

EXHIBIT A

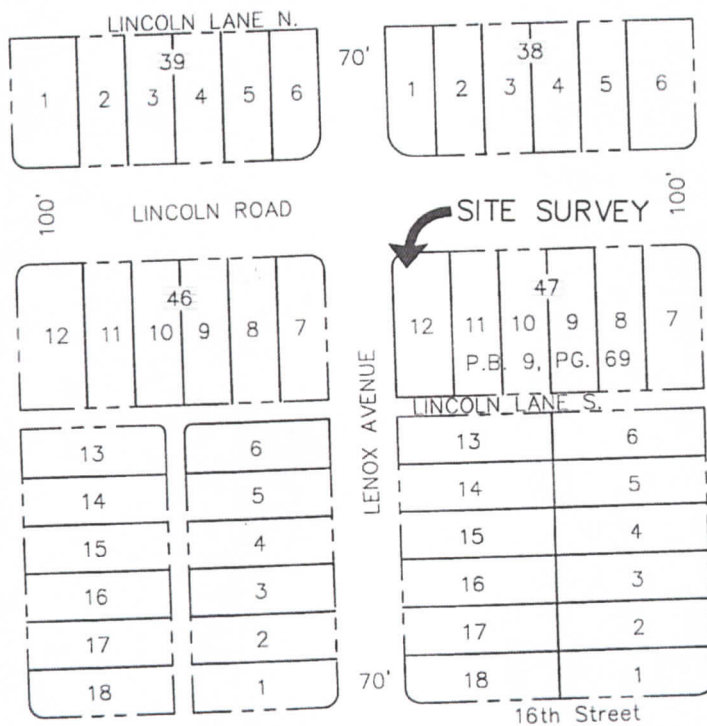
DESCRIPTION OF FACILITY

**Unit No. 3, of Colony Theatre Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 30872, at Page 1216, of the Public Records of Miami-Dade County, Florida, as amended by that certain Certificate of Amendment to the Declaration of Condominium for Colony Theatre Condominium, recorded in Official Records Book 30952, at Page 721, of the Public Records of Miami-Dade County, Florida.**



# EXHIBIT "B"

## TO DECLARATION OF CONDOMINIUM FOR COLONY THEATRE CONDOMINIUM BOUNDARY SURVEY



LOCATION SKETCH  
NOT TO SCALE

SURVEY TYPE: BOUNDARY SURVEY.

LEGAL DESCRIPTION:

LOT 12, BLOCK 47 OF "LINCOLN SUBDIVISION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 69 OF THE PUBLIC RECORDS OF MIAMI DADE COUNTY, FLORIDA.

SURVEYOR'S REPORT

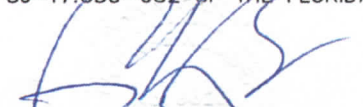
- 1) THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
- 2) UNLESS OTHERWISE NOTED, THIS SURVEY HAS NOT ATTEMPTED TO LOCATE FOOTINGS AND/OR FOUNDATIONS.
- 3) VISIBLE INDICATORS OF UTILITIES ARE SHOWN HEREON, HOWEVER, NO ATTEMPT HAS BEEN MADE TO LOCATE UNDERGROUND ITEMS.
- 4) DISTANCES ALONG BOUNDARY OF SUBJECT PROPERTY ARE RECORD AND MEASURED UNLESS OTHERWISE STATED.
- 5) THIS SURVEY IS SUBJECT TO EASEMENTS, RIGHT-OF-WAYS, AND OTHER MATTERS WHICH MIGHT BE REFLECTED IN A SEARCH OF TITLE TO THE SUBJECT LANDS.

FLOOD ZONE INFORMATION

FLOOD ZONE: AE / ELEVATION: 8' / COMMUNITY No: 120651 / PANEL: 0317  
SUFFIX: L / MAP No. 12086C0317L / MAP REVISED: SEPTEMBER 11, 2009

I HEREBY CERTIFY:

THAT THE ATTACHED BOUNDARY SURVEY MEETS THE REQUIRED STANDARD OF PRACTICE SET BY THE FLORIDA STATE BOARD OF PROFESSIONAL LAND SURVEYORS PURSUANT TO CHAPTER 472 FLORIDA STATUTES AND CHAPTER 5J-17.050-052 OF THE FLORIDA ADMINISTRATIVE CODE.

  
FRANK PARUAS, P.S.M.  
L.S.#6625, STATE OF FLORIDA

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.  
THIS SURVEY IS NOT FULL AND COMPLETED WITHOUT SHEET 2.

