

Exhibit A

The Land referred to herein below is situated in the County of Broward, State of Florida, and is described as follows:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF BROWARD, STATE OF FL, AND DESCRIBED AS FOLLOWS:

PARCEL 1:

ALL OF PARCEL C AND A PORTION OF PARCEL D, DIPLOMAT RESORT AND COUNTRY CLUB PLAT ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 158, PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH A PORTION OF BEVERLY BEACH NO. 2 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 40, PAGE 24 OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL C, SAID POINT BEING LOCATED ON THE WESTERLY RIGHT- OF-WAY LINE OF SOUTH OCEAN BOULEVARD (STATE ROAD A-1-A) AS SHOWN ON SAID DIPLOMAT RESORT AND COUNTRY CLUB PLAT;

THENCE SOUTH 87°18'02" WEST ON THE SOUTH LINE OF SAID PARCEL C, A DISTANCE OF 421.96 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL C, SAID POINT BEING LOCATED ON THE EASTERLY RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY AS SHOWN ON PLAT BOOK 17, PAGE 24 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE NORTH 19°22'37" EAST ON THE WESTERLY LINE OF SAID PARCELS C AND D AND ON THE WESTERLY LINE OF SAID PORTION OF BEVERLY BEACH NO. 2 AND ON SAID EASTERLY RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY, A DISTANCE OF 888.83 FEET;

THENCE NORTH 04°32'14" EAST CONTINUING ON SAID WESTERLY LINE OF PARCEL D AND ON SAID EASTERLY RIGHT- OF-WAY LINE OF THE INTRACOASTAL WATERWAY, A DISTANCE OF 239.97 FEET TO THE NORTHWEST CORNER OF SAID PARCEL D;

THENCE SOUTH 84°52'00" EAST ON THE NORTH LINE OF SAID PARCEL D, A DISTANCE OF 60.83 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 33836, PAGE 130 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

THENCE SOUTH 05°08'00" WEST ON THE WESTERLY LINE OF SAID PARCEL OF LAND, A DISTANCE OF 22.50 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL OF LAND;

THENCE SOUTH 84°52'00" EAST ON THE SOUTH LINE OF SAID PARCEL OF LAND, A DISTANCE OF 141.00 FEET TO THE INTERSECTION WITH THE EASTERLY LINE OF SAID PARCEL D AND WITH SAID WESTERLY RIGHT-OF-WAY LINE OF SOUTH OCEAN BOULEVARD (STATE ROAD A-1-A);

THENCE SOUTH 05°08'00" WEST ON SAID EAST LINE OF PARCEL D AND ON SAID WESTERLY RIGHT-OF-WAY LINE OF SOUTH OCEAN BOULEVARD (STATE ROAD A-1-A), A DISTANCE OF 20.96 FEET TO THE NORTHERLY MOST CORNER OF A RIGHT-HAND TURN LANE AS DESCRIBED IN THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 31014, PAGE 124 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;  
THENCE SOUTHWESTERLY ON THE WESTERLY LINE OF SAID RIGHT-HAND TURN LANE THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. SOUTH 18°37'45" WEST, A DISTANCE OF 51.42 FEET;
2. SOUTH 05°08'00" WEST, A DISTANCE OF 288.00 FEET;
3. SOUTH 84°52'00" EAST, A DISTANCE OF 12.00 FEET TO THE INTERSECTION WITH SAID EAST LINE OF PARCEL D AND WITH SAID WESTERLY RIGHT-OF-WAY LINE OF SOUTH OCEAN BOULEVARD (STATE ROAD A-1-A)

THENCE SOUTH 05°08'00" WEST ON SAID EAST LINE OF PARCEL D, ON THE EAST LINE OF SAID PARCEL C, AND ON SAID WESTERLY RIGHT-OF-WAY LINE OF SOUTH OCEAN BOULEVARD (STATE ROAD A-1-A) AS SHOWN ON DIPLOMAT RESORT AND COUNTRY CLUB PLAT AND AS DESCRIBED IN OFFICIAL RECORDS BOOK 30361, PAGE 978 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 662.50 FEET TO THE POINT OF BEGINNING;

