

EXHIBIT A

Tracts 1 through 8, Block 26, of Palm Beach Farms Co. Plat No. 3, recorded in Plat Book 2, Page 45, Public Records of Palm Beach County, Florida,

LESS AND EXCEPT,

1. The South 86 feet of said Tracts 5 through 8 and
2. The right of way for US 441. (State Road 7)
3. Ten acres, more or less deeded to the New Community Church of the Palm Beaches as recorded in Official Records Book 10931 Page 489 and 492.

Add 4 acres of PBF Co. roadway north of Tracts 1 to 4 and west of Tracts 4 and 5 all in Block 26, ORB 13325/1198, Less the South 86 feet.

ALSO BEING DESCRIBED AS FOLLOWS: (This description authored in the office of Dennis J. Leavy & Associates, Inc.)

A parcel of land lying in Section 24, Township 44 South, Range 41 East, being a portion of Tracts 1 through 8 inclusive, Block 26, Palm Beach Farms Co. Plat No. 3, as recorded in Plat Book 2, Page 45, of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

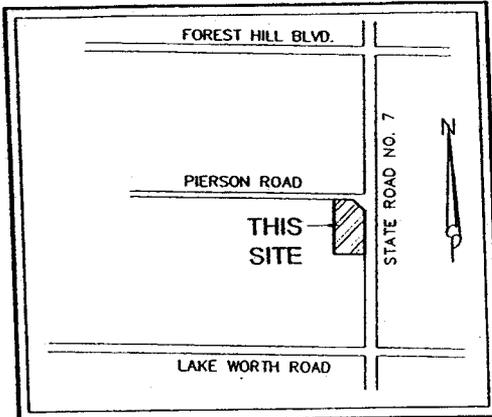
Commencing at the North One-Quarter (1/4) Corner of said Section 24; thence S.01°24'43"W., as a basis of bearings, along the West line of the Northeast One-Quarter of said Section 24, said line also being the West line of Block 26, Palm Beach Farms Co. Plat No. 3, a distance of 19.57 feet to the POINT OF BEGINNING; thence S.88°10'28"E., a distance of 1716.01 feet; thence S.86°54'06"E., a distance of 315.08 feet; thence S.88°10'28"E., a distance of 330.50 feet; thence S.43°08'16"E., a distance of 57.12 feet to a point on the westerly Right-of-Way Line of State Road #7 and U.S. Highway #441, as shown on the Florida Department of Transportation Right-of-Way Map, Section 93210-2519, sheet 9 of 27, revision date 02-01-96, the preceding four (4) courses also being coincident with the North line of those lands described in Official Record Book 13325, Page 1198 of the Public Records of Palm Beach County, Florida; thence S.01°53'57"W., along said Right-of-Way Line a distance of 949.58 feet; thence N.88°05'50"W., departing said West Right-of-Way Line, a distance of 1142.41 feet; thence S.01°07'58"E., a distance of 415.00 feet to a point on a line 86.00 feet north of and parallel with (as measured at right angles) the South line of said Tracts 5 and 6, the preceding two (2) courses also being coincident with the North and West lines of those lands described in Official Record Book 10931, Page 489 and 492 of the Public Records of Palm Beach County, Florida; thence S.88°52'02"W., along said parallel line, a distance of 1270.71 feet to a point on the aforementioned West line of the Northeast One-Quarter (1/4) of Section 24 and the West line of said Block 26, Palm Beach Farms Co. Plat No. 3; said line also being coincident with the West line of those lands described in Official Record Book 13325, Page 1198 of the Public Records of Palm Beach County, Florida; thence N.01°24'43"E., along said West line, a distance of 1475.51 feet to the Point of Beginning.

Said lands situate, lying and being in Palm Beach County, Florida.

and:

Tract C of Oakmont Estates P.U.D. (Public Recreation/Civil Site) according to the plat as recorded in Plat Book 106 Pages 2 through 9 inclusive of Public Records of Palm Beach County, Florida.

SKETCH & DESCRIPTION



LOCATION MAP
NOT TO SCALE

SURVEY NOTES:

1. BEARINGS DEPICTED HEREON ARE RELATIVE TO THE NORTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 24, TOWNSHIP 44 SOUTH, RANGE 41 EAST. SAID LINE BEING MONUMENTED AND HAVING A BEARING OF NORTH 88°09'55" WEST, BASED UPON THE NORTH AMERICAN DATUM OF 1983 ON THE 1990 ADJUSTMENT FOR THE FLORIDA TRANSVERSE MERCATOR - EAST ZONE.
2. THIS INSTRUMENT NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THE UNDERSIGNED MAKES NO REPRESENTATIONS OR GUARANTEES AS TO THE INFORMATION REFLECTED HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, AGREEMENTS AND OTHER MATTERS, AND FURTHER, THIS INSTRUMENT IS NOT INTENDED TO REFLECT OR SET FORTH ALL SUCH MATTERS. SUCH INFORMATION SHOULD BE OBTAINED AND CONFIRMED BY OTHERS THROUGH APPROPRIATE TITLE VERIFICATION. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY AND/OR EASEMENTS OF RECORD.
4. THE LICENSED BUSINESS NUMBER FOR DENNIS J. LEAVY & ASSOCIATES INC. IS LB #6599, AND THE CERTIFYING SURVEYOR'S LICENSE NUMBER IS 5888.
5. THIS IS NOT A SURVEY.

