

EXHIBIT "A"
LEGAL DESCRIPTION:

The West 100.00 feet of Lot 5, 6 and 7 together, of the following property:

Parcel 2

The West 100.00 feet of Lot 5, 6 and 7 together. The West 100.00 feet of Lots 6 and 7, Block "I", and all of Lots 21 and 22, Block 4, HOLLYWOOD LITTLE RANCHES AMENDED, according to the plat thereof as recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida.

Said lands lying and being in Broward County, Florida and containing 57,100 square feet OR ± 1.31 acres

Parcel Identification No. 5142-16-01-2370

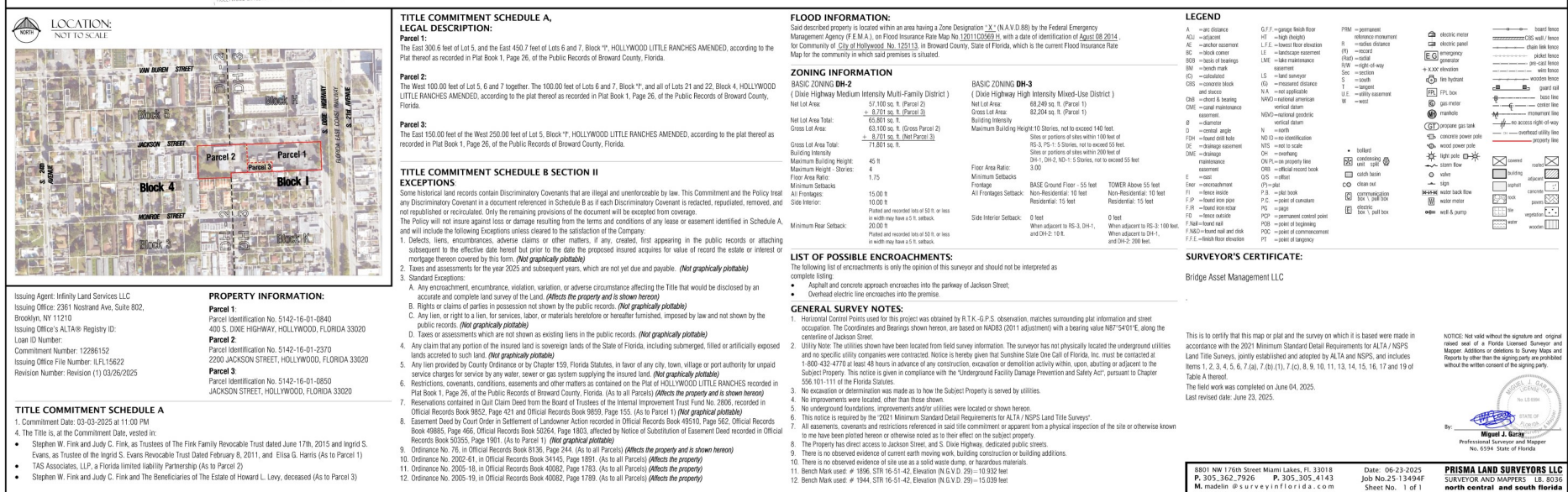
AND

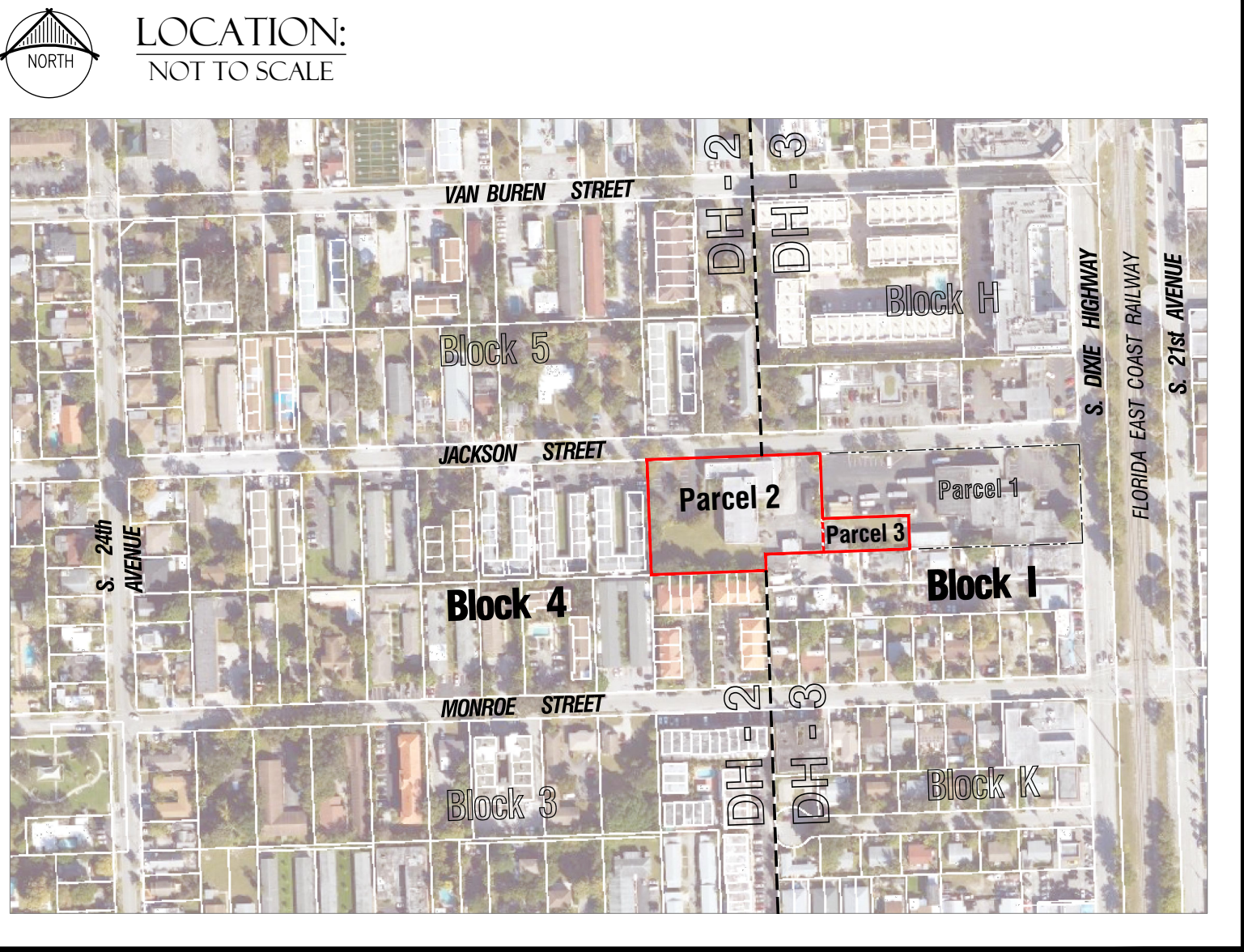
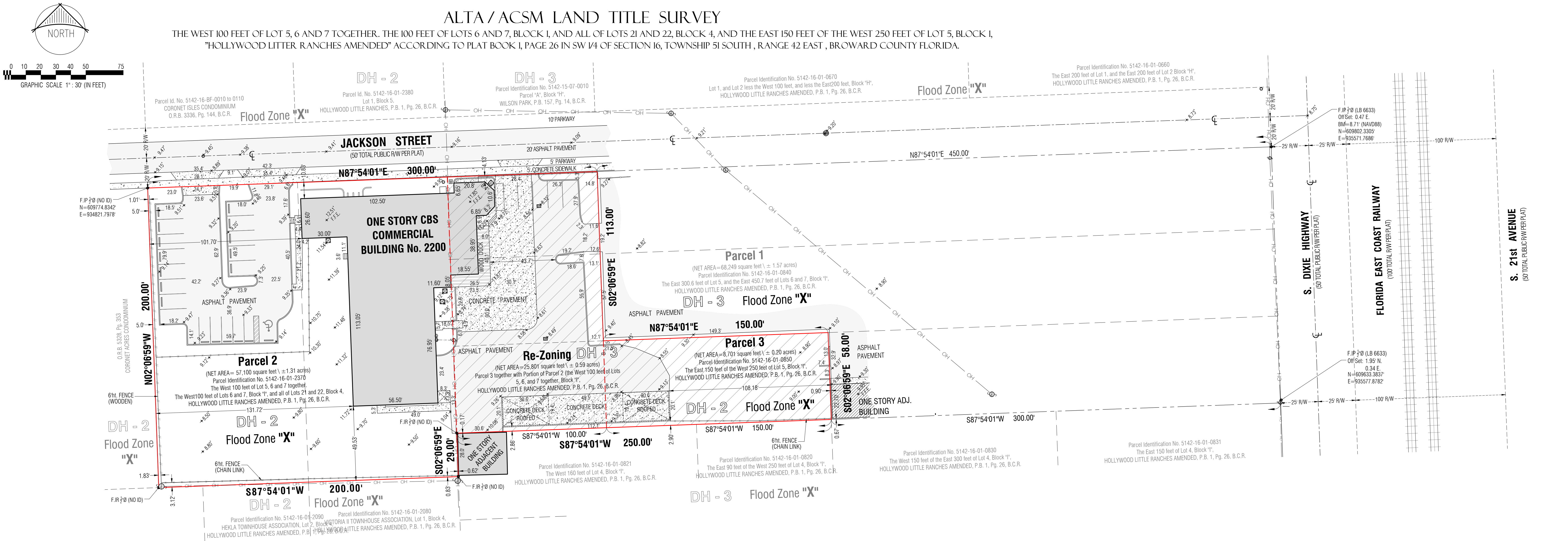
Parcel 3

