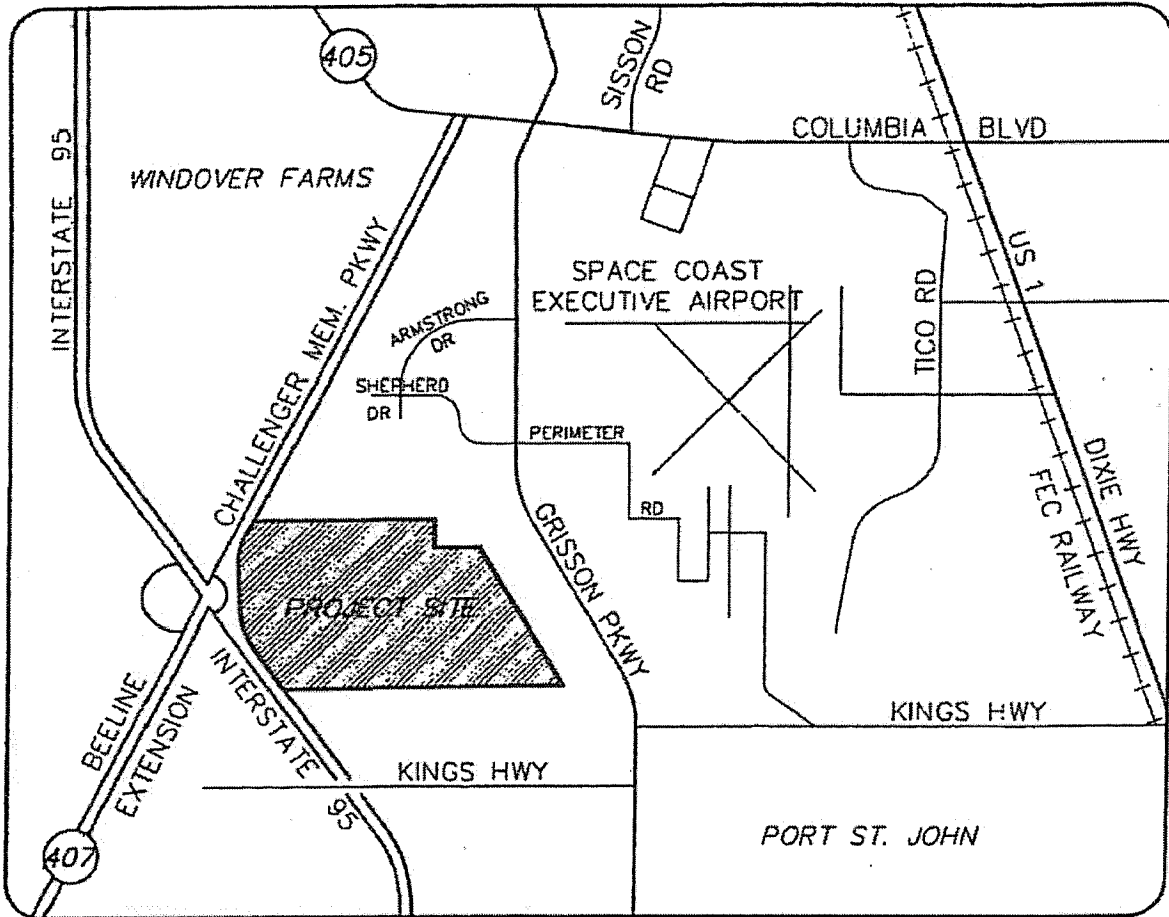


Appendix A  
[District's External Boundaries]



LOCATION MAP  
N.T.S.

EXHIBIT 1

**LEGAL DESCRIPTION: PROPOSED WILLOW CREEK CDD LEGAL (BY SURVEYOR)**

A parcel of land being Lots 184, 185, 186, 191, 192, 193, 200, 201, 208, 209, 216 and 217 together with portions of Lots 177, 178, 179, 182, 183, 187, 190, 194, 195, 199, 202, 207, 210, 215, 218, 223 and 224 as shown on the Plat of Cocoa-Indian River Properties as recorded in Plat Book 5, Page 7 of the Public Records of Brevard County, Florida.

Together with:

A portion of the North 3/4 of Section 9, Township 23 South, Range 35 East, Brevard County, Florida lying East of the Easterly Right-of-Way line Interstate 95 and State Road No. 407.

Together with:

A portion of the South 1/2 of Section 4, Township 23 South, Range 35 East lying East of the Easterly line of State Road No. 407.

Together with:

Tract R-4, Willow Creek Commercial Center Phase I, according to the Plat thereof, as recorded in Plat Book 51, Pages 20-26, of the Public Records of Brevard County, Florida.

