

EXHIBIT "A"

DESCRIPTION SKETCH

SHEET 1 OF 2

SECTION 16, TOWNSHIP 29 SOUTH,
RANGE 16 EAST, PINELLAS COUNTY, FLORIDA
CITY OF CLEARWATER

LEGAL DESCRIPTION:

A PORTION OF BAY STREET, A 50 FOOT RIGHT-OF-WAY ABUTTING BAY VIEW CITY SUBN., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 43, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, ON THE WEST AND ABUTTING BAYVIEW TERRACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 63, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA ON THE EAST, BOUNDED ON THE NORTH BY THE SOUTH RIGHT-OF-WAY LINE OF TENNESSEE AVENUE (A 60' R/W) AND BOUNDED ON THE SOUTH BY THE NORTH RIGHT-OF-WAY LINE OF CAROLINA AVENUE (A 60' R/W); BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 6, BLOCK 6 OF SAID BAY VIEW CITY SUBN., THENCE N.00°43'38"E. ALONG THE EAST LINE OF SAID BAY VIEW CITY SUBN., ALSO BEING THE WEST RIGHT-OF-WAY LINE OF BAY STREET, A DISTANCE OF 274.00 FEET TO THE NORTHEAST CORNER OF LOT 5, BLOCK 6 OF SAID BAY VIEW CITY SUBN., ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF TENNESSEE AVENUE; THENCE N.89°55'06"E. ALONG THE SOUTH RIGHT-OF-WAY LINE OF TENNESSEE AVENUE, A DISTANCE OF 50.00 FEET TO A POINT ON THE WEST LINE OF AFOREMENTIONED BAYVIEW TERRACE, ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF BAY STREET; THENCE S.00°43'38"W. ALONG THE WEST LINE OF SAID BAYVIEW TERRACE, ALSO BEING THE EAST RIGHT-OF-WAY LINE OF BAY STREET, A DISTANCE OF 274.00 FEET TO THE EASTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF CAROLINA AVENUE; THENCE S.89°55'06"W. ALONG THE EASTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF CAROLINA AVENUE, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 13,700.000 SQUARE FEET MORE OR LESS.

SURVEYOR'S REPORT

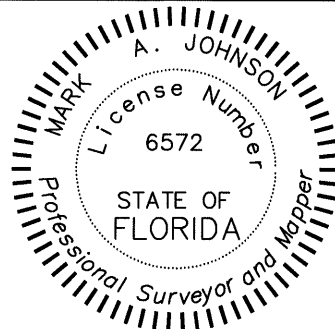
1. UNDERGROUND ENCROACHMENTS SUCH AS UTILITIES AND FOUNDATIONS THAT MAY EXIST, HAVE NOT BEEN LOCATED.
2. BEARINGS SHOWN HEREON ARE ASSUMED, HOLDING THE WEST RIGHT OF WAY LINE OF BAY STREET, AS BEING N 00°43'38"E.
3. THIS SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT, TITLE OPINION OR OWNERSHIP AND ENCUMBRANCE REPORT. THEREFORE THERE MAY BE EASEMENTS, RIGHTS OF WAY OR OTHER ENCUMBRANCES THAT ARE NOT SHOWN ON THIS SKETCH THAT MAY BE FOUND IN THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.
4. THIS IS NOT A BOUNDARY SURVEY.
5. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY.

PREPARED FOR: AVODA GROUP LLC

Certificate of Authorization "LB #6945"

NOT VALID AND INCOMPLETE WITHOUT ALL SHEETS

MARK A. JOHNSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER 6572
NOT VALID WITHOUT THE ELECTRONIC
SIGNATURE AND SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER



CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE FLORIDA STANDARDS OF PRACTICE AS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS. THE SEAL AND UNIQUE SIGNATURE APPEARING ON THIS DOCUMENT IS AUTHORIZED BY MARK A. JOHNSON PSM 6572 AND IS COMPLIANT WITH F.S.61G17-7.0025(3)

(a) (b) (c) (d)

DRAFTED BY:

M.A.J.

