

Exhibit A: Survey + Legal Description

LAND DESCRIPTION:

(PARCEL 1-comprised of the following parcels designated as Parcels 1A-1F)

(PARCEL 1 A)

All of Parcel "A" of JERICHO BOATS ENTERPRISES, according to the Plat thereof, recorded in Plat book 146, Page 3 of the Public Records of Broward County, Florida.

(PARCEL 1 B)

Lots 1 and 2, Block 2, SEA BARGE YACHT CENTER, according to the Plat thereof, recorded in Plat Book 38, Page 27 of the Public Records of Broward County, Florida, LESS a portion of Lot 1, more particularly described as follows: BEGIN at the Northwest corner of said Lot 1; thence run North 88°29'09" East, along the north line of said Lot 1 for a distance of 17.28 feet; thence run South 47°39'21" West, for a distance of 26.15 feet; thence run North 06°49'35" East, along the west line of said Lot 1 for a distance of 17.28 feet to the Point of Beginning. PLUS the South 1/2 of the vacated N.E. 15th Street, lying north of Lot 1, Block 2, SEA BARGE YACHT CENTER, according to the Plat thereof, recorded in Plat Book 38, Page 27 of the Public Records of Broward County, Florida.

(PARCEL 1 C)

All of Block 3, LESS the south 265.00 feet thereof, SEA BARGE YACHT CENTER, according to the Plat thereof as recorded in Plat Book 38, Page 27 of the Public Records of Broward County, Florida. Plus the south 1/2 of the vacated N.E. 15th Street, lying north of Block 3, SEA BARGE YACHT CENTER, according to the Plat thereof as recorded in Plat Book 38, Page 27 of the Public Records of Broward County, Florida.

(PARCEL 1 D)

Lots 1, 2, 6, 7 and 8, in Block 1 and all of Tracts "A", "B", "C" and "D" of SEA BARGE YACHT CENTER, according to the Plat thereof, recorded in Plat Book 38, Page 27 of the Public Records of Broward County, Florida.

LESS that portion of Lot 8, Block 1 of SEA BARGE YACHT CENTER, according to the Plat thereof, recorded in Plat Book 38, Page 27 of the Public Records of Broward County, Florida, in Section 30, Township 48 South, Range 43 East, being more particularly described as follows: COMMENCING at the Southeast (SE) corner of said Lot 8; thence run South 88°29'09" West along the South line of said Lot 8, for a distance of 117.71 feet to the POINT OF BEGINNING; thence continue to run South 88°29'09" West, a distance of 13.00 feet to the Southwest (SW) corner of said Lot 8; thence run North 06°49'35" East along the west line of said Lot 8, a distance of 13.00 feet; thence run South 42°20'38" East, a distance of 17.00 feet to the POINT OF BEGINNING. PLUS the north 1/2 of the vacated N.E. 15th Street, lying south of Lot 8, Block 1 of SEA BARGE YACHT CENTER, according to the Plat thereof, recorded in Plat Book 38, Page 27 of the Public Records of Broward County, Florida. PLUS the north 1/2 of the vacated N.E. 15th Street, lying

south of Tract "D" of SEA BARGE YACHT CENTER, according to the Plat thereof, recorded in Plat Book 38, Page 27 of the Public Records of Broward County, Florida.

(PARCEL 1 E)

That portion of the SEA BARGE YACHT BASIN as shown on the Plat of SEA BARGE YACHT CENTER, as recorded in Plat Book 38, Page 27, of the Public Records of Broward County, Florida, described as follows:

That property lying west of the east line of the West Three Quarters (W 3/4) of the Northwest One-Quarter (NW 1/4) of the Southwest One-Quarter (SW 1/4) of Section 30, Township 48 South, Range 43 East and bounded on the south by the northerly boundary of Tract "D" of said SEA BARGE YACHT CENTER, according to the Plat thereof, recorded in Plat Book 38, Page 27 of the Public Records of Broward County, Florida, bounded on the west by the easterly boundary of Tract "C" of said SEA BARGE YACHT CENTER and bounded on the north by the southerly boundary of Tract "B" of said SEA BARGE YACHT CENTER. Together with that portion of said Sea Barge Yacht Basin described as follows: That portion of Lots 30 and 31 of CALIBAN, according to the Plat thereof, recorded in Plat Book 27, Page 12 of the Public Records of Broward County, Florida, as bounded on the north by the southerly boundary of Tract "B", SEA BARGE YACHT CENTER, according to the Plat thereof, recorded in Plat Book 38, Page 27 of the Public Records of Broward County, Florida, bounded on the west by the east line of the West Three-Quarters (W 3/4) of the Northwest One-Quarter (NW 1/4) of the Southwest One-Quarter (SW 1/4) of said Section 30, bounded on the east by a line 10.00 feet west of and parallel to the east line of said Tract "B" of said SEA BARGE YACHT CENTER.

