

EXHIBIT A
LEGAL DESCRIPTION

PARCEL 1:

A PORTION OF TRACT OS-1 AND A PORTION OF TRACT OS-3, HILLCREST COUNTRY CLUB NORTH, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 183, AT PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT OS-1; THENCE, ALONG THE NORTH LINE OF SAID TRACT OS-1 AND SAID PLAT OF HILLCREST COUNTRY CLUB NORTH, NORTH 88°17'07" EAST, A DISTANCE OF 29.91 FEET; THENCE, DEPARTING SAID NORTH LINE, SOUTH 01°43'26" EAST, A DISTANCE OF 124.74 FEET TO THE MOST NORTHERLY SOUTHWEST CORNER OF SAID TRACT OS-1; THENCE, ALONG THE WEST LINE OF SAID TRACT OS-1, SOUTH 88°16'34" WEST, A DISTANCE OF 29.91 FEET; THENCE, CONTINUING ALONG SAID WEST LINE, NORTH 01°43'26" WEST, A DISTANCE OF 124.74 FEET TO THE POINT OF BEGINNING.

PARCEL 2: (East of TENNIS COURTS):

A PORTION OF BLOCK 6, HILLWOOD SECTION THREE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 69, AT PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 6; THENCE, ALONG THE EAST LINE OF SAID BLOCK 6, SOUTH 01°38'31" EAST, A DISTANCE OF 460.33 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID EAST LINE OF BLOCK 6, SOUTH 01°38'31" EAST, A DISTANCE OF 131.67 FEET; THENCE, DEPARTING SAID EAST LINE, SOUTH 88°17'07" WEST, A DISTANCE OF 103.00 FEET TO A POINT ON A LINE 103.00 FEET WEST OF AND PARALLEL WITH THE SAID EAST LINE OF BLOCK 6; THENCE, ALONG SAID PARALLEL LINE, NORTH 01°38'31" WEST, A DISTANCE OF 131.67 FEET; THENCE, NORTH 88°17'07" EAST, A DISTANCE OF 103.00 FEET TO THE POINT OF BEGINNING.

PARCEL 3:

THAT PORTION OF BLOCKS 6 AND 9 OF "HILLWOOD SECTION THREE" AS RECORDED IN PLAT BOOK 69, PAGE 10, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

COMMENCING AT THE NORTHEAST CORNER OF SAID BLOCK 6, RUN S.0°39'59"W ON AN ASSUMED BEARING 592 FEET TO THE POINT OF BEGINNING; THENCE, N.89°25'23"W. 471.66 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF HILLCREST DRIVE; THENCE, S.20°55'56"E. ALONG SAID EASTERLY RIGHT-OF-WAY 94.61 FEET TO A POINT OF CURVATURE; THENCE, SOUTHEASTERLY ALONG A 300 FOOT RADIUS CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 64°06'35", AN ARC DISTANCE OF 335.68 FEET TO A POINT OF TANGENCY; THENCE, S.85°02'31"E. 48.17 FEET TO A POINT OF CURVATURE; THENCE, EASTERLY ALONG A 468.63 FOOT RADIUS CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 7°49'58", AN ARC DISTANCE OF 64.07 FEET; THENCE, N.0°34'04"E. 112 FEET; THENCE, N.89°25'56"W. 29.91 FEET; THENCE, N. 0°34'04"E. 124.74 FEET; THENCE, S 89°25'23"E. 99.29 FEET; THENCE, N.0°38'59"E. 53.33 FEET TO THE POINT OF BEGINNING.