

# EXHIBIT A

**LAND DESCRIPTION**  
**RELOCATED NORTHEAST 2<sup>nd</sup> STREET**  
**SECTION 34, TOWNSHIP 50 SOUTH, RANGE 42 EAST**  
**CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA**

All of Relocated Northeast 2<sup>nd</sup> Street, DANIA JAI-ALAI PLAT, according to the plat thereof as recorded in Plat Book 177, Pages 170 through 174, of the Public Records of Broward County, Florida, being more particularly described as follows:

COMMENCING at the Southerly most Southwest corner of Parcel 'C', of said DANIA JAI-ALAI PLAT;

THENCE North 88°41'36" East on the South line of said Parcel 'C', a distance of 143.01 feet to the beginning of a tangent curve to the left and the POINT OF BEGINNING, said point also being located on the Westerly right-of-way line of said Relocated Northeast 2<sup>nd</sup> Street;

THENCE on said Westerly and on the Northerly right-of-way lines of said Relocated Northeast 2<sup>nd</sup> Street; the following five (5) courses and distances:

1. Northeasterly along the arc of said curve to the left having a radius of 25.00 feet, a central angle of 90°27'23" an arc distance of 39.47 feet to a point of tangency;
2. North 01°45'47" West, a total distance of 655.02 feet to the beginning of a tangent curve to the right;
3. Northeasterly on the arc of said curve having a radius of 75.00 feet, through a central angle of 90°27'23", an arc distance of 118.41 feet to a point of tangency;
4. North 88°41'36" East, a distance of 538.37 feet to the beginning of a tangent curve to the left;
5. Northeasterly on the arc of said curve having a radius of 25.00 feet, through a central angle of 90°14'03", an arc distance of 39.37 feet to a point of cusp on the Easterly Plat limit of said DANIA JAI-ALAI PLAT;

THENCE South 01°32'28" East on said Easterly Plat limit, a distance of 110.00 feet to a point of cusp of a curve to the left, whose radius point bears South 88°27'31" West;

THENCE on the Southerly and Easterly right-of-way lines of said Relocated Northeast 2<sup>nd</sup> Street the following four (4) courses and distances:

1. Northwesterly on the arc of said curve to the left having a radius of 25.00 feet, through a central angle of 89°45'56", an arc distance of 39.17 feet to a point of tangency;
2. South 88°41'36" West, a distance of 538.82 feet to the beginning of a tangent curve to the left;
3. Southwesterly on the arc of said curve having a radius of 15.00 feet, through a central angle of 90°27'23", an arc distance of 23.68 feet to a point of tangency;

Prepared By  
CALVIN GIORDANO AND ASSOCIATES, INC.  
1800 Eller Drive, Suite 600  
Fort Lauderdale, Florida 33316  
October 31, 2011  
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4. South  $01^{\circ}45'47''$  East, a distance of 680.69 feet to the intersection with the Easterly projection of said South line of Parcel 'C' and a South Plat limit of said DANIA JAI ALAI PLAT;

THENCE South  $88^{\circ}41'36''$  West on said Easterly projection and on said South Plat limit, a distance of 85.20 feet to the POINT OF BEGINNING;

Said lands lying in the City of Dania Beach, Broward County, Florida, and containing 79,310 square feet (1.820 acres), more or less.

NOTES:

1. Not valid without the signature and original embossed seal of a Florida licensed Professional Surveyor and Mapper.
2. Lands described hereon were not abstracted, by the surveyor, for ownership, easements, rights-of-way or other instruments that may appear in the Public Records of Broward County.
3. Bearings shown hereon are relative to the most South line of Parcel 'C', DANIA JAI-ALAI PLAT, as recorded in Plat Book 177, Pages 170 thru 174, Broward County Records having a bearing of North  $88^{\circ}41'36''$  East.
4. The description contained herein and the attached sketch, do not represent a field Boundary Survey.

CALVIN, GIORDANO & ASSOCIATES, INC.

