

Exhibit 'A'
OAKS OF WESTLAKE – PHASE I
LEGAL DESCRIPTION

DESCRIPTION:

A PORTION OF LAND WITHIN THE CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

A PORTION OF SECTIONS 5 AND 8, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND A PORTION OF PINES OF WESTLAKE - PHASE I, AS RECORDED IN PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

MORE PARTICULARLY DESCRIBED AS FOLLOWS: (MINTO PARCEL)

BEING IN PART A REPLAT OF ALL OF OPEN SPACE TRACT #5 AND A PORTION OF TRACT "A", PINES OF WESTLAKE - PHASE I, PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF SECTIONS 5 AND 8, 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 3371.40 FEET TO THE SOUTHEAST CORNER OF THE PLAT OF PINES OF WESTLAKE - PHASE I, AS RECORDED IN PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALSO BEING 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 2209.89 FEET; THENCE N.87°41'17"W., DEPARTING SAID EAST LINE OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 222.82 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 2194.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°11'28", A DISTANCE OF 773.17 FEET TO A POINT OF TANGENCY; THENCE S.72°07'15"W., A DISTANCE OF 1196.02 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 2006.83 FEET AND A RADIAL BEARING OF N.17°52'29"W., AT SAID INTERSECTION; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°45'51", A DISTANCE OF 1567.89 FEET TO A POINT OF A NON-TANGENT INTERSECTION; THENCE N.63°44'22"W., A DISTANCE OF 502.13 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 30.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 86°36'53", A DISTANCE OF 45.35 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF TRACT "A" (RIVER BEND), AS SHOWN ON TOWN CENTER PARKWAY - PHASE III AND RIVER BEND, AS RECORDED IN PLAT BOOK 134, PAGES

58 THROUGH 62, INCLUSIVE, OF SAID PUBLIC RECORDS, ALSO BEING A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 4694.00 FEET; THENCE NORTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF TRACT "A" (RIVER BEND) AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°21'08", A DISTANCE OF 2486.62 FEET TO A POINT OF A NON-TANGENT INTERSECTION; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE OF TRACT "A" (RIVER BEND) AND ALONG THE NORTHERLY LINE OF OPEN SPACE TRACT #5, AS SHOWN ON PINES OF WESTLAKE - PHASE I, AS RECORDED IN PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, OF SAID PUBLIC RECORDS FOR THE FOLLOWING SIX (6) COURSES: 1) THENCE N.81°54'45"E., A DISTANCE OF 80.11 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 87.00 FEET; 2) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°21'14", A DISTANCE OF 43.05 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 113.00 FEET; 3) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18°21'14", A DISTANCE OF 36.20 FEET TO A POINT OF TANGENCY; 4) THENCE S.88°05'14"E., A DISTANCE OF 58.63 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 60.00 FEET; 5) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°59'58", A DISTANCE OF 31.42 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 114.61 FEET; 6) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE 10°10'37", A DISTANCE OF 20.36 FEET TO A POINT OF A NON-TANGENT INTERSECTION; THENCE S.83°05'14"E., DEPARTING SAID NORTHERLY LINE OF OPEN SPACE TRACT #5, A DISTANCE OF 62.23 FEET; THENCE N.17°54'41"E., A DISTANCE OF 11.31 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 9.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 164°35'52", A DISTANCE OF 25.85 FEET TO A POINT OF TANGENCY; THENCE S.02°30'33"W., A DISTANCE OF 10.10 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF SAID PLAT OF PINES OF WESTLAKE - PHASE I, AS RECORDED, IN PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTHERLY BOUNDARY LINE OF THE PLAT OF PINES OF WESTLAKE - PHASE I FOR THE FOLLOWING SEVENTEEN (17) COURSES: 1) THENCE S.83°05'14"E., A DISTANCE OF 106.50 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 128.00 FEET AND A RADIAL BEARING OF S.86°38'16"E., AT SAID INTERSECTION; 2) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 73°26'58", A DISTANCE OF 164.09 FEET TO A POINT OF TANGENCY; 3) THENCE S.70°05'14"E., A DISTANCE OF 12.43 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1058.00 FEET; 4) THENCE EASTERLY, 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; 5) THENCE N.78°03'32"E., A DISTANCE OF 156.59 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 772.00 FEET; 6) THENCE EASTERLY, 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; 7) THENCE S.88°42'54"E., A DISTANCE OF 48.56 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 3028.00 FEET; 8) THENCE EASTERLY, 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; 9) THENCE N.84°07'40"E., A DISTANCE OF 47.38 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO

THE SOUTHWEST, HAVING A RADIUS OF 572.00 FEET; 10) THENCE EASTERLY, 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; 11) THENCE S.75°37'03"E., A DISTANCE OF 168.39 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1058.00 FEET; 12) THENCE EASTERLY, 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; 13) THENCE N.79°54'46"E., A DISTANCE OF 226.68 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1172.00 FEET; 14) THENCE EASTERLY, 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; 15) THENCE S.81°05'17"E., A DISTANCE OF 47.91 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 78.00 FEET; 16) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 82°41'33", A DISTANCE OF 112.57 FEET TO A POINT OF A NON-TANGENT INTERSECTION; 17) THENCE S.88°05'14"E., A DISTANCE OF 371.42 FEET TO THE PONT OF BEGINNING.

