

Exhibit A

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

LEASE AGREEMENT

575-060-33
RIGHT OF WAY
OGC – 08/09
Page 1 of 6

ITEM/SEGMENT NO.: 227342-1 & 227414-1

MANAGING DISTRICT: Four

F.A.P. NO.: N/A

STATE ROAD NO.: A1A

COUNTY: Broward

PARCEL NO.: Excess Parcel: 7181

THIS **AGREEMENT**, made this _____ day of _____, _____, by and between the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, (hereinafter called the Lessor), and City of Hollywood, a Florida municipality.
2600 Hollywood Boulevard, Hollywood, Florida 33020
(hereinafter called the Lessee).

WITNESSETH:

In consideration of the mutual covenants contained herein, the parties agree as follows:

1. Property and Term. Lessor does hereby lease unto Lessee the property described in Exhibit "A", attached and made a part hereof, for a term of ten (10) years beginning _____ and ending _____. This Lease may be renewed for an additional ten (10) years term at Lessee's option, subject to the rent adjustment as provided in Paragraph 3 below. Lessee shall provide Lessor one hundred eighty (180) days advanced written notice of its exercise of the renewal option.

If Lessee holds over and remains in possession of the property after the expiration of the term specified in this Lease, or any renewals of such term, Lessee's tenancy shall be considered a tenancy at sufferance, subject to the same terms and conditions as herein contained in this Lease.

This Lease is subject to all utilities in place and to the maintenance thereof as well as any other covenants, easements, or restrictions of record.

This Lease shall be construed as a lease of only the interest, if any, of Lessor, and no warranty of title shall be deemed to be given herewith.

2. Use. The leased property shall be used solely for the purpose of a pet-friendly walking path. If the property is used for any other purpose, Lessor shall have the option of immediately terminating this Lease. Lessee shall not permit any use of the property in any manner that would obstruct or interfere with any transportation facilities.

Lessee will further use and occupy the leased property in a careful and proper manner, and not commit any waste thereon. Lessee will not cause, or allow to be caused, any nuisance or objectionable activity of any nature on the property. Lessee will not use or occupy said property for any unlawful purpose and will, at Lessee's sole cost and expense, conform to and obey any present or future ordinances and/or rules, regulations, requirements, and orders of governmental authorities or agencies respecting the use and occupation of the leased property.

Any activities in any way involving hazardous materials or substances of any kind whatsoever, either as those terms may be defined under any state or federal laws or regulations, or as those terms are understood in common usage, are specifically prohibited. The use of petroleum products, pollutants, and other hazardous materials on the leased property is prohibited. Lessee shall be held responsible for the performance of and payment for any environmental remediation that may be necessary, as determined by the Lessor, within the leased property. If any contamination either spread to or was released onto adjoining property as a result of Lessee's use of the leased property, the Lessee shall be held similarly responsible. The Lessee shall indemnify, defend, and hold harmless the Lessor from any claim, loss, damage, costs, charge, or expense arising out of any such contamination.

3. Rent. Lessee shall pay to Lessor as rent, on or before the first day of each rent payment period, the sum of N/A plus applicable tax, for each N/A of the term. If this Lease is terminated prior to the end of any rent payment period, the unearned portion of any rent payment, less any other amounts that may be owed to Lessor, shall be refunded to Lessee. Lessee shall pay any and all state, county, city, and local taxes that may be due during the term hereof, including any real property taxes. Rent payments shall be made payable to the Florida Department of Transportation and shall be sent to Florida Department of Transportation, Attn: Property Management, 3400 W. Commercial Boulevard, Fort Lauderdale, FL 33309. Lessor reserves the right to review and adjust the rental fee biannually and at renewal to reflect market conditions. Any installment of rent not received within ten (10) days after the date due shall bear interest at the highest rate allowed by law from the due date thereof, per Section 55.03(1), Florida Statutes. This provision shall not obligate Lessor to accept late rent payments or provide Lessee a grace period.

4. Improvements. No structures or improvements of any kind shall be placed upon the property without the prior written approval of the District Secretary for District Four of Lessor. Any such structures or improvements shall be constructed in a good and workmanlike manner at Lessee's sole cost and expense. Subject to any landlord lien, any structures or improvements

Exhibit A

constructed by Lessee shall be removed by Lessee, at Lessee's sole cost and expense, by midnight on the day of termination of this Lease and the leased property restored as nearly as practical to its condition at the time this Lease is executed. Portable or temporary advertising signs are prohibited.

Lessee shall perform, at the sole expense of Lessee, all work required in the preparation of the leased property for occupancy by Lessee, in the absence of any special provision herein contained to the contrary; and Lessee does hereby accept the leased property as now being in fit and tenable condition for all purposes of Lessee.

Lessor reserves the right to inspect the property and to require whatever adjustment to structures or improvements as Lessor, in its sole discretion, deems necessary. Any adjustments shall be done at Lessee's sole cost and expense.

5. Maintenance. Lessee shall keep and maintain the leased property and any building or other structure, now or hereafter erected thereon, in good and safe condition and repair at Lessee's own expense during the existence of this Lease, and shall keep the same free and clear of any and all grass, weeds, brush, and debris of any kind, so as to prevent the same from becoming dangerous, inflammable, or objectionable. Lessor shall have no duty to inspect or maintain any of the leased property or buildings, and other structures thereon, during the term of this Lease; however, Lessor shall have the right, upon twenty-four (24) hours notice to Lessee, to enter the leased property for purposes of inspection, including conducting an environmental assessment. Such assessment may include: surveying; sampling of building materials, soil, and groundwater; monitoring well installations; soil excavation; groundwater remediation; emergency asbestos abatement; operation and maintenance inspections; and, any other actions which may be reasonable and necessary. Lessor's right of entry shall not obligate inspection of the property by Lessor, nor shall it relieve the Lessee of its duty to maintain the leased property. In the event of emergency due to a release or suspected release of hazardous waste on the property, Lessor shall have the right of immediate inspection, and the right, but not the obligation, to engage in remedial action, without notice, the sole cost and expense of which shall be the responsibility of the Lessee.

