

## Exhibit A

### Survey 1:

#### PARCEL 1:

THE SOUTH FOUR (4) ACRES OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, LYING WET OF THE FLORIDA EAST COAST RAILWAY RIGHT-OF-WAY, LESS THE NORTH 133 FEET OF THE SOUTH 164 FEET OF THE EAST 210 FEET OF THE WEST 619.5 FEET THEREOF, AND LESS THE SOUTH 30 FEET FOR ROADWAY PURPOSES SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA.

LESS THE RIGHT-OF-WAY FOR OLD DIXIE HIGHWAY, INCLUDING THE FOLLOWING PORTION THEREOF RECENTLY DEEDED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION TO WIT:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 35; THENCE RUN NORTH 87°56'39" EAST, ALONG THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER (NE 1/4), A DISTANCE OF 870.28 FEET, THENCE NORTH 02°03'21" WEST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 50°57'00" EAST, A DISTANCE OF 30.09 FEET; THENCE NORTH 13°57'20" EAST, ALONG A LINE 80.00 FEET WESTERLY OF AND PARALLEL TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY RAILROAD, A DISTANCE OF 93.62 FEET; THENCE NORTH 38°52'36" WEST, A DISTANCE OF 39.84 FEET; THENCE NORTH 88°17'28", A DISTANCE OF 58.94 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE FOR STATE ROAD 811 (DIXIE HIGHWAY); THENCE SOUTH 13°57'20" WEST, A DISTANCE OF 145.27 FEET; THENCE SOUTH 87°56'39" WEST, A DISTANCE OF 44.84 FEET TO THE POINT OF BEGINNING.

AND LESS:

#### PARCEL NO. 110

THAT PART OF TRACT II OF THE PLAT OF THE SUB'D OF SEC. 35, T 48 S, R 42 E, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK B, PAGE 76 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, ALSO BEING A PORTION OF THE SOUTH FOUR (4) ACRES OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 35; THENCE RUN NORTH 87°56'39" EAST, ALONG THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER (NE 1/4) A

**P&Z**

**PZ19-05000005**  
**09/25/2019**



## Parcel 1

LEGAL DESCRIPTION:

PARCEL 1:

[illegible]

PARCEL NO. 110

[illegible]

PARCEL II

THAT PORTION OF THE SOUTH FOUR (4) ACRES OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

THE ABOVE PROPERTY IS ALSO DESCRIBED AS THE NORTH 1/3 FEE OF THE SOUTH 1/4 FEE OF THE EAST 2/10 FEE OF THE WEST 6/15 FEE OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHWEST ONE-QUARTER (N 1/4) OF SAID SECTION 35, SAID LAND HAVING AN AREA OF 27.350 SQUARE FEET EQUAL TO 0.641 ACRES MORE OR LESS.

**LEGEND:**

B.C.R.  
BLDG.  
F.D.O.T.  
FND.  
BROWARD COUNTY RECORDS  
BUILDING  
FLORIDA DEPARTMENT OF TRANSPORTATION  
FOUND

CERTIFIED TO:

- PINNACLE AT ENTRADA, LLC
- OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

**CERTIFICATION:**

I HEREBY CERTIFY THAT THE ATTACHED BOUNDARY SURVEY OF THE HEREON DESCRIBED PROPERTY IS DEPICTED TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE INFORMATION AS SURVEYED UNDER MY DIRECTION ON NOVEMBER 19, 2014 MEETS THE STANDARDS OF PRACTICE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, (COMMERCIAL RULE 54-17 OF THE FLORIDA ADMINISTRATIVE CODE) SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

MICHAEL M. MOSSEY  
PROFESSIONAL SUPERVISOR AND MAPPER  
REGISTRATION NO. 5660  
STATE OF FLORIDA

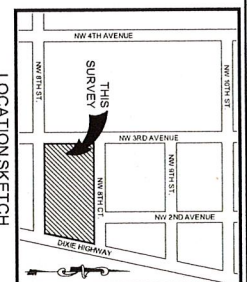


Digitally signed by Michael M. Mossey  
DN: cn=Michael M. Mossey,  
ou=MOI, o=Michael M. Mossey,  
email=mmossey@moiconsulting.com,  
c=US

Digitally signed by Michael J. O'Keefe, DN: cn=U.S. Government, o=U.S. Government, ou=U.S. Government, email=mjokeefe@nasa.gov, c=US, serial=1234567890, version=1, reason=I am the boss, date=2019.07.03 15:23:54 -0400

## SURVEY NOTES

- [illegible]



## LOCATIONING

DATE	11-19-14
SCALE	1"=40'
FIELD BOOK	625
DRAWN BY	CG
CHECKED BY	MM

GRAPHIC SCALE

( IN FEET )  
1 inch = 40 ft.

