

EXHIBIT A

Legal Description of Property

SKETCH AND DESCRIPTION

LEGAL DESCRIPTION:

ALL OF TRACTS E AND F, OF OAKLAND LAKES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGE 7, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

LESS AND EXCEPT THEREFROM THE EAST 50 FEET OF TRACT F, OF SAID OAKLAND LAKES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGE 7, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

AND ALSO LESS AND EXCEPT THEREFROM THAT PORTION OF SAID TRACTS E AND F CONVEYED TO THE CITY OF OAKLAND PARK PURSUANT TO THE WARRANTY DEEDS ATTACHED TO AND MADE A PART OF RESOLUTION NO. R-85-44 BY CITY OF OAKLAND PARK, RECORDED IN OFFICIAL RECORDS BOOK 13439, PAGE 730, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

TOGETHER WITH THAT PORTION OF THE VACATED ROAD RIGHT-OF-WAY LYING SOUTH OF AND ADJACENT TO THE INSURED LANDS, AS DESCRIBED IN RESOLUTION NO. R-86-21, RECORDED IN OFFICIAL RECORDS BOOK 13436, PAGE 558, AND IN RESOLUTION 11-V-86, RECORDED IN OFFICIAL RECORDS BOOK 14012, PAGE 796, BOTH OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

SAID LANDS SITUATE LYING AND BEING IN BROWARD COUNTY, FLORIDA

NOTES:


- 1) Bearings shown hereon are based on the Plat of OAKLAND LAKES, as recorded in Plat Book 111, Page 7 of the Public Records of Broward County, Florida.
- 2) This Sketch and Description is not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.
- 3) The undersigned and David & Gerchar, Inc., make no representations or guarantees as to the information reflected hereon pertaining to easements, rights-of-way, setback lines, agreements and other matters, and further, this instrument is not intended to reflect or set forth all such matters. Such information should be obtained and confirmed by others through appropriate title verification. lands shown hereon were not abstracted for rights-of-way and/or easements of record.
- 4) This Sketch and Description consists of two (2) sheets and is not complete without both sheets.

