

# EXHIBIT A

## LEGAL DESCRIPTION

### PARCEL 1:

That part of the S  $\frac{1}{2}$  of Block A lying East of the Seaboard Coastline Railroad right-of-way, "CENTRAL GOLF SECTION OF HOLLYWOOD," according to the Plat thereof, recorded in Plat Book 9, Page 44, of the Public Records of Broward County, Florida, less that portion described in Official Records Book 2342, Page 264; and

That part of the S  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ , lying west of U.S. I-95 (State Road No. 9); and that part of the E  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  lying west of U.S. I-95 (State Road No. 9); and that part of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ , lying west of U.S. I-95 (State Road No. 9); and that part of the W  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ , lying west of U.S. I-95 (State Road No. 9), and less the South 30 feet for road right-of-way; and the W  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ ; and that part of the E  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ , lying west of U.S. I-95 (State Road No. 9); all the above lying in Section 9, Township 51 South, Range 42 East, Broward County, Florida.

### TOGETHER WITH:

### PARCEL 2:

That part of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 9, and that part of the Northeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 8 all in Township 51 South, Range 42 East, Broward County, Florida, more particularly described as follows:

BEGIN at the Northwest corner of said Section 9; thence run along the North line of said Section 9 (said line also being the Southerly Existing Right of Way line for Sheridan Street), N  $88^{\circ}55'14''$ E, a distance of 272.91 feet; thence along said Right of Way line S  $83^{\circ}52'56''$ E, a distance of 358.83 feet, to a point on the Westerly Right of Way line for North 29th Avenue, thence along said Right of Way line S  $00^{\circ}58'26''$ E, a distance of 624.41 feet; thence S  $88^{\circ}58'47''$ W, a distance of 293.71 feet; thence S  $00^{\circ}59'35''$ E, a distance of 669.52 feet to a point, herein described as Point A; thence S  $88^{\circ}57'11''$ W, a distance of 332.36 feet to the East line of said Section 8; thence S  $88^{\circ}49'07''$ W, a distance of 114.90 feet to a point on the Easterly Existing Right of Way line of the C.S.X. (formerly known as Seaboard Air Line) Railroad; thence along said Easterly Right of Way line N  $01^{\circ}06'15''$ W, a distance of 1338.53 feet to the North line of said Section 8; thence along said North line, N  $88^{\circ}53'14''$ E, a distance of 114.80 feet; to the POINT OF BEGINNING.

LESS the South 30 feet of the West  $\frac{1}{2}$  of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of said Section 9 and the South 30 feet of the North  $\frac{1}{2}$  of Block A lying East of the C.S.X. (formerly known as Seaboard Coastline) Railroad Right of Way, CENTRAL GOLF SECTION OF HOLLYWOOD, according to the Plat thereof recorded in Plat Book 9, Page 44, of the Public Records of Broward County, Florida, more particularly described as follows:

BEGIN at the aforementioned Point A; thence run S 88°57'11"W a distance of 332.36 feet to the East line of said Section 8; thence S 88°49'07"W a distance of 114.90 feet to the said Easterly Right of Way of the C.S.X. Railroad; thence along said Easterly Right of Way of the C.S.X. Railroad a distance of 30.00 feet; thence N 88°49'07"E a distance of 114.90 feet to the East line of Said Section 8; thence N 88°57'11"E a distance of 332.42 feet; thence S 00°59'35"E a distance of 30.00 feet to the POINT OF BEGINNING.

TOGETHER WITH:

**PARCEL 3:**

North three-quarters (N  $\frac{3}{4}$ ) of the East half (E  $\frac{1}{2}$ ) of the Northwest quarter (NW  $\frac{1}{4}$ ) of the Northwest quarter (NW  $\frac{1}{4}$ ) of Section 9, Township 51 South, Range 42 East.

AND

Northeast quarter (NE  $\frac{1}{4}$ ) of the Southwest quarter (SW  $\frac{1}{4}$ ) of Northwest quarter (NW  $\frac{1}{4}$ ) of the Northwest quarter (NW  $\frac{1}{4}$ ) of Section 9, Township 51 South, Range 42 East.