LEGEND:

F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
 O.R.B. = OFFICIAL RECORD BOOK
 (P) = PER THE PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN P.B. 2, PGS. 45-54, P.B.C.R.
 P.B. = PLAT BOOK
 P.B.C.R. = PALM BEACH COUNTY RECORDS
 PG. = PAGE(S)
 P.O.B. = POINT OF BEGINNING

P.O.C. = POINT OF COMMENCEMENT
 R/W = RIGHT-OF-WAY
 ± = MORE OR LESS
 * = LANDS AS DESCRIBED IN O.R.B. 13325, PG. 1198, P.B.C.R.

Dennis J. Leavy
3/19/06

DENNIS J. LEAVY & ASSOCIATES, INC.
 LAND SURVEYORS • MAPPERS
 460 BUSINESS PARK WAY SUITE D
 ROYAL PALM BEACH, FLORIDA 33411
 PHONE: (561) 753-0650 FAX: (561) 753-0290

REVISIONS		
1.	03/08/06	REVISE CONFIGURATION PER CLIENT
SKETCH & DESCRIPTION FOR: THE VILLAGE OF WELLINGTON		
DRAWN: DAB	SCALE: N/A	DATE: 02/21/06
CKD.: DJL	JOB# 05-089-03	SHEET 1 OF 3

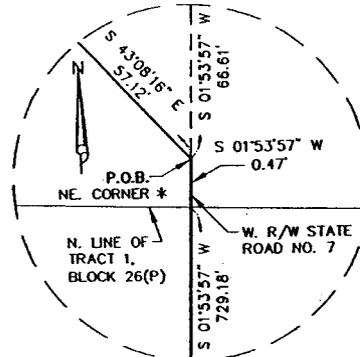
DESCRIPTION:

A parcel of land being comprised of a portion of Tracts 1 and 2, Block 26 and a portion of a variable width road right-of-way as depicted on the plat of Palm Beach Farms Co. Plat No. 3 according to the plat thereof, as recorded in Plat Book 2 at Page 45 of the Public Records of Palm Beach County, Florida. Being more particularly described as follows;

Commencing at the Northeast corner of Section 24, Township 44 South, Range 41 East, Palm Beach County, Florida; thence North 88°09'55" West (as a basis of bearings) along the North line of the Northeast one-quarter of said Section 24, a distance of 240.00 feet to a point being on the Westerly right-of-way line of State Road No. 7 also being known as U.S. Highway No. 7 as depicted on the Florida Department of Transportation Right-of-Way Map, Section 93210, Sheet 9 of 27, Latest revision date: 02/01/96; thence South 01°53'57" West along said Westerly right-of-way line, a distance of 66.61 feet to the Northeast corner of those certain lands as described in Official Records Book 13325, Page 1198 of the Public Records of Palm Beach County, Florida and the Point of Beginning; thence continue South 01°53'57" West along said Westerly right-of-way line, a distance of 0.47 feet to a point being on the North line of said Tract 1; thence continue South 01°53'57" West along said Westerly right-of-way line, a distance of 729.18 feet to a point being on the South line of said Tract 1; thence South 88°51'36" West along the South line of said Tract 1, a distance of 241.74 feet to the Southwest corner of said Tract 1, also being the Southeast corner of said Tract 2, Block 26; thence continue South 88°51'36" West along the South line of said Tract 2, a distance of 58.69 feet to a point being on a line lying 300.00 feet West of and parallel to (as measured at right angles) said Westerly right-of-way line of State Road No. 7; thence North 01°53'57" East along said parallel line, a distance of 741.87 feet to a point being on the North line of said Tract 2; thence continue North 01°53'57" East along said parallel line, a distance of 43.73 feet to a point being on the North line of said lands as described in Official Records Book 13325, Page 1198; thence South 88°10'28" East along the North line of said lands, a distance of 259.58 feet; thence South 43°08'16" East along the East line of said lands, a distance of 57.12 feet to a point being on said Westerly right-of-way line of State Road No. 7 and the Point of Beginning.

