

Exhibit A

LEGAL DESCRIPTION

A PARCEL OF LAND IN LOTS 35, 36, AND 37 ACCORDING TO THE PLAT OF THE GOMEZ GRANT AS RECORDED IN PLAT BOOK "B" PAGE 51 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA AND RE-RECORDED IN PLATBOOK 1 PAGE 61 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, NOW MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT 36 OF SAID GOMEZ GRANT; THENCE N 21°36'27" W ALONG THE WEST LINE OF LOT 36 OF SAID GOMEZ GRANT, A DISTANCE OF 660.01 FEET TO THE NORTHWEST CORNER OF LOT 36 OF SAID GOMEZ GRANT; THENCE N 21°54'53" W, A DISTANCE OF 33.07 FEET TO THE SOUTHWEST CORNER OF LOT 37 OF SAID GOMEZ GRANT; THENCE N 21°34'50" W ALONG THE WEST LINE OF LOT 37 OF SAID GOMEZ GRANT, A DISTANCE OF 424.13 FEET; THENCE DEPARTING THE WEST LINE OF LOT 37 OF SAID GOMEZ GRANT N 68°25'55" E, A DISTANCE OF 261.41 FEET; THENCE S 16°22'40" W, A DISTANCE OF 21.23 FEET; THENCE S 23°48'04" E, A DISTANCE OF 45.93 FEET; THENCE N 71°38'54" E, A DISTANCE OF 40.75 FEET; THENCE S 88°40'56" E, A DISTANCE OF 28.93 FEET; THENCE S 26°40'33" E, A DISTANCE OF 49.52 FEET; THENCE S 06°50'30" W, A DISTANCE OF 30.08 FEET; THENCE N 86°08'33" E, A DISTANCE OF 25.44 FEET; THENCE S 59°16'35" E, A DISTANCE OF 26.29 FEET; THENCE S 61°35'51" E, A DISTANCE OF 68.21 FEET; THENCE S 83°51'01" E, A DISTANCE OF 40.07 FEET; THENCE S 33°57'58" E, A DISTANCE OF 33.68 FEET; THENCE S 48°09'32" E, A DISTANCE OF 38.80 FEET; THENCE S 15°39'30" W, A DISTANCE OF 36.80 FEET; THENCE S 73°00'43" E, A DISTANCE OF 34.28 FEET; THENCE S 21°41'10" E, A DISTANCE OF 40.40 FEET; THENCE S 88°00'30" E, A DISTANCE OF 162.38 FEET; THENCE S 02°01'42" W, A DISTANCE OF 49.89 FEET; THENCE S 04°30'37" E, A DISTANCE OF 74.76 FEET; THENCE S 18°10'42" E, A DISTANCE OF 109.57 FEET; THENCE S 20°57'40" E, A DISTANCE OF 66.99 FEET; THENCE S 60°54'31" W, A DISTANCE OF 43.99 FEET; THENCE S 44°00'08" W, A DISTANCE OF 19.86 FEET; THENCE S 14°28'44" E, A DISTANCE OF 61.11 FEET; THENCE N 66°35'29" E, A DISTANCE OF 45.32 FEET; THENCE N 51°03'01" E, A DISTANCE OF 41.07 FEET; THENCE N 50°52'06" E, A DISTANCE OF 53.68 FEET; THENCE N 68°13'57" E, A DISTANCE OF 24.69 FEET; THENCE S 33°32'47" E, A DISTANCE OF 90.82 FEET; TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 110.36 FEET; THE CHORD OF WHICH BEARS N 46°11'30" E, WITH A CHORD DISTANCE OF 3.09; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°36'12", FOR A DISTANCE OF 3.09 FEET; THENCE N 41°03'33" E, A DISTANCE OF 44.98 FEET; TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 150.19 FEET; THE CHORD OF WHICH BEARS N 69°58'06" E, WITH A CHORD DISTANCE OF 147.93; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 59°00'29", FOR A DISTANCE OF 154.68 FEET; THENCE S 80°31'40" E, A DISTANCE OF 101.44 FEET; THENCE S 79°00'44" E, A DISTANCE OF 56.40 FEET; THENCE N 85°58'52" E, A DISTANCE OF 48.16 FEET; THENCE S 88°02'50" E, A DISTANCE OF 51.97 FEET; THENCE N 84°39'13" E, A DISTANCE OF 61.94 FEET; TO THE BEGINNING OF A CURVE CONCAVE TO THE LEFT WITH A RADIUS OF 160.27 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°14'37", A DISTANCE OF 76.21 FEET; THENCE N 57°24'36" E, A DISTANCE OF 53.81 FEET; THENCE N 58°02'25" E, A DISTANCE OF 42.52 FEET; THENCE N 68°23'18" E, A DISTANCE OF 35.35 FEET; THENCE N 80°59'09" E, A DISTANCE OF 73.79 FEET; TO THE BEGINNING OF A CURVE CONCAVE TO THE LEFT WITH A RADIUS OF 5.47 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°15'07", A DISTANCE OF 4.51 FEET; THENCE N 33°44'02" E, A DISTANCE OF 66.63 FEET; THENCE N 40°56'01" E, A DISTANCE OF 97.75 FEET; THENCE N 42°38'31" E, A DISTANCE OF 75.44 FEET; THENCE N 37°54'27" E, A DISTANCE OF 130.89 FEET; THENCE N 46°00'14" E, A DISTANCE OF 50.24 FEET; TO THE BEGINNING OF A CURVE CONCAVE TO THE RIGHT WITH A RADIUS OF 79.66 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°16'00", A DISTANCE OF 64.32 FEET; THENCE S 87°43'45" E, A DISTANCE OF 28.84 FEET; THENCE N 84°45'30" E, A DISTANCE OF 63.81 FEET; THENCE N 86°16'56" E, A DISTANCE OF 57.97 FEET TO THE MEAN HIGH WATER LINE OF THE INTRACOASTAL WATERWAY; THENCE S 19°36'12" E ALONG THE MEAN HIGH WATER LINE OF THE INTRACOASTAL WATERWAY, A DISTANCE OF 46.20 FEET; THENCE S 04°21'13" W, A DISTANCE OF 5.62 FEET; THENCE DEPARTING THE MEAN HIGH WATER LINE OF