HOWEVER LESS FROM ABOVE THE FOLLOWING:

OPEN SPACE TRACT #5 (O.S.T. #5), PINES OF WESTLAKE - PHASE I, AS RECORDED IN PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND LESS:

PARCEL 1:

A PORTION OF TRACT "A" (TIDE POOL TERRACE), PINES OF WESTLAKE - PHASE I, P.B. 136, PAGES 3-21).

BEING A PORTION OF TRACT "A" (TIDE POOL TERRACE), PINES OF WESTLAKE - PHASE I, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCE AT THE SOUTHWEST CORNER OF OPEN SPACE TRACT #5 (O.S.T. #5), PINES OF WESTLAKE – PHASE I, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.83°05'14"E., A DISTANCE OF 62.23 FEET TO THE POINT OF BEGINNING; THENCE N.17°54'41"E., A DISTANCE OF 11.31 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 9.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID

CURVE, THROUGH A CENTRAL ANGLE OF 164°35'52", A DISTANCE OF 25.85 FEET TO A POINT OF TANGENCY; THENCE S.02°30'33"W., A DISTANCE OF 10.10 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PINES OF WESTLAKE – PHASE I; THENCE N.83°05'14"W., A DISTANCE OF 20.74 FEET TO THE POINT OF BEGINNING.

MINTO PARCEL CONTAINING: 9,655,696 SQUARE FEET OR 221.664 ACRES, MORE OR LESS.

AND ALSO TOGETHER WITH: HOMEOWNERS ASSOCIATION PARCELS

PORTION OF THE PLAT OF PINES OF WESTLAKE - PHASE I, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING ALL OF OPEN SPACE TRACT #5 (O.S.T. #5).

TOGETHER WITH:

PARCEL 1:

A PORTION OF TRACT "A" (TIDE POOL TERRACE), PINES OF WESTLAKE - PHASE I, P.B. 136, PAGES 3-21).

BEING A PORTION OF TRACT "A" (TIDE POOL TERRACE), PINES OF WESTLAKE - PHASE I, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

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HOMEOWNERS ASSOCIATION PARCELS CONTAINING: 5,880 SQUARE FEET OR 0.135 ACRES, MORE OR LESS.

TOTAL AREA FOR MINTO AND HOMEOWNERS ASSOCIATION PARCELS CONTAINING: 9,661,576 SQUARE FEET OR 221.799 ACRES, MORE OR LESS.

DESCRIPTION: (AS SURVEYED)

KNOW ALL MEN BY THESE PRESENTS THAT MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND THE PINES OF WESTLAKE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, OWNERS OF THE LAND SHOWN AND DESCRIBED HEREON AS OAKS OF WESTLAKE - PHASE I, BEING IN PART A REPLAT OF ALL OF OPEN SPACE TRACT #5 AND A PORTION OF TRACT "A", PINES OF WESTLAKE - PHASE I, PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF SECTIONS 5 AND 8, 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 3371.40 FEET TO THE SOUTHEAST CORNER OF THE PLAT OF PINES OF WESTLAKE - PHASE I, AS RECORDED IN PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALSO BEING 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 2209.89 FEET; THENCE N.87°41'17"W., DEPARTING SAID EAST LINE OF SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 222.82 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 2194.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 20°11'28", A DISTANCE OF 773.17 FEET TO A POINT OF TANGENCY; THENCE S.72°07'15"W., A DISTANCE OF 1196.02 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 2006.83 FEET AND A RADIAL BEARING OF N.17°52'29"W., AT SAID INTERSECTION; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°45'51", A DISTANCE OF 1567.89 FEET TO A POINT OF A NON-TANGENT INTERSECTION; THENCE N.63°44'22"W., A DISTANCE OF 502.13 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 30.00 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 86°36'53", A DISTANCE OF 45.35 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF TRACT "A" (RIVER BEND), AS SHOWN ON TOWN CENTER PARKWAY - PHASE III AND RIVER BEND, AS RECORDED IN PLAT BOOK 134, PAGES 58 THROUGH 62, INCLUSIVE, OF SAID PUBLIC RECORDS, ALSO BEING A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 4694.00 FEET; THENCE NORTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF TRACT "A" (RIVER BEND) AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°21'08", A DISTANCE OF 2486.62 FEET TO A POINT OF A NON-TANGENT INTERSECTION; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE OF TRACT "A" (RIVER BEND) AND ALONG THE NORTHERLY LINE OF OPEN SPACE TRACT #5, AS SHOWN ON PINES OF WESTLAKE - PHASE I, AS RECORDED IN PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, OF SAID PUBLIC RECORDS FOR THE FOLLOWING SIX (6) COURSES: 1) THENCE N.81°54'45"E., A DISTANCE OF 80.11 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 87.00 FEET; 2) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°21'14", A DISTANCE OF

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LANDS CONTAINING: 9,661,576 SQUARE FEET OR 221.799 ACRES, MORE OR LESS.