

## Exhibit "A" Legal Description

**DESCRIPTION:**

A PORTION OF TRACT "A", FOUNDERS CROSSING PUD MASTER PLAT 1st REPLAT, AS RECORDED IN PLAT BOOK 62, PAGES 38 AND 39, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT "A"; THENCE SOUTH 00°29'12" WEST, A DISTANCE OF 1016.86 FEET; THENCE NORTH 89°46'30" WEST, A DISTANCE OF 928.73 FEET; THENCE NORTH 03°02'33" EAST, A DISTANCE OF 201.27 FEET; THENCE NORTH 10°22'50" EAST, A DISTANCE OF 72.17 FEET; THENCE NORTH 15°44'12" EAST, A DISTANCE OF 98.34 FEET; THENCE NORTH 21°38'08" EAST, A DISTANCE OF 83.18 FEET; THENCE NORTH 32°21'22" WEST, A DISTANCE OF 134.54 FEET; THENCE NORTH 25°43'31" EAST, A DISTANCE OF 182.02 FEET; THENCE NORTH 29°47'39" EAST, A DISTANCE OF 53.00 FEET; THENCE NORTH 36°15'31" WEST, A DISTANCE OF 6.20 FEET; THENCE NORTH 80°16'38" EAST, A DISTANCE OF 11.84 FEET; THENCE NORTH 35°07'00" WEST, A DISTANCE OF 78.23 FEET; THENCE NORTH 09°19'18" EAST, A DISTANCE OF 43.23 FEET; THENCE NORTH 00°55'17" EAST, A DISTANCE OF 41.67 FEET; THENCE NORTH 12°15'36" WEST, A DISTANCE OF 47.07 FEET; THENCE NORTH 01°07'41" EAST, A DISTANCE OF 34.00 FEET; THENCE NORTH 00°00'17" EAST, A DISTANCE OF 15.28 FEET; THENCE SOUTH 89°32'19" EAST, A DISTANCE OF 620.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 804,635 FEET / 18.472 ACRES MORE OR LESS

**SURVEYOR'S NOTES:**


1. SURVEY MAPS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF SOUTH 00°29'12" WEST ALONG THE EAST LINE OF TRACT "A", AS SHOWN ON THE PLAT OF FOUNDERS CROSSING PUD MASTER PLAT 1st REPLAT, AS RECORDED IN PLAT BOOK 62, PAGE 38 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983, (1990 ADJUSTMENT).
5. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF RECORD RECORDED IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
7. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.

**CERTIFICATE:**

I HEREBY CERTIFY THAT THE ATTACHED SKETCH OF DESCRIPTION OF THE HEREON DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECTION ON JUNE 03, 2026. I FURTHER CERTIFY THAT THIS SKETCH OF DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 5J-17 ADOPTED BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO FLORIDA STATUTES 472.027.