All of the above being more particularly described as follows:

Commence at the Southeast corner of Section 10, Township 23 South, Range 35 East, Brevard County, Florida; thence North 00°11'12" East along the East line of said Section 10, a distance of 1327.76 feet to the Northeast corner of the South 1/4 of said Section 10; thence continue North 00°11'12" East along said East line of Section 10, a distance of 101.45 feet; thence South 89°22'09" West, a distance of 316.46 feet to a point lying on the Westerly Right-of-Way line of Grissom Parkway as described in O.R. Book 2721, Page 910, of the said Public Records of Brevard County, Florida; thence continue South 89°22'09" West, a distance of 1608.67 feet to the Point-of-Beginning of the herein described parcel of land; thence continue South 89°22'09" West along said line, a distance of 7,192.35 Feet to a point on the East Right-of-Way line of Interstate 95; thence run along the East Right-of-Way line of Interstate 95 and State Road 407 (a.k.a. Challenger Memorial Parkway) as shown on Florida Department of Transportation Right-of-Way Map Section 7006-2501 for the following seven calls:

North 35°26'31" West, a distance of 1,079.54 Feet; thence North 31°25'51" West, a distance of 461.53 Feet to the point of curvature of a circular curve concave to the East, having a radius of 1,819.86 Feet, and a central angle of 28°53'59"; thence Northerly along the arc of said curve an arc distance of 917.93 Feet; thence North

02°31'52" West, a distance of 1,179.02 Feet to the point of curvature of a circular curve concave to the East, having a radius of 1,342.40 Feet, and a central angle of 32°21'46"; thence Northerly along the arc of said curve an arc distance of 758.24 Feet; thence North 29°49'54" East, a distance of 198.99 Feet; thence North 30°59'13" East, a distance of 268.32 Feet; thence leaving said East Right-of-Way line run North 89°52'19" East, a distance of 2,962.61 Feet; thence North 00°20'28" West, a distance of 1,948.46 Feet to the point of curvature of a circular curve concave to the Southeast, having a radius of 510.00 Feet, and a central angle of 89°04'25"; thence Northeasterly along the arc of said curve an arc distance of 792.86 Feet to the point of reverse curvature of a circular curve concave to the Northwest having a radius of 215.00 Feet, and a central angle of 88°29'47"; thence Northeasterly along the arc of said curve an arc distance of 332.08 Feet; thence North 00°14'10" East, a distance of 9.80 Feet to the Southeast corner of Tract D, Enterprise Park, according to the Plat thereof, as recorded in Plat Book 32, Page 74, of the Public Records of Brevard County, Florida; thence South 89°52'14" East along the South line of said Enterprise Park, a distance of 120.00 Feet to the Southwest corner of Tract C of said Enterprise Park; thence leaving said South line run South 00°14'10" West, a distance of 10.02 Feet to the point of curvature of a circular curve concave to the Northwest, having a radius of 335.00 Feet, and a central angle of 88°29'47"; thence Southwesterly along the arc of said curve an arc distance of 517.43 Feet to the point of reverse curvature of a circular curve concave to the Southeast having a radius of 390.00 Feet, and a central angle of 89°04'25"; thence Southwesterly along the arc of said curve an arc distance of 606.31 Feet; thence South 00°20'28" East, a distance of 1,948.91 Feet; thence North 89°52'19" East, a distance of 1,494.00 Feet to a point on the East line of the Southeast 1/4 of said Section 4 and the West line of said Plat of Cocoa-Indian River Properties; thence South 00°24'39" East along said East and West line, a distance of 731.37 Feet to the Southeast corner of said Section 4 and said point being the Southwest corner of Lot 225 of said Plat of Cocoa-Indian River Properties; thence South 89°50'05" East along the North line of said Section 10 and the South line of said Lot 225, a distance of 1,188.05 Feet to the Northwest corner of Tract 1, of said Willow Creek Commercial Center Phase I; thence South 31°01'11" East along the West line of said Tract 1, a distance of 3,213.07 Feet to the Southeast corner of said Tract 1; thence North 58°58'49" East along the South line of said Tract 1, a distance of 500.56 Feet to the Southeast corner of said Tract 1, said point being on the West line of Lot 9 of said Willow Creek Commercial Center Phase I; thence South 28°52'20" East along said West line, a distance of 15.01 Feet to the Southwest corner of said Lot 9; thence South 31°01'11" East along the Northerly extension of Lot 6, of said Willow Creek Commercial Center Phase I, a distance of 115.00 Feet to the Northeast corner of Tract D-1, of said Willow Creek Commercial Center Phase I; thence South 58°58'49" West along the North line of said Tract D-1 and the North line of Tract 3, of said Willow Creek Commercial Center Phase I, a distance of 500.00 Feet to the Northwest corner of said Tract 3; thence South 31°01'11" East along the West line of said Tract 3, a distance of 911.11 Feet to the POINT-OF-BEGINNING.

Containing 682.89 Acres of land more or less.