

## EXHIBIT A

### Legal Description

A PARCEL OF LAND LYING AND BEING ALL OF LOTS 1 THROUGH 21 AND A PORTION OF LOT 22, BLOCK 33, SECTION 2, OF HIBISCUS PARK, SECTION 2 AS RECORDED IN PLAT BOOK 3, PAGE 27 OF THE MARTIN COUNTY FLORIDA PUBLIC RECORDS, SAID LANDS WERE FORMERLY A PORTION OF BLOCK 73 OF ST. LUCIE INLET FARMS SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 98 OF THE PALM BEACH COUNTY PUBLIC RECORDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT AN IRON PIPE AT THE INTERSECTION OF THE CENTERLINE OF THE ROAD BETWEEN BLOCK 73 AND BLOCK 74 (30 FOOT RIGHT OF WAY) AS SHOWN ON THE PLAT OF SAID ST. LUCIE INLET FARMS AND THE COMMON LINE BETWEEN BLOCK 72 AND BLOCK 73, SAID ST. LUCIE INLET FARMS AND ALSO SHOWN ON THE PLAT OF AFORESAID HIBISCUS PARK, SECTION 2, THENCE, BEARING NORTH 66°27'39" EAST ALONG SAID CENTERLINE, A DISTANCE OF 15.00 FEET TO A POINT;

THENCE, LEAVING SAID CENTERLINE, BEARING SOUTH 23°38'49" WEST ALONG THE NORTHERN PROLONGATION OF THE WESTERLY LINE OF BLOCK 32 AND BLOCK 33 AND THEN ALONG SAID WEST LINE, A DISTANCE OF 670.59 FEET TO THE NORTHWESTERLY CORNER OF AFORESAID LOT 1, BLOCK 33 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

SAID CORNER ALSO BEING ON THE SOUTH LINE OF AN EXISTING 30 FOOT DRAINAGE RIGHT OF WAY BETWEEN BLOCK 32 AND BLOCK 33, THENCE, BEARING NORTH 66°29'11" EAST ALONG SAID LINE, A DISTANCE OF 146.49 FEET TO THE NORTHEAST CORNER OF SAID LOT 1 AND THE WESTERLY RIGHT OF WAY LINE OF US HIGHWAY NO 1 (STATE ROAD 5) (A 200 FOOT WIDE RIGHT OF WAY) ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP OF STATE ROAD NO 5, SECTION 89010-2114 AND ALSO ON SAID PLAT OF HIBISCUS PARK, SECTION 2, SAID POINT BEING ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 5829.65 FEET, A CENTRAL ANGLE OF 05°43'28", A CHORD LENGTH OF 582.20 FEET BEARING SOUTH 35°28'49" EAST;

THENCE, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 582.45 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 104°09'54", A CHORD LENGTH OF 474.33 FEET BEARING SOUTH 13°44'24" WEST;

THENCE, ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE AN ARC DISTANCE OF 54.54 FEET TO A POINT LYING ON THE NORTH RIGHT OF WAY OF COVE ROAD (A 91.61 FOOT WIDE RIGHT OF WAY) AS DESCRIBED IN OFFICIAL RECORDS BOOK 810, PAGE 981, MARTIN COUNTY PUBLIC RECORDS AND ALSO ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 89010-2500, LAST DATED 08/28/98;

THENCE, BEARING SOUTH 65°49'21" WEST ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 237.79 FEET TO AFORESAID WEST LINE OF BLOCK 33 AND THE EASTERLY RIGHT OF WAY LINE OF PINE AVENUE (A 50 FOOT WIDE RIGHT OF WAY) AS SHOWN ON SAID PLAT OF HIBISCUS PARK, SECTION 2;

THENCE, BEARING NORTH 23°38'49" WEST, ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 609.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 124,791 SQUARE FEET OR 2.865 ACRES MORE OR LESS AND SUBJECT TO ANY AND ALL RESTRICTIONS, CONDITIONS AND EASEMENTS AS CONTAINED WITHIN THE CHAIN OF TITLE.