Signed: 

DATE: 7-03-2014

Gregory J. Clements  
Professional Surveyor and Mapper  
Florida Registration Number 4479

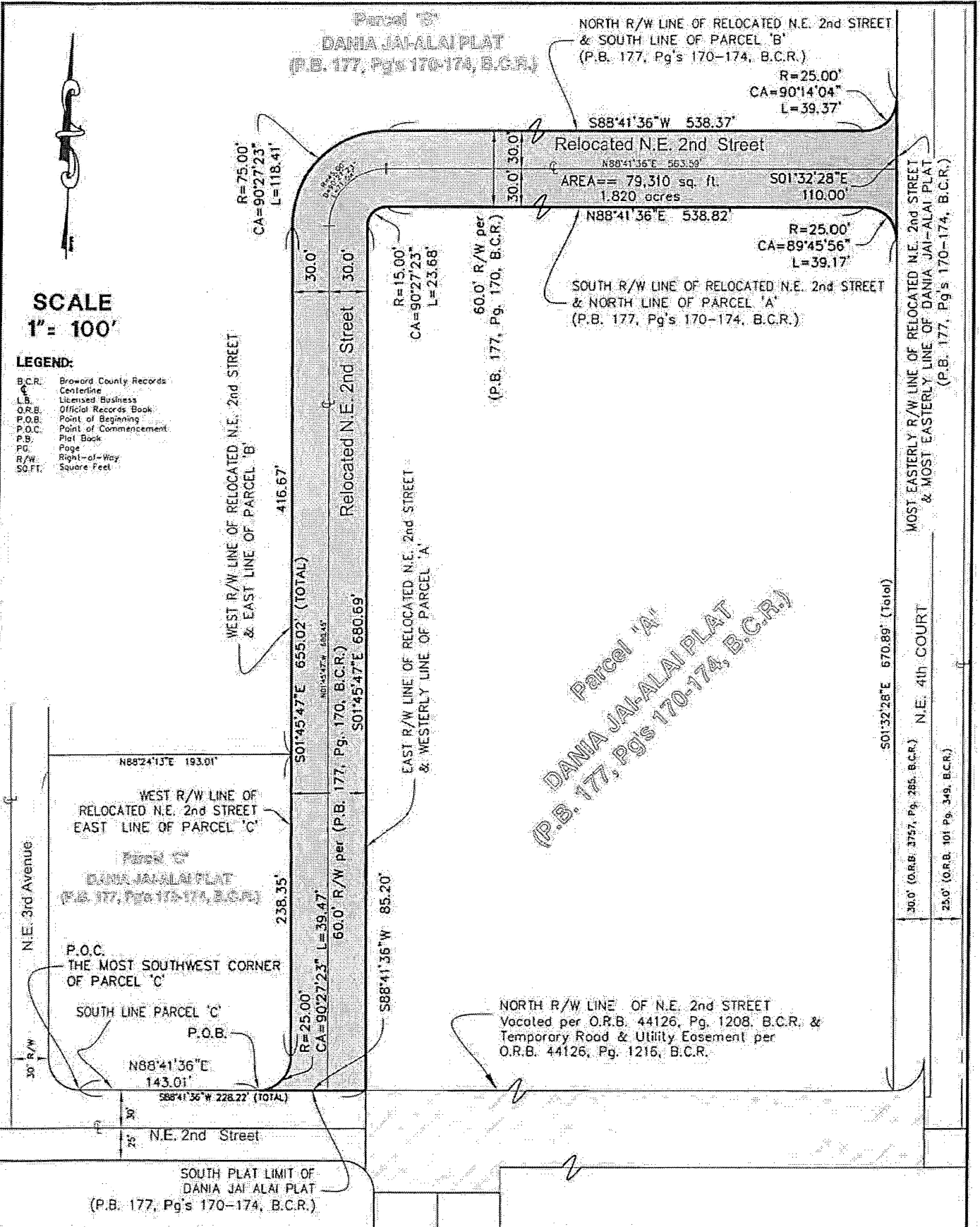
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**SCALE**  
1" = 100'

**LEGEND:**

- B.C.R. Broward County Records
- C.L. Centerline
- L.B. Licensed Business
- O.R.B. Official Records Book
- P.O.B. Point of Beginning
- P.O.C. Point of Commencement
- P.B. Plat Book
- P.G. Page
- R/W Right-of-Way
- SQ.FT. Square Feet



Parcel 'A'  
DANIA JAI-ALAI PLAT  
(P.B. 177, Pg's 170-174, B.C.R.)



