

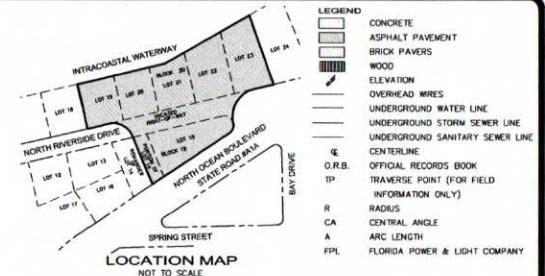
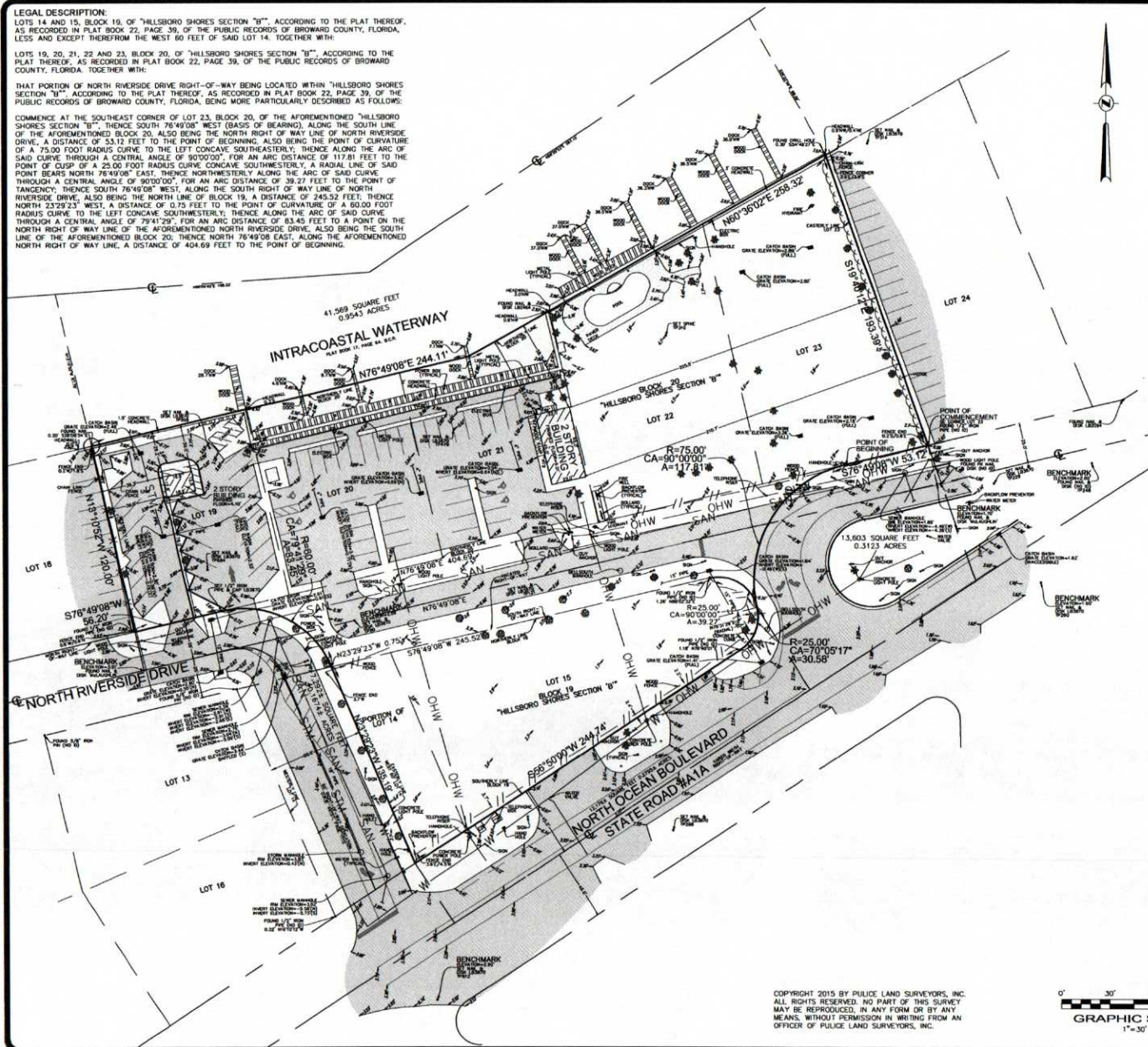
# Exhibit 1

**LEGAL DESCRIPTION:**  
 LOTS 14 AND 15, BLOCK 19, OF "HILLSBORO SHORES SECTION 19", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 39, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS AND EXCEPT THEREFROM THE WEST 60 FEET OF SAID LOT 14, TOGETHER WITH:

LOTS 19, 20, 21, 22 AND 23, BLOCK 20, OF "HILLSBORO SHORES SECTION 19", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 39, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH:

