

## **EXHIBIT A**

### **LEGAL DESCRIPTION OF DRI PROPERTY**

BEING ALL OF PARCEL "H", TOGETHER WITH A PORTION OF PARCEL "G" AND A PORTION OF 208<sup>th</sup> AVENUE (NOW VACATED), ALL AS SHOWN ON THE PLAT OF CHAPEL TRAIL II AS RECORDED IN PLAT BOOK 112, PAGE 16 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF JOHNSON STREET AND THE EAST LINE OF SECTION 10, TOWNSHIP 51 SOUTH, RANGE 39 EAST, BROWARD COUNTY, FLORIDA, AS SHOWN ON SAID CHAPEL TRAIL II PLAT; THENCE SOUTH 89°50'41" WEST, A DISTANCE OF 1315.55 FEET; THENCE SOUTH 88°18'41" WEST, A DISTANCE OF 560.63 FEET; THENCE SOUTH 89°50'41" WEST, A DISTANCE OF 166.75 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 42°50'00" AND AN ARC DISTANCE OF 18.69 FEET TO THE POINT OF TANGENCY; SOUTHEASTERLY; THENCE NORTHWESTERLY, WESTERLY, SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE. HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 222°50'00" AND AN ARC DISTANCE OF 194.46; THE LAST FIVE COURSES AND DISTANCES BEING ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE OF JOHNSON STREET AS SHOWN ON SAID CHAPEL TRAIL II PLAT; THENCE SOUTH 89°50'41" WEST, ALONG THE SOUTHERLY MOST LINE OF SAID PARCEL "G", A DISTANCE OF 210.76 FEET; THENCE NORTH 03°16'37" WEST, A DISTANCE OF 70.10 FEET; THENCE NORTH 45°58'30" WEST, A DISTANCE OF 69.69 FEET; THENCE NORTH 01°47'41" WEST, A DISTANCE OF 2434.28 FEET; THENCE NORTH 44°02'03" EAST, A DISTANCE OF 71.73 FEET; THENCE NORTH 03°17'57" WEST, A DISTANCE OF 55.08 FEET. THE LAST FIVE COURSES AND DISTANCES BEING ALONG THE EASTERLY RIGHT-OF-WAY LINE OF U.S. 27 AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP NO. 86060-2511, SHEETS 9, 10 AND 11; THENCE NORTH 89°51'47" EAST, ALONG THE SOUTHERLY LINE OF TRACTS 58 AND 59 OF EVERGLADE LAND COMPANYS SUBDIVISION OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 10, AS SHOWN ON SAID CHAPEL TRAIL II PLAT, A DISTANCE OF 660.25 FEET; THENCE NORTH 01°48'25" WEST, ALONG THE EAST LINE OF SAID TRACT 59, AS SHOWN ON SAID CHAPEL TRAIL II PLAT, A DISTANCE OF 661.04 FEET; THENCE SOUTH 89°52'03" WEST, ALONG THE NORTH LINE OF SAID TRACT 59, AS SHOWN ON SAID CHAPEL TRAIL II PLAT, A DISTANCE OF 329.97 FEET; THENCE NORTH 01°48'24" WEST, ALONG THE EAST LINE OF TRACTS 39, 26 AND 7 OF SAID EVERGLADE LAND COMPANYS SUBDIVISION, AS SHOWN ON SAID CHAPEL TRAIL II PLAT, A DISTANCE OF 1883.17 FEET TO A POINT OF THE SOUTH PLAT; THENCE NORTH 89°52'53" EAST, ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF SHERIDAN STREET, A DISTANCE OF 1319.86 FEET; THENCE SOUTH 01°48'27" EAST, ALONG THE WEST LINE OF TRACT 2 OF SAID EVERGLADE LAND COMPANYS SUBDIVISION, AS SHOWN ON SAID CHAPEL TRAIL II PLAT, A