(PARCEL 1 F)

Lot 4 of CALIBAN, according to the Plat thereof as recorded in Plat Book 27, at Page 12 of the Public Records of Broward County, Florida.

(PARCEL 2)

Lots 3, 4 and 5, Block 1, of SEA BARGE YACHT CENTER, according to the Plat thereof, as recorded in Plat Book 38, Page 27, of the Public Records of Broward County, Florida.

(PARCEL 3)

A portion of the Caliban Yacht Basin, CALIBAN, according to the plat thereof as recorded in Plat Book 27, Page 12, of the Public Records of Broward County, Florida lying North of and adjacent to Parcel "A", JERICHO BOATS ENTERPRISES, according to the plat thereof as recorded in Plat Book 146, Page 3, at the Public Records of Broward County, Florida and being more fully described as follows:

BEGINNING at the Northeast corner of said Parcel "A", JERICHO BOATS ENTERPRISES; thence South 88°14'47" West on the North line of said Parcel "A" and also on the South line of Caliban Yacht Basin, a distance of 327.60 feet to the Northwest corner of said Parcel "A", JERICHO BOATS ENTERPRISES; thence North 00°57'15" West, on the Northerly extension of the west line of said Parcel "A", JERICHO BOATS

ENTERPRISES, a distance of 15.00 feet; thence North 88°14'47" East on a line 15.00 feet North of and parallel with the North line of said Parcel "A", JERICHO BOATS ENTERPRISES, a distance of 327.60 feet; thence South 00°57'23" East, a distance of 15.00 feet to the POINT OF BEGINNING.

(PARCEL 4)

A portion of Lot 1, Block 2, SEA BARGE YACHT CENTER, according to the Plat thereof, as recorded in Plat Book 38, Page 27, of the Public Records of Broward County, Florida, being more particularly described as follows:

BEGIN at the Northwest corner of said Lot 1; thence run North 88°29'09" East, along the north line of said Lot 1 for a distance of 17.28 feet; thence run South 47°39'21" West, for a distance of 26.15 feet; thence run North 06°49'35" East, along the west line of said Lot 1 for a distance of 17.28 feet to the Point of Beginning.

Said lands situate in the City of Pompano Beach, Broward County, Florida and containing 300,444 square feet (6.90 acres) more or less.

