

EXHIBIT A

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA, BEING LANDS DESCRIBED IN OFFICIAL RECORD BOOK 763, PAGE 2037 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

PARCEL 1:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 40 SOUTH, RANGE 38 EAST, THENCE PROCEED WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER FOR A DISTANCE OF 1102.00 FEET TO THE POINT OR PLACE OF BEGINNING; THENCE PROCEED SOUTH 0°15'30" WEST ALONG THE CENTERLINE OF A PRIVATE ROAD FOR A DISTANCE OF 359.00 FEET TO A POINT; THENCE PROCEED EAST ALONG A LINE PARALLEL TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1 TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE PROCEED NORTHERLY ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 1 TO THE POINT OF INTERSECTION WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1; THENCE PROCEED WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1 TO THE POINT OR PLACE OF BEGINNING.

PARCEL 2:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 40 SOUTH, RANGE 38 EAST; THENCE PROCEED WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER FOR A DISTANCE OF 1102.0 FEET TO A POINT; THENCE PROCEED SOUTH 0°15'30" WEST ALONG THE CENTERLINE OF A PRIVATE ROAD FOR A DISTANCE OF 359.00 FEET TO THE POINT OR PLACE OF BEGINNING; THENCE CONTINUE SOUTH 0°15'30" WEST ALONG THE CENTERLINE OF SAID PRIVATE ROAD FOR A DISTANCE OF 464.62 FEET TO A POINT IN THE CENTERLINE OF WEST FARM ROAD; THENCE PROCEED SOUTH 77°14'40" EAST ALONG THE CENTERLINE OF WEST FARM ROAD FOR A DISTANCE OF 50.00 FEET TO A POINT; THENCE PROCEED SOUTH 81°53'40" EAST ALONG THE CENTERLINE OF SAID WEST FARM ROAD FOR A DISTANCE OF 102.15 FEET TO A POINT; THENCE PROCEED NORTH 0°15'30" EAST ALONG A LINE PARALLEL TO AND 150.00 FEET EAST OF THE LINE DESCRIBED IN CALL NUMBER 1 FOR A DISTANCE OF 490.07 FEET TO A POINT; SAID POINT BEING ON THE SOUTH LINE OF THE ABOVE DESCRIBED PARCEL 1; THENCE PROCEED WEST ALONG THE SOUTH LINE OF THE ABOVE DESCRIBED PARCEL 1 FOR A DISTANCE OF 150.00 FEET TO THE POINT OR PLACE OF BEGINNING.

PARCEL 3:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 40 SOUTH, RANGE 38 EAST, THENCE PROCEED WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER FOR A DISTANCE OF 1102.00 FEET TO THE POINT OR PLACE OF BEGINNING; THENCE PROCEED SOUTH 0°15'30" WEST ALONG THE CENTERLINE OF A PRIVATE ROAD FOR A DISTANCE OF 823.62 FEET TO A POINT IN THE CENTERLINE OF WEST FARM ROAD; THENCE PROCEED NORTH 77°14'40" WEST ALONG THE CENTERLINE OF WEST FARM ROAD FOR A DISTANCE OF 133.50 FEET TO A POINT; THENCE PROCEED NORTH 57°40'20" WEST FOR A DISTANCE OF 23.20 FEET TO A POINT; THENCE PROCEED NORTH 0°15'30" EAST ALONG A LINE PARALLEL TO AND 150.00 FEET WEST OF THE LINE DESCRIBED IN CALL NUMBER 1 FOR A DISTANCE OF 781.73 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 1; THENCE PROCEED EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER FOR A DISTANCE OF 150.00 FEET TO THE POINT OR PLACE OF BEGINNING.