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

FORMERLY DESCRIBED AS:  
PARCEL 2:

PARCEL C, DIPLOMAT RESORT AND COUNTRY CLUB PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 158, AT PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

FORMERLY KNOWN AS:

ALL OF BEVERLY BEACH NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, AT PAGE 24, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, WITH THE EXCEPTION OF THE FOLLOWING DESCRIBED PARCELS A AND B, TO WIT:

PARCEL A:

THAT PART OF BEVERLY BEACH NO. 2, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE RUN SOUTH ALONG THE WEST RIGHT-OF-WAY LINE OF S. OCEAN DRIVE (STATE ROAD A1A) 20 FEET; THENCE, RUN WEST PARALLEL TO THE NORTH LINE OF SAID SUBDIVISION 147 FEET; THENCE RUN SOUTH PARALLEL TO S. OCEAN DRIVE (STATE ROAD A1A) 40 FEET; THENCE RUN WEST PARALLEL TO THE NORTH LINE OF SAID SUBDIVISION 60 FEET; THENCE RUN NORTH PARALLEL TO S. OCEAN DRIVE (STATE ROAD A1A) 60 FEET TO THE NORTH LINE OF SAID SUBDIVISION; THENCE RUN EAST ALONG THE NORTH LINE OF SAID SUBDIVISION 207 FEET TO THE POINT OF BEGINNING.

PARCEL B:

THAT PART OF BEVERLY BEACH NO. 2, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SUBDIVISION, SAID POINT BEING LOCATED 207 FEET WEST OF THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE RUN SOUTH PARALLEL TO S. OCEAN DRIVE (STATE ROAD A1A) A DISTANCE OF 10 FEET; THENCE RUN WEST PARALLEL TO THE NORTH LINE OF SAID SUBDIVISION 56 FEET, MORE OR LESS, TO THE WESTERLY LINE OF SAID SUBDIVISION; THENCE RUN NORTHEASTERLY ALONG SAID WESTERLY LINE OF SAID SUBDIVISION 10 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE RUN EAST ALONG SAID NORTH LINE OF SAID SUBDIVISION 56.27 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

AND

(2 ACRE PARCEL)

A PORTION OF PARCEL "C", "DIPLOMAT RESORT AND COUNTRY CLUB PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 158, AT PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF PARCEL "C", SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF SOUTH OCEAN DRIVE (STATE ROAD A-1-A) AS SHOWN ON SAID PLAT; THENCE SOUTH 87°18'02" EAST ON THE SOUTH LINE OF SAID PARCEL "C", 421.96 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "C";

THENCE NORTH 19°22'37" EAST ON THE WEST LINE OF SAID PARCEL "C"; THENCE NORTH 86°47'09" EAST, 363.17 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL "C" AND SAID WEST RIGHT-OF-WAY LINE; THENCE SOUTH 05°08'00" WEST ON SAID EAST LINE AND SAID WEST RIGHT-OF-WAY LINE, 223.06 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

PARCEL D, DIPLOMAT RESORT AND COUNTRY CLUB PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 158, AT PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

FORMERLY KNOWN AS:

LOTS 30, 31, 32 AND 33, IN BLOCK 15, OF BEVERLY BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, AT PAGE 13, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

LESS AND EXCEPTING THE DEED FOR RIGHT HAND TURN LANES AS RECORDED IN OFFICIAL RECORDS BOOK 31014, AT PAGE 124;

ALSO, LESS AND EXCEPTING THE DEDICATED RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 30631, AT PAGE 978.

