

By Order of U.S. Bankruptcy Court, Southern District of FL – Ft. Lauderdale Division  
 Marika Tolz, Chapter 11 Trustee, Case No. 09-32179-BKC-RBR  
 Re: The Hideaway Marina Limited Partnership  
 599 South Federal Highway, Pompano Beach, Florida 33062  
 Thursday, March 18, 2010 @ 11:00 A.M. E.D.T.

## Property Summary

### Hideaway Marina



**599 South Federal Highway  
 Pompano Beach, Florida 33062**

<b>Auction Date / Time:</b>	Thursday, March 18, 2010 @ 11:00 A.M. E.D.T.
<b>Auction Location:</b>	Auction to be conducted on the Premises; 599 South Federal Highway Pompano Beach, Florida 33062
<b>Auction Directions:</b>	From I-95 exit #36 (Atlantic Boulevard) East and go 2.5± miles to Federal Highway. Turn right and go .4± miles to property address on your right.
<b>Auction Day Deposit(s):</b>	<ul style="list-style-type: none"> <li>■ <b><u>Waterfront Marina</u></b>; a \$250,000.00 Cashier's Check or Certified Funds made payable to Marika Tolz, Trustee Trust Account.</li> <li>■ <b><u>Waterfront Parcel</u></b>; a \$1,000.00 Cashier's Check or Certified Funds made payable to Marika Tolz, Trustee Trust Account.</li> <li>■ The Total Deposit required on Auction Day is 10% of the Total Contract Price. Therefore, an Additional Deposit will be required in the form of a Business or Personal Check.</li> <li>■ See Optional Wiring Instructions in the General Terms and Conditions of Sale.</li> </ul>
<b>Broker Participation Welcome:</b>	<ul style="list-style-type: none"> <li>■ 3% of the Bid Price</li> <li>■ Call 800.331.6620 or visit <a href="http://www.fisherauction.com">www.fisherauction.com</a> for the Mandatory Real Estate Buyer Broker Participation Registration Form.</li> </ul>
<b>Property Tours:</b>	Please Contact Francis Santos at 954.942.0917 x-16 to schedule a Guided Property Tour.

**Hideaway Marina Highlights**

- **Excellent Waterfront Location with Ocean Access**
- **Minutes to Hillsboro Inlet and the Atlantic Ocean**
- **Inland Protection from Storms**
- **Long Term Rental Income Potential**
- **Close Proximity to I-95 and Florida Turnpike Access**

<b><u>Marina Name:</u></b>	Hideaway Marina Dry Storage Facility
<b><u>Location:</u></b>	599 South Federal Highway Pompano Beach, Florida 33062
<b><u>Marina Description:</u></b>	A Waterfront 36,707± SF Prefabricated Metal and CBS 168± Unit (with current configuration) Boat Storage Facility on 1.59± Acres
<b><u>Location Description:</u></b>	<ul style="list-style-type: none"> <li>• Northeast Broward County in Pompano Beach, Florida</li> <li>• Bordered by Federal Highway to the North and Seafoam Waterway to the South</li> <li>• Located in the Heart of the Federal Highway Commercial Corridor of Pompano Beach</li> <li>• Approximately ½ ± Mile from the Intracoastal Waterway and 3.5± Miles to Hillsboro Inlet</li> </ul>
<b><u>Marina Directions:</u></b>	From I-95 exit # 36 (Atlantic Boulevard) East and go 2.5± miles to Federal Highway. Turn right and go .4± miles to property address on your right.
<b><u>City / County:</u></b>	City of Pompano Beach, Broward County, Florida
<b><u>Legal Description:</u></b>	Parcel A of HIDEAWAY according to the Plat thereof, as recorded in Plat Book 130, Page 46 of the Public Records of Broward County, Florida
<b><u>Land Size:</u></b>	<ul style="list-style-type: none"> <li>• 1.59± Acres</li> <li>• 69,048± SF</li> <li>• Rectangular Shaped</li> </ul>
<b><u>2009 Real Estate Taxes:</u></b>	<ul style="list-style-type: none"> <li>• \$73,618.91</li> <li>• Tax Assessed Value: \$3,244,400.00</li> <li>• Tax ID No. 494306430010</li> </ul>
<b><u>Year Built:</u></b>	Approximately 1987

