

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

DESCRIPTION:

BEING A REPLAT OF TRACT "I", TERRACES OF WESTLAKE - PHASE I, PLAT BOOK 136, PAGES 143 THROUGH 149, 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.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", A DISTANCE OF 829.35 FEET TO NORTHEAST CORNER OF TRACT "I", TERRACES OF WESTLAKE - PHASE I, AS RECORDED IN PLAT BOOK 136, PAGES 143 THROUGH 149, INCLUSIVE, OF SAID PUBLIC RECORDS, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE S.01°22'47"W., ALONG SAID EAST LINE OF TRACT "A" AND THE EAST LINE OF SAID TRACT "I", A DISTANCE OF 826.04 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "I"; THENCE N.88°37'13"W, DEPARTING SAID EAST LINE OF TRACT "A" SAID EAST LINE OF TRACT "I", AND ALONG THE SOUTH LINE OF SAID TRACT "I", A DISTANCE OF 618.87 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "I"; THENCE N.01°42'29"E., ALONG THE WEST LINE OF SAID TRACT "I", 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 BY THE FOLLOWING FOUR (4) COURSES, BEING ALONG SAID WEST LINE OF TRACT "I" AND ADDITIONAL EASTERLY RIGHT-OF-WAY LINE OF ILEX WAY: 1) N.14°55'59"E., A DISTANCE OF 38.42 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE WEST, WITH A RADIUS OF 5045.00 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 EAST, WITH A RADIUS OF 4955.00 FEET; 3) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°07'28", A DISTANCE OF 97.24 FEET TO A NON-TANGENT INTERSECTION; 4) THENCE N.01°42'52"E., A DISTANCE OF 173.57 FEET; THENCE BY THE FOLLOWING THREE (3) COURSES, BEING ALONG SAID WEST LINE OF TRACT "I": 1) S.43°31'06"W., A DISTANCE OF 9.75 FEET; 2) THENCE S.88°37'13"E., A DISTANCE OF 3.02 FEET; 3) THENCE N.01°42'52"E., A DISTANCE OF 427.79 FEET TO THE NORTHWEST CORNER OF SAID TRACT "I"; THENCE BY THE FOLLOWING NINE (9) COURSES, BEING ALONG THE NORTH LINE OF SAID TRACT "I": 1) S.88°37'13"E., A DISTANCE OF 91.58 FEET; 2) THENCE S.01°22'47"W., A DISTANCE OF 41.59 FEET; 3) THENCE S.88°37'13"E., A DISTANCE OF 44.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 18.00 FEET AND A RADIAL BEARING OF S.88°37'13"E., AT SAID INTERSECTION; 4) 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 TANGENCY; 5) THENCE S.88°37'13"E., A DISTANCE OF 295.10 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 8.00 FEET; 6) THENCE SOUTHEASTERLY,

ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $90^{\circ}00'00''$, A DISTANCE OF 12.57 FEET TO A NON-TANGENT INTERSECTION; 7) THENCE $S.88^{\circ}37'13''E.$, A DISTANCE OF 44.00 FEET; 8) THENCE $N.01^{\circ}22'47''E.$, A DISTANCE OF 52.24 FEET; 9) THENCE $S.88^{\circ}37'13''E.$, A DISTANCE OF 96.50 FEET TO THE POINT OF BEGINNING.

CONTAINING: 477,906 SQUARE FEET OR 10.971 ACRES, MORE OR LESS.