THIS IS NOT A SURVEY

SHEET 1 OF 3

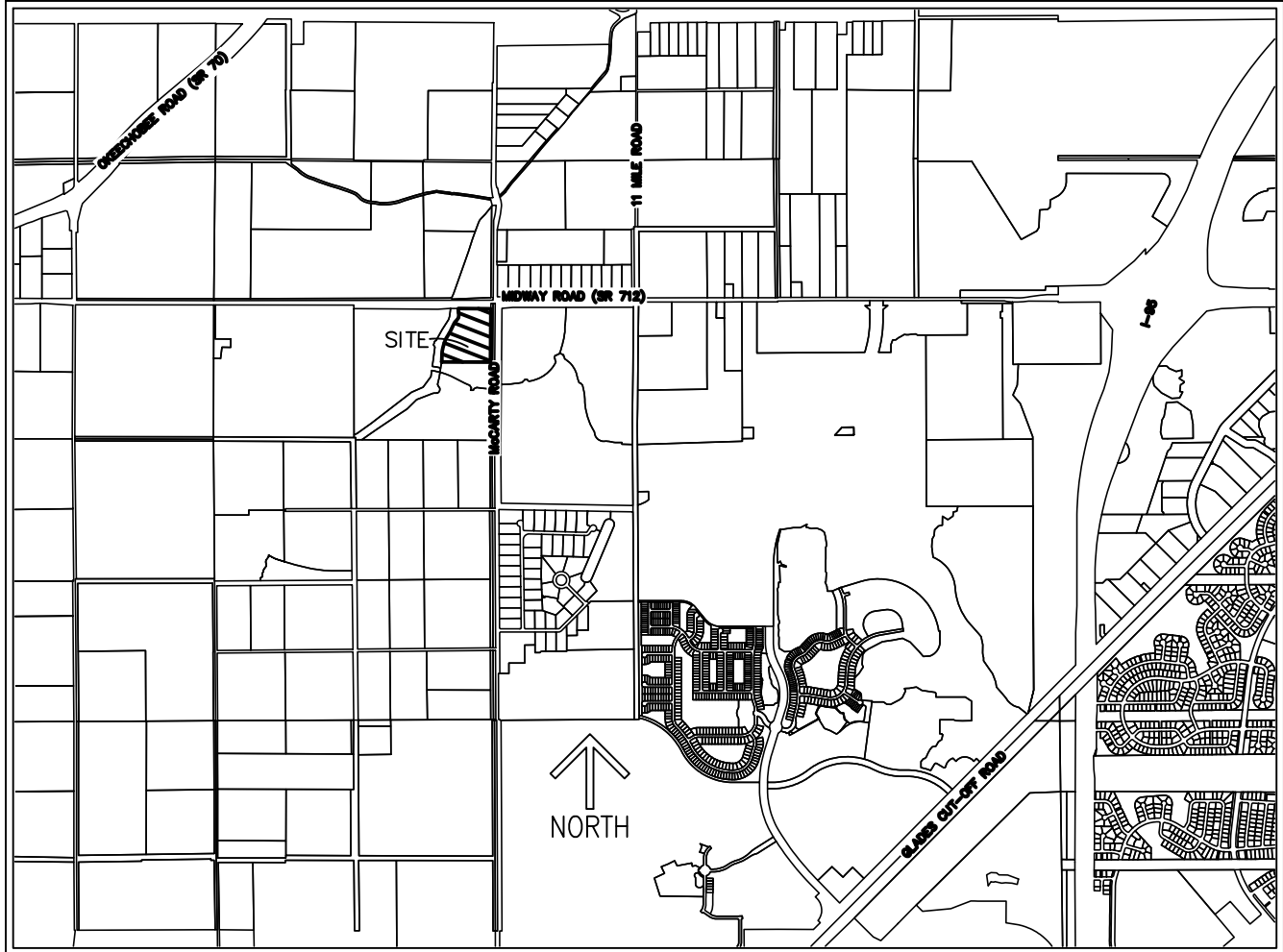


**CAULFIELD & WHEELER, INC.**  
 CIVIL ENGINEERING  
 LANDSCAPE ARCHITECTURE - SURVEYING  
 7900 GLADES ROAD - SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561)392-1991 / FAX (561)750-1452

**PORTION OF TRACT "A"  
 (18 ACRES ±)  
 SKETCH AND DESCRIPTION**

THOMAS W. GRITTON  
 REGISTERED LAND  
 SURVEYOR NO. 7347  
 STATE OF FLORIDA  
 L.B. 3591

|           |           |
|-----------|-----------|
| DATE      | 6-11-2026 |
| DRAWN BY  | TWG       |
| F.B./ PG. | N/A       |
| SCALE     | NONE      |
| JOB NO.   | 11551     |



**LOCATION MAP**  
NOT TO SCALE

**LEGEND/ABBREVIATIONS**

- P.O.B. – POINT OF BEGINNING
- LB – LICENSED BUSINESS
- R/W – RIGHT-OF-WAY
- ☉ – CENTERLINE
- P.B. – PLAT BOOK
- PG(S). – PAGE(S)
- R – RADIUS
- L – LENGTH
- E/W – EAST/WEST
- E.U.E. – EXCLUSIVE UTILITY EASEMENT