**Calvin, Giordano & Associates, Inc.**  
EXCEPTIONAL SOLUTIONS  
1800 Office Drive, Suite 603, Fort Lauderdale, Florida 33306  
Phone: 954.921.7281 • Fax: 954.921.8802  
Certificate of Authorization 6701

**SKETCH OF DESCRIPTION**  
**N.E. 2nd STREET**  
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

SCALE	PROJECT No.	SHEET
1" = 100'	11-4198	
DATE	CAD FILE	3
10-31-11	SEE LOT	

SHEET  
**3**  
3

**LAND DESCRIPTION**  
**TRAFFIC CONTROL DEVICE EASEMENT VACATION**  
**CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA**

A portion of Parcel 'A' as shown on DANIA JAI-ALAI PLAT, according to the plat thereof as recorded in Plat Book 177, Pages 170 through 174, of the Public Records of Broward County, Florida, being more particularly described as follows:

**BEGINNING** at the Southeast corner of said Parcel 'A', DANIA JAI-ALAI PLAT, said point being located on the Southerly line of a 80 foot by 82 foot Traffic Control Device Easement as shown on said DANIA JAI ALAI PLAT;

**THENCE** on said Southerly, Westerly and on the Northerly lines of said 80 foot by 82 foot Traffic Control Device Easement the following Six (6) courses and distances:

1. South 87°45'08" West, a distance of 80.01 feet;
2. North 78°44'40" West, a distance of 31.16 feet;
3. North 49°59'38" East, a distance of 39.00 feet;
4. North 01°16'09" West, a distance of 50.84 feet;
5. North 87°45'08" East, a distance of 80.01 feet;
6. South 01°16'09" East, a distance of 82.00 feet to the **POINT OF BEGINNING**;

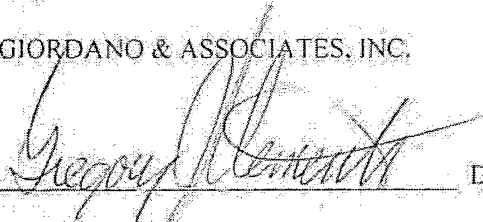
Said lands lying in the City of Dania Beach, Broward County, Florida and containing 7,034 square feet (0.161 acres), more or less.

**NOTES:**

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2. Lands described hereon were not abstracted, by the surveyor, for ownership, easements, rights-of-way or other instruments that may appear in the Public Records of Broward County.
3. Bearings shown hereon are relative to the most Easterly line of DANIA JAI-ALAI PLAT, as recorded in Plat Book 177, Pages 170 thru 174, Broward County Records having a bearing of North 01°16'09" West.
4. The description contained herein and the attached sketch, do not represent a field Boundary Survey.

CALVIN, GIORDANO & ASSOCIATES, INC.

Signed: \_\_\_\_\_



DATE: \_\_\_\_\_

7-3-2014

Gregory J. Clements  
Professional Surveyor and Mapper  
Florida Registration Number 4479

Prepared By  
CALVIN, GIORDANO AND ASSOCIATES, INC.  
1800 Eller Drive, Suite 600  
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July 03, 2014  
P:\Projects\2013\135680 Dania Entertainment Center Survey\Legal Descriptions\135680-V-SD-VACA-TDCE.docx



DESCRIPTION  
BUS LANDING PAD EASEMENT – TO BE VACATED  
DANIA JAI-ALAI PLAT, P.B. 177, PGS. 170-174, B.C.R.  
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

A parcel of land being a portion of Parcel "A" of the DANIA JAI-ALAI PLAT as recorded in Plat Book 177, Pages 170 thru 174 of the Public Records of Broward County, Florida, said parcel of land being more particularly described as follows:

COMMENCE at the Southeast corner of said Parcel "A";

THENCE S 87° 45' 08" W along the South line of said Parcel "A", a distance of 80.00 feet;

THENCE N 78° 44' 36" W continuing along the said South line of Parcel "A", a distance of 51.22 feet;

THENCE S 87° 48' 20" W continuing along the said South line of Parcel "A", a distance of 272.37 feet;

THENCE S 01° 23' 44" E continuing along the said South line of Parcel "A", a distance of 12.21 feet;

THENCE S 87° 45' 08" W continuing along the said South line of Parcel "A", a distance of 232.28 feet to the POINT OF BEGINNING;

THENCE N 02° 14' 52" W a distance of 3.00 feet;

THENCE S 87°45'08" W a distance of 40.00 feet;

THENCE S 02° 14' 52" E a distance of 3.00 feet;

THENCE N 87°45'08" E a distance of 40.00 feet to the POINT OF BEGINNING.

Said parcel of land situate within the City of Dania Beach, Broward County, Florida, containing 120 square feet, more or less.

