

Exhibit "A"
Legal Description

Parcel 1:

All of the following described lands lying in and being a part of Section 3, Township 49 South, Range 42 East, Broward County, Florida:

The South 1/2 of the Northwest 1/4, EXCEPT the West 33 feet thereof for road right-of-way;

AND that part of the South 1/2 of the Northeast 1/4 lying West of the Seaboard Coast Line Railroad;

AND Government Lot 5, EXCEPT the West 33 feet thereof for road right-of-way, and also EXCEPT ARVIDA POMPANO PARK, as recorded in Plat Book 137, Page 33, of the Public Records of Broward County, Florida;

AND that part of Government Lot 6 lying South of said Plat Book 137, Page 33;

AND that part of Government Lot 7 lying South of said Plat Book 137, Page 33 and West of the Seaboard Coast Line Railroad;

TOGETHER WITH a portion of Tract B, of the aforesaid ARVIDA POMPANO PARK;

SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commence at the Northwest corner of the aforementioned Section 3; run

THENCE on an assumed bearing of South 00 degrees 00 minutes 26 seconds West along the West line of said Section 3, a distance of 1708.26 feet to the Northwest corner of the aforesaid Government Lot 5;

THENCE South 88 degrees 01 minutes 37 seconds East along the North line of said Government Lot 5 and along the westerly extension of the centerline of RACE TRACK ROAD and along said centerline, a distance of 1328.63 feet;

THENCE South 00 degrees 09 minutes 21 seconds East a distance of 53.03 feet to a point on the South right-of way line of RACE TRACK ROAD as shown on the aforementioned Plat of ARVIDA POMPANO PARK;

THENCE South 88 degrees 01 minutes 37 seconds East along said South of right-of-way, a distance of 571.42 feet to the Northeast corner of the lands described in Official Records Book 15678 at Page 145, of the aforesaid Public Records;

THENCE continue South 88 degrees 01 minutes 37 seconds East along said South right-of-way line, a distance of 689.71 feet to the POINT OF BEGINNING of the lands herein described;

THENCE continue along said right-of-way the following two courses and distances:

South 88 degrees 01 minutes 37 seconds East, a distance of 100.00 feet;

South 88 degrees 07 minutes 14 seconds East, a distance of 1087.87 feet to the point of the aforementioned Westerly right-of-way line of the Seaboard Coast Line Railroad;

THENCE South 13 degrees 04 minutes 16 seconds West along said Westerly right-of-way line, a distance of 2969.90 feet to a point of the South line of the aforesaid South 1/2 of the Northeast 1/4;

THENCE North 86 degrees 02 minutes 40 seconds West along said South line and the South line of the aforesaid South 1/2 of the Northwest 1/4, a distance of 3078.57 feet to a point on the East right-of-way line of POWERLINE ROAD said point being 33.00 feet by right angle measurement East of the West line of the aforesaid Northwest 1/4 of Section 3;

THENCE North 00 degrees 00 minutes 26 seconds East parallel with said West line of the Northwest 1/4 and along said East right-of-way line, a distance of 2039.93 feet to a point on the boundary on the aforesaid ARVIDA POMPANO PARK;

THENCE along said boundary the following thirteen courses and distances:

South 45 degrees 06 minutes 41 seconds East a distance of 94.55 feet;
North 89 degrees 46 minutes 38 seconds East, a distance of 1025.36 feet;
North 44 degrees 56 minutes 16 seconds East, a distance of 49.49 feet (North 44 degrees 48 minutes 39 seconds East, 49.47 feet per plat);
North 00 degrees 09 minutes 21 seconds West, a distance of 685.69 feet;
North 88 degrees 01 minutes 37 seconds West, a distance of 50.25 feet;
North 00 degrees 09 minutes 21 seconds West, a distance of 71.66 feet (71.60 feet per plat) to a point on the aforementioned South right-of-way line of RACETRACK ROAD;
South 88 degrees 01 minutes 37 seconds East along said South right-of-way line, a distance of 220.15 feet (220.20 feet per plat);
South 00 degrees 09 minutes 21 seconds East, a distance of 71.66 feet (71.60 feet per plat);
North 88 degrees 01 minutes 37 seconds West, a distance of 49.86 feet;
South 00 degrees 09 minutes 21 seconds East, a distance of 680.94 feet (680.99 feet per plat);
South 45 degrees 11 minutes 21 seconds East, a distance of 49.53 feet;
North 89 degrees 46 minutes 38 seconds East, a distance of 1241.18 feet;
North 51 degrees 23 minutes 55 seconds East, a distance of 43.24 feet;

THENCE North 00 degrees 09 minutes 21 seconds West, a distance of 710.57 feet to the POINT OF BEGINNING.