Said lands situate, lying and being within Section 24, Township 44 South, Range 41 East, Village of Wellington, Palm Beach County, Florida.

Containing 5.34 acres more or less.

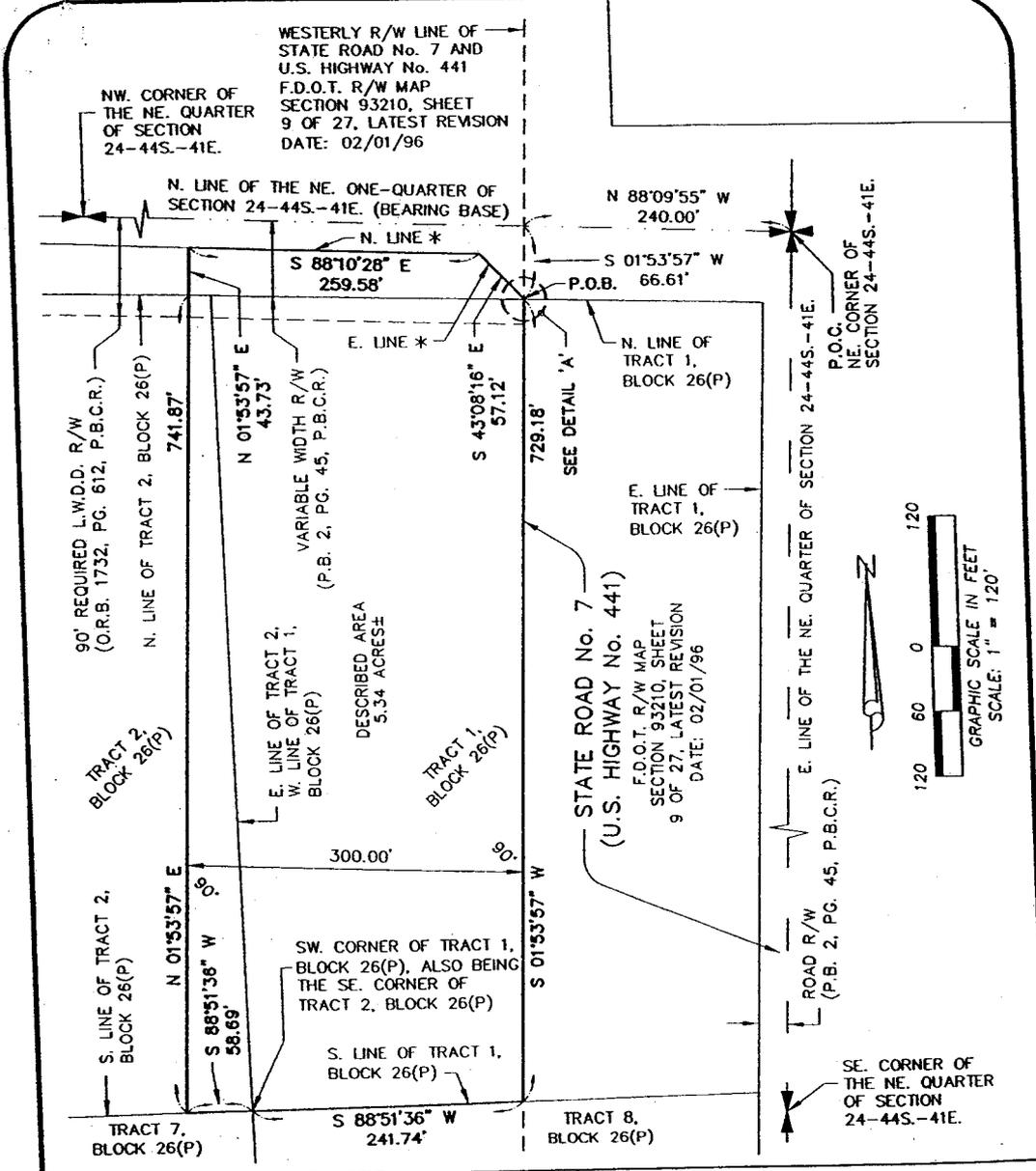


DETAIL 'A'
NOT TO SCALE

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SKETCH & DESCRIPTION
FOR: THE VILLAGE OF WELLINGTON

DRAWN: DAB	SCALE: N/A	DATE: 02/21/06
CKD.: DJL	JOB# 05-089-03	SHEET 2 OF 3



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SKETCH & DESCRIPTION FOR: THE VILLAGE OF WELLINGTON		
DRAWN: DAB	SCALE: 1"=120'	DATE: 02/21/06
CKD.: DJL	JOB# 05-089-03	SHEET 3 OF 3

10/2005/rev105-089/Map 003-3/rev106 3/20/06 04:49 AM EST