(legal description continued on sheet 2)



**NORTHSTAR
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LICENSED BUSINESS NO. 7217

SKETCH AND LEGAL DESCRIPTION OF

PARCEL A

MARTIN COUNTY, FLORIDA

SHEET NO.

1
OF 10

PROJECT NO.

20-046.1

(legal description continued from sheet 1)

THE INTRACOASTAL WATERWAYS 86°16'56" W, A DISTANCE OF 69.16 FEET; THENCE S 84°45'30" W, A DISTANCE OF 66.43 FEET; THENCE N 87°43'45" W, A DISTANCE OF 32.12 FEET; TO THE BEGINNING OF A CURVE CONCAVE TO THE LEFT WITH A RADIUS OF 29.66 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°16'00", A DISTANCE OF 23.95 FEET; THENCE S 46°00'14" W, A DISTANCE OF 46.71 FEET; THENCE S 37°54'27" W, A DISTANCE OF 129.42 FEET; THENCE S 42°38'31" W, A DISTANCE OF 76.76 FEET; THENCE S 40°56'01" W, A DISTANCE OF 93.86 FEET; THENCE S 33°44'02" W, A DISTANCE OF 63.49 FEET; TO THE BEGINNING OF A CURVE CONCAVE TO THE RIGHT WITH A RADIUS OF 55.47 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°15'07", A DISTANCE OF 45.74 FEET; THENCE S 80°59'09" W, A DISTANCE OF 68.27 FEET; THENCE S 68°23'18" W, A DISTANCE OF 25.30 FEET; THENCE S 58°02'25" W, A DISTANCE OF 37.72 FEET; THENCE S 57°24'36" W, A DISTANCE OF 53.53 FEET; TO THE BEGINNING OF A CURVE CONCAVE TO THE RIGHT WITH A RADIUS OF 210.27 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°14'37", A DISTANCE OF 99.98 FEET; THENCE S 84°39'13" W, A DISTANCE OF 65.12 FEET; THENCE N 88°02'50" W, A DISTANCE OF 52.55 FEET; THENCE S 85°58'52" W, A DISTANCE OF 52.14 FEET; THENCE N 79°00'44" W, A DISTANCE OF 62.33 FEET; THENCE N 80°31'40" W, A DISTANCE OF 100.77 FEET; TO THE BEGINNING OF A CURVE CONCAVE TO THE LEFT WITH A RADIUS OF 100.19 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 59°08'29", A DISTANCE OF 103.42 FEET; THENCE S 41°03'33" W, A DISTANCE OF 46.98 FEET; TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 160.36 FEET; THE CHORD OF WHICH BEARS S 46°42'20" W, WITH A CHORD DISTANCE OF 11.49; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°06'27", FOR A DISTANCE OF 11.50 FEET; THENCE S 31°49'10" E, A DISTANCE OF 28.63 FEET; THENCE S 32°01'12" W, A DISTANCE OF 29.23 FEET; THENCE S 45°32'55" E, A DISTANCE OF 65.95 FEET; THENCE S 34°49'25" W, A DISTANCE OF 50.57 FEET; THENCE S 13°27'02" E, A DISTANCE OF 25.31 FEET; THENCE S 83°20'29" W, A DISTANCE OF 61.52 FEET; THENCE N 72°58'15" W, A DISTANCE OF 60.00 FEET; THENCE S 49°39'21" W, A DISTANCE OF 37.84 FEET; THENCE S 13°27'43" E, A DISTANCE OF 51.63 FEET; THENCE S 71°18'14" E, A DISTANCE OF 13.75 FEET; THENCE N 59°58'20" E, A DISTANCE OF 37.03 FEET; THENCE S 81°52'43" E, A DISTANCE OF 18.48 FEET; THENCE S 13°49'12" E, A DISTANCE OF 61.62 FEET; THENCE S 23°44'33" E, A DISTANCE OF 50.25 FEET; THENCE S 02°50'36" E, A DISTANCE OF 53.55 FEET; THENCE S 31°41'33" E, A DISTANCE OF 53.45 FEET; THENCE S 64°18'53" W, A DISTANCE OF 114.85 FEET; THENCE S 68°53'35" W, A DISTANCE OF 100.57 FEET; THENCE S 06°47'33" E, A DISTANCE OF 30.05 FEET; THENCE S 68°24'31" W, A DISTANCE OF 318.31 FEET TO THE WEST LINE OF LOT 35 OF SAID GOMEZ GRANT; THENCE N 21°36'50" W ALONG THE WEST LINE OF LOT 35 OF SAID GOMEZ GRANT, A DISTANCE OF 265.66 FEET TO THE SOUTHWEST CORNER OF LOT 36 OF SAID GOMEZ GRANT AND THE POINT OF BEGINNING.

