

EXHIBIT A

DESCRIPTION OF PEMBROKE PINES CITY LIMITS

Beginning at the intersection of the Westerly Right-of-Way line of the Sunshine State Parkway and the North Right-of-Way line of Pines Boulevard (S.R. 820) said North Right-of-Way line being 60.00 feet North of and parallel with the South line of the North half (N1/2) of Section 13, Township 51 South, Range 41 East; thence along said Right-of-Way line run Westerly through Sections 13 and 14 of said Township and Range to the West line of said Section 14 being also the East line of the South half (S1/2) of the South half (S1/2) of the Northeast quarter (NE 1/4) of Section 15 of said Township and Range; thence run Northerly along said East line to the Northeast corner of said South half (S1/2) of the South half (S1/2); thence Westerly along the North line of said South half (S1/2) of the South half (S1/2) to the East line of the Northwest quarter (NW1/4) of said Section 15; thence Northerly along said East line and along the East line of the Southwest quarter (SW1/4) of Section 10 of said Township and Range to the Northeast corner thereof; thence Westerly along the North line of said Southwest quarter (SW1/4) to the Northwest corner thereof being also the Southeast corner of the Northeast quarter (NE1/4) of Section 9 of said Township and Range; thence Northerly along the East line of said Northeast quarter (NE1/4) to the Northeast corner of said Section 9; thence Westerly along the North line of said Section 9 and along the North line of Sections 7 and 8 of said Township and Range to the Northwest corner of said Section 7 being also the Northeast corner of Section 12, Township 51 South, Range 40 East; thence Westerly along the North line of Sections 7, 8, 9, 10, 11, and 12 of said Township and Range to the Northwest corner of said Section 7 being also the Southeast corner of Section 1, Township 51 South, Range 39 East; thence Westerly along the South line of said Section 1 to the East Line of Tract 59 in said Section 1 extended Southerly; thence Northerly along the East line of Tracts 6, 11, 22, 27, 38, 43, 54 and 59 and their extensions to the North line of said Section 1, being a part of THE EVERGLADES LAND COMPANY'S SUBDIVISION, according to the plat thereof as recorded in Plat Book 2, Page 1, of the public records of Dade County, Florida; thence Westerly along the North line of said Section 1, being also the South line of Section 36 in Township 50 South, Range 39 East to the East line of Tract 58 of said Section 36 extended Southerly; thence Northerly along the East line of Tracts 42, 55, and 58 and their extensions to the Northeast corner of said Tract 42, said tracts also being a part of THE EVERGLADES LAND COMPANY'S SUBDIVISION OF SECTION 36 AND THE SOUTH HALF OF SECTION 25, TOWNSHIP 50 S., RANGE 39 E. as recorded in Plat Book 1, Page 63 of the Public Records of Dade County, Florida, said Northeast corner of Tract 42 also being the Southeast corner of the plat of FRONTIER TRAILS as recorded in Plat Book 97, Page 8, of the public records of Broward County, Florida; thence Northerly along the East line of said plat to the Northeast corner thereof being on the center line of right-of-way for SW 51st Manor as shown on said plat; thence Westerly along said center line to the Northwest corner of said plat; thence Southerly along the West line of said plat to the Southwest corner of said plat being also the Northwest corner of the aforesaid Tract 42; thence Southerly along the West line of the aforesaid Tracts 42, 55, and 58 and their extensions to the South line of said Section 36; thence Westerly along said South line and along the South line of Section 35 of said Township 50 South, Range 39 East to the Southerly extension of the East line of the plat of SELIGMAN - KIA ACRES as recorded in Plat Book 104, Page 40, of the public records of Broward County, Florida; thence Northerly along said East line and its extension to the Southeast corner of Lot 9, Block 4, of said plat; thence Westerly along the South line of said Lot 9 and its extension to the Southeast corner of Lot 9, Block 3 of said plat; thence Westerly along the South line of said Lot 9 to the Southwest corner thereof being also on the West line of said plat; thence Southerly along said West line to a line that is 91.69 feet North of and parallel with the South line of Tract 20 in said Section 35 according to the aforesaid plat of THE EVERGLADES LAND COMPANY'S SUBDIVISION (Plat Book 2, Page 1 Dade); thence Westerly along said parallel line to the centerline of right-of-way of SW 202nd Avenue; thence Northerly along said center line to the Easterly extension of the Southerly boundary of the plat of TRAILS OF EL RANCHO ACRES as recorded in Plat Book 93, Page 34, of the public records of Broward County, Florida; thence Westerly along said Southerly boundary and its extension to the East line of Tract 9, in said Section 35; thence Northerly along the East line of Tracts 8 and 9 and their extensions in said Section 35 and along the East line of Tract 57 and its extension in Section 26, Township 50 South, Range 39 East according to the aforesaid plat of THE EVERGLADES LAND COMPANY'S SUBDIVISION (Plat Book 2, Page 1 Dade)

