

EXHIBIT A

LEGAL DESCRIPTION: REPLAT LOTS 1 AND 2 (PHASE 1 & 2)

LOT 1

A PORTION OF LOTS 1, 10 THROUGH 21 AND SW MARTINGALE DRIVE, MARTINGALE ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE 25 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA , BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHERLY CORNER OF SAID PLAT, ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 10;

THENCE N00°07'20"W ALONG THE EAST LINE OF SAID PLAT, A DISTANCE OF 900.28 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N00°07'20"W ALONG SAID EAST LINE, A DISTANCE OF 329.85 FEET; THENCE N37°00'22"W, A DISTANCE OF 304.26 FEET; THENCE N50°07'42"W, A DISTANCE OF 434.61 FEET TO A POINT OF CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 27°11'06"; THENCE NORTHWESTERLY ALONG SAID CURVE A DISTANCE OF 14.23 FEET; THENCE N22°56'36"W, A DISTANCE OF 513.41 FEET; THENCE N00°07'20"W, A DISTANCE OF 207.41 FEET; THENCE N22°33'20"W, A DISTANCE OF 59.46 FEET; THENCE CONTINUE NORTHWESTERLY ALONG SAID LINE, A DISTANCE OF 427.25 FEET; THENCE N15°46'35"E, A DISTANCE OF 120.88 FEET; THENCE N49°45'48"E, A DISTANCE OF 242.08 FEET; THENCE N40°14'12"W, A DISTANCE OF 114.28 FEET; THENCE N18°28'02"W, A DISTANCE OF 25.76 FEET; THENCE S54°58'47"W, A DISTANCE OF 169.08 FEET TO A POINT OF CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 43.00 FEET AND A CENTRAL ANGLE OF 34°53'53"; THENCE WESTERLY ALONG SAID CURVE A DISTANCE OF 26.19 FEET; THENCE S89°52'40"W, A DISTANCE OF 144.90 FEET TO A POINT OF CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 38.00 FEET AND A CENTRAL ANGLE OF 145°06'07"; THENCE NORTHERLY ALONG SAID CURVE A DISTANCE OF 96.24 FEET; THENCE N54°58'47"E, A DISTANCE OF 296.83 FEET; THENCE N35°01'13"W, A DISTANCE OF 206.50 FEET; THENCE N53°12'41"E, A DISTANCE OF 15.21 FEET; THENCE N24°26'46"W, A DISTANCE OF 101.54 FEET; THENCE N43°17'29"E, A DISTANCE OF 160.72 FEET; THENCE N34°41'19"W, A DISTANCE OF 419.04 FEET; THENCE S50°48'52"W, A DISTANCE OF 171.80 FEET; THENCE N38°52'42"W, A DISTANCE OF 41.20 FEET; THENCE S54°58'47"W, A DISTANCE OF 330.42 FEET; THENCE CONTINUE SOUTHWESTERLY ALONG SAID LINE, A DISTANCE OF 42.84 FEET TO A POINT OF CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 26°36'46"; THENCE WESTERLY ALONG SAID CURVE A DISTANCE OF 16.26 FEET; THENCE S81°35'33"W, A DISTANCE OF 15.23 FEET TO A POINT OF CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF

83°46'21"; THENCE NORTHWESTERLY ALONG SAID CURVE A DISTANCE OF 73.11 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID MARTINGALE DRIVE AND TO A POINT OF A NON-TANGENT CURVE TO THE RIGHT, THE RADIUS POINT OF SAID CURVE BEARING S75°21'54"W, SAID CURVE HAVING A RADIUS OF 1,050.00 FEET AND A CENTRAL ANGLE OF 5°44'48"; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE, ALONG SAID CURVE A DISTANCE OF 105.31 FEET; THENCE N81°35'33"E, A DISTANCE OF 17.96 FEET; THENCE S35°01'13"E, A DISTANCE OF 705.89 FEET; THENCE S54°58'47"W, A DISTANCE OF 40.47 FEET TO A POINT OF CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 35.00 FEET AND A CENTRAL ANGLE OF 83°57'32"; THENCE WESTERLY ALONG SAID CURVE A DISTANCE OF 51.29 FEET TO A POINT OF INTERSECTION WITH SAID EAST RIGHT-OF-WAY LINE OF SW MARTINGALE DRIVE AND TO A POINT OF A NON-TANGENT CURVE TO THE RIGHT, THE RADIUS POINT OF SAID CURVE BEARING S48°56'19"W, SAID CURVE HAVING A RADIUS OF 455.00 FEET AND A CENTRAL ANGLE OF 40°56'21"; THENCE SOUTHERLY ALONG SAID EAST RIGHT-OF-WAY LINE, ALONG SAID CURVE A DISTANCE OF 325.11 FEET; THENCE S00°07'20"E ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 568.89 FEET TO A POINT OF CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,330.15 FEET AND A CENTRAL ANGLE OF 42°49'04"; THENCE SOUTHERLY ALONG SAID CURVE A DISTANCE OF 994.04 FEET TO A POINT OF COMPOUND CURVE, SAID CURVE HAVING A RADIUS OF 1,476.39 FEET AND A CENTRAL ANGLE OF 31°14'16"; THENCE SOUTHEASTERLY ALONG SAID CURVE, A DISTANCE OF 804.93 FEET TO A POINT OF COMPOUND CURVE, SAID CURVE HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 52°16'39"; THENCE EASTERLY ALONG SAID CURVE, A DISTANCE OF 27.37 FEET TO A POINT OF REVERSE CURVE, SAID CURVE HAVING A RADIUS OF 65.00 FEET AND A CENTRAL ANGLE OF 181°10'10"; THENCE SOUTHEASTERLY ALONG SAID CURVE, A DISTANCE OF 205.53 FEET; THENCE N89°52'53"E, A DISTANCE OF 76.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,559,320 SQUARE FEET OR 35.797 ACRES, MORE OR LESS.
TOGETHER WITH

LOT 2

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE N89°52'40"E ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 670.32 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N89°52'40"E ALONG SAID NORTH LINE OF LOT 1, A DISTANCE OF 447.49 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID SW MARTINGALE DRIVE AND TO A POINT OF A NON-TANGENT CURVE TO THE RIGHT, THE RADIUS POINT OF SAID CURVE BEARING S83°50'10"W, SAID CURVE HAVING A RADIUS OF

950.00 FEET AND A CENTRAL ANGLE OF 4°09'16"; THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE, ALONG SAID CURVE A DISTANCE OF 68.88 FEET; THENCE S90°00'00"W, A DISTANCE OF 42.58 FEET; THENCE S00°00'00"E, A DISTANCE OF 594.60 FEET; THENCE N90°00'00"W, A DISTANCE OF 409.82 FEET; THENCE N00°00'00"E, A DISTANCE OF 662.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 274,400 SQUARE FEET OR 6.299 ACRES, MORE OR LESS.

TOTAL LOTS 1 AND 2 CONTAINING 1,833,720 SQUARE FEET OR 42.096 ACRES, MORE OR LESS.

SAID LANDS SITUATE IN SECTION 24 TOWNSHIP 38 SOUTH, RANGE 39 EAST AND SECTION 19, TOWNSHIP 38 SOUTH, RANGE 40 EAST, MARTIN COUNTY, FLORIDA.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS, AND RIGHTS-OF-WAY OF RECORD.