

EXHIBIT A

That part of Section 13 Township 24 South, Range 30 East and that part of Section 18, Township 24 South, Range 31 East Orange County, Florida, described as follows:

BEGIN at the Southeast corner of Tract D, according to the plat of LAKE NONA BOULEVARD, as recorded in Plat Book 63, Pages 138 through 143, of the Public Records of Orange County, Florida; thence N09°13'03"E along the East line of said Tract D and the East line of Tract C of said plat of LAKE NONA BOULEVARD, for a distance of 77.69 feet to the Northeast corner of said Tract C; thence run the following courses and distances along the Northerly line of said Tract C: N73°00'20"W, 54.53 feet; S16°59'40"W, 23.25 feet to a point on a non-tangent curve concave Southeasterly having a radius of 56.00 feet and a chord bearing of S49°52'10"W; thence Southwesterly along the arc of said curve through a central angle of 65°45'01" for a distance of 64.26 feet to the point of tangency; S16°59'40"W, 2.69 feet to the Northerly right-of-way line of Lake Nona Boulevard, of said plat of LAKE NONA BOULEVARD and a point on a non-tangent curve concave Southerly having a radius of 1120.00 feet and a chord bearing of N77°35'15"W; thence departing said Northerly line run Westerly along said Northerly right-of-way line and along the arc of said curve through a central angle of 08°21'28" for a distance of 163.37 feet to a non-tangent line; thence departing said Northerly right-of-way line run N16°47'29"E, 801.00 feet; thence N27°00'33"E, 565.43 feet; thence N63°01'57"E, 286.22 feet; thence N90°00'00"E, 107.00 feet to the Southerly line of a Conservation Easement, as described in Official Records Book 7660, Page 245, of the Public Records of Orange County, Florida; thence run the following courses and distances along said Southerly line: S25°45'27"E, 121.08 feet; S46°03'58"E, 174.46 feet; S23°46'01"E, 156.98 feet; S15°24'26"W, 92.36 feet; S25°12'51"E, 243.02 feet to the Northerly line of a Partial Release of Conservation Easement, as described in Exhibit B (Part 1), of Official Records Book 10271, Page 5159, of the Public Records of Orange County, Florida; thence departing said Southerly line run S74°40'30"E along said Northerly line, 74.74 feet; thence N69°11'57"E along said Northerly line, 20.17 feet; thence S59°58'29"E along said Northerly line, 152.38 feet to the aforesaid Southerly line of a Conservation Easement, as described in Official Records Book 7660, Page 245; thence departing said Northerly line run the following courses and distances along said Southerly line: S59°58'29"E, 80.59 feet; N86°20'05"E, 384.77 feet; S84°25'55"E, 183.78 feet; S55°24'43"E, 123.39 feet; S59°04'16"E, 31.35 feet; thence departing said Southerly line run S59°04'16"E, 50.05 feet to said Southerly line of a Conservation Easement, as described in Official Records Book 7660, Page 245; thence run the following courses and distances along said Southerly line: S59°04'16"E, 69.63 feet; S31°29'01"E, 133.96 feet; S26°29'49"E, 180.12 feet; S36°44'11"E, 29.29 feet; thence departing said Southerly line run S02°55'11"E, 102.77 feet to the aforesaid Northerly right-of-way line of Lake Nona Boulevard and a point on a non-tangent curve concave Southeasterly having a radius of 620.00 feet and a chord bearing of S66°23'14"W; thence run the following courses and distances along said Northerly right-of-way line: Southwesterly along the arc of said curve through a central angle of 41°23'10" for a distance of 447.84 feet to the point of reverse curvature of a curve concave Northerly having a radius of 880.00 feet and a chord bearing of S76°20'40"W; thence Westerly along the arc of said curve through a central angle of 61°18'01" for a distance of 941.50 feet to the point of tangency; N73°00'20"W, 949.45 feet to the POINT OF BEGINNING.

TOGETHER WITH:

A strip of land approximately fifty feet (50') in width, and approximately 0.40 acres in area, connecting the northerly boundary of the above-described real property to the body of water commonly known as Red Lake.