

EXHIBIT "A"

LEGAL DESCRIPTION

West Parcel:

A parcel of land lying within the City of Coconut Creek, Broward County, Florida, being a portion of Tract 61 and Tract 62, Block 85, of PALM BEACH FARMS CO. PLAT NO. 3, according to the Plat thereof, as recorded in Plat Book 2, Page 53, of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

Commence at the Northeast corner of Tract "A" of SAWGRASS PARK OF COMMERCE COMMERCIAL SECTION "B", according to the Plat thereof, recorded in Plat Book 144, Page 33, of the Public Records of Broward County, Florida; thence North 00°24'45" West a distance of 25.00 feet; thence North 89°36'20" East a distance of 166.04 feet; thence South 00°24'54" East a distance of 659.96 feet to a point on the South line of said Tract 61; thence South 89°36'20" West, along the South line of Tract 61, a distance of 166.07 feet to a point on the East line of Tract "A"; thence North 00°24'45" West, along the East line of Tract "A", a distance of 634.97 feet to the Point of Beginning.

Less the North twenty-five (25) feet of the West 165.01 feet of Tract 61, in Block 85, of THE PALM BEACH FARMS CO. PLAT NO. 3, according to the Plat thereof, as recorded in Plat Book 2, Page 53, of the Public Records of Palm Beach County, Florida, lying in Section 6, Township 48 South, Range 42 East, City of Coconut Creek, Broward County, Florida.

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

East Parcel:

Tract 61, less the East ten (10) acres and less the West two and one-half (2 1/2) acres thereof, Block 85, PALM BEACH FARMS COMPANY PLAT NO. 3, according to the Plat thereof, as recorded in Plat Book 2, Pages 45-54 inclusive, of the Public Records of Palm Beach County, Florida;

Less:

A portion of Tract 61, Block 85, PALM BEACH FARMS COMPANY PLAT NO. 3, according to the Plat thereof, as recorded in Plat Book 2, Pages 45 through 54, of the Public Records of Palm Beach County, Florida

Being more particularly described as follows:

Commencing at the Northwest corner of said Tract 61; thence North 90°00'00" East along the North line of said Tract 61, a distance of 165 feet to the East line of the West two and one-half (2 1/2) acres of said Tract 61 and the Point of Beginning;

Thence continue North 90°00'00" East along said North line, 165 feet to the West line of the East ten (10) acres of said Tract 61; thence South 00°00'11" West along said West line, 27.70 feet; thence North 71°20'48" West, 18.89 feet; thence South 88°30'43" West, 101.63 feet; thence North

79°00'17" West, 46.35 feet to the East line of said West two and one-half (2 1/2) acres; thence North 00°00'11" East along said East line, 15.45 feet to the Point of Beginning.

Lying in the City of Coconut Creek, Broward County, Florida.