LESS AND EXCEPT that portion conveyed to the State of Florida Department of Transportation by virtue of Warranty Deed recorded July 13, 2007 in Official Records Book 44327, Page 355, of the Public Records of Broward County, Florida.

ALSO LESS AND EXCEPT that portion located within the plat of POMPANO PARK RECINO PLAT, according to the Plat thereof, recorded in Plat Book 181, Page 22, of the Public Records of Broward County, Florida.

Parcel 2:

Parcel A of POMPANO PARK RECINO PLAT, according to the Plat thereof, recorded in Plat Book 181, Page 22, of the Public Records of Broward County, Florida.

Parcel 3:

Tract "A" of ARVIDA POMPANO PARK, according to the Plat thereof, recorded in Plat Book 137, Page 33, of the Public Records of Broward County, Florida; said lands situate, lying and being in Broward County, Florida.

TOGETHER WITH:

A portion of Tract "B" of ARVIDA POMPANO PARK, according to the Plat thereof, recorded in Plat Book 137, Page 33, of the Public Records of Broward County, Florida, being more particularly described as follows:

A parcel of land being a portion of Government Lots 5 and 6, Section 3, Township 49 South, Range 42 East, being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 3; THENCE on an assumed bearing of South along the West line of said Section 3 a distance of 1707.69 feet to a point on the North line of Government Lots 5 and 6 of said Section 3, said point also being on the Westerly extension of the centerline of Race Track Road; THENCE S 88° 01' 37" E along said North line, and along said centerline and the extension thereof, a distance of 1328.63 feet; THENCE S 00° 09' 21" E a distance of 53.00 feet to a point on a line 53.00 feet South of and parallel with the said North line, said point also being on the South right-of-way line of Race Track Road, said point also being the POINT OF BEGINNING; THENCE S 88° 01' 37" E along said parallel line, along said South right-of-way line a distance of 571.42 feet; THENCE S 00° 09' 21" E a distance of 763.84 feet; THENCE S 89° 46' 38" W a distance of 585.81 feet; THENCE N 45° 11' 21" W a distance of 49.53 feet; THENCE N 00° 09' 21" W a distance of 680.99 feet; THENCE S 88° 01' 37" E a distance of 49.86 feet; THENCE N 00° 09' 21" W a distance of 71.60 feet to the POINT OF BEGINNING.

Said lands situate, lying and being in Broward County, Florida.

Parcel 4:

A portion of Government Lot 6 of Section 03, Township 49 South, Range 42 East; said portion also being a part of Tract "B" of ARVIDA POMPANO PARK, according to the Plat thereof recorded in Plat Book 137, at Page 33, being more particularly described as follows:

Commence at the Northwest corner of the aforementioned Section 3; run thence on an assumed bearing of South 00 degrees 00 minutes 26 seconds West along the West line of said Section 3, a distance of 1708.26 feet to the Northwest corner of Government Lot 5 of said Section 3; thence South 88 degrees 01 minutes 37 seconds East along the North line of said Government Lot 5 and along the Westerly extension of the centerline of RACE TRACK ROAD and along said centerline, a distance of 1328.63 feet; thence South 00 degrees 09 minutes 21 seconds East a distance of 53.04 feet to a point on the South right-of-way line of RACE TRACK ROAD as shown on the aforesaid plat of ARVIDA POMPANO PARK; thence South 88 degrees 01 minutes 37 seconds East along said South right-of-way line, a distance of 571.42 feet to the Northeast corner of lands described in Official Records Book 15678, at Page 145, of the aforementioned Public Records and the POINT OF BEGINNING of the lands herein described; thence, continuing South 88 degrees 01 minutes 37 seconds East along said South right-of-way line, a distance of 689.71 feet to a point for corner; thence South 00 degrees 09 minutes 21 seconds East a distance of 710.57 feet; thence South 51 degrees 23 minutes 55 seconds West a distance of 43.24 feet to a point on the South line of the aforementioned Tract "B", ARVIDA POMPANO PARK; thence South 89 degrees 46 minutes 38 seconds West along said South line, a distance of 655.37 feet to the Southeast corner of the aforesaid lands described in Official Records Book 15678, Page 145; thence North 00 degrees 09 minutes 21 seconds West along the East line of said lands, a distance of 763.84 feet to the Point of Beginning.