

EXHIBIT A  
LEGAL DESCRIPTION

**A portion of Parcel "A", 31<sup>st</sup> Avenue Commercial Plat, according the plat thereof, as recorded in Plat Book 123, Page 10, of the public records of Broward County, Florida, more fully described as follows:**

**Commencing at the Southwest corner of said Parcel "A"; thence Northerly on the Westerly line of said Parcel "A" the following four courses and distances; thence North 01' 06' 48" West, a distance of 157.55 feet; thence North 64" 46' 32" West, a distance of 15.62 feet; thence North 01" 06' 48" West, a distance of 150.09 feet to the Point of Beginning; thence continuing North 01" 06' 48" West, a distance of 288.14 feet to the termination of the said four courses and distances; thence North 88' 58' 10" East, a distance of 236.07 feet to a point on the East line of said Parcel "A", and a point on the West right-of-way line of Wingate Road (N. W. 31 Avenue) ; thence Southerly on said East line of Parcel "A" and on said West right-of-way line, the following three (3) courses and distances; thence South 1' 13' 30" East, a distance of 7.87 feet; thence South 5' 37' 04" West, a distance of 100.72 feet; thence South 01' 13' 30" East, a distance of 180.23 feet, to the point of termination of the said three (3) courses and distances; thence South 88' 58' 10" West, a distance of 224.63 feet to the Point of Beginning.**

**Said land situate, lying and being in Broward County, Florida and containing 65,340 square feet, or 1.5000 acres, more or less.**