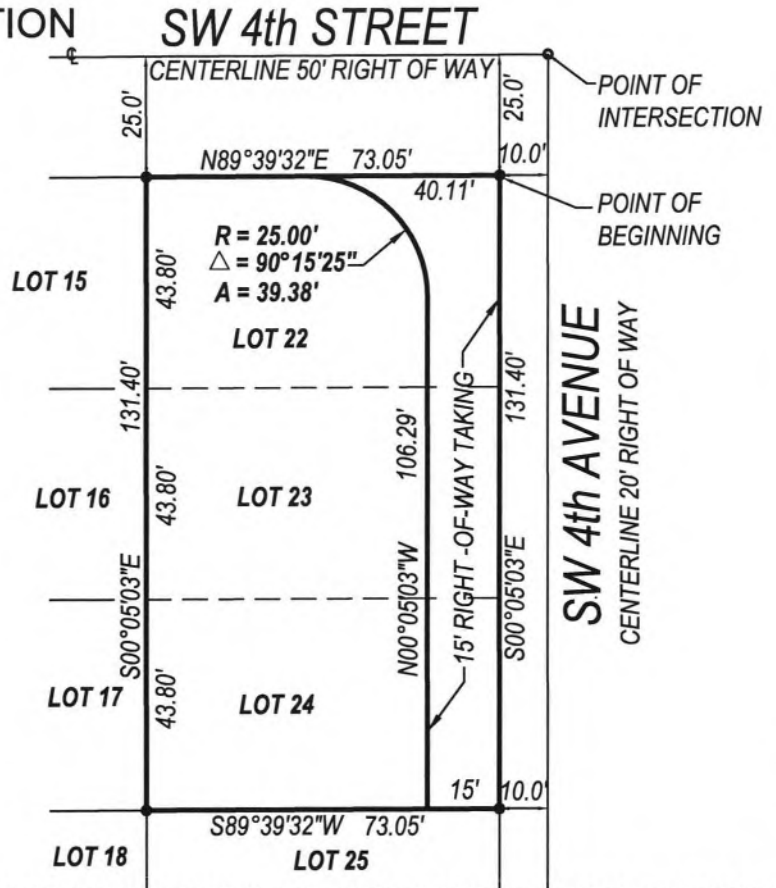


## EXHIBIT "A"

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### SKETCH AND LEGAL DESCRIPTION THIS IS NOT A SURVEY



#### DESCRIPTION :

A PORTION OF LOTS 22, 23 AND 24, SUNDY AND TENBROOK ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 32, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 22; THENCE PROCEED S00°05'03"E ALONG THE EAST LINE OF SAID LOTS 22, 23 AND 24 FOR 131.40 FEET TO THE SOUTHEAST CORNER OF SAID LOT 24; THENCE PROCEED S89°39'32"W ALONG THE SOUTH LINE OF SAID LOT 24 FOR 15.00 FEET; THENCE PROCEED N00°05'03"W FOR 106.29 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET; THENCE PROCEED THROUGH SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 90°15'25" FOR 39.38 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 22 SAID POINT BEING TANGENT TO THE FOLLOWING DESCRIBED COURSE; THENCE PROCEED N89°39'32"E FOR 40.11 FEET TO THE POINT OF BEGINNING.

#### SURVEYORS' NOTES:

1. THIS SKETCH OF DESCRIPTION MEETS STANDARDS OF PRACTICE SET FORTH IN RULE 5J-17.050-.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO FLORIDA STATUTES.
2. THIS FIRM'S CERTIFICATE OF AUTHORIZATION NUMBER IS LB 8261.
3. THIS SKETCH AND LEGAL DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF THE SURVEYOR AND MAPPER NAMED HEREON.
4. THIS SKETCH AND LEGAL HAVE BEEN PREPARED WITHOUT A REVIEW OF THE TITLE POLICY OR OWNERSHIP AND ENCUMBRANCE REPORT; AND IT IS POSSIBLE THAT THERE ARE EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE SUBJECT PROPERTY, IN PARTICULAR OTHER EASEMENTS OF RECORD THAT MAY BE IN CONFLICT WITH GRANTING OF THIS EASEMENT.

ALL DISTANCES SHOWN HEREON ARE GRID UNLESS NOTED OTHERWISE.

COORDINATES SHOWN HEREON ARE GRID

DATUM= NAD 83, 1990 ADJUSTMENT ("N 90:" "E 90:")

ZONE= FLORIDA EAST

LINEAR UNITS= U.S. SURVEY FOOT

COORDINATE SYSTEM= 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION.

PROJECT SCALE FACTOR=1.000046751

GRID DISTANCE / SCALE FACTOR= GROUND DISTANCE

DATE: 07-19-19



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