

## **EXHIBIT "A"**

### **LEGAL DESCRIPTION**

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A PORTION OF PARCEL "A", "HOLLYWOOD PLAZA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 181, PAGE 12, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 88°25'59" WEST ALONG THE NORTH LINE OF SAID PARCEL "A", ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF HOLLYWOOD BOULEVARD (STATE ROAD No. 820) FOR 70.01 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 02°35'38" EAST 75.33 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 70.35 FEET, A CENTRAL ANGLE OF 28°37'54", FOR AN ARC DISTANCE OF 35.16 FEET TO A POINT OF TANGENCY; THENCE SOUTH 26°02'17" WEST 55.01 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY AND WESTERLY ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 62°23'42", FOR AN ARC DISTANCE OF 136.12 FEET TO A POINT OF TANGENCY; THENCE SOUTH 88°25'59" WEST 197.25 FEET; THENCE NORTH 01°34'05" WEST 222.75 FEET TO A POINT ON THE SAID NORTH LINE OF PARCEL "A" AND THE SAID SOUTH RIGHT-OF-WAY LINE; THENCE NORTH 88°25'55" EAST, THIS AND THE FOLLOWING FIVE (5) COURSES BEING ALONG SAID NORTH LINE AND SAID SOUTH RIGHT-OF-WAY LINE, FOR 6.69 FEET; THENCE NORTH 01°35'44" WEST 2.25 FEET; THENCE NORTH 88°25'59" EAST 298.51 FEET; THENCE SOUTH 47°02'11" EAST 35.64 FEET; THENCE NORTH 02°35'38" WEST 25.00 FEET; THENCE NORTH 88°25'59" EAST 10.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA AND CONTAIN 70,990 SQUARE FEET (1.6297 ACRES) MORE OR LESS.