6. Indemnification. (select applicable paragraph)

Lessee is a Governmental Agency

To the extent provided by law, Lessee shall indemnify, defend, and hold harmless the Lessor and all of its officers, agents, and employees from any claim, loss, damage, cost, charge, or expense arising out of any act, error, omission, or negligent act by Lessee, its agents, or employees, during the performance of the Lease, except that neither Lessee, its officers, agents, or employees will be liable under this paragraph for any claim, loss, damage, cost, charge, or expense arising out of any act, error, omission, or negligent act by the Lessor or any of its officers, agents, or employees during the performance of the Lease.

When the Lessor receives a notice of claim for damages that may have been caused by the Lessee, the Lessor will immediately forward the claim to the Lessee. Lessee and the Lessor will evaluate the claim and report their findings to each other within fourteen (14) working days and will jointly discuss options in defending the claim. After reviewing the claim, the Lessor will determine whether to require the participation of Lessee in the defense of the claim or to require that Lessee defend the Lessor in such claim as described in this section. The Lessor's failure to promptly notify Lessee of a claim shall not act as a waiver of any right herein to require the participation in or defense of the claim by Lessee. The Lessor and Lessee will each pay its own expenses for the evaluation, settlement negotiations, and trial, if any.

Lessee is not a Governmental Agency

Lessee shall indemnify, defend, save, and hold harmless Lessor, its agent, officers, and employees, from any losses, fines, penalties, costs, damages, claims, demands, suits, and liabilities of any nature, including attorney's fees, (including regulatory and appellate fees), arising out of or because of any acts, action, neglect, or omission by Lessee, or due to any accident, happening, or occurrence on the leased property or arising in any manner from the exercise or attempted exercise of Lessee's rights hereunder whether the same regards person or property of any nature whatsoever, regardless of the apportionment of negligence, unless due to the sole negligence of Lessor.

Lessee's obligation to indemnify, defend and pay for the defenses or at Lessor's option, to participate, and to associate with the Lessor in the defense and trial of any claim and any related settlement negotiations, shall be triggered by the Lessor's notice of claim for indemnification to Lessee. Lessee's inability to evaluate liability or its evaluation of liability shall not excuse Lessee's duty to defend and indemnify within seven days after such notice by the Lessor is given by registered mail. Only an adjudication or judgment after the highest appeal is exhausted specifically finding the Lessor solely negligent shall excuse performance of this provision by Lessee. Lessee shall pay all costs and fees related to this obligation and its enforcement by Lessor. Lessor's failure to notify Lessee of claim shall not release Lessee of the above duty to defend.

7. Insurance. Lessee at its expense, shall maintain at all times during the term of this Lease, public liability insurance protecting Lessor and Lessee against any and all claims for injury and damage to persons and property, and for the loss of life or property occurring in, on, or about the property arising out of the act, negligence, omission, nonfeasance, or malfeasance of Lessee, its employees, agents, contractors, customers, licensees, and invitees. Such insurance shall be carried in a minimum amount of not less than N/A (\$ 0.00) for bodily injury or death to any one person or any number of persons in any one occurrence and not less than N/A (\$ 0.00) for property damage, or a combined

Exhibit A

coverage of not less than N/A (\$ 0.00). All such policies shall be issued by companies licensed to do business in the State of Florida and all such policies shall contain a provision whereby the same cannot be canceled or modified unless Lessor is given at least sixty (60) days prior written notice of such cancellation or modification. Lessee shall provide Lessor certificates showing such insurance to be in place and showing Lessor as additional insured under the policies. If self-insured or under a risk management program, Lessee represents that such minimum coverage for liability will be provided for the leased property.

Lessor may require the amount of any public liability insurance to be maintained by Lessee be increased so that the amount thereof adequately protects Lessor's interest. Lessee further agrees that it shall during the full term of this Lease and at its own expense keep the leased property and any improvements thereon fully insured against loss or damage by fire and other casualty. Lessee also agrees that it shall during the full term of this Lease and at its own expense keep the contents and personal property located on the leased property fully insured against loss or damage by fire or other casualty and does hereby release and waive on behalf of itself and its insurer, by subrogation or otherwise, all claims against Lessor arising out of any fire or other casualty whether or not such fire or other casualty shall have resulted in whole or in part from the negligence of the Lessor.

8. Eminent Domain. Lessee acknowledges and agrees that its relationship with Lessor under this Lease is one of landlord and tenant and no other relationship either expressed or implied shall be deemed to apply to the parties under this Lease. Termination of this Lease for any cause shall not be deemed a taking under any eminent domain or other law so as to entitle Lessee to compensation for any interest suffered or lost as a result of termination of this Lease, including any residual interest in the Lease, or any other facts or circumstances arising out of or in connection with this Lease.

Lessee hereby waives and relinquishes any legal rights and monetary claims which it might have for full compensation, or damages of any sort, including special damages, severance damages, removal costs, or loss of business profits, resulting from Lessee's loss of occupancy of the leased property, or any such rights, claims, or damages flowing from adjacent properties owned or leased by Lessee as a result of Lessee's loss of occupancy of the leased property. Lessee also hereby waives and relinquishes any legal rights and monetary claims which it might have for full compensation, or damages of any sort as set out above, as a result of Lessee's loss of occupancy of the leased property, when any or all adjacent properties owned or leased by Lessee are taken by eminent domain proceedings or sold under the threat thereof. This waiver and relinquishment applies whether this Lease is still in existence on the date of taking or sale; or has been terminated prior thereto.

9. Miscellaneous.

a. This Lease may be terminated by Lessor immediately, without prior notice, upon default by Lessee hereunder, and may be terminated by either party, without cause upon thirty (30) days prior written notice to the other party.

b. In addition to, or in lieu of, the terms and conditions contained herein, the provisions of any Addendum of even date herewith which is identified to be a part hereof is hereby incorporated herein and made a part hereof by this reference. In the event of any conflict between the terms and conditions hereof and the provisions of the Addendum(s), the provisions of the Addendum(s) shall control, unless the provisions thereof are prohibited by law.

c. Lessee acknowledges that it has reviewed this Lease, is familiar with its terms, and has had adequate opportunity to review this Lease with legal counsel of Lessee's choosing. Lessee has entered into this Lease freely and voluntarily. This Lease contains the complete understanding of the parties with respect to the subject matter hereof. All prior understandings and agreements, oral or written, heretofore made between the parties and/or between Lessee and the previous owner of the leased property and landlord of Lessee are merged in this Lease, which alone, fully and completely expresses the agreement between Lessee and Lessor with respect to the subject matter hereof. No modification, waiver, or amendment of this Lease or any of its conditions or provisions shall be binding upon Lessor or Lessee unless in writing and signed by both parties.

d. Lessee shall not sublet the property or any part thereof, nor assign this Lease, without the prior consent in writing of the Lessor; this Lease is being executed by Lessor upon the credit and reputation of Lessee. Acceptance by Lessor of rental from a third party shall not be considered as an assignment or sublease, nor shall it be deemed as constituting consent of Lessor to such an assignment or sublease.

e. Lessee shall be solely responsible for all bills for electricity, lighting, power, gas, water, telephone, and telegraph services, or any other utility or service used on the property.

f. This Lease shall be governed by the laws of the State of Florida, and any applicable laws of the United States of America.

g. All notices to Lessor shall be sent to the address for rent payments and all notices to Lessee shall be sent to:
City of Hollywood, 2600 Hollywood Boulevard, Hollywood, Florida 33020

Exhibit A

IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed, the day and year first above written.

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

City of Hollywood
Lessee (Company Name, if applicable)

By: _____
District Secretary

BY: _____

Gerry O'Reilly, P.E.
Print Name

Print Name

Attest: _____

Title: _____

Name/Title: Alia E. Chanel, Executive Secretary

Attest: _____ (SEAL)

LEGAL REVIEW:

Print Name

District Counsel

Title: _____

Elizabeth Quintana, Senior Attorney
Print Name

ADDENDUM

This is an Addendum to that certain Lease Agreement between the City of Hollywood, a Florida municipality, 2600 Hollywood Boulevard, Hollywood, Florida 33020

and the State of Florida Department of Transportation dated the _____ day of _____, _____. In addition to the provisions contained in said Agreement, the following terms and conditions shall be deemed to be a part thereof pursuant to Paragraph 9 (b) of said Agreement:

1. Lessee acknowledges that the use of the property for a pet-friendly walking path does not constitute its use as a Federal Highway Administration's Section 4(f) property as per 23 CFR 774.135. Therefore, no 4F funding shall be requested in relation to the leased property.
2. All proposed features within the leased property shall require a permit issued from the Department's Permit Office.
3. Lessor retains its rights to enter onto the leased property for the purposes of inspections and maintenance of its features. Including but not limited to drainage, bridge inspection, etc.
4. In the event that Lessee's features/improvements obstruct, hinder, or otherwise encumber the Lessor's aforementioned maintenance, the Lessee will be responsible for the removal, restoration, and replacement of their features/improvements as needed until the completion of Lessor's work.
5. In the event of damage to Lessee's elements as a result of deterioration of Lessor's infrastructure, Lessee will be responsible for restoration/replacement of their features/improvements.
6. Lessee acknowledges that there may be a future need to modify, relocate, or remove their improvements in order for the Lessor to implement flooding mitigation efforts on the adjacent corridor.
7. Lessee agrees that all FDOT inlets shall remain properly protected from sediment runoff during all construction activities. Lessee further agrees that pollutant retardant structures will be placed inside FDOT curb inlets on the western side of SR A1A and will provide a protection plan during construction and a maintenance plan post-construction.
8. Lessee agrees to coordinate with Broward County Transit for the placement of any planned transit stops.
9. Portions of the leased property are within a wildlife-sensitive lighting area. Lessee agrees that any planned lighting improvements will be evaluated to confirm that there will be no impact to the wildlife.
10. This lease is subject to all utilities remaining in place and in use or relocated at the expense of Lessee.
11. Lessee acknowledges that the leased property cannot be and is not being used for site plan approval in conjunction with any development order, permits, or any other governmental requirements.
12. Any changes in the use of or improvements/alterations made on or to the leased property shall require a permit issued from Lessor's Permits Office and/or a lease amendment, as applicable. Lessor will advise Lessee of the appropriate document upon request.
13. Lessee acknowledges that the leased property cannot be and is not being used to obtain any grant, award, donation, endowment, subsidy, or allotment for any reason, whether repayable or non-repayable.
14. Lessee agrees that this lease shall not be recorded in the public records without the express written consent of the Lessor.
15. Lessee agrees to provide Lessor with a copy of any local, state, or federal permit(s) obtained that include the leased area.
16. Nothing is permitted to be discharged into drains/inlets on or adjacent to the leased property, if applicable.

[Signatures on the following page]

Exhibit A

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

City of Hollywood
Lessee (Company Name, if applicable)

By: _____
District Secretary

BY: _____

Gerry O' Reilly, P.E.
Print Name

Print Name

Attest: _____

Title: _____

Name/Title: Alia E. Chanel, Executive Secretary

Attest: _____ (SEAL)

LEGAL REVIEW:

Print Name

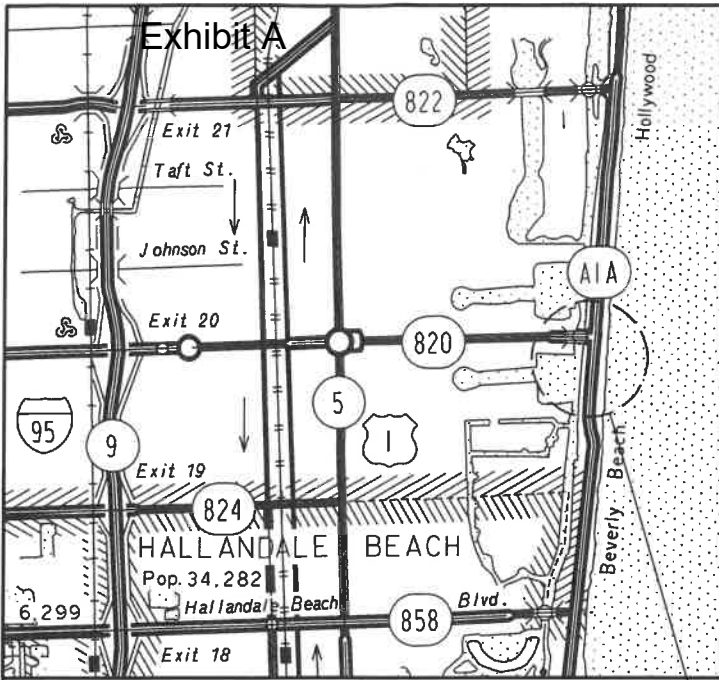
District Counsel

Title: _____

Elizabeth S. Quintana, Senior Attorney
Print Name

Exhibit A

EXHIBIT "A"



TWP. 51 S.

LEGEND

- B = BASELINE
- EXIST. = EXISTING
- F.P. = FINANCIAL PROJECT
- L = LENGTH
- (P) = PLAT
- P.B. = PLAT BOOK
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- REF. = REFERENCE
- RGE. = RANGE
- R/W = RIGHT OF WAY
- RGE. = RANGE
- SEC. = SECTION
- S.R. = STATE ROAD
- ST. = STREET
- STA. = STATION
- S.W. = SOUTHWEST
- TWP. = TOWNSHIP



RGE. 42 E.
VICINITY MAP **PARCEL LOCATION**
 NOT TO SCALE

GENERAL NOTES:

1. BEARINGS AND COORDINATES ARE RELATIVE TO THE STATE PLANE COORDINATES, FLORIDA EAST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT 1990. A BEARING OF NORTH 04°41'23" WEST HAS BEEN ESTABLISHED BETWEEN POINTS BLC1 & BLC2, AS SHOWN ON THE P.N.C. SHEETS FOR FDOT CONTROL SURVEY MAP SECTION 86030-1500.

NAME	NORTHING	EASTING	STAMPING
BLC1	597,670.959	945,371.907	AIA 86 11 CO1
BLC2	599,629.118	945,211.270	AIA 86 11 CO2

2. THIS SKETCH EXISTS SOLELY FOR THE PURPOSE OF ILLUSTRATING THE LEGAL DESCRIPTION TO WHICH IT IS ATTACHED.

3. ALL DIMENSIONS ARE CALCULATED UNLESS OTHERWISE NOTED.

4.  HATCHED AREA TO BE LEASED = 1.121 ACRES ±

STATE OF FLORIDA
 DEPARTMENT OF TRANSPORTATION
 SURVEYING AND MAPPING
 3400 WEST COMMERCIAL BLVD.
 FT. LAUDERDALE, FL 33309
 (954) 777-4560

Vault\vrwmapping\parcel sketch\86030-1500\vrps1.dgn

**FLORIDA DEPARTMENT OF TRANSPORTATION
 PARCEL SKETCH - THIS IS NOT A SURVEY**

STATE ROAD NO. A1A (SOUTH OCEAN DRIVE)