The East 150.00 feet of the West 250.00 feet of Lot 5, Block "I", HOLLYWOOD LITTLE RANCHES AMENDED, according to the plat thereof as recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida.

Said lands lying and being in Broward County, Florida and containing 8,701 square feet OR ± 0.20 acres

Parcel Identification No. 5142-16-01-0850





Issuing Agent: Infinity Land Services LLC
Issuing Office: 2361 Nostrand Ave, Suite 802,
Brooklyn, NY 11210
Issuing Office's ALTA® Registry ID:
Loan ID Number:
Commitment Number: 12286152
Issuing Office File Number: ILFL15622
Revision Number: Revision (1) 03/26/2025

PROPERTY INFORMATION:

Parcel 1:
Parcel Identification No. 5142-16-01-0840
400 S. DIXIE HIGHWAY, HOLLYWOOD, FLORIDA 33020

Parcel 2:
Parcel Identification No. 5142-16-01-2370
2200 JACKSON STREET, HOLLYWOOD, FLORIDA 33020

Parcel 3:
Parcel Identification No. 5142-16-01-0850
JACKSON STREET, HOLLYWOOD, FLORIDA 33020

TITLE COMMITMENT SCHEDULE A

1. Commitment Date: 03-03-2025 at 11:00 PM
4. The Title is, at the Commitment Date, vested in:
 - Stephen W. Fink and Judy C. Fink, as Trustees of The Fink Family Revocable Trust dated June 17th, 2015 and Ingrid S. Evans, as Trustee of the Ingrid S. Evans Revocable Trust Dated February 8, 2011, and Elisa G. Harris (As to Parcel 1)
 - TAS Associates, LLP, a Florida limited liability Partnership (As to Parcel 2)
 - Stephen W. Fink and Judy C. Fink and The Beneficiaries of The Estate of Howard L. Levy, deceased (As to Parcel 3)

**TITLE COMMITMENT SCHEDULE A,
LEGAL DESCRIPTION:**

Parcel 2:
The West 100.00 feet of Lot 5, 6 and 7 together. The West 100.00 feet of Lots 6 and 7, Block "I", and all of Lots 21 and 22, Block 4, HOLLYWOOD LITTLE RANCHES AMENDED, according to the plat thereof as recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida.

Parcel 3:
The East 150.00 feet of the West 250.00 feet of Lot 5, Block "I", HOLLYWOOD LITTLE RANCHES AMENDED, according to the plat thereof as recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida.

