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

## TITLE COMMITMENT LEGAL DESCRIPTION:

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 /
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, HENCE N. 873412" E. ALONE THE SQUITH RIGHT-OF-WAY LINE OF STREINE ROAD AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF WAY MAP, SECTION 88016—2500. A DISTACE OF 19.60 FEET, THENCE S. 42734"2" W. A DISTANCE OF 38.18 FEET, THENCE S. 873412" W. A DISTANCE OF 117.00 FEET, THENCE S. 873412" W. A DISTANCE OF 31.73 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL "A"; THENCE N. 0148733" W. A DISTANCE OF 21.21 FEET, THENCE S. 873412" W. A DISTANCE OF 31.73 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL "A"; THENCE N. 0148733" 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

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 / 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. 873412" 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. 873412" 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. 873'412" W. A DISTANCE OF 7.00 FEET; THENCE N. 02'25'48" W. A DISTANCE OF 7.00 FEET; THENCE N. 02'25'48" W. A DISTANCE OF 7.00 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 SECTION 4, TOWNSHIP 51 SOUTH, RANGE 42 EAST; SAID PARCEL OF LAND BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

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 20.14 4FEET; THENCE, SOUTH 62'92'0' EAST, A DISTANCE OF 30.04 FEET; THENCE, SOUTH 30'07' WEST, A DISTANCE OF 1108.85 FEET; THENCE, NORTH 59'53' WEST, A DISTANCE OF 75.2 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—SUARTER OF THE NORTHEAST ONE—OUARTER (NE 1/4 OF SAID SECTION; THENCE, SOUTH 14'755' EAST, ALONG SAID WEST LINE, A DISTANCE OF THE NORTHEAST ONE—QUARTER (NE 1/4) OF SAID SECTION; THENCE, SOUTH 14'755' EAST, ALONG SAID WEST LINE, A DISTANCE OF THE NORTHEAST ONE—QUARTER (NW 1/4 OF NAID SECTION). THENCE, NORTH 14'657' WEST, ALONG SAID SECTION, THENCE, NORTH 14'657' WEST, ALONG SAID EAST LINE OF THE NORTHEAST ONE—QUARTER (NW 1/4 OF NAID SECTION, THENCE, NORTH 14'657' WEST, ALONG SAID EAST LINE, A DISTANCE OF 37.4 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. THE BEBRAINGS IN THE ABOVE DESCRIPTION REFER TO THE STANDARD RECTANOULAR SYSTEM FOR THE EAST ZONE OF FLORIDA.

LESS OUT 4:

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:

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. 0148"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. 0148"33" E. ALONG SAID EAST LINE, A DISTANCE OF 68.26 FEET TO A POINT ON THE ARC OF A NON-TANCENT CURVE CONCAVE TO THE SOUTHWEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HARWING A BEARING OF S. 0124"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"413"3" AND A RADIUS OF 40.00 FEET FOR AN ARC DISTANCE OF 23.52 FEET TO A POINT OF REVERSE CURVATURE OF A TANCENT CURVE CONCAVE TO THE ROTTHEASTERLY HAVING A CENTRAL ANGLE OF 53"410" AND A RADIUS OF 40.00 FEET FOR AN ARC DISTANCE OF 53.01 FEET TO A POINT OF REVERSE CURVATURE OF A TANCENT CURVE CONCAVE TO THE ROTTHEAST; THENCE SOUTHEASTERLY AND EASTERLY AND A RADIUS OF 40.00 FEET FOR AN ARC DISTANCE OF 53.01 FEET TO A POINT OF TANCENCY, THENCE N. 87"35" E. ALONG A LINE TANCENT CURVE CONCAVE TO THE ROTTHEAST THEO THE STERLY HAVE ASTERLY AND A RADIUS OF 40.00 FEET FOR AN ARC DISTANCE OF 5.03 FEET TO A POINT OF TANCENCY, THENCE N. 87"35" E. ALONG A LINE TANCENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 50.06 FEET TO A POINT OF CURVATURE OF A TANCENT CURVE CONCAVE TO THE NORTHHEST THEORY. THE THE ASTERLY HAVE OF FATALEST THE AND A RADIUS OF 50.00 FEET TO A POINT OF TANCENCY, THENCE N. 92"25" E. ALONG A LINE TANCENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 50.08 FEET THENCE N. 87"34"12" W. A DISTANCE OF 60.00 FEET FOR AN ARC DISTANCE OF 50.00 FEET TOR AN ARC DISTANCE OF 50.00 FEET TOR AND ARC DISTANCE OF 50.00 FEET TOR