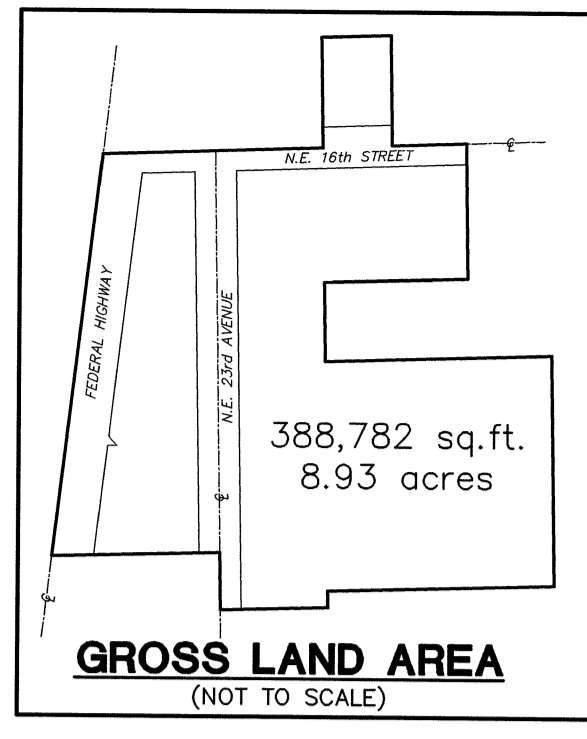
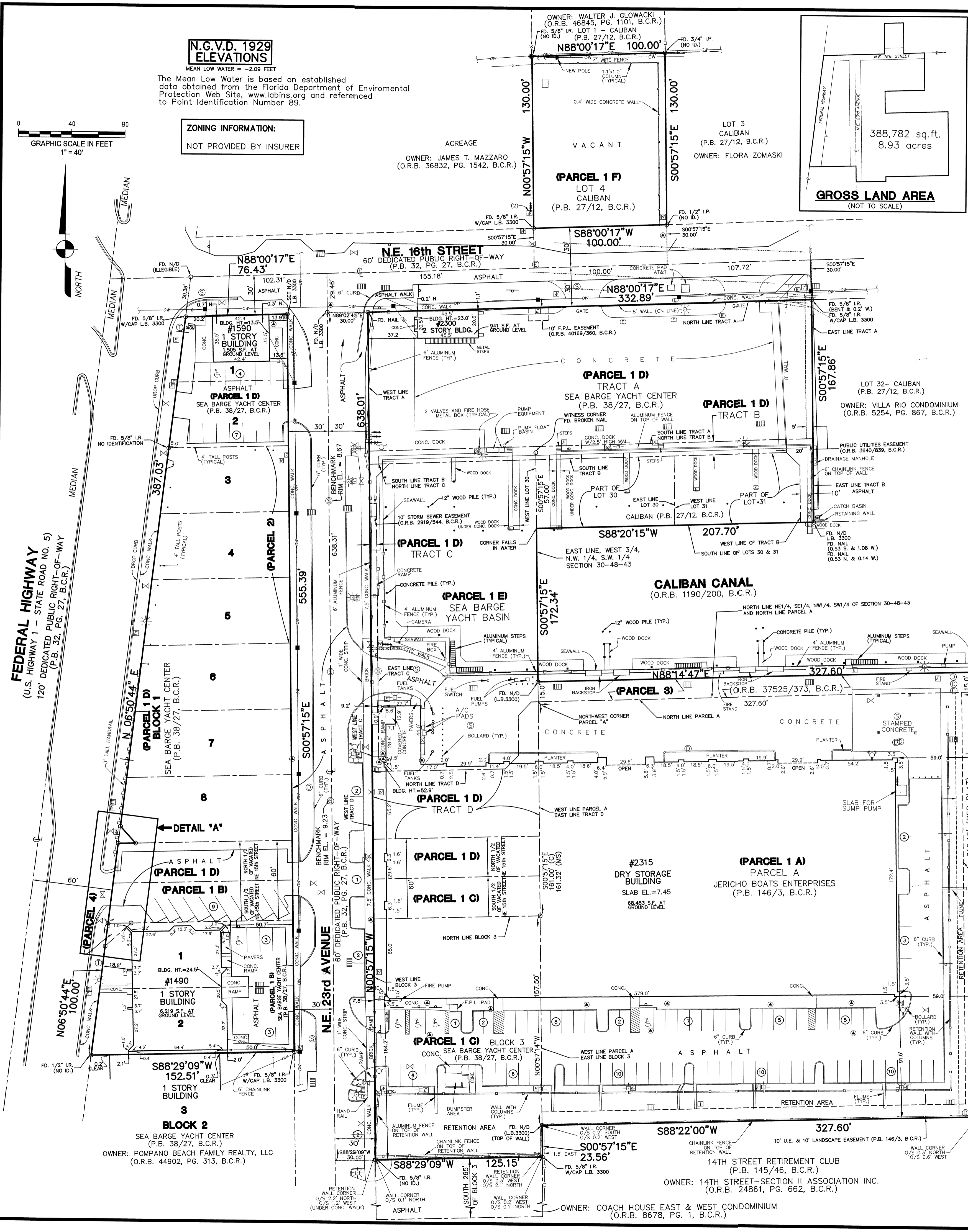
N.G.V.D. 1929 ELEVATIONS

MEAN LOW WATER = -2.09 FEET
 The Mean Low Water is based on established data obtained from the Florida Department of Environmental Protection Web Site, www.fldeps.org and referenced to Point Identification Number 89.