F.R. Aleman And Associates, Inc. LB #6785  
Consulting Engineers and Surveyors  
10305 NW 41ST STREET, SUITE 200  
MIAMI, FLORIDA 33178  
TEL. (305) 591-8777 FAX. (305) 599-8749



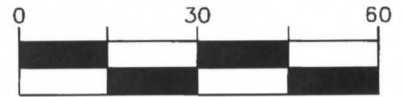
DATE: 12/19/17  
SCALE: NOT TO SCALE  
DRAWN: J.D.  
SHEET 1 OF 11 SHEETS



# EXHIBIT "B"

## TO DECLARATION OF CONDOMINIUM FOR COLONY THEATRE CONDOMINIUM BOUNDARY SURVEY

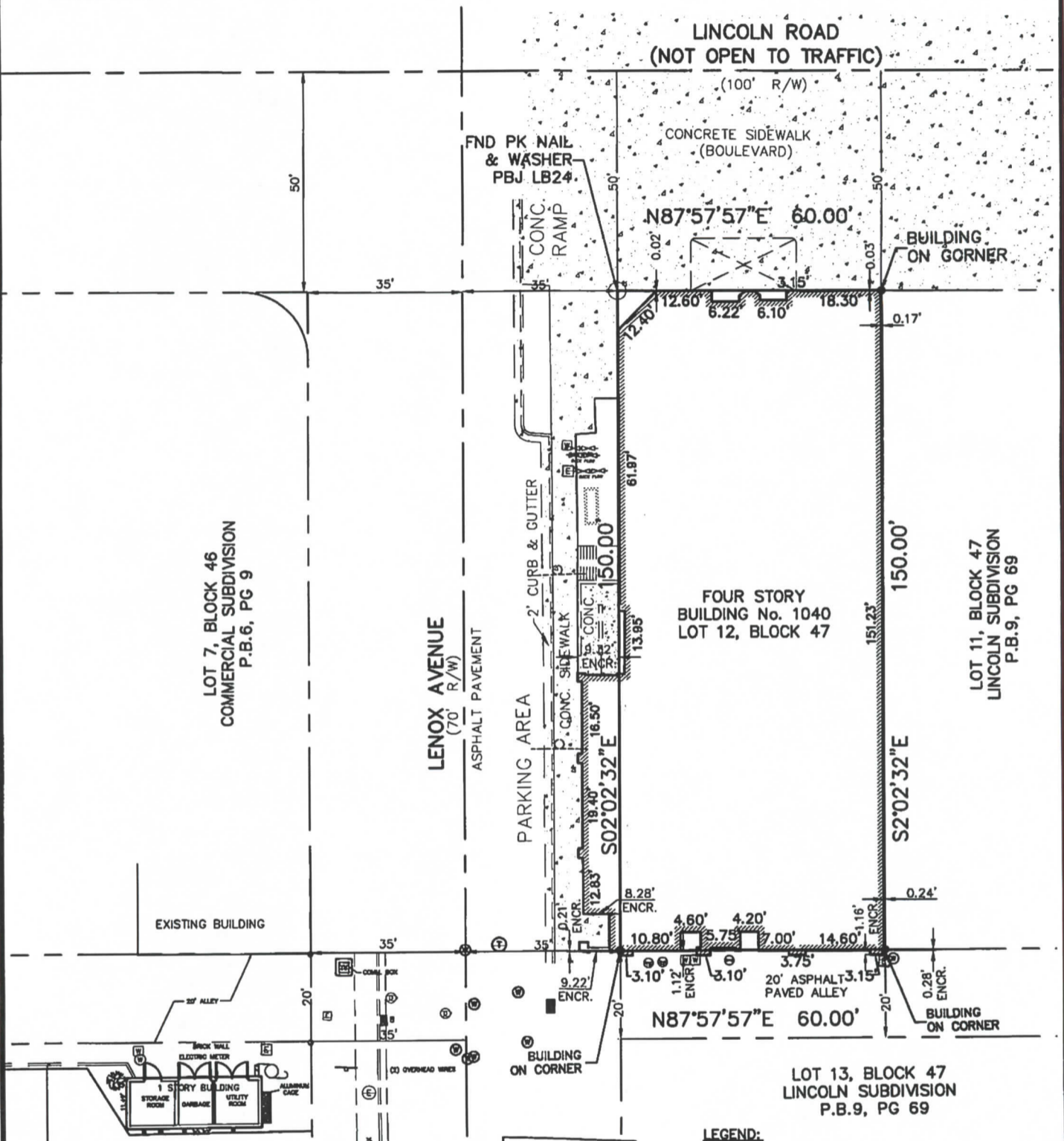
GRAPHIC SCALE



(IN FEET)

