

EXHIBIT "A"

LEGAL DESCRIPTION OF PARENT TRACT:

ALL OF TRACT "B" AND THAT CERTAIN 100 FOOT CANAL RIGHT-OF-WAY AS SHOWN ON WINSTON PARK SECTION TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 136, PAGE 1 OF SAID PUBLIC RECORDS, TOGETHER WITH ALL OF PARCEL "E" AND A PORTION OF PARCEL "C" AS SHOWN ON BANYAN TRAILS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 154, PAGE 3, OF SAID PUBLIC RECORDS, TOGETHER WITH ALL OF PARCEL "B", COCO LAKES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 155, PAGE 25 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THAT CERTAIN 15 FOOT ROAD RESERVATION AS VACATED BY OFFICIAL RECORDS BOOK 15870, PAGE 4 OF SAID PUBLIC RECORDS, TOGETHER WITH A PORTION OF THAT CERTAIN ROAD RESERVATION AS SHOWN OF THE PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 3, PAGES 45 THRU 54 (INCLUSIVE) OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: SEE NOTE BELOW

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL "B", ALSO BEING THE NORTHEAST CORNER OF SAID PARCEL "E"; THENCE SOUTH ~~00-30'22"~~ EAST, A DISTANCE OF 1078.85 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 645.00 FEET AND A CENTRAL ANGLE OF 25-~~41'49"~~, A DISTANCE OF 289.84 FEET; THENCE NORTH ~~70-21'00"~~ WEST, NON-RADIAL TO THE LAST DESCRIBED CURVE, A DISTANCE OF 239.41 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 481.00 FEET AND A CENTRAL ANGLE OF 37-~~08'06"~~, A DISTANCE OF 317.09 FEET; THENCE NORTH ~~67-39'30"~~ WEST, NON-RADIAL TO THE LAST DESCRIBED CURVE, A DISTANCE OF 744.70 FEET; THENCE NORTH ~~62-29'15"~~ WEST, A DISTANCE OF 94.84 FEET; THENCE NORTH ~~81-02'06"~~ WEST, A DISTANCE OF 202.30 FEET; THENCE SOUTH ~~42-08'10"~~ WEST, A DISTANCE OF 31.48 FEET; THENCE NORTH ~~81-28'40"~~ WEST, A DISTANCE OF 145.86 FEET; THENCE SOUTH ~~25-27'25"~~ WEST, A DISTANCE OF 126.68 FEET; THENCE SOUTH ~~52-59'35"~~ WEST, A DISTANCE OF 226.06 FEET; THENCE SOUTH ~~39-30'04"~~ WEST, A DISTANCE OF 119.84 FEET; THENCE NORTH ~~57-29'09"~~ WEST, ALONG THE SOUTHWEST BOUNDARY OF SAID PARCEL "E" AND THE SOUTHEASTERLY PROJECTION THEREOF, A DISTANCE OF 403.56 FEET TO THE SOUTHEAST CORNER OF LOT 54 OF SAID WINSTON PARK SECTION TWO; THENCE NORTH ~~00-21'54"~~ WEST, ALONG THE EAST BOUNDARY OF SAID LOT 54 AND THE NORTHERLY PROJECTION THEREOF, ALSO BEING ALONG THE WEST BOUNDARY OF SAID PARCEL "E", A DISTANCE OF 674.88 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "E"; THENCE NORTH ~~89-27'06"~~ EAST, ALONG THE NORTH BOUNDARY OF SAID PARCEL "E" AND CONTINUING ALONG THE NORTH BOUNDARY OF SAID PARCEL "D", A DISTANCE OF 1815.69 FEET TO THE INTERSECTION WITH THE INTERSECTION WITH THE SOUTHERLY PROJECTION OF THE WEST BOUNDARY OF SAID TRACT "B"; THENCE NORTH ~~00-30'52"~~ WEST, ALONG SAID SOUTHERLY PROJECTION, A DISTANCE OF 15.00 FEET TO THE SOUTH WEST CORNER OF SAID TRACT "B"; THENCE CONTINUE NORTH ~~00-30'22"~~ WEST ALONG SAID WEST BOUNDARY OF TRACT "B", A DISTANCE OF 872.34 FEET TO A POINT ON THE SOUTHEAST RIGHT-OF-WAY OF WINSTON PARK BOULEVARD AS SHOWN ON SAID WINSTON PARK SECTION TWO, THE RADIUS POINT OF THE NEXT DESCRIBED CURVE BEARS NORTH ~~43-47'21"~~ WEST FROM SAID POINT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, ALSO BEING ALONG SAID WINSTON PARK BOULEVARD RIGHT-OF-WAY, HAVING A RADIUS OF 630.00 FEET AND A CENTRAL ANGLE OF ~~00-43'39"~~, A DISTANCE OF 2.50 FEET; THENCE NORTH ~~60-02'27"~~ EAST, NON-TANGENT TO THE LAST DESCRIBED CURVE, A DISTANCE OF 84.27 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHEASTERLY, EASTERLY AND SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF ~~89-49'28"~~, A DISTANCE OF 25.82 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY, EASTERLY AND NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 90.00 FEET AND A CENTRAL ANGLE OF ~~72-02'31"~~, A DISTANCE OF 114.47 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF ~~38-29'07"~~, A DISTANCE OF 16.71 FEET TO THE POINT OF TANGENCY; THENCE NORTH ~~84-28'31"~~ EAST, A DISTANCE OF 119.16 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "B"; THE RADIUS POINT OF THE NEXT DESCRIBED CURVE BEARS SOUTH ~~08-23'01"~~ WEST FROM SAID CORNER; THENCE EASTERLY SOUTHEASTERLY AND SOUTHERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 270.00 FEET AND A CENTRAL ANGLE OF ~~80-38'37"~~, A DISTANCE OF 379.87 FEET TO THE POINT OF TANGENCY; THENCE SOUTH ~~00-30'22"~~ EAST, A DISTANCE OF 339.95 FEET TO THE POINT OF BEGINNING, THE LAST TWO (2) DESCRIBED COURSES BEING ALONG THE WESTERLY BOUNDARY OF N.W. 39th AVENUE AS SHOWN ON SAID COCO LAKES PLAT.

* NOTE: PARCEL "D", BANYAN TRAILS, PLAT BOOK 154, PAGE 3 AS RECORDED IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, WAS NOT INCLUDED IN DESCRIPTION CAPTION AND SHOULD BE.

CONTAINING 54.158 ACRES, MORE OR LESS.

FL-3672B

at: TP/Winston Park

EXHIBIT "A"

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LEGAL DESCRIPTION FOR NEXTEL LEASE SITE:

A PORTION OF PARCEL "D" OF BANYAN TRAILS, AS RECORDED IN PLAT BOOK 154, PAGE 3 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH-EAST CORNER OF PARCEL "E" OF SAID BANYAN TRAILS; THENCE SOUTH $00^{\circ}00'12''$, ALONG THE EASTERLY LINE OF SAID PARCEL "E", SAID EASTERLY LINE ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF N.W. 35TH AVENUE, A DISTANCE OF 422.99 FEET; THENCE SOUTH $89^{\circ}08'48''$ WEST, A DISTANCE OF 259.92 FEET, TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED NEXTEL LEASE SITE:

THENCE SOUTH $29^{\circ}05'11''$ WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH $60^{\circ}41'49''$ WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH $29^{\circ}05'11''$ EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH $60^{\circ}41'49''$ EAST, A DISTANCE OF 40.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 800 SQUARE FEET OR 0.0184 ACRES, MORE OR LESS.