BROWARD COUNTY

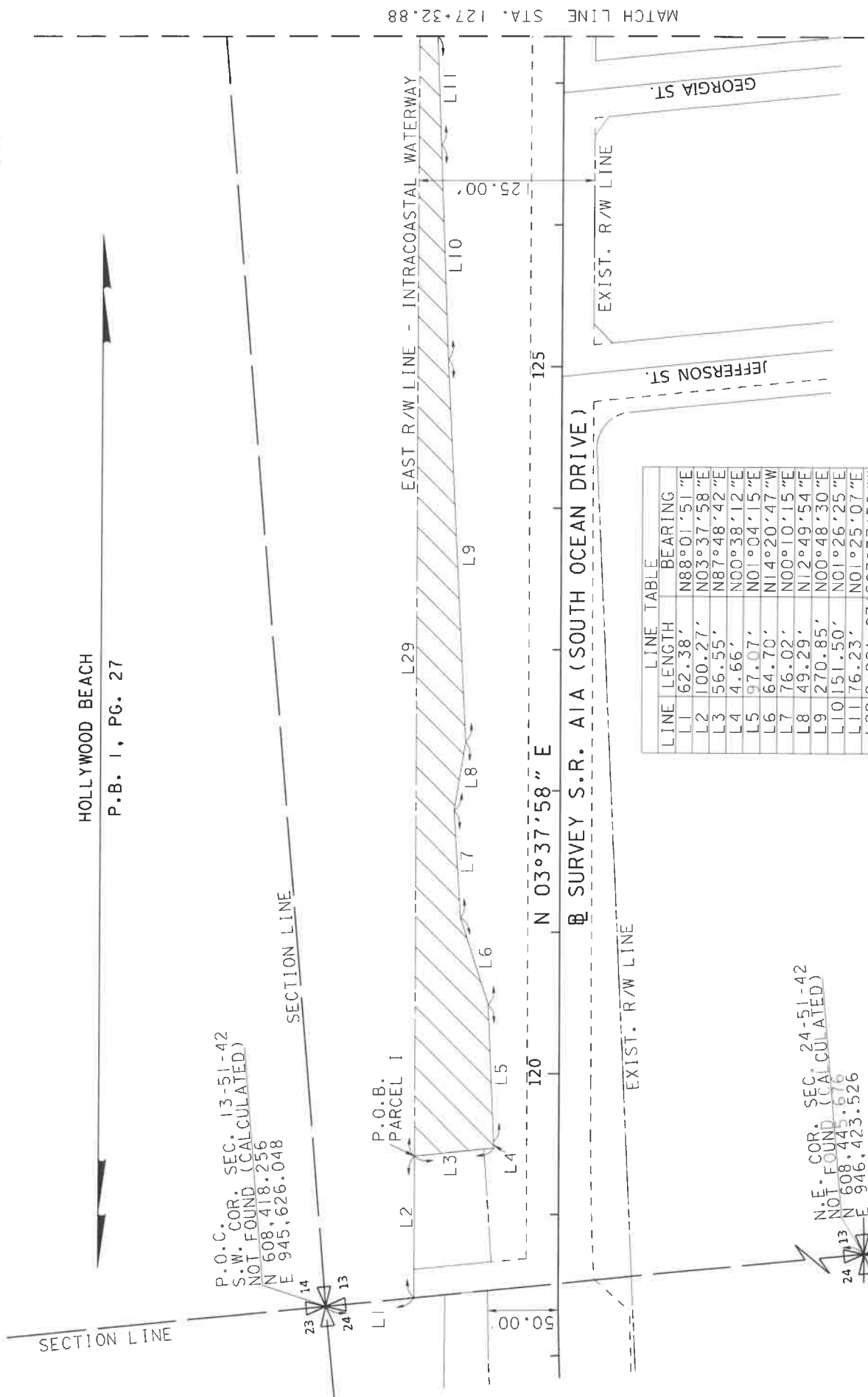
REVISE GEOMETRY	BAIN	11/09/22	BY	DATE	PREPARED BY:	SCALE:
			DRAWN	BAIN	01/25/22	FDOT DISTRICT 4
			CHECKED	RODRIGUEZ	01/25/22	N/A
REVISION	BY	DATE	F.P. NO. N/A		SECTION 86030-1500	SHEET 1 OF 7

EXHIBIT "A"

CITY OF HOLLYWOOD

Exhibit A

SEC. 13, TWP. 51S., RGE. 42E
SCALE 1"=100'



P.O.C. COR. SEC. 13-51-42
S.W. COR. (CALCULATED)
NOT FOUND
N 608.418.256
E 945.626.048

P.O.B.
PARCEL I

N.E. COR. SEC. 24-51-42
NOT FOUND (CALCULATED)
N 608.445.616
E 946.423.526

LINE	LENGTH	BEARING
L1	62.38'	N88°01'51"E
L2	100.27'	N03°37'58"E
L3	56.55'	N87°48'42"E
L4	4.66'	N00°38'12"E
L5	97.07'	N01°04'15"E
L6	64.70'	N14°20'47"W
L7	76.02'	N00°10'15"E
L8	49.29'	N12°49'54"E
L9	270.85'	N00°48'30"E
L10	151.50'	N01°26'25"E
L11	76.23'	N01°25'07"E
L29	2,201.07'	S03°37'58"W