**LEGEND/(CONT)**

- N/S – NORTH/SOUTH
- UE – UTILITY EASEMENT
- REF. PT. – REFERENCE POINT
- P.O.C. – POINT OF COMMENCEMENT
- Δ – DELTA (CENTRAL ANGLE)
- FDOT – FLORIDA DEPARTMENT OF TRANSPORTATION
- FPL – FLORIDA POWER & LIGHT COMPANY
- 31-37-39 – SECTION 31, TOWNSHIP 37 SOUTH, RANGE 39 EAST
- O.R.B. – OFFICIAL RECORDS BOOK

THIS IS NOT A SURVEY

SHEET 2 OF 3



**CAULFIELD & WHEELER, INC.**

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PHONE (561)392-1991 / FAX (561)750-1452

**PORTION OF TRACT "A"**  
**(18 ACRES ±)**  
**SKETCH AND DESCRIPTION**

|           |           |
|-----------|-----------|
| DATE      | 6-11-2026 |
| DRAWN BY  | TWG       |
| F.B./ PG. | N/A       |
| SCALE     | NONE      |
| JOB NO.   | 11551     |

EXHIBIT "A"

**MIDWAY ROAD**

(SR 712)  
RIGHT-OF-WAY WIDTH VARIES

P.O.B.

1/4 SECTION LINE SECTION 5

NE CORNER OF TRACT "A"

TRACT F  
(P.B. 61, PG. 2)

S89°32'19"E  
620.33'

TEMPORARY ACCESS  
EASEMENT  
O.R.B. 2971, PAGE 75

20' EUE  
(PB 62, PG 38)

30' EUE  
(PB 62, PG 38)

S35°07'00"W  
78.23'

S36°15'31"W  
6.20'

FPL EASEMENT  
O.R.B. 3623,  
PAGE 2396

S32°21'22"W  
134.54'

PORTION OF  
TRACT A  
(P.B. 62, PG. 38)

AREA = 18.475 AC.±

1016.86'

S00°29'12"W

EAST LINE SECTION 5

WEST LINE SECTION 4

TRACT I  
(P.B. 61, PG. 2)

82' 50'

N.S.L.R.W.M.D.  
CANAL NO. 90

60' 60' 70'

N89°46'30"W 928.73'

REMAINDER OF  
TRACT A  
(P.B. 62, PG. 38)  
(NOT INCLUDED)

N00°00'17"E

15.28'

N01°07'41"E

34.00'

N12°15'36"W

47.07'

N00°55'17"E

41.67'

N09°19'18"E

43.23'

N80°16'38"E

11.84'

N29°47'39"E

53.00'

N25°43'31"E

182.02'

N21°38'08"E

83.18'

N15°44'12"E

98.34'

N10°22'50"E

72.17'

OSCT-1  
(P.B. 61, PG. 2)

N03°02'33"E

201.27'

TRACT H  
(P.B. 61, PG. 2)

THIS IS NOT A SURVEY

SHEET 3 OF 3

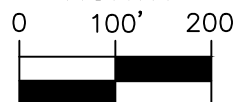


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NORTH



1 INCH = 200 FEET

DATE 06/11/2026

DRAWN BY TWG

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 11551

PORTION OF TRACT "A"  
(18 ACRES ±)  
SKETCH AND DESCRIPTION

**DESCRIPTION:**

A PORTION OF TRACT "A", FOUNDERS CROSSING PUD MASTER PLAT 1st REPLAT, AS RECORDED IN PLAT BOOK 62, PAGES 38 AND 39, AND A PORTION OF TRACT "G", FOUNDERS CROSSING PUD MASTER PLAT, AS RECORDED IN PLAT BOOK 61, PAGES 2 THROUGH 16, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT "A"; THENCE SOUTH 00°29'12" WEST, A DISTANCE OF 1016.86 FEET TO A POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°29'12" WEST, A DISTANCE OF 497.13 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT A AND THE NORTH LINE OF TRACT G; THENCE CONTINUE SOUTH 00°29'12" WEST, A DISTANCE OF 370.49 FEET; THENCE NORTH 89°46'30" WEST, A DISTANCE OF 614.45 FEET; THENCE NORTH 00°29'12" EAST, A DISTANCE OF 539.31 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT G AND THE SOUTH LINE OF SAID TRACT A; THENCE CONTINUE NORTH 00°29'12" EAST, A DISTANCE OF 328.32 FEET; THENCE SOUTH 89°46'30" EAST, A DISTANCE OF 614.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 533,106 FEET / 12.238 ACRES MORE OR LESS