NOTES:

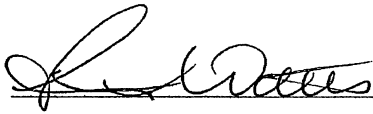
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Prepared By:  
CALVIN, GIORDANO AND ASSOCIATES, INC.  
1800 Eller Drive, Suite 600  
Fort Lauderdale, Florida 33316  
October 6, 2015

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3. Bearings shown hereon are based on DANIA JAI-ALAI PLAT, as recorded in Plat Book 177, Pages 170 through 174, Broward County Records with the East line of Parcel "A" having a bearing of N 01°16'09" W.
4. The description contained herein and shown on the attached sketch does not represent a field Boundary Survey.

CALVIN, GIORDANO AND ASSOCIATES, INC.



Date: 10/6/2015

Steven M. Watts  
Professional Surveyor and Mapper  
Florida Registration Number LS 4588

Prepared By:  
CALVIN, GIORDANO AND ASSOCIATES, INC.  
1800 Eller Drive, Suite 600  
Fort Lauderdale, Florida 33316  
October 6, 2015

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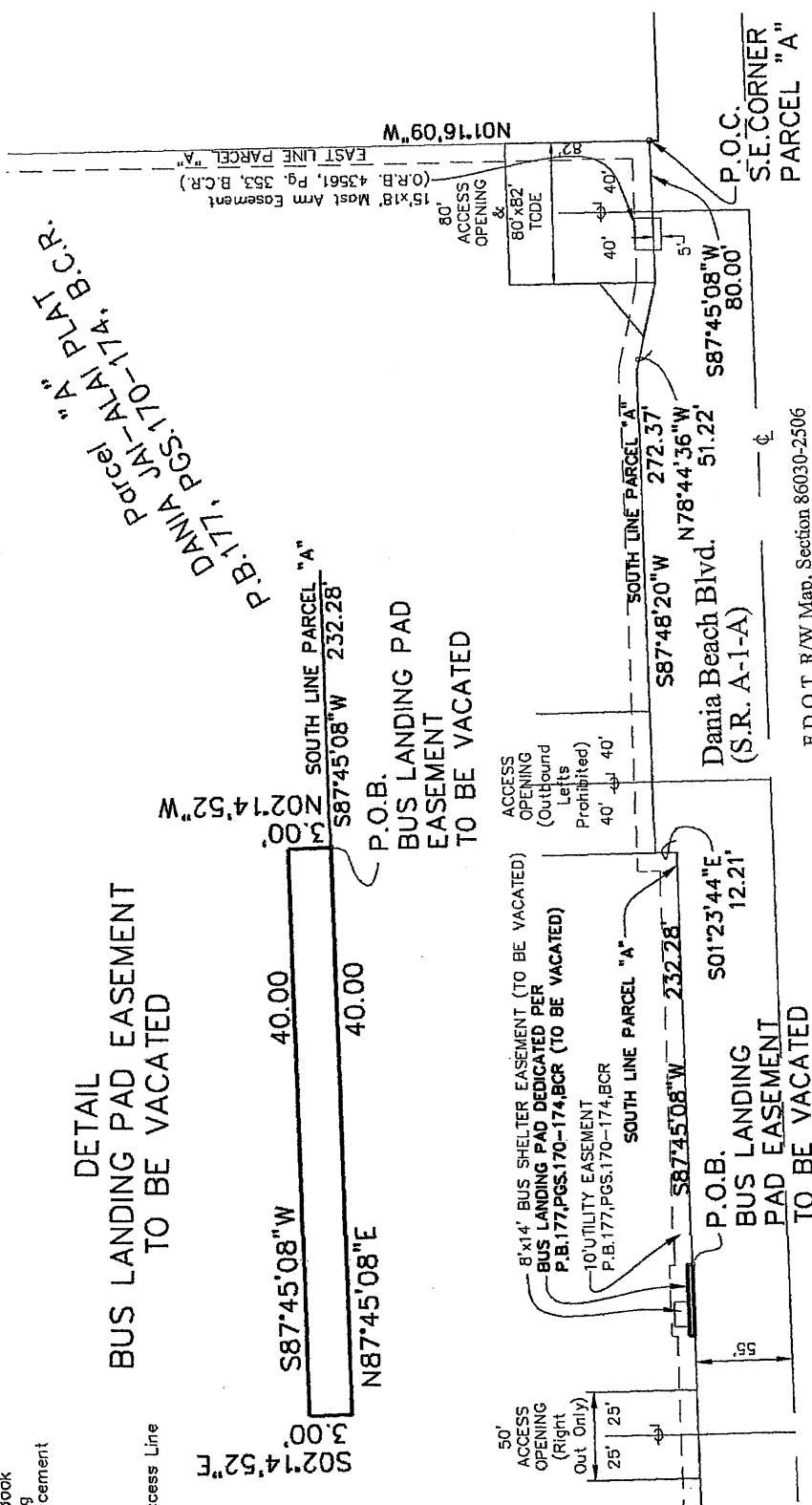