SHEET 1 OF 3

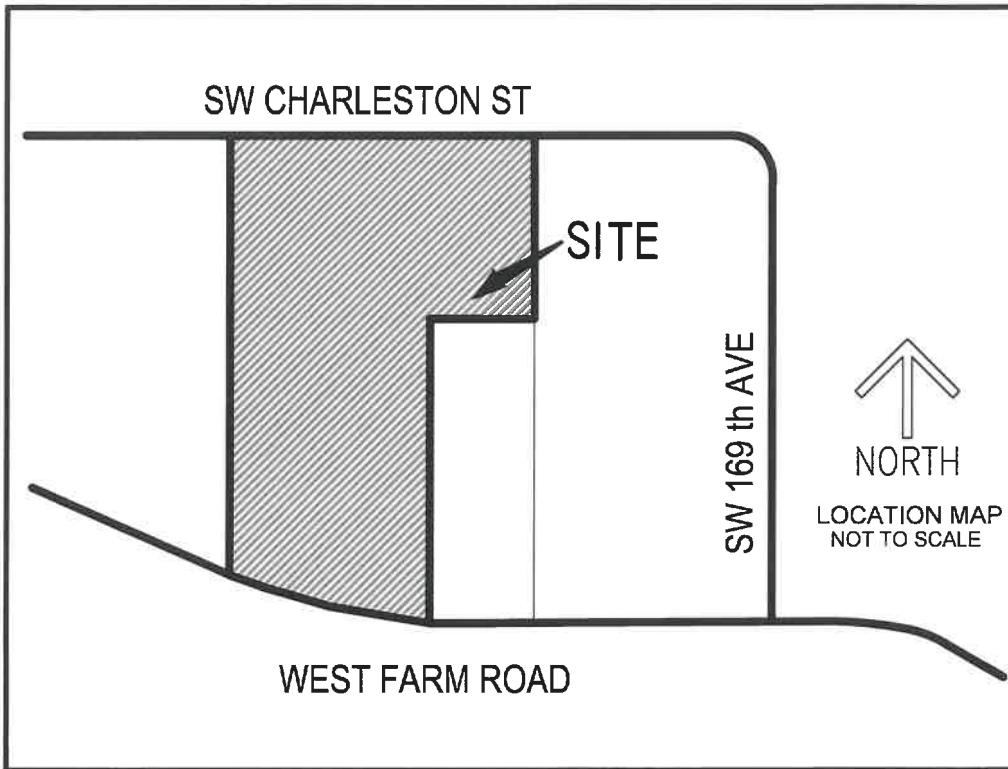


CAULFIELD & WHEELER, INC.
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE - SURVEYING
7900 GLADES ROAD - SUITE 100
BOCA RATON, FLORIDA 33434
PHONE (561)-392-1991 / FAX (561)-750-1452

UTILITY EASEMENT RELEASE
SKETCH OF DESCRIPTION

| | |
|------------|------------|
| DATE | 01/07/2026 |
| DRAWN BY | RLF |
| F.B. / PG. | N/A |
| SCALE | AS SHOWN |
| JOB NO. | 11077 |

EXHIBIT A



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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 RELATIVE TO A ASSUMED BEARING OF N90°00'00" W ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 40 SOUTH, RANGE 38 EAST, MARTIN COUNTY, FLORIDA.
4. DATA SHOWN HEREON WAS COMPILED FROM INSTRUMENTS OF RECORD AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
5. ALL BEARINGS, DISTANCES AND CALLS ARE PER OFFICIAL RECORD BOOK 763, PAGE 2037, OF THE PUBLIC RECORD OF MARTIN COUNTY, FLORIDA. UNLESS OTHERWISE NOTED.

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 JANUARY 07, 2026.

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.



