

**LAND DESCRIPTION
CITY OF HALLANDALE BEACH, BROWARD COUNTY, FLORIDA
REGIONAL ACTIVITY CENTER**

A portion of Sections 21, 22 and 27, Township 51 South, Range 42 East, being in the City of Hallandale Beach, Broward County, Florida and being more particularly described as follows:

BEGINNING at Northwest corner of the Southwest one-quarter (S.W. $\frac{1}{4}$) of said Section 22;

THENCE Easterly on the North line of the South one-half (S $\frac{1}{2}$) of said Section 22 to the centerline of Northeast 8th Avenue;

THENCE Southerly on said centerline of Northeast 8th Avenue to the North line of the Southwest one-quarter (S.W. $\frac{1}{4}$) of the Northeast one-quarter (N.E. $\frac{1}{4}$) of said Section 27;

THENCE continue Southerly to the Northeast corner of Tract 'A', 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 Southerly, Easterly and Southerly on the East line of said Tract 'A' to the Southeast corner of said Tract 'A';

THENCE Westerly on the South line of said Tract 'A' and its Westerly projection, to a point on the West line of said Northeast one-quarter (N.E. $\frac{1}{4}$) of Section 27;

THENCE Southerly on said West line of the Northeast one-quarter (N.E. $\frac{1}{4}$) of Section 27 and the East line of the Southwest one-quarter (S.W. $\frac{1}{4}$) of said Section 27 to Southeast corner of the Southwest one-quarter of said Section 27;

THENCE Westerly on the South line of said Southwest one-quarter (S.W. $\frac{1}{4}$) of Section 27, also being along the Broward and Miami-Dade County Line to the Southwest corner of said Section 27;

THENCE Northerly on the West line of said Section 27 to the Northwest corner of said Section 27;

THENCE Westerly on the North line of the Northeast one-quarter (N.E. $\frac{1}{4}$) of said Section 28 to the Southwest corner of said Southeast one-quarter (S.W. $\frac{1}{4}$) of Section 21;

THENCE Westerly on the North line of the Northeast one-quarter (N.E. $\frac{1}{4}$) of said Section 28 and the South line of the Southeast one-quarter (S.E. $\frac{1}{4}$) of said Section 21 to the "West Limits of Town of Hallandale" as shown on WEST HARLEM, according to the plat thereof as recorded

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in Plat Book 21, Page 26 of the Public Records of Broward County, Florida, also being the West line of the Southeast one-quarter (S.E. ¼) of said Section 21 and the East line of the Southwest one-quarter (S.W. ¼) of said Section 21;

THENCE Northerly on said West line of the Southeast one-quarter (S.E. ¼) of Section 21, also being on the West Limits of Town of Hallandale as shown on WEST HARLEM, according to the plat thereof as recorded in Plat Book 21, Page 26 of the Public Records of Broward County, Florida to the centerline of Northwest 7th Street;

THENCE Westerly on said centerline of Northwest 7th Street to the centerline of Northwest 9th Avenue as shown on MEEKINS ADDITION No. 1 AMENDED, according to the plat thereof as recorded in Plat Book 26, Page 50 of the Public Records of Broward County, Florida;

THENCE Northerly on said centerline of Northwest 9th Avenue to the centerline of Foster Road (labeled Pembroke Road on said plat of MEEKINS ADDITION No. 1 AMENDED);

THENCE Northwesterly on said centerline of Foster Road to the centerline of Northwest 10th Avenue as shown on said plat of MEEKINS ADDITION No. 1 AMENDED;

THENCE Southwesterly on said centerline of Northwest 10th Avenue to the centerline of Northwest 8th Street as shown on said plat of MEEKINS ADDITION No. 1 AMENDED;

THENCE Northwesterly on said centerline of Northwest 8th Street to the Northerly projection of the West line of Lot 10, Block 7 as shown on said plat of ; MEEKINS ADDITION No. 1 AMENDED;

