

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

**DESCRIPTION: PINES OF WESTLAKE – PHASE 2**

**DESCRIPTION:**

KNOW ALL MEN BY THESE PRESENTS THAT MINTO PBLH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS THE PINES OF WESTLAKE - PHASE II, A SUBDIVISION IN SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACT "V", THE PINES OF WESTLAKE - PHASE I, PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, PUBLIC RECORDS OF 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.88°40'55"W., ALONG THE NORTH LINE OF SAID SECTION 5, TOWNSHIP 43 SOUTH, RANGE 41 EAST, A DISTANCE OF 2240.94 FEET; THENCE S.01°19'05"E., DEPARTING SAID NORTH LINE OF SECTION 5, A DISTANCE OF 1758.01 FEET TO A POINT ON THE NORTHERLY LINE OF TRACT "V", AS SHOWN ON THE PINES OF WESTLAKE - PHASE I, RECORDED IN PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 325.00 FEET AND A RADIAL BEARING OF N.15°55'35"E., AT SAID INTERSECTION, AND THE POINT OF BEGINNING; THENCE BY THE FOLLOWING SIX (6) COURSES BEING ALONG SAID NORTHERLY LINE OF TRACT "V": 1) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°16'35", A DISTANCE OF 115.01 FEET TO A POINT OF TANGENCY; 2) THENCE N.85°39'00"E., A DISTANCE OF 203.49 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 2150.00 FEET; 3) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°25'58", A DISTANCE OF 166.33 FEET TO A POINT OF TANGENCY; 4) THENCE S.89°55'02"E., A DISTANCE OF 796.19 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 570.00 FEET; 5) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 22°39'56", A DISTANCE OF 225.49 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 250.00 FEET; 6) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°25'41", A DISTANCE OF 150.22 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 180.00 FEET, ALSO A POINT ON THE EASTERLY LINE OF SAID TRACT "V": THENCE BY THE FOLLOWING FOUR (4) COURSES BEING ALONG SAID EASTERLY LINE OF TRACT "V": 1) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 120°37'16", A DISTANCE OF 378.94 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 350.00 FEET; 2) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°09'06", A DISTANCE OF 178.08 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 570.00 FEET; 3) THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°07'23", A DISTANCE OF 120.60 FEET TO A POINT OF TANGENCY AND REFERENCE POINT "A"; 4) THENCE S.01°54'46"W., A DISTANCE OF 769.80 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID TRACT "V"; THENCE BY THE FOLLOWING NINE (9) COURSES BEING ALONG SAID SOUTHERLY LINE OF TRACT "V": 1) THENCE N.88°05'14"W., A