CONTAINING 777,940.35 SQUARE FEET OR 17.859053 ACRES MORE OR LESS.



**NORTHSTAR
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LICENSED BUSINESS NO. 7217

SKETCH AND LEGAL DESCRIPTION OF

PARCEL A

MARTIN COUNTY, FLORIDA

SHEET NO.

2
OF 10

PROJECT NO.

20-046.1

SURVEYOR'S NOTES

1. BEARING BASIS IS THE WEST LINE OF LOT 35, GOMEZ GRANT PLAT BOOK "B" PAGE 51, DADE COUNTY, FLORIDA RE-RECORDED IN PLAT BOOK 1 PAGE 61, PALM BEACH, NOW MARTIN COUNTY, FLORIDA HAVING A BEARING OF NORTH 21°36'50" WEST
2. THIS IS NOT A SURVEY.
3. THIS LEGAL DESCRIPTION SHALL NOT BE VALID UNLESS PROVIDED IN ITS ENTIRETY CONSISTING OF 15 SHEETS, WITH SHEETS 6 THROUGH 15 BEING THE SKETCH OF DESCRIPTION.
4. THIS DOCUMENT MAY BE REPRODUCED UPON REQUEST IN AN ALTERNATIVE FORMAT BY CONTACTING THE COUNTY ADA COORDINATOR (772)320-3131, THE COUNTY ADMINISTRATION OFFICE (772-288-5400), FLORIDA RELAY 711, OR BY COMPLETING OUR ACCESSIBILITY FEEDBACK FORM AT WWW.MARTIN.FL.US/ACCESSIBILITY-FEEDBACK.

LEGEND

CB = CHORD BEARING
CD = CHORD DISTANCE
COR. = CORNER
D = DELTA
DB = DEED BOOK
FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
L = ARC LENGTH
ORB = OFFICIAL RECORDS BOOK
PC = POINT OF CURVATURE
PCN = PARCEL CONTROL NUMBER
PI = POINT OF INTERSECTION
PG = PAGE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
PT = POINT OF TANGENCY
R = RADIUS
R/W = RIGHT-OF-WAY

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS SKETCH AND LEGAL DESCRIPTION COMPLIES WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 5J-17.050 - 17.052.

FRANK VELDHUIS, P.S.M.
FLORIDA REGISTRATION NO. 6582

DATE



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SKETCH AND LEGAL DESCRIPTION OF

