

EXHIBIT A

Parcel A:

The West 1/2 of Lot 10, Block 12, HOLLYWOOD LITTLE RANCHES, according to the map or plat thereof as recorded in Plat Book 1, Page(s) 26, Public Records of Broward County, Florida.

Parcel B:

The East ½ of Lot 10, Block 12, HOLLYWOOD LITTLE RANCHES, according to the map or plat thereof as recorded in Plat Book 1, Page(s) 26, Public Records of Broward County, Florida.

Prepared by and return to:

Paramount Title Agency, LLC
Martin Zucker, Esq.
800 West Cypress Creek Road Suite 502
Fort Lauderdale, FL 33309

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COVENANT OF UNITY OF TITLE

THIS COVENANT OF UNITY OF TITLE, made this 12 day of December, 2005 by Casa 5 Development, LLC, a Florida limited liability company ("Owner").

WITNESSETH:

WHEREAS, the Owner is the owner in fee simple of the following parcels of real property lying within the City of Hollywood, Broward County, Florida, to wit:

Parcel A:

The West 1/2 of Lot 10, Block 12, HOLLYWOOD LITTLE RANCHES, according to the map or plat thereof as recorded in Plat Book 1, Page(s) 26, Public Records of Broward County, Florida.

Parcel B:

The East 1/2 of Lot 10, Block 12, HOLLYWOOD LITTLE RANCHES, according to the map or plat thereof as recorded in Plat Book 1, Page(s) 26, Public Records of Broward County, Florida.

(hereinafter collectively referred to as "Property"); and

WHEREAS, the Owner has requested development approval from the City of Hollywood, Florida (the "City") for development which includes Parcels A and B, as herein described; and

WHEREAS, pursuant to ordinances of the City pertaining to zoning, the issuance of building permits and the regulation of building construction activities, and as a condition of development approval, the City is requiring the recordation of a Covenant of Unity of Title with respect to Parcels A and B, so that the City may treat Parcels A and B together as a single parcel for development purposes; and

WHEREAS, the Owner is willing to execute and record such Covenant of Unity of Title in favor of the City.

NOW, THEREFORE, in consideration of the development approval for the Property, which encompasses all of the Property, the Owner covenants and agrees that:

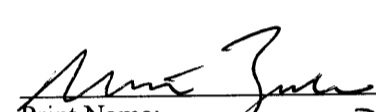
1. Parcels A and B shall hereafter be regarded and is hereby declared to be unified under one title as an indivisible building site;

- 2. no part of the Property shall be sold, assigned, transferred, conveyed or devised unless all of the Property is sold, assigned, transferred, conveyed or devised together in its entirety as one plot or parcel of land, to the same grantee, a successor in title to the Owner; provided, however, that recordation of a mortgage on any portion of the Property shall not be deemed to be in contravention of this Covenant.
- 3. this Covenant shall constitute a covenant to run with the land, as provided by law, and shall be binding upon the undersigned, their successors and assigns.
- 4. this Covenant shall not be terminated, amended or revoked without the express consent of the City, which consent shall be evidenced by the recordation in the Public Records of a document signed by the appropriate City official evidencing the City's agreement to said termination, amendment or revocation

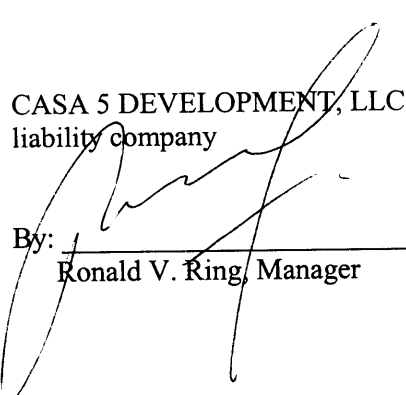
IN WITNESS HEREOF, the Owner has executed this Covenant on the date and year set forth above.

Witnesses:

 (sign)
 Print Name: DIANE COLP

 (sign)
 Print Name: MARTIN ZUCKER

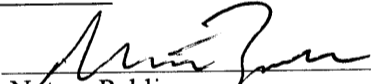
CASA 5 DEVELOPMENT, LLC, a Florida limited liability company

By: 
Ronald V. Ring, Manager

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this 22 day of December, 2005 by Ronald V. Ring, manager of Casa 5 Development, LLC, a Florida limited liability company, who are personally known or have produced _____ as identification.

[Notary Seal]


 Notary Public

Printed Name: MARTIN ZUCKER

My Commission Expires: 4/21/07

