

EXHIBIT "A"

LEGAL DESCRIPTION

A PORTION OF THAT CERTAIN 10 FOOT UTILITY EASEMENT LYING ALONG THE SOUTH LINE OF PARCEL "B" OF THE LANIER PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 180, PAGE 183, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL "B", BEING A POINT ON THE EAST RIGHT OF WAY LINE OF ATLANTIC AVENUE EXTENSION AND ALSO BEING A POINT OF CURVE TO THE LEFT (A RADIAL BEARING FROM SAID POINTS BEARS NORTH 81°23'37"WEST); THENCE ALONG SAID RIGHT OF WAY AND SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1974.86 FEET, A CENTRAL ANGLE OF 00°21'08", AN ARC DISTANCE OF 12.14 FEET TO A POINT ON SAID CERTAIN 10 FOOT UTILITY EASEMENT LYING 10 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF PARCEL "B"; THENCE ALONG SAID PARALLEL LINE, NORTH 88°16'09" EAST, 211.79 FEET TO A POINT ON THAT CERTAIN 10 FOOT UTILITY EASEMENT LYING 10 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID PARCEL "B"; THENCE ALONG SAID PARALLEL LINE, SOUTH 01°13'47" EAST, 10.00 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL "B"; THENCE ALONG SAID SOUTH LINE, SOUTH 88°16'09" WEST, 213.50 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND SITUATED IN THE CITY OF POMPANO BEACH, BROWARD COUNTY, BROWARD COUNTY, FLORIDA AND CONTAIN 2,126 SQUARE FEET (0.049 ACRES), MORE OR LESS.