

**COMPOSITE EXHIBIT 'A'**  
**TRACT G-2A and G-3 (COMMERCIAL)**

**LEGAL DESCRIPTION**  
**A PORTION OF "PEMBROKE LAKES SOUTH"**  
**CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA**

All of Tract G-3 of "PEMBROKE LAKES SOUTH", according to the plat thereof as recorded in Plat Book 119, Page 1 of the Public Records of Broward County, Florida,

TOGETHER WITH the following described parcel (Tract G-2A):

A portion of Tract G-2 of "PEMBROKE LAKES SOUTH", according to the plat thereof as recorded in Plat Book 119, Page 1 of the Public Records of Broward County, Florida, being more particularly described as follows:

**COMMENCING** at the Southeast corner of the Northeast one-quarter (N.E.1/4) of Section 24, Township 51 South, Range 40 East;

THENCE North 88°29'22" West on the South line of said Northeast 1/4 of Section 24, a distance of 772.82 feet;

THENCE North 01°30'38" East, a distance of 55.01 feet to the Southeast corner of said Tract G-2, said point also being the **POINT OF BEGINNING**;

THENCE North 88°29'22" West on the South line of said Tract G-2, a distance of 67.17 feet;

THENCE North 01°30'38" East, a distance of 44.02 feet;

THENCE North 45°23'48" East, a distance of 476.33 feet;

THENCE North 39°24'09" East, a distance of 184.56 feet;

THENCE North 06°50'22" West, a distance of 68.10 feet to a point on the arc of a non-tangent curve concave to the Northeast, whose radius point bears North 17°50'57" East;

THENCE Northwesterly on the arc of said curve having a radius of 180.63 feet, through a central angle of 42°54'46", and an arc distance of 135.29 feet to a point of reverse curve with a curve concave to the Southwest;

THENCE Northwesterly on the arc of said curve having a radius of 165.58 feet, through a central angle of 18°48'56", and an arc distance of 54.38 feet to a point of compound curve with a curve concave to the Southwest;

THENCE Northwesterly on the arc of said curve having a radius of 1,618.65 feet, through a central angle of 00°49'39", and an arc distance of 23.38 feet;

THENCE North 54°10'51" East, a distance of 348.63 feet to a point on the arc of a non-tangent curve concave to the North, whose radius point bears North 05°39'58" East;

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THENCE Easterly on the arc of said curve having a radius of 140.99 feet, through a central angle of  $03^{\circ}15'55''$ , and an arc distance of 8.03 feet to a point on the arc of a non-tangent curve concave to the South, whose radius point bears South  $07^{\circ}55'20''$  West;

THENCE Easterly on the arc of said curve having a radius of 118.10 feet, through a central angle of  $24^{\circ}16'09''$ , and an arc distance of 50.02 feet to a point on the arc of a non-tangent curve concave to the Northeast, whose radius point bears North  $49^{\circ}43'49''$  East;

THENCE Southeasterly on the arc of said curve having a radius of 160.20 feet, through a central angle of  $32^{\circ}46'39''$ , and an arc distance of 91.65 feet to a point of non-tangency;

THENCE South  $76^{\circ}09'02''$  East, a distance of 16.79 feet;

THENCE South  $89^{\circ}59'32''$  East, a distance of 58.42 feet to the intersection with the East line of said Tract G-2;

THENCE South  $00^{\circ}00'28''$  West on said East line of Tract G-2, a distance of 274.08 feet to the Easterly most Southeast corner of said Tract G-2 and the Northerly most corner of Tract G-3 of said "PEMBROKE LAKES SOUTH";

THENCE South  $50^{\circ}29'22''$  West on the line common to said Tracts G-2 and G-3, a distance of 928.32 feet to the **POINT OF BEGINNING**;

Said lands lying in City of Pembroke Pines, Broward County, Florida, and containing 435,492 square feet (9.9975 acres), more or less.

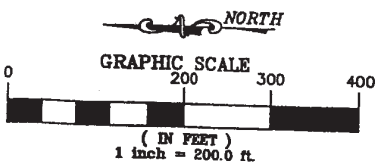
**NOTES:**

1. Not valid without the signature and original raised seal of a Florida licensed Surveyor and Mapper.
2. Lands shown hereon were not abstracted, by the Surveyor, for rights-of-way, easements, ownership or other instruments of record.
3. Bearings are based on the South line of the Northeast One-Quarter (N.E.  $\frac{1}{4}$ ) of Section 24, Township 51 South, Range 40 East, as shown on the plat of "PEMBROKE LAKES SOUTH", as recorded in Plat Book 119, Page 1, of the Public Records of Broward County, Florida having a bearing of North  $88^{\circ}29'22''$  West.
4. Information shown hereon does not represent a boundary survey and is based on the plat of "PEMBROKE LAKES SOUTH".

