

"EXHIBIT A"
LEGAL DESCRIPTION AND SKETCH

DESCRIPTION:

THE NORTH 5.00 FEET OF THE SOUTH 20.00 FEET OF THE EAST 150.00 FEET OF THAT CERTAIN PARCEL OF LAND AS
DESCRIBED IN THE WARRANTY DEED RECORDED UNDER INSTRUMENT NUMBER 114805828 OF THE PUBLIC RECORDS OF
BROWARD COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

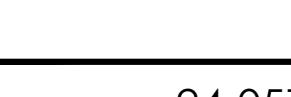
BEGINNING AT A POINT 50 FEET WEST OF AND 3955.75 FEET NORTH OF THE SOUTHEAST CORNER OF THE SW 1/4 OF SECTION 6, TOWNSHIP 50 SOUTH, RANGE 42 EAST, FOR A **POINT OF BEGINNING**; THENCE RUN WEST 850.07 FEET ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID SECTION 6 AND FORMING AN ANGLE OF 89 DEGREES 18' 47" IN THE NORTHWEST QUADRANT AS MEASURED FROM A LINE PARALLEL TO THE EAST LINE OF THE NW 1/4 OF SAID SECTION 6; THENCE RUN NORTH ALONG A LINE PARALLEL TO AND 900 FEET WEST OF SAID EAST LINE OF THE NW 1/4 FOR A DISTANCE OF 563.07 FEET, MORE OR LESS, TO A POINT 870 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 6; THENCE RUN EAST 850.03 FEET, MORE OR LESS, ALONG A LINE PARALLEL TO SAID NORTH LINE OF SECTION 6, TO THE POINT 50 FEET WEST OF THE EAST LINE OF SAID NW 1/4 OF SECTION 6; THENCE RUN SOUTH 565.28 FEET, MORE OR LESS, ALONG A LINE 50 FEET WEST OF AND PARALLEL TO SAID EAST LINE OF THE NW 1/4 TO THE **POINT OF BEGINNING**.

LESS AND EXCEPTING THE EAST 470 FEET OF SAID LANDS DEEDED TO BROWARD COUNTY IN OFFICIAL RECORDS BOOK 13651, PAGE 822, PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

