



Exhibit 1 14-0219 Page 1 of 1

LEGAL DESCRIPTION

Lots 8, 5 and 16, 41 in Block 8, of BRYAYS SUBDIVISION OF BLOCKS 5, 6, AND 15, of the TOWN OF PORT LAUDERDALE, according to the pits thereof, as recorded in Piet Book I, Page 16, of the Public Records of Hamil-Dade County, Floridal LESS, the libert 26 thereof for road right-of-less.

AND

Los I and II of BYTAPS &BEDYNSON OF Block 8, of the TORN CF PORT LANDERDALE, according to the pile tement, as menoridad in Pile 1000. I Pipe 8 if of the Pilotic Records of Pierri-Chade Comply Pirotical 1508 for following right-college, deaded to the CRI girl Fort Landerdake A portion of Los II and II, or BRYAPS &BEDYNSON OF Block 8, of the TORN CF FORT LANDERDAKE, according to the Pilotic III and III

TOGETHER WIT

Lots B, M and TI, Block B, BRYAN BUBDIVISION of Blocks B, 8 and B, Fort Lauderdale, according to the plat thereof, as recorded in Plat Book L, Page 18, of the public records of Dade County Florids.

Build lands situate, tying and being in the City of Fort Lauderdale, Brouled County, Ronda and containing 48,514 square if or 1223 screet, note or less.

SITE DATA

CURRENT USE: USED CAR SALES
PROPOSED USE: CHILD DAY CARE
10:03 6. F. GROSS FLOOR AREA

LAND USE DESIGNATION DOUNTOUN R.A.C. ZONING DESIGNATION R.A.C. - W.M.U.

LIATER PROVIDER CITY OF FT LAUDERDALE
LIASTERILATER PROVIDER CITY OF FT. LAUDERDALE

 SITE AREA
 48,94 SF. (12 ACRES +)

 BULDHA FOOTPRINT
 1983 SF.
 23 J.

 VEHICLAR USE AREA
 18,06 S S.
 366 S S.

 SIDEBULED
 491 SF.
 851 S.

 LANDSCAPE AREA
 3716 SF.
 2324 S

FLOOR AREA RATIO. 8221
BUILDING HEIGHT 125'
STRUCTURE LENGTH 141'
NUMBER OF STORIES 1

PARKING

REGUIRED (RAC)
60% OF (1 8PACES/325 8F)
ADA 8PACES REGUIRED
20, NC. ADA 8PACE
PROPOSED
44 NC 2 ADA 8PA

BUILDING CODE INFORMATION: FLORIDA BUILDING CODE, 2010 EDITION FLORIDA FIRE PREVENTION CODE, 2010 EDITION N F P A 101, 2009 EDITION OCCUPANCY - "D" CHILD DAY CARE

TYPE OF CONSTRUCTION - TYPE III - B
TABLE 503 - ALLOWABLE AREA - 10,503 5F

TABLE 601 - TYPE III (B) - NO FIRE RATINGS REQUIRED
OTHER THAN 2 HOUR EXTERIOR WALLS

OCCUPANT LOAD

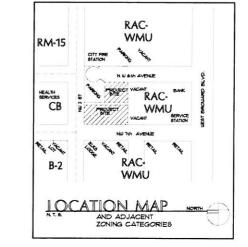
FBC (1994)] MAX, FLOOR AREA / OCCUPANT FOR HEANS OF EGRESS CALCULATIONS DAY CARE AREA- 6,756 SF / 20 S F NET / PER + 337 PERSONS

BUSINESS AREA - 191 SF / 1000 SF GROSS + 8 PERSONS

TOTAL - 345 PERSONS

ACTUAL OCCUPANT LOAD:
DAY CARE = 185 CHILDREN
= 22 STAFF
OFFICE = 2 PERSONS

ACTUAL OCCUPANT LOAD = 209 PERSONS



REVISIONS

PÉREZ A S S O C. L A Y E S ARCHITECTURE PLANNING

3045 N. FEDERAL HIGHWAY SUITE 46 FORT LAUDERDALE, FL 33306 TELEPHONE (954) 567-2062 FAX (954) 567-2063 REG. No. AA 26000661

> Frank Perez Seal

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CAMM EDUCATIONAL ENTERPRISES,

SCALE AS NOTED

JOB NO. 2012 22

FILE CAMMEDU

SHEET NO.