

EXHIBIT "A"

LEGAL DESCRIPTION OF PREMISES

MSA 726

The portion of the northwest quarter of the northeast quarter of the northeast quarter of Section 30, Township 48 South, Range 43 East, Broward County, Florida, lying west of the westerly right of way line of the Intracoastal Waterway from Jacksonville to Miami, Florida, as that right of way line is shown on the plat recorded in Plat Book 17 of Page 6-A, of the public records of said Broward County, Florida, Excluding therefrom the North 22 feet and the South 11 feet of the above described parcel.

MSA 726-B

The Northeast quarter (NE ¼) of the Northwest quarter (NW ¼) of the Northeast quarter (NE ¼) of Section 30, Township 48 South, Range 43 East, containing 10 acres more or less according to the U.S. Public Land Surveys, and adjoining on the West that certain tract of land designated as MSA 726, as deeded to the Board of Commissioners of the Florida Inland Navigation District by the Modul Land Company and recorded in Deed Book 276, Page 239, of the Public Records of and in Broward County, Florida. Excluding therefrom the North 22 feet and the South 11 feet of the above described parcel.

MSA 726-C

That portion of Block 1, Hillsboro Harbor, Unit "A", according to the plat thereof, recorded in Plat Book 28, Page 23, of the public Records of Broward County, Florida, described as follows:

Beginning at a point on the East boundary of said Block 1, said point being 22 feet South of the Northeast corner of the said Block 1; thence West and parallel with the north boundary of the said Block 1, a distance of 54.5 feet; thence South and parallel to the said East boundary of Block 1, to an intersection with the southerly boundary of said Block 1; thence southeasterly along said southerly boundary to the Southeast corner of said Block 1; thence north along the said east boundary of Block 1, a distance of 626.89 feet, more or less to the point of beginning.