

Exhibit 'A'
TERRACES OF WESTLAKE – PHASE III
LEGAL DESCRIPTION

DESCRIPTION:

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

TWO PARCELS OF LAND LYING WITHIN A PORTION OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA , BEING A PORTION OF TERRACES OF WESTLAKE - PHASE II, AS RECORDED IN PLAT BOOK 137, PAGES 97 THROUGH 101, INCLUSIVE, AND A PORTION OF WESTLAKE POD I AND POD J, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 130, PAGES 153 AND 154, INCLUSIVE, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

MORE PARTICULARLY DESCRIBED AS FOLLOWS: (MINTO PARCEL)

BEING A REPLAT OF A PORTION OF TRACT "A", A PORTION OF OPEN SPACE TRACT #7, ALL OF OPEN SPACE TRACT #8, ALL OF TRACTS "B-6" AND "B-7" AND ALL OF LOTS 202 THROUGH 226, TERRACES OF WESTLAKE - PHASE II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 137, PAGES 97 THROUGH 101, INCLUSIVE, ALSO BEING A REPLAT OF A PORTION OF TRACT "A", WESTLAKE POD I AND POD J, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 130, PAGES 153 AND 154, INCLUSIVE, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING WITHIN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE S.89°51'16"W., ALONG THE NORTH LINE OF SAID SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, A DISTANCE OF 2025.30 FEET; THENCE S.00°08'44"E., DEPARTING SAID NORTH LINE OF SECTION 1, A DISTANCE OF 6919.41 FEET TO THE NORTHEAST CORNER OF TRACT "A", WESTLAKE POD I AND POD J, AS RECORDED IN PLAT BOOK 130, PAGES 153 AND 154, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.01°22'47"W., ALONG THE EAST LINE OF SAID TRACT "A" AND THE WEST LINE OF WATER MANAGEMENT TRACT #1, A DISTANCE OF 1378.63 FEET TO THE NORTHEAST CORNER OF LOT 202, TERRACES OF WESTLAKE – PHASE II, AS RECORDED IN PLAT BOOK 137, PAGES 97 THROUGH 101, INCLUSIVE, OF SAID PUBLIC RECORDS AND TO THE POINT OF BEGINNING; THENCE CONTINUE S.01°22'47"W., ALONG SAID EAST LINE OF TRACT "A" AND WEST LINE OF WATER MANAGEMENT TRACT #1, A DISTANCE OF 1676.26 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "A"; THENCE N.89°12'49"W., DEPARTING SAID EAST AND WEST LINES, AND ALONG THE SOUTH LINE OF SAID TRACT "A" AND NORTH LINE OF SAID WATER MANAGEMENT TRACT #1, A DISTANCE OF 618.03 FEET; THENCE N.01°22'47"E., A DISTANCE OF 1187.22 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF WATERS EDGE DRIVE, AS RECORDED IN PLAT BOOK 128, PAGES 29 AND 30, OF SAID PUBLIC RECORDS; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE OF WATERS EDGE DRIVE FOR THE FOLLOWING SIX (6) COURSES:
1) THENCE N.51°09'38"E., A DISTANCE OF 18.98 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 30.00 FEET; 2) THENCE NORTHEASTERLY,

ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°26'45", A DISTANCE OF 25.89 FEET TO A POINT OF TANGENCY; 3) THENCE N.01°42'52"E., A DISTANCE OF 49.64 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 38.43 FEET; 4) THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 54°07'50", A DISTANCE OF 36.31 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 18.00 FEET; 5) THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°41'38", A DISTANCE OF 14.98 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 605.00 FEET; 6) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE 06°25'48", A DISTANCE OF 67.90 FEET TO A POINT OF TANGENCY AND A POINT ON THE EAST RIGHT-OF-WAY LINE OF ILEX WAY, AS SHOWN ON THE PLAT OF ILEX WAY – PHASE III, RECORDED IN PLAT BOOK 129, PAGES 131 THROUGH 134, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE N.01°42'29"E., ALONG SAID EAST RIGHT-OF-WAY LINE OF ILEX WAY, A DISTANCE OF 46.07 FEET TO A POINT ON THE ADDITIONAL EASTERLY RIGHT-OF-WAY LINE OF ILEX WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 32120, PAGE 776, OF SAID PUBLIC RECORDS; THENCE ALONG SAID ADDITIONAL EASTERLY RIGHT-OF-WAY OF ILEX WAY FOR THE FOLLOWING THREE (3) COURSE: 1) THENCE N.14°55'59"E., A DISTANCE OF 38.42 FEET TO A POINT OF A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 5045.00 FEET AND A RADIAL BEARING OF N.88°48'57"W., AT SAID INTERSECTION; 2) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°35'56", A DISTANCE OF 52.73 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 4955.00 FEET; 3) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°11'26", A DISTANCE OF 16.48 FEET TO A POINT OF A NON-TANGENT INTERSECTION; THENCE S.88°37'13"E., DEPARTING SAID ADDITIONAL EASTERLY RIGHT-OF-WAY LINE OF ILEX WAY AND ALONG THE NORTH LINE OF LOT 226, AS SHOWN ON SAID TERRACES OF WESTLAKE – PHASE II, RECORDED IN PLAT BOOK 137, PAGES 97 THROUGH 101, INCLUSIVE, OF SAID PUBLIC RECORDS, A DISTANCE OF 104.79 FEET TO A POINT ON THE WEST LINE OF TRACT "B-7", OF SAID PLAT; THENCE N.01°22'47"E., ALONG SAID WEST LINE OF TRACT "B-7", A DISTANCE OF 37.81 FEET; THENCE S.88°37'13"E., DEPARTING SAID WEST LINE, A DISTANCE OF 44.00 FEET TO A POINT OF A NON- TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 18.00 FEET AND A RADIAL BEARING OF S.88°37'13"E., AT SAID INTERSECTION, ALSO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF TRACT "A" (LONGWOOD LAKE SQUARE); THENCE THE FOLLOWING THREE (3) COUSES BEING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND THE SOUTH LINE OF LOTS 170 THROUGH 181, INCLUSIVE, OF SAID PLAT: 1) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 28.27 FEET; 2) THENCE S.88°37'13"E., A DISTANCE OF 285.10 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 18.00 FEET; 3) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 28.27 FEET; THENCE S.88°37'13"E., DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 44.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF TRACT "A" (LONGWOOD LAKE SQUARE); THENCE N.01°22'47"E., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WEST LINE OF LOTS 202 THROUGH 206, INCLUSIVE, OF SAID PLAT, A DISTANCE OF 108.76 FEET; THENCE S.88°37'13"E., DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE NORTH LINE OF SAID LOT 202, A DISTANCE OF 96.50 FEET TO THE POINT

OF BEGINNING.

HOWEVER LESS FROM ABOVE THE FOLLOWING:

TRACT "B-6", TRACT "B-7" AND OPEN SPACE TRACT #8 (O.S.T. #8), TERRACES OF WESTLAKE - PHASE II, AS RECORDED IN PLAT BOOK 137, PAGES 97 THROUGH 101, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND LESS:

PARCEL 1:

(A PORTION OF OPEN SPACE TRACT #7, TERRACES OF WESTLAKE - PHASE II, P.B. 137, PAGES 97-101).

BEING A PORTION OF OPEN SPACE TRACT #7 (O.S.T. #7), TERRACES OF WESTLAKE - PHASE II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 137, PAGES 97 THROUGH 101, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGIN AT THE SOUTHWEST CORNER OF OPEN SPACE TRACT #7 (O.S.T. #7), TERRACES OF WESTLAKE – PHASE II, AS RECORDED IN PLAT BOOK 137, PAGES 97 THROUGH 101, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N.01°42'29"E., ALONG THE EAST RIGHT-OF-WAY LINE OF ILEX WAY, AS SHOWN ON THE PLAT OF ILEX WAY – PHASE III, RECORDED IN PLAT BOOK 129, PAGES 131 THROUGH 134, INCLUSIVE, OF SAID PUBLIC RECORDS, A DISTANCE OF 23.64 FEET TO A POINT ON THE ADDITIONAL EASTERLY RIGHT-OF-WAY LINE OF ILEX WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 32120, PAGE 776, OF SAID PUBLIC RECORDS; THENCE ALONG SAID EASTERLY ADDITIONAL RIGHT-OF-WAY LINE OF ILEX WAY FOR THE FOLLOWING THREE (3) COURSES: 1) THENCE N.14°55'59"E., A DISTANCE OF 38.42 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 5045.00 FEET AND A RADIAL BEARING OF N.88°48'57"W., AT SAID INTERSECTION; 2) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°35'56", A DISTANCE OF 52.73 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 4955.00 FEET; 3) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°11'26", A DISTANCE OF 16.48 FEET TO A POINT OF A NON-TANGENT INTERSECTION; THENCE S.88°37'13"E., DEPARTING SAID EASTERLY ADDITIONAL RIGHT-OF-WAY LINE OF ILEX WAY AND ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 226, AS SHOWN ON SAID PLAT OF TERRACES OF WESTLAKE – PHASE II, A DISTANCE OF 10.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 4945.00 FEET AND A RADIAL BEARING OF S.89°13'31"E., AT SAID INTERSECTION; THENCE ALONG THE WESTERLY LINE OF LOTS 223 THROUGH 226, AND OPEN SPACE TRACT #8 (O.S.T. #8),