<b><u>Utilities:</u></b>	<ul style="list-style-type: none"> <li>• Water – Serviced by City of Pompano Beach</li> <li>• Sewer – Serviced by City of Pompano Beach</li> <li>• Telephone – Serviced by BellSouth</li> <li>• Electricity – Serviced by Florida Power &amp; Light</li> </ul>
<b><u>Parking:</u></b>	48± Paved Asphalt Spaces
<b><u>Zoning:</u></b>	<ul style="list-style-type: none"> <li>• B-3, Commercial Marina</li> <li>• See Zoning Section for Permitted Uses and Building Setback Requirements</li> </ul>
<b><u>Flood Zone:</u></b>	<ul style="list-style-type: none"> <li>• Zone AE-6</li> <li>• Map No. 1200550207G dated October 2, 1997</li> </ul>
<b><u>Access:</u></b>	<ul style="list-style-type: none"> <li>• By Land: Federal Highway</li> <li>• By Water: Pompano Canal via the Cypress Creek Canal and the Intracoastal Waterway</li> </ul>
<b><u>Bridge Clearance:</u></b>	Approximately 12– 17 Feet according to the tide
<b><u>Frontage:</u></b>	<ul style="list-style-type: none"> <li>• 224± Feet along Federal Highway</li> <li>• 224± Feet along Canal</li> </ul>

## **IMPROVEMENTS**

<b><u>Site Improvements:</u></b>	<ul style="list-style-type: none"> <li>• The subject improvements consist of a one-story prefabricated metal and CBS boat storage building originally constructed in 1987.</li> <li>• The building contains a gross building area of 36,707± square feet and is comprised of; <ul style="list-style-type: none"> <li>- 1,206± square feet of office area,</li> <li>- 1,944± square feet of parts and service area</li> <li>- 33,557± square feet of dry storage area</li> </ul> </li> </ul>
<b><u>Storage Capacity:</u></b>	168± Boats with current configuration
<b><u>Foundation:</u></b>	Reinforced concrete slab and footings on compacted fill
<b><u>Exterior Walls:</u></b>	Painted metal panels on the south and west elevations, fixed plate glass and CBS with a brick facade on the east elevation and CBS on the north elevation
<b><u>Interior Walls:</u></b>	Exposed metal panels or concrete block in the boat storage area, painted drywall in the office and service areas

<b><u>Roof:</u></b>	Prefabricated metal panels over a structural steel frame; the metal panels for a decorative metal mansard on the building's east and a portion of the building's south elevation was damaged in Hurricane Wilma and has not been replaced; however, the structure for this mansard remains in place but appears to have suffered some damage
<b><u>Floors:</u></b>	Sealed concrete in the boat storage, service and parts areas, wood laminate in the office area
<b><u>Ceilings:</u></b>	Suspended acoustical tile in the office areas, painted drywall in the parts and services areas and exposed structure in the boat storage areas
<b><u>Windows:</u></b>	Fixed plate glass in the office area
<b><u>HVAC:</u></b>	Central reverse cycle in the office area
<b><u>Electric:</u></b>	3 Phase / 240 Volts
<b><u>Seawall:</u></b>	Concrete
<b><u>Eight (8) Wooden Finger Docks:</u></b>	Total of 15± Wet Slip Capacity

**WATERFRONT PARCEL**



<b><u>Property Description:</u></b>	A 365± SF Waterfront Parcel
<b><u>Property Location:</u></b>	<ul style="list-style-type: none"> <li>• Located on S.E. 5<sup>th</sup> Court in Pompano Beach, Florida</li> <li>• 372± Feet West of Federal Highway on the South Side of the Road.</li> </ul>
<b><u>Property Size:</u></b>	<ul style="list-style-type: none"> <li>• 365± SF</li> <li>• 72± Ft. x 5± Ft.</li> </ul>
<b><u>2009 Real Estate Taxes:</u></b>	<ul style="list-style-type: none"> <li>• \$111.58</li> <li>• Tax Assessed Value \$5,480.00</li> <li>• Tax ID No. 494306310010</li> </ul>
<b><u>Legal Description:</u></b>	Cypress Cove 43-24 B Tract A

The information above has been obtained from sources deemed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. It is your responsibility to independently verify the accuracy and completeness of the information.