THAT PORTION OF NORTH RIVERSIDE DRIVE RIGHT-OF-WAY BEING LOCATED WITHIN "HILLSBORO SHORES SECTION 19" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 39, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 23, BLOCK 20, OF THE AFORESAID "HILLSBORO SHORES SECTION 19"; THENCE SOUTH 76°49'08" WEST (BASED ON BEARING), ALONG THE SOUTH LINE OF THE AFORESAID BLOCK 20, ALSO BEING THE NORTH RIGHT OF WAY LINE OF NORTH RIVERSIDE DRIVE, A DISTANCE OF 53.12 FEET TO THE POINT OF BEGINNING, ALSO BEING THE POINT OF CURVATURE OF A 75.00 FOOT RADIUS CURVE TO THE LEFT CONCAVE SOUTHEASTERLY; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR AN ARC DISTANCE OF 117.81 FEET TO THE POINT OF CURV OF A 25.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, A RADIAL LINE OF SAID POINT BEARS NORTH 76°49'08" EAST, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" FOR AN ARC DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 76°49'08" WEST, ALONG THE SOUTH RIGHT OF WAY LINE OF NORTH RIVERSIDE DRIVE, ALSO BEING THE NORTH LINE OF BLOCK 19, A DISTANCE OF 245.32 FEET; THENCE NORTH 23°29'23" WEST, A DISTANCE OF 0.75 FEET TO THE POINT OF CURVATURE OF A 60.00 FOOT RADIUS CURVE TO THE LEFT CONCAVE SOUTHWESTERLY; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 79°41'29" FOR AN ARC DISTANCE OF 83.45 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF THE AFORESAID NORTH RIVERSIDE DRIVE, ALSO BEING THE SOUTH LINE OF THE AFORESAID BLOCK 20; THENCE NORTH 76°49'08" EAST, ALONG THE AFORESAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 404.69 FEET TO THE POINT OF BEGINNING.



**LEGEND**

[Symbol]	CONCRETE
[Symbol]	ASPHALT PAVEMENT
[Symbol]	BRICK PAVERS
[Symbol]	WOOD
[Symbol]	ELEVATION
[Symbol]	OVERHEAD WIRES
[Symbol]	UNDERGROUND WATER LINE
[Symbol]	UNDERGROUND STORM SEWER LINE
[Symbol]	UNDERGROUND SANITARY SEWER LINE
[Symbol]	CENTERLINE
[Symbol]	OFFICIAL RECORDS BOOK
[Symbol]	TRaverse POINT (FOR FIELD INFORMATION ONLY)
[Symbol]	RADIUS
[Symbol]	CENTRAL ANGLE
[Symbol]	ARC LENGTH
[Symbol]	FLORIDA POWER & LIGHT COMPANY

- NOTES:**
- 1) THIS SITE CONTAINS 108,656 SQUARE FEET (2.4844 ACRES) MORE OR LESS.
  - 2) ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988. BROWARD COUNTY BENCHMARK #1923, ELEVATION: 1.76 FEET.
  - 3) FLOOD ZONE: AE; BASE FLOOD ELEVATION: 6 FEET; PANEL #20055 D18BH, MAP DATE: 8/18/14.
  - 4) THIS SITE LIES IN SECTION 29, TOWNSHIP 48 SOUTH, RANGE 43 EAST, BROWARD COUNTY, FLORIDA.
  - 5) BEARINGS ARE BASED ON THE CENTERLINE OF N RIVERSIDE DRIVE BEING N76°49'08"E.
  - 6) REASONABLE EFFORTS WERE MADE REGARDING THE EXISTENCE AND THE LOCATION OF UNDERGROUND UTILITIES. THIS FIRM, HOWEVER, DOES NOT ACCEPT RESPONSIBILITY FOR THIS INFORMATION, BEFORE EXCAVATION OR CONSTRUCTION CONTACT THE APPROPRIATE UTILITY COMPANIES FOR FIELD VERIFICATION.
  - 7) THIS SURVEY IS CERTIFIED EXCLUSIVELY TO: GG HILLSBORO SHORES, LLC.
  - 8) THE HORIZONTAL POSITIONAL ACCURACY OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.2'. THE VERTICAL ACCURACY OF ELEVATIONS OF WELL DEFINED IMPROVEMENTS ON THIS SURVEY IS ±0.1'.
  - 9) THIS SITE CONTAINS 64,000 SQUARE FEET (1.47 ACRES) OF REGULAR & 5 HANDICAPPED.
  - 10) THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. ONLY PLATTED OR KNOWN EASEMENTS ARE DEPICTED HEREON.

**CERTIFICATION:**  
 I HEREBY CERTIFY: THAT THIS SKETCH OF SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES (FDACS) CHAPTER SJ-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 4-2.027, 5-7.014 SURTILES.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

*John F. Pulice, PSM*  
 JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER, LICENSE #152698  
 6878 BAYVIEW, PROFESSIONAL SURVEYOR AND MAPPER, LICENSE #156136  
 STATE OF FLORIDA

<p><b>HILLSBORO SHORES SITE</b>                  259 NORTH OCEAN BOULEVARD                  PUMPA, FLORIDA, BROWARD COUNTY, FLORIDA 33069</p>		
<p><b>BOUNDARY AND TOPOGRAPHIC SURVEY</b></p>		
<p><b>PULICE LAND SURVEYORS, INC.</b>                  5381 NOB HILL ROAD                  SUNRISE, FLORIDA 33351                  TELEPHONE: (954) 572-1777                  FAX: (954) 572-1778                  E-MAIL: surveys@puliceandsurveyors.com                  CERTIFICATE OF AUTHORIZATION LB48870</p>		
<p>DRAWN BY: L.S.                  CHECKED BY: J.F.P.</p>		<p>SCALE: 1" = 30'                  SURVEY DATE: 8/7/15</p>
<p>FILE: GG HILLSBORO SHORES, LLC                  ORDER NO.: 99383</p>		<p>GRAPHIC SCALE                  1" = 30'</p>

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