**LEGEND:**

- AVE
  - BLVD
  - C
  - CONC
  - POT
  - TCDE
  - D.C.R.
  - B.C.R.
  - L.B.
  - O.R.B.
  - P.O.B.
  - P.O.C.
  - P.B.
  - PG.
  - R/W
  - SQ.FT.
  - U.E.
  - NVAL
- Avenue
  - Boulevard
  - Centerline
  - Concrete
  - Point of Termination
  - Traffic Control Device Easement
  - Miami-Dade County Records
  - Broward County Records
  - Licensed Business
  - Official Records Book
  - Point of Beginning
  - Point of Commencement
  - Plat Book
  - Page
  - Right-of-Way
  - Square Feet
  - Utility Easement
  - Non-Vehicular Access Line

**SKETCH AND LEGAL DESCRIPTION**  
**BUS LANDING PAD EASEMENT - TO BE VACATED**  
**DANIA JAI-ALAI PLAT, P.B. 177, PGS 170-174, B.C.R.**  
**CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA**

**DETAIL**  
**BUS LANDING PAD EASEMENT**  
**TO BE VACATED**



F.D.O.T. R/W Map, Section 86030-2506  
 Sheet 2 of 4, June 26, 1968



**GA**  
**Catlin, Giordano & Associates, Inc.**  
 Engineers Surveyors Planners  
 1800 Eller Drive, Suite 600  
 Fort Lauderdale, Florida 33316  
 Phone: 954.981.7761 Fax 954.981.8907

**SKETCH AND LEGAL DESCRIPTION**  
**BUS LANDING PAD EASEMENT - TO BE VACATED**  
**CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA**

13-5680	10-06-15
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DESCRIPTION  
BUS SHELTER EASEMENT – TO BE VACATED  
DANIA JAI-ALAI PLAT, P.B. 177, PGS. 170-174, B.C.R.  
CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

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COMMENCE at the Southeast corner of said Parcel "A";

THENCE S 87° 45' 08" W along the South line of said Parcel "A", a distance of 80.00 feet;

THENCE N 78° 44' 36" W continuing along the said South line of Parcel "A", a distance of 51.22 feet;

THENCE S 87° 48' 20" W continuing along the said South line of Parcel "A", a distance of 272.37 feet;

THENCE S 01° 23' 44" E continuing along the said South line of Parcel "A", a distance of 12.21 feet;

THENCE S 87° 45' 08" W continuing along the said South line of Parcel "A", a distance of 253.28 feet;

THENCE N 02° 14' 52" W a distance of 3.00 feet to the POINT OF BEGINNING;

THENCE continue N 02° 14' 52" W a distance of 8.00 feet;

THENCE S 87°45'08" W a distance of 14.00 feet;

THENCE S 02° 14' 52" E a distance of 8.00 feet;

THENCE N 87°45'08" E a distance of 14.00 feet to the POINT OF BEGINNING.

Said parcel of land situate within the City of Dania Beach, Broward County, Florida, containing 112 square feet, more or less.

NOTES:

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2. Lands described hereon were not abstracted, by the surveyor, for ownership, easements, rights-of-way or other instruments that may appear in the Public Records of Broward County, Florida.

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October 6, 2015

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3. Bearings shown hereon are based on DANIA JAI-ALAI PLAT, as recorded in Plat Book 177, Pages 170 through 174, Broward County Records with the East line of Parcel "A" having a bearing of N 01°16'09" W.
4. The description contained herein and shown on the attached sketch does not represent a field Boundary Survey.

CALVIN, GIORDANO AND ASSOCIATES, INC.



