EXHIBIT A

DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF LANDS AS DESCRIBED IN OFFICIAL RECORD BOOK 1471, PAGE 1706 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°34′57" 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°25′03" WEST, A DISTANCE OF 40.00 FEET TO THE NORTHWEST CORNER OF PARCEL 2 AS DESCRIBED IN OFFICIAL RECORD BOOK 1471, PAGE 1706 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SHOWN HEREON AND POINT OF BEGINNING; THENCE SOUTH 00°33′29" WEST ALONG THE WEST LINE OF PARCEL 2 FOR A DISTANCE OF 575.00 FEET; THENCE SOUTH 89°34′57" EAST ALONG A LINE 45 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF PARCEL 2 FOR A DISTANCE OF 330.16 FEET TO THE EAST LINE OF PARCEL 2; THENCE SOUTH 00°33′29" WEST ALONG THE EAST LINE OF PARCEL 2 FOR A DISTANCE OF 45.00 FEET TO THE SOUTHEAST CORNER OF PARCEL 2; THENCE SOUTH 89°24′57" EAST ALONG THE SOUTH LINE OF PARCEL 1 FOR A DISTANCE OF 30.00 FEET; THENCE NORTH 00°33′29" EAST ALONG A LINE 30 FEET EAST OF AND PARALLEL TO THE EAST LINE OF PARCEL 2 FOR A DISTANCE OF 60.00 FEET; THENCE NORTH 89°34′57" WEST ALONG A LINE 30 FEET EAST OF AND PARALLEL TO THE SOUTH LINE OF PARCEL 2 FOR A DISTANCE OF 30.16 FEET; THENCE NORTH 00°33′29" EAST ALONG A LINE 30 FEET EAST OF AND PARALLEL TO THE WEST LINE OF PARCEL 2 FOR A DISTANCE OF 560.00 FEET TO THE NORTH LINE OF PARCEL 2 AND THE SOUTH RIGHT—0F—WAY LINE OF MONTEREY ROAD; THENCE NORTH 89°34′57" WEST ALONG SAID RIGHT—0F—WAY AND NORTH LINE OF PARCEL 2 FOR A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.54 ACRES, MORE OR LESS.

NOTES:

- 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°34'57" 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 LINDER 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.

PROFESSIONAL SURVEYOR AND MAPPER #6272 STATE OF FLORIDA - LB #3591

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

BARON BUSINESS PARK
DRAINAGE FLOW THROUGH EASEMENT
SKETCH OF DESCRIPTION



DATE 09/19/2025

DRAWN BY RLF

EB./ PG. N/A

SCALE AS SHOWN

9380

JOB NO.