PARCEL A

MARTIN COUNTY, FLORIDA

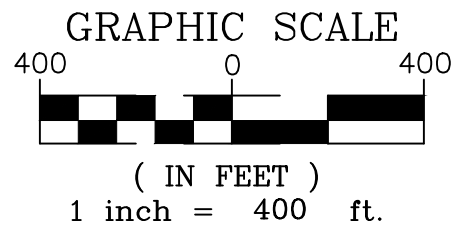
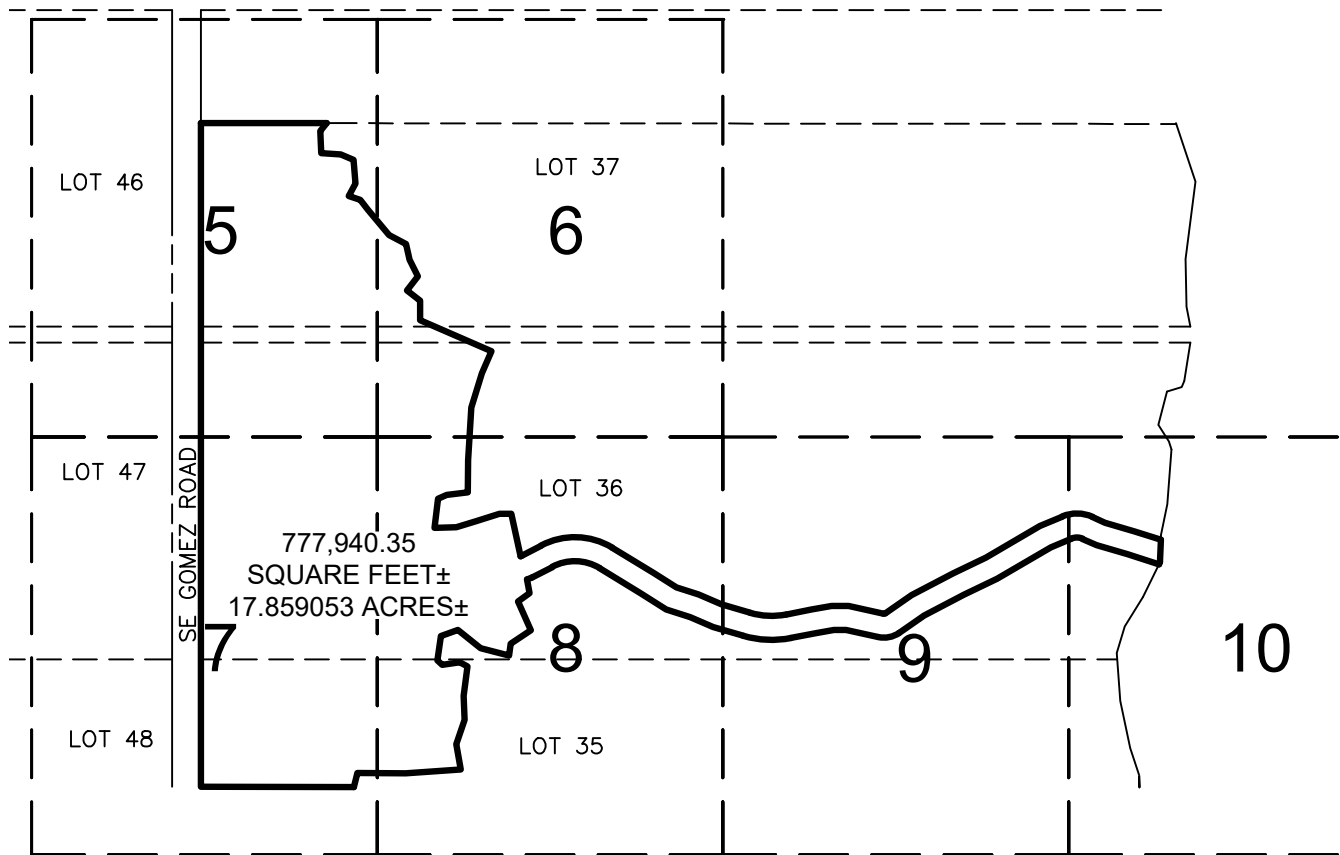
SHEET NO.

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SHEET INDEX



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MARTIN COUNTY, FLORIDA

SHEET NO.

4

OF 10

PROJECT NO.

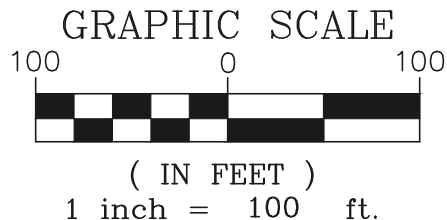
20-046.1

LOT 46, GOMEZ GRANT
 PLAT BOOK "B" PAGE 51, DADE COUNTY, FLORIDA
 RE-RECORDED IN PLAT BOOK 1 PAGE 61, PALM BEACH,
 NOW MARTIN COUNTY, FLORIDA
 PID: 343842000042000003; ORB 2610, PAGE 0223, ORG
 1498 PAGE 962, ORB 1534, PAGE 2431, ORB 1554 PAGE
 2451, ORG 1621 PAGE 717, ORG 1996, PAGE 2220, ORG
 1046, PAGE 2380, ORG 814, PAGE 1291, ORG 1380,
 PAGE 1811, ORG 833, PAGE 2662
 PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA



60' RIGHT OF WAY, SE GOMEZ ROAD
 PLATTED FIRST AVENUE GOMEZ GRANT
 PLAT BOOK "B" PAGE 51, DADE COUNTY, FLORIDA
 RE-RECORDED IN PLAT BOOK 1 PAGE 61, PALM
 BEACH, NOW MARTIN COUNTY, FLORIDA

10TH STREET (VACATED)
 ORB 620, PAGE 1955



WEST LINE OF LOT 37

N21°34'50"W
 424.13'

N21°54'53"W
 33.07'

N21°36'27"W
 660.01'

WEST LINE OF LOT 36

N68°25'55"E
 261.41'

