

Exhibit 'A'
The Pines of Westlake – Phase I
Legal Description

DESCRIPTION:

BEING A PORTION OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST; THENCE S.01°54'46"W., ALONG THE EAST LINE OF SAID SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 388.12 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.01°54'46"W., ALONG SAID EAST LINE OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 2983.28 FEET; THENCE N.88°05'14"W., DEPARTING SAID EAST LINE OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 371.42 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, A RADIUS OF 78.00 FEET AND A RADIAL BEARING OF N.73°46'49"W., AT SAID INTERSECTION; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 82°41'33", A DISTANCE OF 112.57 FEET TO A POINT OF TANGENCY; THENCE N.81°05'17"W., A DISTANCE OF 47.91 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 1172.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°59'57", A DISTANCE OF 388.64 FEET TO A POINT OF TANGENCY; THENCE S.79°54'46"W., A DISTANCE OF 226.68 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 1058.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 24°28'11", A DISTANCE OF 451.85 FEET TO A POINT OF TANGENCY; THENCE N.75°37'03"W., A DISTANCE OF 168.39 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 572.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°15'16", A DISTANCE OF 202.21 FEET TO A POINT OF TANGENCY; THENCE S.84°07'40"W., A DISTANCE OF 47.38 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 3028.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°09'25", A DISTANCE OF 378.24 FEET TO A POINT OF TANGENCY; THENCE N.88°42'54"W., A DISTANCE OF 48.56 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 772.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°13'33", A DISTANCE OF 178.21 FEET TO A POINT OF TANGENCY; THENCE S.78°03'32"W., A DISTANCE OF 156.59 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 1058.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°51'13", A DISTANCE OF 588.20 FEET TO A POINT OF TANGENCY; THENCE N.70°05'14"W., A DISTANCE OF 12.43 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 128.00 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 73°26'58", A DISTANCE OF 164.09 FEET TO A NON-TANGENT INTERSECTION; THENCE N.83°05'14"W., A DISTANCE OF 375.17 FEET; THENCE S.38°30'00"W., A DISTANCE OF 63.36 FEET; THENCE S.83°30'00"W., A DISTANCE OF 31.21 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF RIVER BEND, AS SHOWN ON THE PLAT OF TOWN CENTER PARKWAY - PHASE III AND RIVER BEND, RECORDED IN PLAT BOOK 134, PAGES 58 THROUGH 62, INCLUSIVE, OF SAID PUBLIC RECORDS AND A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 4694.00 FEET, AND A

RADIAL BEARING OF S.83°11'22"W., AT SAID INTERSECTION; THENCE NORTHERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF RIVER BEND AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°39'24", A DISTANCE OF 217.66 FEET TO A NON-TANGENT INTERSECTION; THENCE N.81°54'45"E., A DISTANCE OF 347.09 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, A RADIUS OF 5041.00 FEET AND A RADIAL BEARING OF S.80°37'40"W., AT SAID INTERSECTION; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°15'26", A DISTANCE OF 374.56 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, A RADIUS OF 64.00 FEET AND A RADIAL BEARING OF S.76°16'36"W., AT SAID INTERSECTION; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 30°07'30", A DISTANCE OF 33.65 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 318.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 61°49'03", A DISTANCE OF 343.10 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST, A RADIUS OF 5049.00 FEET AND A RADIAL BEARING OF S.72°17'44"W., AT SAID INTERSECTION; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°06'15", A DISTANCE OF 273.56 FEET TO A NON-TANGENT INTERSECTION; THENCE N.46°08'59"E., A DISTANCE OF 45.61 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, A RADIUS OF 2201.00 FEET, AND A RADIAL BEARING OF N.56°42'57"W., AT SAID INTERSECTION; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°36'16", A DISTANCE OF 407.37 FEET TO A NON-TANGENT INTERSECTION; THENCE N.65°58'00"W., A DISTANCE OF 11.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, A RADIUS OF 2190.00 FEET AND A RADIAL BEARING OF N.67°19'38"W., AT SAID INTERSECTION; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°41'55", A DISTANCE OF 64.93 FEET TO A POINT OF TANGENCY; THENCE N.20°58'27"E., A DISTANCE OF 448.14 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 1530.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 22°17'32", A DISTANCE OF 595.28 FEET TO A POINT OF TANGENCY; THENCE N.01°19'05"W., A DISTANCE OF 26.35 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTH, A RADIUS OF 10817.49 FEET AND A RADIAL BEARING OF N.01°43'52"W., AT SAID INTERSECTION; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°11'44", A DISTANCE OF 603.32 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 10617.49 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°35'36", A DISTANCE OF 665.86 FEET TO A POINT OF NON-TANGENT INTERSECTION WITH THE WESTERLY BOUNDARY LINE OF THE SCHOOL DISTRICT OF PALM BEACH COUNTY PARCEL, AS RECORDED IN OFFICIAL RECORD BOOK 9232, PAGE 1206 AND OFFICIAL RECORD BOOK 9169, PAGE 136, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.01°56'50"W., ALONG SAID WESTERLY BOUNDARY LINE OF THE SCHOOL DISTRICT OF PALM BEACH COUNTY PARCEL, A DISTANCE OF 1142.01 FEET TO THE SOUTHWEST CORNER OF SAID SCHOOL DISTRICT OF PALM BEACH COUNTY PARCEL; THENCE S.89°55'02"E., ALONG THE SOUTHERLY BOUNDARY LINE OF SAID SCHOOL DISTRICT OF PALM BEACH COUNTY PARCEL, A DISTANCE OF 2021.41 FEET TO THE SOUTHEAST CORNER OF SAID SCHOOL DISTRICT OF PALM BEACH COUNTY PARCEL; THENCE N.01°54'46"E., ALONG THE EASTERLY BOUNDARY LINE OF SAID SCHOOL DISTRICT OF PALM BEACH COUNTY PARCEL, A DISTANCE OF 1241.54 FEET TO THE NORTHEAST CORNER OF SAID SCHOOL DISTRICT OF PALM BEACH COUNTY PARCEL; THENCE N.88°40'55"E., DEPARTING SAID NORTHEAST CORNER OF THE SCHOOL DISTRICT OF PALM BEACH COUNTY PARCEL, A DISTANCE OF 100.16 FEET THE POINT OF BEGINNING.

CONTAINING: 8,182,173 SQUARE FEET OR 187.837 ACRES, MORE OR LESS.