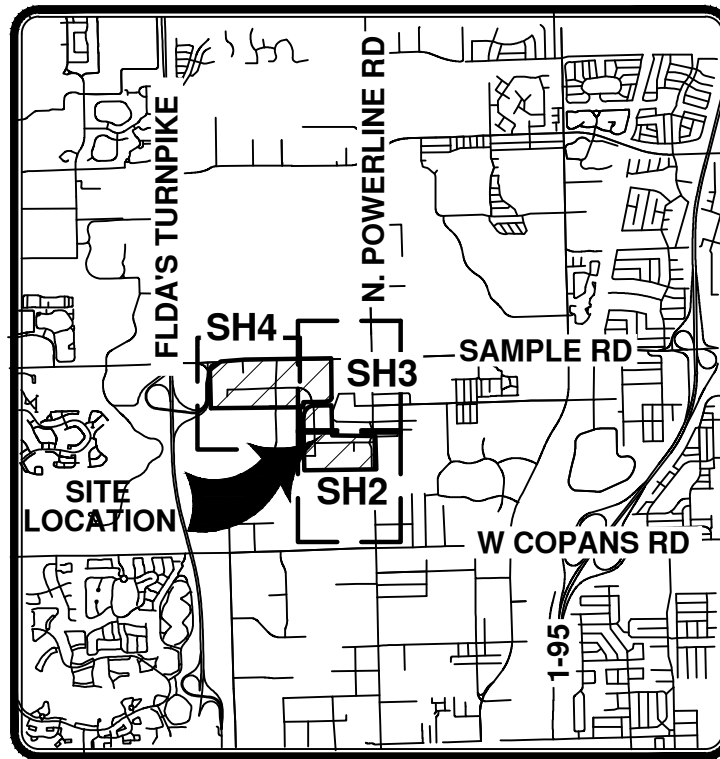


"Exhibit "A"
Legal Description



LOCATION & KEY MAP

DESCRIPTION:

N.T.S.

ALL OF POMPANO INDUSTRIAL PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 102, PAGE 5, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, LESS THE 45 FOOT WIDE PARCEL DEDICATED TO THE RIGHT-OF-WAY OF POWERLINE ROAD; TOGETHER WITH ALL OF POMPANO INDUSTRIAL PARK FIRST ADDITION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 102, PAGE 6, OF SAID PUBLIC RECORDS; TOGETHER WITH ALL POMPANO INDUSTRIAL PARK SECOND ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT 110, PAGE 34, OF SAID PUBLIC RECORDS; TOGETHER WITH ALL OF POMPANO INDUSTRIAL THIRD ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGE 33 OF SAID PUBLIC RECORDS, LESS 7 FOOT WIDE PARCEL DEDICATED TO THE RIGHT-OF-WAY OF SAMPLE ROAD; SAID LANDS LYING IN SECTION 21, TOWNSHIP 48 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, IN THE CITY OF POMPANO BEACH, FLORIDA AND CONTAINING 141.95 ACRES.

NOTES:

THIS SKETCH AND DESCRIPTION DOES NOT REPRESENT A BOUNDARY SURVEY.

SUBJECT PROPERTY WAS NOT ABSTRACTED BY THIS FIRM FOR EASEMENTS, RIGHTS-OF-WAY, RESERVATIONS OR OTHER MATTERS OF RECORD.

SCALE OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY.

BEARINGS SHOWN HEREON ARE BASED ON BEARING OF N89°41'47"E ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAMPLE ROAD AS SHOWN ON PLAT POMPANO INDUSTRIAL PARK THIRD ADDITION, PLAT BOOK 111, PAGE 33 BROWARD COUNTY RECORDS.

SKETCH & DESCRIPTION

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DATE REVISIONS DWN. CHK.

DRAWN BY: SE CHECKED BY: KL

MILLER LEGG

South Florida Office: 5747 N. Andrews Way
Ft. Lauderdale, Florida · 33309-2364
954-436-7000 · Fax: 954-436-8664
www.millerlegg.com

I HEREBY CERTIFY THAT THIS SKETCH MEETS STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
DATED THIS 30th DAY OF SEPTEMBER 2020 A.D.

Martin P. Rossi

MARTIN P. ROSSI

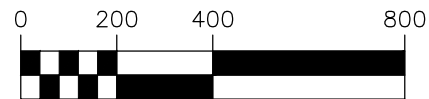
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTRATION No. 5857
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
CERTIFICATE OF AUTHORIZATION: LB6680