ZONING INFORMATION:
 NOT PROVIDED BY INSURER

GRAPHIC SCALE IN FEET
 1" = 40'

FEDERAL HIGHWAY
 (U.S. HIGHWAY 1 - STATE ROAD NO. 5)
 120' DEDICATED PUBLIC RIGHT-OF-WAY
 (P.B. 32, PG. 27, B.C.R.)

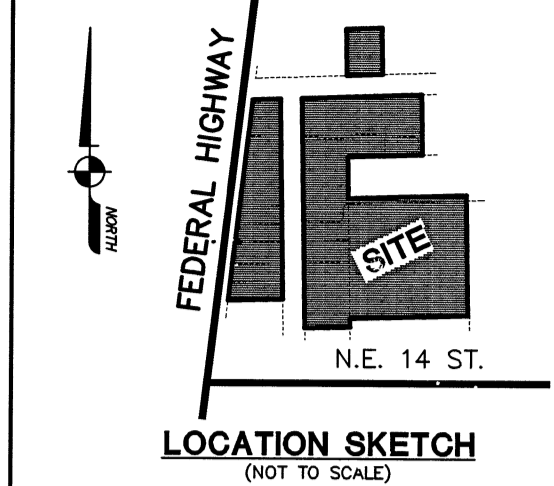


EXISTING PARKING DATA:

Number of Regular Parking Spaces	108
Number of Handicapped Parking Spaces	6
Total Parking Spaces	114

SUMMARY TABLE FOR:
 SCHEDULE B, SECTION 2 EXCEPTIONS
 OWNER POLICY NUMBER - 7210609-75333598 (SEE SURVEYOR'S REPORT #2)

EXCEPTION NUMBER AND RECORDING INFORMATION	AFFECTS SUBJECT PROPERTY	AFFECTED AREA
No. 2 P.B. 38/27	Yes	As shown
No. 3 O.R.B. 2919/544	Yes	As shown
No. 4 O.R.B. 3640/839	Yes	As shown
No. 5 O.R.B. 15158/123	Yes	As Shown
No. 6 P.B. 1493	Yes	As Shown
O.R.B. 3611/1170	Yes	Net Plottable
O.R.B. 30028/208	Abandoned	Removed from Drawing
O.R.B. 30029/216	Abandoned	Removed from Drawing
No. 8 O.R.B. 31148/98	Yes	Entire Property
No. 9 O.R.B. 40169/360	Yes	As Shown

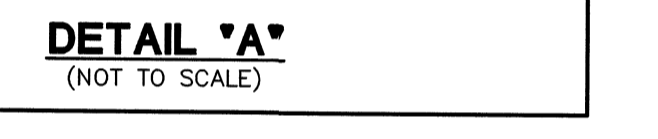


SURVEYOR'S REPORT:

- Reproductions of this Sketch are not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to this survey map or report by other than the signing party is prohibited without written consent of the signing party.
- Lands shown hereon were not abstracted by Aviom & Associates, Inc. for easements, rights-of-way, ownership or other instruments of records, instruments of record are per Title Commitment Order Number 4064812, issued by CHICAGO TITLE INSURANCE COMPANY, having an effective date of September 6th, 2012 and per Owner Policy Number 7210609-75333598 issued by CHICAGO TITLE INSURANCE COMPANY, dated February 4th, 2008. Property shown hereon is subject to agreements, covenants, easements, restrictions and other matters contained in the Title Commitment. Easements, where applicable are shown on the survey. (see SUMMARY TABLE)
- The land description shown hereon is in accord with the Title Commitment.
- The underground utilities shown have been located from field survey information as flagged by others (Ground Hound, underground locates). The surveyor makes no warranties that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located accurately as possible from information available. The surveyor has not physically located the underground utilities.
- Elevations shown hereon are based on the north line of Tract A - SEA BARGE YACHT CENTER having a bearing of N88°01'17"E.
- Benchmark reference: as shown
- The entire property described hereon lies within Flood Zone AE (EL 6 NAVD 88) and Zone X, Community Panel No. 12011C0118H, dated 8/15/14.
- Abbreviation Legend: B.C.R. = Broward County Records; C = Calculated; C = Centerline; C.B.S. = Concrete, Block & Stucco; C.L.F. = Chainlink Fence; C.M. = Concrete Monument; CONC. = Concrete; DIA. = Diameter; ESM. = Easement; FD. = Found; F.P.L. = Florida Power & Light Company; ID. = Identification; I.P. = Iron Pipe; I.R. = Iron Rod; L.B. = Licensed Business; MS = Measured; N/D = Nail & Disk; O.R.B. = Official Records Book; O/S = Offset; OW = Overhead Wire; P.B. = Plat Book; P.G. = Page; P.L.S. = Professional Land Surveyor; P.O.B. = Point of Beginning; P.O.C. = Point of Commencement; P.R.M. = Permanent Reference Monument; R/W = Right-of-Way; U.E. = Utility Easement; W = With; W/CAP. = With Wires Cop; BLDG. HT. = Building Height; TYP. = Typical; NAVD 88 = National American Vertical Datum of 1988.

LAND DESCRIPTION:

- (PARCEL 1) - comprised of the following parcels designated as Parcels 1A-1F)
- (Parcel 1 A)
 All of Parcel "A" of JERICO BOATS ENTERPRISES, according to the Plat thereof, recorded in Plat Book 146, Page 3 of the Public Records of Broward County, Florida.
- (Parcel 1 B)
 Lots 1 and 2, Block 2, SEA BARGE YACHT CENTER, according to the Plat thereof, recorded in Plat Book 38, Page 27 of the Public Records of Broward County, Florida, LESS a portion of Lot 1, more particularly described as follows: BEGIN at the Northwest corner of said Lot 1; thence run North 88°29'09" East, along the north line of said Lot 1 for a distance of 17.28 feet; thence run South 47°39'21" West, for a distance of 26.15 feet; thence run North 06°49'35" East, along the west line of said Lot 1 for a distance of 17.28 feet to the Point of Beginning. PLUS the South 1/2 of the vacated N.E. 15th Street, lying north of Lot 1, Block 2, SEA BARGE YACHT CENTER, according to the Plat thereof, recorded in Plat Book 38, Page 27 of the Public Records of Broward County, Florida.
- (Parcel 1 C)
 All of Block 3, LESS the south 265.00 feet thereof, SEA BARGE YACHT CENTER, according to the Plat thereof as recorded in Plat Book 38, Page 27 of the Public Records of Broward County, Florida. Plus the south 1/2 of the vacated N.E. 15th Street, lying north of Block 3, SEA BARGE YACHT CENTER, according to the Plat thereof as recorded in Plat Book 38, Page 27 of the Public Records of Broward County, Florida.
- (Parcel 1 D)
 Lots 1, 2, 6, 7 and 8, in Block 1 and all of Tracts "A", "B", "C" and "D" of SEA BARGE YACHT CENTER, according to the Plat thereof, recorded in Plat Book 38, Page 27 of the Public Records of Broward County, Florida.
- (Parcel 1 E)
 That portion of the SEA BARGE YACHT BASIN as shown on the Plat of SEA BARGE YACHT CENTER, as recorded in Plat Book 38, Page 27, of the Public Records of Broward County, Florida, described as follows:
 That property lying west of the east line of the West Three-Quarters (W 3/4) of the Northwest One-Quarter (NW 1/4) of the Southwest One-Quarter (SW 1/4) of Section 30, Township 48 South, Range 43 East and bounded on the south by the northerly boundary of Tract "D" of said SEA BARGE YACHT CENTER, according to the Plat thereof, recorded in Plat Book 38, Page 27 of the Public Records of Broward County, Florida, bounded on the west by the easterly boundary of Tract "C" of said SEA BARGE YACHT CENTER and bounded on the north by the southerly boundary of Tract "B" of said SEA BARGE YACHT CENTER. Together with that portion of said Sea Barge Yacht Basin described as follows: That portion of Lots 30 and 31 of CALIBAN, according to the Plat thereof, recorded in Plat Book 27, Page 12 of the Public Records of Broward County, Florida, as bounded on the north by the southerly boundary of Tract "B", SEA BARGE YACHT CENTER, according to the Plat thereof, recorded in Plat Book 38, Page 27 of the Public Records of Broward County, Florida, bounded on the west by the east line of the West Three-Quarters (W 3/4) of the Northwest One-Quarter (NW 1/4) of the Southwest One-Quarter (SW 1/4) of said Section 30, bounded on the east by a line 10.00 feet west of and parallel to the east line of said Tract "B" of said SEA BARGE YACHT CENTER.
- (Parcel 1 F)
 Lot 4 of CALIBAN, according to the Plat thereof as recorded in Plat Book 27, at Page 12 of the Public Records of Broward County, Florida.



