

Exhibit "A"
Legal Description

A PARCEL OF LAND LYING IN GOVERNMENT LOT 5, SECTION 21, TOWNSHIP 41 SOUTH, RANGE 43 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 21 (CERTIFIED CORNER RECORD # 053448); THENCE SOUTH 01°15'25" WEST, ALONG THE WEST LINE OF SAID SECTION 21, A DISTANCE OF 5,355.04 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 21 (CERTIFIED CORNER RECORD # 0025465);

THENCE SOUTH 87°58'10" EAST, ALONG THE SOUTH LINE OF SAID SECTION 21 AND THE CENTERLINE OF DONALD ROSS ROAD AS LAID OUT AND IN USE PER PALM BEACH COUNTY ULTIMATE RIGHT OF WAY MAP # 3-56-072, A DISTANCE OF 1,348.36 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF GOVERNMENT LOT 5;

THENCE NORTH 01°12'37" EAST, ALONG SAID WEST LINE, A DISTANCE OF 60.01 FEET TO THE NORTH RIGHT OF WAY LINE OF DONALD ROSS ROAD, ALSO KNOWN AS THE NORTH LINE OF PARCEL 6, RIGHT-OF-WAY TAKING AS DESCRIBED IN OFFICIAL RECORDS BOOK 9635, PAGE 393, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL;

THENCE CONTINUE NORTH 01°12'37" EAST, ALONG THE SAID WEST LINE, A DISTANCE OF 431.22 FEET TO A POINT BEING 850.00 FEET SOUTH (AS MEASURED AT RIGHT ANGLES) OF THE NORTH LINE OF GOVERNMENT LOT 5, SAID POINT BEING ON THE NORTH LINE OF THE SOUTH 200 FEET OF THE NORTH 1,050 FEET OF GOVERNMENT LOT 5;

THENCE SOUTH 87°30'11" EAST, ALONG THE NORTH LINE OF THE SOUTH 200.00 FEET OF THE NORTH 1,050.00 FEET OF SAID GOVERNMENT LOT 5, A DISTANCE OF 491.06 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 5 ALSO KNOWN AS U.S. HIGHWAY NO. 1 (A 120.00 FOOT RIGHT OF WAY) AS LAID OUT AND IN USE, DESCRIBED IN ROAD PLAT BOOK 2, PAGE 109, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE SOUTH 15°24'04" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 406.87 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 107°25'53", ALSO BEING THE NORTHERN MOST POINT OF PARCEL 5 RIGHT-OF-WAY TAKING AS DESCRIBED IN OFFICIAL RECORDS BOOK 9635, PAGE 393, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE SOUTHWESTERLY ALONG SAID CURVE, A DISTANCE OF 56.25 FEET TO A POINT OF INTERSECTION WITH THE AFOREMENTIONED NORTH RIGHT-OF-WAY LINE;

THENCE NORTH 87°58'10" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 578.14 FEET TO THE POINT OF BEGINNING.

ALSO LEGALLY DESCRIBED AS:

A PARCEL OF LAND BEING A PORTION OF GOVERNMENT LOT 5, SECTION 21, TOWNSHIP 41 SOUTH, RANGE 43 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 21, THENCE SOUTH 01°14'37" WEST, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 21, FOR A DISTANCE OF 2675.60 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 21; THENCE SOUTH 01°15'11" WEST, ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 21, FOR A DISTANCE OF 2676.40 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 21; THENCE SOUTH 87°54'10" EAST, ALONG THE SOUTH LINE OF THE

SOUTHWEST 1/4 OF SAID SECTION 21 AND THE CENTERLINE OF DONALD ROSS ROAD, FOR A DISTANCE OF 1346.43 FEET TO THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 5; THENCE NORTH 01°14'36" EAST, ALONG THE WEST LINE OF SAID GOVERNMENT LOT 5, FOR A DISTANCE OF 60.01 FEET TO THE POINT OF INTERSECTION OF SAID WEST LINE OF GOVERNMENT LOT 5 AND A LINE LYING 60.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES, THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 21, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°14'36" EAST, ALONG SAID WEST LINE OF GOVERNMENT LOT 5, FOR A DISTANCE OF 429.89 FEET TO A POINT BEING THE INTERSECTION OF SAID WEST LINE OF GOVERNMENT LOT 5 AND A LINE BEING 850.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES, THE NORTH LINE OF SAID GOVERNMENT LOT 5; THENCE SOUTH 87°59'00" EAST, ALONG SAID LINE, FOR A DISTANCE OF 490.74 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF STATE ROAD NO. 5 ALSO KNOWN AS U.S. HIGHWAY NO. 1; THENCE SOUTH 15°20'06" EAST, ALONG SAID WEST RIGHT OF WAY LINE, FOR A DISTANCE OF 410.39 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE TO THE NORTHWEST, HAVING AS ITS ELEMENTS A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 107°25'55"; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, FOR A DISTANCE OF 56.25 FEET TO A POINT ON A LINE LYING 60.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES, THE SOUTH LINE OF SAID GOVERNMENT LOT 5, ALSO BEING SAID SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 21; THENCE NORTH 87°54'10" WEST, ALONG SAID LINE, A DISTANCE OF 578.66 FEET TO THE POINT OF BEGINNING