EXHIBIT "A"

MITRAS PROPERTY
TEMPOARARY CONSTRUCTION EASEMENT

DESCRIPTION: That part of the following:

TRACT "RW", according to the plat of TALAVERA PHASE 1A-1, as recorded in Plat Book 70, Pages 53 through 59 inclusive,

TRACT "RW", according to the plat of TALAVERA PHASE 1A-2, as recorded in Plat Book 73, Pages 89 through 94 inclusive,

TRACT "RW", according to the plat of TALAVERA PHASE 1A-3, as recorded in Plat Book 74, Pages 95 through 100 inclusive,

TRACT "RW1", according to the plat of TALAVERA PHASE 1C, as recorded in Plat Book 82, Pages 20 through 25 inclusive,

TRACT "RW" and TRACT "2", according to the plat of TALAVERA PHASE 1D, as recorded in Plat Book 86, Pages 87 through 92 inclusive,

ALL of the above being of the Public Records of Pasco County, Florida, lying in Section 4, Township 25 South, Range 18 East, Pasco County, Florida, being more particularly described as follows:

COMMENCE at the Northeasterly corner of TRACT "Q", according to said plat of TALAVERA PHASE 1A-1 for the **POINT OF BEGINNING**, run thence S.77°57'39"W., 337.57 feet to a point of curvature; thence Southwesterly, 274.93 feet along the arc of a curve to the left having a radius of 390.00 feet and a central angle of 40°23'26" (chord bearing S.57°45'56"W., 269.27 feet) to a point of tangency; thence S.37°34'13"W., 523.99 feet to a point of curvature; thence Westerly, 472.06 feet along the arc of a curve to the right having a radius of 411.00 feet and a central angle of 65°48'30" (chord bearing S.70°28'28"W., 446.54 feet) to a point of tangency; thence N.76°37'17"W., 935.48 feet to a point of curvature; thence Westerly, 270.68 feet along the arc of a curve to the left having a radius of 375.00 feet and a central angle of 41°21'26" (chord bearing S.82°42'00"W., 264.84 feet) to a point of tangency; thence S.62°01'17"W., 24.94 feet; thence N.27°58'43"W., 5.00 feet; thence S.62°01'17"W., 772.30 feet; thence N.27°58'43"W., 412.81 feet to a point of curvature; thence Northerly, 577.86 feet along the arc of a curve to the right having a radius of 525.00 feet and a central angle of 63°03'51" (chord bearing N.03°33'13"E., 549.12 feet) to a point of tangency; thence N.35°05'08"E., 291.52 feet to a point of curvature; thence Northerly, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing N.09°54'52"W., 35.36 feet) to a point of tangency; thence N.54°54'52"W., 496.33 feet to a point of curvature; thence Westerly, 201.52 feet along

Legal Description continues on Sheet 2

MITRAS PROPERTY
TEMPORARY CONSTRUCTION EASEMENT

No.	Date	Description	Dwn.

REVISIONS

SHEET NO. 1 OF 10 SHEETS

Prepared For: **BANYON LAND AND CAPITAL**

DESCRIPTION SKETCH
(Not a Survey)

ARTHUR W. MERRITT CERTIFICATE No. 4498 STATE OF FLORIDA REGISTERED LAND SURVEYOR

Digitally signed by Arthur W Merritt
Date: 2026.02.13 16:04:56 -05'00'

Arthur W. Merritt
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR AN AUTHENTICATED DIGITAL SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER

AMERRITT, INC.
LAND SURVEYING AND MAPPING
LICENSED BUSINESS NUMBER LB7778
3010 W. Azeele Street, Suite 150
Tampa, FL 33609
PHONE (813) 221-5200

Drawn: WFS	Checked: JLS	Order No.: AMI-BLC-MP-001
Date: 02/12/26	Dwg: Mitras-Temp Const El-DS.dwg	

File Path: P:\Mitras Property (Banyan Pasco)\Master Plan\Description\Mitras Temp Const Esmt