AS SHOWN ON SAID PLAT OF TERRACES OF WESTLAKE – PHASE II, FOR THE FOLLOWING THREE (3) COURSES: 1) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $00^{\circ}11'22''$, A DISTANCE OF 16.34 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 5055.00 FEET; 2) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $01^{\circ}01'24''$, A DISTANCE OF 90.29 FEET TO A POINT OF A NON-TANGENT INTERSECTION; THENCE $S.01^{\circ}42'29''W.$, A DISTANCE OF 23.56 FEET TO THE SOUTHWEST CORNER OF SAID OPEN SPACE TRACT #8 (O.S.T. #8); THENCE $N.88^{\circ}37'13''W.$, ALONG THE SOUTHERLY LINE OF OPEN SPACE TRACT #7 (O.S.T. #7), AS SHOWN ON SAID PLAT OF TERRACES OF WESTLAKE – PHASE II, A DISTANCE OF 18.99 FEET TO THE POINT OF BEGINNING.

AND ALSO LESS:

PARCEL 2:

(A PORTION OF TRACT "A" (SOUTH LONGWOOD LAKE SQUARE), TERRACES OF WESTLAKE - PHASE II, P.B. 137, PAGES 97-101).

BEING A PORTION OF TRACT "A" (SOUTH LONGWOOD LAKE SQUARE), TERRACES OF WESTLAKE - PHASE II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 137, PAGES 97 THROUGH 101, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCE AT THE NORTHEAST CORNER OF LOT 228, TERRACES OF WESTLAKE – PHASE II, AS RECORDED IN PLAT BOOK 137, PAGES 97 THROUGH 101, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE $S.01^{\circ}22'47''W.$, ALONG THE EAST LINE OF SAID LOT 228, A DISTANCE OF 15.18 FEET TO THE POINT OF BEGINNING; THENCE $S.88^{\circ}37'13''E.$, A DISTANCE OF 44.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF TRACT "A" (SOUTH LONGWOOD LAKE SQUARE), AS SHOWN ON SAID PLAT, SAID POINT ALSO BEING A POINT OF A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 18.00 FEET AND A RADIAL BEARING OF $S.88^{\circ}37'13''E.$, AT SAID INTERSECTION; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND THE SOUTH LINE OF LOTS 170 THOUGH 181, ALL OF SAID PLAT FOR THE FOLLOWING THREE (3) COURSES: 1) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $90^{\circ}00'00''$, A DISTANCE OF 28.27 FEET TO A POINT OF TANGENCY; 2) THENCE $S.88^{\circ}37'13''E.$, A DISTANCE OF 285.10 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 18.00 FEET; 3) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $90^{\circ}00'00''$, A DISTANCE OF 28.27 FEET TO A POINT OF A NON-TANGENT INTERSECTION; THENCE $S.88^{\circ}37'13''E.$, A DISTANCE OF 44.00 FEET TO A POINT ON THE WESTERLY LINE OF LOT 206, AS SHOWN ON SAID PLAT, ALSO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE

NORTHWEST, HAVING A RADIUS OF 62.00 FEET AND A RADIAL BEARING OF N.88°37'13"W., AT SAID INTERSECTION; THENCE SOUTHWESTERLY, ALONG THE WESTERLY LINE OF SAID LOT 206 AND TRACT "B-6", ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID TRACT "A" (SOUTH LONGWOOD LAKE SQUARE) AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 97.39 FEET TO A POINT OF TANGENCY; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND THE NORTH LINE OF LOTS 211 THROUGH 226 AND TRACT "B-7", ALL OF SAID PLAT, FOR THE FOLLOWING TWO (2) COURSES: 1) THENCE N.88°37'13"W., A DISTANCE OF 285.10 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 62.00 FEET; 2) THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 97.39 FEET TO THE POINT OF BEGINNING.

