

EXHIBIT "A"
LEGAL DESCRIPTION
OVERALL PROPERTY – WEST SIDE OF A-1-A
DIPLOMAT RESORT AND COUNTRY CLUB PLAT
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA

All of Parcel "C" and Parcel "D" of DIPLOMAT RESORT AND COUNTRY CLUB PLAT, according to the plat thereof, as recorded in Plat Book 158, Page 16, together with the North 20.00 feet of BEVERLY BEACH NO. 2, according to the plat thereof as recorded in Plat Book 40, Page 24 all of the Public Records of Broward County, Florida.

LESS that portion of said Parcel "D" described as:

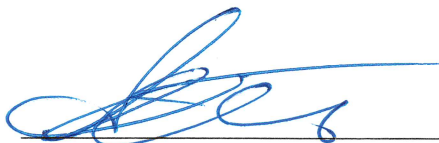
BEGIN at the Northeast corner of said Parcel "D";
THENCE Southerly along the East line of said Parcel "D" for a distance of 22.50 feet;
THENCE Westerly a distance of 141.00 feet;
THENCE Northerly a distance of 22.50 feet;
THENCE Easterly along the North line of said Parcel "D" a distance of 141.00 feet to the POINT OF BEGINNING.

Said lands lying in the City of Hollywood, Broward County,

NOTES:

1. Not valid without the signature and original raised seal of a licensed Florida Surveyor and Mapper.
2. The lands described hereon were not abstracted, by the Surveyor, for ownership, easements, rights-of-way or other matters that may appear in the Public Records of Broward County, Florida.
3. Information shown hereon does not represent a Boundary Survey

CALVIN, GIORDANO & ASSOCIATES, INC.



Date: 6/21/2023

Steven M. Watts
Professional Surveyor and Mapper
Florida Registration Number 4588