1 inch = 30 ft

SCALE 1":30'



**ABBREVIATIONS:**

- C.L.F. CHAIN LINK FENCE
- CONC. CONCRETE
- D DELTA ANGLE
- ELEV. ELEVATION
- FND FOUND
- L LENGTH OF CURVE
- M MEASURED
- PB PLAT BOOK
- PG PAGE
- R RADIUS
- RC. RECORD
- R/W RIGHT OF WAY
- SEC. SECTION
- NGVD NATIONAL GEODETIC VERTICAL DATUM
- PRM PERMANENT REFERENCE POINT
- ENC. ENCROACHMENT

**LEGEND:**

- ☆ LIGHT POLE
- ⊕ POWER POLE
- H— OVERHEAD WIRES
- Ⓜ CABLE TELEVISION BOX
- Ⓢ SANITARY SEWER MANHOLE
- 🌳 TREE
- 🌴 PALM TREE
- Ⓜ SEWER VALVE
- Ⓜ WATER METER
- SINGLE SUPPORT SIGN
- Ⓜ ELECTRIC BOX
- 🔥 FIRE HYDRANT
- ⊕ WATER VALVE
- Ⓜ DRAINAGE MAN HOLE
- Ⓜ COMMUNICATION MAN HOLE
- Ⓜ CATCH BASIN

BOUNDARY SURVEY IS NOT FULL AND COMPLETED WITHOUT SHEET 1

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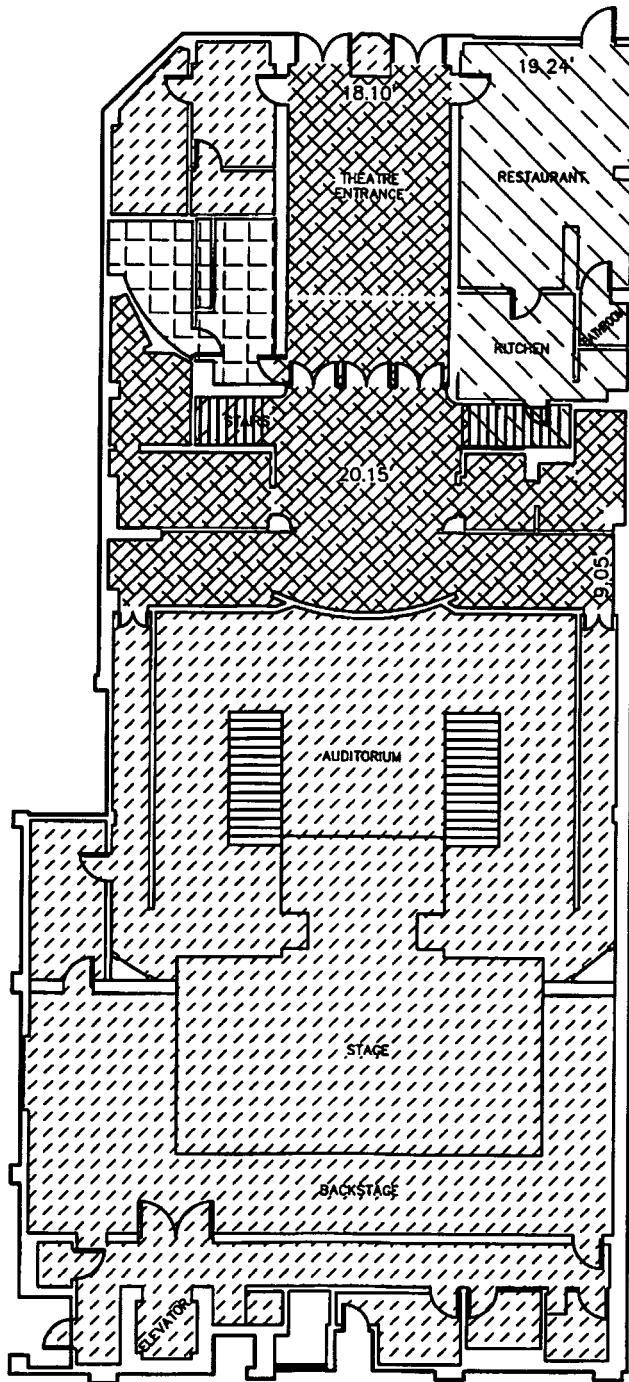
DATE: 12/19/17  
SCALE: 1":30'  
DRAWN: J.D.  
SHEET 2 OF 11 SHEETS