LEGAL DESCRIPTION FOR NEXTEL ACCESS AND UTILITY EASEMENT:

A STRIP OF LAND 20.00 FEET IN WIDTH, FOR ACCESS EASEMENT PURPOSES, SAID STRIP LYING WITHIN A PORTION OF PARCEL "D" OF BANYAN TRAILS, AS RECORDED IN PLAT BOOK 154, PAGE 3 OF THE PUBLIC RECORDS OF BROWARD COUNTY, A PORTION OF TRACT "B" AND THAT CERTAIN 100 FOOT CANAL RIGHT-OF-WAY AS SHOWN ON WINSTON PARK SECTION TWO, AS RECORDED IN PLAT BOOK 136, PAGE 1, OF SAID PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, A PORTION OF A 25 FOOT RIGHT-OF-WAY, AS SHOWN ON THE PLAT OF PALM BEACH FARMS COMPANY'S PLAT NO. 2, PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF PARCEL "B", COCO LAKES, AS RECORDED IN PLAT BOOK 155, PAGE 25, OF SAID PUBLIC RECORDS OF BROWARD COUNTY; THE SIDELINES OF SAID ACCESS EASEMENT LYING 10.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE MOST EASTERLY CORNER (POINT OF BEGINNING) OF THE PREVIOUSLY DESCRIBED NEXTEL LEASE SITE; THENCE SOUTH $29^{\circ}05'11''$ WEST, ALONG THE SOUTHEASTERLY LINE OF SAID NEXTEL LEASE SITE, A DISTANCE OF 20.00 FEET; THENCE NORTH $60^{\circ}41'49''$ WEST, ALONG THE SOUTHWESTERLY LINE OF SAID NEXTEL LEASE SITE, A DISTANCE OF 40.00 FEET; THENCE NORTH $29^{\circ}05'11''$ EAST, ALONG THE NORTHWESTERLY LINE OF SAID NEXTEL LEASE SITE, A DISTANCE OF 10.00 FEET, TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED CENTERLINE:

THENCE NORTH $60^{\circ}41'49''$ WEST, DEPARTING SAID NORTHWESTERLY LINE, A DISTANCE OF 10.00 FEET; THENCE NORTH $00^{\circ}05'40''$ WEST, A DISTANCE OF 46.78 FEET; THENCE NORTH $89^{\circ}08'49''$ WEST, A DISTANCE OF 117.75 FEET, TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 15.00 FEET; THENCE WESTERLY, NORTHWESTERLY AND NORTHERLY, 23.31 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $89^{\circ}02'03''$, TO A POINT OF TANGENCY; THENCE NORTH $00^{\circ}02'46''$ WEST, A DISTANCE OF 113.72 FEET, TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 15.00 FEET; THENCE NORTHERLY, NORTHWESTERLY AND WESTERLY, 23.58 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $90^{\circ}02'24''$, TO A POINT OF TANGENCY; THENCE SOUTH $89^{\circ}02'50''$ WEST, A DISTANCE OF 59.57 FEET; THENCE NORTH $00^{\circ}02'08''$ WEST, A DISTANCE OF 112.75 FEET, TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 185.00 FEET; THENCE NORTHERLY, NORTHEASTERLY AND EASTERLY, 288.56 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $89^{\circ}01'03''$, TO A POINT OF TANGENCY; THENCE NORTH $89^{\circ}02'56''$ EAST, A DISTANCE OF 114.38 FEET, TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 175.00 FEET; THENCE EASTERLY AND SOUTHEASTERLY, 89.74 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $29^{\circ}02'51''$, TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, AND HAVING A RADIUS OF 175.00 FEET; THENCE SOUTHEASTERLY AND EASTERLY, 88.27 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $28^{\circ}02'58''$, TO A POINT OF TANGENCY; THENCE NORTH $89^{\circ}08'48''$ EAST, A DISTANCE OF 46.92 FEET, TO A POINT ON THE EASTERLY LINE OF SAID PARCEL "B", COCO LAKES AND THE POINT OF TERMINATION OF SAID CENTERLINE.