**CALVIN, GIORDANO & ASSOCIATES, INC.**

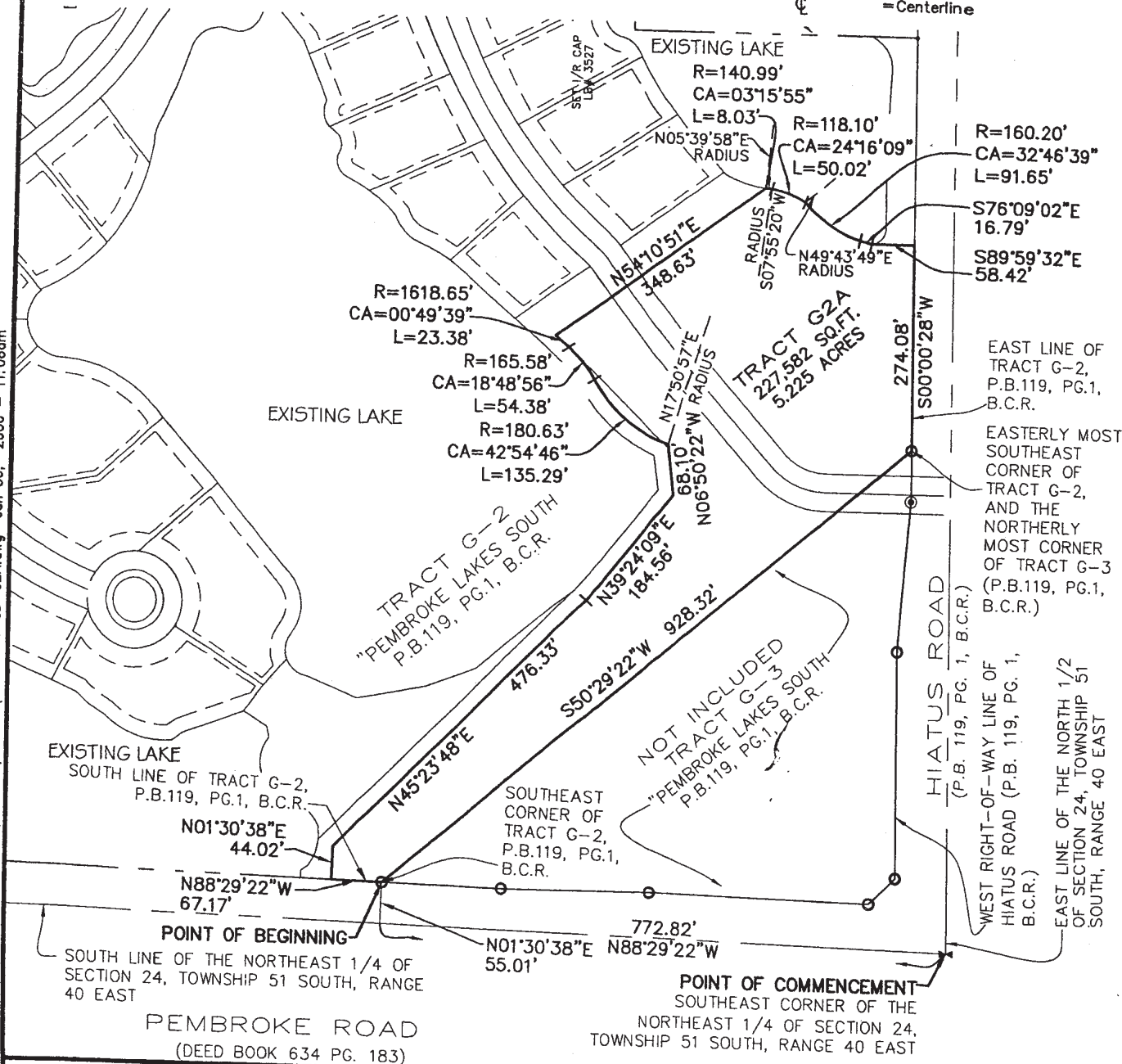
*Gregory A. Clements* 818-06  
Gregory A. Clements  
Professional Surveyor and Mapper  
Florida Registration Number 4479

# TRACT G-2A "PEMBROKE LAKES SOUTH"



B.C.R. = Broward County Records  
 D.B. = Deed Book  
 CA = Central Angle  
 L = Length  
 LB = Licensed Business  
 LS = Licensed Surveyor  
 N.G.V.D. = National Geodetic Vertical Datum of 1929  
 O.R.B. = Official Record Book  
 P.O.B. = Point Of Beginning  
 P.O.C. = Point Of Commencement  
 PB = Plat Book  
 PG. = Page  
 R = Radius  
 R/W = Right-of-Way  
 SQ. FT. = Square Feet  
 C = Centerline

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**Calvin, Giordano & Associates, Inc.**  
 Engineers Surveyors Planners  
 1800 Eller Drive, Suite 600  
 Fort Lauderdale, Florida 33316  
 Phone: 954.921.7781 Fax 954.921.8807  
 Certificate of Authorization 6791

CITY OF PEMBROKE PINES  
 SECTION 24-51-40  
 BROWARD COUNTY, FLORIDA

SCALE  
 1"=200.0'  
 DATE  
 01-30-2006

PROJECT No  
 05-5100  
 CAD FILE  
 SEE LEFT

SHEET  
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