THENCE Southwesterly on the West line of said Lot 10 and Lot 24 of said Block 7 and its Northerly and Southerly projections to the centerline of Northwest 7th Court as shown on said plat of MEEKINS ADDITION No. 1 AMENDED;

THENCE Northwesterly on said centerline of Northwest 7th Court, to the centerline of Northwest 11th Avenue as shown on said plat MEEKINS ADDITION No. 1 AMENDED;

THENCE Northerly on said centerline of Northwest 11th Avenue to the North line of said Southwest one-quarter (S.W. ¼) of Section 21;

THENCE Easterly on said North line of the Southwest one-quarter (S.W. ¼) of Section 21 and the North line of said Southeast one-quarter (S.E. ¼) of Section 21 to the **POINT OF BEGINNING**.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

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BEGINNING (2) at said Northwest corner of Section 27;

THENCE Westerly on said North line of the Northeast one-quarter (N.E. ¼) of Section 28 to said Southwest corner of the Southeast one-quarter (S.E. ¼) of Section 21;

THENCE Northerly on said West line of Southeast one-quarter (S.E. ¼) to said centerline of Northwest 7th Street;

THENCE Westerly on said centerline of Northwest 7th Street to said centerline of Northwest 9th Avenue as shown on said MEEKINS ADDITION No. 1 AMENDED;

THENCE Northerly on said centerline of Northwest 9th Avenue to the centerline of Northwest 8th Street;

THENCE Easterly on said centerline of Northwest 8th Street to the centerline of Northwest 8th Terrace;

THENCE Southerly on said centerline of Northwest 8th Terrace to the centerline of Northwest 7th Court;

THENCE Easterly on the centerline of said Northwest 7th Court to said West line of the Southeast one-quarter (S.E. ¼) of Section 21;

THENCE Southerly on said West line of the Southeast one-quarter (S.E. ¼) of Section 21 to said centerline of Northwest 7th Street;

THENCE Easterly on said centerline of Northwest 7th Street to the centerline of Northwest 7th Avenue, also being known as **REFERENCE POINT "A"**;

THENCE Southerly on said centerline of Northwest 7th Avenue to the centerline of Northwest 6th Court;

THENCE Southeasterly on said centerline of Northwest 6th Court to the centerline of Northwest 5th Court;

THENCE Easterly on said centerline of Northwest 5th Court to the centerline of Northwest 6th Avenue;

THENCE Southerly on said centerline of Northwest 6th Avenue to the centerline of North line of the Southwest one-quarter (S.W. ¼) of the Southeast one-quarter (S.E. ¼) of said Southeast one-quarter (S.E. ¼) of section 21;

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THENCE Easterly on said North line of the Southwest one-quarter (S.W. ¼) of the Southeast one-quarter (S.E. ¼) of said Southeast one-quarter (S.E. ¼) of section 21 the Northerly projection of the West line of Lot 1 as shown on MADDOX HEIGHTS according to the plat thereof as recorded in Plat Book 5, Page 24 of the Public Records of Broward County, Florida;

THENCE Southerly on said West line of Lot 1 and said Northerly projection to North line of Lot 2;

THENCE Easterly on said North line of Lot 2 to the centerline of Northwest 4th Avenue;

THENCE Southerly on said centerline of Northwest 4th Avenue to the centerline of Northwest 4th Street;

THENCE Easterly on said centerline of Northwest 4th Street to the East line of said Southeast one-quarter (S.E. ¼) of Section 21;

THENCE Southerly on said East line of the Southeast one-quarter (S.E. ¼) of Section 21 to the **POINT OF BEGINNING (2)**.

