

## EXHIBIT A

### LEGAL DESCRIPTION

PCN: 13-38-40-012-000-00010-3

A PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF MARTIN DOWNS BOULEVARD, A 200 FOOT RIGHT-OF-WAY, WITH THE CENTER LINE OF S.W. SUNSET TRACE CIRCLE AS SHOWN ON THE PLAT OF SUNSET TRACE PHASE I, AS RECORDED IN PLATE BOOK 9, PAGE 53, IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, BEAR N 21°03'12" E, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; CONTINUE THENCE BY THE FOLLOWING THREE CALLS WITH SAID RIGHT-OF-WAY LINE OF MARTIN DOWNS BOULEVARD N 21°03'12" E, A DISTANCE OF 8.23 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 982.45 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 69°25'18", A DISTANCE OF 1190.37 FEET TO THE POINT OF TANGENCY; THENCE S 89°31'30" E, A DISTANCE OF 268.25 FEET; THENCE S 44°16'10" E, A DISTANCE OF 35.51 FEET TO A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF S.W. HIGH MEADOW AVENUE; THENCE BY THE FOLLOWING THREE CALLS SOUTHERLY WITH SAID RIGHT-OF-WAY LINE, S 00°59'10" W, A DISTANCE OF 174.33 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 6015.96 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°12'13", A DISTANCE OF 546.36 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 6116.04 FEET, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°41'33", A DISTANCE OF 180.67 FEET; THENCE N 89°31'30" W, A DISTANCE OF 459.97 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1600.52 FEET, SAID POINT LYING IN THE NORTH LINE OF THE AFOREMENTIONED PLAT OF SUNSET TRACE PHASE I; THENCE BY THE FOLLOWING FIVE CALLS WITH SAID NORTH LINE, WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°17'39", A DISTANCE OF 315.50 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 241.57 FEET, THE CENTER OF WHICH BEARS S 66°12'03" W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°59'33", A DISTANCE OF 202.34 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE

NORTH HAVING A RADIUS OF 1510.52 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF  $02^{\circ}50'41''$ , A DISTANCE OF 75.00 FEET TO THE POINT OF TANGENCY; THENCE N  $68^{\circ}56'48''$  W, A DISTANCE OF 175.00 FEET; THENCE N  $23^{\circ}56'48''$  W, A DISTANCE OF 35.36 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.

SAID PARCEL CONTAINING 20.124 ACRES.