

EXHIBIT A
LEGAL DESCRIPTION

A portion of Parcel "A", 31st 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.