ALSO LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

BEGINNING (3) at said **REFERENCE POINT "A"**;

THENCE Northerly on said centerline of Northwest 7th Avenue to the centerline of Northwest 9th Street;

THENCE Westerly on said centerline of Northwest 9th Street to the centerline of Northwest 7th Terrace;

THENCE Northerly on said centerline of Northwest 7th Terrace to the centerline of Northwest 10th Court;

THENCE Easterly on said centerline of Northwest 10th Court and its Easterly projection to the West line of Lot 7, Block 1 as shown on CARVER HEIGHTS ADDITION, according to the plat thereof as recorded in Plat Book 23, Page 26 of the Public Records of Broward County, Florida;

THENCE Northerly on said West line of Lot 7 to the Northwest corner of said Lot 7;

THENCE Easterly on the North line of said Lot 7 and its Easterly projection to the West line of Lot 2, Block 1 as shown on AMENDED PLAT OF BRITAIN ADDITION, according to the plat thereof as recorded in Plat Book 2, Page 23 of the Public Records of Broward County, Florida;

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THENCE Southerly on said West line of Lot 2 to the North line of Lot 9, Block 1;

THENCE Easterly on said North line of Lot 9 to the Northeast corner of said Lot 9;

THENCE Northeasterly to the Northwest corner of Lot 6, Block 2 as shown on said plat of AMENDED PLAT OF BRITAIN ADDITION;

THENCE Easterly on the North line of said Lot 6, and Lots 7 through 8 to a point on the West line of Lot 2, Block 2;

THENCE Southerly on said West line of Lot 2 to a point on the North line of Lot 9, Block 2 as shown on said AMENDED PLAT OF BRITAIN ADDITION;

THENCE Easterly on said North line of Lot 9 to the Northeast corner of said Lot 9;

THENCE Northeasterly to the Northwest corner of Lot 4, Block 1 as shown on AIRPORT VISTA according to the plat thereof as recorded in Plat Book 18, Page 21 of the Public Records of Broward County, Florida;

THENCE Easterly on the North line of said Lot 4 to the West line of Lot 7, Block 1;

THENCE Northerly on said West line of Lot 7 to the Northwest corner of said Lot 7;

THENCE Easterly on said North line of Lot 7 and its Easterly projection to the centerline of Northwest 1st Avenue;

THENCE Southerly on said centerline of Northwest 1st Avenue to the centerline of Northwest 6th Street;

THENCE Westerly on said centerline of Northwest 6th Street to the centerline of Northwest 4th Avenue;

THENCE Southerly on said centerline of Northwest 4th Avenue to the centerline of Northwest 6th Street;

THENCE Northwesterly on said centerline of Northwest 6th Street to the centerline of Northwest 6th Avenue;

THENCE Northerly on said centerline of Northwest 6th Avenue to said North line of the Southeast one-quarter (S.E. $\frac{1}{4}$) of the Southwest one-quarter (S.W. $\frac{1}{4}$) of Section 21;

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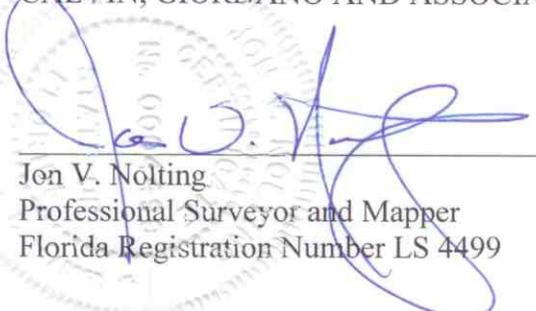
THENCE Westerly on said North line to said centerline of Northwest 7th Avenue, also being **Reference Point "A"** and the **POINT OF BEGINNING (3)**.

Said lands lying in the City of Hallandale Beach, Broward County, Florida, and containing a total net area of 636.18 acres, more or less.

SURVEYOR'S NOTES:

- 1) Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.
- 2) Lands shown hereon were not abstracted by the surveyor for rights-of-way, easements, ownership or other instruments of record.
- 3) The description contained herein does not represent a field boundary survey.

CALVIN, GIORDANO AND ASSOCIATES, INC.



Jen V. Nolting
Professional Surveyor and Mapper
Florida Registration Number LS 4499

Date: 11/6/09

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