

Exhibit 'A'
Groves of Westlake Phase II
Legal Description

COMMENCE AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, THENCE S.89°48'53"E. ALONG THE NORTH BOUNDARY LINE OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 5270.23 FEET TO THE NORTHEAST CORNER OF SAID SECTION 6; THENCE S.01°57'47"W., ALONG THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 5424.34 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 6, ALSO THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST; THENCE N.89°12'26"W., ALONG THE SOUTH LINE OF SAID SECTION 6 AND THE NORTH LINE OF SAID SECTION 7, A DISTANCE OF 2324.50 FEET; THENCE S.00°47'34"W., A DISTANCE OF 1515.89 FEET TO A POINT ON THE EASTERLY BOUNDARY OF TRACT "O", GROVES OF WESTLAKE - PHASE I, PLAT BOOK 130, PAGES 120 THROUGH 135, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING THE POINT OF BEGINNING; THENCE ALONG THE BOUNDARY OF SAID TRACT "O" FOR FOLLOWING COURSES; THENCE S.00°48'23"W., A DISTANCE OF 667.64 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 400.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 629.32 FEET TO A POINT OF TANGENCY; THENCE N.89°11'37"W., A DISTANCE OF 1023.26 FEET; THENCE N.00°48'23"E., A DISTANCE OF 125.00 FEET; THENCE S.89°11'37"E., A DISTANCE OF 140.00 FEET; THENCE N.00°40'07"E., A DISTANCE OF 50.00 FEET; THENCE N.00°48'23"E., A DISTANCE OF 125.00 FEET; THENCE S.89°11'37"E., A DISTANCE OF 207.06 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 61.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 130°15'48", A DISTANCE OF 138.69 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 250.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40°15'48", A DISTANCE OF 175.68 FEET TO A POINT OF TANGENCY; THENCE N.00°48'23"E., A DISTANCE OF 71.08 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 50.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 42°20'33", A DISTANCE OF 36.95 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 180.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 165°16'10", A DISTANCE OF 519.21 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 61.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 122°55'37", A DISTANCE OF 130.87 FEET TO A POINT OF TANGENCY; THENCE N.00°48'23"E., A DISTANCE OF 131.44 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 2564.50 FEET, AND A RADIAL BEARING OF N.03°03'55"W., AT SAID INTERSECTION; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL

ANGLE OF 07°17'07", A DISTANCE OF 326.08 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 200.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE 30°28'11", A DISTANCE OF 106.36 FEET TO A POINT OF TANGENCY; THENCE S.63°45'00"W., A DISTANCE OF 66.64 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 500.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°58'23", A DISTANCE OF 200.48 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 61.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 116°43'23", A DISTANCE OF 124.27 FEET TO A POINT OF CUSP; THENCE N.30°00'00"W., A DISTANCE OF 25.67 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, WITH A RADIUS OF 175.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°45'55", A DISTANCE OF

75.64 FEET TO A NON-TANGENT INTERSECTION; THENCE N.06°27'59"E., A DISTANCE OF 125.00 FEET; THENCE N.06°23'36"E., A DISTANCE OF 50.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 325.00 FEET, AND A RADIAL BEARING OF N.06°28'39"E., AT SAID INTERSECTION; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 6°04'21", A DISTANCE OF 34.45 FEET TO A NON-TANGENT INTERSECTION; THENCE N.12°33'00"E., A DISTANCE OF 137.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 188.00 FEET, AND A RADIAL BEARING OF N.12°33'00"E., AT SAID INTERSECTION; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 38°48'00", A DISTANCE OF 127.31 FEET TO A POINT OF TANGENCY; THENCE N. 63°45'00"E., A DISTANCE OF 66.64 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 512.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°28'11", A DISTANCE OF 272.28 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 2,252.50 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°36'58", A DISTANCE OF 456.67 FEET TO A POINT OF TANGENCY; THENCE N.82°36'13"E., 171.76 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 412.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°36'42", A DISTANCE OF 176.98 FEET TO A NON-TANGENT INTERSECTION; THENCE S.17°12'55"W., A DISTANCE OF 12.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 400.00 FEET, AND A RADIAL BEARING OF S.17°12'55"W., AT SAID INTERSECTION; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 73°35'28", A DISTANCE OF 513.76 FEET TO THE POINT OF BEGINNING.

CONTAINING: 1,689,157 SQUARE FEET OR 38.778 ACRES, MORE OR LESS.

LESS AND EXCEPT:

A PARCEL OF LAND BEING ALL OF WATER MANAGEMENT TRACT #8, AS SHOWN ON THE PLAT OF GROVES OF WESTLAKE - PHASE I, PLAT BOOK 130, PAGES 120 THROUGH 135, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, THENCE S.89°48'53"E. ALONG THE NORTH BOUNDARY LINE OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 5270.23 FEET TO THE NORTHEAST CORNER OF SAID SECTION 6; THENCE S.01°57'47"W., ALONG THE EAST LINE OF SAID SECTION 6, A DISTANCE OF 5424.34 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 6, ALSO THE NORTHEAST CORNER OF SECTION 7, TOWNSHIP 43 SOUTH, RANGE 41 EAST; THENCE N.89°12'26"W., ALONG THE SOUTH LINE OF SAID SECTION 6 AND THE NORTH LINE OF SAID SECTION 7, A DISTANCE OF 2324.50 FEET; THENCE S.00°47'34"W., A DISTANCE OF 1515.89 FEET TO SAID POINT OF BEGINNING; THENCE N.89°11'37"W., A DISTANCE OF 300.00 FEET TO THE POINT OF BEGINNING WATER MANAGEMENT TRACT #8; THENCE S.00°48'23"W., A DISTANCE OF 667.64 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 100.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 157.08 FEET TO A POINT OF TANGENCY; THENCE N.89°11'37"W., A DISTANCE OF 77.00 FEET; THENCE N.00°48'23"E., A DISTANCE OF 857.58 FEET; THENCE N.82°36'13"E., A DISTANCE OF 63.38 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY,

ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 98°12'09", A DISTANCE OF 171.40 FEET TO THE POINT OF BEGINNING WATER MANAGEMENT TRACT #8.

CONTAINING: 148,928 SQUARE FEET OR 3.419 ACRES, MORE OR LESS.

TOTAL CONTAINING: 1,540,229 SQUARE FEET OR 35.359 ACRES, MORE OR LESS.