DATE:

7-14-2026

JOB #

25-1208BAY

WILLIAMSON
&
ASSOCIATES, INC.
PROFESSIONAL SURVEYORS
&

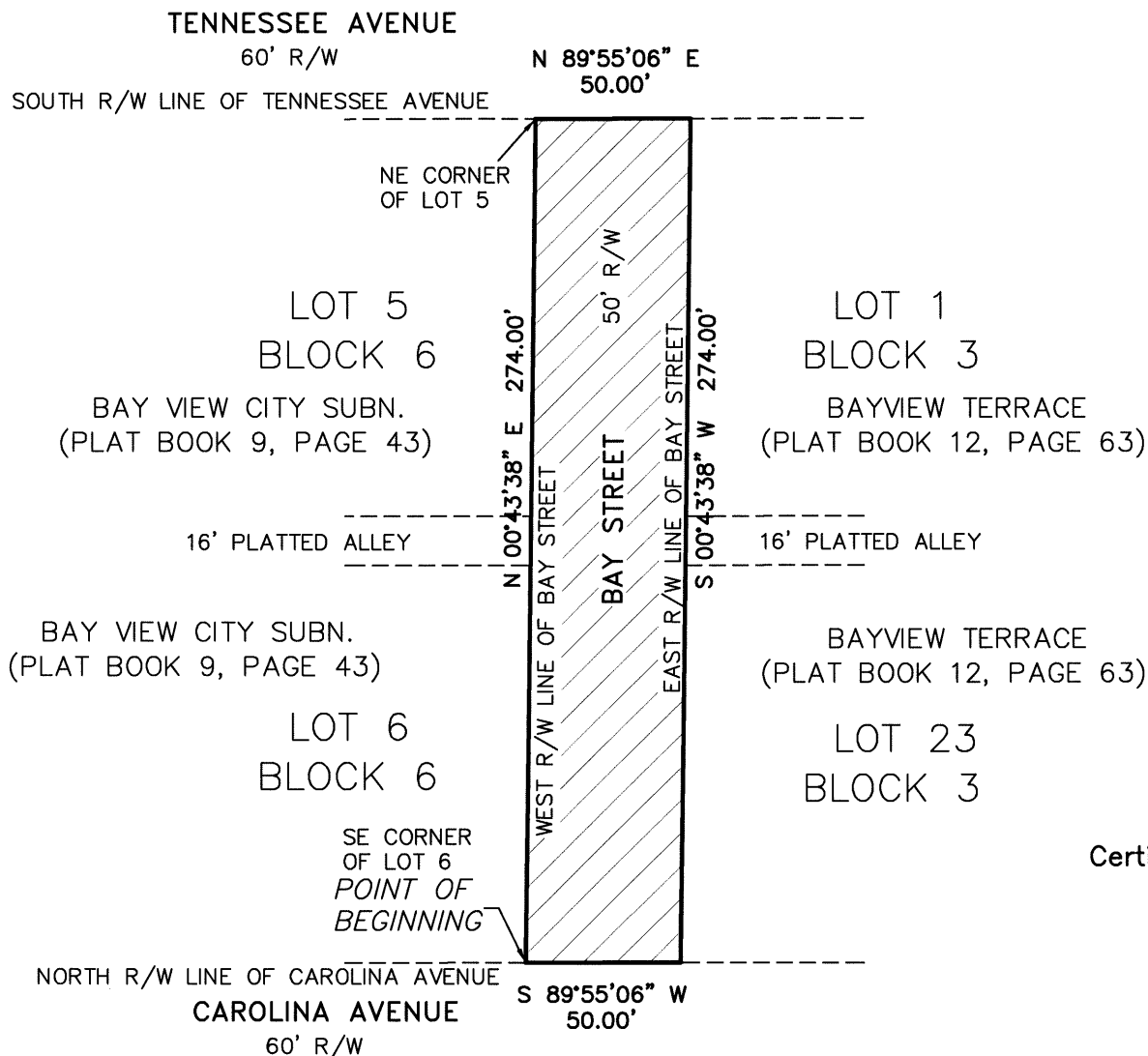
MAPPERS LB # 6945

5020 GUNN HIGHWAY SUITE 220 A
TAMPA, FL 33624
(813) 265-4795
FAX (813) 264-6062

DESCRIPTION SKETCH

SECTION 16, TOWNSHIP 29 SOUTH,
RANGE 16 EAST, PINELLAS COUNTY, FLORIDA
CITY OF CLEARWATER

SHEET 2 OF 2



SCALE 1"=60'

Certificate of Authorization "LB #6945"

LEGEND:

(F) = FIELD
(P) = PLAT
(R/W) = RIGHT OF WAY

NOT VALID AND INCOMPLETE WITHOUT ALL SHEETS

WILLIAMSON
&
ASSOCIATES, INC.
PROFESSIONAL SURVEYORS

&
MAPPERS LB # 6945
5020 GUNN HIGHWAY SUITE 220 A
TAMPA, FL 33624
(813) 265-4795
FAX (813) 264-6062