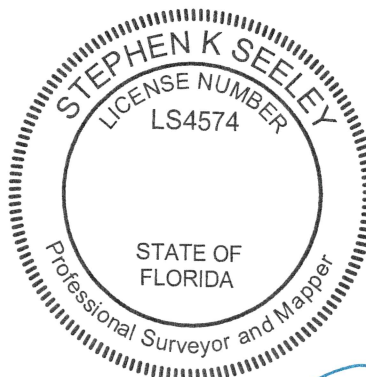
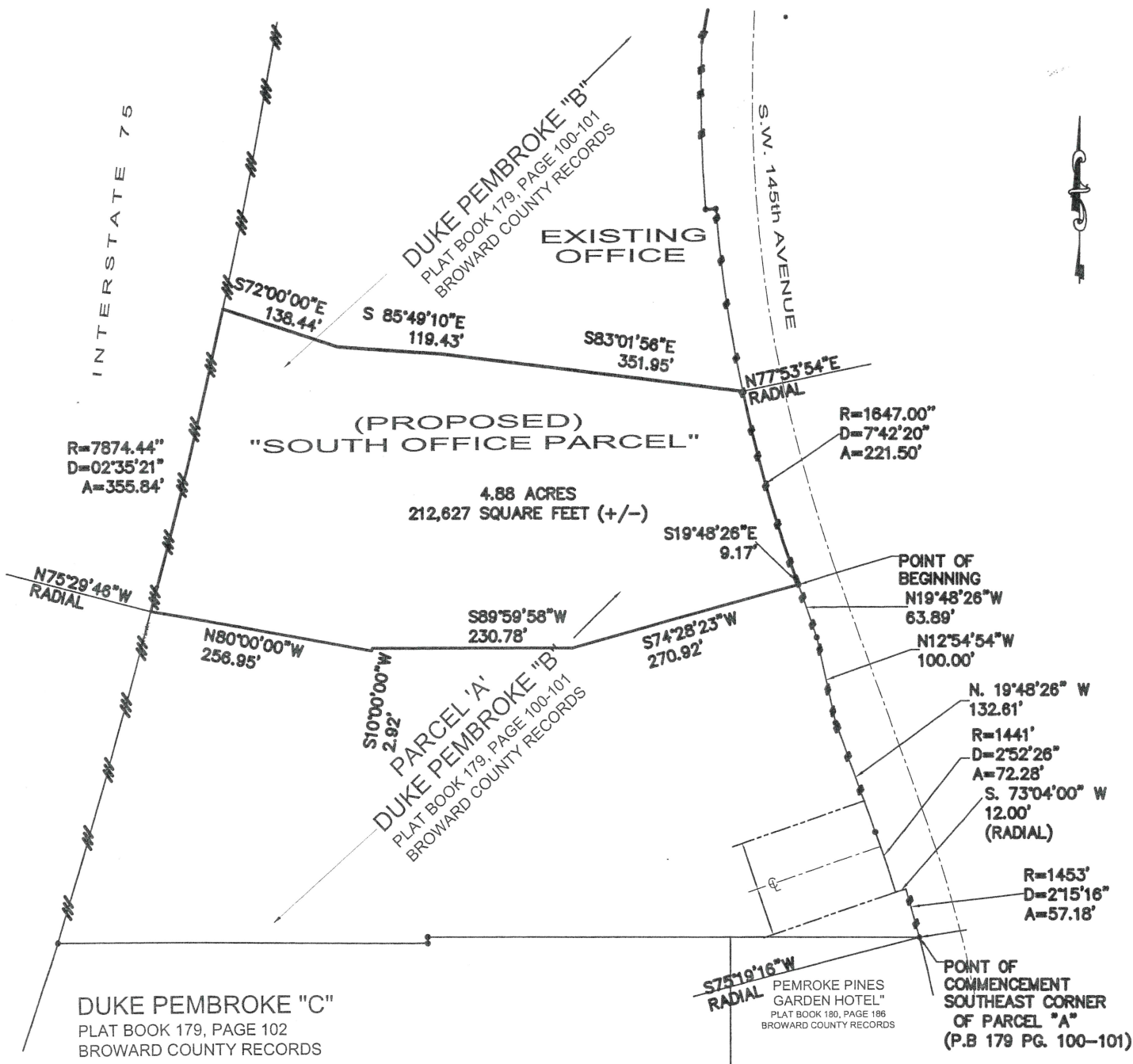


