

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 60 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF PARCEL 2 FOR A DISTANCE OF 330.16 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-OF-WAY LINE OF MONTEREY ROAD; THENCE NORTH 89°34'57" WEST ALONG SAID RIGHT-OF-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:

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°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 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.

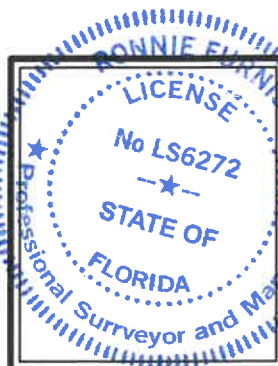
RONNIE L. FURNISS, PSM
PROFESSIONAL SURVEYOR AND
MAPPER #6272
STATE OF FLORIDA - LB #3591

SHEET 1 OF 4



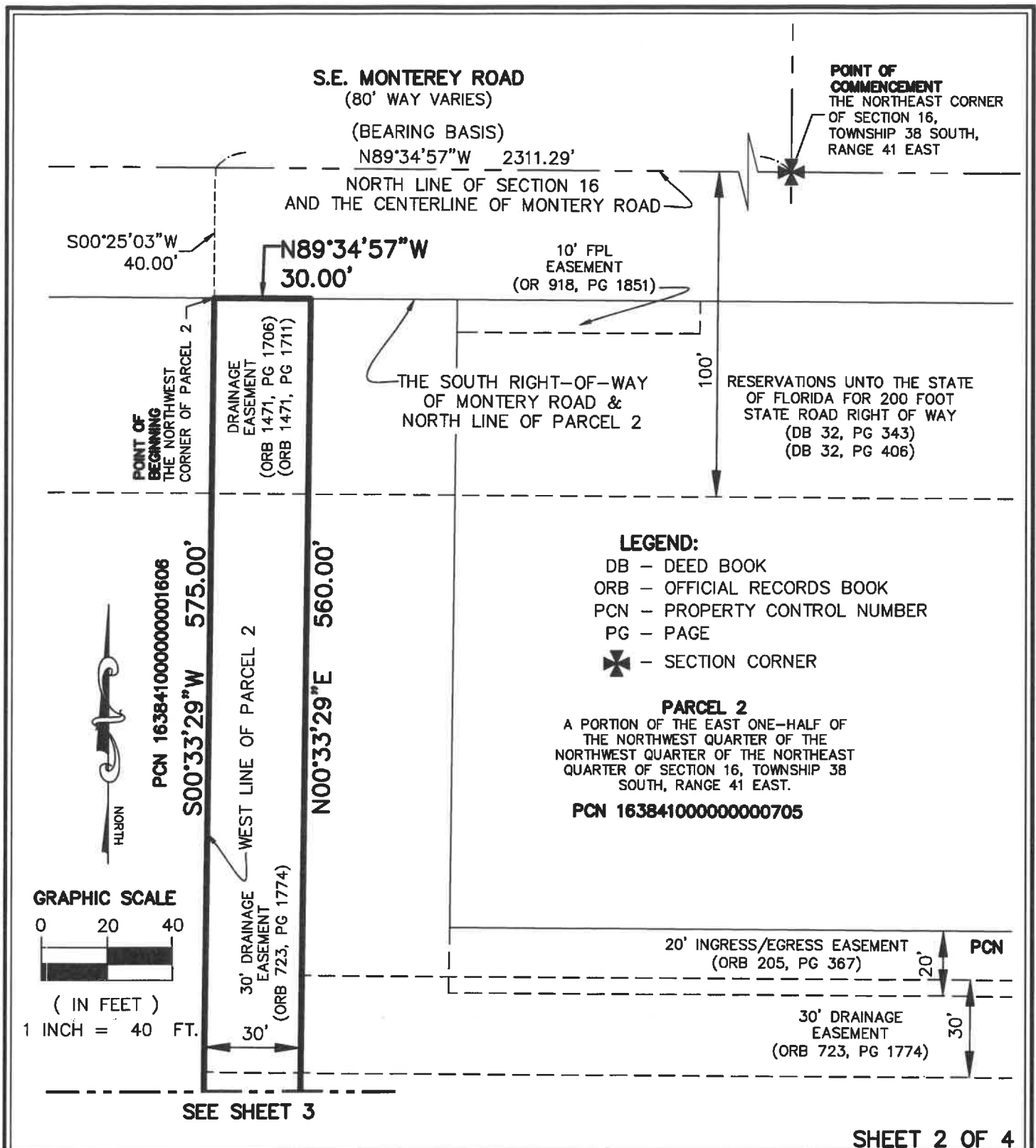
CAULFIELD & WHEELER, INC.