EXHIBIT A

to a line that is 726.00 South of and parallel with the South right-of-way line of Griffin Road; thence Westerly along said parallel line to a line that is 239.93 feet West of and parallel with the East line of said Tract 57; thence Northerly along said parallel line to the South right-of-way line of Griffin Road; thence Westerly along said South right-of-way line to the West line of said Section 26; thence Southerly along said West line and along the West line of the aforesaid Section 35 to the extension of the Northerly line of Tract 32 in Section 34 of said Township and Range and said Plat (Plat Book 2, Page 1 Dade); thence Westerly along said North line and its extension to the Northwest corner of said Tract 32; thence Southerly along the West line of said Tract 32 and its extension to the center line of the platted roadway abutting the South line of said Tract 32; thence Easterly along said center line to the East line of said Section 34; thence Southerly along said East line to the center line of the platted roadway abutting the South line of Tract 25 in the aforesaid Section 35; thence Easterly along said centerline to the extension of the East line of Tract 40 in said Section 35; thence Southerly along the East line of Tracts 40, 41 and 56 and their extensions to the Northeast corner of Tract 57 of said Section 35; thence Westerly along the North line of said Tract 57 and its extension to the West line of said Section 35; thence Southerly along said West line to the Southwest corner of said Section 35; thence Easterly along the South line of said Section 35 to the Northerly extension of the West line of Tract 2 in Section 2 of said Township 51 South, Range 39 East and said plat of THE EVERGLADES LAND COMPANY'S SUBDIVISION (Plat Book 2, Page 1 Dade); thence Southerly along the West line of Tracts 2, 15, 18, 31, 34, 47, 50 and 63, and their extensions to the South line of said Section 2, being also the North line of Section 11 of said Township and Range; thence Westerly along the North line of Sections 10 and 11 of said Township and Range to the Northwest corner of said Section 10; thence Southerly along the West line of Sections 10, 15, and 22, of said Township and Range to the Southwest corner of the North half (N1/2) of said Section 22; thence Easterly along the South line of the North halves (N1/2)s of Sections 22, 23, and 24 of said Township and Range; thence continue along the South line of the North halves (N1/2)s of Sections 19, 20, 21, 22, 23, and 24 in Township 51 South, Range 40 East; thence continue Easterly along the South line of the North halves (N1/2)s of Sections 19, 20, 21, 22 and 23, of Township 51 South, Range 41 East to the Northwest corner of the Northeast quarter (NE1/4) of the Southwest quarter (SW1/4) of said Section 23; thence Southerly along the West line of said Northeast quarter (NE1/4) to the Westerly Right-of-Way line of the Sunshine State Parkway; thence meandering Northeasterly along said Westerly Right-of-Way line to the Point of Beginning described above.

TOGETHER WITH: Beginning at a point on the Westerly Right-of-Way line of the Sunshine State Parkway and on the South boundary of the Northwest quarter (NW1/4) of Section 23, Township 51 South, Range 41 East; thence run Easterly to the Southeast corner thereof, also being the Northwest corner of the Southeast quarter (SE1/4) of said Section 23; thence on the West boundary of said Southeast quarter (SE1/4) run Southerly to the center line of right-of-way of Southwest 18 Street; thence on said center line of right-of-way run Easterly to the center line of right-of-way of Southwest 66 Avenue; thence on last aforesaid center line of right-of-way of Southwest 66 Avenue run Northerly to a point on the South boundary of the North half (N1/2) of said Section 23; thence on last aforesaid South boundary run Westerly to a point on the West boundary of Hollywood Heights Estates, No. 3, as recorded in Plat Book 39, Page 39, extended Southerly; thence on last aforesaid West boundary run Northerly to a point on the Westerly right-of-way of the Sunshine State Parkway; thence on last aforesaid Westerly right-of-way run Southwesterly to the point of beginning described above.

TOGETHER WITH: Tracts 23 and 24 and adjacent platted 15 feet for an easement or road along the west section line in Section 10, Township 51 South, Range 41 East of "A.J. Bendle Subdivision" as recorded in Plat Book 1, Page 27, of the Public Records of Dade County, Florida,

TOGETHER WITH: The South halves (S1/2)s of Tracts 54, 55, 56 and the adjacent platted roadway along the south section line in Section 3, Township 51 South, Range 40 East of THE EVERGLADES SUGAR & LAND CO. SUBDIVISION as recorded in Plat Book 2, Page 39, of the Public Records of Dade County, Florida.

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TOGETHER WITH: The Southeast quarter (SE1/4) of Section 5, Township 51 South, Range 40 East, according to the plat of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1 as recorded in Plat Book 2, page 17, of the Public Records of Dade County, Florida, excepting therefrom all of Tracts 50, 59, 63 and 64.

LESS AND EXCEPT FROM ALL THE ABOVE, THE FOLLOWING TWO DESCRIBED PARCELS:

The South 990 feet of the North 1320 feet of the East 175 feet of the North one half (N1/2) of Section 9, Township 51 South, Range 41 East, Broward County, Florida.

Beginning at the South quarter corner of Section 10, Township 51 South, Range 41 East; thence Northerly along the East line of the Southwest one-quarter of said Section 10 to the Northeast corner of the South one-half of the Southwest one-quarter of said Section 10; thence Westerly along the North line of Tract 48, of A.J. Bendle Subdivision as recorded in Plat Book 1, Page 27 of the Public Records of Dade County, Florida, to the Northwest corner of said Tract 48; thence Southerly along the West line of said Tract 48 to a point that is 275 feet North of the South boundary of said Section 10; thence on a line 275 feet Northerly and parallel to the said South boundary of Section 10, run Westerly a distance of 475 feet to a point; thence on a line 475 feet Westerly of and parallel with the West line of said Tract 48, run Southerly a distance of 275 feet to the South boundary of said Section 10; thence on the South boundary of said Section 10, run Easterly to the South quarter corner of said Section 10 and the point of beginning.

Said lands situate, lying and being in Broward County, Florida.

**BOUNDARY SURVEY
BROWARD CORRECTIONAL INSTITUTION
20421 SHERIDAN STREET, FORT LAUDERDALE, FL 33332
BROWARD COUNTY, FLORIDA**

LEGAL DESCRIPTION - EXHIBIT "A":

Tracts 37, 44, 53 and 60 together with that portion of Tract 28 lying within the 307 feet of the South boundary of the Northwest 1/4 of EVERGLADES LAND COMPANY'S SUBDIVISION of Section 2, Township 51 South, Range 39 East, according to the plat thereof as recorded in Plat Book 2, Page 1, of the Public Records of Miami-Dade County, Florida; more particularly described as follows: The South 307 feet of the East 1/2 of the East 1/2 of the Northwest 1/4 of said Section 2, together with the East 1/2 of the East 1/2 of the Southwest 1/4 of said Section 2. Said lands lying in Broward County, Florida.