**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

BOUNDARY SURVEY

A PORTION OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE  
NORTHEAST ONE-QUARTER (NE 1/4) OF  
SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST  
CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA



DISTANCE OF 870.28 FEET; THENCE NORTH 02°03'21" WEST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 50°57'00" EAST, A DISTANCE OF 30.09 FEET; THENCE NORTH 13°57'20" EAST, ALONG A LINE 80.0 FEET WESTERLY OF AND PARALLEL TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY RAILROAD, A DISTANCE OF 93.62 FEET; THENCE NORTH 38°52'36" WEST, A DISTANCE OF 39.84 FEET; THENCE NORTH 88°17'28" EAST, A DISTANCE OF 60.83 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE FOR STATE ROAD 811 (DIXIE HIGHWAY); THENCE SOUTH 13°57'00" WEST, A DISTANCE OF 145.25 FEET; THENCE SOUTH 87°56'39" WEST, A DISTANCE OF 46.75 FEET TO THE POINT OF BEGINNING.

SAID LAND HAVING AN AREA OF 96,568 SQUARE FEET EQUAL TO 2.217 ACRES MORE OR LESS.

PARCEL II:

THAT PORTION OF THE SOUTH FOUR (4) ACRES OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 35, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 409.5 FEET EAST OF, AND 31 FEET NORTH OF, THE SOUTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 35, RUNNING THENCE EASTERLY PARALLEL WITH AND 31 FEET NORTH OF THE SOUTH BOUNDARY OF SAID NORTHEAST ONE-QUARTER (NE 1/4), 210 FEET TO A POINT, THENCE NORTHERLY 133 FEET TO A POINT, THENCE WESTERLY PARALLEL WITH THE SOUTH BOUNDARY OF SAID NORTHEAST ONE-QUARTER (NE 1/4), 210 FEET TO A POINT; THENCE SOUTHERLY 133 FEET TO THE POINT OF BEGINNING.

FURTHER DESCRIBED AS LOTS 1, 2, 4, 5, 6, AND 7 OF BLOCK 2 OF SYLVANIA, ACCORDING TO THE UNRECORDED PLAT THEREOF PREPARED BY CHARLTON-DAVIS & SHELTON CIVIL ENGINEERS, IN MARCH, 1927, ALL OF SAID LANDS LYING AND BEING IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, FLORIDA.

THE ABOVE PROPERTY IS ALSO DESCRIBED AS THE NORTH 133 FEET OF THE SOUTH 164 FEET OF THE EAST 210 FEET OF THE WEST 619.5 FEET OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 35.

SAID LAND HAVING AN AREA OF 27,930 SQUARE FEET EQUAL TO 0.641 ACRES MORE OR LESS.

## Survey 2:

LOTS 1, 2, 3, 6 THRU 12 AND THE EAST 1/2 OF LOT 13 OF SUMPTER'S ADDITION TO POMPANO THE FIRST ADDITION PER PLAT BOOK 10 PAGE 67; TOGETHER WITH A VACATED ALLEY PORTION OF NW 6 CT (7 ST) AS DESCRIBED IN OR 45181/321 AND PER VACATED 15' ALLEY LYING BETWEEN LOTS 6 THRU 12 AND EAST 1/2 OF 13 PER OR 38597/1455 AND OR 43583/377.

SOURCE OF THE LEGAL DESCRIPTION: BROWARD COUNTY PROPERTY APPRAISER

SAID LAND HAVING AN AREA OF 116,603 SQUARE FEET EQUAL TO 2.677 ACRES MORE OR LESS.

