

EXHIBIT "A"

PARCEL 1:

PARCEL A:

Tract "A" of INVERRARY SHOPPING CENTER, as shown by plat thereof on file In Plat Book 77, page 22, of the Public Records of Broward County, Florida.

LESS AND EXCEPT THEREFROM the "City of Lauderhill Parcel", being those certain lands conveyed to the City of Lauderhill In that Special Warranty Deed filed August 28, 2007 In Official Records Book 44541, page 1971 by and between Shoppes of Inverrary, LLC; Florida limited liability company and City of Lauderhill, described as follows:

A PORTION OF TRACT "A", INVERRARY SHOPPING CENTER, AS RECORDED IN PLAT BOOK 77, PAGE 22, OF THE PUBLIC RECORDS OF BROWARD COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 23, TOWNSHIP 49 SOUTH, RANGE 41 EAST; THENCE RUNNING ALONG THE SOUTH LINE OF SAID SECTION NORTH 89 DEGREES 29 MINUTES 25 SECONDS EAST, A DISTANCE OF 3003.69 FEET; THENCE TURNING AND RUNNING NORTH 00 DEGREES 30 MINUTES 35 SECONDS WEST, A DISTANCE OF 100.00 FEET TO THE SOUTHWEST CORNER OF TRACT "A" OF INVERRARY SHOPPING CENTER SAID POINT BEING THE POINT OF BEGINNING OF THIS DESCRIPTION. THENCE RUNNING ALONG THE WEST LINE OF SAID TRACT "A": NORTH 20 DEGREES 29 MINUTES 50 SECONDS WEST, A DISTANCE OF 145.82 FEET, AND NORTH 56 DEGREES 32 MINUTES 25 SECONDS WEST, A DISTANCE OF 112.50 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT "A"; THENCE RUNNING BY SAID NORTH LINE OF TRACT "A" NORTH 89 DEGREES 29 MINUTES 25 SECONDS EAST, A DISTANCE OF 278.26 FEET TO A POINT ON THE WEST LINE OF TRACT "A"; THENCE RUNNING ALONG SAID WEST LINE NORTH 00 DEGREES 30 MINUTES 35 SECONDS WEST, A DISTANCE OF 269.40 FEET TO A POINT ON THE NORTH LINE OF TRACT "A"; THENCE RUNNING ALONG SAID NORTH LINE OF TRACT "A" SOUTH 76 DEGREES 53 MINUTES 44 SECONDS EAST, A DISTANCE OF 287.08 FEET; THENCE TURNING AND RUNNING THROUGH SAID TRACT "A": SOUTH 00 DEGREES 28 MINUTES 01 SECONDS EAST, A DISTANCE OF 141.38 FEET, NORTH 89 DEGREES 31 MINUTES 59 SECONDS EAST A DISTANCE OF 31.56 FEET, AND SOUTH 00 DEGREES 28 MINUTES 01 SECONDS EAST, A DISTANCE OF 260.31 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT "A"; THENCE RUNNING ALONG SAID SOUTH LINE OF TRACT "A" SOUTH 89 DEGREES 29 MINUTES 25 SECONDS WEST, A DISTANCE OF 445.39 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING, BEING AND SITUATE IN BROWARD COUNTY, FLORIDA.

PARCEL B:

A non-exclusive easement for Ingress and egress as described in and provided for in an Instrument entitled "Easement for Ingress and Egress" recorded In Official Records Book 5626, page 714, of the Public Records of Broward County, Florida, over, upon and across the following described land:

A 50 foot wide strip of land lying In the South 1/2 of Section 23, Township 49 South, Range 41 East, being a portion of FORT LAUDERDALE TRUCK FARMS, according to the plat thereof, as recorded In Plat Book 4, page 31, of the Public Records of Broward County, Florida, the same being more particularly described as follows:

Commence at the Southeast corner of said Section 23, the Standard Plane Rectangular Grid coordinates for the East Zone of Florida, for said point being X = 756,015.68, Y = 666,185.77; thence run South 89 degrees 29 minutes 25 seconds West, on a grid bearing along the South line of said Section 23, 1080.17 feet to a point, said point being 4205.86 feet from the Southwest corner of said Section 23 as measured along said South line; thence North 0 degrees 31 minutes 02 seconds West, on a line coincident with the Westerly right-of-way line of the Sunshine State Parkway, 77.62 feet to a point of curvature of a circular curve concave to the Southeast; thence Northeasterly along the arc of said right-of-way curve, having for its elements a central angle of 19 degrees 42 minutes 13 seconds and a radius of 502.47 feet, for 172.80 feet to a point, said point being the Point of Beginning of the herein described strip of land; thence North 67 degrees 57 minutes 42 seconds West, 139.88 feet; thence South 88 degrees 34 minutes 39 seconds

West, 44.81 feet; thence North 1 degrees 25 minutes 21 seconds West, 50.00 feet; thence North 88 degrees 34 minutes 39 seconds East, 55.19 feet; thence South 67 degrees 57 minutes 42 seconds East, 150.26 feet to a point on a circular curve concave to the Southeast, said point being coincident with a point on the Westerly right-of-way line of the Sunshine State Parkway; thence Southwesterly along the arc of said right-of-way curve, having for its elements a central angle of 5 degrees 42 minutes 14 seconds, and a radius of 502.47 feet, for 50.02 feet to the Point of Beginning.

EXCEPTING THEREFROM that portion of said land as conveyed to Broward County, a political subdivision of the State of Florida, by Quit Claim Deed recorded on Official Records Book 6744, page 293, and by Corrective Quit Claim Deed recorded In Official Records Book 7167, page 663, of the Public Records of Broward County, Florida.

PARCEL 2:

Begin at the Southeast corner of Tract A, of the plat of INVERRARY SHOPPING CENTER, as recorded In Plat Book 77, page 22, of the Public Records of Broward County, Florida; thence North 1 degrees 25 minutes 21 seconds West, along the East boundary of said Tract A, the same being the Westerly boundary of the combined 140.00 feet wide, said Florida Power and Light Company Easement for 200.00 feet; thence across said 140.00 foot wide easement for the following described two (2) courses:
(1) thence North 88 degrees 34 minutes 39 seconds East, for 44.81 feet;
(2) thence South 67 degrees 57 minutes 42 seconds East, for 103.77 feet to a point on the Easterly boundary of said 140.00 foot wide Easement;
thence South 1 degrees 25 minutes 21 seconds East, along said Easterly boundary for 160.92 feet;
thence South 89 degrees 29 minutes 25 seconds West, for 140.02 feet to the Point of Beginning.

LESS that portion for road right-of-way as described in Official Records Book 6744, page 293, and Official Records Book 7167, page 663, of the Public Records of Broward County, Florida.

PARCEL 3:

Begin at the Northeast corner of Tract A of the plat, INVERRARY SHOPPING CENTER, as recorded In Plat Book 77 at page 22 of the Public Records of Broward county, Florida; thence South 1 degrees 25 minutes 21 seconds East, along the East boundary of said Tract A, the same being the Westerly boundary of the combined 140.00 foot wide, said Florida Power and Light company Easement, for 110.00 feet; thence across said 140.00 foot wide easement for the following described two (2) courses:
(1) thence North 88 degrees 34 minutes 39 seconds East, for 55.19 feet;
(2) thence South 67 degrees 57 minutes 42 seconds East, for 92.45 feet to a point on the Easterly boundary of said 140.00 foot wide Easement;
thence North 1 degrees 25 minutes 21 seconds West along said Easterly boundary for 144.15 feet; thence South 89 degrees 39 minutes 53 seconds West, for 140.03 feet to the Point of Beginning.

PARCEL 4:

A Non-exclusive easement for the benefit of Parcels 1A, 2 and 3 above, as created by Reciprocal Easement Agreement with Covenants, Conditions and Restrictions by Shoppes of Inverrary, LLC, a Florida limited liability company, and The City of Lauderhill, a municipal corporation filed August 28, 2007, in Official Records Book 44541, at Page 1974 over the "City of Lauderhill Parcel", for the purposed described therein. Subject to the terms, provisions and conditions set forth in said instrument.