**EXHIBIT "B"**  
**TO DECLARATION OF CONDOMINIUM FOR**  
**COLONY THEATRE CONDOMINIUM**  
**FLOOR PLAN**  
**(1st Floor) STREET LEVEL**

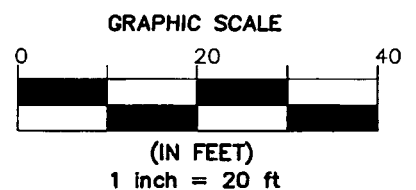


SCALE 1":20'



**LEGEND**

- RESTAURANT UNIT #1
- CONCESSION | STORAGE UNIT #2
- THEATRE UNIT #3
- COMMON AREAS



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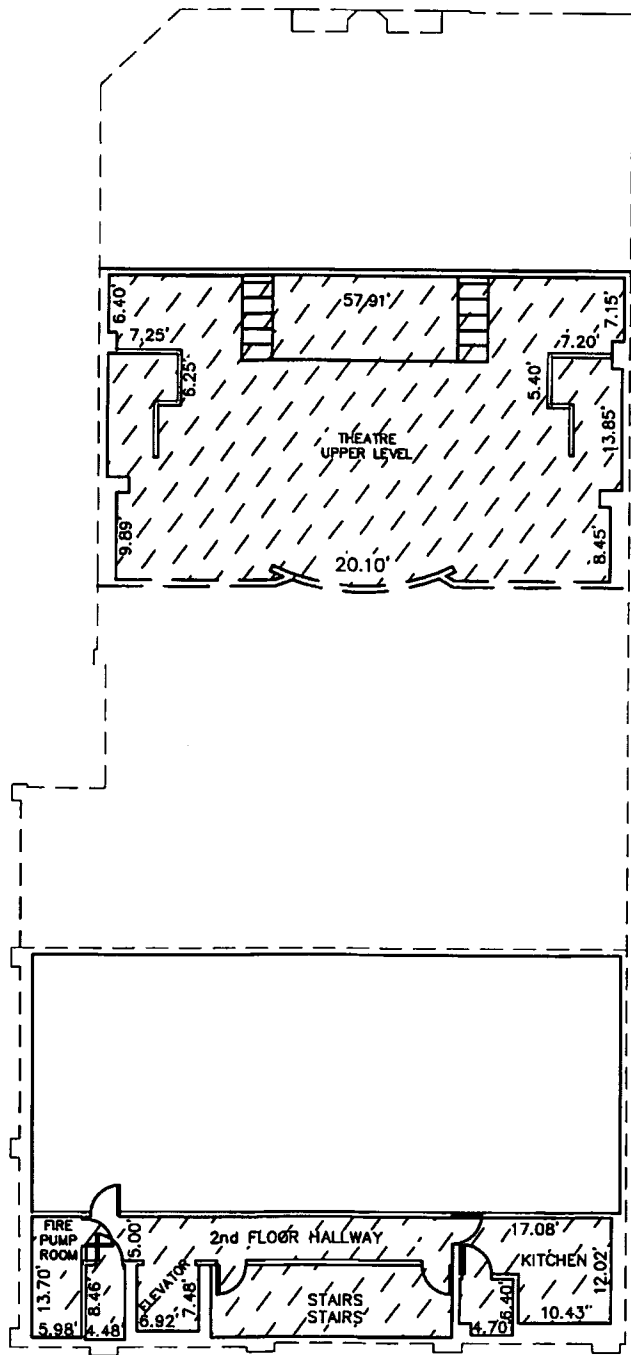
DATE: 12/19/17  
 SCALE: 1":20'  
 DRAWN: J.D.  
 SHEET 3 OF 11 SHEETS



**EXHIBIT "B"**  
**TO DECLARATION OF CONDOMINIUM FOR**  
**COLONY THEATRE CONDOMINIUM**  
**FLOOR PLAN**  
**2nd FLOOR**

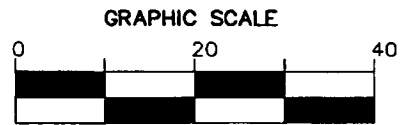


SCALE 1":20'



