

EXHIBIT "A"

LAND DESCRIPTION VILLAGE AT GULFSTREAM PARK

A portion of Lots 3 and 4, Block 7, Lots 1 through 4, Block 10, and Lots 1 through 3, Block 15 all in MAP OF THE TOWN OF HALLANDALE, according to the plat thereof as recorded in Plat Book B, Page 13 of the Public Records of Dade County, Florida, also being portions of HALLANDALE PARK NO. 12, PART 2, according to the plat thereof as recorded in Plat Book 10, Page 17, portions of HOLLYDALE PARK, according to the plat thereof as recorded in Plat Book 11, Page 2 and portions of HALLANDALE PARK NO. 12, according to the plat thereof as recorded in Plat Book 12, Page 35, the three (3) previous plats being recorded in the Public Records of Broward County, Florida all being particularly described as follows:

COMMENCING at the Southeast corner of Section 27, Township 51 South, Range 42 East, Broward County, Florida;

THENCE South $88^{\circ}01'22''$ West on the South line of said Section 27, a distance of 2,093.59 feet to the POINT OF BEGINNING;

THENCE continue South $88^{\circ}01'22''$ West on said South line of Section 27, a distance of 570.55 feet to the intersection with the East right-of-way line of South Federal Highway (U.S. 1) as shown on State of Florida Department of Transportation Right-of-Way Maps for State Road 5, Section 86010-2519, said point located on the arc of a non-tangent curve concave to the West, whose radius point bears North $79^{\circ}45'42''$ West;

THENCE on said East right-of-way line of South Federal Highway (U.S. 1) the following sixteen courses and distances;

1. Northerly on the arc of said curve having a radius of 3,909.83 feet, through a central angle of $05^{\circ}16'33''$, and an arc distance of 360.01 feet to a point of non-tangency;
2. South $85^{\circ}02'14''$ East, a distance of 0.85 feet;
3. North $07^{\circ}51'26''$ East, a distance of 99.85 feet to a point on the arc of a non-tangent curve concave to the West, whose radius point bears North $86^{\circ}49'11''$ West;
4. Northerly on the arc of said curve having a radius of 3,743.00 feet, through a central angle of $05^{\circ}00'35''$, and an arc distance of 327.27 feet to a point of tangency;
5. North $01^{\circ}49'46''$ West, a distance of 32.91 feet;

Prepared By:
CALVIN, GIORDANO AND ASSOCIATES, INC.
1800 Eller Drive, Suite 600
Fort Lauderdale, Florida 33316
July 6, 2005

Revised August 3, 2005 - Revised September 26, 2005 - Revised May 22, 2006 Corrected Area on Sketch - Revised February 27, 2007 Boundary
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6. South 88°10'14" West, a distance of 4.50 feet to a point on the arc of a non-tangent curve concave to the West, whose radius point bears South 88°14'02" West;
7. Northerly on the arc of said curve having a radius of 3,909.83 feet, through a central angle of 00°03'48", an arc distance of 4.32 feet to a point of tangency;
8. North 01°49'46" West, a distance of 1,521.75 feet;
9. North 02°03'07" East, a distance of 67.65 feet;
10. North 01°49'46" West, a distance of 200.25 feet;
11. North 43°07'48" East, a distance of 38.89 feet;
12. North 01°52'33" West, a distance of 106.00 feet;
13. South 88°07'27" West, a distance of 10.97 feet;
14. North 66°56'55" West, a distance of 23.16 feet;
15. North 01°50'08" West, a distance of 555.82 feet;
16. North 33°52'37" East, a distance of 40.03 feet to the intersection with the South right-of-way line of Hibiscus Street as shown on THE PROMENADE AT HALLANDALE, according to the plat thereof as recorded in Plat Book 112, Page 4 of the Public Records of Broward County, Florida;

THENCE North 88°13'39" East on said South right-of-way line and its Easterly projection, a distance of 594.33 feet

THENCE South 01°46'21" East, a distance of 10.00 feet;

THENCE North 88°13'39" East, a distance of 110.41 feet;

THENCE South 01°06'17" East, a distance of 29.83 feet;

THENCE South 01°50'08" East, a distance of 142.21 feet;

