

EXHIBIT "A"

BEGIN AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF INTERNATIONAL DRIVE AS RECORDED IN PLAT BOOK 5, PAGES 132 AND 133 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, WITH THE SOUTH RIGHT-OF-WAY LINE OF MARTIN ANDERSON BEELINE EXPRESSWAY PER STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 75004-2502, SHEET 6 OF 10: THENCE RUN THE FOLLOWING 6 COURSES ALONG SAID RIGHT-OF-WAY LINE OF MARTIN ANDERSON BEELINE EXPRESSWAY; NORTH 89 DEGREES 46 MINUTES 17 SECONDS EAST A DISTANCE OF 43.00 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 43 SECONDS WEST A DISTANCE OF 300.00 FEET; THENCE NORTH 88 DEGREES 26 MINUTES 07 SECONDS EAST A DISTANCE OF 385.83 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 821.20 FEET; THENCE FROM A TANGENT BEARING OF NORTH 89 DEGREES 46 MINUTES 17 SECONDS EAST RUN EASTERLY THROUGH A CENTRAL ANGLE OF 38 DEGREES 23 MINUTES 15 SECONDS ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 550.19 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTH 51 DEGREES 23 MINUTES 02 SECONDS EAST A DISTANCE OF 361.99 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 864.93 FEET; THENCE RUN NORTHEASTERLY THROUGH A CENTRAL ANGLE OF 31 DEGREES 37 MINUTES 48 SECONDS ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 477.48 FEET TO A POINT ON THE RIGHT-OF-WAY CURVE OF VALENCIA DRAINAGE CANAL "C-10", RECORDED IN OFFICIAL RECORDS BOOK 2593, PAGES 1260 THROUGH 1284 INCLUSIVE OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 180.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE OF MARTIN ANDERSON BEELINE EXPRESSWAY FROM A TANGENT BEARING OF SAID CURVE OF SOUTH 03 DEGREES 30 MINUTES 17 SECONDS EAST RUN SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE OF CANAL "C-10" THROUGH A CENTRAL ANGLE OF 133 DEGREES 29 MINUTES 43 SECONDS ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 419.39 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTH 43 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID CANAL "C-10" RIGHT- OF-WAY LINE A DISTANCE OF 5.78 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 45.00 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY OF CANAL "C-10" THROUGH A CENTRAL ANGLE OF 46 DEGREES 46 MINUTES 17 SECONDS AN ARC DISTANCE OF 36.73 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTH 89 DEGREES 46 MINUTES 17 SECONDS EAST ALONG SAID CANAL "C-10" RIGHT-OF-WAY LINE A DISTANCE OF 0.24 FEET TO A POINT ON THE CENTERLINE OF A 135.00 FEET WIDE EASEMENT IN FAVOR OF THE ORLANDO UTILITIES COMMISSION AS RECORDED IN OFFICIAL RECORDS BOOK 1934, PAGES 12 THROUGH 14 OF THE AFORESAID PUBLIC RECORDS, SAID POINT BEING ALSO THE NORTHWEST CORNER OF MONTPELIER VILLAGE PHASE 1 AS RECORDED IN PLAT BOOK 8, PAGES 41 THROUGH 43 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 00 DEGREES 19 MINUTES 54 SECONDS EAST ALONG SAID CENTERLINE AND THE WEST LINE OF SAID MONTPELIER VILLAGE A DISTANCE OF 1019.82 FEET TO THE NORTHEAST CORNER OF THE PLAT OF SHADOW WOOD AS RECORDED IN PLAT BOOK 27, PAGES 71 AND 72 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 89 DEGREES 46 MINUTES 18 SECONDS WEST ALONG THE NORTH LINE OF SAID PLAT OF SHADOW WOOD A DISTANCE OF 227.51 FEET; THENCE RUN NORTH 00 DEGREES 19 MINUTES 54 SECONDS WEST A DISTANCE OF 319.00 FEET; THENCE RUN NORTH 89 DEGREES 46 MINUTES 18 SECONDS WEST A DISTANCE OF 310.28 FEET; THENCE RUN SOUTH 00 DEGREES 03 MINUTES 21 SECONDS EAST A DISTANCE OF 318.99 FEET TO A POINT OF CHANGE IN DIRECTION BEING A BOUNDARY CORNER ON THE NORTH LINE OF SAID PLAT OF SHADOW WOOD; THENCE RUN NORTH 88 DEGREES 34 MINUTES 21 SECONDS WEST ALONG THE NORTH LINE OF SAID PLAT OF SHADOW WOOD A DISTANCE OF 918.51 FEET; THENCE RUN SOUTH 71 DEGREES 53 MINUTES 36 SECONDS WEST ALONG THE NORTHWESTERLY LINE OF SAID PLAT OF SHADOW WOOD 519.90 FEET TO A POINT ON THE EASTERLY BOUNDARY OF INTERNATIONAL DRIVE AS RECORDED IN THE

PLAT OF ORANGEWOOD WESTWOOD UNIT 2, PLAT BOOK 5, PAGES 132 AND 133 OF SAID PUBLIC RECORDS, SAID POINT BEING A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1143.00 FEET; THENCE FROM A TANGENT BEARING OF NORTH 18 DEGREES 06 MINUTES 24 SECONDS WEST RUN NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL DRIVE THROUGH A CENTRAL ANGLE OF 17 DEGREES 52 MINUTES 45 SECONDS AN ARC DISTANCE OF 356.67 FEET TO THE POINT OF BEGINNING.
CONTAINING THEREIN 33.312 ACRES MORE OR LESS.