AND

Tracts 38, 43, 54, and 59 together with that portion of Tract 27 lying within the 307 feet of the South boundary of the Northwest 1/4 of EVERGLADES LAND COMPANY'S SUBDIVISION of Section 2, Township 51 South, Range 39 East, according to the plat thereof as recorded in Plat Book 2, Page 1, of the Public Records of Miami-Dade County, Florida; more particularly described as follows: The South 307 feet of the West 1/2 of the East 1/2 of the Northwest 1/4 of said Section 2, together with the West 1/2 of the East 1/2 of the Southwest 1/4 of said Section 2. Said lands lying in Broward County, Florida.

LESS AND EXCEPT:

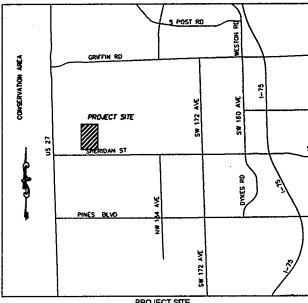
A parcel of land lying within Section 2, Township 51 South, Range 39 East, Broward County, Florida, and being more particularly described as follows:

COMMENCE at the Southwest corner of said Section 2; thence North 89°33'44" East along the South line of said Section 2, for 1,320.44 feet to the West line of the East one-half (E 1/2) of the Southwest one-quarter (SW 1/4) of Section 2; the following two (2) courses being along said West line, and the West line of the East one-half (E 1/2) of the Northwest one-quarter (NW 1/4), thence North 01°45'26" West, for 1,253.04 feet to the POINT OF BEGINNING; thence continue North 01°45'26" West, for 977.09 feet to the North line of the South 307.00 feet of the East one-half (E 1/2) of the Northwest one-quarter (NW 1/4); thence North 89°33'10" East along said North line for 1,320.27 feet to the East line of said Northwest one-quarter (NW 1/4); thence South 01°45'37" East along said East line and the East line of the Southwest one-quarter (SW 1/4), for 700.29 feet; thence South 89°33'03" West, for 920.15 feet; thence South 01°45'26" East, for 278.80 feet; thence South 89°33'03" West, for 400.16 feet to the POINT OF BEGINNING.

SUBJECT TO an easement for ingress, egress and utilities described as follows:

A parcel of land lying within Section 2, Township 51 South, Range 39 East, Broward County, Florida, and being more particularly described as follows:

COMMENCE at the Southwest corner of said Section 2; thence North 89°33'44" East along the South line of said Section 2, for 1,320.44 feet to the West line of the East one-half (E 1/2) of the Southwest one-quarter (SW 1/4) of Section 2; the following two (2) courses being along said West line; thence North 01°45'26" West, for 40.02 feet to a point on the North right-of-way line for Sheraton Road as described in Official Records Book 5572, at Page 912, of the Public Records of Broward County, Florida, and the POINT OF BEGINNING; thence continue North 01°45'26" West, for 1,533.02 feet; thence North 89°33'43" East, for 400.16 feet; thence South 54°59'47" West, for 148.73 feet; thence South 44°13'19" West, for 185.81 feet; thence South 21°28'27" West, for 107.42 feet; thence South 01°45'26" East, for 1834.09 feet to the North right-of-way line for Sheraton Road as described in Official Records Book 5572, Page 912, of the Public Records of Broward County, Florida; thence South 89°33'44" West along said North line, for 100.04 feet to the POINT OF BEGINNING.