THENCE South 50°29'20" West, a distance of 41.79 feet to the beginning of a tangent curve concave to the North;

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THENCE Westerly on the arc of said curve having a radius of 15.00 feet, through a central angle of $90^{\circ}00'00''$, an arc distance of 23.56 feet to a point of tangency;

THENCE North $39^{\circ}30'40''$ West, a distance of 92.07 feet;

THENCE South $53^{\circ}48'43''$ West, a distance of 148.90 feet to the beginning of a tangent curve concave to the Southeast;

THENCE Southwesterly on the arc of said curve having a radius of 35.00 feet, through a central angle of $55^{\circ}39'11''$, an arc distance of 34.00 feet to a point of tangency;

THENCE South $01^{\circ}50'28''$ East, a distance of 350.13 feet to the beginning of a tangent curve concave to the East;

THENCE Southerly on the arc of said curve having a radius of 83.00 feet, through a central angle of $20^{\circ}21'55''$, an arc distance of 29.50 feet to a point of tangency;

THENCE South $41^{\circ}13'43''$ East, a distance of 31.23 feet;

THENCE South $46^{\circ}50'28''$ East, a distance of 384.01 feet

THENCE North $88^{\circ}09'59''$ East, a distance of 229.90 feet;

THENCE South $01^{\circ}53'41''$ East, a distance of 740.26 feet to a point on the arc of a non-tangent curve concave to the Southeast, whose radius point bears South $08^{\circ}25'32''$ East;

THENCE Southwesterly on the arc of said curve having a radius of 59.13 feet, through a central angle of $81^{\circ}41'52''$, an arc distance of 84.31 feet to a point of tangency;

THENCE South $00^{\circ}07'24''$ East, a distance of 34.90 feet;

THENCE South $88^{\circ}09'52''$ West, a distance of 170.01 feet;

THENCE South $01^{\circ}50'08''$ East, a distance of 226.96 feet to a point on the arc of a non-tangent curve concave to the East, whose radius point bears South $12^{\circ}35'36''$ East;

THENCE Southerly on the arc of said curve having a radius of 116.08 feet, through a central angle of $158^{\circ}29'04''$, and an arc distance of 321.09 feet to a point of non-tangency;

THENCE South $01^{\circ}50'08''$ East, a distance of 315.49 feet;

THENCE South $88^{\circ}09'52''$ West, a distance of 103.71 feet;

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THENCE South 43°09'52" West, a distance of 276.44 feet;

THENCE South 01°50'08" East, a distance of 618.62 feet to the POINT OF BEGINNING;

Said lands lying in the City of Hallandale Beach, Broward County, Florida and containing 2,378,462 square feet (54.6020 acres), more or less.

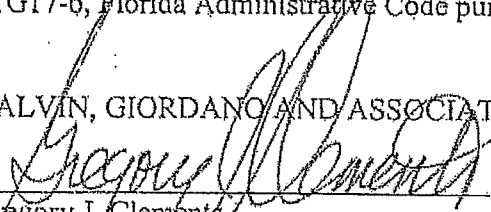
NOTES:

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 South line of the SE ¼ of Section 27-51-42 having a bearing of South 88°01'22" West.
4. The description contained herein and the attached sketch, do not represent a field Boundary Survey.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: that this "SKETCH AND LEGAL DESCRIPTION" of the property shown hereon is true and correct to the best of my knowledge and belief as recently drawn under my supervision. This sketch and legal description complies with the Minimum Technical Standards set forth by the Florida State Board of Professional Surveyors and Mappers in Chapter 61G17-6, Florida Administrative Code pursuant to 472.027 Florida Statutes.

CALVIN, GIORDANO AND ASSOCIATES, INC.


Gregory J. Clements

Date: 2-23-07

Professional Surveyor and Mapper
Florida Registration Number LS 4479

Prepared By:

CALVIN, GIORDANO AND ASSOCIATES, INC.

1800 Eller Drive, Suite 600

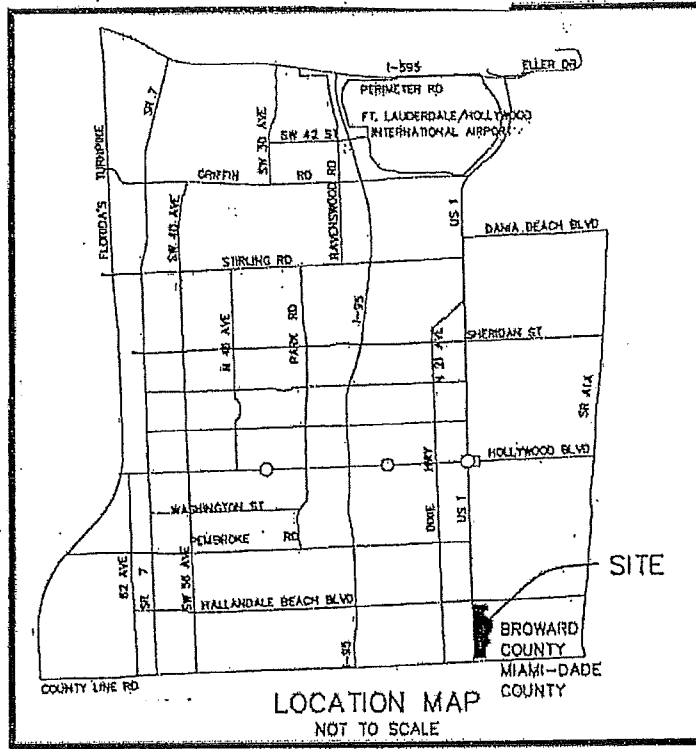
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SKETCH TO ACCOMPANY LEGAL DESCRIPTION VILLAGE AT GULFSTREAM PARK



INDEX

- SHEETS 1-4 - LEGAL DESCRIPTION AND NOTES
- SHEET 5 - LOCATION AND KEY MAPS
- SHEETS 6-8 - SKETCHES



ST W/2024 GULFSTREAM PARK UWS GULFVILLAGE
 ST W/2024 GULFSTREAM PARK UWS GULFVILLAGE

| | | | | |
|--|--|--------------------|-----------------------|---|
| | Calvin, Giordano & Associates, Inc. Engineers Surveyors Planners 1000 Eller Drive, Suite 800 Fort Lauderdale, Florida 33310 Phone: 954.921.7701 Fax 954.921.8807 Certificate of Authorization 6781 | SCALE N.T.S. | PROJECT No 04-2824 | SHEET <b style="font-size: 2em;">5 |
| | | DATE 07/05/2005 | CAD FILE SEE LEFT | OF 8 |

GULFSTREAM PARK RACING ASSOCIATION, INC.
 CITY OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDA
 CITY OF AVENTURA, MIAMI-DADE COUNTY, FLORIDA