SECTION 4, TOWNSHIP 25 SOUTH, RANGE 18 EAST

EXHIBIT "A"

continuation of Legal Description from Sheet 1

the arc of a curve to the left having a radius of 325.00 feet and a central angle of 35°31'36" (chord bearing N.72°40'40"W., 198.31 feet) to a point of tangency; thence S.89°33'32"W., 945.38 feet to a point of curvature; thence Northwesterly, 123.35 feet along the arc of a curve to the right having a radius of 60.00 feet and a central angle of 117°47'35" (chord bearing N.31°32'41"W., 102.75 feet); thence N.62°38'53"W., 21.39 feet to a point on the Easterly boundary of Tampa Northern Railroad Right-of-Way, according to Deed Book 31, Page 597 and Deed Book 41, Page 544, ALL being of the Public Records of Pasco County, Florida, also being a point on the Westerly boundary of the aforesaid TRACT "2"; thence along said Easterly boundary of Tampa Northern Railroad Right-of-Way and said Westerly boundary of TRACT "2", N.27°21'07"E., 105.18 feet to the Northwest corner of said TRACT "2"; thence along the Northerly boundary of said TRACT "2", the following (3) courses: 1) N.89°33'32"E., 82.72 feet to the Northwest corner of TRACT "3", according to the aforesaid plat of TALAVERA PHASE 1D; 2) along the Westerly boundary of said TRACT "3", S.00°26'28"E., 21.00 feet to the Southwest corner of said TRACT "3"; 3) along the Southerly boundary of said TRACT "3", N.89°33'32"E., 42.71 feet to the Northwest corner of LOT 21, BLOCK 14, according to the aforesaid plat of TALAVERA PHASE 1D; thence along the Westerly boundary of said LOT 21, BLOCK 14, S.00°26'28"E., 120.00 feet to the Southwest corner of said LOT 21, BLOCK 14; thence N.89°33'32"E., 842.91 feet to a point of curvature; thence Easterly, 232.52 feet along the arc of a curve to the right having a radius of 375.00 feet and a central angle of 35°31'36" (chord bearing S.72°40'40"E., 228.82 feet) to a point of tangency; thence S.54°54'52"E., 571.33 feet; thence S.35°05'08"W., 366.52 feet to a point of curvature; thence Southerly, 522.82 feet along the arc of a curve to the left having a radius of 475.00 feet and a central angle of 63°03'51" (chord bearing S.03°33'13"W., 496.83 feet) to a point of tangency; thence S.27°58'43"E., 337.81 feet to a point of curvature; thence Easterly, 39.27 feet along the arc of a curve to the left having a radius of 25.00 feet and a central angle of 90°00'00" (chord bearing S.72°58'43"E., 35.36 feet) to a point of tangency; thence N.62°01'17"E., 697.30 feet; thence N.27°58'43"W., 5.00 feet; thence N.62°01'17"E., 24.94 feet to a point of curvature; thence Easterly, 313.99 feet along the arc of a curve to the right having a radius of 435.00 feet and a central angle of 41°21'26" (chord bearing N.82°42'00"E., 307.22 feet) to a point of tangency; thence S.76°37'17"E., 935.48 feet to a point of curvature; thence Northeasterly, 447.79 feet along the arc of a curve to the left having a radius of 351.00 feet and a central angle of 73°05'46" (chord bearing N.66°49'50"E., 418.04 feet) to a point of tangency; thence N.30°16'57"E., 418.14 feet to a point of curvature; thence Northeasterly, 424.39 feet along the arc of a curve to the right having a radius of 510.00 feet and a central angle of 47°40'43" (chord bearing N.54°07'18"E., 412.26 feet) to a point of tangency; thence N.77°57'39"E., 337.23 feet to a point on the Westerly boundary of the right-of-way for U.S. Highway No. 41; thence along said Westerly boundary of the right-of-way line for U.S. Highway No. 41, S.12°12'16"E., 120.00 feet to the **POINT OF BEGINNING.**

Containing 10.044 acres, more or less.

MITRAS PROPERTY
TEMPORARY CONSTRUCTION EASEMENT

No.	Date	Description	Dwn.