MINTO PARCEL CONTAINING: 936,052 SQUARE FEET OR 21.489 ACRES, MORE OR LESS.

AND ALSO TOGETHER WITH: HOMEOWNERS ASSOCIATION PARCELS

PORTIONS OF THE PLAT OF TERRACES OF WESTLAKE - PHASE II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 137, PAGES 97 THROUGH 101, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING ALL OF TRACT "B-6", TRACT "B-7" AND OPEN SPACE TRACT #8 (O.S.T. #8).

TOGETHER WITH:

PARCEL 1:

(A PORTION OF OPEN SPACE TRACT #7, TERRACES OF WESTLAKE - PHASE II, P.B. 137, PAGES 97-101).

BEING A PORTION OF OPEN SPACE TRACT #7 (O.S.T. #7), TERRACES OF WESTLAKE - PHASE II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 137, PAGES 97 THROUGH 101, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGIN AT THE SOUTHWEST CORNER OF OPEN SPACE TRACT #7 (O.S.T. #7), TERRACES OF WESTLAKE - PHASE II, AS RECORDED IN PLAT BOOK 137, PAGES 97 THROUGH 101, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N.01°42'29"E., ALONG THE EAST RIGHT-OF-WAY LINE OF ILEX WAY, AS SHOWN ON THE PLAT OF ILEX WAY - PHASE III, RECORDED

IN PLAT BOOK 129, PAGES 131 THROUGH 134, INCLUSIVE, OF SAID PUBLIC RECORDS, A DISTANCE OF 23.64 FEET TO A POINT ON THE ADDITIONAL EASTERLY RIGHT-OF-WAY LINE OF ILEX WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 32120, PAGE 776, OF SAID PUBLIC RECORDS; THENCE ALONG SAID EASTERLY ADDITIONAL RIGHT-OF-WAY LINE OF ILEX WAY FOR THE FOLLOWING THREE (3) COURSES: 1) THENCE N.14°55'59"E., A DISTANCE OF 38.42 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 5045.00 FEET AND A RADIAL BEARING OF N.88°48'57"W., AT SAID INTERSECTION; 2) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°35'56", A DISTANCE OF 52.73 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 4955.00 FEET; 3) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°11'26", A DISTANCE OF 16.48 FEET TO A POINT OF A NON-TANGENT INTERSECTION; THENCE S.88°37'13"E., DEPARTING SAID EASTERLY ADDITIONAL RIGHT-OF-WAY LINE OF ILEX WAY AND ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 226, AS SHOWN ON SAID PLAT OF TERRACES OF WESTLAKE – PHASE II, A DISTANCE OF 10.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 4945.00 FEET AND A RADIAL BEARING OF S.89°13'31"E., AT SAID INTERSECTION; THENCE ALONG THE WESTERLY LINE OF LOTS 223 THROUGH 226, AND OPEN SPACE TRACT #8 (O.S.T. #8), AS SHOWN ON SAID PLAT OF TERRACES OF WESTLAKE – PHASE II, FOR THE FOLLOWING THREE (3) COURSES: 1) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°11'22", A DISTANCE OF 16.34 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 5055.00 FEET; 2) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°01'24", A DISTANCE OF 90.29 FEET TO A POINT OF A NON-TANGENT INTERSECTION; THENCE S.01°42'29"W., A DISTANCE OF 23.56 FEET TO THE SOUTHWEST CORNER OF SAID OPEN SPACE TRACT #8 (O.S.T. #8); THENCE N.88°37'13"W., ALONG THE SOUTHERLY LINE OF OPEN SPACE TRACT #7 (O.S.T. #7), AS SHOWN ON SAID PLAT OF TERRACES OF WESTLAKE – PHASE II, A DISTANCE OF 18.99 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 2:

(A PORTION OF TRACT "A" (SOUTH LONGWOOD LAKE SQUARE), TERRACES OF WESTLAKE - PHASE II, P.B. 137, PAGES 97-101).

