

EXHIBIT A

Surveyor's Notes:

- 1) This sketch and legal description is based on office information only and does not represent a boundary survey.
- 2) This legal description shall not be valid unless:
 - A) Provided in its entirety consisting of 3 sheets, with sheet 3 being the sketch of description.
 - B) Reproductions of the description and sketch are not valid unless signed and sealed with an embossed surveyor's seal.
- 3) Bearings shown hereon are referenced to the North line of Section 19, Township 38 South, Range 40 East, having a bearing of South 89°49'19" East, and all others are relative thereto.

Certification

Pursuant to Chapter 5J-17.051 (e) Florida Administrative Code, paper copies of the survey map and or report or copies thereof are not valid without the original signature and seal of a Florida licensed surveyor and mapper. This is an electronically signed and sealed document pursuant to Chapter 5J-17.062, Florida Administrative Code. Paper copies of an Electronically signed and sealed document pursuant to Chapter 5J-17.062 Florida Administrative Code are not valid without the original signature and raised seal of a Florida licensed surveyor and mapper.

I hereby certify that the Sketch and Legal Description of the property shown and described hereon was completed under my direction and said Sketch and Description is true and correct to the best of my knowledge and belief.

I further certify that this sketch and description meets the Standards of Practice for Surveys set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027 Florida State Statutes. The Sketch and Description is based on information furnished by client or client's representative.



Digitally signed by
Peter Andersen
Date: 2026.03.24
08:23:30 -04'00'

Peter Andersen
Professional Surveyor and Mapper
Florida Certificate No. 5199

NO.	REVISIONS	DATE	BY
2	Various revisions	3/18/26	M.F.M.
1	Various revisions	12/3/25	GCY4



INCORPORATED
PROFESSIONAL SURVEYORS AND MAPPERS
CERTIFICATE OF AUTHORIZATION LB 4108

CORPORATE OFFICE
 PO BOX 1469 • 1505 SW MARTIN HWY.
 PALM CITY, FL 34991
 (800) 385-1066 • WWW.GCYINC.COM

SKETCH & LEGAL FOR:		
MARTIN COMMERCE PARK		
MARTIN COUNTY		FLORIDA
Scale: N/A	Date: Dec. 2025	File & Drawing No.: 21-1016-07
Drawn By: G.C.Y. IV	Checked: P.A.	Sheet 1 OF 3

Legal Description:

Being a Tract of land lying in Section 19, Township 38 South, Range 40 East, Martin County, Florida and being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 19; thence, along the North line of said Section, South 89°49'19" East, a distance of 1751.31 feet to the intersection with the East line of the West 1751.29 feet of said Section 19; thence along said East line South 0°06'34" East, a distance of 100.00 feet to the South Right-of-Way line of State Road 714 as shown on the Florida Department of Transportation Right-of-Way Map Section 89090-2507, Sheet 10 of 43 and the **POINT OF BEGINNING**.

Thence, continuing along said East line, South 0°06'34" East, a distance of 662.75 feet; thence, departing said East line, North 89°49'19" West, a distance of 374.64 feet; thence, North 0°06'34" West, a distance of 662.75 feet to the aforesaid South Right-of-Way line; Thence, along said South Right-of-Way line, South 89°49'19" East, a distance of 374.64 feet to the **POINT OF BEGINNING**.

Containing 5.70 Acres more or less.

Cross Access Easement

Being the East 50.00 feet of the above described Tract.

Containing 0.76 Acres more or less.

NO.	REVISIONS	DATE	BY
1	Various revisions	12/3/25	GCY4

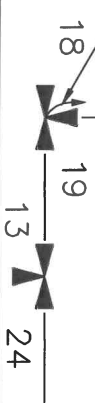

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SKETCH & LEGAL FOR:
MARTIN COMMERCE PARK
MARTIN COUNTY FLORIDA

Scale: N/A	Date: Dec. 2025	File & Drawing No.: 21-1016-07
Drawn By: G.C.Y. IV	Checked: P.A.	Sheet 2 OF 3

POINT OF COMMENCEMENT

Northwest corner Section 19,
Township 38 South, Range 40 East
CCR#110782



STATE ROAD 714 (200' RIGHT OF WAY)
(F.D.O.T. Right-of-Way Map Section 89090-2507)

ALONG NORTH LINE OF SECTION 19
S89°49'19"E 1751.31' (BEARING BASIS)

INTERSECTION OF THE NORTH LINE OF SECTION 19 &
THE EAST LINE OF THE WEST 1751.29' OF SECTION 19

ALONG EAST LINE OF WEST 1751.29'
S00°06'34"E 100.00'

S89°49'19"E 374.64'

SOUTH RIGHT OF WAY LINE
OF STATE ROAD 714

POINT OF BEGINNING

EAST 50'

Subject Property
5.70± Acres

50' CROSS ACCESS EASEMENT

EAST LINE OF THE WEST 1751.29'
OF SECTION 19

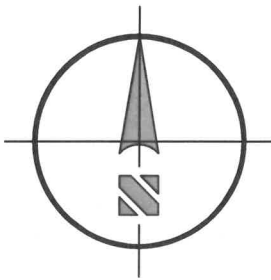
PIN: 19-38-40-000-000-00012-2
MARTIN COMMERCE PARK LLC

EAST 50'

N89°49'19"W 374.64'

N00°06'34"W 662.75'

S00°06'34"E 662.75'



GRAPHIC SCALE



(IN FEET)

1 inch = 100 ft.

LEGEND

SQ.FT. = SQUARE FEET
PIN = PARCEL IDENTIFICATION
NUMBER (MARTIN COUNTY
PROPERTY APPRAISER)
F.D.O.T. = FLORIDA DEPARTMENT
OF TRANSPORTATION



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SKETCH & LEGAL FOR:

MARTIN COMMERCE PARK

MARTIN COUNTY

FLORIDA

Scale:
1" = 100'

Date:
Dec. 2025

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21-1016-07

Drawn By:
G.C.Y. IV

Checked:
P.A.

Sheet
3 OF 3

1	Various revisions	12/3/25	GCY4
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NO.	REVISIONS	DATE	BY