**LEGEND**

THEATRE UNIT #3



1 inch = 20 ft

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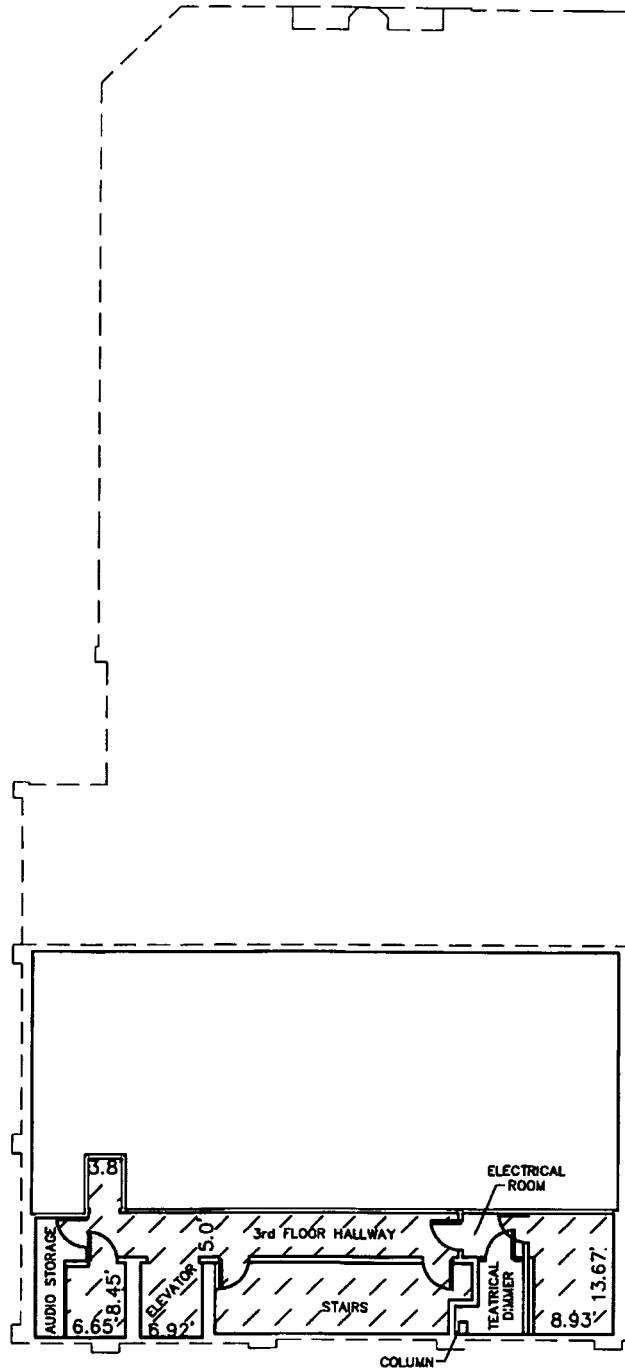
DATE: 12/19/17  
 SCALE: 1":20'  
 DRAWN: J.D.  
 SHEET 4 OF 11 SHEETS



**EXHIBIT "B"**  
**TO DECLARATION OF CONDOMINIUM FOR**  
**COLONY THEATRE CONDOMINIUM**  
**FLOOR PLAN**  
**3rd FLOOR**



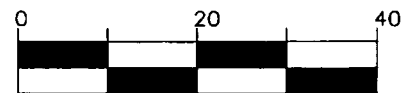
SCALE 1"=20'



**LEGEND**

THEATRE UNIT #3

**GRAPHIC SCALE**



(IN FEET)  
 1 Inch = 20 ft

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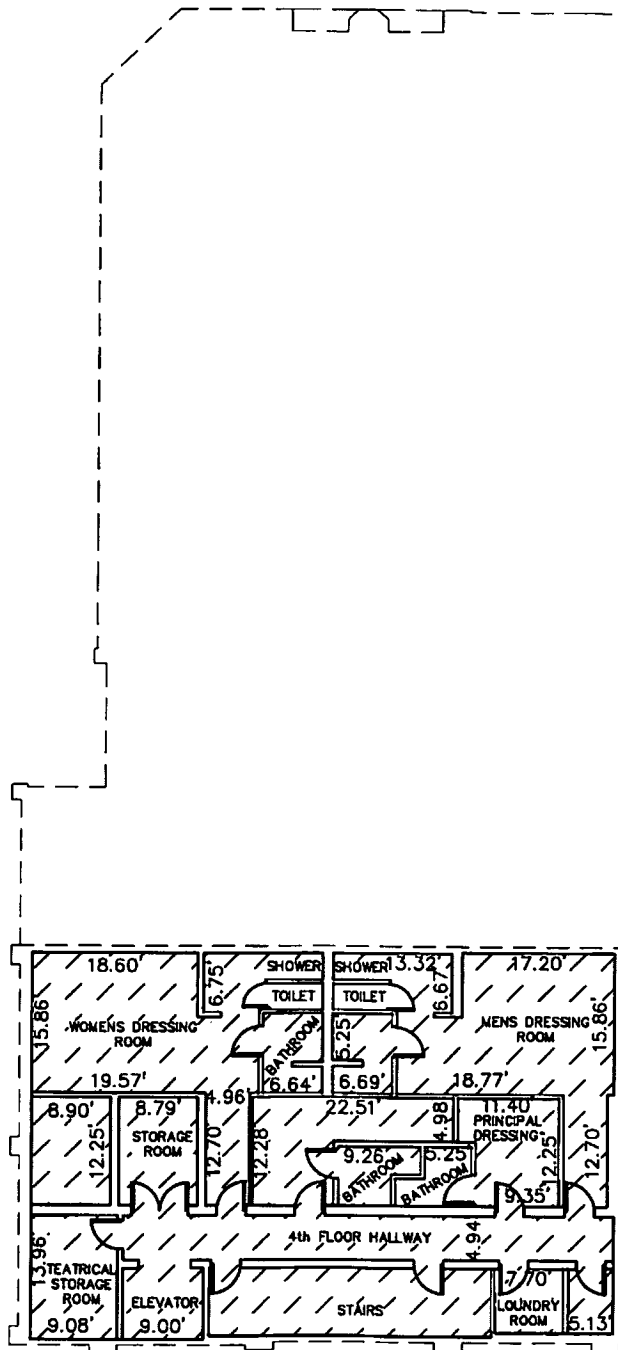
DATE: 12/19/17  
 SCALE: 1"=20'  
 DRAWN: J.D.  
 SHEET 5 OF 11 SHEETS