S16°22'40"W
 21.23'

S23°48'04"E
 45.93'

N71°38'54"E
 40.75'

S26°40'33"E
 49.52'

S06°50'30"W
 30.08'

N86°08'33"E
 25.44'

S59°16'35"E
 26.29'

S61°35'51"E
 68.21'

777,940.35 SQUARE FEET±
 17.859053 ACRES±

LOT 37, GOMEZ GRANT
 PLAT BOOK "B" PAGE 51, DADE COUNTY, FLORIDA
 RE-RECORDED IN PLAT BOOK 1 PAGE 61, PALM BEACH,
 NOW MARTIN COUNTY, FLORIDA
 PID: 343842000037000003; ORB 2610, PAGE 0223
 PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA

SW CORNER
 LOT 37

LOT 37

10TH STREET (VACATED) ORB 3261 PG 1394-1407

LOT 36

NW CORNER
 LOT 36

LOT 36, GOMEZ GRANT
 PLAT BOOK "B" PAGE 51, DADE COUNTY, FLORIDA
 RE-RECORDED IN PLAT BOOK 1 PAGE 61, PALM
 BEACH, NOW MARTIN COUNTY, FLORIDA
 PID: 343842000036000005; ORB 3120, PAGE 1418
 PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA

MATCH LINE SEE SHEET 6

MATCH LINE SEE SHEET 7



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SKETCH AND LEGAL DESCRIPTION OF

PARCEL A

MARTIN COUNTY, FLORIDA

SHEET NO.

5

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PROJECT NO.

20-46.1

MATCH LINE SEE SHEET 5

MATCH LINE SEE SHEET 7

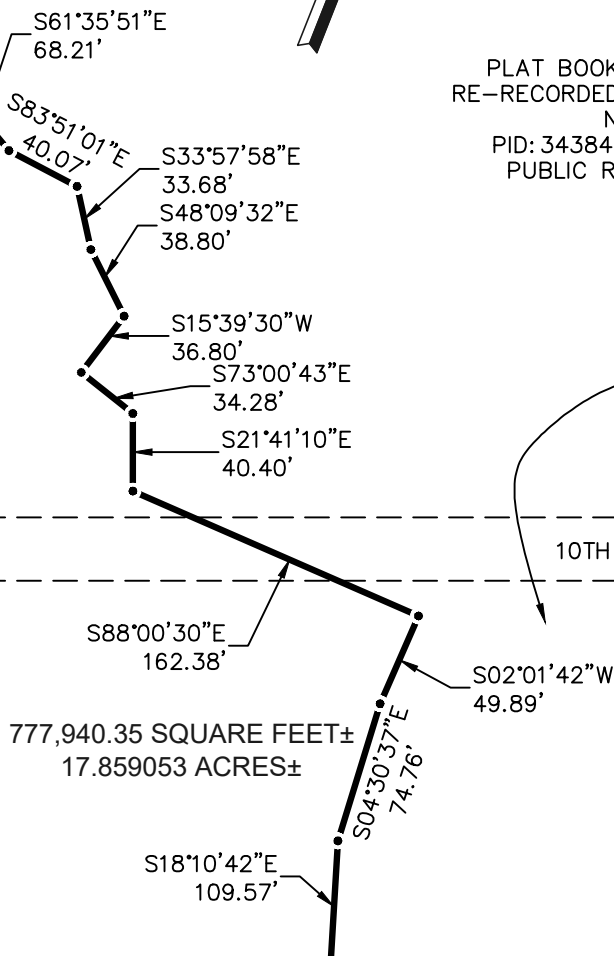
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PLAT BOOK "B" PAGE 51, DADE COUNTY, FLORIDA
RE-RECORDED IN PLAT BOOK 1 PAGE 61, PALM BEACH,
NOW MARTIN COUNTY, FLORIDA
PID: 343842000037000003; ORB 2610, PAGE 0223
PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA

LOT 36, GOMEZ GRANT
PLAT BOOK "B" PAGE 51, DADE COUNTY, FLORIDA
RE-RECORDED IN PLAT BOOK 1 PAGE 61, PALM BEACH,
NOW MARTIN COUNTY, FLORIDA
PID: 343842000036000005; ORB 3120, PAGE 1418
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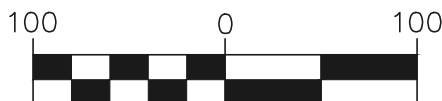
LOT 37

10TH STREET (VACATED) ORB 3261 PG 1394-1407

LOT 36



GRAPHIC SCALE



(IN FEET)

1 inch = 100 ft.

MATCH LINE SEE SHEET 8



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SKETCH AND LEGAL DESCRIPTION OF

PARCEL A

MARTIN COUNTY, FLORIDA

SHEET NO.

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OF 10

PROJECT NO.