BEING A PORTION OF TRACT "A" (SOUTH LONGWOOD LAKE SQUARE), TERRACES OF WESTLAKE - PHASE II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 137, PAGES 97 THROUGH 101, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCE AT THE NORTHEAST CORNER OF LOT 228, TERRACES OF WESTLAKE – PHASE II, AS RECORDED IN PLAT BOOK 137, PAGES 97 THROUGH 101, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.01°22'47"W., ALONG THE EAST LINE OF SAID LOT 228, A DISTANCE OF 15.18 FEET TO THE POINT OF BEGINNING; THENCE S.88°37'13"E., A DISTANCE OF 44.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF TRACT "A" (SOUTH LONGWOOD LAKE SQUARE), AS SHOWN ON SAID PLAT, SAID POINT ALSO BEING A POINT OF A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 18.00 FEET AND A RADIAL BEARING OF S.88°37'13"E., AT SAID INTERSECTION; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND THE SOUTH LINE OF LOTS 170 THROUGH 181, ALL OF SAID PLAT FOR THE FOLLOWING THREE (3) COURSES: 1) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 28.27 FEET TO A POINT OF TANGENCY; 2) THENCE S.88°37'13"E., A DISTANCE OF 285.10 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 18.00 FEET; 3) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 28.27 FEET TO A POINT OF A NON-TANGENT INTERSECTION; THENCE S.88°37'13"E., A DISTANCE OF 44.00 FEET TO A POINT ON THE WESTERLY LINE OF LOT 206, AS SHOWN ON SAID PLAT, ALSO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 62.00 FEET AND A RADIAL BEARING OF N.88°37'13"W., AT SAID INTERSECTION; THENCE SOUTHWESTERLY, ALONG THE WESTERLY LINE OF SAID LOT 206 AND TRACT "B-6", ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID TRACT "A" (SOUTH LONGWOOD LAKE SQUARE) AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 97.39 FEET TO A POINT OF TANGENCY; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND THE NORTH LINE OF LOTS 211 THROUGH 226 AND TRACT "B-7", ALL OF SAID PLAT, FOR THE FOLLOWING TWO (2) COURSES: 1) THENCE N.88°37'13"W., A DISTANCE OF 285.10 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 62.00 FEET; 2) THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 97.39 FEET TO THE POINT OF BEGINNING.

HOMEOWNERS ASSOCIATION PARCELS CONTAINING: 32,035 SQUARE FEET OR 0.735 ACRES, MORE OR LESS.

TOTAL AREA FOR MINTO AND HOMEOWNERS ASSOCIATION PARCELS CONTAINING: 968,087 SQUARE FEET OR 22.224 ACRES, MORE OR LESS.

DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS THAT MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND TERRACES OF WESTLAKE HOMEOWNERS ASSOCIATION, A FLORIDA CORPORATION NOT-FOR-PROFIT, OWNERS OF THE LAND SHOWN AND DESCRIBED HEREON AS TERRACES OF WESTLAKE - PHASE III, BEING A REPLAT OF A PORTION OF TRACT "A", A PORTION OF OPEN SPACE TRACT #7, ALL OF OPEN SPACE TRACT #8, ALL OF TRACTS "B-6" AND "B-7" AND ALL OF LOTS 202 THROUGH 226, TERRACES OF WESTLAKE - PHASE II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 137, PAGES 97 THROUGH 101, INCLUSIVE, ALSO BEING A REPLAT OF A PORTION OF TRACT "A", WESTLAKE POD I AND POD J, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 130, PAGES 153 AND 154, INCLUSIVE, BOTH OF THE PUBLIC RECORD OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE S.89°51'16"W., ALONG THE NORTH LINE OF SAID SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST, A DISTANCE OF 2025.30 FEET; THENCE S.00°08'44"E., DEPARTING SAID NORTH LINE OF SECTION 1, A DISTANCE OF 6919.41 FEET TO THE NORTHEAST CORNER OF TRACT "A", WESTLAKE POD I AND POD J, AS RECORDED IN PLAT BOOK 130, PAGES 153 AND 154, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.01°22'47"W., ALONG THE EAST LINE OF SAID TRACT "A" AND THE WEST LINE OF WATER MANAGEMENT TRACT #1, A DISTANCE OF 1378.63 FEET TO THE NORTHEAST CORNER OF LOT 202, TERRACES OF WESTLAKE – PHASE II, AS RECORDED IN PLAT BOOK 137, PAGES 97 THROUGH 101, INCLUSIVE, OF SAID PUBLIC RECORDS AND TO THE POINT OF BEGINNING; THENCE CONTINUE S.01°22'47"W., ALONG SAID EAST LINE OF TRACT "A" AND WEST LINE OF WATER MANAGEMENT TRACT #1, A DISTANCE OF 1676.26 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "A"; THENCE N.89°12'49"W., DEPARTING SAID EAST AND WEST LINES, AND ALONG THE SOUTH LINE OF SAID TRACT "A" AND NORTH LINE OF SAID WATER MANAGEMENT TRACT #1, A DISTANCE OF 618.03 FEET; THENCE N.01°22'47"E., A DISTANCE OF 1187.22 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF WATERS EDGE DRIVE, AS RECORDED IN PLAT BOOK 128, PAGES 29 AND 30, OF SAID PUBLIC RECORDS; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE OF WATERS EDGE DRIVE FOR THE FOLLOWING SIX (6) COURSES: 1) THENCE N.51°09'38"E., A DISTANCE OF 18.98 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 30.00 FEET; 2) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°26'45", A DISTANCE OF 25.89 FEET TO A POINT OF TANGENCY; 3) THENCE N.01°42'52"E., A DISTANCE OF 49.64 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 38.43 FEET; 4) THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 54°07'50", A DISTANCE OF 36.31 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 18.00 FEET; 5) THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°41'38", A DISTANCE OF 14.98 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 605.00 FEET; 6) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE 06°25'48", A DISTANCE OF 67.90 FEET TO A POINT OF TANGENCY AND A POINT ON