**EXHIBIT "B"**  
**TO DECLARATION OF CONDOMINIUM FOR**  
**COLONY THEATRE CONDOMINIUM**  
**FLOOR PLAN**  
**4th FLOOR**



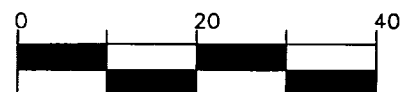
SCALE 1":20'



**LEGEND**

THEATRE UNIT #3

**GRAPHIC SCALE**



(IN FEET)  
 1 inch = 20 ft

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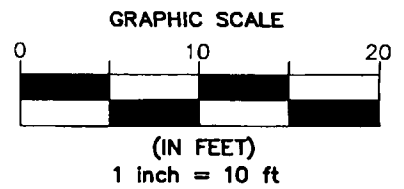
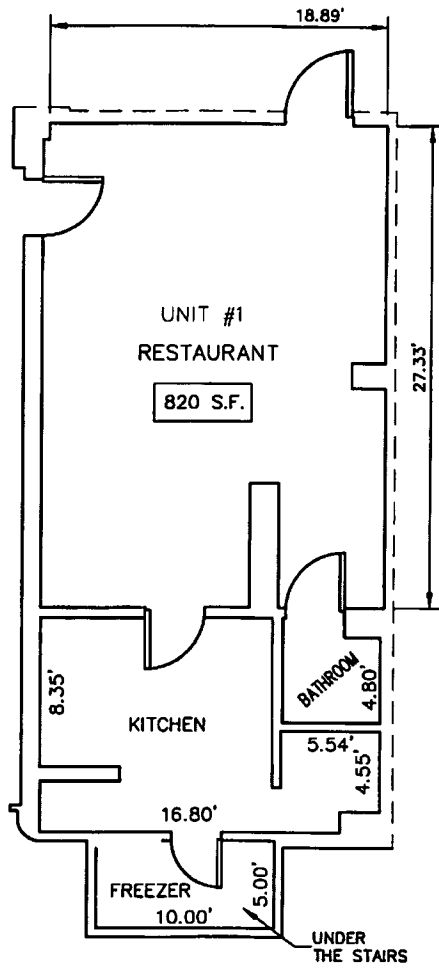
DATE: 12/19/17  
 SCALE: 1":20'  
 DRAWN: J.D.  
 SHEET 6 OF 11 SHEETS



**EXHIBIT "B"**  
**TO DECLARATION OF CONDOMINIUM FOR**  
**COLONY THEATRE CONDOMINIUM**  
**UNIT No. 1**  
**FIRST FLOOR**



SCALE 1":10'



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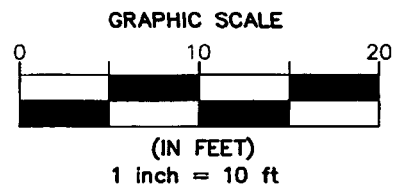
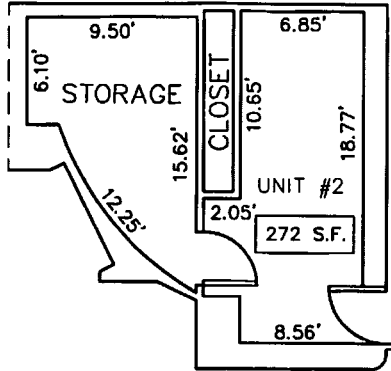
DATE: 12/19/17  
 SCALE: 1":10'  
 DRAWN: J.D.  
 SHEET 7 OF 11 SHEETS



**EXHIBIT "B"**  
**TO DECLARATION OF CONDOMINIUM FOR**  
**COLONY THEATRE CONDOMINIUM**  
**UNIT No. 2**  
**FIRST LEVEL**



SCALE 1":10'



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DATE: 12/19/17  
 SCALE: 1":10'  
 DRAWN: J.D.  
 SHEET 8 OF 11 SHEETS

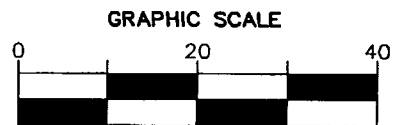
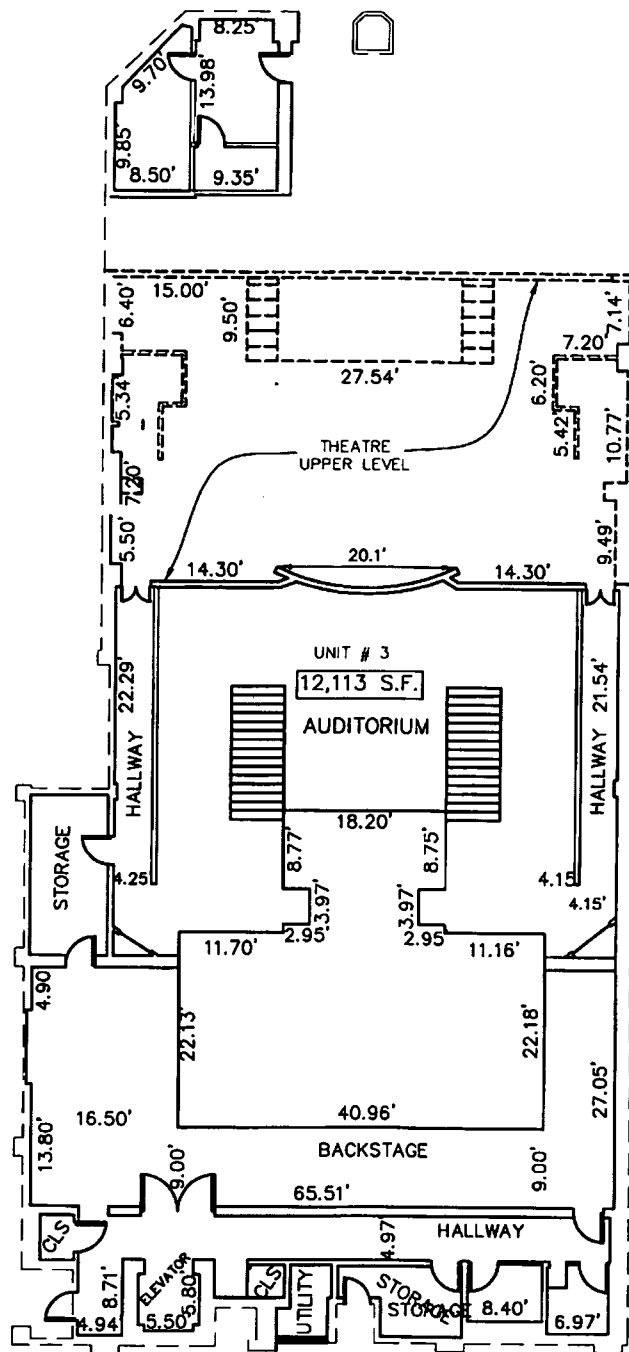




SCALE 1"=20'

