

## **EXHIBIT A**

### **LEGAL DESCRIPTION**

A PARCEL OF LAND BEING ALL OF PARCEL 10 AND A PORTION OF PARCEL 11 OF THE PLAT OF SEVEN J'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 15, PAGE 97 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA. SAID PARCEL ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE NORTHWEST CORNER OF SAID PARCEL 10; THENCE S77°07'23"E, A DISTANCE OF 738.11 FEET; THENCE S48°32'29"W, A DISTANCE OF 285.48 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 131°19'08", A DISTANCE OF 114.60 FEET TO THE POINT OF TANGENCY; THENCE S80°54'41"E, A DISTANCE OF 310.12 FEET; THENCE N76°17'33"E, A DISTANCE OF 74.50'; THENCE N53°19'24"E, A DISTANCE OF 26.50 FEET; THENCE S82°07'36"E, A DISTANCE OF 29.76 FEET; THENCE N80°31'52"E, A DISTANCE OF 65.52 FEET; THENCE N55°24'44"E, A DISTANCE OF 71.76 FEET; THENCE S00°01'58"E, A DISTANCE OF 400.91 FEET; THENCE N89°50'13"W, A DISTANCE OF 796.65 FEET; THENCE N29°53'21"W, A DISTANCE OF 23.23 FEET; THENCE N79°06'08"W, A DISTANCE OF 61.86 FEET; THENCE N27°01'50"W, A DISTANCE OF 96.32 FEET; THENCE N35°55'10"W, A DISTANCE OF 85.43 FEET; THENCE N48°22'05"W, A DISTANCE OF 81.75 FEET; THENCE N67°10'46"E, A DISTANCE OF 52.37 FEET; THENCE N37°20'31"W, A DISTANCE OF 197.39 FEET; THENCE N63°05'55"E, A DISTANCE OF 15.86 FEET; THENCE S87°26'10"E, A DISTANCE OF 10.40 FEET; THENCE S70°52'08"E, A DISTANCE OF 99.21 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 7.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 11.00 FEET TO THE POINT OF TANGENCY; THENCE N17°25'35"E, A DISTANCE OF 67.23 FEET; THENCE N74°06'04"W, A DISTANCE OF 92.28 FEET; THENCE N52°42'47"W, A DISTANCE OF 64.18 FEET; THENCE N70°52'08"W, A DISTANCE OF 225.00 FEET; THENCE N58°42'57"W, A DISTANCE OF 26.44 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF SOUTHWEST JOSEPH WAY (A 60 FOOT WIDE PUBLIC RIGHT-OF-WAY), SAID POINT ALSO BEING A CURVE CONCAVE TO THE NORTH WHOSE CENTER BEARS N00°46'36"W, WITH A RADIUS OF 150.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48°30'24", A DISTANCE OF 126.99 FEET TO THE POINT OF TANGENCY; THENCE N40°43'25"E, A DISTANCE OF 183.19 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 210.00 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 06°06'18", A DISTANCE OF 22.38 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 579,119.78 SQUARE FEET (13.295 ACRES) MORE OR LESS.

PCN: 07-38-40-001-000-00100-0 (PARCEL 10)

PCN: 07-38-40-003-000-00001-0 (PHASE 1)

PCN: 07-38-40-003-000-00040-0 (PHASE 2)

PCN: 07-38-40-003-000-00020-0 (PHASE 3B)