MATCH LINE STA. 127+32.88

Vault:\r\nmwppl\mg\parcel sketch\86030-1500\rv\ps1.dgn

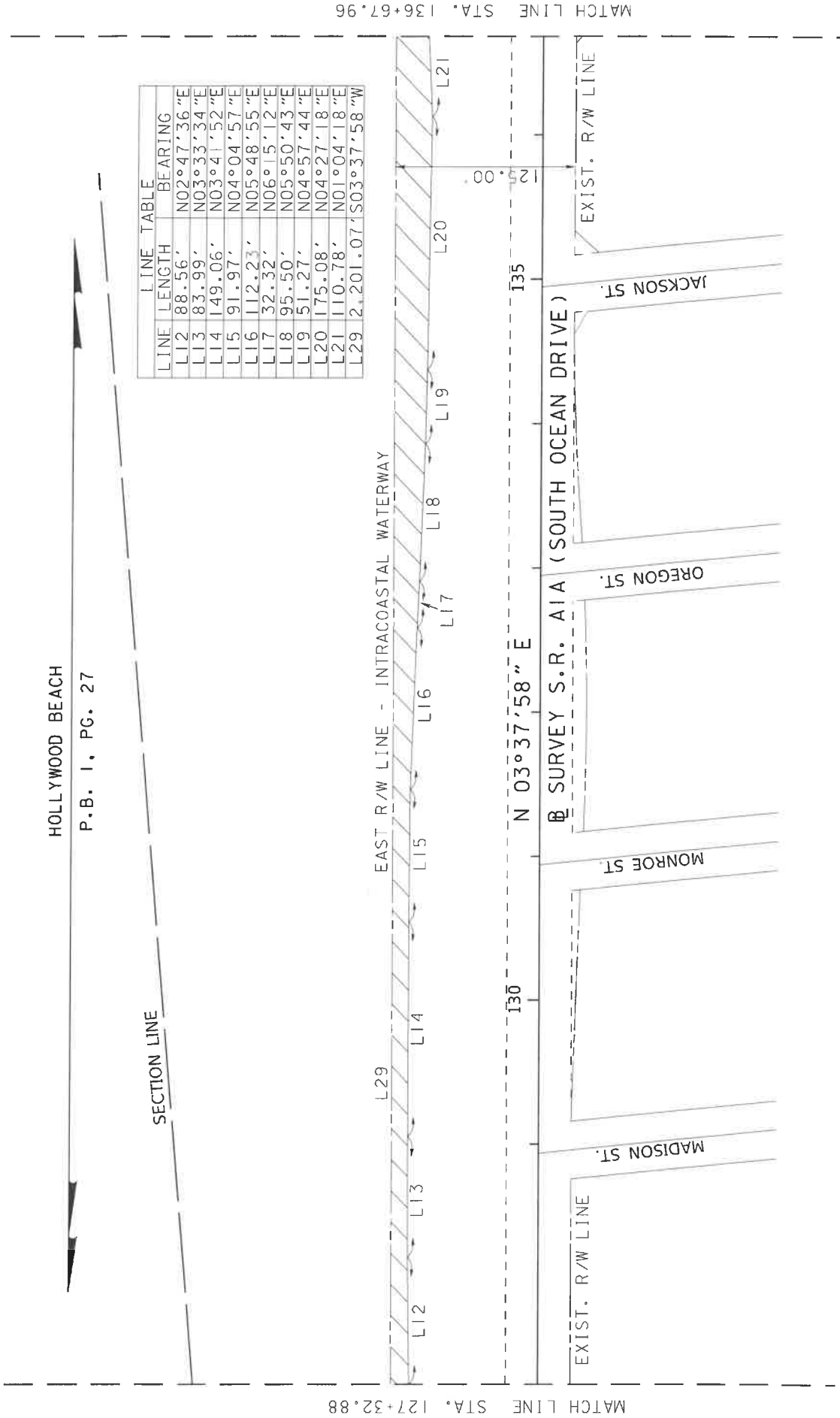
FLORIDA DEPARTMENT OF TRANSPORTATION		STATE ROAD NO. A1A (SOUTH OCEAN DRIVE)		BROWARD COUNTY	
PARCEL SKETCH		DRAWN BY: BAIN		PREPARED BY: FDOT DISTRICT 4	
NOT A SURVEY		CHECKED: RODRIGUEZ		SCALE: 1"=100'	
REVISION		DATE		SECTION 86030-1500	
BY: BAIN		11/09/22		SHEET 2 OF 7	
BY: RODRIGUEZ		01/25/22		F.P. NO.	

EXHIBIT "A"

CITY OF HOLLYWOOD

SEC. 13, TWP. 51S., RGE. 42E
SCALE 1"=100'

Exhibit A



LINE	LENGTH	BEARING
L12	88.56'	N02°47'36"E
L13	83.99'	N03°33'34"E
L14	149.06'	N03°41'52"E
L15	91.97'	N04°04'57"E
L16	112.23'	N05°48'55"E
L17	32.32'	N06°15'12"E
L18	95.50'	N05°50'43"E
L19	51.27'	N04°57'44"E
L20	175.08'	N04°27'18"E
L21	110.78'	N01°04'18"E
L29	2,201.07'	S03°37'58"W

\\va\1\m\mapping\parcel\ekr\ch\86030-1500\wpss2.dgn

**FLORIDA DEPARTMENT OF
TRANSPORTATION
PARCEL SKETCH
NOT A SURVEY**

STATE ROAD NO. A1A (SOUTH OCEAN DRIVE)

BROWARD COUNTY

REVISION	BY	DATE	PREPARED BY:	SCALE:
REVISION	BAIN	11/09/22	FDOT DISTRICT 4	1"=100'
CHECKED	RODRIGUEZ	01/25/22	F.P. NO.	SECTION 86030-1500
			SHEET 3 OF 7	

MATCH LINE STA. 127+32.88

MATCH LINE STA. 136+67.96

EXHIBIT "A"