LESS:

THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2753 PAGES 173 AND 174 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WEST LINE OF THE FLORIDA POWER CORPORATION UTILITY EASEMENT WITH THE NORTH LINE OF SECTION 7, TOWNSHIP 24 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, SAID POINT BEING SOUTH 89 DEGREES 18 MINUTES 14 SECONDS EAST 1313.57 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 7; THENCE RUN SOUTH 00 DEGREES 19 MINUTES 54 SECONDS EAST ALONG THE WEST LINE OF SAID EASEMENT 455.19 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEGREES 19 MINUTES 54 SECONDS EAST ALONG SAID EASEMENT LINE 223.50 FEET; THENCE NORTH 89 DEGREES 32 MINUTES 14 SECONDS WEST 218.33 FEET; THENCE NORTH 00 DEGREES 19 MINUTES 54 SECONDS WEST 223.50 FEET; THENCE SOUTH 89 DEGREES 32 MINUTES 14 SECONDS EAST 218.33 FEET TO THE POINT OF BEGINNING. THE ABOVE BEING NOW KNOWN AS INTERNATIONAL COMMERCIAL CENTER AS RECORDED IN PLAT BOOK 29 PAGES 113 AND 114 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

LESS THE FOLLOWING: A PORTION OF LOT 1 OF THE PLAT OF INTERNATIONAL COMMERCIAL CENTER AS RECORDED IN PLAT BOOK 29 PAGES 113 AND 114 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. THE SAME BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE LANDS PLATTED AS "INTERNATIONAL COMMERCIAL CENTER" IN PLAT BOOK 29 PAGES 113 AND 114 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA: THENCE RUN SOUTH 00 DEGREES 19 MINUTES 54 SECONDS EAST ALONG THE EASTERLY BOUNDARY OF SAID PLAT A DISTANCE OF 372.09 FEET; THENCE DEPARTING SAID EASTERLY BOUNDARY RUN NORTH 89 DEGREES 32 MINUTES 14 SECONDS WEST A DISTANCE OF 227.52 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2753 PAGES 173 AND 174 OF THE AFORESAID PUBLIC RECORDS BEING ALSO SHOWN ON SAID PLAT AS AN "OUT PARCEL". THENCE RUN NORTH 00 DEGREES 19 MINUTES 54 SECONDS WEST ALONG THE EASTERLY BOUNDARY OF SAID OUT PARCEL A DISTANCE OF 223.50 FEET TO THE NORTHEAST CORNER OF SAID OUT PARCEL; THENCE RUN NORTH 89 DEGREES 32 MINUTES 14 SECONDS WEST ALONG THE NORTHERLY BOUNDARY OF SAID OUT PARCEL A DISTANCE OF 218.33 FEET TO THE NORTHWEST CORNER OF SAID OUT PARCEL; THENCE RUN SOUTH 00 DEGREES 19 MINUTES 54 SECONDS EAST ALONG THE WESTERLY BOUNDARY OF SAID OUT PARCEL A DISTANCE OF 223.50 FEET TO THE SOUTHWEST CORNER OF SAID OUT PARCEL; THENCE RUN NORTH 89 DEGREES 32 MINUTES 14 SECONDS WEST ALONG A WESTERLY PROJECTION OF THE SOUTHERLY BOUNDARY OF SAID OUT PARCEL A DISTANCE OF 54.01 FEET; THENCE RUN NORTH 00 DEGREES 19 MINUTES 54 SECONDS WEST ALONG A LINE PARALLEL WITH THE EASTERLY BOUNDARY OF THE AFORESAID PLAT A DISTANCE OF 428.59 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF MARTIN ANDERSON BEELINE EXPRESSWAY AND THE NORTHERLY BOUNDARY OF SAID PLAT, SAID POINT BEING ALSO ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 864.93 FEET; THENCE FROM A BEARING TOWARDS THE RADIUS POINT OF SOUTH 17 DEGREES 17 MINUTES 45 SECONDS EAST RUN EASTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 10 DEGREES 18 MINUTES 35 SECONDS AN ARC DISTANCE OF 155.63 FEET TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF "CANAL C-10" BEING ALSO THE NORTHERLY BOUNDARY OF SAID PLAT, SAID INTERSECTION BEING THE INTERSECTION OF TWO CURVES FROM WHICH, AT THEIR INTERSECTION, THE CURVE

DEFINED AS THE SOUTHERLY RIGHT OF WAY OF MARTIN ANDERSON BEELINE EXPRESSWAY IS REFERENCED BY A BEARING OF SOUTH 06 DEGREES 59 MINUTES 10 SECONDS EAST TOWARDS IT'S RADIUS POINT; THENCE FROM SAID INTERSECTION AND FROM A BEARING OF NORTH 86 DEGREES 29 MINUTES 43 SECONDS EAST TOWARDS THE RADIUS POINT OF THE CURVE DEFINED AS THE SOUTHERLY RIGHT OF WAY LINE OF SAID CANAL C-10 RUN SOUTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE AND THE NORTHERLY BOUNDARY OF SAID PLAT THROUGH A CENTRAL ANGLE OF 133 DEGREES 29 MINUTES 43 SECONDS AN ARC DISTANCE OF 419.39 FEET TO IT'S POINT OF TANGENCY; THENCE RUN NORTH 43 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID CANAL C-10 RIGHT OF WAY LINE AS DEPICTED ON SAID PLAT A DISTANCE OF 5.78 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 45.00 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID CANAL C-10 RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 46 DEGREES 46 MINUTES 17 SECONDS AN ARC DISTANCE OF 36.73 FEET TO IT'S POINT OF TANGENCY; THENCE RUN NORTH 89 DEGREES 46 MINUTES 17 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF CANAL C-10 A DISTANCE OF 0.24 FEET TO THE POINT OF BEGINNING.
CONTAINING THEREIN 3.067 ACRES MORE OR LESS.