THE EAST RIGHT-OF-WAY LINE OF ILEX WAY, AS SHOWN ON THE PLAT OF ILEX WAY – PHASE III, RECORDED IN PLAT BOOK 129, PAGES 131 THROUGH 134, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE N.01°42'29"E., ALONG SAID EAST RIGHT-OF-WAY LINE OF ILEX WAY, A DISTANCE OF 46.07 FEET TO A POINT ON THE ADDITIONAL EASTERLY RIGHT-OF-WAY LINE OF ILEX WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 32120, PAGE 776, OF SAID PUBLIC RECORDS; THENCE ALONG SAID ADDITIONAL EASTERLY RIGHT-OF-WAY OF ILEX WAY FOR THE FOLLOWING THREE (3) COURSE: 1) THENCE N.14°55'59"E., A DISTANCE OF 38.42 FEET TO A POINT OF A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 5045.00 FEET AND A RADIAL BEARING OF N.88°48'57"W., AT SAID INTERSECTION; 2) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°35'56", A DISTANCE OF 52.73 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 4955.00 FEET; 3) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°11'26", A DISTANCE OF 16.48 FEET TO A POINT OF A NON-TANGENT INTERSECTION; THENCE S.88°37'13"E., DEPARTING SAID ADDITIONAL EASTERLY RIGHT-OF-WAY LINE OF ILEX WAY AND ALONG THE NORTH LINE OF LOT 226, AS SHOWN ON SAID TERRACES OF WESTLAKE – PHASE II, RECORDED IN PLAT BOOK 137, PAGES 97 THROUGH 101, INCLUSIVE, OF SAID PUBLIC RECORDS, A DISTANCE OF 104.79 FEET TO A POINT ON THE WEST LINE OF TRACT "B-7", OF SAID PLAT; THENCE N.01°22'47"E., ALONG SAID WEST LINE OF TRACT "B-7", A DISTANCE OF 37.81 FEET; THENCE S.88°37'13"E., DEPARTING SAID WEST LINE, A DISTANCE OF 44.00 FEET TO A POINT OF A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 18.00 FEET AND A RADIAL BEARING OF S.88°37'13"E., AT SAID INTERSECTION, ALSO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF TRACT "A" (LONGWOOD LAKE SQUARE); THENCE THE FOLLOWING THREE (3) COUSES BEING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND THE SOUTH LINE OF LOTS 170 THROUGH 181, INCLUSIVE, OF SAID PLAT: 1) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 28.27 FEET; 2) THENCE S.88°37'13"E., A DISTANCE OF 285.10 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 18.00 FEET; 3) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 28.27 FEET; THENCE S.88°37'13"E., DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 44.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF TRACT "A" (LONGWOOD LAKE SQUARE); THENCE N.01°22'47"E., ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE WEST LINE OF LOTS 202 THROUGH 206, INCLUSIVE, OF SAID PLAT, A DISTANCE OF 108.76 FEET; THENCE S.88°37'13"E., DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE NORTH LINE OF SAID LOT 202, A DISTANCE OF 96.50 FEET TO THE POINT OF BEGINNING.

CONTAINING: 968,087 SQUARE FEET OR 22.224 ACRES, MORE OR LESS.