

Exhibit 'A'
LEGAL DESCRIPTION
Pod PC-2 Plat

DESCRIPTION: POD PC-2

BEING A REPLAT OF OPEN SPACE TRACT #1, PERSIMMON BOULEVARD EAST-PLAT 2, PLAT BOOK 128, PAGES 16 THROUGH 19, INCLUSIVE, AND A REPLAT OF OPEN SPACE TRACT #1, ILEX WAY-PHASE II, PLAT BOOK 128, PAGES 22 THROUGH 25, INCLUSIVE, PUBLIC RECORDS 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.01°33'05"W. ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 250.33 FEET TO A POINT ON THE NORTH LINE OF THE 80 FOOT M-CANAL ROAD EASEMENT AS RECORDED IN DEED BOOK 1156, PAGE 58 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND AS SHOWN IN ROAD PLAT BOOK 6, PAGE 136 OF SAID PUBLIC RECORDS, AND AS MONUMENTED; THENCE S.88°36'57"W. ALONG SAID NORTH LINE OF THE 80 FOOT M-CANAL ROAD EASEMENT, A DISTANCE OF 3776.52 FEET TO A POINT ON THE ORIGINAL EAST RIGHT-OF-WAY LINE OF SEMINOLE PRATT WHITNEY ROAD AS RECORDED IN OFFICIAL RECORD BOOK 1544, PAGE 378 AND OFFICIAL RECORD BOOK 1640, PAGE 1626 BOTH OF SAID PUBLIC RECORDS; THENCE S.01°42'52"W. ALONG SAID ORIGINAL EAST RIGHT-OF-WAY LINE OF SEMINOLE PRATT WHITNEY ROAD, A DISTANCE OF 4364.18 FEET TO THE NORTHWEST CORNER OF THE EXISTING RIGHT-OF-WAY OF SEMINOLE PRATT WHITNEY ROAD AS RECORDED IN OFFICIAL RECORD BOOK 28479, PAGE 822 OF SAID PUBLIC RECORDS, ALSO A POINT ON THE SOUTH LINE OF PERSIMMON BOULEVARD AS RECORDED IN OFFICIAL RECORD BOOK 10202, PAGE 430, OF SAID PUBLIC RECORDS; THENCE S.88°17'08"E., ALONG SAID SOUTH LINE OF PERSIMMON BOULEVARD, A DISTANCE OF 646.56 FEET TO A POINT ON THE EAST LINE OF SAID EXISTING RIGHT-OF-WAY OF SEMINOLE PRATT WHITNEY ROAD; THENCE S.01°42'52"W., ALONG SAID EAST LINE OF EXISTING RIGHT-OF-WAY, A DISTANCE OF 77.00 FEET TO THE SOUTHEAST CORNER OF SAID EXISTING RIGHT-OF-WAY; THENCE CONTINUE S.01°42'52"W., ALONG THE SOUTHERLY EXTENSION OF SAID EAST LINE OF EXISTING RIGHT-OF-WAY, A DISTANCE OF 3.00 FEET TO A POINT ON THE ADDITIONAL RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD, AS SHOWN ON PERSIMMON BOULEVARD EAST-PLAT 1, AS RECORDED IN PLAT BOOK 125, PAGES 106 AND 107, OF SAID PUBLIC RECORDS; THENCE BY THE FOLLOWING THREE (3) COURSES BEING ALONG SAID ADDITIONAL SOUTHERLY RIGHT-OF-WAY LINE: 1) S.88°17'08"E., A DISTANCE OF 573.95 FEET; 2) THENCE S.43°17'08"E., A DISTANCE OF 53.74 FEET; 3) THENCE S.88°17'08"E., A DISTANCE OF 114.00 FEET TO THE SOUTHEAST CORNER OF PERSIMMON BOULEVARD EAST, AS SHOWN ON PERSIMMON BOULEVARD EAST - PLAT 1, RECORDED IN PLAT BOOK 125, PAGES 106 AND 107, OF SAID PUBLIC RECORDS, ALSO THE POINT OF BEGINNING; THENCE N.01°42'52"E., ALONG THE EAST BOUNDARY OF SAID PERSIMMON BOULEVARD EAST - PLAT 1, A DISTANCE OF 12.00 FEET; THENCE N.46°42'53"E., ALONG SAID EAST BOUNDARY, A DISTANCE OF 56.57 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD EAST, AS SHOWN ON PERSIMMON BOULEVARD EAST - PLAT 2, RECORDED IN PLAT BOOK 128, PAGES 16 THROUGH 19, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE S.88°17'08"E., ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 373.13 FEET TO THE NORTHWEST CORNER OF OPEN SPACE TRACT #17, AS SHOWN ON SKY COVE SOUTH - PHASE 1A PLAT, RECORDED IN PLAT BOOK 131, PAGES 170 THROUGH 178, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE S.01°41'49"W., ALONG THE WESTERLY LINE OF SAID OPEN SPACE

TRACT #17 AND THE WESTERLY LINE OF OPEN SPACE TRACT #5, BOTH OF SAID PLAT, A DISTANCE OF 947.92 FEET; THENCE N.88°18'58"W., ALONG THE NORTHERLY LINE OF SAID OPEN SPACE TRACT #5 AND THE NORTHERLY LINE OF WATER MANAGEMENT TRACT #4, OF SAID PLAT, A DISTANCE OF 419.92 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ILEX WAY, AS SHOWN ON ILEX WAY - PHASE II, RECORDED IN PLAT BOOK 128, PAGES 22 THROUGH 25, INCLUSIVE, OF SAID PUBLIC RECORDS; THENCE BY THE FOLLOWING SIX (6) COURSES BEING ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF ILEX WAY: 1) THENCE N.01°42'52"E., A DISTANCE OF 286.41 FEET; 2) THENCE N.43°17'08"W., A DISTANCE OF 15.56 FEET; 3) THENCE N.01°42'52"E., A DISTANCE OF 38.40 FEET; 4) THENCE N.02°54'08"E., A DISTANCE OF 239.24 FEET; 5) THENCE N.14°07'19"E., A DISTANCE OF 51.38 FEET; 6) THENCE N.01°42'52"E., A DISTANCE OF 270.96 FEET TO A POINT ON THE SAID ADDITIONAL RIGHT-OF-WAY LINE OF PERSIMMON BOULEVARD, AS SHOWN ON SAID PLAT OF PERSIMMON BOULEVARD EAST-PLAT 1; THENCE S.88°17'08"E., ALONG SAID ADDITIONAL RIGHT-OF-WAY LINE, A DISTANCE OF 1.50 FEET TO THE POINT OF BEGINNING.

CONTAINING: 398,017 SQUARE FEET OR 9.137 ACRES, MORE OR LESS.