SKETCH TO ACCOMPANY LEGAL DESCRIPTION VILLAGE AT GULFSTREAM PARK



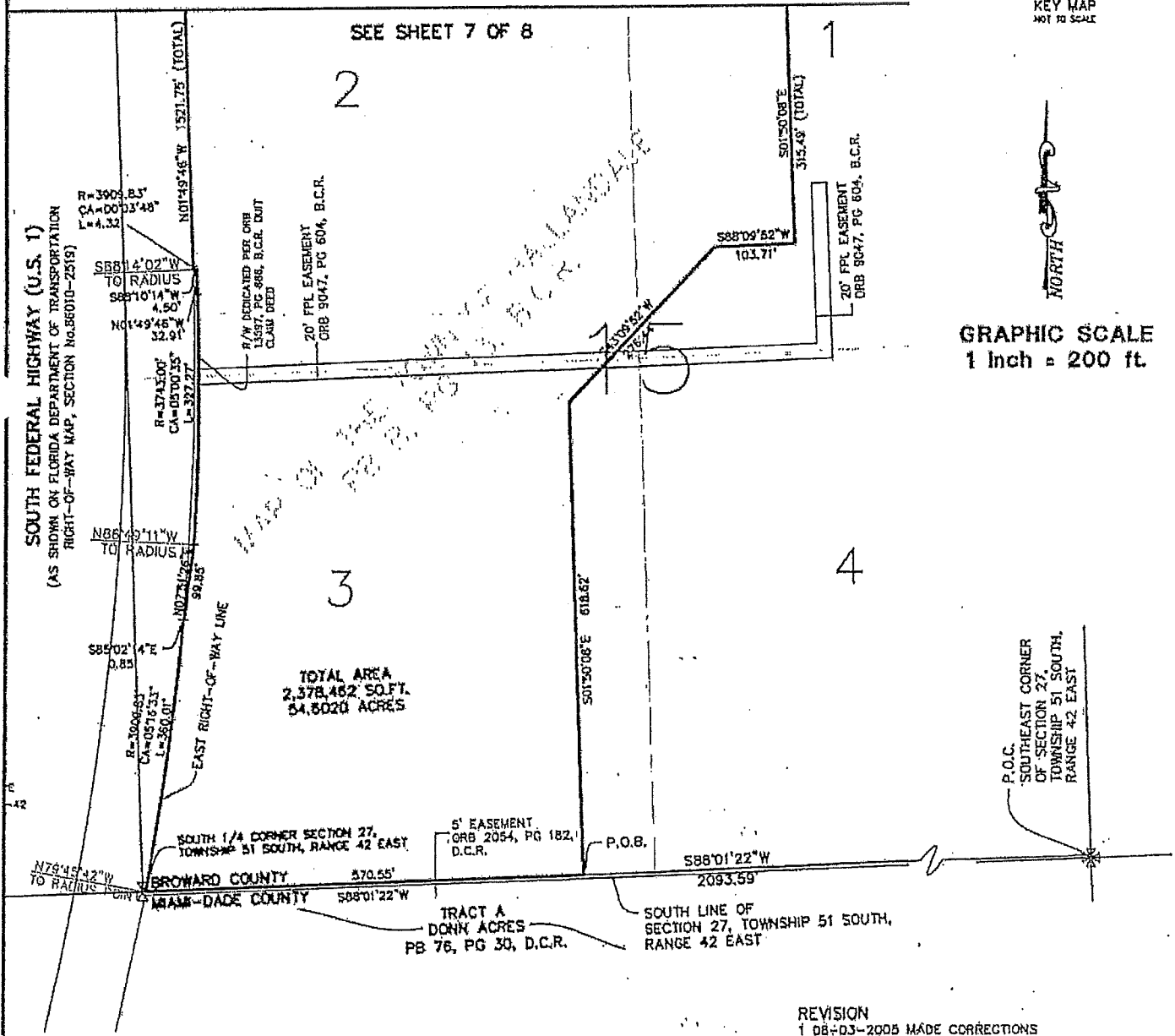
LEGEND:

- | | | | | | |
|-------|---|---------------------------|--------|---|-----------------------|
| BCR | = | Broward County Records | P | = | Plot |
| CA | = | Central Angle | PB | = | Plat Book |
| CL | = | Centerline | PG | = | Page |
| D | = | Deed | P.O.B. | = | Point of Beginning |
| DB | = | Deed Book | P.O.C. | = | Point of Commencement |
| DCR | = | Miami-Dade County Records | R | = | Radius |
| FB/PG | = | Field Book and Page | RCE | = | Range |
| FPL | = | Florida Power and Light | R/W | = | Right-of-Way |
| ID | = | Identification | SEC | = | Section |
| L | = | Length | SO.FT. | = | Square Feet |
| LB | = | Licensed Business | TWP | = | Township |
| ORB | = | Official Records Book | | | |

KEY MAP
NOT TO SCALE

GRAPHIC SCALE
1 inch = 200 ft.

P. APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF BROWARD, FLORIDA, ON 07/05/2005 AT 10:00 AM.



REVISION

- 1 08-03-2005 MADE CORRECTIONS
- 2 09-26-2005 REVISED BOUNDARY
- 3 05-22-2006 CORRECTED AREA SHEETS 7 & 8
- 4 02-27-2007 REVISED BOUNDARY