DISTANCE OF 560.92 FEET; THENCE NORTH 89°52'36" EAST, ALONG THE SOUTH LINE OF SAID TRACT 2, A DISTANCE OF 140.30 FEET; THENCE SOUTH 00°07'24" EAST, A DISTANCE OF 206.67 FEET; THENCE SOUTH 33°23'32" WEST, A DISTANCE OF 249.89 FEET; THENCE SOUTH 01°48'29" EAST, A DISTANCE OF 2638.10 FEET; THENCE NORTH 88°11'31" EAST, A DISTANCE OF 669.53 FEET TO A POINT ON THE SAID EAST LINE OF SECTION 10; THENCE SOUTH 01°48'29" EAST, ALONG THE SAID EAST LINE OF SECTION 10, A DISTANCE OF 1512.75 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA AND A CONTAINING 272.227 ACRES MORE OR LESS.

TOGETHER WITH:

A PORTION OF PARCEL "A", "B", "C", "D", "E", "F" AND "G", ALL OF CHAPEL TRAIL II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 112, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALSO BEING A PORTION OF THE RIGHT-OF-WAY OF JOHNSON STREET (NOW VACATED), 196<sup>th</sup> AVENUE (TO BE VACATED), 200<sup>th</sup> AVENUE (TO BE VACATED) AND 208<sup>th</sup> AVENUE (NOW VACATED), TOGETHER WITH A PORTION OF CHAPEL TRAIL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 112, PAGE 15 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF THE NORTH HALF OF SECTION 13, TOWNSHIP 51 SOUTH, RANGE 39 EAST, LESS THE RIGHT-OF-WAY OF HOLLYWOOD BOULEVARD (NOW KNOWN AS PINES BOULEVARD), ALSO LESS THE RIGHT-OF-WAY OF 184<sup>th</sup> AVENUE, BOTH AS SHOWN ON THE SAID PLAT OF CHAPEL TRAIL II;

TOGETHER WITH:

ALL OF THE SOUTH HALF OF SECTION 12, TOWNSHIP 51 SOUTH, RANGE 39 EAST, LESS THE RIGHT-OF-WAY 184<sup>th</sup> AVENUE AS SHOWN ON THE SAID PLAT OF CHAPEL TRAIL II;

TOGETHER WITH:

ALL OF THE SECTION 11, TOWNSHIP 51 SOUTH, RANGE 39 EAST, LESS TRACTS 1, 5, 6, 8, 9, 10, 11, 12, 25, 26, 33, AND 49 OF EVERGLADE LAND COMPANY'S SUBDIVISION OF THE NORTH ONE-HALF (N. 1/2) OF SECTION 11, TOWNSHIP 51 SOUTH, RANGE 39 EAST, AS RECORDED IN PLAT BOOK 2, PAGE 1 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, ALSO LESS TRACT 50 OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1 OF THE SOUTH ONE-HALF (S. 1/2) OF SAID SECTION 11, AS RECORDED IN PLAT BOOK 2, PAGE 17 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, ALL AS SHOWN ON THE SAID PLAT OF CHAPEL II TRAIL;

TOGETHER WITH:

ALL OF THE NORTH HALF OF SECTION 14, TOWNSHIP 51 SOUTH, RANGE 39 EAST, LESS THE RIGHT-OF-WAY OF HOLLYWOOD BOULEVARD (NOW KNOWN AS PINES BOULEVARD) AS SHOWN ON THE PLAT OF CHAPEL TRAIL, AS RECORDED IN PLAT BOOK 112, PAGE 15, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