Date: 10/6/2015

Steven M. Watts  
Professional Surveyor and Mapper  
Florida Registration Number LS 4588

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October 6, 2015

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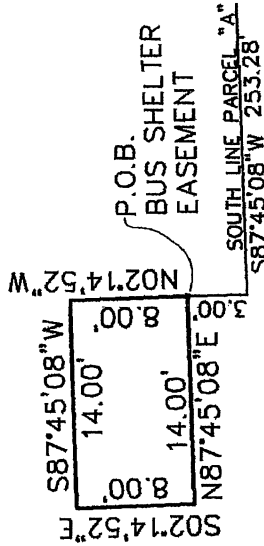
**LEGEND:**

- AVE Avenue
- BLVD Boulevard
- C Centerline
- CONG Concrete
- D Deed
- DB Dead Book
- POT Point of Termination
- TCDE Traffic Control Device Easement
- D.C.R. Miami-Dade County Records
- B.C.R. Broward County Records
- L.B. Licensed Business
- O.R.B. Official Records Book
- P.O.B. Point of Beginning
- P.O.C. Point of Commencement
- P.B. Plat Book
- PG. Page
- R/W Right-of-Way
- SQ.FT. Square Feet
- SEC Section
- U.E. Utility Easement
- NVAL Non-Vehicular Access Line

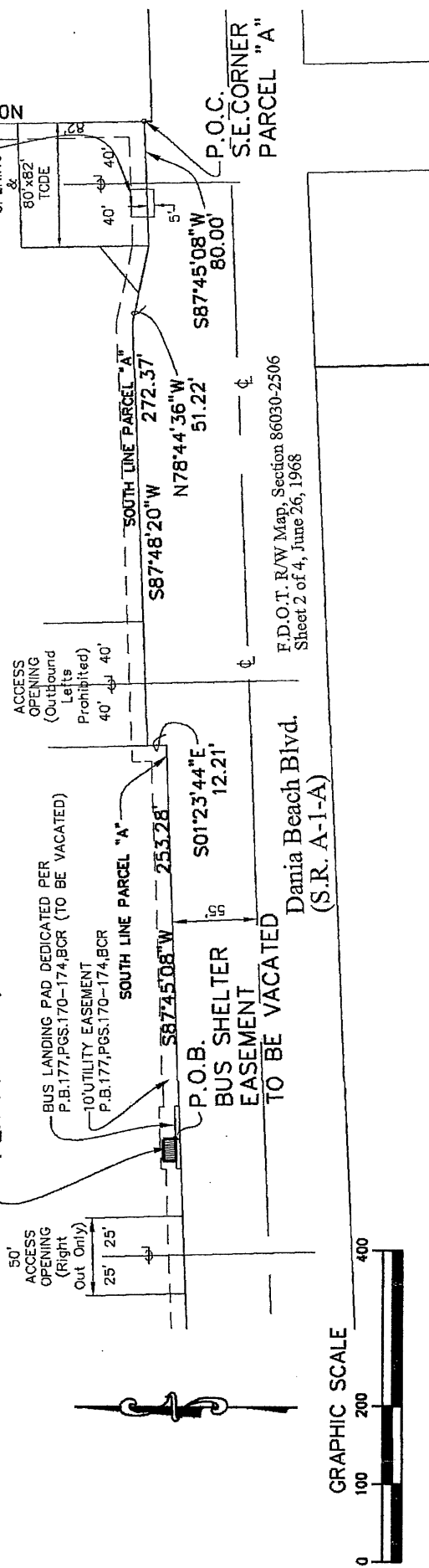
**SKETCH AND LEGAL DESCRIPTION**  
**BUS SHELTER EASEMENT - TO BE VACATED**  
 DANIA JAI-ALAI PLAT, P.B. 177, PGS 170-174, B.C.R.  
 CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

**DETAIL**  
**BUS SHELTER EASEMENT**  
**TO BE VACATED**

P.B. 177, PGS. 170-174, B.C.R.  
 Parcel "A" DANIA JAI-ALAI PLAT



**TO BE VACATED**  
**8'x14' BUS SHELTER EASEMENT**  
 PER P.B. 177, PGS. 170-174, B.C.R.



F.D.O.T. R/W Map, Section 86030-2506  
 Sheet 2 of 4, June 26, 1968

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**SKETCH AND LEGAL DESCRIPTION**  
**BUS SHELTER EASEMENT - TO BE VACATED**  
 CITY OF DANIA BEACH, BROWARD COUNTY, FLORIDA

13-5680	
10-06-15	