**SURVEYOR'S NOTES:**


1. SURVEY MAPS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF NORTH 00°29'12" EAST ALONG THE WEST LINE OF TRACT "C", AS SHOWN ON THE PLAT OF FOUNDERS CROSSING PUD MASTER PLAT, AS RECORDED IN PLAT BOOK 61, PAGE 2 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983, (1990 ADJUSTMENT).
5. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. DATA SHOWN HEREON WAS COMPILED FROM THE INSTRUMENTS OF RECORD RECORDED IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
7. INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.

**CERTIFICATE:**

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THIS IS NOT A SURVEY

SHEET 1 OF 3

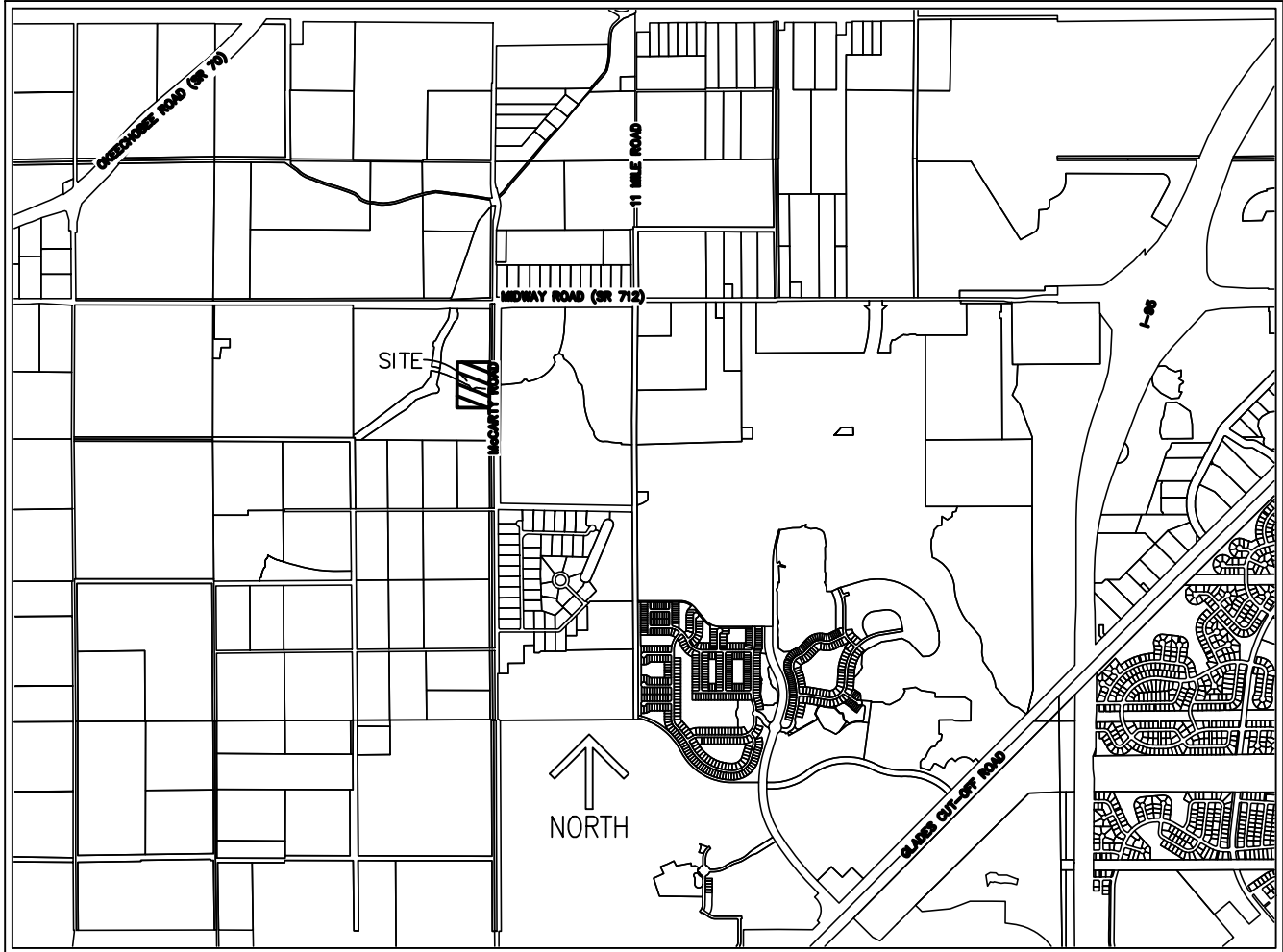


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 BOCA RATON, FLORIDA 33434  
 PHONE (561)392-1991 / FAX (561)750-1452

**PORTION OF TRACT "A"  
 (12 ACRES ±)  
 SKETCH AND DESCRIPTION**

THOMAS W. GRITTON  
 REGISTERED LAND  
 SURVEYOR NO. 7347  
 STATE OF FLORIDA  
 L.B. 3591

|           |           |
|-----------|-----------|
| DATE      | 6-11-2026 |
| DRAWN BY  | TWG       |
| F.B./ PG. | N/A       |
| SCALE     | NONE      |
| JOB NO.   | 11551     |



**LOCATION MAP**  
NOT TO SCALE

**LEGEND/ABBREVIATIONS**

- P.O.B. – POINT OF BEGINNING
- LB – LICENSED BUSINESS
- R/W – RIGHT-OF-WAY
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**LEGEND/(CONT)**

- N/S – NORTH/SOUTH
- UE – UTILITY EASEMENT
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- 31-37-39 – SECTION 31, TOWNSHIP 37 SOUTH, RANGE 39 EAST