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
E.B. / PG.	N/A
SCALE	AS SHOWN
JOB NO.	9380

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



SHEET 2 OF 4



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SEE SHEET 2

LEGEND:

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

PCN 163841000000001606

S00°33'29"W 575.00'

WEST LINE OF PARCEL 2

N00°33'29"E 560.00'

PCN 163841000000001615

DRAINAGE
EASEMENT
(ORB 1471, PG 1706)
(ORB 1471, PG 1711)

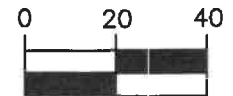
30'

PARCEL 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.



N89°34'57"W 330.16'

DRAINAGE EASEMENT
(ORB 1471, PG 1706) (ORB 1471, PG 1711)

S89°34'57"E 330.16'

15'

45'

60'

SOUTH LINE OF PARCEL 2

SEE SHEET 4

SHEET 3 OF 4



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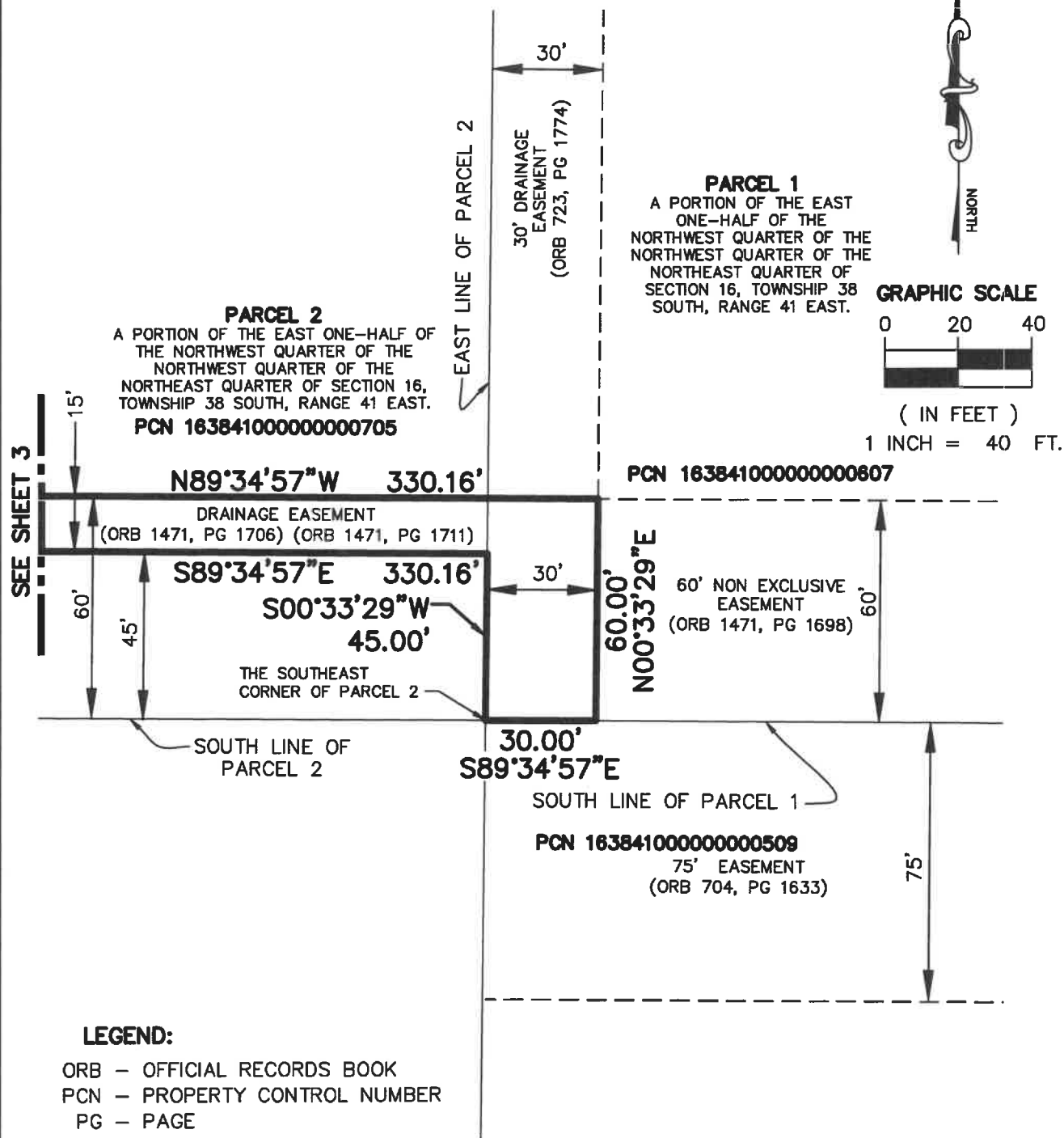
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SHEET 4 OF 4



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