**TITLE COMMITMENT SCHEDULE B SECTION II
EXCEPTIONS:**

- Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.
- The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:
1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this form. *(Not graphically plottable)*
 2. Taxes and assessments for the year 2025 and subsequent years, which are not yet due and payable. *(Not graphically plottable)*
 3. Standard Exceptions:
 - A. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. *(Affects the property and is shown hereon)*
 - B. Rights or claims of parties in possession not shown by the public records. *(Not graphically plottable)*
 - C. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records. *(Not graphically plottable)*
 - D. Taxes or assessments which are not shown as existing liens in the public records. *(Not graphically plottable)*
 4. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land. *(Not graphically plottable)*
 5. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land. *(Not graphically plottable)*
 6. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of HOLLYWOOD LITTLE RANCHES recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida. (As to all Parcels) *(Affects the property and is shown hereon)*
 7. Reservations contained in Quit Claim Deed from the Board of Trustees of the Internal Improvement Trust Fund No. 2806, recorded in Official Records Book 9852, Page 421 and Official Records Book 9859, Page 155. (As to Parcel 1) *(Not graphical plottable)*
 8. Easement Deed by Court Order in Settlement of Landowner Action recorded in Official Records Book 49510, Page 562, Official Records Book 49885, Page 466, Official Records Book 50264, Page 1803, affected by Notice of Substitution of Easement Deed recorded in Official Records Book 50355, Page 1901. (As to Parcel 1) *(Not graphical plottable)*
 9. Ordinance No. 76, in Official Records Book 8136, Page 244. (As to all Parcels) *(Affects the property and is shown hereon)*
 10. Ordinance No. 2002-61, in Official Records Book 34145, Page 1891. (As to all Parcels) *(Affects the property)*
 11. Ordinance No. 2005-18, in Official Records Book 40082, Page 1783. (As to all Parcels) *(Affects the property)*
 12. Ordinance No. 2005-19, in Official Records Book 40082, Page 1789. (As to all Parcels) *(Affects the property)*

FLOOD INFORMATION:

Said described property is located within an area having a Zone Designation "X" (N.A.V.D.88) by the Federal Emergency Management Agency (F.E.M.A.), on Flood Insurance Rate Map No.12011C0569 H, with a date of identification of August 08 2014 , for Community of City of Hollywood No. 125113, in Broward County, State of Florida, which is the current Flood Insurance Rate Map for the community in which said premises is situated.

ZONING INFORMATION

BASIC ZONING DH-2
(Dixie Highway Medium Intensity Multi-Family District)

LEGAL DESCRIPTION:
A portion of Parcel 2, being more particularly described as follows:
Lots 21 and 22, Block 4, HOLLYWOOD LITTLE RANCHES AMENDED, according to the plat thereof as recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida.

Net Lot Area: 40,000 sq. ft. (portion of Parcel 2)
Building Intensity:
Maximum Building Height: 45 ft
Maximum Height - Stories:
Floor Area Ratio: 1.75

Minimum Setbacks
All Frontages:
Side Interior:
Platted and recorded lots of 50 ft. or less in width may have a 5 ft. setback.
20.00 ft
Platted and recorded lots of 50 ft. or less in width may have a 5 ft. setback.

Minimum Rear Setback:
0 feet
When adjacent to RS-3, DH-1, and DH-2: 10 ft.

RE-ZONING DH-3

(Dixie Highway High Intensity Mixed-Use District)

LEGAL DESCRIPTION:
Parcel 3 together with a portion of Parcel 2, being more particularly described as follows:
The West 100 feet of Lots 5, 6 and 7 together, Block "I", HOLLYWOOD LITTLE RANCHES AMENDED, according to the plat thereof as recorded in Plat Book 1, Page 26, of the Public Records of Broward County, Florida.

Net Lot Area: 8,701 sq. ft. (Parcel 3)
Net Lot Area: 17,100 sq. ft. (Portion of Parcel 2)
Net Lot Area: 25,801 sq. ft. (Parcel 3 together with a portion of Parcel 2)
Building Intensity:
Maximum Building Height: 10 Stories, not to exceed 140 feet.
Sites or portions of sites within 100 feet of RS-3, PS-1: 5 Stories, not to exceed 55 feet.
Sites or portions of sites within 200 feet of DH-1, DH-2, ND-1: 5 Stories, not to exceed 55 feet
3.00

Floor Area Ratio:
Minimum Setbacks
Frontage
All Frontages Setback:
Side Interior Setback:
0 feet
When adjacent to RS-3, DH-1, and DH-2: 10 ft.

BASE Ground Floor - 55 feet
Non-Residential: 10 feet
Residential: 15 feet
TOWER Above 55 feet
Non-Residential: 10 feet
Residential: 15 feet
0 feet
When adjacent to RS-3: 100 feet.
When adjacent to DH-1, and DH-2: 200 feet.

