

## EXHIBIT A

### LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION SECTION 19, TOWNSHIP 38 SOUTH, RANGE 39 EAST, MARTIN COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19; THENCE SOUTH  $89^{\circ}50'1''$  EAST ALONG THE NORTH LINE OF SAID SECTION 19 FOR A DISTANCE OF 1751.13 FEET; THENCE DEPARTING SAID NORTH LINE, SOUTH  $0^{\circ}09'41''$  WEST FOR A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE SOUTH  $00^{\circ}07'20''$  EAST FOR A DISTANCE OF 2545.90 FEET TO THE MOST EASTERLY NORTHEAST CORNER OF THE PLAT OF MARTINGALE ESTATES, AS RECORDED IN PLAT BOOK 17, PAGE 25, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE RUN ALONG THE BOUNDARY OF SAID MARTINGALE ESTATES PLAT THE FOLLOWING FOUR COURSES AND DISTANCES, NORTH  $33^{\circ}14'49''$  WEST FOR A DISTANCE OF 1832.32 FEET; THENCE, NORTH  $67^{\circ}11'24''$  WEST FOR A DISTANCE OF 711.39 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 550.00 FEET, A RADIAL BEARING OF NORTH  $82^{\circ}15'45''$  WEST AND A CENTRAL ANGLE OF  $7^{\circ}51'29''$ ; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 75.43 FEET TO A POINT OF TANGENCY; THENCE NORTH  $00^{\circ}07'14''$  WEST FOR A DISTANCE OF 43.44 FEET TO A POINT ON THE FDOT STATE ROAD NO. 9 (I-95) RIGHT-OF-WAY SECTION 89095-2406; THENCE ALONG SAID RIGHT-OF-WAY THE NEXT FOUR COURSES AND DISTANCES, NORTH  $31^{\circ}32'27''$  EAST FOR A DISTANCE OF 526.89 FEET; NORTH  $85^{\circ}01'05''$  EAST FOR A DISTANCE OF 377.89 FEET; THENCE NORTH  $00^{\circ}09'41''$  EAST FOR A DISTANCE OF 121.80 FEET; THENCE NORTH  $85^{\circ}01'05''$  EAST FOR A DISTANCE OF 203.03 FEET; THENCE SOUTH  $00^{\circ}08'15''$  WEST FOR A DISTANCE OF 30.12 FEET; THENCE SOUTH  $85^{\circ}01'05''$  WEST FOR A DISTANCE OF 154.24 FEET; THENCE SOUTH  $39^{\circ}53'31''$  EAST FOR A DISTANCE OF 73.38 FEET TO A POINT ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 222.03 FEET, ALONG A CENTRAL ANGLE OF  $32^{\circ}59'44''$  FOR AN ARC DISTANCE OF 127.86 FEET TO A POINT OF TANGENCY; THENCE SOUTH  $06^{\circ}53'47''$  EAST FOR A DISTANCE OF 13.74 FEET; THENCE SOUTH  $89^{\circ}51'45''$  EAST FOR A DISTANCE OF 74.79 FEET; THENCE TO THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 714 (MARTIN HIGHWAY) NORTH  $00^{\circ}08'15''$  EAST FOR A DISTANCE OF 229.32 FEET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY OF COUNTY ROAD 714 (MARTIN HIGHWAY) SOUTH  $89^{\circ}50'19''$  EAST FOR A DISTANCE OF 774.90 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

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  $89^{\circ}49'19''$  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  $0^{\circ}06'34''$  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 89090-2570, Sheet 10 of 43 and the POINT OF BEGINNING.

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