Exhibit "A"

Description of Property with Survey or Sketch
(see attachment)

LEGAL DESCRIPTION - PARENT TRACT

LOTS 13 AND 14, BLOCK 9, OF THE PALM BEACH FARMS COMPANY PLAT NO. 2, TOWNSITE OF LUCERNE, NOW KNOWN AS LAKE WORTH, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGES 29 THROUGH 40, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

EXHIBIT **B**

PROPOSED EASEMENT

LOCATION: 1217 LAKE AVENUE, LAKE WORTH BEACH, FLORIDA 33460

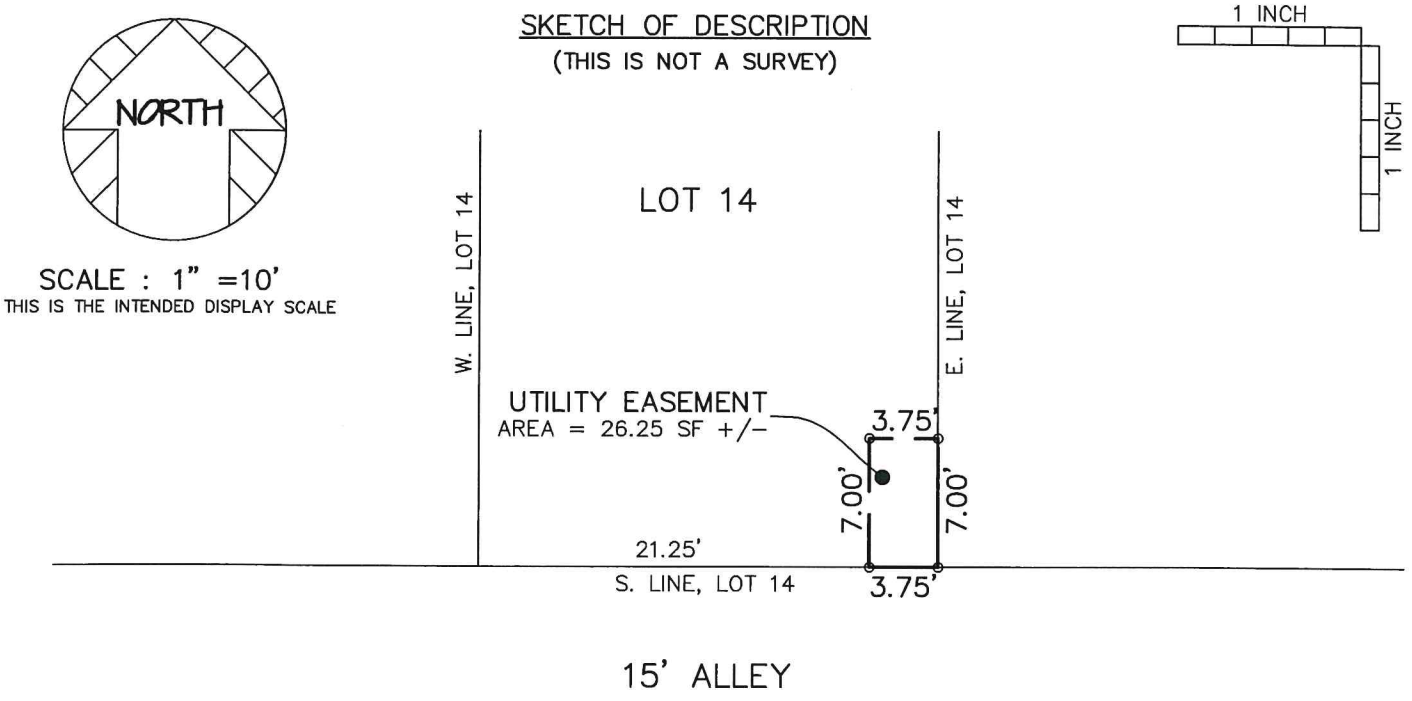
PCN: 38-43-44-21-15-009-0130

OWNER: LAKE WORTH COIN LAUNDRY LLC

LEGAL DESCRIPTION
UTILITY EASEMENT

AN EASEMENT OVER, UNDER, AND ACROSS THE EAST 3.75 FEET OF THE SOUTH 7 FEET OF LOT 14, BLOCK 9, OF PALM BEACH FARMS COMPANY PLAT NO. 2, TOWNSITE OF LUCERNE, NOW KNOWN AS LAKE WORTH, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGES 29 THROUGH 40, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID EASEMENT CONTAINING 26.25 SQUARE FEET, MORE OR LESS.



SURVEYOR'S NOTES

1. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS EXHIBIT IS BASED UPON THE PLAT OF RECORD. NO FIELD SURVEY WAS PERFORMED IN CONNECTION WITH THE PREPARATION OF THIS EASEMENT EXHIBIT.

LEGEND:

SF	SQUARE FEET
+/-	MORE OR LESS

SKETCH NO.: 822318_2026-06-02.dwg

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

CERTIFICATION:

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION SHOWN HEREON MEETS THE STANDARDS OF PRACTICE SET FORTH UNDER CHAPTER 5J-17 F.A.C. BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS.

R.L. VAUGHT & ASSOCIATES, INC.
SURVEYORS, MAPPERS & PLANNERS
LICENSED SURVEY BUSINESS NUMBER 5879
9075 SE BRIDGE ROAD; HOBE SOUND 33455
MAIL: P.O. BOX 160 HOBE SOUND, FL 33475
PHONE: 772-546-8086 FAX: 772-546-8087
EMAIL: survey@rlvaught.com

DATE OF SKETCH: 08/31/2026
SCALE: N/A W.O. #: 822758
REVISIONS:
09/03/26 * ENLARGE ESMT * PMZ

STATE OF FLORIDA

FLORIDA REGISTRATION #6736
P. Michael Zarrella PSM