LIST OF POSSIBLE ENCROACHMENTS:

- The following list of encroachments is only the opinion of this surveyor and should not be interpreted as complete listing:
- Asphalt and concrete approach encroaches into the parkway of Jackson Street;
 - Overhead electric line encroaches into the premise.

GENERAL SURVEY NOTES:

1. Horizontal Control Points used for this project was obtained by R.T.K.-G.P.S. observation, matches surrounding plat information and street occupation. The Coordinates and Bearings shown hereon, are based on NAD83 (2011 adjustment) with a bearing value N87°54'01"E, along the centerline of Jackson Street.
2. Utility Note: The utilities shown have been located from field survey information. The surveyor has not physically located the underground utilities and no specific utility companies were contracted. Notice is hereby given that Sunshine State One Call of Florida, Inc. must be contacted at 1-800-432-4770 at least 48 hours in advance of any construction, excavation or demolition activity within, upon, abutting or adjacent to the Subject Property. This notice is given in compliance with the "Underground Facility Damage Prevention and Safety Act", pursuant to Chapter 556.101-111 of the Florida Statutes.
3. No excavation or determination was made as to how the Subject Property is served by utilities.
4. No improvements were located, other than those shown.
5. No underground foundations, improvements and/or utilities were located or shown hereon.
6. This notice is required by the "2021 Minimum Standard Detail Requirements for ALTA / NSPS Land Title Surveys".
7. All easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
8. The Property has direct access to Jackson Street, and S. Dixie Highway, dedicated public streets.
9. There is no observed evidence of current earth moving work, building construction or building additions.
10. There is no observed evidence of site use as a solid waste dump, or hazardous materials.
11. Bench Mark used: # 1896, STR 16-51-42, Elevation (N.G.V.D. 29)=10.932 feet
12. Bench Mark used: # 1944, STR 16-51-42, Elevation (N.G.V.D. 29)=15.039 feet

LEGEND

A =arc distance ADJ =adjacent AE =anchor easement BC =block corner BOB =basis of bearings BM =bench mark (C) =calculated CBS =concrete block and stucco CHB =chord & bearing CME =canal maintenance easement, Ø =diameter D =central angle FDH =found drill hole DE =drainage easement DME =drainage maintenance easement E =east Encr =encroachment FI =fence inside F.I.P. =found iron pipe F.I.R. =found iron rebar FO =fence outside F.Nail=found nail F.N&D=found nail and disk F.F.E.=finish floor elevation	G.F.F.=garage finish floor HT =high (height) L.F.E. =lowest floor elevation LE =landscape easement LME =lake maintenance easement LS =land surveyor (G) =measured distance N A =not applicable NAVD=rational american vertical datum NGVD=rational geodetic vertical datum N =north NO ID =no identification NTS =not to scale OH =overhang ON PL=on property line ORB =official record book O/S =offset (P)=plat P.B.=plat book P.C. =point of curvature PG =page PCP =permanent control point POB =point of beginning POC =point of commencement PT =point of tangency	PRM =permanent reference monument (R) =radius distance (R) =record (Rad) =radial R/W =right-of-way Sec =section S =south T =tangent U.E. =utility easement W =west	• bollard condensing unit catch basin clean out communication box \ pull box electric \ pull box	board fence CBS wall / fence chain link fence picket fence pre-cast fence wire fence wooden fence guard rail base line center line monument line no access right-of-way overhead utility line property line	covered building asphalt tile Re-zoning Area	roofed concrete pavers wooden
electric meter electric panel EG emergency generator +XXX' elevation fire hydrant FPL FPL box gas meter manhole GT propane gas tank concrete power pole wood power pole light pole storm flow valve sign water back flow water meter well & pump						

SURVEYOR'S CERTIFICATE:

Bridge Asset Management LLC

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA / NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3 (A), 3 (B), 3 (C), 3 (D), 4, 5, 6, 7, 8, 9, 10, 11, and 12 of Table A thereof. The field work was completed on June 04, 2025.
Last revised date: June 23, 2025.

By: **Miguel J. Garay**
Professional Surveyor and Mapper
No. 6594 State of Florida

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M.madelin @surveyinflorida.com
Date: 06-23-2025
Job No. 25-13494F
Sheet No. 1 of 1
PRISMA LAND SURVEYORS LLC
SURVEYOR AND MAPPERS LB. 8036
north central and south florida