Parcel B



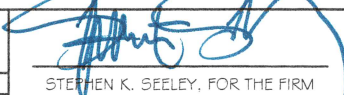
REVISION	DATE	BY	SKETCH AND DESCRIPTION		 STEPHEN K. SEELEY, FOR THE FIRM PROFESSIONAL SURVEYOR & MAPPER FLORIDA REGISTRATION NO. 4574	GIBBS LAND SURVEYORS 2131 HOLLYWOOD BOULEVARD, SUITE 204 HOLLYWOOD, FL 33020 (954) 923-7666 LICENSED BUSINESS NO. 7018
			JOB #: RN8692	DATE: 04-12-22		
			SCALE: NTS	SHEET 1 OF 2		
			DRAWN BY: CM	CHECKED BY: SKS		

EXHIBIT "A"

LAND DESCRIPTION - TPA GROUP OFFICE PARCEL (PROPOSED SOUTH OFFICE)

A PORTION OF PARCEL 'A' OF "**DUKE PEMBROKE 'B' "**", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 179, PAGES 100-101 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID PARCEL 'A' OF DUKE PEMBROKE "B" PLAT, BEING A POINT ON THE ARC OF A NON-TANGENT CIRCULAR CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1,453.00 FEET AND WHOSE CENTER BEARS SOUTH 75°19'16" WEST FROM SAID POINT; THENCE NORTHERLY AND TO THE LEFT, THROUGH A CENTRAL ANGLE OF 2°15'16", AN ARC DISTANCE OF 57.18 FEET; THENCE SOUTH 73°04'00" WEST, A DISTANCE OF 12.00 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1,441.00 FEET; THENCE NORTHERLY AND TO THE LEFT, THROUGH A CENTRAL ANGLE OF 2°52'26", AN ARC DISTANCE OF 72.28 FEET TO A POINT OF TANGENCY; THENCE NORTH 19°48'26" WEST, A DISTANCE OF 132.61 FEET; THENCE NORTH 12°54'54" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 19°48'26" WEST, A DISTANCE OF 63.89 FEET TO THE POINT OF BEGINNING. THENCE SOUTH 74°28'23" WEST, A DISTANCE OF 270.92 FEET; THENCE SOUTH 89°59'58" WEST, A DISTANCE OF 230.78 FEET; THENCE SOUTH 10°00'00" WEST, A DISTANCE OF 2.92 FEET; THENCE NORTH 80°00'00 WEST, A DISTANCE OF 256.95 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 7874.44 FEET AND WHOSE CENTER BEARS NORTH 75°29'46" WEST FROM SAID POINT; THENCE NORTHERLY AND TO THE LEFT, THROUGH A CENTRAL ANGLE OF 2°35'21", AN ARC DISTANCE OF 355.84 FEET; THENCE SOUTH 72°00'00" EAST, A DISTANCE OF 138.44 FEET; THENCE SOUTH 85°49'10" EAST, A DISTANCE OF 119.43 FEET; THENCE SOUTH 83°01'56" EAST, A DISTANCE OF 351.95 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1647 FEET AND WHOSE CENTER BEARS NORTH 77°53'54" EAST FROM SAID POINT; THENCE SOUTHERLY AND TO THE LEFT, THROUGH A CENTRAL ANGLE OF 7°42'20", AN ARC DISTANCE OF 221.50 FEET; THENCE SOUTH 19°48'26" EAST, A DISTANCE OF 9.17 FEET TO THE POINT OF BEGINNING.

SAID LAND SITUATED, LYING AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA

REVISION		DATE	BY	SKETCH AND DESCRIPTION		GIBBS LAND SURVEYORS 2131 HOLLYWOOD BOULEVARD, SUITE 204 HOLLYWOOD, FL 33020 (954) 923-7666 LICENSED BUSINESS NO. 7018
REVISED DESCRIPTION		11/01/21	CM			
				JOB #: RN8692	DATE: 04-12-22	
				SCALE: NTS	SHEET 2 OF 2	
				DRAWN BY: CM	CHECKED BY: SKS	
STEPHEN K. SEELEY, FOR THE FIRM PROFESSIONAL SURVEYOR & MAPPER FLORIDA REGISTRATION NO. 4574						