AND LESS AND EXCEPT LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 33836, PAGE 130, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH EASEMENT RIGHTS FOR THE BENEFIT OF PARCEL 5, CREATED BY THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 33836, AT PAGE 130, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND

PARCEL 7:

THAT PART OF BEVERLY BEACH NO. 2, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE RUN SOUTH ALONG THE WEST RIGHT-OF-WAY LINE OF S. OCEAN DRIVE (STATE ROAD A1A) FOR A DISTANCE OF TWENTY (20) FEET; THENCE, RUN WEST PARALLEL TO THE NORTH LINE OF SAID SUBDIVISION A DISTANCE OF ONE HUNDRED FORTY-SEVEN (147) FEET; THENCE RUN SOUTH PARALLEL TO S. OCEAN DRIVE (STATE ROAD A1A) FOR FORTY (40) FEET; THENCE RUN WEST PARALLEL TO THE NORTH LINE OF SAID SUBDIVISION FOR A DISTANCE OF SIXTY (60) FEET; THENCE RUN NORTH PARALLEL TO S. OCEAN DRIVE (STATE ROAD A1A) FOR A DISTANCE OF SIXTY (60) FEET TO THE NORTH LINE OF SAID

SUBDIVISION; THENCE RUN EAST ALONG THE NORTH LINE OF SAID SUBDIVISION FOR A DISTANCE OF TWO HUNDRED AND SEVEN (207) FEET TO THE POINT OF BEGINNING.

AND

PARCEL 8:

THE LEGAL DESCRIPTION IS LISTED AS PARCEL B IN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 15062, AT PAGE 881, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL B:

THAT PART OF BEVERLY BEACH NO. 2, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF SAID SUBDIVISION, SAID POINT BEING LOCATED 207 FEET WEST OF THE NORTHEAST CORNER OF SAID SUBDIVISION; THENCE RUN SOUTH PARALLEL TO S. OCEAN DRIVE (STATE ROAD A1A) A DISTANCE OF 10 FEET; THENCE RUN WEST PARALLEL TO THE NORTH LINE OF SAID SUBDIVISION 56 FEET, MORE OR LESS, TO THE WESTERLY LINE OF SAID SUBDIVISION; THENCE RUN NORTHEASTERLY ALONG SAID WESTERLY LINE OF SAID SUBDIVISION 10 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID SUBDIVISION; THENCE RUN EAST ALONG SAID NORTH LINE OF SAID SUBDIVISION 56.27 FEET, TO THE POINT OF BEGINNING.

ALSO KNOWN AS;

A PORTION OF "BEVERLY BEACH NO. 2", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 40, AT THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF "BEVERLY BEACH NO. 2"; THENCE NORTH 84°52'00" WEST ON THE NORTH LINE OF SAID PLAT, ALSO BEING THE SOUTH LINE OF PARCEL "D", "DIPLOMAT RESORT AND COUNTRY CLUB PLAT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 158, AT PAGE 16, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A DISTANCE OF 207.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 05°08'00" WEST, 10.00 FEET TO THE NORTHERLY BOUNDARY OF PARCEL "C", OF SAID "DIPLOMAT RESORT AND COUNTRY CLUB PLAT"; THENCE NORTH 84°52'00" WEST ON SAID NORTHERLY BOUNDARY, 58.81 FEET TO THE NORTHWEST CORNER OF PARCEL "C", SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF INTRACOASTAL WATERWAY AS SHOWN ON PLAT BOOK 17, AT PAGE 24, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; THENCE NORTH 19°22'37" EAST ON SAID EASTERLY RIGHT-OF-WAY LINE, 10.32 FEET TO THE NORTHWEST

CORNER OF "BEVERLY BEACH NO. 2"; THENCE SOUTH 84°52'00" EAST ON SAID NORTH LINE OF "BEVERLY BEACH NO. 2", A DISTANCE 56.27 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

TOGETHER WITH THE MAINTENANCE AND REPAIRS EASEMENT, PEDESTRIAN BEACH ACCESS EASEMENT, SHARED FACILITIES EASEMENT AND PARKING EASEMENT CREATED IN THE GRANT OF CROSS EASEMENTS, COVENANTS AND RESTRICTIONS AGREEMENT RECORDED AUGUST 28, 2014 IN OFFICIAL RECORDS BOOK 51050, PAGE 155.

[End of Exhibit]