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| SCALE | PROJECT No | SHEET 6 OF 8 |
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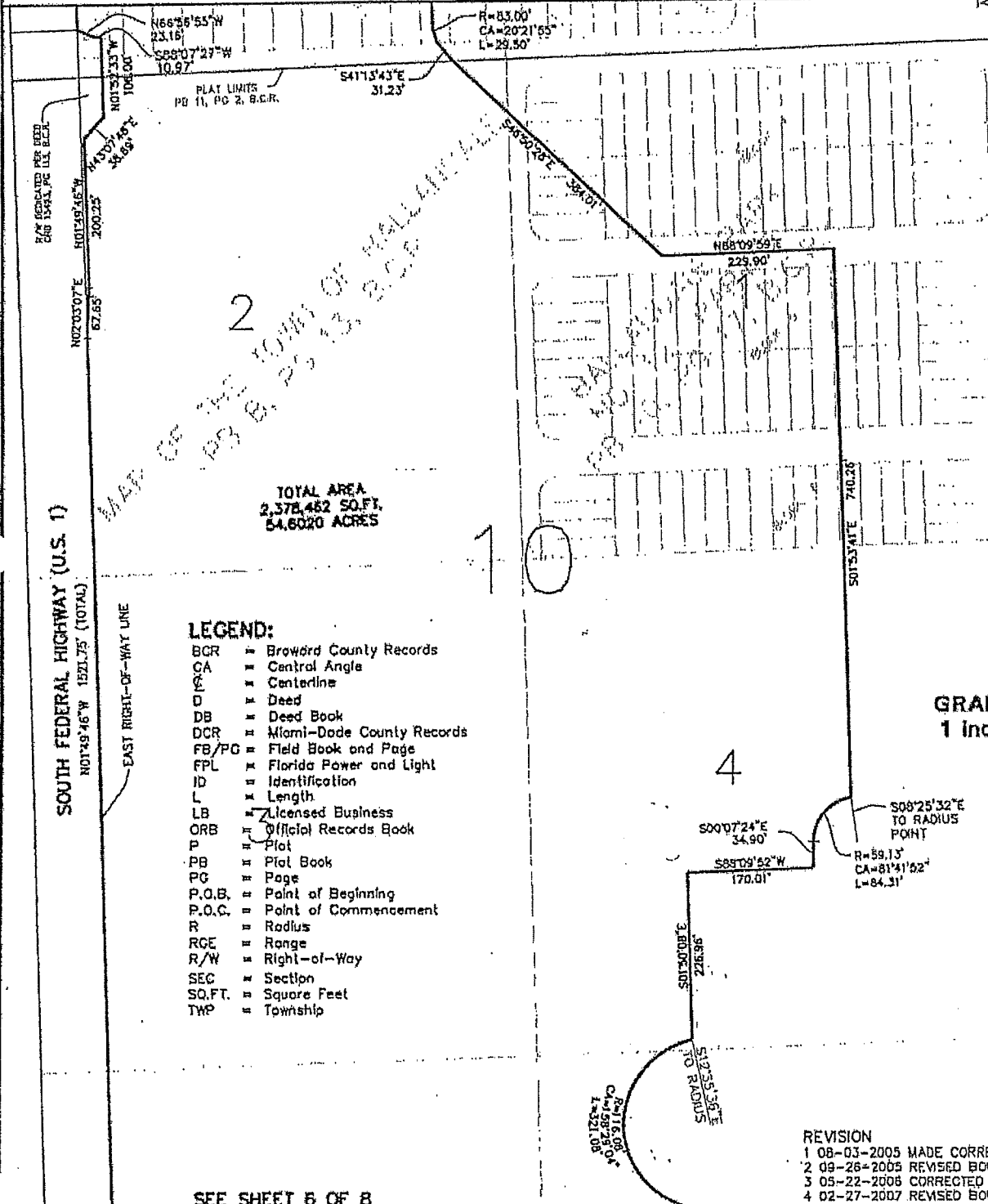
SKETCH TO ACCOMPANY LEGAL DESCRIPTION VILLAGE AT GULFSTREAM PARK

SEE SHEET 8 OF 8



KEY MAP
NOT TO SCALE

VILLAGE AT GULFSTREAM PARK SURVEY VILLAGE AT GULFSTREAM PARK, DING GULLAVIU



TOTAL AREA
2,378,482 SQ.FT.
54,6020 ACRES

LEGEND:

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7
OF
8

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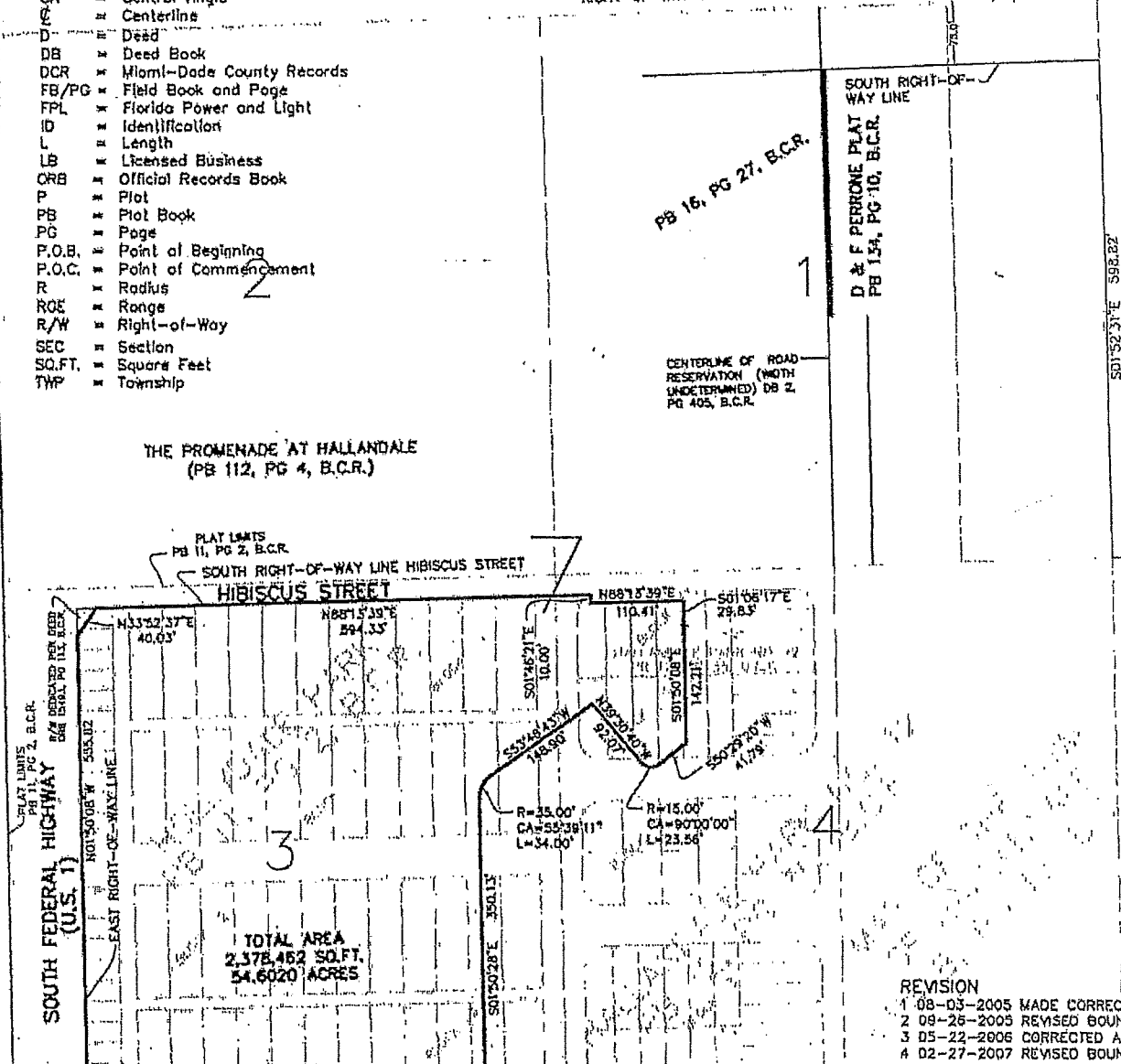
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HALLANDALE BEACH BOULEVARD
(AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION
RIGHT-OF-WAY MAP FOR STATE ROAD 824, SECTION No.85200-2102)

KEY MAP
NOT TO SCALE

1. 47-02-24 GULFSTREAM PARK VE 1 (S.E. 1/4) 104-2024- V-30-VILLAGE GULFSTREAM PARK.DWG GULAVIUS



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SEE SHEET 7 OF 8



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