DISTANCE OF 125.00 FEET; 2) THENCE S.01°54'46"W., A DISTANCE OF 60.00 FEET; 3) THENCE N.88°05'14"W., A DISTANCE OF 683.07 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 2332.00 FEET; 4) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°05'14", A DISTANCE OF 288.46 FEET TO A POINT OF TANGENCY; 5) THENCE N.81°00'00"W., A DISTANCE OF 224.30 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 968.00 FEET; 6) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°00'00", A DISTANCE OF 253.42 FEET TO A POINT OF TANGENCY; 7) THENCE S.84°00'00"W., A DISTANCE OF 255.85 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 982.00 FEET; 8) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°57'44", A DISTANCE OF 222.16 FEET TO A POINT OF TANGENCY; 9) THENCE N.83°02'16"W., A DISTANCE OF 51.59 FEET TO A POINT ON THE WESTERLY LINE OF SAID TRACT "V"; THENCE BY THE FOLLOWING NINE (9) COURSES BEING ALONG SAID WESTERLY LINE OF TRACT "V": 1) THENCE N.06°57'44"E., A DISTANCE OF 45.00 FEET; 2) THENCE N.39°48'08"W., A DISTANCE OF 34.25 FEET; 3) THENCE N.03°26'00"E., A DISTANCE OF 212.40 FEET; 4) THENCE N.50°11'52"E., A DISTANCE OF 36.43 FEET; 5) THENCE N.00°04'08"W., A DISTANCE OF 50.38 FEET; 6) THENCE S.83°02'16"E., A DISTANCE OF 70.84 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 625.00 FEET; 7) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°49'45", A DISTANCE OF 30.86 FEET TO A NON-TANGENT INTERSECTION; 8) THENCE N.03°26'00"E., A DISTANCE OF 116.45 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 575.00 FEET; 9) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°51'12", A DISTANCE OF 8.56 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 500.00 FEET AND A RADIAL BEARING OF N.04°18'02"E., AT SAID INTERSECTION, ALSO A POINT ON THE BOUNDARY OF WATER MANAGEMENT TRACT #5, AS SHOWN ON SAID PLAT; THENCE BY THE FOLLOWING EIGHT (8) COUSES BEING BY THE SOUTHERLY, EASTERLY AND NORTHERLY BOUNDARY OF SAID WATER MANAGEMENT TRACT #5: 1) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10°18'02", A DISTANCE OF 89.89 FEET TO A POINT OF TANGENCY; 2) THENCE N.84°00'00"E., A DISTANCE OF 255.85 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, WITH A RADIUS OF 1450.00 FEET; 3) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°47'31", A DISTANCE OF 197.20 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 2850.00 FEET AND A RADIAL BEARING OF N.85°14'15"W., AT SAID INTERSECTION; 4) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°40'47", A DISTANCE OF 232.78 FEET TO A POINT OF TANGENCY; 5) THENCE N.00°04'58"E., A DISTANCE OF 302.95 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHEAST, WITH A RADIUS OF 1850.00 FEET AND A RADIAL BEARING OF S.02°12'52"E., AT SAID INTERSECTION; 6) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°10'08", A DISTANCE OF 70.03 FEET TO A POINT OF TANGENCY; 7) THENCE S.85°39'00"W., A DISTANCE OF 202.42 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, WITH A RADIUS OF 625.00 FEET; 8) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°47'48", A DISTANCE OF 106.87 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 625.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°57'23", A DISTANCE OF 130.42 FEET TO A NON-TANGENT INTERSECTION, ALSO A POINT ON THE WESTERLY LINE OF SAID TRACT "V"; THENCE BY THE FOLLOWING SEVEN (7) COURSES BEING ALONG SAID WESTERLY LINE OF TRACT "V": 1) THENCE N.16°37'40"E., A DISTANCE OF 19.32 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE

TO THE SOUTHEAST, WITH A RADIUS OF 1275.00 FEET; 2) THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°22'31", A DISTANCE OF 75.11 FEET TO A POINT OF TANGENCY; 3) THENCE N.20°00'11"E., A DISTANCE OF 7.39 FEET; 4) THENCE N.62°16'14"E., A DISTANCE OF 33.63 FEET; 5) THENCE N.14°32'16"E., A DISTANCE OF 50.00 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, WITH A RADIUS OF 450.00 FEET AND A RADIAL BEARING OF N.14°32'16"E., AT SAID INTERSECTION; 6) THENCE WESTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°23'19", A DISTANCE OF 10.91 FEET TO A NON-TANGENT INTERSECTION; 7) THENCE N.15°55'35"E., A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 2,400,920 SQUARE FEET OR 55.117 ACRES, MORE OR LESS.

LESS AND EXCEPT:

A PARCEL OF LAND BEING ALL OF WATER MANAGEMENT TRACT #6, AS SHOWN ON THE PINES OF WESTLAKE - PHASE I, PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT SAID REFERENCE POINT "A", SAID POINT BEING ON THE EASTERLY LINE OF TRACT "V", THE PINES OF WESTLAKE - PHASE I, PLAT BOOK 136, PAGES 3 THROUGH 21, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N.88°05'14"W., A DISTANCE OF 300.00 FEET TO A POINT ON BOUNDARY OF SAID WATER MANAGEMENT TRACT #6, ALSO THE POINT OF BEGINNING WATER MANAGEMENT TRACT #6; THENCE S.01°54'46"W., A DISTANCE OF 347.80 FEET; THENCE N.88°05'14"W., A DISTANCE OF 530.10 FEET; THENCE N.01°54'46"E., A DISTANCE OF 13.17 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST, WITH A RADIUS OF 3462.00 FEET AND A RADIAL BEARING OF N.85°05'01"W., AT SAID INTERSECTION; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°50'02", A DISTANCE OF 292.07 FEET TO A POINT OF TANGENCY; THENCE N.00°04'58"E., A DISTANCE OF 304.43 FEET; THENCE S.89°55'02"E., A DISTANCE OF 258.34 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 270.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91°49'48", A DISTANCE OF 432.74 FEET TO A POINT OF TANGENCY AND TO THE POINT OF BEGINNING WATER MANAGEMENT TRACT #6.

CONTAINING: 310,342 SQUARE FEET OR 7.124 ACRES, MORE OR LESS.

TOTAL CONTAINING: 2,090,578 SQUARE FEET OR 47.993 ACRES, MORE OR LESS.