TOGETHER WITH THOSE CITY PARCELS DESCRIBE AS:

Folio 4842 35 00 1210

35-48-42 BEG ON N LINE OF NW1/4 OF SE1/4 & ON W LINE OF FEC RR,W 210, SW 80,E 210,NE 80 TO POB, LESS N 30 OF W 154.23 M/L FOR NE 8 ST R/W

Folio 4842 35 00 1220

35-48-42 BEG 80 FT SWLY OF INTERSECTION OF N/L OF NW1/4 OF SE1/4 WITH W/L OF FEC RR,W 210,S 75, E 210,N 75 TO POB,LESS E 56.98 FOR ST

Folio 4842 35 00 1230

35-48-42 BEG 155 S OF N/L NW1/4 OF SE1/4 & W/L FEC R/W,W 210,S 75,E 210 TO R/W,N 75 TO BEG LESS 20 ON E USED AS DIXIE HWY AKA: PARCEL "A" OF PARCEL 105 OF CA 93-27271 FOR SR 811

Folio 4842 35 00 1240

35-48-42 BEGIN 170 NE FROM SE COR OF N3/4 OF N1/2 OF NW1/4 OF SE1/4 W OF R/W,THENCE RUN NE 100, W 210,SW 100,E 210 TO POB LESS E 55 FOR ST AKA: PARCEL "C" OF PARCEL 105 OF CA 93-27271 FOR SR 811

Folio 4842 35 00 1251

35-48-42 BEG AT INTER S/L OF N1/2 OF S1/2 OF N1/2 OF NW1/4 OF SE1/4 & W/L OF FEC R/W,NE 110 TO POB,NELY 60,WLY 210,SWLY 60, ELY 210 TO POB AKA: PARCEL "B" OF PARCEL 105 OF CA 93-27271 FOR SR 811