SHEET 2 OF 3

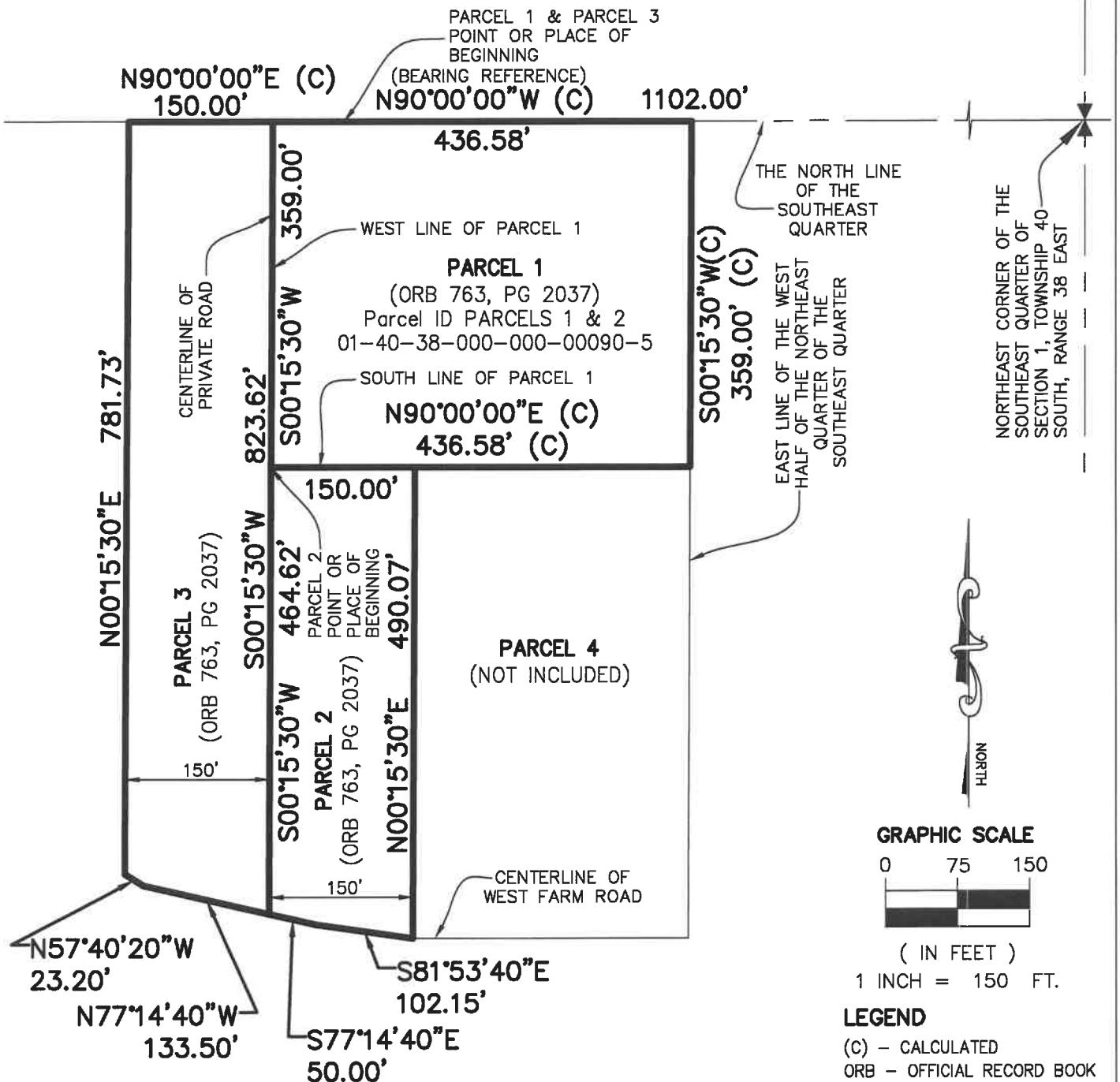
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UTILITY EASEMENT RELEASE
SKETCH OF DESCRIPTION

RONNIE L. FURNESS
PROFESSIONAL SURVEYOR
AND MAPPER LS6272
STATE OF FLORIDA
L.B. 3591

DATE 01/07/2026
DRAWN BY RLF
F.B. / PG. N/A
SCALE AS SHOWN
JOB NO. 11077

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