THIS IS NOT A SKETCH OF SURVEY

SHEET 1 OF 2

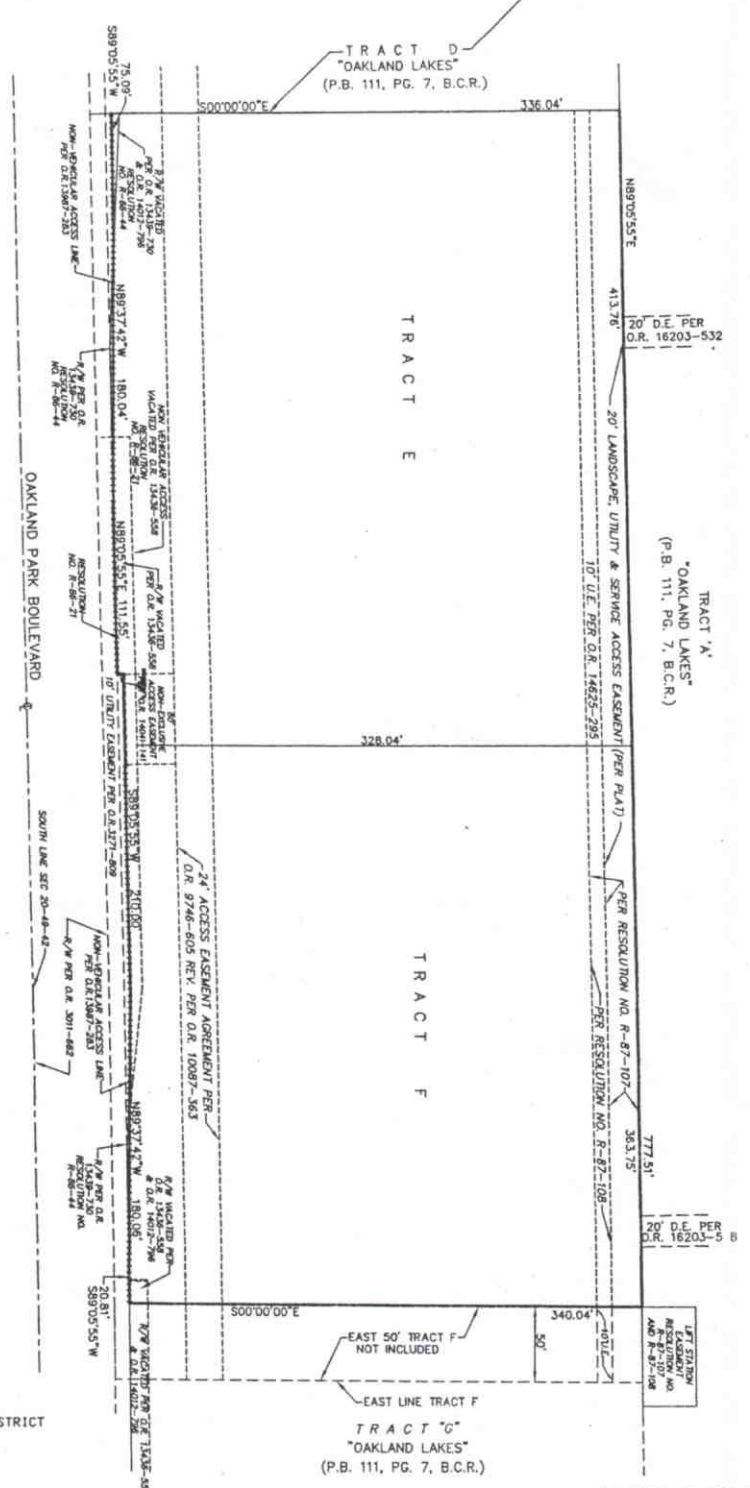
REVISIONS	DATE	BY	CKD	FB/PG

**TRACT E AND A
PORTION OF TRACT F
OAKLAND LAKES
(P.B. 111, PG. 7, B.C.R.)**

 DEAN M. GERCHAR FOR THE FIRM PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION NO. 5829 DAVID & GERCHAR, INC. LB#6935	SCALE:	N/A	JOB NO:	05-170 CHANGE
	FB/PG:	N/A	CAD. FILE:	F:\oakland oaks
	DRAWN BY:	RRM	DATE:	11/5/06
	CKD. BY:	DMG	PROJ. FILE:	oaklandoaks

**DAVID &
GERCHAR, INC**
 SURVEYORS AND MAPPERS
 10750 Wiles Road
 Coral Springs, Florida 33076
 (954) 340-4025 • Fax: (954) 255-0735

SKETCH AND DESCRIPTION



LEGEND:

- P. D. C. POINT OF COMMENCEMENT
- D. R. B. OFFICIAL RECORD BOOK
- P. B. PLAT BOOK
- B. C. R. BROWARD COUNTY RECORDS
- PG. PAGE
- N. S. I. D. NORTH SPRINGS IMPROVEMENT DISTRICT
- R/W RIGHT-OF-WAY
- P. D. B. POINT OF BEGINNING

SHEET 2 OF 2

REVISIONS	DATE	BY	CKD	FB/PG

TRACT E AND A PORTION OF TRACT F OAKLAND LAKES (P.B. 111, PG. 7, B.C.R.)

SCALE: 1" = 100'
 FB/PG: N/A
 DRAWN BY: RRM
 CKD. BY: DMG

JOB NO: 05-170 CHANGE
 CAD. FILE: F:\oakland oaks
 DATE: 11/5/06
 PROJ. FILE: oaklandoaks

DAVID & GERCHAR, INC.
 SURVEYORS AND MAPPERS
 10750 Wiles Road
 Coral Springs, Florida 33076
 (954) 340-4025 Fax: (954) 255-073:

EXHIBIT B

Form of Affidavit

AFFIDAVIT

STATE OF FLORIDA
COUNTY OF BROWARD

BEFORE ME, the undersigned authority, personally appeared _____ and _____, who being by me first duly sworn, on oath, depose and say:

1. That _____ ("Owner") is the owner of Home designated as _____ in The Oaks at Oakland Forest, according to the Declaration of Covenants, Restrictions and Easements thereof, as recorded in Official Records Book _____, Page _____, of the Public Records of Broward County, Florida ("Residence").

2. That _____ ("Purchaser") is purchasing the Home from Owner, pursuant to a Purchase Contract executed on the ____ day of _____, 200__.

3. That Owner and Purchaser agree that no real estate broker is involved in the transaction pursuant to which Owner is selling the Home to Purchaser.

Further affiants sayeth naught.

Owner

Purchaser

I HEREBY CERTIFY that on this _____ day of _____, 200__, before me, an officer duly qualified to take acknowledgements, personally appeared _____ and _____, who are personally known to me or who have produced Florida driver' licenses as identification.

My commission expires:

Notary Public
Printed, typed or stamped name:
