

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Parcel "F", **ALPHA 250 NORTH**, according to the Plat thereof, as recorded in Plat Book 180, Page 14, of the Public Records of Broward County, Florida. LESS AND EXCEPTING therefrom, that certain Right-of-Way Parcel as described in Official Records Book 51257, Page 686, of the Public Records of Broward County, Florida, described as follows:

A Parcel of land being a portion of Parcel "F", **ALPHA 250 NORTH**, according to the Plat thereof, as recorded in Plat Book 180, page 14 of the Public Records of Broward County, Florida, being more particularly described as follows:

BEGIN at the northeast corner of said Parcel "F"; thence along the East line of said Parcel "F", South 00°49'28" East, 131.00 feet to a point on the arc of a non-tangent curve, (a radial line through said point bears South 1°44'28" East); thence northwesterly along the arc of said curve being concave to the northeast, having a radius of 62.00 feet, a central angle of 90°27'25", an arc distance of 97.88 feet; thence tangent to said curve, North 1°17'03" West, 69.00 feet to a point on the North line of said Parcel "F"; thence along said line, North 88°42'57" East, 63.55 feet to the Point of Beginning.

Said lands lying and situate in the City of Pompano Beach, Broward County, Florida and containing 35.1803 acres, (1,532,453 square feet), more or less.

EXHIBIT A-1

DEPICTION OF PROPERTY

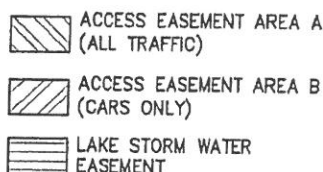
[ATTACHED]

DRC

PZ20-12000019
10/21/2020

DRC

PZ20-12000019
8/19/2020



FLORIDA'S TURNPIKE
(ROAD MAP BOOK 2, PG. 28 -B.C.R.)
(FLORIDA STATE TURNPIKE AUTHORITY RIGHT OF WAY MAP, BROWARD COUNTY)
CONTRACT NO. 2.1, SHEET 4 OF 10, LAST REMISED 7/56)

PARCEL A - 5.8046 ACRES, 244,135 SQUARE FEET ±
PARCEL B - 7.4942 ACRES, 326,449 SQUARE FEET ±
PARCEL C - 12.9405 ACRES, 563,888 SQUARE FEET ±
PARCEL D - 9.1410 ACRES, 398,180 SQUARE FEET ±
TOTAL - 35.1803 ACRES, 1,532,453 SQUARE FEET ±

$$\begin{aligned} R &= 7489.45' \\ \Delta &= 2^{\circ}45'19'' \\ L &= 360.16' \end{aligned}$$

4577 Nob Hill Road, Suite 102
Sunrise, FL 33351
www.sunle[REDACTED]

Certificate of Auth. #709 B 7019
Phone (954) 7-3123
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PARCEL "E"
ALPHA 250 NORTH
(P.B. 180, PG. 14 -B.C.R.)

B.C.R.	BROWARD COUNTY RECORDS
C	CENTERLINE
L.B.	LICENSED BUSINESS
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
P.S.M.	PROFESSIONAL SURVEYOR & MAPPER
R/W	RIGHT-
NO.	NUMBER

NO MORE WITHOUT SHEET 1 OF 2.

PZ20-12000019
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8/19/2020