A PORTION OF THE RIGHT-OF-WAY OF JOHNSON STREET (NOW VACATED), TOGETHER WITH A PORTION OF SAID PARCEL "G", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 11; THENCE SOUTH 01°48'29" EAST, ALONG THE WEST LINE OF SAID SECTION 11, A DISTANCE OF 660.91 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF TRACT 1 OF EVERGLADE LAND COMPANYS SUBDIVISION OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SECTION 10, TOWNSHIP 51 SOUTH, RANGE 39 EAST, AS RECORDED IN SAID PLAT BOOK 2, PAGE 1 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; THENCE SOUTH 89°52'36" WEST, ALONG THE SOUTH LINE OF SAID TRACT 1 AND CONTINUING ALONG A PORTION OF THE SOUTH LINE OF SAID SUBDIVISION OF THE NORTHEAST ONE-QUARTER (N.E. 1/4), A DISTANCE OF 319.63 FEET; THENCE SOUTH 00°07'24" EAST, A DISTANCE OF 206.67 FEET; THENCE SOUTH 33°23'32" WEST, A DISTANCE OF 249.89 FEET; THENCE SOUTH 01°48'29" EAST, A DISTANCE OF 2638.10 FEET; THENCE NORTH 88°11'31" EAST, A DISTANCE OF 669.53 FEET TO A POINT ON THE SAID WEST LINE OF SECTION 11; THENCE NORTH 01°48'29" WEST, ALONG THE SAID WEST LINE OF SECTION 11, A DISTANCE OF 3033.60 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA, CONTAINING 1522.892 ACRES MORE OR LESS.

A PORTION OF FLORIDA FRUIT LANDS COMPANY'S SUB. NO.1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 17. OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, TOGETHER WITH A PORTION OF PARCEL "H", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 112, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY SOUTHWEST CORNER OF SAID PARCEL "H", THENCE SOUTH 89°49'31" WEST ALONG A PORTION OF THE NORTH RIGHT-OF-WAY LINE OF PINES BOULEVARD (FORMERLY KNOWN AS HOLLYWOOD BOULEVARD) AS SHOWN ON THE SAID PLAT OF CHAPEL TRAIL II, A DISTANCE OF 1399.91 FEET TO THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 27 AS SHOWN ON THE SAID PLAT OF CHAPEL TRAIL II; THENCE NORTH 01°47'41" WEST ALONG A PORTION OF SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 56.58 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE NORTHERLY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1442.00 FEET, A CENTRAL ANGLE OF 11°47'41" AND AN ARC DISTANCE OF 296.85 FEET TO THE POINT OF TANGENCY; THENCE NORTH 13°35'22" WEST, A

DISTANCE OF 200.00 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHWESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1358.00 FEET, A CENTRAL ANGLE OF 11°47'41" AND AN ARC DISTANCE OF 279.55 FEET TO THE POINT OF TANGENCY; THENCE NORTH 01°47'41" WEST, A DISTANCE OF 506.12 FEET; THENCE NORTH 44°01'30" EAST, A DISTANCE OF 50.20 FEET; THENCE NORTH 89°50'41" EAST, A DISTANCE OF 934.72 FEET; THENCE SOUTH 54°55'30" EAST, A DISTANCE OF 40.38 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 880.00 FEET, A CENTRAL ANGLE OF 03°28'33" AND AN ARC DISTANCE OF 53.39 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 23°10'13" EAST, A DISTANCE OF 507.30 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE SOUTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 46°31'25" AND AN ARC DISTANCE OF 430.36 FEET TO A POINT ON SAID CURVE; THENCE SOUTH 01°46'02" EAST ALONG A LINE NOT RADIAL TO THE LAST DESCRIBED CURVE AND ALONG A PORTION OF THE WEST LINE OF SAID PARCEL "H" A DISTANCE OF 563.85 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF PEMBROKE PINES, BROWARD COUNTY, FLORIDA, CONTAINING 40.647 ACRES MORE OR LESS.

TOGETHER WITH:

TRACT 1 OF THE FLORIDA FRUIT LANDS COMPANY'S SUB. NO. 1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 17 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF PEMBROKE PINES BROWARD COUNTY, FLORIDA CONTAINING 9.5 ACRES, MORE OR LESS.