AND

South 30 feet of the W  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 9, Township 51 South, Range 42 East, AND the South 30 feet of the N  $\frac{1}{2}$  of Block A, lying East of the Seaboard Coastline Railroad Right-of-Way, CENTRAL GOLF SECTION OF HOLLYWOOD, according to the Plat thereof recorded in Plat Book 9, Page 44, of the Public Records of Broward County, Florida.

LESS THE FOLLOWING DESCRIBED PARCEL:

The North 250 feet; and all that land lying East of the West Right-of-way line of State Road 9 and Interstate Highway I-95; all located in the North three-quarters (N  $\frac{3}{4}$ ) of the East half (E  $\frac{1}{2}$ ) of the Northwest quarter (NW  $\frac{1}{4}$ ) of the Northwest quarter (NW  $\frac{1}{4}$ ), Section 9, Township 51 South, Range 42 East.

AND LESS:

That part of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 9, Township 51 South, Range 42 East; being more particularly described as follows:

Commence at the Northwest corner of said Section 9; thence N 88°55'14"E along the North line of said Section 9, a distance of 883.90 feet; thence S 01°04'46"E, perpendicular to the last described course, a distance of 51.25 feet to the intersection of the Southerly Existing Right of Way line of Sheridan Street with the Westerly Existing Limited Access Right of Way line of Interstate 95 (I-95); thence S 00°55'49"E along said Westerly Right of Way line, a distance of 198.75 feet to the Point of Beginning; thence S 88°55'14"W a distance of 214.85 feet to a point



on the Easterly Existing Right of Way line of North 29th Avenue; thence S 00°58'26"E along said Easterly Right of Way line a distance of 359.40 feet; thence N 89°01'34"E, a distance of 138.62 feet to a point on said Westerly Existing Limited Access Right of Way line of Interstate 95 (I-95); thence N 08°41'36"E along said Westerly Existing Limited Access Right of Way line of Interstate 95 (I-95), a distance of 174.80 feet; thence N 13°03'46"E along said Westerly Existing Limited Access Right of Way line, a distance of 193.26 feet to the Point of Beginning.

TOGETHER WITH:

**PARCEL 4:**

That part of the NW ¼ of the NW ¼ of Section 9, Township 51 South, Range 42 East; more particularly described as follows:

Commence at the Northwest corner of said Section 9; thence N 88°55'14"E along the North line of said Section 9, a distance of 883.90 feet; thence S 01°04'46"E, perpendicular to the last described course, a distance of 51.25 feet to the intersection of the Southerly Existing Right of Way line of Sheridan Street with the Westerly Existing Limited Access Right of Way line of Interstate 95 (I-95); thence S 00°55'49"E along said Westerly Right of Way line, a distance of 198.75 feet to the POINT OF BEGINNING; thence S 88°55'14"W a distance of 214.85 feet to a point on the Easterly Existing Right of Way line of North 29th Avenue, thence S 00°58'26"E along said Easterly Right of Way line a distance of 359.40 feet; thence N 89°01'34"E, a distance of 138.62 feet to a point on said Westerly Existing Limited Access Right of Way line of Interstate 95 (I-95); thence N 08°41'36"E along said Westerly Existing Limited Access Right of Way line of Interstate 95 (I-95), a distance of 174.80 feet; thence N 13°03'46"E along said Westerly Existing Limited Access Right of Way line, a distance of 193.26 feet to the POINT OF BEGINNING.

LESS THE FOLLOWING DESCRIBED PARCEL:

That part of the Northwest quarter (NW ¼) of the Northwest quarter (NW ¼) of Section 9, Township 51 South, Range 42 East, lying in Broward County, Florida being more particularly described as follows:

Commence at the Northwest corner said Section 9; thence North 88°55'14" East along the North line of said Section 9, a distance of 841.80 feet; thence South 01°04'46" East a distance of 250.00 feet to the POINT OF BEGINNING; thence South 13°03'46" West, a distance of 41.52 feet; thence South 88°55'14" West, a distance of 147.37 feet; thence North 01°00'43" West, a distance of 40.26 feet; thence North 88°55'14" East, a distance of 157.47 feet to the POINT OF BEGINNING.

Said Lands lying In the City of Hollywood, Broward County, Florida and containing a total net area of 39.401 acres, more or less.