

# EXHIBIT A

## TOWNHOUSE 1

A parcel of land being a portion of Block 29-A, EMERALD HILLS, according to the plat thereof, as recorded in Plat Book 68, Page 26, Public Records of Broward County, Florida, said parcel being more particularly described as follows:

BEGIN at the Southwest corner of said Block 29-A;

THENCE on a plat bearing of N 76°33'16" E along the South line of said Block 29-A, a distance of 116.71 feet;

THENCE N 00°04'05" W a distance of 950.48 feet;

THENCE S 89°59'07" W a distance of 116.91 feet to the West line of said Block 29-A, said line also being the East right-of-way line of N 56th Avenue;

THENCE S 00°15'56" E along the said West line of Block 29-A, a distance of 977.60 feet to the POINT OF BEGINNING;

Said land situate within the City of Hollywood, Broward County, Florida containing 2.5506 acres (111,106 square feet) more or less.

PARCEL 2

A parcel of land being a portion of Block 29-A, EMERALD HILLS, according to the plat thereof, as recorded in Plat Book 68, Page 26, Public Records of Broward County, Florida, said parcel being more particularly described as follows:

COMMENCE at the Northeast corner of said Block 29-A;

THENCE on a plat bearing of S 00°00'00" W along the East line of said Block 29-A, said line also being the West right-of-way line of N 46th Avenue, a distance of 59.23 feet to the POINT OF BEGINNING;

THENCE continue S 00°00'00" W continuing along the said East line of Block 29-A, a distance of 311.20 feet;

THENCE S 87°06'12" W a distance of 80.31 feet;

THENCE N 78°41'24" W a distance of 21.12 feet;

THENCE S 85°57'39" W a distance of 274.02 feet;

THENCE N 56°42'33" W a distance of 26.63 feet;

THENCE N 76°46'20" W a distance of 43.28 feet;

THENCE S 86°37'34" W a distance of 256.24 feet;

THENCE N 00°00'00" E a distance of 283.51 feet;

THENCE N 73°41'56" E a distance of 90.17 feet to a point of curvature of a tangent curve concave to the South;

THENCE Easterly along the arc of said curve to the right, having a central angle of 18°36'16" and a radius of 700.00 feet for an arc distance of 227.30 feet to a point of tangency;

THENCE S 87°41'48" E a distance of 383.60 feet to the POINT OF BEGINNING.

Said land situate within the City of Hollywood, Broward County, Florida containing 5.1037 acres (222,316 square feet), more or less.

PARCEL 3

A parcel of land being a portion of Block 61-A, HOLLYWOOD HILLS NORTH SECTION ONE, according to the plat thereof, as recorded in Plat Book 66, Page 20, Public Records of Broward County, Florida, said parcel being more particularly described as follows:

BEGIN at the Northwest corner of said Block 61-A;

THENCE on a plat bearing of S 00°00'00" W along the West line of said Block 61-A, said line also being the East right-of-way line of N 46th Avenue, a distance of 717.65 feet;

THENCE S 73°42'59" E a distance of 25.00 feet to a line being 24.00 feet East of and parallel with the said West line of Block 61-A;

THENCE S 00°00'00" W along the said parallel line a distance of 85.18 feet;

THENCE S 74°18'48" E a distance of 441.91 feet;

THENCE S 73°10'10" E a distance of 150.22 feet;

THENCE S 71°34'40" E a distance of 240.87 feet;

THENCE N 15°48'12" E a distance of 39.60 feet;

THENCE N 51°13'35" W a distance of 679.62 feet;

THENCE N 03°20'15" E a distance of 90.33 feet;

THENCE N 09°49'18" W a distance of 273.96 feet to the North line of said Block 61-A;

THENCE S 89°44'59" W along the said North line of Block 61-A a distance of 199.38 feet to the POINT OF BEGINNING.

Said land situate within the City of Hollywood, Broward County, Florida containing 7.1067 acres (309,567 square feet), more or less.

