & DESCRIPTION

UTILITY EASEMENT  
N.W. 4th STREET  
O.R.B. 2152, PG. 113, B.C.R.

POMPANO BEACH, BROWARD COUNTY, FLORIDA

**KEITH & ASSOCIATES, INC.**  
consulting engineers  
301 EAST ATLANTIC BOULEVARD  
POMPANO BEACH, FLORIDA 33060-6643  
(954) 788-3400 FAX (954) 788-3500  
EMAIL: mail@keith-associates.com LB NO. 6860

SHEET 1 OF 2  
DRAWING NO. 07470.20-SKD-UTILITY-W.dwg

DATE 04/13/12

SCALE N/A

FIELD BK. N/A

DWG. BY L.K.P.

CHK. BY M.M.M.

DATE REVISIONS

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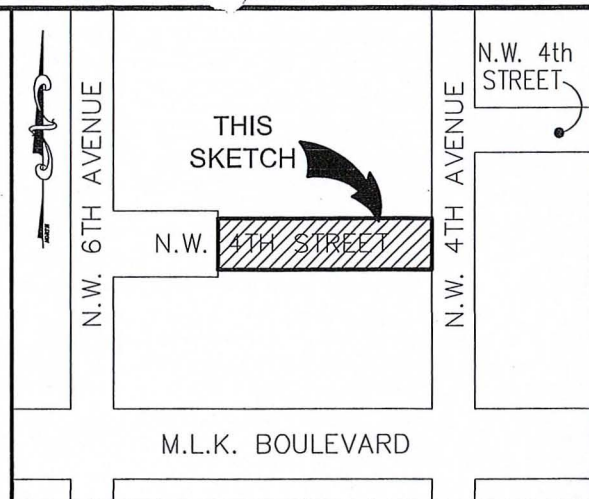


### LEGAL DESCRIPTION:

THAT CERTAIN 40-FOOT RIGHT-OF-WAY FOR N.W. 4th STREET AS DEDICATED BY SHEWMAKE PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 52 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 2 OF SAID PLAT, THENCE SOUTH 01°24'56" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF N.W. 4th AVENUE, 40.00 FEET TO THE NORTHEAST CORNER OF LOT 16, BLOCK 1 OF SAID PLAT; THENCE SOUTH 88°44'10" WEST ALONG THE NORTH LINE OF SAID BLOCK 1, ALSO BEING THE SOUTH LINE OF SAID 40.00 FOOT RIGHT-OF-WAY, 306.04 FEET TO THE NORTHWEST CORNER OF LOT 9, OF SAID BLOCK 1; THENCE NORTH 01°42'20" WEST, ALONG THE NORTHERLY PROLONGATION OF THE WEST LINE OF SAID LOT 9, 40.00 FEET TO THE SOUTHWEST CORNER OF LOT 8 OF SAID BLOCK 2; THENCE NORTH 88°44'10" EAST, ALONG THE SOUTH LINE OF SAID BLOCK 2, ALSO BEING THE NORTH LINE OF SAID 40.00 FOOT RIGHT-OF-WAY, 306.24 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA, CONTAINING 12,246 SQUARE FEET, 0.281 ACRES, MORE OR LESS.



### LOCATION MAP:

NOT TO SCALE

### SURVEY NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
2. KEITH AND ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NUMBER IS L.B.#6860.
3. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. IT IS A VIOLATION OF RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE TO ALTER THIS SKETCH AND DESCRIPTION WITHOUT THE EXPRESSED PRIOR WRITTEN CONSENT OF THE SURVEYOR. ADDITIONS AND DELETIONS MADE TO THE FACE OF THIS SKETCH AND DESCRIPTION WILL MAKE THIS DOCUMENT INVALID.
5. THIS SKETCH AND DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
7. THE INTENDED DISPLAY SCALE FOR THIS SURVEY IS 1"= 60' OR SMALLER.
8. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF BLOCK 1, SHEWMAKE PARK, PLAT BOOK 2, PG. 52, BROWARD COUNTY RECORDS WITH A REFERENCE BEARING OF SOUTH 88°44'10" WEST.

### CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH & DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS SURVEYED UNDER MY DIRECTION ON APRIL 13, 2012 MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

KEITH & ASSOCIATES, INC.  
CONSULTING ENGINEERS

MICHAEL M. MOSSEY  
PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION No. 5660  
STATE OF FLORIDA

### SKETCH & DESCRIPTION

UTILITY EASEMENT  
N.W. 4th STREET  
SHEWMAKE PARK,  
P.B. 2, PG. 52, B.C.R.

POMPANO BEACH, BROWARD COUNTY, FLORIDA

**KEITH**  
& ASSOCIATES, INC.  
consulting engineers

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SHEET 2 OF 2

DRAWING NO. 07470.20-SKD-UTILITY-E.dwg

DATE 04/13/12

SCALE N/A

FIELD BK. N/A

DWG. BY L.K.P.

CHK. BY M.M.M.

DATE REVISIONS

N:\07470.20\Survey\07470.20-SKD-UTILITY-E.dwg