CITY OF HOLLYWOOD

Exhibit A

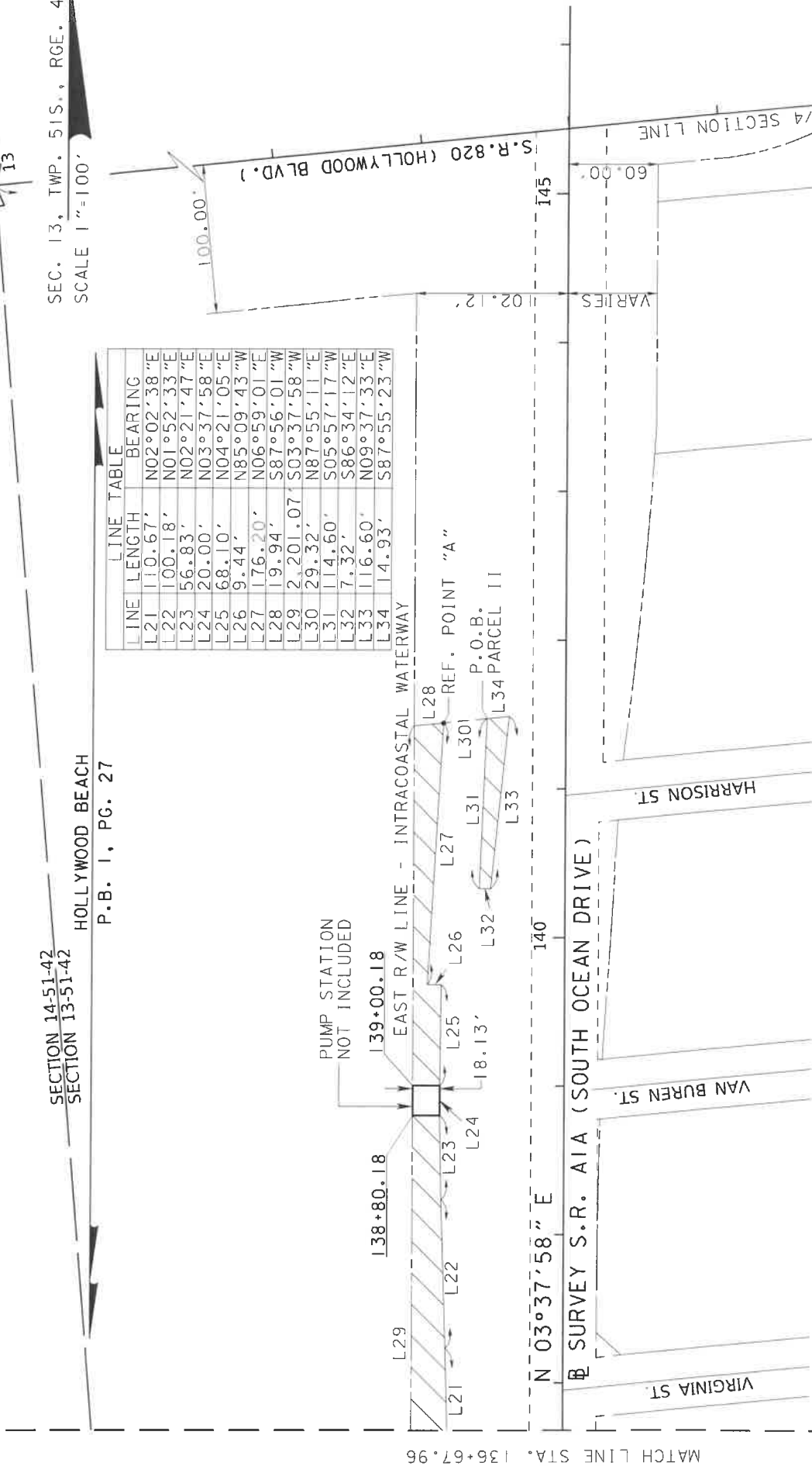
E. 1/4 COR. SEC. 14-51-42
NOT FOUND (CALCULATED)
N 611.097.275
E 945.574.225

SECTION 14-51-42
SECTION 13-51-42

SEC. 13, TWP. 51S., RGE. 42E
SCALE 1"=100'

HOLLYWOOD BEACH
P.B. 1, PG. 27

LINE	LENGTH	BEARING
L21	110.67'	N02°02'38"E
L22	100.18'	N01°52'33"E
L23	56.83'	N02°21'47"E
L24	20.00'	N03°37'58"E
L25	68.10'	N04°21'05"E
L26	9.44'	N85°09'43"W
L27	176.20'	N06°59'01"E
L28	19.94'	S87°56'01"W
L29	2201.07'	S03°37'58"W
L30	29.32'	N87°55'11"E
L31	114.60'	S05°57'17"W
L32	7.32'	S86°34'12"E
L33	116.60'	N09°37'33"E
L34	14.93'	S87°55'23"W



FLORIDA DEPARTMENT OF
TRANSPORTATION
PARCEL SKETCH
NOT A SURVEY

STATE ROAD NO. A1A (SOUTH OCEAN DRIVE)

BROWARD COUNTY

SCALE:
1"=100'

PREPARED BY:
FDOT DISTRICT 4

BY	DATE
BAIN	01/25/22
CHECKED	RODRIGUEZ
DATE	01/25/22

REVISE GEOMETRY	BAIN	11/09/22
REVISION	BY	DATE

F.P. NO. SECTION 86030-1500

SHEET 4 OF 7

\\fl01t\mapping\parcel_sketch\86030-1500\wpj\3-dgn

Exhibit A

EXHIBIT "A"

Parcel I

A parcel of land located in Section 13, Township 51 South, Range 42 East; more particularly described as follows:

COMMENCE in the Southwest corner of said Section 13, Thence, North 88°01'51" East along the South section line of said Section 13, a distance of 62.38 feet; Thence, North 03°37'58" East, a distance of 100.27 feet to the POINT OF BEGINNING and also being a point along the East right of way line for the Intracoastal Waterway as shown on the Florida Department of Transportation Right of Way Control Survey Section 86030-1500; Thence, North 87°48'42" East, a distance of 56.55 feet; Thence, North 00°38'12" East, a distance of 4.66 feet; Thence North 01°04'15" East, a distance of 97.07 feet; Thence North 14°20'47" West, a distance of 64.70 feet; Thence North 00°10'15" East, a distance of 76.02 feet; Thence North 12°49'54" East, a distance of 49.29 feet; Thence North 00°48'30" East, a distance of 270.85 feet; Thence North 01°26'25" East, a distance of 151.50 feet; Thence North 01°25'07" East, a distance of 76.23 feet; Thence North 02°47'36" East, a distance of 88.56 feet; Thence North 03°33'34" East, a distance of 83.99 feet; Thence North 03°41'52" East, a distance of 149.06 feet; Thence North 04°04'57" East, a distance of 91.97 feet; Thence North 05°48'55" East, a distance of 112.23 feet; Thence North 06°15'12" East, a distance of 32.32 feet; Thence North 05°50'43" East, a distance of 95.50 feet; Thence North 04°57'44" East, a distance of 51.27 feet; Thence North 04°27'18" East, a distance of 175.08 feet; Thence North 02°02'38" East, a distance of 110.67 feet; Thence North 01°52'33" East, a distance of 100.18 feet; Thence North 02°21'47" East, a distance of 56.83 feet; Thence North 03°37'58" East, a distance of 20.00 feet; Thence North 04°21'05" East, a distance of 68.10 feet; Thence North 85°09'43" West, a distance of 9.44 feet; Thence North 6°59'01" East, a distance of 176.20 feet to a point referenced as Point "A"; Thence, South 87°56'01" West, a distance of 19.94 feet; Thence, South 03°37'58" West, a distance of 2,201.07 feet to the POINT OF BEGINNING.