PARCEL 4

A parcel of land being a portion of Block 61-A, HOLLYWOOD HILLS NORTH SECTION ONE, according to the plat thereof, as recorded in Plat Book 66, Page 20, Public Records of Broward County, Florida, said parcel being more particularly described as follows:

BEGINNING at the Northeast corner of said Block 61-A;  
THENCE on a plat bearing of S 00°02'16" W along the East line of said Block 61-A, a distance of 1,458.57 feet;

THENCE S 89°41'07" W a distance of 41.21 feet;

THENCE N 01°12'30" W a distance of 390.43 feet;

THENCE N 60°23'54" W a distance of 194.54 feet;

THENCE N 69°41'16" W a distance of 148.37 feet;

THENCE N 46°25'09" W a distance of 61.13 feet;

THENCE N 12°25'46" W a distance of 37.07 feet;

THENCE N 43°56'50" E a distance of 43.60 feet;

THENCE N 21°47'47" E a distance of 163.19 feet;

THENCE N 12°50'22" E a distance of 117.69 feet;

THENCE N 21°24'42" W a distance of 110.53 feet;

THENCE N 06°09'31" E a distance of 121.06 feet;

THENCE N 46°04'39" E a distance of 84.72 feet;

THENCE N 07°18'24" E a distance of 91.78 feet to the North line of said Block 61-A;

THENCE N 46°54'28" E along the said North line of Block 61-A, a distance of 155.14 feet to a point of curvature of a tangent curve concave to the South;

THENCE Northeasterly and Easterly, continuing along said North line of Block 61-A, along the arc of said curve to the right, having a central angle of 34°19'16" and a radius of 255.00 feet for an arc distance of 152.75 feet to the POINT OF BEGINNING.

Said land situate within the City of Hollywood, Broward County, Florida containing 7.2250 acres (314,723 square feet), more or less.

#### PARCEL 6

A parcel of land being a portion of Block 40, HOLLYWOOD HILLS NORTH SECTION ONE, according to the plat thereof, as recorded in Plat Book 66, Page 20, Public Records of Broward County, Florida, said parcel being more particularly described as follows:

COMMENCE at the Southwest corner of said Block 40;

THENCE on a plat bearing of N 00°00'00" E along the West line of said Block 40, said line also being the East right-of-way line of N 46th Avenue, a distance of 25.11 feet to the POINT OF BEGINNING;

THENCE continue N 00°00'00" E continuing along the said West line of Block 40, a distance of 114.86 feet;

THENCE N 89°44'03" E a distance of 225.11 feet to a point on the arc of a non-tangent curve concave to the East, a radial line of said curve through said point having a bearing of N 60°14'29" W, said curve being the East line of said Block 40 and also being the West right-of-way line of Keyser Avenue;

THENCE Southerly along the said East line of Block 40, along the arc of said curve to the left, having a central angle of 30°00'32" and a radius of 230.00 feet for an arc distance of 120.46 feet to a point of reverse curvature of a tangent curve concave to the Northwest;

THENCE Southerly, Southwesterly and Westerly continuing along the said East line of Block 40, along the arc of said curve to the right, having a central angle of 90°00'00" and a radius of 25.00 feet for an arc distance of 39.27 feet to a point of tangency, said line being the South line of said Block 40 and also being the North right-of-way line of Casper Court;

THENCE S 89°44'59" W along the said South line of Block 40, a distance of 144.78 feet to a point of curvature of a tangent curve concave to the Northeast;

THENCE Westerly, Northwesterly and Northerly along the arc of said curve to the right, having a central angle of 90°15'01" and a radius of 25.00 feet for an arc distance of 39.38 feet to a point of tangency, said point being the POINT OF BEGINNING.

Said land situate within the City of Hollywood, Broward County, Florida containing 0.646 acres (28,120 square feet), more or less.

## PARCEL 5 (CLUBHOUSE)

A parcel of land being a portion of Block 61, HOLLYWOOD HILLS NORTH SECTION ONE, according to the plat thereof, as recorded in Plat Book 66, Page 20, Public Records of Broward County, Florida, said parcel being more particularly described as follows:

BEGINNING at the Southwest corner of said Block 61;

THENCE on a plat bearing of N 37°45'00" E along the West line of said Block 61, said line also being the East right-of-way line of Keyser Avenue, a distance of 372.80 to a point of curvature of a tangent curve concave to the South;

THENCE Northeasterly and Easterly along the arc of said curve to the right, having a central angle of 70°51'46" and a radius of 20.00 feet for an arc distance of 24.74 feet to a point of reverse curvature of a tangent concave to the North;

THENCE Easterly and Northeasterly along the arc of said curve to the left, having a central angle of 50°22'12" and a radius of 58.00 feet for an arc distance of 50.99 feet to a point of reverse curvature of a tangent curve concave to the South;

THENCE Northeasterly, Easterly and Southeasterly along the arc of said curve to the right, having a central angle of 60°14'54" and a radius of 20.00 feet for an arc distance of 21.03 feet to a point of reverse curvature of a tangent curve concave to the Northeast, said curve being the Northerly line of Block 61, said curve also being the South right-of-way line of North Hills Drive;