ABBREVIATIONS:

- C = Centerline
- L.R. = Licensed Business
- B.C.R. = Broward County Records
- P.C. = Page
- P.B. = Plat Book
- P.S.M. = Professional Surveyor and Mapper
- R/W = Right-of-Way
- E-O-G = Edge-of-Growl
- CONC. = Concrete
- E-O-P = Edge-Of-Pavement
- CLF = Chain Link Fence
- PARCEL ID# = Broward County Property Appraiser
- SEC. 2-51-39 = Section 2, Township 51 South, Range 39 East
- P.O.B. = Point of Beginning
- P.O.C. = Point of Commencement
- I.R. = Iron Rod
- I.R.C. = Iron Rod w/ Cap
- I.P. = Iron Pipe
- I.P.C. = Iron Pipe w/ Cap
- PRM = Permanent Reference Monument
- RL = Reable
- N&D = Nail & Disk
- O.R. = Official Records
- T.C. = Title Commitment
- RR = Irrigation

SYMBOL LEGEND:

- = Concrete Utility Pole
- = Electric Handhole
- ⊗ = Electric Meter
- = City Anchor
- ⊗ = Meter Light Pole
- = Overhead Wires
- ⊙ = Sanitary Cleanout
- = Sign
- ⊕ = Water Valve
- = Wood Power Pole
- = 6" Chain Link Fence

TITLE COMMITMENT EXCEPTIONS:

1. Chicago Title Insurance Company Commitment for Title Insurance, Order No. 4804212, Customer Reference: City of Pembroke Pines, Effective Date: August 10, 2014 at 11:00 PM, has been reviewed and Schedule B Section II Exceptions as they pertain to survey matters are as follows:
2. Easements, restrictions and encumbrances set out in the Plat of Broward Correctional Institution recorded in Plat Book 90, Page 12, of the Public Records of Broward County, Florida. "PLAT INFORMATION SHOWN HEREON"
3. Easement Agreement in favor of Florida Power & Light Company recorded August 27, 1975 in Official Records Book 6704, Page 991. "EASEMENT INFORMATION SHOWN HEREON"
4. Easements and Rights-of-Way set out in those Warranty Deeds recorded December 21, 1973 in Official Records Book 5572, Page 910 and Official Records Book 5572, Page 912. "EASEMENT AND RIGHTS-OF-WAY SHOWN HEREON"
5. Final Resolution of Annexation (#2) by the Holywood Restoration District recorded December 20, 1985 in Official Records Book 13056, Page 820. "SUBJECT PARCEL IS WITHIN THE ENVIRONS OF THE LANDS AS DESCRIBED IN SAID DOCUMENT"
6. Ordinance No. 86-3 - Rezoning Parcels A & B of the Broward Correctional Institution recorded February 13, 1986 in Official Records Book 13100, page 422, as amended by Ordinance 1089-B recorded February 15, 1989 in Official Records Book 16200, Page 981, and Ordinance No. 98-9(c) recorded August 13, 1998 in Official Records Book 25237, Page 777. "SUBJECT PARCEL IS WITHIN THE ENVIRONS OF THE LANDS AS DESCRIBED IN SAID DOCUMENT"
7. Easement in favor of Florida Power & Light Company recorded June 24, 1999 in Official Records Book 23590, Page 859. "EASEMENT INFORMATION SHOWN HEREON"
8. South Broward Drainage District No. 2000-06 dated February 24, 2000, recorded December 2, 2000 in Official Records Book 31123, Page 1113. "SUBJECT PARCEL IS A PORTION OF DRAINAGE BASIN/JUNIT DISTRICT NO. 10 OF THE SOUTH BROWARD DRAINAGE DISTRICT"

CERTIFICATE:

I, Steven M. Wotts, do hereby certify that this Map of Boundary Survey was performed under my direct supervision and is accurate and correct to the best of my knowledge and belief. I further certify that this Map of Boundary Survey was completed in accordance with the Minimum Technical Standards for Surveying and Mapping stated in Rule 5-17.050 (hs) 5A-17.0502 of the Florida Administrative Code, pursuant to Florida Statutes Chapter 172.021.