20-46.1

LOT 46 AND 47, GOMEZ GRANT
PLAT BOOK "B" PAGE 51, DADE COUNTY, FLORIDA
RE-RECORDED IN PLAT BOOK 1 PAGE 61, PALM BEACH,
NOW MARTIN COUNTY, FLORIDA
PID: 343842000042000003; ORB 2610, PAGE 0223, ORG
1498 PAGE 962, ORB 1534, PAGE 2431, ORB 1554 PAGE
2451, ORG 1621 PAGE 717, ORG 1996, PAGE 2220, ORG
1046, PAGE 2380, ORG 814, PAGE 1291, ORG 1380,
PAGE 1811, ORG 833, PAGE 2662
PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA

60' RIGHT OF WAY, SE GOMEZ ROAD
PLATTED FIRST AVENUE GOMEZ GRANT
PLAT BOOK "B" PAGE 51, DADE COUNTY, FLORIDA
RE-RECORDED IN PLAT BOOK 1 PAGE 61, PALM
BEACH, NOW MARTIN COUNTY, FLORIDA

N21°36'27"W
660.01'

WEST LINE OF LOT 36

777,940.35 SQUARE FEET±
17.859053 ACRES±

LOT 36, GOMEZ GRANT
PLAT BOOK "B" PAGE 51, DADE COUNTY, FLORIDA
RE-RECORDED IN PLAT BOOK 1 PAGE 61, PALM BEACH,
NOW MARTIN COUNTY, FLORIDA
PID: 343842000036000005; ORB 3120, PAGE 1418
PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA

LOT 47
LOT 48

POINT OF BEGINNING
SOUTHWEST CORNER OF LOT
36, GOMEZ GRANT PLAT BOOK
"B" PAGE 51, DADE COUNTY,
FLORIDA, RE-RECORDED IN
PLAT BOOK 1 PAGE 61, PALM
BEACH, NOW MARTIN COUNTY,
FLORIDA

N21°36'50"W
265.66'

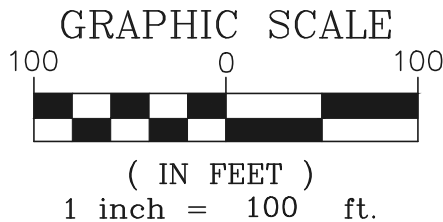
WEST LINE OF LOT 35
BEARING BASIS

LOT 35, GOMEZ GRANT
PLAT BOOK "B" PAGE 51, DADE COUNTY, FLORIDA
RE-RECORDED IN PLAT BOOK 1 PAGE 61, PALM
BEACH, NOW MARTIN COUNTY, FLORIDA
PID: 343842000030000008;
RECORDING INFORMATION NOT AVAILABLE

S68°53'35"W
100.57'

S06°47'33"E
30.05'

S68°24'31"W
318.31'



MATCH LINE SEE SHEET 8



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PARCEL A

MARTIN COUNTY, FLORIDA

SHEET NO.