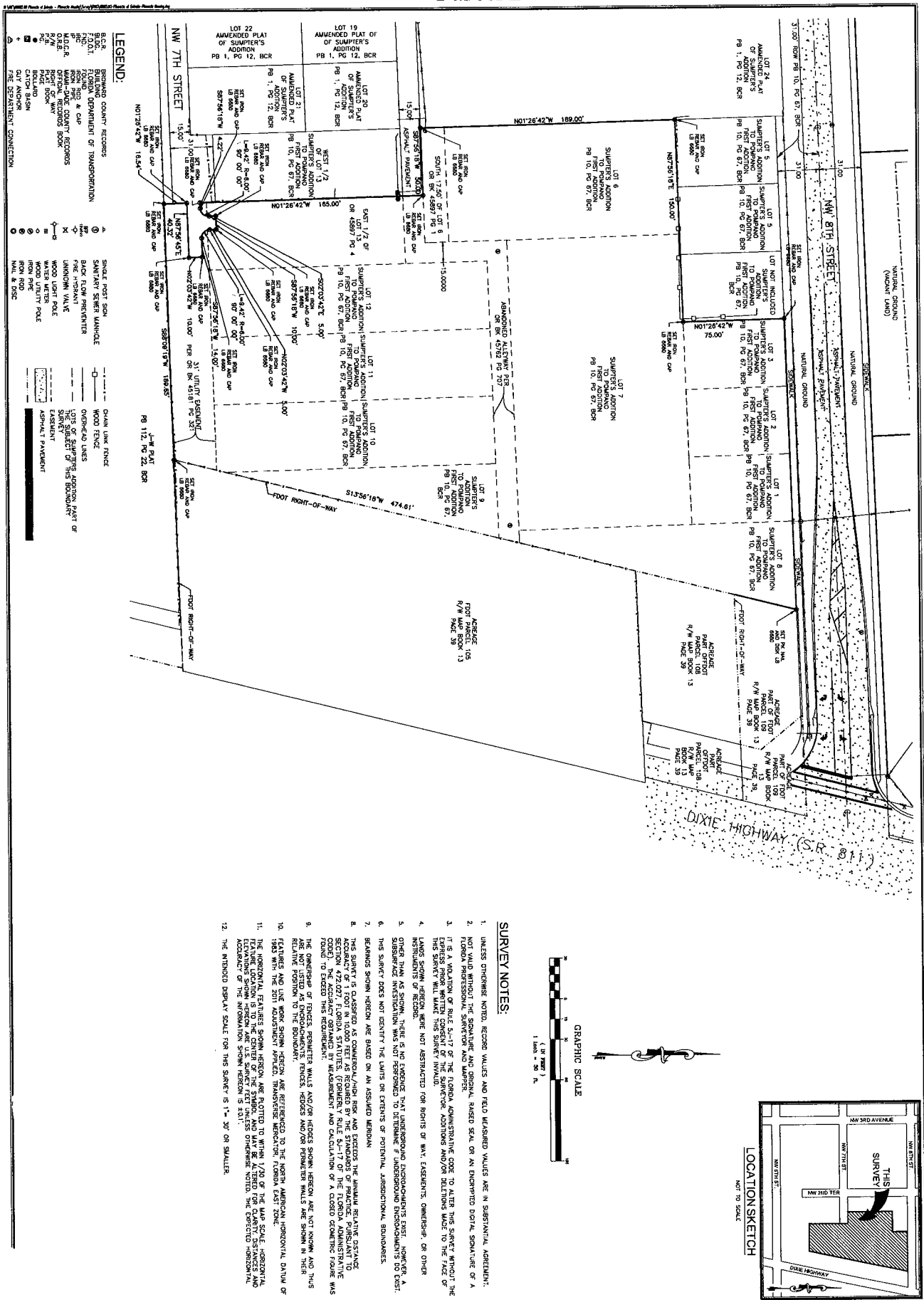
Folio 4842 35 00 1250

35-48-42 BEG AT INTER OF S/L OF N1/2 OF S1/2 OF N1/2 OF NW1/4 OF SE1/4 & W/L OF FEC R/W,NELY 110, W 210,SWLY 110,E 210 TO POB AKA: PARCEL "D" OF PARCEL 105 OF CA 93-27271 FOR SR 811

**P&Z**

**PZ19-05000005**

**09/25/2019**



## BOUNDARY SURVEY

PART OF THE  
SUMTER'S ADDITION TO POMPANO FIRST ADDITION  
PLAT BOOK 10, PAGE 67, B.C.R.  
CITY OF POMPANO BEACH BROWARD COUNTY, FLORIDA

**KEITH**  
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301 EAST ATLANTIC BOULEVARD  
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EMAIL: mail@keith-associates.com LB NO. 6860

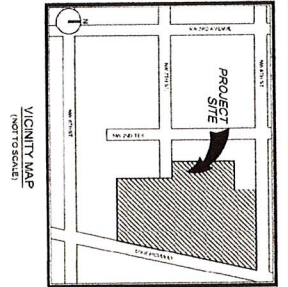
DATE 11-19-14  
SCALE 1"=30'  
FIELD BOOK 625  
DRAWN BY CG  
CHECKED BY WMM

[illegible]





GRAPHIC SCALE  
0 20 40  
SCALE: 1"=30'  
NOTE: PRINTED DRAWING SITE MAY HAVE CHANGED FROM ORIGINAL. VERIFY SCALE USING BAR SCALE ABOVE.