- O.R.B. – OFFICIAL RECORDS BOOK

THIS IS NOT A SURVEY

SHEET 2 OF 3



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PHONE (561)392-1991 / FAX (561)750-1452

**PORTION OF TRACT "A"**  
**(12 ACRES ±)**  
**SKETCH AND DESCRIPTION**

|           |           |
|-----------|-----------|
| DATE      | 6-11-2026 |
| DRAWN BY  | TWG       |
| F.B./ PG. | N/A       |
| SCALE     | NONE      |
| JOB NO.   | 11551     |

EXHIBIT "A"

TRACT F (P.B. 61, PG. 2) NE CORNER OF TRACT "A"

REMAINDER OF TRACT A (P.B. 62, PG. 38) (NOT INCLUDED)

S89°46'30"E 614.45' P.O.B.

REMAINDER OF TRACT A (P.B. 62, PG. 38) (NOT INCLUDED)

PORTION OF TRACT A (P.B. 62, PG. 38) & PORTION OF TRACT G (P.B. 61, PG. 2)

AREA = 12.238 AC.±

NORTH LINE OF TRACT "G" (PB 61, PG. 2)

N00°29'12"E 867.62'

SOUTH LINE OF TRACT "A" (PB 62, PG. 38)

30' EUE (PB 62, PG 38)

APPROXIMATE LOCATION OF PERPETUAL EASEMENT (O.R.B. 803, PG 2986)

20' PE & UE (P.B. 61, P.G. 2)

30' EUE (PB 61, PG 2)

REMAINDER OF TRACT G (P.B. 61, PG. 2) (NOT INCLUDED)

N89°46'30"W 614.45'

REMAINDER OF TRACT G (P.B. 61, PG. 2) (NOT INCLUDED)

THIS IS NOT A SURVEY

N00°29'12"E 1016.86'

S00°29'12"W 867.62' EAST LINE SECTION 5 WEST LINE SECTION 4

60' 60' 70'

McCARTY ROAD 120' RIGHT-OF-WAY

50' 70' 60'

SHEET 3 OF 3

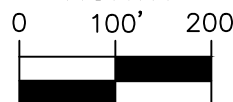


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CIVIL ENGINEERING LANDSCAPE ARCHITECTURE - SURVEYING 7900 GLADES ROAD - SUITE 100 BOCA RATON, FLORIDA 33434 PHONE (561)392-1991 / FAX (561)750-1452



