

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

BLOCK 95, LESS THE NORTH 55 FEET FOR ROAD RIGHT OF WAY, LESS THE WEST 70.00 FEET FOR ROAD RIGHT OF WAY AND LESS THE SOUTH 20.00 FEET FOR ROAD RIGHT OF WAY, PLAT OF HOLL YWOOO AS RECORDED IN PLAT BOOK 1, PAGE 21 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND ALL OF THE NORTHWEST 1/4 WEST OF FOURTEENTH AVENUE (FORMERLY KNOWN AS EIGHTH AVENUE) AND NORTH OF POLK STREET, LESS THE NORTH 30.00 FEET, LESS THE EAST 20.00 FEET AND LESS THE SOUTH 20.00 FEET, BEING THE PARCEL OF LAND CALLED "GOLF COURSE" AS RECORDED IN HOLLYWOOD "BY THE SEA", HOLLYWOOD LAKES SECTION, PLAT BOOK 1, PAGE 32 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID BLOCK 95, ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTH SEVENTEENTH AVENUE AS RECORDED IN SAID PLAT BOOK 1, PAGE 21; THENCE DEPARTING SAID SOUTHWEST CORNER; THENCE RUN NORTH 87°47'11" EAST FOR A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING, ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY-LINE OF SAID NORTH SEVENTEENTH AVENUE; THENCE RUN NORTH 01°52'55" WEST ALONG THE SAID EAST RIGHT-OF-WAY LINE FOR A DISTANCE OF 1964.24 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF JOHNSON STREET AS RECORDED IN SAID PLAT BOOK 1, PAGE 21; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE; THENCE RUN NORTH 88°11'22" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE FOR A DISTANCE OF 2051.88 FEET; THENCE RUN NORTH 88°19'27" EAST FOR A DISTANCE OF 310.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID NORTH FOURTEENTH AVENUE (FORMERLY KNOWN AS EIGHT AVENUE); THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE; THENCE RUN SOUTH 02°09'06" EAST ALONG SAID WEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 1951.84 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF POLK STREET, AS RECORDED IN SAID PLAT 1, PAGE 21 AND SAID PLAT 1, PAGE 32; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE; THENCE RUN SOUTH 87°54'23" WEST ALONG THE SAID NORTH RIGHT-OF-WAY LINE FOR A DISTANCE OF 2371.08 FEET TO THE POINT OF BEGINNING.

PROPERTY ID. 5142-15-02-7670, COMMONLY KNOWN AS 1645 POLK STREET, HOLLYWOOD, FL. 33020.