

EXHIBIT "A"

LEGAL DESCRIPTION

TITLE COMMITMENT LEGAL DESCRIPTION:

PARCEL 1:

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 53 FEET THEREOF FOR RIGHT-OF-WAY OF STIRLING ROAD AND ALSO LESS AND EXCEPT THE FOLLOWING FOUR PARCELS:

LESS OUT 1:

RIGHT-OF-WAY PARCEL CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY THE SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT NO. 115045782, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF THE WEST HALF (W.1/2) OF THE NORTHEAST ONE-QUARTER (N.E.1/4) OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF PARCEL OF "A", AS SHOWN ON THE PLAT OF COLONIAL SQUARE, RECORDED IN PLAT BOOK 114, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY; THENCE N. 87°34'12" E. ALONG THE SOUTH RIGHT-OF-WAY LINE OF STIRLING ROAD AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF WAY MAP, SECTION 86016-2500, A DISTANCE OF 190.60 FEET; THENCE S. 42°34'12" W. A DISTANCE OF 38.18 FEET; THENCE S. 87°34'12" W. A DISTANCE OF 117.00 FEET; THENCE N. 47°25'48" W. A DISTANCE OF 21.21 FEET; THENCE S. 87°34'12" W. A DISTANCE OF 31.73 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL "A"; THENCE N. 01°48'33" W. ALONG SAID EAST LINE, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING WITHIN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

LESS OUT 2:

SIGNAL POLE PARCEL CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION BY THE SPECIAL WARRANTY DEED RECORDED IN INSTRUMENT NO. 115045782, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

A SIGNAL POLE PARCEL BEING A PORTION OF THE WEST HALF (W.1/2) OF THE NORTHEAST ONE-QUARTER (N.E.1/4) OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL OF "A", AS SHOWN ON THE PLAT OF COLONIAL SQUARE, RECORDED IN PLAT BOOK 114, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY; THENCE N. 87°34'12" E. ALONG THE SOUTH RIGHT-OF-WAY LINE OF STIRLING ROAD AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF WAY MAP, SECTION 86016-2500, A DISTANCE OF 587.20 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT; THENCE CONTINUE N. 87°34'12" E. ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 7.00 FEET; THENCE S. 02°25'48" E. A DISTANCE OF 2.00 FEET; THENCE S. 87°34'12" W. A DISTANCE OF 7.00 FEET; THENCE N. 02°25'48" W. A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING WITHIN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

LESS OUT 3:

CANAL RIGHT-OF-WAY

A PARCEL OF LAND IN THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (E 1/2 OF NW 1/4 OF NE 1/4) AND THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NE 1/4 OF SW 1/4 OF NE 1/4) OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST; SAID PARCEL OF LAND BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST (NE) CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION 4, BEAR SOUTH 1°46'57" EAST, ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION, A DISTANCE OF 386.87 FEET TO THE POINT OF BEGINNING; THENCE, SOUTH 24°34'20" WEST, A DISTANCE OF 201.44 FEET; THENCE, SOUTH 62°39'20" EAST, A DISTANCE OF 30.04 FEET; THENCE, SOUTH 30°07' WEST, A DISTANCE OF 1106.85 FEET; THENCE, NORTH 59°53' WEST, A DISTANCE OF 25.2 FEET, MORE OR LESS, TO THE INTERSECTION THEREOF WITH THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NE 1/4 OF SW 1/4 OF NE 1/4) OF SAID SECTION; THENCE, SOUTH 1°47'55" EAST, ALONG SAID WEST LINE, A DISTANCE OF 331.38 FEET; THENCE, NORTH 30°07' EAST, A DISTANCE OF 1266.8, MORE OR LESS, TO THE INTERSECTION THEREOF WITH THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION; THENCE, NORTH 1°46'57" WEST, ALONG SAID EAST LINE, A DISTANCE OF 377.4 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. THE BEARINGS IN THE ABOVE DESCRIPTION REFER TO THE STANDARD RECTANGULAR SYSTEM FOR THE EAST ZONE OF FLORIDA.

LESS OUT 4:

ACCESS

A PARCEL OF LAND BEING A PORTION OF THE WEST HALF (W. 1/2) OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL OF "A", AS SHOWN ON THE PLAT OF COLONIAL SQUARE, RECORDED IN PLAT BOOK 114, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY; THENCE S. 01°48'33" E. ALONG THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE S. 01°48'33" E. ALONG SAID EAST LINE, A DISTANCE OF 68.26 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S. 01°24'52" E INTO THE RADIUS POINT; THENCE, EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 33°41'33" AND A RADIUS OF 40.00 FEET FOR AN ARC DISTANCE OF 23.52 FEET TO A POINT OF REVERSE CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST; THENCE, SOUTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 34°40'12" AND A RADIUS OF 60.00 FEET FOR AN ARC DISTANCE OF 36.31 FEET TO A POINT OF TANGENCY; THENCE N. 87°36'29" E. ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 65.06 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHWEST; THENCE, EASTERLY NORTHEASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 90°02'17" AND A RADIUS OF 35.00 FEET FOR AN ARC DISTANCE OF 55.00 FEET TO A POINT OF TANGENCY; THENCE N. 02°25'48" W. ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 36.08 FEET; THENCE S. 87°34'12" W. A DISTANCE OF 108.80 FEET; THENCE N. 47°25'48" W. A DISTANCE OF 21.21 FEET; THENCE S. 87°34'12" W. A DISTANCE OF 31.73 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING WITHIN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.

