

### Exhibit A

PARCEL "A", OF BW ANDREWS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 183, PAGE 382, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

ALSO BEING DESCRIBED AS:

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF POMPANO BEACH, BROWARD COUNTY, FLORE)A, DESCRIBED AS FOLLOWS:

COMMENCING THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 34; THENCE N.  $89^{\circ}01'23''$  E. ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 609.15 FEET TO A POINT ON THE BASELINE OF SURVEY FOR ANDREWS AVENUE EXTENSION, AS RECORDED IN ROAD PLAT BOOK 14, PAGE 94, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE N.  $01^{\circ}25'51''$  W. ALONG SAID BASELINE OF SURVEY, A DISTANCE OF 141.38 FEET; THENCE S.  $88^{\circ}34'09''$  W., A DISTANCE OF 47.70 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID ANDREWS AVENUE EXTENSION, AS RECORDED IN OFFICIAL RECORD BOOK 41828, PAGE 330, OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE S.  $89^{\circ}01'23''$  W. ALONG THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 814 (ATLANTIC BOULEVARD), AS RECORDED IN OFFICIAL RECORD BOOK 5444, PAGE 206, OF SAID PUBLIC RECORDS, A DISTANCE OF 44.13 FEET; THENCE S.  $00^{\circ}58'37''$  E. ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 28.19 FEET; THENCE S.  $88^{\circ}50'28''$  W. ALONG THE NORTH RIGHT-OF-WAY OF SAID STATE ROAD 814 (ATLANTIC BOULEVARD), AS RECORDED IN OFFICIAL RECORD BOOK 12285, PAGE 668, OF SAID PUBLIC RECORDS, A DISTANCE OF 369.07 FEET; THENCE N.  $10^{\circ}47'39''$  E., A DISTANCE OF 146.45 FEET; THENCE N.  $89^{\circ}01'24''$  E., A DISTANCE OF 229.83 FEET; THENCE N.  $10^{\circ}47'39''$  E, A DISTANCE OF 610.00 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID ANDREWS AVENUE EXTENSION; THENCE S.  $79^{\circ}12'21''$  E. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 6.69 FEET; THENCE S.  $01^{\circ}25'55''$  E. ALONG SAID RIGHT-OF-WAY LINE., A DISTANCE OF 77.82 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, S.  $12^{\circ}07'16''$  W, A DISTANCE OF 51.20 FEET; THENCE S.  $01^{\circ}25'55''$  E. ALONG A LINE 12.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 223.32 FEET; THENCE S.  $38^{\circ}12'02''$  E, A DISTANCE OF 20.05 FEET TO A POINT OF INTERSECTION WITH SAID WEST RIGHT-OF-WAY LINE; THENCE S.  $01^{\circ}25'55''$  E. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 15.46 FEET; THENCE S.  $10^{\circ}06'13''$  W. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 54.43 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.  $86^{\circ}40'16''$  E., A RADIAL DISTANCE OF 2,035.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF  $07^{\circ}45'49''$ , A DISTANCE OF 275.81 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION OF THE ABOVE-DESCRIBED PROPERTY DEDICATED FOR ADDITIONAL RIGHT-OF-WAY BY THE PLAT OF BW ANDREWS, RECORDED IN PLAT BOOK 183, PAGE 382, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

**P&Z**

ACTIVE:35869334.1

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06/25/2025