Steven M. Wotts
Professional Surveyor and Mapper, #4508, State of Florida
Calvin, Giordano & Associates, Inc., L.S. 6791
1800 Eller Drive, Suite 600, Fort Lauderdale, FL 33316
954-441-7701

SURVEY NOTES:

1. Calvin, Giordano & Associates, Inc., Inc. did not research title for this property and the easements and legal description as shown hereon as per Chicago Title Insurance Company's Commitment for Title Insurance, Order No. 4804212, Customer Reference: City of Pembroke Pines, Effective Date: August 10, 2014 @ 11:00 PM.
2. Unless otherwise noted hereon, record and measured values are in substantial agreement.
3. This survey is classified as commercial/high risk and exceeds the minimum relative distance accuracy of 1 foot in 10,000 feet as required by the Florida Minimum Technical Standards (Chapter 5A-17.050 through 5A-17.052 F.A.C.), the accuracy obtained by measurement and calculation of a closed geometric figure was found to exceed this requirement.
4. The horizontal features shown hereon are plotted to within 1/20 of the map scale.
5. Bearings shown hereon are grid bearings and based on the North American Datum of 1927, as shown on the "CRAVEN THOMPSON AND ASSOCIATES RESURVEY", as recorded in Miscellaneous Plat Book 6, Page 20 of the Public Records of Broward County, Florida and as transformed to the North American Datum of 1983 with the 1980 adjustment.
6. Horizontal feature location is to the center of the symbol and may be enlarged for clarity.
7. Subject Property is within Flood Zone "X" and Flood Zone AE (Base Flood 5'-South Retention Lake, per Federal Emergency Management Agency, (FEMA), Flood Insurance Rate Map (FIRM), Community Panel Number: Broward County, No.: 125093-0520-X, Map Number 12011C0520X, Effective Date: August 16, 2014.

File Name: P:\Projects\2014\147133 - Broward Correctional Facility Survey\Survey\SECTION14-7133-48-B-CORRECTIONAL FACILITY.dwg - (Plotted by: Keith Hiram on Thursday, August 28, 2014 2:01:28 PM)

