

EXHIBIT A

LEGAL DESCRIPTION

A PORTION OF PARCEL A, OF "SUN TATTLER PLAT", AS RECORDED IN PLAT BOOK 157, PAGE 36, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL A; THENCE SOUTH 00°10'54" WEST, ALONG THE EAST LINE OF SAID PARCEL A, FOR A DISTANCE OF 154.29 FEET; THENCE SOUTH 62°02'03" WEST, FOR A DISTANCE OF 21.91 FEET; THENCE SOUTH 86°04'03" WEST, FOR A DISTANCE OF 91.01 FEET; THENCE NORTH 89°54'08" WEST, FOR A DISTANCE OF 89.90 FEET; THENCE NORTH 00°10'54" EAST, FOR A DISTANCE OF 171.00 FEET TO THE NORTH LINE OF SAID PARCEL A; THENCE SOUTH 89°54'08" EAST, ALONG SAID NORTH LINE, FOR A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF HOLLYWOOD BY RIGHT-OF-WAY QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 50247, PAGE 841, AND DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL A, OF "SUN TATTLER PLAT", AS RECORDED IN PLAT BOOK 157, PAGE 36, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID PARCEL A, SAID POINT LYING ON THE WEST RIGHT-OF-WAY LINE OF NORTH 29TH AVENUE, AS SHOWN ON SAID SUN TATTLER PLAT; THENCE SOUTH 00°10'54" WEST, ALONG THE EAST LINE OF SAID PARCEL A AND SAID WEST RIGHT-OF-WAY LINE OF NORTH 29TH AVENUE FOR 71.29 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED RIGHT OF WAY DEDICATION; THENCE CONTINUE SOUTH 00°10'54" WEST, ALONG SAID EAST LINE AND WEST RIGHT-OF-WAY LINE FOR 81.37 FEET; THENCE NORTH 89°49'06" WEST, AT RIGHT ANGLES TO THE LAST AND NEXT DESCRIBED COURSES FOR 10.00 FEET; THENCE NORTH 00°10'54" EAST, ALONG A LINE PARALLEL WITH AND TEN (10) FEET WEST OF SAID EAST LINE AND WEST RIGHT-OF-WAY LINE FOR 81.37 FEET; THENCE SOUTH 89°49'06" EAST FOR 10.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.