Containing 1.100 acres (47,931 square feet), more or less

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FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL SKETCH - THIS IS NOT A SURVEY

STATE ROAD NO. A1A (SOUTH OCEAN DRIVE)

BROWARD COUNTY

REVISION		BY	DATE	CHECKED	RODRIGUEZ	01/25/22	F.P. NO. N/A		SECTION 86030-1500	SHEET 5 OF 7
REVISE GEOMETRY		BAIN	11/09/22	DRAWN	BAIN	01/25/22	PREPARED BY: FDOT DISTRICT 4		SCALE: N/A	

LESS

PUMP STATION

A portion of land located in Section 13, Township 51 South, Range 42 East; said portion lying within 18.13 feet East of the Existing East Right of Way Line of the Intracoastal Waterway, between Baseline of Survey Stations 138+80.18 and 139+00.18.

Containing 363 square feet, more or less

TOGETHER WITH

Parcel II

A parcel of land located in Section 13, Township 51 South, Range 42 East; more particularly described as follows:

COMMENCE at Reference Point "A", Thence, North 87°55'23" East, a distance of 29.42 feet to the POINT OF BEGINNING. Thence, South 05°57'17" West, a distance of 114.59 feet; Thence, South 86°34'12" East, a distance of 7.32 feet; Thence, North 09°37'33" East, a distance of 116.60 feet; Thence, South 87°55'23" West, a distance of 14.93 feet to the POINT OF BEGINNING.

Containing 1,271 square feet (0.029 acres), more or less

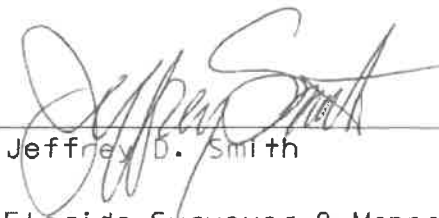
Said combined lands lying in the City of Hollywood, Broward County, Florida and containing a total of 1.121 acres (48,840 square feet), more or less.

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			FLORIDA DEPARTMENT OF TRANSPORTATION					
			PARCEL SKETCH - THIS IS NOT A SURVEY					
			STATE ROAD NO. A1A (SOUTH OCEAN DRIVE)		BROWARD COUNTY			
			BY	DATE	PREPARED BY: FDOT DISTRICT 4	SCALE: N/A		
REVISE GEOMETRY	BAIN	11/09/22	DRAWN	BAIN	01/25/22	F.P. NO. N/A	SECTION 86030-1500	SHEET 6 OF 7
REVISION	BY	DATE	CHECKED	RODRIGUEZ	01/25/22			

Exhibit A

I hereby certify that the sketch and legal description was prepared under my direction and that said sketch and legal description is in compliance with the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers, in Chapter 5J-17, Florida Administrative Code, Pursuant to Section 472.027, Florida Statutes.

 11/9/2022
 Jeffrey D. Smith Date

Florida Surveyor & Mapper No. 4805
 Florida Department of Transportation

NOT VALID WITHOUT THE ORIGINAL SIGNATURE
 AND SEAL OF A FLORIDA LICENSED SURVEYOR
 AND MAPPER.

FLORIDA DEPARTMENT OF TRANSPORTATION
 PARCEL SKETCH - THIS IS NOT A SURVEY

STATE ROAD NO. A1A (SOUTH OCEAN DRIVE)

BROWARD COUNTY

REVISE GEOMETRY
 REVISION

BAIN
 BY
 11/09/22
 DATE

DRAWN

BY
 BAIN
 DATE
 01/25/22
 CHECKED
 RODRIGUEZ
 01/25/22

PREPARED BY:
 FDOT DISTRICT 4
 F.P. NO. N/A

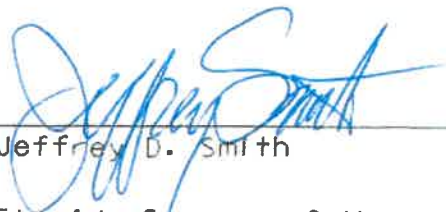
SCALE:
 N/A

SECTION 86030-1500

SHEET 6 OF 7

Exhibit A

I hereby certify that the sketch and legal description was prepared under my direction and that said sketch and legal description is in compliance with the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers, in Chapter 5J-17, Florida Administrative Code, Pursuant to Section 472.027, Florida Statutes.

 11/9/2022
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FLORIDA DEPARTMENT OF TRANSPORTATION
 PARCEL SKETCH - THIS IS NOT A SURVEY

STATE ROAD NO. A1A (SOUTH OCEAN DRIVE) BROWARD COUNTY

REVISION	BY	DATE	CHECKED	RODRIGUEZ	01/25/22	F.P. NO. N/A	SECTION 86030-1500	SHEET 6 OF 7
REVISE GEOMETRY	BAIN	11/09/22	DRAWN	BAIN	01/25/22	PREPARED BY: FDOT DISTRICT 4	SCALE: N/A	