NO	DATE	REVISION	BY	NO	DATE	REVISION	BY

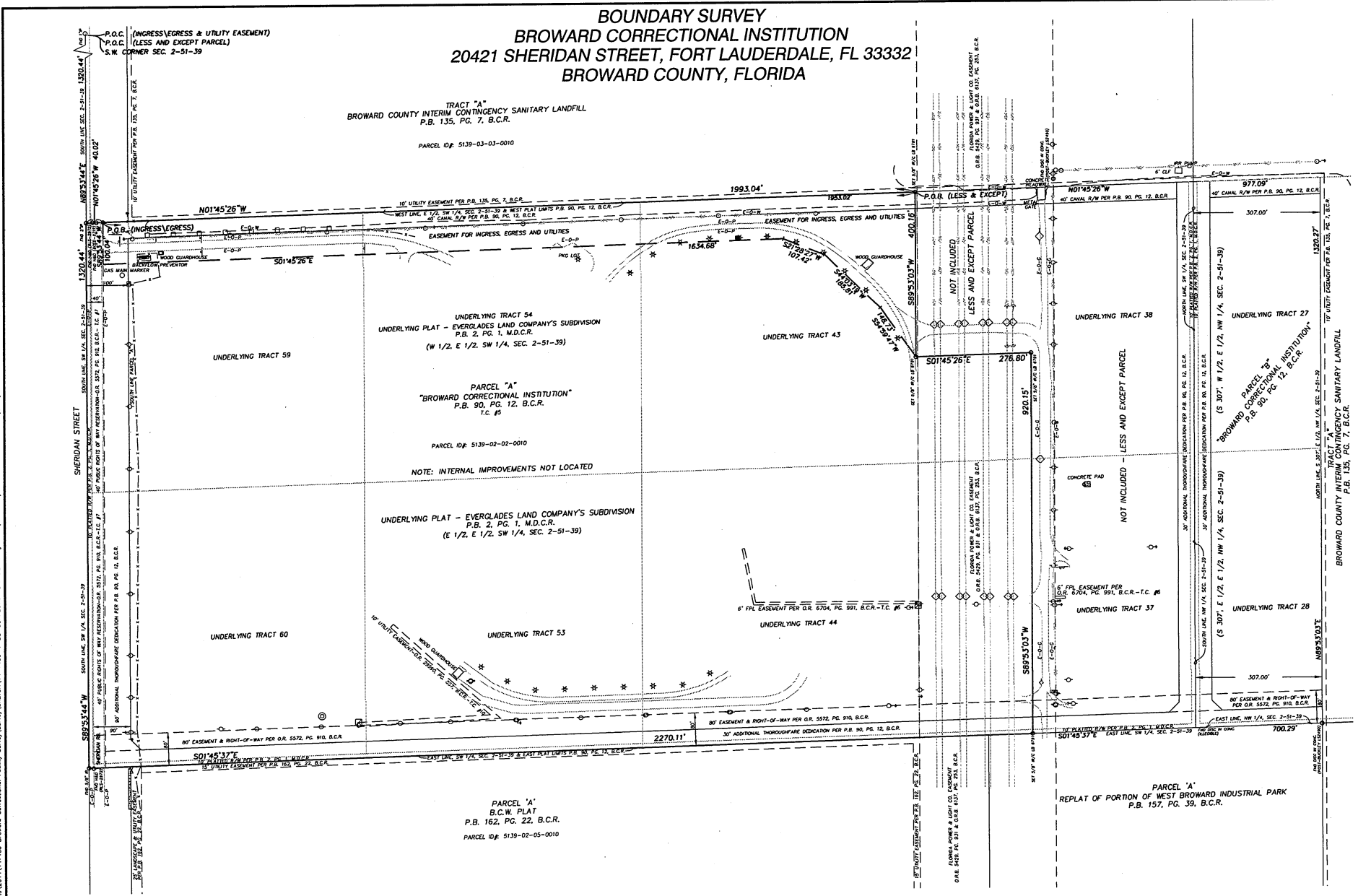
DESIGNED KSB	
DATE 08/28/2014	
DRAWN KSB	
DATE 08/29/2014	
CHECKED SK	
BY DATE 08/21/2014	Certificate of Authorization #791

BROWARD CORRECTIONAL INSTITUTION
20421 SHERIDAN STREET, FORT LAUDERDALE, FL 33332
BROWARD COUNTY, FLORIDA

BOUNDARY SURVEY

SCALE N.T.S.	1
PROJECT 14-7133	
CADFILE	


**BOUNDARY SURVEY
BROWARD CORRECTIONAL INSTITUTION
20421 SHERIDAN STREET, FORT LAUDERDALE, FL 33332
BROWARD COUNTY, FLORIDA**



File Name: P:\Project\2014\147133 Broward Correctional Facility Survey\SURVEY\BROWARD\14-7133-V-B-CORRECTIONAL FACILITY.dwg (Plotted by: Keith Brien on Thursday, August 28, 2014 2:02:02 PM)

NO	DATE	REVISION	BY	NO	DATE	REVISION	BY

DESIGNED BY: **RF**
DATE: 07-22-13
DRAWN BY: **CYC**
DATE: 07-22-13
CHECKED BY: **VM**
DATE: 08-07-13



Calvin, Giordano & Associates, Inc.
EXCEPTIONAL SOLUTIONS
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Certificate of Authorization 8791

BROWARD CORRECTIONAL INSTITUTION
20421 SHERIDAN STREET
FORT LAUDERDALE, BROWARD COUNTY, FLORIDA

BOUNDARY SURVEY

SCALE: N.T.S.	SHEET: 2
PROJECT: 14-7133	
CAD FILE	