NORTH



1 INCH = 200 FEET

DATE 06/11/2026

DRAWN BY TWG

F.B./ PG. N/A

SCALE AS SHOWN

JOB NO. 11551

PORTION OF TRACT "A" (12 ACRES ±) SKETCH AND DESCRIPTION

**DESCRIPTION:**

A PORTION OF TRACT "C", FOUNDERS CROSSING PUD MASTER PLAT, AS RECORDED IN PLAT BOOK 61, PAGES 2 THROUGH 16, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT "C"; THENCE SOUTH 00°29'12" WEST, A DISTANCE OF 502.52 FEET; THENCE SOUTH 89°30'48" EAST, A DISTANCE OF 23.28 FEET TO A POINT OF BEGINNING; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 607.77 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 865.31 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 607.77 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 865.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 525,905 FEET / 12.073 ACRES MORE OR LESS

**SURVEYOR'S NOTES:**


1. SURVEY MAPS OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND ORIGINAL SEAL, OR THE AUTHENTICATED ELECTRONIC SIGNATURE AND SEAL, OF A FLORIDA LICENSED PROFESSIONAL LAND SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED, BY THE SURVEYOR, FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF NORTH 00°29'12" EAST ALONG THE WEST LINE OF TRACT "C", AS SHOWN ON THE PLAT OF FOUNDERS CROSSING PUD MASTER PLAT, AS RECORDED IN PLAT BOOK 61, PAGE 2 OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983, (1990 ADJUSTMENT).
5. THE LAND DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
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THIS IS NOT A SURVEY

SHEET 1 OF 3



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 7900 GLADES ROAD - SUITE 100  
 BOCA RATON, FLORIDA 33434  
 PHONE (561)392-1991 / FAX (561)750-1452

**PORTION OF TRACT "C"  
 (12 ACRES ±)  
 SKETCH AND DESCRIPTION**

THOMAS W. GRITTON  
 REGISTERED LAND  
 SURVEYOR NO. 7347  
 STATE OF FLORIDA  
 L.B. 3591

|           |          |
|-----------|----------|
| DATE      | 6-3-2026 |
| DRAWN BY  | TWG      |
| F.B./ PG. | N/A      |
| SCALE     | NONE     |
| JOB NO.   | 11551    |



**DESCRIPTION:**

A PORTION OF TRACT "A", FOUNDERS CROSSING PUD MASTER PLAT, AS RECORDED IN PLAT BOOK 61, PAGES 2 THROUGH 16, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. LUCIE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT "A"; THENCE NORTH 85°17'22" EAST, A DISTANCE OF 206.51 FEET; THENCE NORTH 89°53'09" EAST, A DISTANCE OF 856.86 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 757.78 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 1068.95 FEET; THENCE NORTH 00°29'12" EAST, A DISTANCE OF 739.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 804,761 FEET / 18.475 ACRES MORE OR LESS

**SURVEYOR'S NOTES:**


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THIS IS NOT A SURVEY

SHEET 1 OF 3



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 PHONE (561)392-1991 / FAX (561)750-1452

THOMAS W. GRITTON  
 REGISTERED LAND  
 SURVEYOR NO. 7347  
 STATE OF FLORIDA  
 L.B. 3591

|           |          |
|-----------|----------|
| DATE      | 6-1-2026 |
| DRAWN BY  | TWG      |
| F.B./ PG. | N/A      |
| SCALE     | NONE     |
| JOB NO.   | 11551    |