# EXHIBIT "B"

TO DECLARATION OF CONDOMINIUM FOR  
COLONY THEATRE CONDOMINIUM  
UNIT No. 3  
FIRST LEVEL



(IN FEET)  
1 inch = 20 ft

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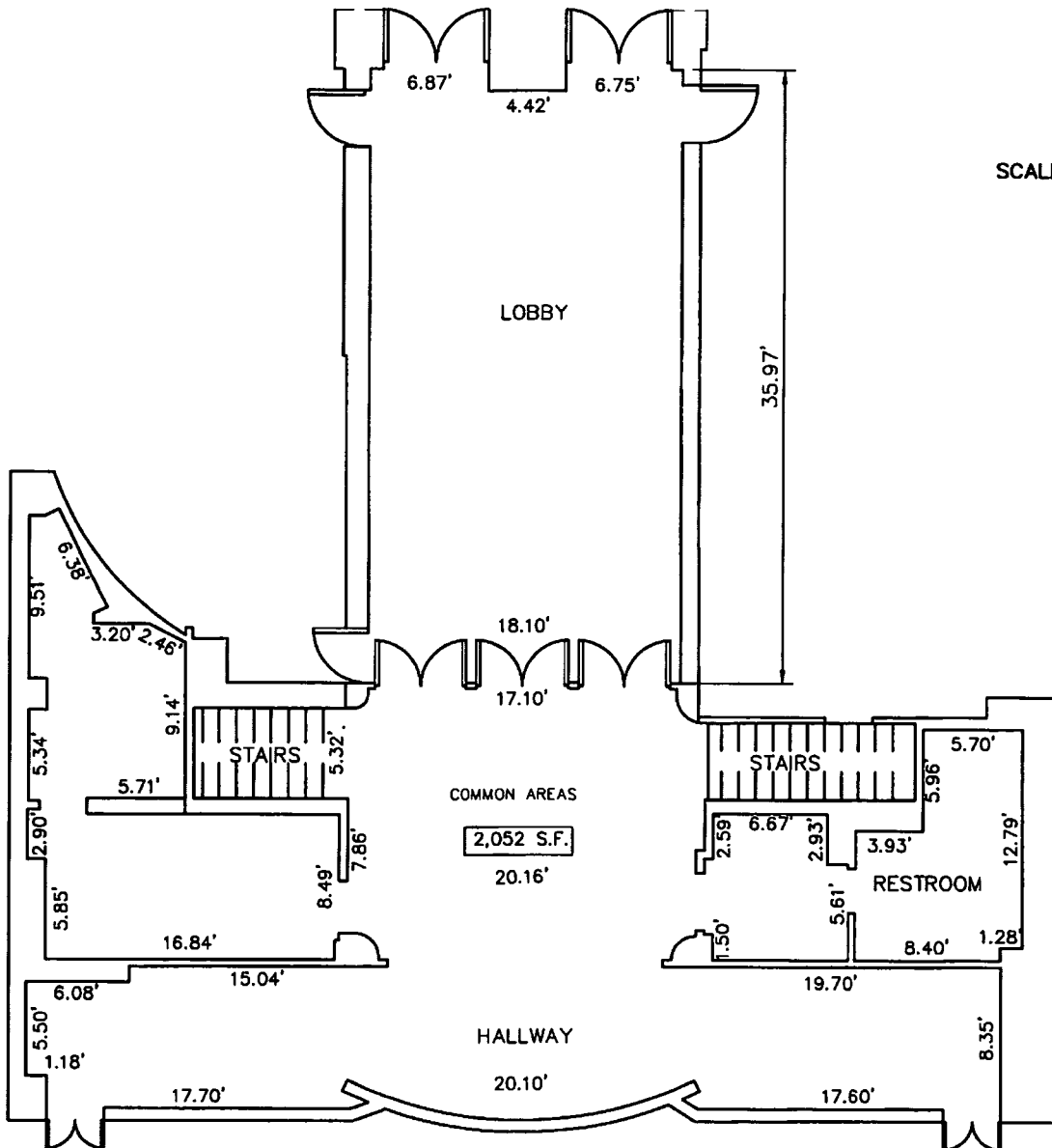
DATE: 12/19/17  
SCALE: 1"=20'  
DRAWN: J.D.  
SHEET 9 OF 11 SHEETS



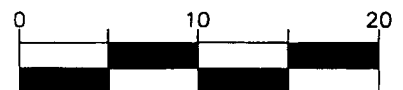
**EXHIBIT "B"**  
 TO DECLARATION OF CONDOMINIUM FOR  
**COLONY THEATRE CONDOMINIUM**  
**COMMON AREAS**  
**FIRST LEVEL**



SCALE 1"=10'



GRAPHIC SCALE



(IN FEET)  
 1 inch = 10 ft

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DATE: 12/19/17  
 SCALE: 1"=10'  
 DRAWN: J.D.  
 SHEET 10 OF 11 SHEETS



**EXHIBIT "C"**  
 TO DECLARATION OF CONDOMINIUM  
 FOR  
 COLONY THEATRE CONDOMINIUM

AREAS AND PERCENTAGE FOR CONDOMINIUM UNITS		
	Percentage (%)	Area (Square Foot)
UNIT 1:	6.21	820
UNIT 2:	2.06	272
UNIT 3:	91.73	12,113
Total Condominium Units Area	100	13,205
COMMON AREAS:		2,052
Total Building		15,257

