

EXHIBIT A

DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 723, PAGE 1774 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, AND BEING A PORTION OF SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS;

COMMENCE AT THE NORTHEAST CORNER OF SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST; THENCE NORTH 89°11'18" WEST ALONG THE NORTH LINE OF SAID SECTION 16 AND THE CENTERLINE OF MONTEREY ROAD FOR A DISTANCE OF 2,311.29 FEET; THENCE SOUTH 00°48'42" WEST, A DISTANCE OF 40.00 FEET TO THE NORTHWEST CORNER OF LOT 7 OF GOV. LOT 2 (AS PER RIGHT-OF-WAY MAP OF MONTEREY ROAD, PAGE 0-16A, MARTIN COUNTY RECORDS) AND POINT OF BEGINNING; THENCE SOUTH 89°11'18" EAST ALONG THE SOUTH RIGHT-OF-WAY LINE OF MONTEREY ROAD FOR A DISTANCE OF 30.00 FEET; THENCE SOUTH 01°00'29" WEST FOR A DISTANCE OF 208.17 FEET; THENCE SOUTH 89°02'52" EAST FOR A DISTANCE OF 331.65 FEET; THENCE SOUTH 00°55'02" WEST FOR A DISTANCE OF 412.08 FEET; THENCE NORTH 89°08'16" WEST FOR A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF LOT 6 OF GOV. LOT 2; THENCE NORTH 00°55'02" EAST FOR A DISTANCE OF 382.13 FEET; THENCE NORTH 89°02'52" WEST FOR A DISTANCE OF 331.70 FEET TO THE WEST PROPERTY LINE OF LOT 7 OF GOV. LOT 2; THENCE NORTH 01°00'29" EAST ALONG SAID WEST PROPERTY LINE FOR A DISTANCE OF 238.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.66 ACRES, MORE OR LESS.

NOTES:

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID UNLESS SEALED WITH A SURVEYOR'S SEAL.
2. LANDS SHOWN HEREON ARE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY FLORIDA, SAID LINE BEARS NORTH 89°11'18" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
4. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS OF RECORD AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.

CERTIFICATE:

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON SEPTEMBER 19, 2025. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.



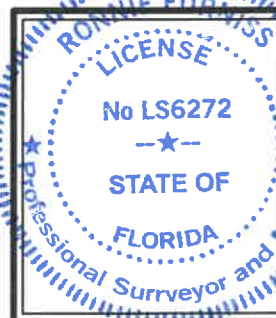
RONNIE L. FURNISS, PSM
PROFESSIONAL SURVEYOR AND
MAPPER #6272
STATE OF FLORIDA - LB #3591

SHEET 1 OF 3



CAULFIELD & WHEELER, INC.

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452



DATE 09/19/2025

DRAWN BY RLF

FB./ PG. N/A

SCALE AS SHOWN

JOB NO. 9380

**BARON BUSINESS PARK
DRAINAGE FLOW THROUGH EASEMENT
SKETCH OF DESCRIPTION**

S.E. MONTEREY ROAD
(80' WAY VARIES)

(BEARING BASIS)
N89°11'18"W 2311.29'

POINT OF COMMENCEMENT
THE NORTHEAST CORNER
OF SECTION 16,
TOWNSHIP 38 SOUTH,
RANGE 41 EAST

S00°48'42"W
40.00'

NORTH LINE OF SECTION 16
AND THE CENTERLINE OF MONTEREY ROAD

S89°11'18"E
30.00'

10' FPL
EASEMENT
(OR 918, PG 1851)

POINT OF BEGINNING
THE NORTHWEST
CORNER OF LOT 7
OF GOV. LOT 2

30' DRAINAGE
EASEMENT
(ORB 723, PG 1774)

THE SOUTH RIGHT-OF-WAY
OF MONTEREY ROAD

RESERVATIONS UNTO THE STATE
OF FLORIDA FOR 200 FOOT
STATE ROAD RIGHT OF WAY
(DB 32, PG 343)
(DB 32, PG 406)

PCN 1638410000000001606

N01°00'29"E 238.09'

WEST LINE OF LOT 7
OF GOV. LOT 2

S01°00'29"W 208.17'

LEGEND:

- DB - DEED BOOK
- ORB - OFFICIAL RECORDS BOOK
- PCN - PROPERTY CONTROL NUMBER
- PG - PAGE
- ✠ - SECTION CORNER

PCN 1638410000000000705

**LOT 7
OF GOV. LOT 2**
A PORTION OF THE EAST ONE-HALF OF
THE NORTHWEST QUARTER OF THE
NORTHWEST QUARTER OF THE NORTHEAST
QUARTER OF SECTION 16, TOWNSHIP 38
SOUTH, RANGE 41 EAST.