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

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 PARCE

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—GUNHWEST ONE—QUARTER OF THE NORTHEAST ONE—QUARTER (NE 1/4 OF SW 1/4) OF SECTION 4. TOWNSHIP 91 SOUTH, RANGE 42 EAST; SAID PARCEL OF LAND BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:

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 2014 44 FEET; THENCE, SOUTH 62'39'0' EAST, A DISTANCE OF 30.04 FEET; THENCE, SOUTH 62'39'0' EAST, A DISTANCE OF 30.04 FEET; THENCE, SOUTH 80'39'0' EAST, A DISTANCE OF THE NORTHEAST ONE—QUARTER OF THE SOUTHWEST ONE—QUARTER OF THE SOUTHWEST ONE—QUARTER OF THE SOUTH WEST ONE—QUARTER OF THE SOUTH 14'30'5' EAST, ALONG SAID SECTION; THENCE, SOUTH 14'30'5' EAST, ALONG SAID WEST LINE, A DISTANCE OF 331.38 FEET; THENCE, NORTH 30'07 EAST, A DISTANCE OF 126.68, MORE OR LESS, TO THE INTERSECTION THEREOF WITH THE AST LINE OF THE NORTHEAST ONE—QUARTER (NE 1/4 OF SW 1/4 OF NE 1/4) OF THE NORTHEAST ONE—QUARTER (NE 1/4 OF SW 1/4 OF NE 1/4) OF THE NORTHEAST ONE—QUARTER (NE 1/4 OF SW 1/4 OF NE 1/4) OF THE NORTHEAST ONE—QUARTER (NE 1/4 OF NE 1/4) OF SAID SECTION; THENCE, OVARTER (NW 1/4 OF NE 1/4) OF SAID SECTION; THENCE, OVARTER (NW 1/4 OF NE 1/4) OF SAID SECTION; THENCE, OVARTER (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 ZONG OF FLORIDA.

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 (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:

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 20144 FEET, THENCE, SOUTH 26'32'0' 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 OF THE SOUTHWEST
ONE—QUARTER OF THE NORTHEAST ONE—QUARTER OF THE NORTH SOUTH STANCE OF 33'3.38 FEET; THENCE, NORTH 30'D'7 EAST, A DISTANCE OF 37'3.4 FEET, MORE OR
THE NORTHEAST ONE—QUARTER (WM 1/4 OF NE 1/4) OF SAID SECTION; THENCE,
NORTH 1'46'57' WEST, ALONG SAID EAST LINE OF THE NORTHHEAST ONE—QUARTER
OF THE NORTHEAST ONE—QUARTER (NE 1/4) OF SAID SECTION; THENCE,
NORTH 1'46'57' WEST, ALONG SAID EAST LINE, A DISTANCE OF 37'7.4 FEET, MORE OR
LESS, TO THE POINT OF BEGINNING, THE BEARNINGS IN THE ABOVE DESCRIPTION REFER
TO THE STANDARD RECTANGULAR SYSTEM FOR THE EAST ZONE OF FLORIDA.

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 SOUARE, 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 68.25 FEET TO A POINT ON THE ARC OF A NON-TANCENT CURVE CONCAVE TO THE SOUTHWEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HANNING 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, HANNING A CENTRAL ANGLE OF 33'43'33" 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 NOTHEAST; THENCE SOUTHEASTERLY AND SOUTHEAST; THENCE SOUTHEASTERLY AND ASTERLY AND SOUTHEAST; THENCE SOUTHEASTERLY AND SOUTHEAST; THENCE SOUTHEASTERLY AND SATERLY AND AND THE ARC OF SAID CURVE TO THE ROTHEAST; THENCE SOUTHEASTERLY AND EASTERLY AND AND THE ARC OF SAID CURVE TO THE LAST DESCRIBED CURVE, A DISTANCE OF 55.00 FEET FOR AN ARC DISTANCE OF 50.00 FEET FOR AN ARC DISTANCE OF 50.00 FEET FOR AND A RADIUS OF 40.00 FEET FOR AN ARC DISTANCE OF 50.00 FEET FOR A POINT OF CURVATURE OF A TANGENT CURVE COUNTY. A DISTANCE OF SOUTHEAST OF A POINT OF CURVATURE OF A TANGENT CURVE COUNTY. THENCE N. 87:35'29' E. ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF SOUTHEAST THE LAST DESCRIBED CURVE, A DISTANCE OF SOUTHEAST THENCE N. 67:25'48' W. ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, THENCE N. 47:25'48' W. ALONG A LINE TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 50.00 FEET FOR AN ARC DIS

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