

EXHIBIT "A"

LEGAL DESCRIPTION

A PORTION OF BLOCKS 11, 12 COCOANUT AVENUE, OLEANDER AVENUE AND PALM AVENUE, NEW PALM BEACH HEIGHTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 73 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTH CORNER OF BLOCK 17, AS SHOWN ON SAID PLAT; THENCE NORTH $02^{\circ}10'49''$ EAST ALONG THE WEST RIGHT-OF-WAY LINE OF COCOANUT AVENUE, A DISTANCE OF 251.36 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY PROJECTION OF THE SOUTH RIGHT-OF-WAY LINE OF DONALD ROSS ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 2584, PAGE 1012 OF SAID PUBLIC RECORDS; THENCE SOUTH $87^{\circ}54'11''$ EAST ALONG SAID WESTERLY PROJECTION AND SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 336.67 FEET; THENCE SOUTH $02^{\circ}05'49''$ WEST, A DISTANCE OF 233.33 FEET; THENCE SOUTH $87^{\circ}54'11''$ EAST, A DISTANCE OF 416.11 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE THAT 120.00 FOOT WIDE RIGHT-OF-WAY OF U.S. HIGHWAY NO. 1/STATE ROAD NO. 5, AS RECORDED IN ROAD PLAT BOOK 2, PAGE 114 OF SAID PUBLIC RECORDS; THENCE SOUTH $15^{\circ}19'11''$ EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 185.22 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF FLORAL STREET AS SHOWN ON SAID PLAT; THENCE NORTH $87^{\circ}54'11''$ WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 719.29 FEET TO A POINT OF INTERSECTION WITH THE ASTY LINE OF THAT ABANDONED COCOANUT AVENUE RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORD BOOK 13064, PAGE 1893 OF SAID PUBLIC RECORDS; THENCE NORTH $21^{\circ}21'24''$ WEST ALON SAID EAST LINE, A DISTANCE OF 162.05 FEET; THENCE NORTH $87^{\circ}49'11''$ WEST ALONG THE NORTH LINE OF SAID ABANDONED RIGHT-OF-WAY A DISTANCE OF 24.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 204,743 SQUARE FEET/4.7003 ACRES, MORE OR LESS.