PARCEL 2:

THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

LESS OUT 1:

CANAL RIGHT-OF-WAY

A PARCEL OF LAND IN THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (E 1/2 OF NW 1/4) AND THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NE 1/4 OF SW 1/4 OF NE 1/4) OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST; SAID PARCEL OF LAND BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST (NE) CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION 4, BEAR SOUTH 1°46'57" EAST, ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION, A DISTANCE OF 386.87 FEET TO THE POINT OF BEGINNING; THENCE, SOUTH 24°34'20" WEST, A DISTANCE OF 201.44 FEET; THENCE, SOUTH 62°39'20" EAST, A DISTANCE OF 30.04 FEET; THENCE, SOUTH 30°07' WEST, A DISTANCE OF 1106.85 FEET; THENCE, NORTH 59°53' WEST, A DISTANCE OF 25.2 FEET, MORE OR LESS, TO THE INTERSECTION THEREOF WITH THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NE 1/4 OF SW 1/4 OF NE 1/4) OF SAID SECTION; THENCE, SOUTH 1°47'55" EAST, ALONG SAID WEST LINE, A DISTANCE OF 331.38 FEET; THENCE, NORTH 30°07' EAST, A DISTANCE OF 1266.8, MORE OR LESS, TO THE INTERSECTION THEREOF WITH THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION; THENCE,

NORTH 1°46'57" WEST, ALONG SAID EAST LINE, A DISTANCE OF 377.4 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. THE BEARINGS IN THE ABOVE DESCRIPTION REFER TO THE STANDARD RECTANGULAR SYSTEM FOR THE EAST ZONE OF FLORIDA.

PARCEL 3:

THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST, BROWARD COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

LESS OUT 1:

CANAL RIGHT-OF-WAY

A PARCEL OF LAND IN THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (E 1/2 OF NW 1/4) AND THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NE 1/4 OF SW 1/4 OF NE 1/4) OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST; SAID PARCEL OF LAND BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST (NE) CORNER OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION 4, BEAR SOUTH 1°46'57" EAST, ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION, A DISTANCE OF 386.87 FEET TO THE POINT OF BEGINNING; THENCE, SOUTH 24°34'20" WEST, A DISTANCE OF 201.44 FEET; THENCE, SOUTH 62°39'20" EAST, A DISTANCE OF 30.04 FEET; THENCE, SOUTH 30°07' WEST, A DISTANCE OF 1106.85 FEET; THENCE, NORTH 59°53' WEST, A DISTANCE OF 25.2 FEET, MORE OR LESS, TO THE INTERSECTION THEREOF WITH THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NE 1/4 OF SW 1/4 OF NE 1/4) OF SAID SECTION; THENCE, SOUTH 1°47'55" EAST, ALONG SAID WEST LINE, A DISTANCE OF 331.38 FEET; THENCE, NORTH 30°07' EAST, A DISTANCE OF 1266.8, MORE OR LESS, TO THE INTERSECTION THEREOF WITH THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER (NW 1/4 OF NE 1/4) OF SAID SECTION; THENCE, NORTH 1°46'57" WEST, ALONG SAID EAST LINE, A DISTANCE OF 377.4 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. THE BEARINGS IN THE ABOVE DESCRIPTION REFER TO THE STANDARD RECTANGULAR SYSTEM FOR THE EAST ZONE OF FLORIDA.

PARCEL 4:

NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND ACCESS OVER THE FOLLOWING DESCRIBED PARCEL OF LAND:

A PARCEL OF LAND BEING A PORTION OF THE WEST HALF (W. 1/2) OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL OF "A", AS SHOWN ON THE PLAT OF COLONIAL SQUARE, RECORDED IN PLAT BOOK 114, PAGE 32, OF THE PUBLIC RECORDS OF BROWARD COUNTY; THENCE S. 01°48'33" E. ALONG THE EAST LINE OF SAID PARCEL "A", A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE S. 01°48'33" E. ALONG SAID EAST LINE, A DISTANCE OF 68.26 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S. 01°24'52" E INTO THE RADIUS POINT; THENCE, EASTERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 33°41'33" AND A RADIUS OF 40.00 FEET FOR AN ARC DISTANCE OF 23.52 FEET TO A POINT OF REVERSE CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST; THENCE, SOUTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 34°40'12" AND A RADIUS OF 60.00 FEET FOR AN ARC DISTANCE OF 36.31 FEET TO A POINT OF TANGENCY; THENCE N. 87°36'29" E. ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 65.06 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHWEST; THENCE, EASTERLY NORTHEASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 90°02'17" AND A RADIUS OF 35.00 FEET FOR AN ARC DISTANCE OF 55.00 FEET TO A POINT OF TANGENCY; THENCE N. 02°25'48" W. ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 36.08 FEET; THENCE S. 87°34'12" W. A DISTANCE OF 108.80 FEET; THENCE N. 47°25'48" W. A DISTANCE OF 21.21 FEET; THENCE S. 87°34'12" W. A DISTANCE OF 31.73 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING WITHIN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA.