

EXHIBIT A

HILLSBORO MARKETPLACE INVESTMENTS PROPERTY

BEING A PORTION OF PARCEL "A", "HILLSBORO CENTER", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 133, PAGE 4, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; AND A PORTION OF PARCEL "A" "HILLSBORO CENTER — NO. 2", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 142, PAGE 45, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL "A", "HILLSBORO CENTER"; THENCE, ALONG THE EAST LINE OF SAID PARCEL "A", "HILLSBORO CENTER", S00°24'40"E, A DISTANCE OF 598.46 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "A", "HILLSBORO CENTER"; THENCE, ALONG THE SOUTH LINE OF SAID PARCEL "A" THE FOLLOWING THREE (3) COURSES, S89°36'38"W, A DISTANCE OF 82.50 FEET; THENCE N85°48'56"W, A DISTANCE OF 150.48 FEET; THENCE S89°36'38"W, A DISTANCE OF 5.00 FEET; THENCE, DEPARTING SAID SOUTH LINE, N00°24'40"W, A DISTANCE OF 209.67 FEET; THENCE S89°35'20"W, A DISTANCE OF 176.50 FEET; THENCE S00°24'40"E, A DISTANCE OF 209.60 FEET TO A POINT OF INTERSECTION WITH THE SAID SOUTH LINE OF PARCEL "A"; THENCE, ALONG SAID SOUTH LINE THE FOLLOWING FIVE (5) COURSES, S89°36'38"W, A DISTANCE OF 76.00 FEET; THENCE S00°23'22"E, A DISTANCE OF 12.00 FEET; THENCE S89°36'58"W, A DISTANCE OF 122.50 FEET; THENCE N85°48'56"W, A DISTANCE OF 150.48 FEET; THENCE S89°36'38"W, A DISTANCE OF 34.96 FEET; THENCE, DEPARTING SAID SOUTH LINE, N00°24'59"W, A DISTANCE OF 132.59 FEET; THENCE S89°35'01"W, A DISTANCE OF 160.80 FEET; THENCE S00°24'59"E, A DISTANCE OF 132.51 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID PARCEL "A"; THENCE, ALONG SAID SOUTH LINE, S89°36'38"W, A DISTANCE OF 31.74 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL "A" HILLSBORO CENTER — NO. 2, ALSO BEING THE SOUTHWEST CORNER OF PARCEL "A" HILLSBORO CENTER; THENCE, ALONG THE EAST LINE OF SAID PARCEL "A" HILLSBORO CENTER — NO. 2, N00°24'40"W, A DISTANCE OF 338.96 FEET; THENCE, DEPARTING SAID EAST LINE, S89°35'20"W, A DISTANCE OF 110.06 FEET; THENCE S78°06'31"W, A DISTANCE OF 101.15 FEET; THENCE S89°55'20"W, A DISTANCE OF 71.81 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID PARCEL "A" HILLSBORO CENTER — NO. 2; THENCE, ALONG SAID WEST LINE THE FOLLOWING FIVE (5) COURSES, N00°24'40"W, A DISTANCE OF 27.14 FEET; THENCE S89°35'20"W, A DISTANCE OF 12.50 FEET; THENCE N02°25'27"W, A DISTANCE OF 30.01 FEET; THENCE N08°20'42"E, A DISTANCE OF 75.88 FEET; THENCE N00°24'40"W, A DISTANCE OF 80.01 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "A"; THENCE, ALONG THE NORTH LINE OF SAID PARCEL "A" THE FOLLOWING THREE (3) COURSES, N89°35'01"E, A DISTANCE OF 83.00 FEET; THENCE N00°24'40"W, A DISTANCE OF 50.00 FEET; THENCE N89°35'01"E, A DISTANCE OF 200.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE N00°24'40"W, A DISTANCE OF 5.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "A" HILLSBORO CENTER; THENCE, ALONG THE NORTH LINE OF SAID PARCEL "A", N89°55'01"E, A DISTANCE OF 990.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 595,859 SQUARE FEET OR 15.65 ACRES, MORE OR LESS. SAID LANDS IN THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA