

## Exhibit A

### PARCEL 1:

All of the Plat of 58 OAK, recorded in Plat Book 183, Page 299, of the Public Records of Broward County, Florida.

### PARCEL 2:

Lot 1 of SEMINOLE ESTATES, according to the Plat thereof, recorded in Plat Book 21, Page 15, of the Public Records of Broward County, Florida, less portions described as follows:

#### Parcel A:

A portion of Lots 1, 4, and 5, and all of Lots 6 and 7, of SEMINOLE ESTATES, according to the Plat thereof, recorded in Plat Book 21, Page 15, of the Public Records of Broward County, Florida, being described as follows:

Commencing at the Northwest corner of said Lot 5;

Thence North 84°29'41" East on an assumed bearing along the North line of said Lot 5, a distance of 150 feet;

Thence South 1 °54'19" East 47.95 feet to a point of beginning;

Thence continue South 1°54'19" East 102.05 feet;

Thence North 84°29'41" East 2 feet;

Thence South 5°30'19" East 272 feet;

Thence South 84°29'41" West 77.47 feet to the Southwest line of said Lot 4;

Thence South 49°47'38" East along said Southwest line 138.37 feet;

Thence North 88°34'21" East along the South line of said Lot 4, a distance of 170.45 feet to the Southeast corner of Lot 4;

Thence North 1 °25'39" West along the East line of Lot 4, a distance of 200 feet to the South line of said Lot 1;

Thence North 88°34'21" East along the last described South line 23 .17 feet;

Thence North 1 °25'39" West parallel with the West line of Lot 1, a distance of 180.48 feet to the Southeast corner of said Lot 7;

Thence North 5°30' 19" West along the East line of Lot 7, a distance of 108.30 feet to a point on a non-tangent curve whose center bears North 8°05'39" West from said point;

Thence Westerly along a 2917.79 foot radius curve to the right, through a central angle of  $4^{\circ}36'52''$  an arc distance of 234.99 feet to the Point of Beginning, said curve forming the South right of way line of Stirling Road, as shown on Florida Department of Transportation Right of Way Map; section 86516-2602.

Parcel B:

Lot 9, less the West 20.0 feet thereof, SEMINOLE ESTATES, as recorded in Plat Book 21, Page 15, of the Public Records of Broward County, Florida, and that part of Lot 1 of said SEMINOLE ESTATES, described as follows:

Beginning at the Southeast corner of said Lot 9;

Thence Southerly parallel with the West line of said Lot 1, 196.13 feet to the North line of Lot 2 of said SEMINOLE ESTATES;

Thence Westerly along the North line of Lot 2 of said SEMINOLE ESTATES 89.77 feet;

Thence Northerly parallel with the West line of said Lot 1, a distance of 189.73 feet to the South line of said Lot 9;

Thence Easterly along the South line of said Lot 9, a distance of 90.0 feet to the Point of Beginning.

Parcel C:

Lot 8, and the West 20.0 feet of Lot 9, and part of Lot 1, SEMINOLE ESTATES, as recorded in Plat Book 21, Page 15, of the Public Records of Broward County, Florida, being more particularly described as follows:

Commence at the Southwest corner of said Lot 8, being the Point of Beginning;

Thence on an assumed bearing of North  $05^{\circ}30'19''$  West a distance of 108.30 feet to a point on the arc of a concave curve non-tangent, Northeasterly, having a radius of 2,917.79 feet, a central angle of  $01^{\circ}22'19''$  and an arc distance of 69.87 feet to the point of a reverse curvature of a circular curve Southeasterly;

Thence Easterly along the arc of said curve having a radius of 2,811.79 feet, a central angle of  $01^{\circ}13'51''$  and an arc distance of 60.40 feet;

Thence South  $05^{\circ}30'19''$  East, a distance of 115.81 feet to a point on the North line of Lot 1;

Thence South  $01^{\circ}21'40''$  East, a distance of 189.73 feet to a point on the North line of Lots 2 and 3;

Thence South  $88^{\circ}38'20''$  West a distance of 129.67 feet to a point;

Thence North  $01^{\circ}21'40''$  West a distance of 180.48 feet to the Point of Beginning.

PARCEL 3:

Non-exclusive easements contained in that Easement Agreement recorded July 18, 2023, under Instrument No.118984346.

PARCELS 1 AND 2 ALSO BEING DESCRIBED AS:

PARCEL A, "58 OAK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 183, PAGE 299, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

TOGETHER WITH:

A PORTION OF LOT 1, "SEMINOLE ESTATES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 15, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 01°45'12" WEST ALONG THE WEST LINE OF SAID LOT 1 FOR 199.83 FEET TO THE NORTHEAST CORNER OF LOT 2 OF SAID "SEMINOLE ESTATES"; THENCE SOUTH 8°14'48" WEST ALONG THE NORTH LINE OF SAID LOT 2 FOR 13.34 FEET; THENCE NORTH 01°45'12" WEST 196.14 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 1 AND THE SOUTHWEST CORNER OF LOT 10 OF SAID "SEMINOLE ESTATES"; THENCE ALONG THE NORTHERLY, EASTERLY, AND SOUTHERLY BOUNDARIES OF SAID LOT 1, THE FOLLOWING SIX COURSES AND DISTANCES: 1) NORTH 84°10'08" EAST 290.56 FEET; 2) SOUTH 05°49'52" EAST 69.53 FEET; 3) NORTH 84°10'08" EAST 248.23 FEET; 4) SOUTH 14 °51 '09" WEST 324.91 LEFT TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; 5) SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 73°23'39" FOR AN ARC LENGTH OF 96.07 FEET TO A POINT OF TANGENCY; 6) SOUTH 88°14'48" WEST 364.30 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN BROWARD COUNTY, FLORIDA.