

EXHIBIT A

ALL THOSE CERTAIN PLOTS, PIECES OR PARCELS OF LAND, TOGETHER WITH THE BUILDINGS AND IMPROVEMENTS THEREON SITUATE, LYING AND BEING IN ORLANDO, ORANGE COUNTY, FLORIDA AND MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 20, TOWNSHIP 22 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA; THENCE NORTH 00°20'58" EAST ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 62.0 FEET TO A POINT ON A WESTERLY PROJECTION OF THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 50; THENCE ALONG SAID PROJECTION AND RIGHT-OF-WAY LINE RUN NORTH 89°58'30" EAST 649.70 FEET; THENCE SOUTH 86°06'08" EAST 175.41 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE NORTH 89°58'30" EAST 131.93 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE NORTH 89°58'30" EAST 715.67 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE RUN NORTH 00°50'00" EAST 145.00 FEET; THENCE WEST 100.0 FEET; THENCE NORTH 00°50'00" EAST 798.96 FEET; THENCE EAST 364.91 FEET; THENCE NORTH 66°20'00" EAST 42.81 FEET; THENCE SOUTH 69°00'00" EAST 22.38 FEET; THENCE NORTH 00°00'05" EAST 213.48 FEET; THENCE EAST 438.14 FEET; THENCE NORTH 00°00'05" EAST 88.79 FEET; THENCE EAST 52.43 FEET; THENCE NORTH 00°15'53" WEST, PARALLEL WITH THE EAST LINE OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 20, A DISTANCE OF 368.35 FEET; THENCE SOUTH 60°05'19" WEST 472.58 FEET; THENCE NORTH 34°34'13" WEST 428.40 FEET; THENCE SOUTH 55°25'47" WEST 124.00 FEET; THENCE NORTH 34°34'13" WEST 455.35 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF MAGUIRE BOULEVARD; THENCE SOUTH 55°25'47" WEST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE 1231.72 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1690.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°00'28" A DISTANCE OF 88.73 FEET; THENCE LEAVING SOUTHEASTERLY RIGHT-OF-WAY LINE RUN SOUTH 34°34'13" EAST 377.51 FEET; THENCE SOUTH 00°01'30" EAST 260.70 FEET; THENCE SOUTH 89°58'30" WEST 163.45 FEET; THENCE SOUTH 00°01'30" EAST 385.00 FEET; THENCE NORTH 89°58'30" EAST 153.45 FEET; THENCE NORTH 00°01'30" WEST 16.00 FEET; THENCE NORTH 89°58'30" EAST 76.25 FEET; THENCE SOUTH 00°01'30" EAST 50.00 FEET;

THENCE NORTH 89°58'30" EAST 73.50 FEET; THENCE NORTH 51°05'36" EAST 79.65 FEET; THENCE NORTH 89°58'30" EAST 129.43 FEET; THENCE SOUTH 00°01'30" EAST 350.00 FEET TO THE POINT OF BEGINNING.

AND INCLUDING:

A PORTION OF LOT 1, ORLANDO OFFICE CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGES 62 AND 63 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA BEGINNING AT THE CORNER OF SAID LOT 1 WHICH IS LOCATED AT THE INTERSECTION OF MAGUIRE BOULEVARD AND MCCULLOUGH AVENUE, RUN NORTH 55°25'47" EAST ALONG THE SOUTHEASTERLY RIGHT-OF-WAY OF SAID MAGUIRE BOULEVARD 325.54 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1900.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°51'21" A DISTANCE OF 492.64 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT-OF-WAY LINE SOUTH 34°34'13" EAST A DISTANCE OF 254.84 FEET; RUN THENCE SOUTH 55°25'47" WEST A DISTANCE OF 168.88 FEET; RUN THENCE NORTH 34°34'13" WEST A DISTANCE OF 20.00 FEET; RUN THENCE SOUTH 55°25'47" WEST A DISTANCE OF 469.99 FEET; RUN THENCE SOUTH 34°34'13" EAST A DISTANCE OF 267.00 FEET; RUN THENCE SOUTH 55°25'47" WEST A DISTANCE OF 40.00 FEET; RUN THENCE SOUTH 34°34'13" EAST A DISTANCE OF 95.00 FEET; RUN THENCE NORTH 55°25'47" EAST A DISTANCE OF 343.00 FEET; RUN THENCE SOUTH 34°34'13" EAST A DISTANCE OF 252.41 FEET; RUN THENCE NORTH 60°05'19" EAST A DISTANCE OF 115.38 FEET TO A POINT 164.4 FEET AS MEASURED AT RIGHT ANGLES FROM THE EAST BOUNDARY LINE OF THE SOUTHWEST ¼ OF SECTION 20, TOWNSHIP 22 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA; RUN THENCE NORTH 00°15'53" WEST AND PARALLEL TO SAID LINE A DISTANCE OF 911.75 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY OF SAID MAGUIRE BOULEVARD; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1900.00 FEET, A CENTRAL ANGLE OF 09°29'30", AND AN ARC DISTANCE OF 314.76 FEET TO THE POINT OF BEGINNING.

AND INCLUDING:

THAT PORTION OF SECTION 19 AND 20, TOWNSHIP 22 SOUTH, RANGE 30 EAST DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 20, TOWNSHIP 22 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA; THENCE NORTH 00°20'58" EAST ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 62.00 FEET FOR A POINT OF BEGINNING; SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE FOR STATE ROAD 50; THENCE NORTH 89°58'30" EAST ALONG SAID RIGHT-OF-WAY LINE 649.70 FEET; THENCE SOUTH 86°06'08" EAST ALONG SAID RIGHT-OF-WAY LINE 42.10 FEET; THENCE NORTH 00°01'30" WEST 340.88 FEET; THENCE SOUTH 89°58'30" WEST 76.25 FEET; THENCE SOUTH 00°01'30" EAST 16.00 FEET; THENCE SOUTH 89°58'30" WEST 153.45 FEET; THENCE NORTH 00°01'30" WEST 385.00 FEET; THENCE NORTH 89°58'30" EAST 153.45 FEET; THENCE NORTH 00°01'30" WEST 260.70 FEET; THENCE NORTH 34°34'13" WEST 377.51 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE FOR MAGUIRE BOULEVARD, SAID POINT BEING IN A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1690 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 50°22'50" A DISTANCE OF 1486.02 FEET TO THE SAID NORTH RIGHT-OF-WAY LINE OF STATE ROAD 50; THENCE NORTH 89°58'30" EAST 257.46 FEET TO THE POINT OF BEGINNING.

CONTAINING 78.7 ACRES, MORE OR LESS.

AND

LOT 1, TOYS R US SUBDIVISION AS RECORDED IN PLAT BOOK 17, PAGE 67 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

CONTAINING 2.0 ACRES, MORE OR LESS.

ALL TOTALING 78.7 ACRES, MORE OR LESS.