

EXHIBIT "A"

(Legal Description)

LOT 1, 777 NORTH ORANGE AVENUE PIZZUTI OFFICE BUILDING, AS RECORDED IN PLAT BOOK 73, PAGES 119 & 120 PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

TOGETHER WITH:

LOT 23, COOPER AND ATHA'S RESUBDIVISION OF LOTS 9 AND 10 OF KETCHAM AND NEEDHAM'S ADDITION AND OTHER LANDS ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK "G", PAGE 30 PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

AND

LOT 24, COOPER AND ATHA'S RESUBDIVISION OF LOTS 9 AND 10 OF KETCHAM AND NEEDHAM'S ADDITION AND OTHER LANDS ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK "G", PAGE 30 PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

TOGETHER WITH:

THE NORTH 50 FEET OF THE WEST 200 FEET OF LOT 8, LESS THE WEST 10 FEET FOR STREET, KETCHAM & NEEDHAM'S ADDITION TO ORLANDO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE PLAT BOOK A, PAGE 14 PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

AND

THE SOUTH 50 FEET OF THE WEST 200 FEET OF LOT 7, LESS THE WEST 10 FEET FOR STREET, KETCHAM & NEEDHAM'S ADDITION TO ORLANDO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE PLAT BOOK A, PAGE 14 PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

AND

THE NORTH 1/2 OF LOT 7, LESS THE EAST 40 FEET THEREOF, AND LESS WEST 10 FEET FOR STREET, KETCHAM & NEEDHAM'S ADDITION TO ORLANDO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE PLAT BOOK A, PAGE 14 PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

AND

THE SOUTH 1/2 OF LOT 8, LESS THE EAST 40 FEET THEREOF, AND LESS THE WEST 10 FEET FOR STREET, KETCHAM & NEEDHAM'S ADDITION TO ORLANDO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN THE PLAT BOOK A, PAGE 14 PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

TOGETHER WITH:

THE SOUTH 7.91 FEET OF LOT 10, BLOCK "B", LESS THE WEST 10 FEET THEREOF FOR STREET, DR. R.A. MILLER'S ADDITION TO THE TOWN OF ORLANDO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT C, PAGE 70, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 22, COOPER AND ATHA'S RE-SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK G, PAGE 30, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S00°26'13"W, ALONG THE WEST LINE OF SAID LOT 22, A DISTANCE OF 120.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 22; SAID POINT ALSO BEING A POINT ON THE NORTHERLY LINE OF LOT 1, SOFFER HOTEL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 39, PAGE 25, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE N89°49'49"W, ALONG SAID NORTHERLY LINE, A DISTANCE OF 114.35 FEET TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE S00°02'43"W, ALONG THE WEST LINE OF SAID LOT 1 AND THE SOUTHERLY PROJECTION THEREOF, A DISTANCE OF 399.75 FEET TO A POINT ON THE NORTH LINE OF LOT 6, BLOCK B, KETCHAM & NEEDHAM'S ADDITION TO THE TOWN OF ORLANDO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "A", PAGE 14, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE N89°48'30"W, A DISTANCE OF 190.60 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ORANGE AVENUE, ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 7504-275 & 175; THENCE N00°05'30"E, A DISTANCE OF 181.73 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE N00°07'49"E, A DISTANCE OF 327.95 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF PARK LAKE STREET PER THE PLAT OF 777 NORTH ORANGE AVENUE PIZZUTI OFFICE BUILDING, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 73, PAGES 119-120, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE N45°09'00"E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 14.14 FEET; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF PARK LAKE STREET, ACCORDING TO DEED BOOK 200, PAGE 275, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, S89°49'49"E, A DISTANCE OF 295.11 FEET, TO THE POINT OF BEGINNING.