

EXHIBIT A

ALL THAT PIECE AND PARCEL OF LAND LYING IN THE SOUTH HALF OF SECTION 17, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, INCLUDING A PORTION OF "DICK LLOYD PLAT" AS SHOWN IN PLAT BOOK 110, PAGE 8; AND A PORTION OF THE EAST 40 FEET OF BLOCK "D" OF THE PLAT "HOLLYWOOD HILLS-1968" AS SHOWN IN PLAT BOOK 68, PAGE 15; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 17, TOWNSHIP 51 SOUTH, RANGE 42 EAST, THENCE ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 17, NORTH $00^{\circ}20'35''$ WEST A DISTANCE OF 266.20 FEET TO A POINT ON THE NORTH LINE OF THE VACATED SOUTH PARK ROAD RIGHT-OF-WAY AS SHOWN IN OFFICIAL RECORDS BOOK 23054, PAGE 573-576, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE ALONG SAID VACATED SOUTH PARK ROAD RIGHT-OF-WAY, NORTH $89^{\circ}56'17''$ WEST A DISTANCE OF 33.04 FEET TO A POINT OF CURVATURE, SAID POINT BEING ON THE EAST RIGHT-OF-WAY OF SOUTH PARK ROAD;

THENCE ALONG SAID SOUTH PARK ROAD RIGHT-OF-WAY FOR THE FOLLOWING (9) COURSES:

- (1) ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 776.00 FEET, A CENTRAL ANGLE OF $27^{\circ}06'22''$, AN ARC DISTANCE OF 367.12 FEET, AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH $11^{\circ}55'30''$ EAST A DISTANCE OF 363.70 FEET TO A POINT OF TANGENCY;
- (2) THENCE NORTH $01^{\circ}37'41''$ WEST A DISTANCE OF 256.89 FEET TO A POINT;
- (3) THENCE NORTH $00^{\circ}56'26''$ WEST A DISTANCE OF 500.01 FEET TO A POINT;
- (4) THENCE NORTH $01^{\circ}03'37''$ EAST A DISTANCE OF 64.57 FEET TO A POINT;
- (5) THENCE NORTH $01^{\circ}02'34''$ EAST A DISTANCE OF 153.93 FEET TO THE POINT OF BEGINNING;
- (6) THENCE NORTH $01^{\circ}02'34''$ EAST A DISTANCE OF 256.51 FEET TO A POINT;
- (7) THENCE NORTH $01^{\circ}02'41''$ EAST A DISTANCE OF 82.10 FEET TO A POINT;
- (8) THENCE NORTH $01^{\circ}02'38''$ EAST A DISTANCE OF 43.62 FEET TO A POINT;
- (9) THENCE NORTH $01^{\circ}37'41''$ WEST A DISTANCE OF 43.84 FEET TO A POINT;

THENCE DEPARTING SAID EAST RIGHT-OF-WAY OF SOUTH PARK ROAD NORTH $88^{\circ}27'36''$ EAST A DISTANCE OF 421.48 FEET TO A POINT OF CURVATURE;

THENCE ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 44.50 FEET, A CENTRAL ANGLE OF $157^{\circ}06'58''$, AN ARC DISTANCE OF 122.03 FEET, AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH $71^{\circ}51'37''$ EAST A DISTANCE OF 87.23 FEET TO A POINT;

THENCE SOUTH $03^{\circ}53'15''$ WEST A DISTANCE OF 29.10 FEET TO A POINT;

THENCE SOUTH $01^{\circ}36'09''$ EAST A DISTANCE OF 367.33 FEET TO A POINT;

THENCE SOUTH $88^{\circ}27'36''$ WEST A DISTANCE OF 518.43 FEET TO THE POINT OF BEGINNING;

SAID PARCEL ENCOMPASSING AN AREA OF 217,786 SQUARE FEET OR 4.9997 ACRES, MORE OR LESS.