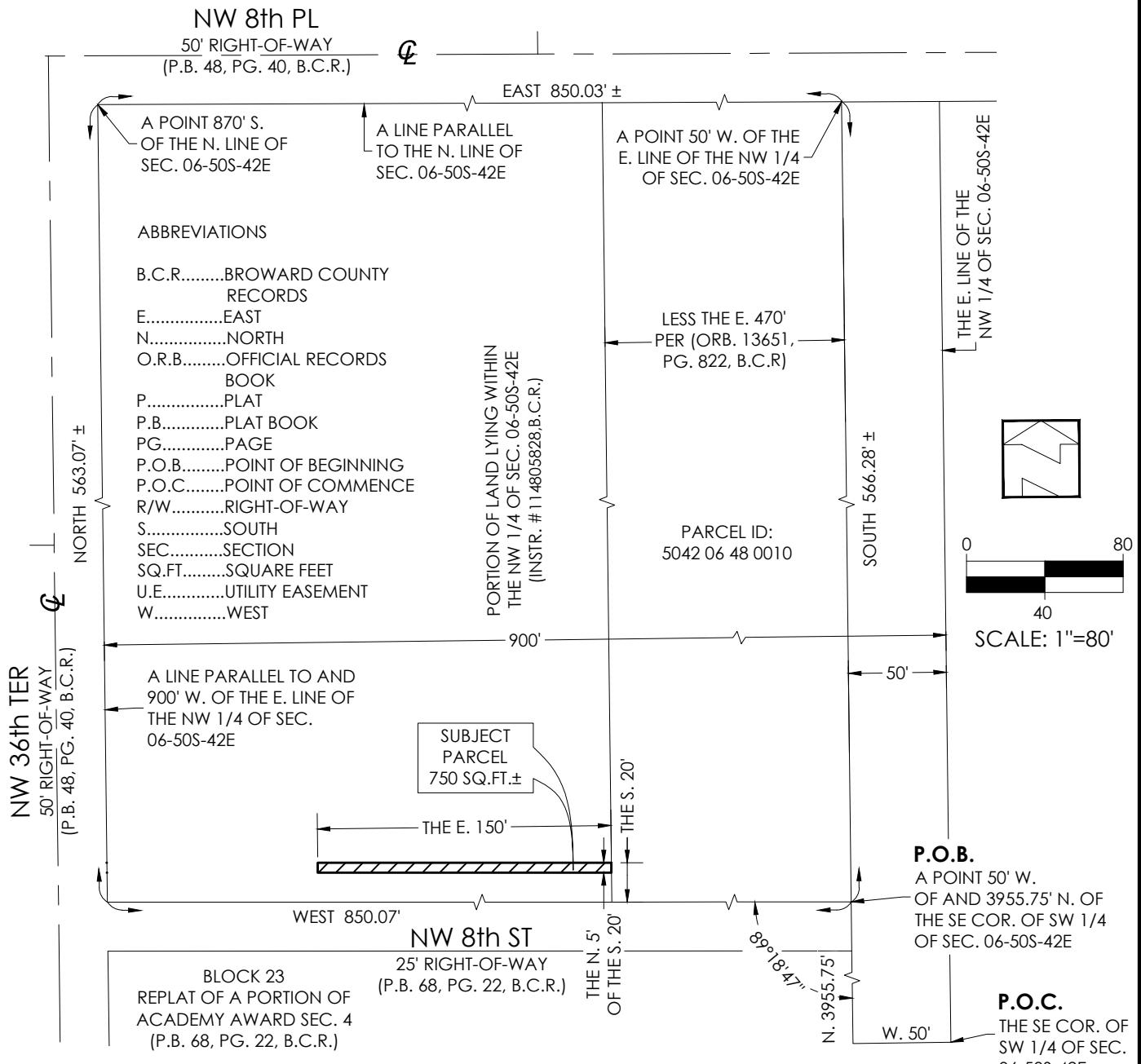
SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA, CONTAINING 750 SQUARE FEET MORE OR LESS.

NOTES:

1. THIS IS NOT A SURVEY, BUT ONLY A GRAPHIC DEPICTION OF THE LAND SHOWN HEREON AND ITS LEGAL DESCRIPTION; NO BOUNDARY CORNERS WERE SET IN THE FIELD RELATED TO THIS SKETCH.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
3. SEE SHEET 2 OF 2 FOR SKETCH; THIS LEGAL DESCRIPTION IS NOT COMPLETE WITHOUT ALL SHEETS.
4. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY LEONARDO V TREJO ON 07/22/2025.
5. WR# **12876557**.

SIGNATURE:		ADDRESS: 850 NW 36th TER																												
		ID#: 5042 06 00 0120																												
		SECTION-TOWNSHIP-RANGE: 06-50S-42E																												
JOB NUMBER: 24-057 SEC. 06-50S-42E		DRAWN BY FB																												
		CHECKED BY LT																												
 <p>Certificate of authorization LB#8339 2828 N University Dr Coral Springs, Florida 33065</p>		SCALE N/A																												
<table border="1"> <thead> <tr> <th>No</th> <th>REVISIONS</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td></tr> <tr><td></td><td></td><td></td><td></td></tr> </tbody> </table>		No	REVISIONS	DATE	BY																									SHEET NUMBER 1 OF 2
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Trejo & associates inc	No	REVISIONS	DATE	BY	CHECKED BY LT
Certificate of authorization LB#8339 2828 N University Dr Coral Springs, Florida 33065					SCALE 1"=80'
					SHEET NUMBER 2 OF 2