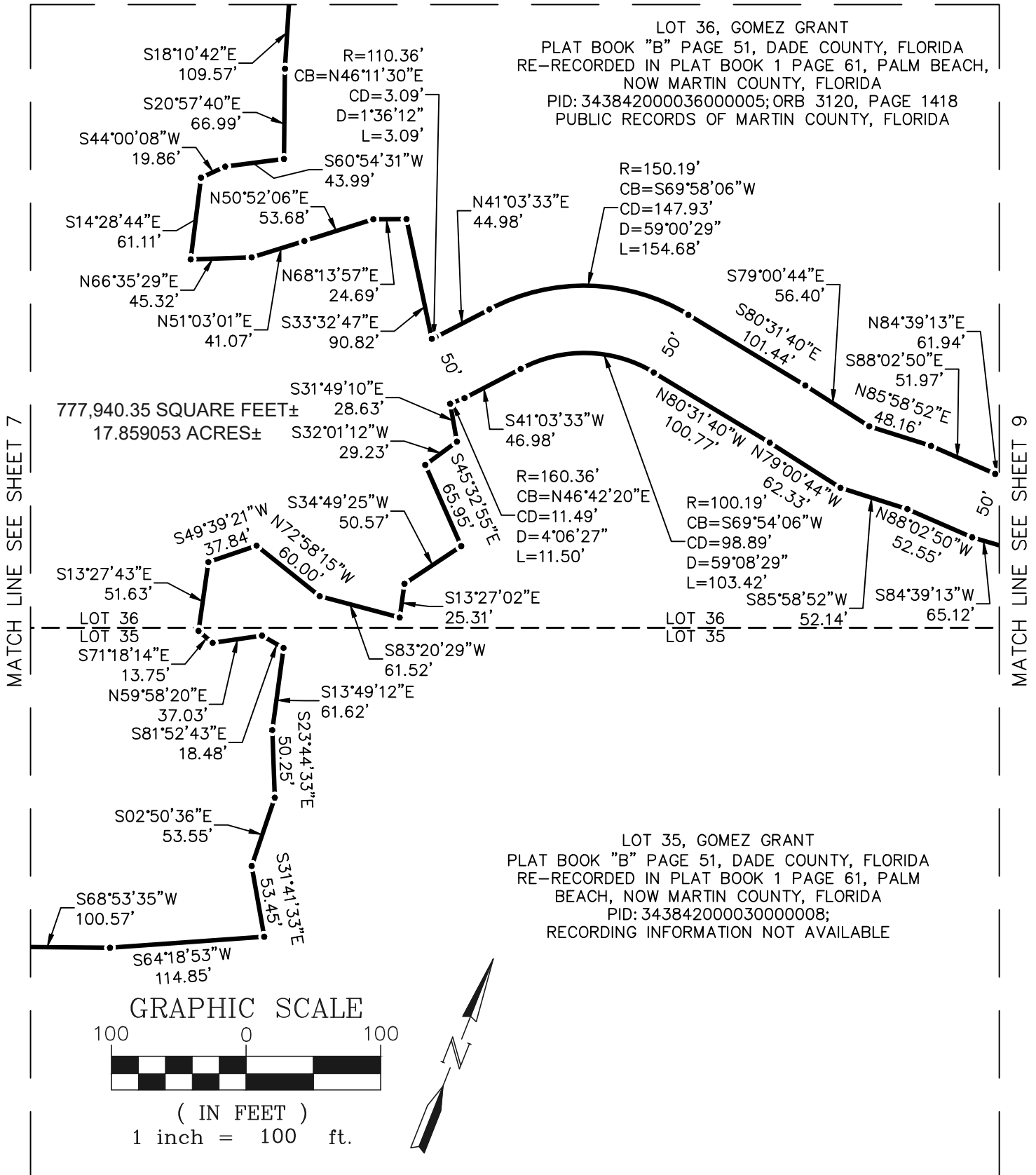
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PROJECT NO.

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MATCH LINE SEE SHEET 6



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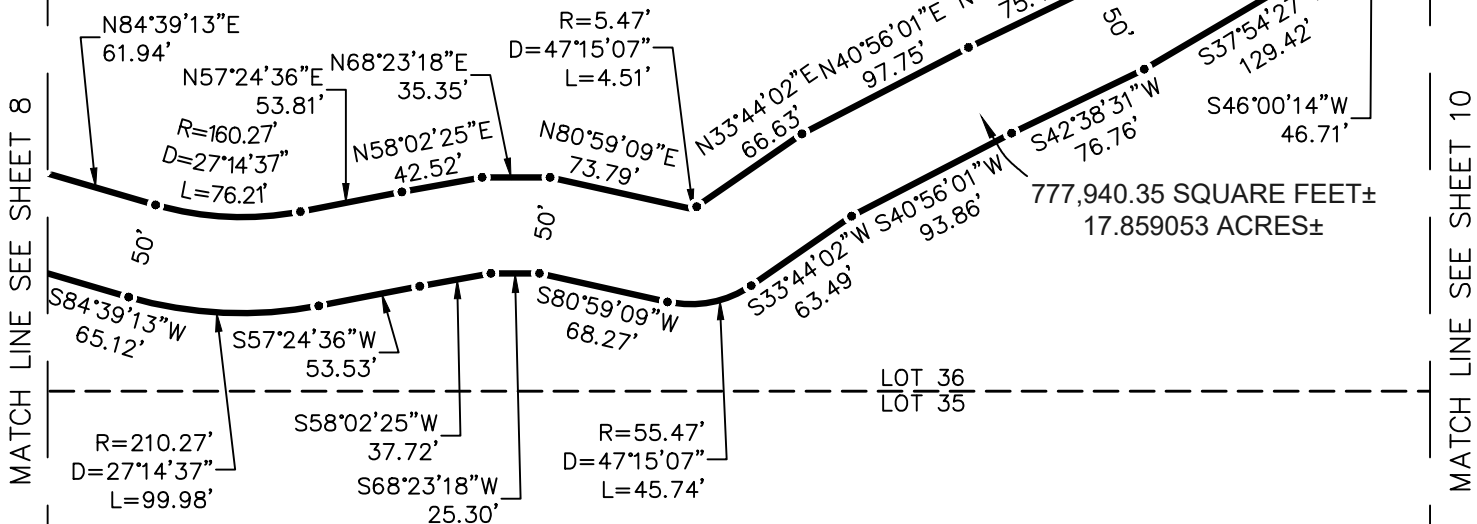
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OF 10

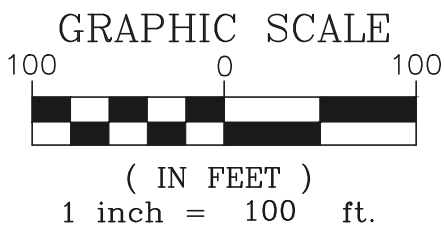
PROJECT NO.