PROJECT NO.
20-00116

FILE NO.
SH-1

Exhibit "B"
Sketch of Subject Property

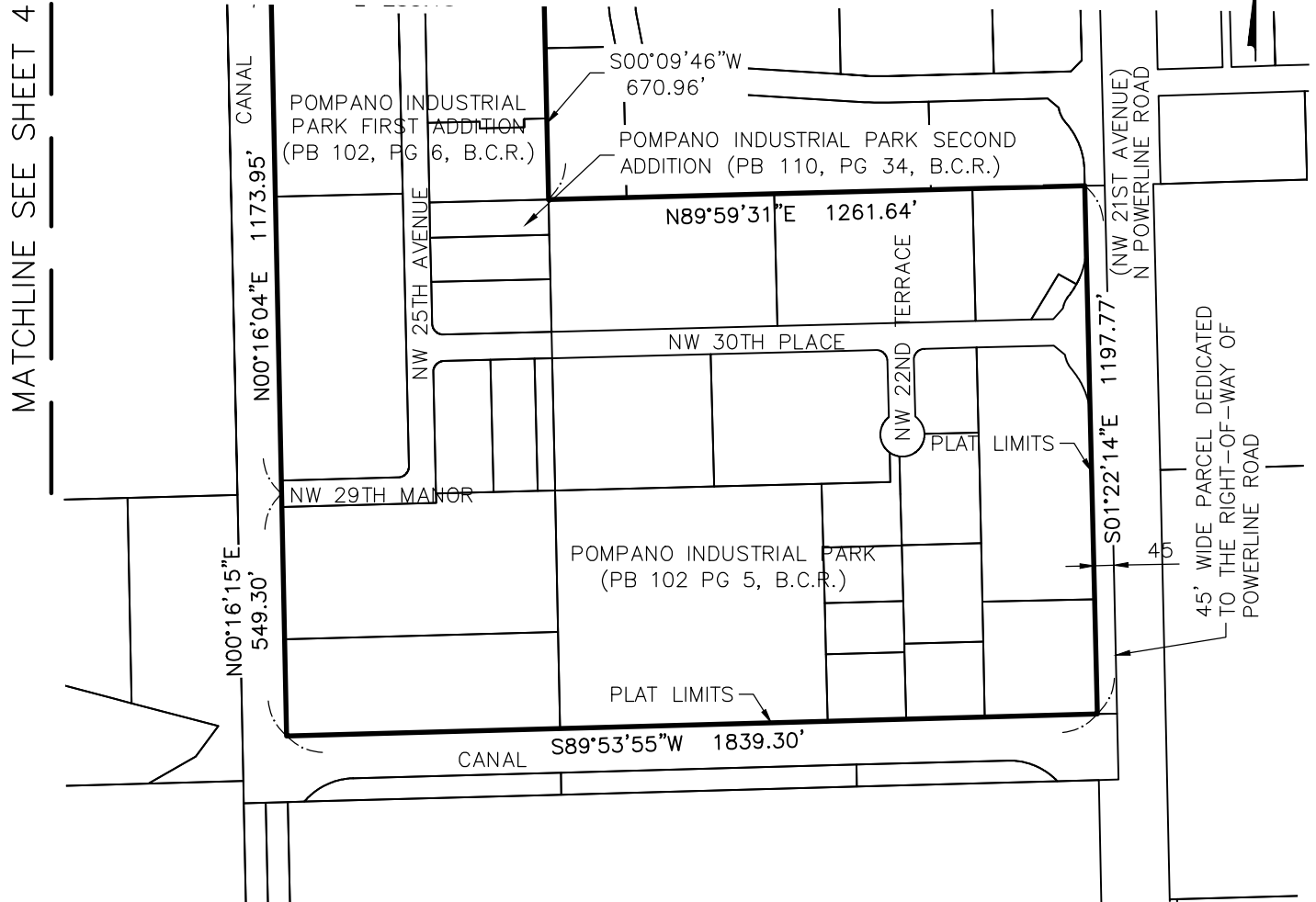
GRAPHIC SCALE



(IN FEET)
1 INCH = 400 FEET



MATCHLINE SEE SHEET 3



LEGEND & ABBREVIATIONS:

B.C.R. — BROWARD COUNTY RECORDS
P.B. — PLAT BOOK
P.G. — PAGE
R — RADIUS
Δ — DELTA ANGLE
L — ARC LENGTH

SKETCH & DESCRIPTION

MILLER LEGG

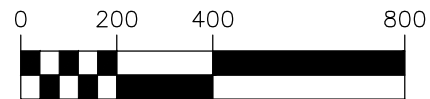
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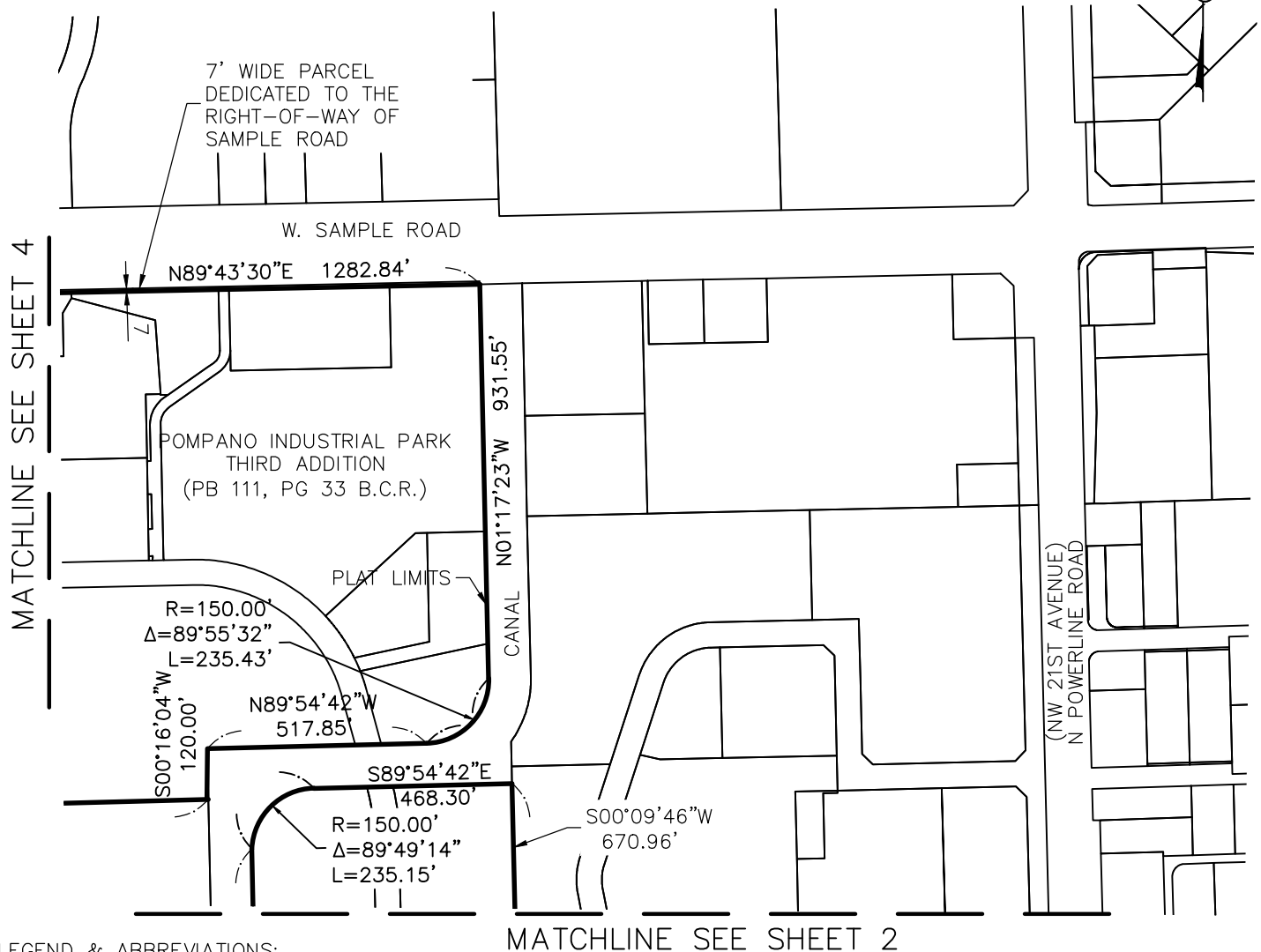
PROJECT NO.
20-00116

FILE NO.
SH-2

GRAPHIC SCALE



(IN FEET)
1 INCH = 400 FEET



LEGEND & ABBREVIATIONS:

B.C.R. - BROWARD COUNTY RECORDS
P.B. - PLAT BOOK
P.G. - PAGE
R - RADIUS
Δ - DELTA ANGLE
L - ARC LENGTH

SKETCH & DESCRIPTION

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Ft. Lauderdale, Florida · 33309-2364
954-436-7000 · Fax: 954-436-8664
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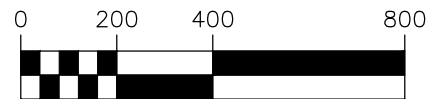
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PROJECT NO.
20-00116

FILE NO.
SH-3

GRAPHIC SCALE



(IN FEET)
1 INCH = 400 FEET



7' WIDE PARCEL
DEDICATED TO THE
RIGHT-OF-WAY OF
SAMPLE ROAD

W. SAMPLE ROAD

N85°27'59"E 292.89'

N89°41'47"E 1266.56'

N45°46'47"E 136.71'

FLORIDA'S TURNPIKE RAMP
N00°17'02"W 764.63'

R=566.00'
Δ=34°44'38"
L=343.22'

POMPAÑO INDUSTRIAL PARK
THIRD ADDITION
(PB 111, PG 33 B.C.R.)

NW 27TH AVENUE

PLAT LIMITS

S89°47'14"W 2468.93'

MATCHLINE SEE SHEET 3 & 2

LEGEND & ABBREVIATIONS:

B.C.R. — BROWARD COUNTY RECORDS
P.B. — PLAT BOOK
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PROJECT NO.

20-00116

FILE NO.

SH-4