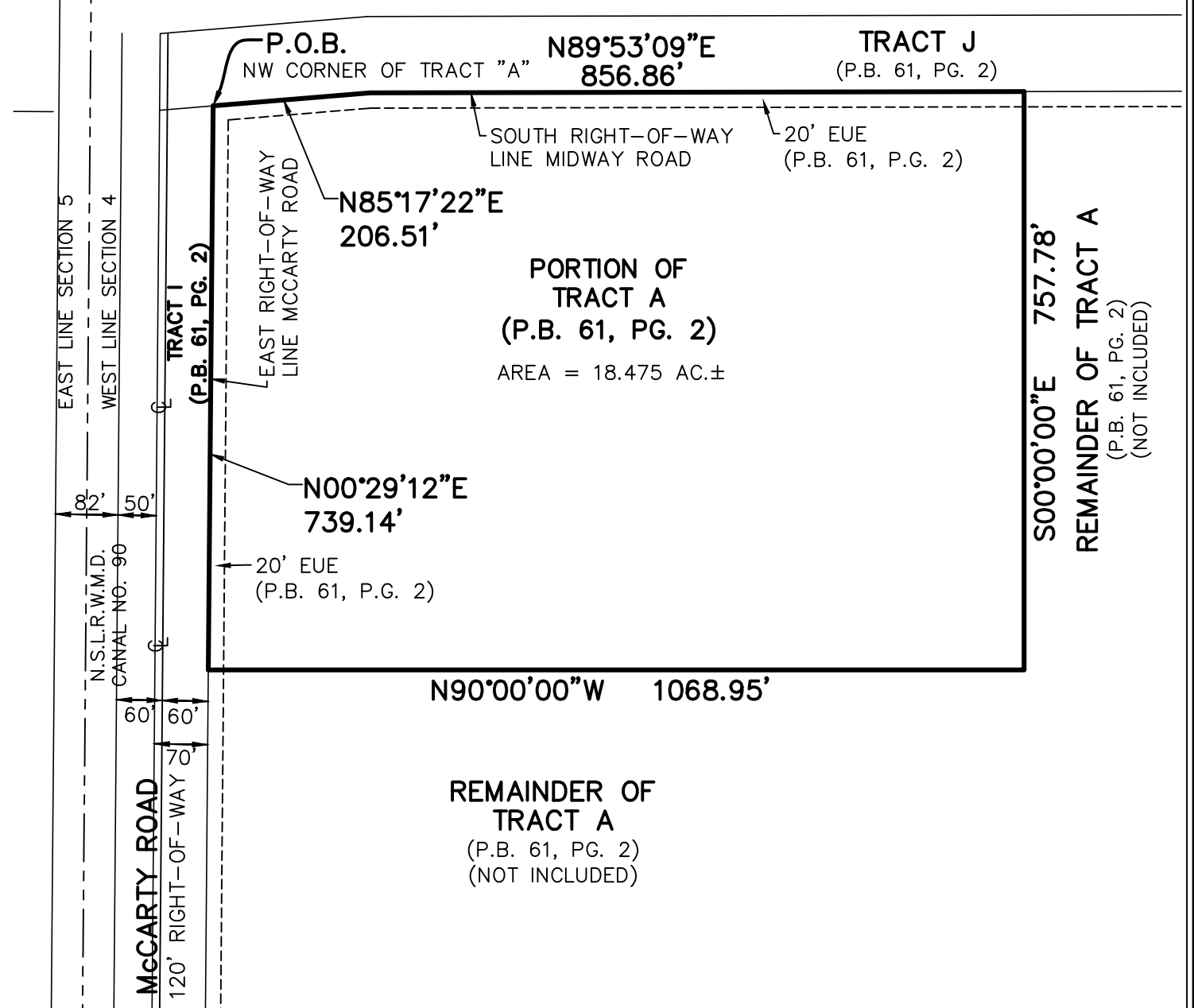
**PORTION OF TRACT "A"**  
**(18 ACRES ±)**  
**SKETCH AND DESCRIPTION**

**MIDWAY ROAD**

(SR 712)

RIGHT-OF-WAY WIDTH VARIES

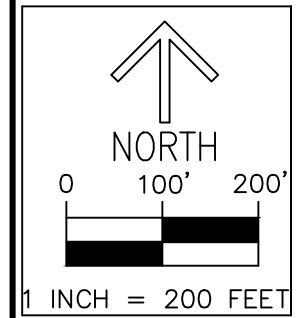
1/4 SECTION LINE SECTION 4



THIS IS NOT A SURVEY

SHEET 3 OF 3

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|           |            |
|-----------|------------|
| DATE      | 06/01/2026 |
| DRAWN BY  | TWG        |
| F.B./ PG. | N/A        |
| SCALE     | AS SHOWN   |
| JOB NO.   | 11551      |

**PORTION OF TRACT "A"**  
**(18 ACRES ±)**  
**SKETCH AND DESCRIPTION**