NORTH

GRAPHIC SCALE



(IN FEET)

1 INCH = 40 FT.

30'

S89°02'52"E 331.65'

30' DRAINAGE
EASEMENT
(ORB 723, PG 1774)

30'

N89°02'52"W 331.70'

SEE SHEET 3

SHEET 2 OF 3



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DRAINAGE FLOW THROUGH EASEMENT
SKETCH OF DESCRIPTION**

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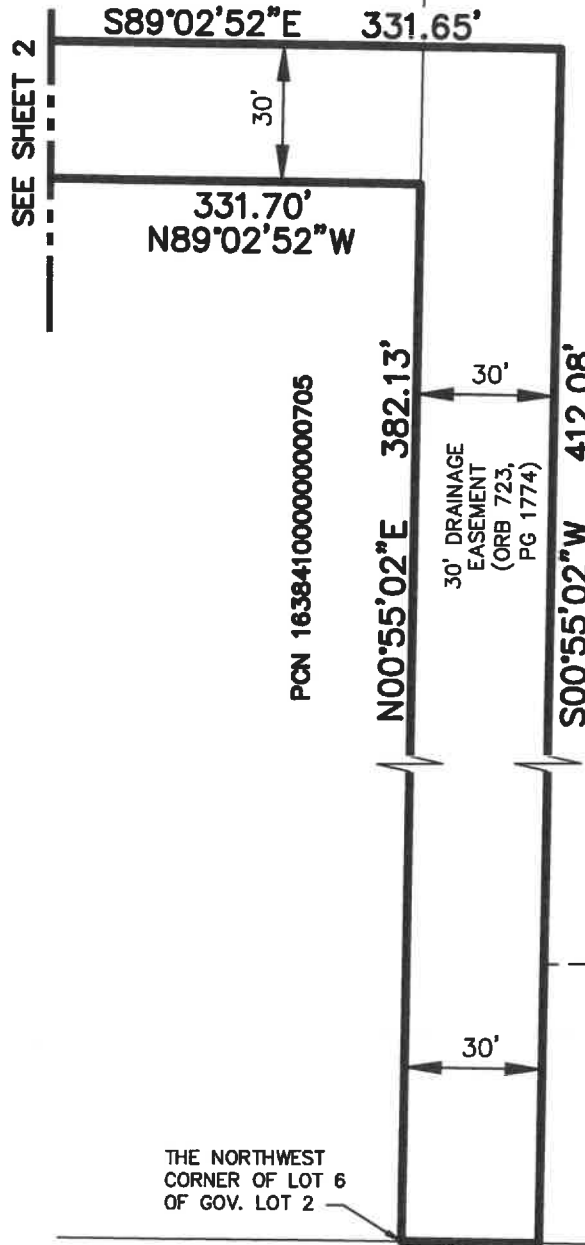
F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 9380

LOT 7 OF GOV. LOT 2
 A PORTION OF THE EAST ONE-HALF OF THE NORTHWEST
 QUARTER OF THE NORTHWEST QUARTER OF THE
 NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 38
 SOUTH, RANGE 41 EAST.

PCN 163841000000000705



GRAPHIC SCALE



(IN FEET)
 1 INCH = 40 FT.

LEGEND:

ORB - OFFICIAL RECORDS BOOK
 PCN - PROPERTY CONTROL NUMBER
 PG - PAGE

THE NORTHWEST
 CORNER OF LOT 6
 OF GOV. LOT 2

N89°08'16"W
 30.00'

LOT 6 OF GOV. LOT 2
 A PORTION OF THE EAST ONE-HALF OF THE NORTHWEST QUARTER
 OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF
 SECTION 16, TOWNSHIP 38 SOUTH, RANGE 41 EAST.

PCN 163841000000000509

SHEET 3 OF 3



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 DRAINAGE FLOW THROUGH EASEMENT
 SKETCH OF DESCRIPTION**

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DRAWN BY	RLF
F.B./ PG.	N/A
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