LEGEND

[Symbol]	BACK FLOW PREVENTOR VALVE
[Symbol]	CATCH BASIN
[Symbol]	CLEAN OUT
[Symbol]	CONCRETE UTILITY POLE
[Symbol]	CURB INLET
[Symbol]	DOUBLE DETECTOR CHECK VALVE
[Symbol]	DRAINAGE MANHOLE
[Symbol]	ELECTRIC MANHOLE
[Symbol]	FIRE HYDRANT
[Symbol]	ELECTRIC SERVICE BOX
[Symbol]	GREASE TRAP
[Symbol]	GUY ANCHOR
[Symbol]	HANDICAP PARKING
[Symbol]	IRRIGATION CONTROL BOX
[Symbol]	LIGHT POLE
[Symbol]	MONITORING WELL
[Symbol]	NUMBER OF REGULAR PARKING
[Symbol]	OVERHEAD WIRES
[Symbol]	REUSE WATER METER
[Symbol]	SANITARY MANHOLE
[Symbol]	SIAMSE CONNECTION
[Symbol]	SION (UNLESS NOTED)
[Symbol]	TELEPHONE BOX
[Symbol]	TELEPHONE MANHOLE
[Symbol]	VALVE
[Symbol]	WATER METER
[Symbol]	WOOD UTILITY POLE
[Symbol]	DRAIN

UNDERGROUND UTILITY LEGEND
 (SEE NOTE 4)

[Symbol]	WATER LINE
[Symbol]	GAS LINE
[Symbol]	TELEPHONE LINE
[Symbol]	SEWER LINE
[Symbol]	ELECTRIC LINE

CERTIFICATION:

To AMP IV - Hidden Harbour LLC; Stuart K. Hoffman, Esq., P.A.; Chicago Title Insurance Company, BankUnited, N.A., its successors and/or assigns.

I HEREBY CERTIFY that the attached Boundary Survey of the hereon described property is true and correct to the best of my knowledge and belief as surveyed in the field under my direction. I FURTHER CERTIFY that this Boundary Survey meets the Standards of Practice set forth in Chapter 5J-17, Florida Administrative Code, pursuant to Chapter 472, Florida Statutes.

Date: 1/16/19

DAVID E. BREAX, Jr., P.L.S.
 Florida Registration No. 5957
 AVIOM & ASSOCIATES, INC.
 L.B. No. 3300

BOUNDARY SURVEY

"HIDDEN HARBOUR MARINA"
 A PORTION OF SEA BARGE YACHT CENTER (P.B. 38/27, B.C.R.)
 LOT 4 - CALIBAN (P.B. 27/12, B.C.R.) &
 PARCEL A - JERICO BOATS ENTERPRISES (P.B. 146/3, B.C.R.)
 CITY OF POMPANO BEACH
 BROWARD COUNTY, FLORIDA.

AVIOM & ASSOCIATES, INC.
 SURVEYING & MAPPING
 50 S.W. 2ND AVENUE, SUITE 102
 BOCA RATON, FLORIDA 33432
 TEL: (561) 392-2594
 WWW.AVIOM-SURVEY.COM

ESTABLISHED 1981

DATE	BY	CHKD	REVISIONS
06/19/2019	1457/95	J.B.	D.E.R.
06/28/2012	1457/75	D.E.R.	D.E.R.
06/28/2012	1457/75	D.E.R.	D.E.R.
06/27/2015	1457/75	D.E.R.	D.E.R.
06/27/2015	1457/75	D.E.R.	D.E.R.
06/27/2015	1457/75	D.E.R.	D.E.R.
06/27/2015	1457/75	D.E.R.	D.E.R.

SCALE 1" = 40'

DATE 10/16/2009

BY M.M.K.

CHKD. M.D.A.

F.B. 1071 PG. 1-41

SHEET 1 OF 1

JOB NO. 7184-20