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LOT 36, GOMEZ GRANT
 PLAT BOOK "B" PAGE 51, DADE COUNTY, FLORIDA
 RE-RECORDED IN PLAT BOOK 1 PAGE 61, PALM BEACH,
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 PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA



LOT 35, GOMEZ GRANT
 PLAT BOOK "B" PAGE 51, DADE COUNTY, FLORIDA
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 BEACH, NOW MARTIN COUNTY, FLORIDA
 PID: 343842000030000008;
 RECORDING INFORMATION NOT AVAILABLE



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SKETCH AND LEGAL DESCRIPTION OF

PARCEL A

MARTIN COUNTY, FLORIDA

SHEET NO.

9

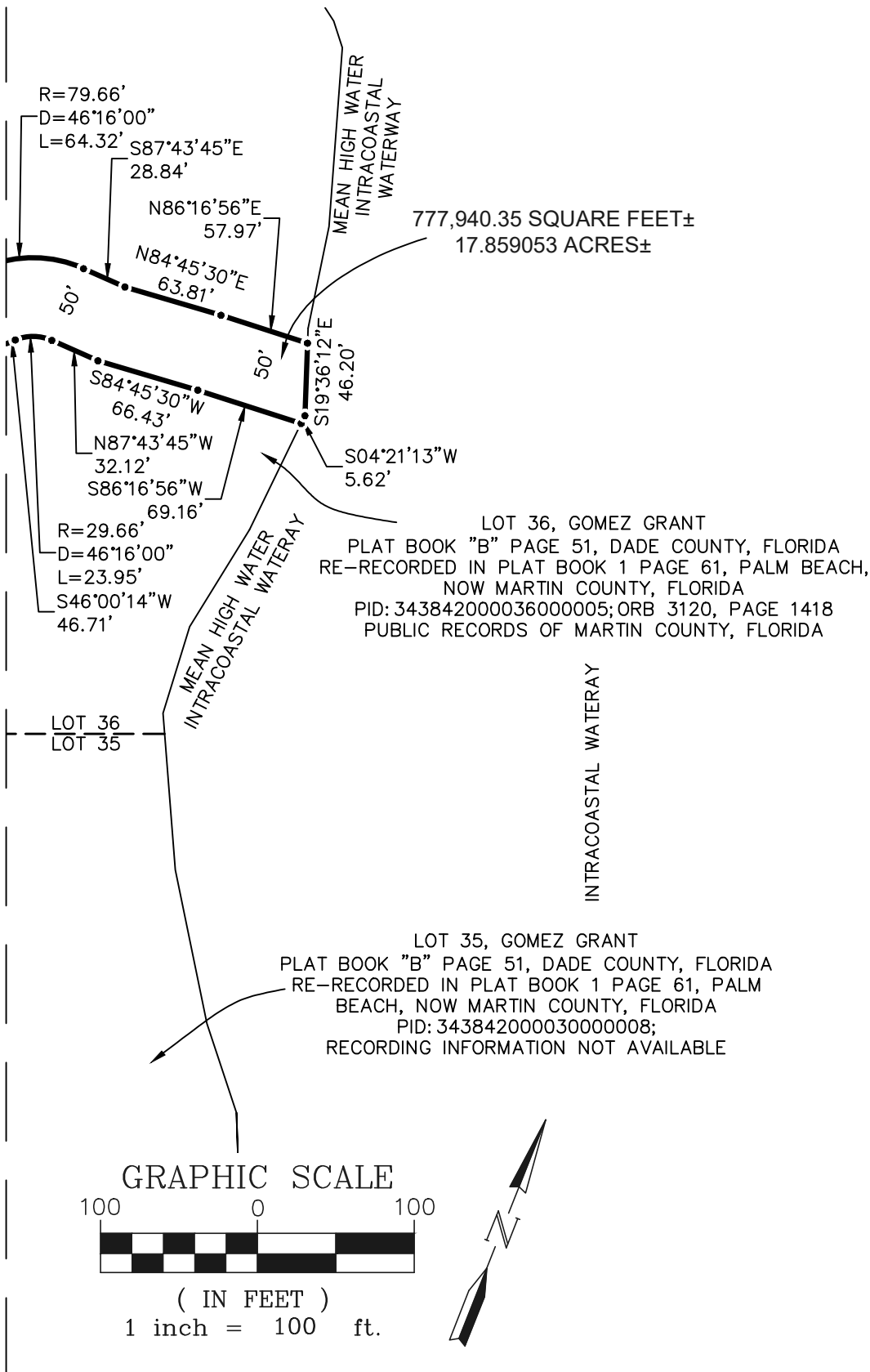
OF 10

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20-46.1

MATCH LINE SEE SHEET 9

MATCH LINE SEE SHEET 7



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