

## EXHIBIT A

### LEGAL DESCRIPTION OF "PARK ROAD REDEVELOPMENT"

PARCEL A (File No. 23-DP-86a):

A PORTION OF BLOCK 8 AND THE RIGHTS-OF-WAY ADJACENT THERETO, "**HOLLYWOOD GOLF HEIGHTS**", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 13, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND A PORTION OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID NORTHWEST 1/4 OF SECTION 20; THENCE NORTH 87°30'19" EAST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF SECTION 20 FOR 335.73 FEET; THENCE NORTH 02°02'13" WEST ALONG THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20 FOR 50.00 FEET TO A POINT ON A LINE 50 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID NORTHWEST 1/4 OF SECTION 20 AND THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 02°02'13" WEST ALONG SAID LINE 353.40 FEET; THENCE NORTH 87°58'33" EAST 81.22 FEET; THENCE NORTH 02°01'27" WEST 271.67 FEET; THENCE NORTH 87°58'33" EAST 11.81 FEET; THENCE NORTH 02°01'27" WEST 209.81 FEET; THENCE NORTH 87°58'33" EAST 193.39 FEET; THENCE SOUTH 07°41'39" EAST 31.69 FEET; THENCE NORTH 82°29'45" EAST 7.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTH PARK ROAD; THENCE SOUTH 07°41'39" EAST ALONG SAID WEST RIGHT-OF-WAY LINE 739.15 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 95°11'58", FOR AN ARC DISTANCE OF 99.69 FEET TO A POINT OF TANGENCY; THENCE SOUTH 87°30'19" WEST ALONG SAID PARALLEL LINE 7.74 FEET; THENCE NORTH 78°01'24" WEST 20.00 FEET; THENCE SOUTH 87°30'19" WEST 108.80 FEET; THENCE SOUTH 02°29'41" EAST 5.00 FEET; THENCE SOUTH 87°30'19" WEST ALONG SAID PARALLEL LINE 174.36 FEET TO THE **POINT OF BEGINNING**.

SAID LANDS LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, AND CONTAINING 235,661 SQUARE FEET (5.4100 ACRES), MORE OR LESS.

PARCEL B (File No. 23-DP-86b):

BLOCKS 1 AND 2 AND PORTIONS OF BLOCKS 3, 8, & 9 AND THE RIGHTS-OF-WAY ADJACENT THERETO, "**HOLLYWOOD GOLF HEIGHTS**", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 13, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND A PORTION OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID NORTHWEST 1/4 OF SECTION 20; THENCE NORTH 02°01'27" WEST ON THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20 FOR 1025.73 FEET TO **THE POINT OF BEGINNING**; THENCE CONTINUE NORTH 02°01'27" WEST ON SAID WESTLINE 321.29 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20; THENCE SOUTH 87°40'46" WEST ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID NORTHWEST 1/4 OF SECTION 20 FOR 334.55 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20; THENCE NORTH 02°00'44" WEST ON THE WEST LINE OF SAID EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 20 FOR 447.11 FEET; THENCE NORTH 62°39'34" EAST 288.30 FEET; THENCE NORTH 66°50'43" EAST 26.98 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 305.50 FEET, A CENTRAL ANGLE OF 21°01'59", FOR AN ARC DISTANCE OF 112.15 FEET TO A POINT OF TANGENCY; THENCE NORTH 87°52'42" EAST 225.03 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 449.00 FEET, A CENTRAL ANGLE OF 09°30'21", FOR AN ARC DISTANCE OF 74.49 FEET TO A POINT OF TANGENCY; THENCE SOUTH 82°36'57" EAST 125.95 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 89.00 FEET, A CENTRAL ANGLE OF 85°02'52", FOR AN ARC DISTANCE OF 132.11 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, ALSO BEING THE WEST RIGHT-OF-WAY LINE OF SOUTH PARK ROAD, HAVING A RADIUS OF 1440.00 FEET, A CENTRAL ANGLE OF 10°07'34", FOR AN ARC DISTANCE OF 254.50 FEET TO A POINT OF TANGENCY; THENCE SOUTH 07°41'39" EAST ALONG SAID WEST RIGHT-OF-WAY LINE 407.38 FEET; THENCE SOUTH 05°53'08" WEST 29.80 FEET; THENCE SOUTH 07°41'39" EAST 249.51 FEET; THENCE SOUTH 87°58'33" WEST 193.39 FEET; THENCE NORTH 02°01'27" WEST 46.76 FEET; THENCE SOUTH 87°58'33" WEST 12.54 FEET; THENCE NORTH 02°20'35" WEST 91.33 FEET; THENCE SOUTH 87°58'33" WEST 415.62 FEET TO THE **POINT OF BEGINNING**.

SAID LANDS LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA, AND CONTAINING 725365 SQUARE FEET (16.6521 ACRES), MORE OR LESS.