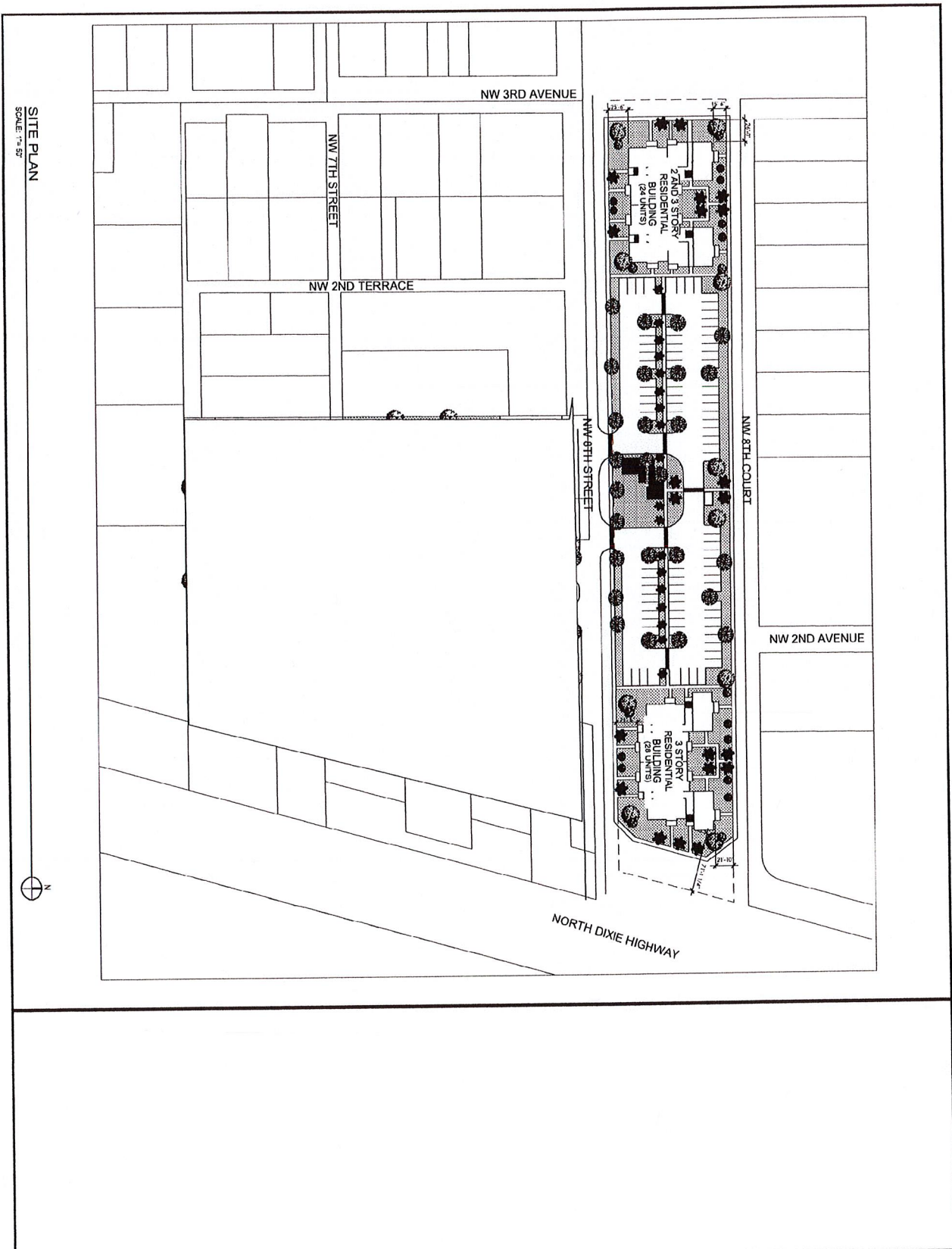
**SITE DATA TABLE:**

<b>PROJECT ADDRESS:</b>		N DIXIE HIGHWAY & NW 8TH STREET
<b>PROJECT INFORMATION:</b>		FOID: 68235001210, 68235001230, 68235001240, 68235001251, 68235001260
<b>LAND USE DESIGNATION:</b>		COMMERCIAL
<b>ZONING DESIGNATION:</b>		B-3 GENERAL BUSINESS
<b># OF RESIDENTIAL UNITS</b>		69
<b>PARKING CALCULATIONS:</b>		
<b>MIXED USE BUILDING</b>	<b>REQUIRED</b>	<b>PROVIDED</b>
RESIDENTIAL (1 PER UNIT X 69)	69	
RETAIL (1 PER 300 SF @ 3,500 SF)	12	
		155 STANDARD (9'x18')
		5 ADA (12'x18')
<b>TOTAL PARKING</b>	<b>81</b>	<b>168</b>

<b>KEITH</b> 301 East Atlantic Boulevard Pompano Beach, FL 33066 PH: (954) 786-3400 Fax: (954) 786-3400 Florida Certificate of Registration # 17328		<b>REVISIONS</b> NO. DESCRIPTION DATE	
<b>PRELIMINARY PLAN NOT FOR CONSTRUCTION</b> THIS PLAN IS PRELIMINARY AND NOT FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.		<b>MIXED USE DEVELOPMENT DIXIE &amp; 8TH</b>	
SCALE: AS NOTED DATE ISSUED: SEPT. 3, 2019 DRAWN BY: DESIGNED BY: CHECKED BY:		SHEET NUMBER SHEET TITLE CONCEPT PLAN	

**P&Z**  
 09/25/2019





SITE PLAN  
SCALE: 1" = 50'

**P&Z**  
09/25/2019

SITE PLAN

REVISIONS  
11/14/14 SUBMITTAL

POW/AND BEACH:  
PROJECT NO. 1450  
DATE 11/15/14

Dixie & NW 8th  
North Parcel

DESIGNED BY: ☐ ARCHITECTURAL: ☐  
CHECKED BY: ☐ ELECTRICAL: ☐  
DRAWN BY: ☐ MECHANICAL: ☐  
SCALE: ☐ LANDSCAPE: ☐

DESIGNED BY: ☒ ARCHITECTURAL: ☒  
CHECKED BY: ☒ ELECTRICAL: ☒  
DRAWN BY: ☒ MECHANICAL: ☒  
SCALE: ☒ LANDSCAPE: ☒

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DESIGN • CONSTRUCTION • COMMERCIAL