THENCE Southeasterly along the said Northerly line of Block 61, along the arc of said curve to the left, having a central angle of 07°14'13" and a radius of 685.00 feet for an arc distance of 86.52 feet to a point on a non-tangent line;

THENCE S 21°15'15" W a distance of 0.53 feet to a point on the arc of a non-tangent curve to the South, a radial line of said curve through said point having a bearing of N 21°15'15" E;

THENCE Southeasterly along the arc of said curve to the right, having a central angle of 23°20'54" and a radius of 15.00 feet for an arc distance of 6.11 feet to a point of tangency;

THENCE S 42°12'21" E a distance of 44.96 feet to a point of curvature of a tangent curve concave to the North;

THENCE Southeasterly and Easterly along the arc of said curve to the left, having a central angle of 47°55'10" and a radius of 15.00 feet for an arc distance of 12.55 feet to a point of tangency;

THENCE N 90°00'00" E a distance of 21.88 feet to a point of curvature of a tangent curve concave to the North;

THENCE Easterly and Northeasterly along the arc of said curve to the left, having a central angle of  $30^{\circ}55'17''$  and a radius of 15.00 feet for an arc distance of 8.10 feet to a point of tangency;  
THENCE N  $59^{\circ}04'43''$  E a distance of 14.42 feet to a point of curvature of a tangent curve concave to the South;

THENCE Northeasterly and Easterly along the arc of said curve to the right, having a central angle of  $43^{\circ}29'12''$  and a radius of 15.00 feet for an arc distance of 11.39 feet to a point on a non-tangent line;

THENCE N  $12^{\circ}33'55''$  E a distance of 0.56 feet to a point on the arc of a non-tangent curve concave to the North, said curve being the Northerly line of Block 61, said curve also being the South right-of-way line of North Hills Drive, a radial line of said curve through said point having a bearing N  $12^{\circ}33'55''$  E;

THENCE Southeasterly and Easterly along the arc of said curve to the left, having a central angle of  $15^{\circ}58'02''$  and a radius of 685.00 feet for an arc distance of 190.90 feet to a point on a non-tangent line;

THENCE S  $00^{\circ}00'00''$  E a distance of 23.05 feet;

THENCE S  $90^{\circ}00'00''$  W a distance of 18.00 feet;

THENCE S  $00^{\circ}00'00''$  E a distance of 155.00 feet;

THENCE N  $90^{\circ}00'00''$  E a distance of 18.00 feet;

THENCE S  $00^{\circ}00'00''$  E a distance of 18.00 feet;

THENCE N  $90^{\circ}00'00''$  E a distance of 25.00 feet to the West line of Block 60 of said HOLLYWOOD HILLS NORTH SECTION ONE;

THENCE S  $00^{\circ}00'00''$  E along the said West line of Block 60 a distance of 17.00 feet;

THENCE S  $35^{\circ}15'22''$  E a distance of 220.28 feet;

THENCE S  $06^{\circ}25'21''$  E a distance of 241.23 feet;

THENCE N  $88^{\circ}24'22''$  E a distance of 217.70 feet;

THENCE N  $61^{\circ}09'24''$  E a distance of 162.53 feet;

THENCE S  $38^{\circ}26'10''$  E a distance of 77.08 feet;

THENCE S  $28^{\circ}55'25''$  W a distance of 119.70 feet;

THENCE S 07°15'31" E a distance of 105.61 feet;

THENCE S 72°50'40" W a distance of 52.33 feet;

THENCE N 74°26'48" W a distance of 51.92 feet;

THENCE N 57°01'06" W a distance of 51.31 feet;

THENCE N 10°31'35" W a distance of 38.64 feet;

THENCE N 75°30'53" W a distance of 51.66 feet;

THENCE S 72°24'44" W a distance of 36.58 feet;

THENCE S 77°58'49" W a distance of 208.25 feet;

THENCE N 27°44'16" W a distance of 73.41 feet;

THENCE N 54°49'25" W a distance of 265.89 feet;

THENCE N 57°56'16" W a distance of 219.80 feet;

THENCE S 79°07'26" W a distance of 40.43 feet;

THENCE N 52°15'00" W a distance of 395.58 feet to the POINT OF BEGINNING.

Said land situate within the City of Hollywood, Broward County, Florida containing 10.3663 acres (451,556 square feet) more or less.