REVISIONS

SHEET NO. 2 OF 10 SHEETS

Prepared For: **BANYON LAND AND CAPITAL**

DESCRIPTION SKETCH
(Not a Survey)

SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.

Arthur W. Merritt
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR AN AUTHENTICATED DIGITAL SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER

AMERRITT, INC.
LAND SURVEYING AND MAPPING
LICENSED BUSINESS NUMBER LB7778
3010 W. Azeele Street, Suite 150
Tampa, FL 33609
PHONE (813) 221-5200

Drawn: WFS	Checked: JLS	Order No.: AMI-BLC-MP-001
Date: 02/12/26	Dwg: Mitras-Temp Const El-DS.dwg	

File Path: P:\Mitras Property (Banyan Pasco)\Master Plan\Description\Mitras Temp Const Esmt

SECTION 4, TOWNSHIP 25 SOUTH, RANGE 18 EAST

EXHIBIT "A"

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	CHORD	BEARING
1	390.00	40°23'26"	274.93	269.27	S.57°45'56"W.
2	411.00	65°48'30"	472.06	446.54	S.70°28'28"W.
3	375.00	41°21'26"	270.68	264.84	S.82°42'00"W.
4	525.00	63°03'51"	577.86	549.12	N.03°33'13"E.
5	25.00	90°00'00"	39.27	35.36	N.09°54'52"W.
6	325.00	35°31'36"	201.52	198.31	N.72°40'40"W.
7	60.00	117°47'35"	123.35	102.75	N.31°32'41"W.
8	375.00	35°31'36"	232.52	228.82	S.72°40'40"E.
9	475.00	63°03'51"	522.82	496.83	S.03°33'13"W.
10	25.00	90°00'00"	39.27	35.36	S.72°58'43"E.
11	435.00	41°21'26"	313.99	307.22	N.82°42'00"E.
12	351.00	73°05'46"	447.79	418.04	N.66°49'50"E.
13	510.00	47°40'43"	424.39	412.26	N.54°07'18"E.

BASIS OF BEARINGS

The Westerly boundary of TRACT "2", according to the plat of TALAVERA PHASE 1D, as recorded in Plat Book 86, Pages 87 through 92 inclusive, of the Public Records of Pasco County, Florida, has a Grid bearing of N.27°21'07"E. The Grid bearings as shown hereon refer to the State Plane Coordinate System (NAD 1983-1990 Re-Adjustment) for the West Zone of Florida.

LEGEND:

1. (R) indicates radial line
2. (NR) indicates non-radial line
3. RB - Reference Bearing
4. O.R. - Official Records Book

MITRAS PROPERTY
TEMPORARY CONSTRUCTION EASEMENT

No.	Date	Description	Dwn.

REVISIONS

SHEET NO. 3 OF 10 SHEETS

Prepared For: **BANYON LAND AND CAPITAL**

DESCRIPTION SKETCH
(Not a Survey)

SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.

Arthur W. Merritt
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR AN AUTHENTICATED DIGITAL SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER

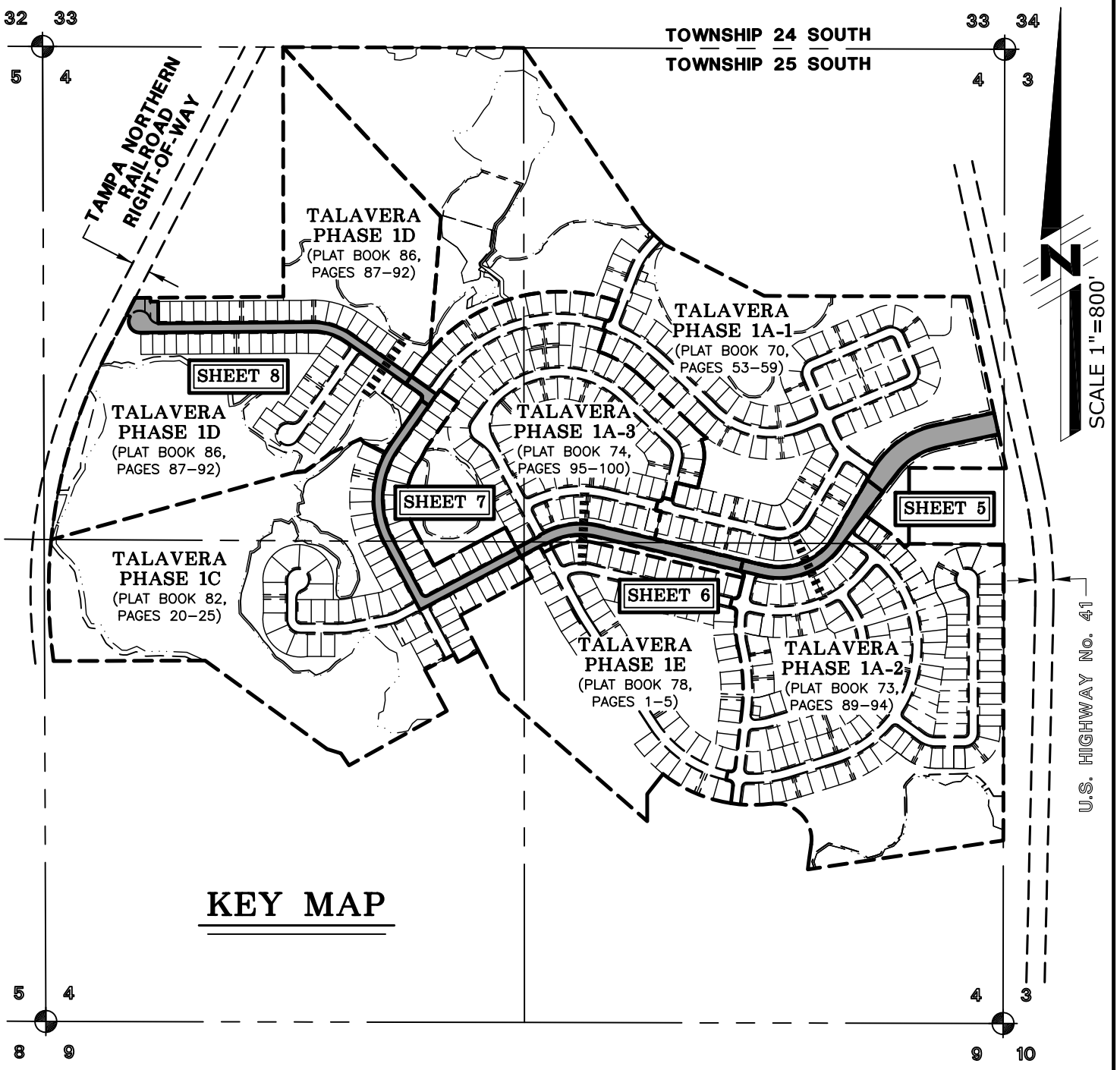
AMERRITT, INC.
LAND SURVEYING AND MAPPING
LICENSED BUSINESS NUMBER LB7778
3010 W. Azeele Street, Suite 150
Tampa, FL 33609
PHONE (813) 221-5200

Drawn: WFS	Checked: JLS	Order No.: AMI-BLC-MP-001
Date: 02/12/26	Dwg: Mitras-Temp Const Ell-DS.dwg	

File Path: P:\Mitras Property (Banyan Pasco)\Master Plan\Description\Mitras Temp Const Esmt

SECTION 4, TOWNSHIP 25 SOUTH, RANGE 18 EAST

EXHIBIT "A"



KEY MAP

MITRAS PROPERTY
TEMPORARY CONSTRUCTION EASEMENT

No.	Date	Description	Dwn.

REVISIONS

SHEET NO. 4 OF 10 SHEETS

Prepared For: **BANYON LAND AND CAPITAL**

DESCRIPTION SKETCH
(Not a Survey)

SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.

Arthur W. Merritt
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR AN AUTHENTICATED DIGITAL SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER

AMERRITT, INC.
LAND SURVEYING AND MAPPING
LICENSED BUSINESS NUMBER LB7778
3010 W. Azeele Street, Suite 150
Tampa, FL 33609
PHONE (813) 221-5200

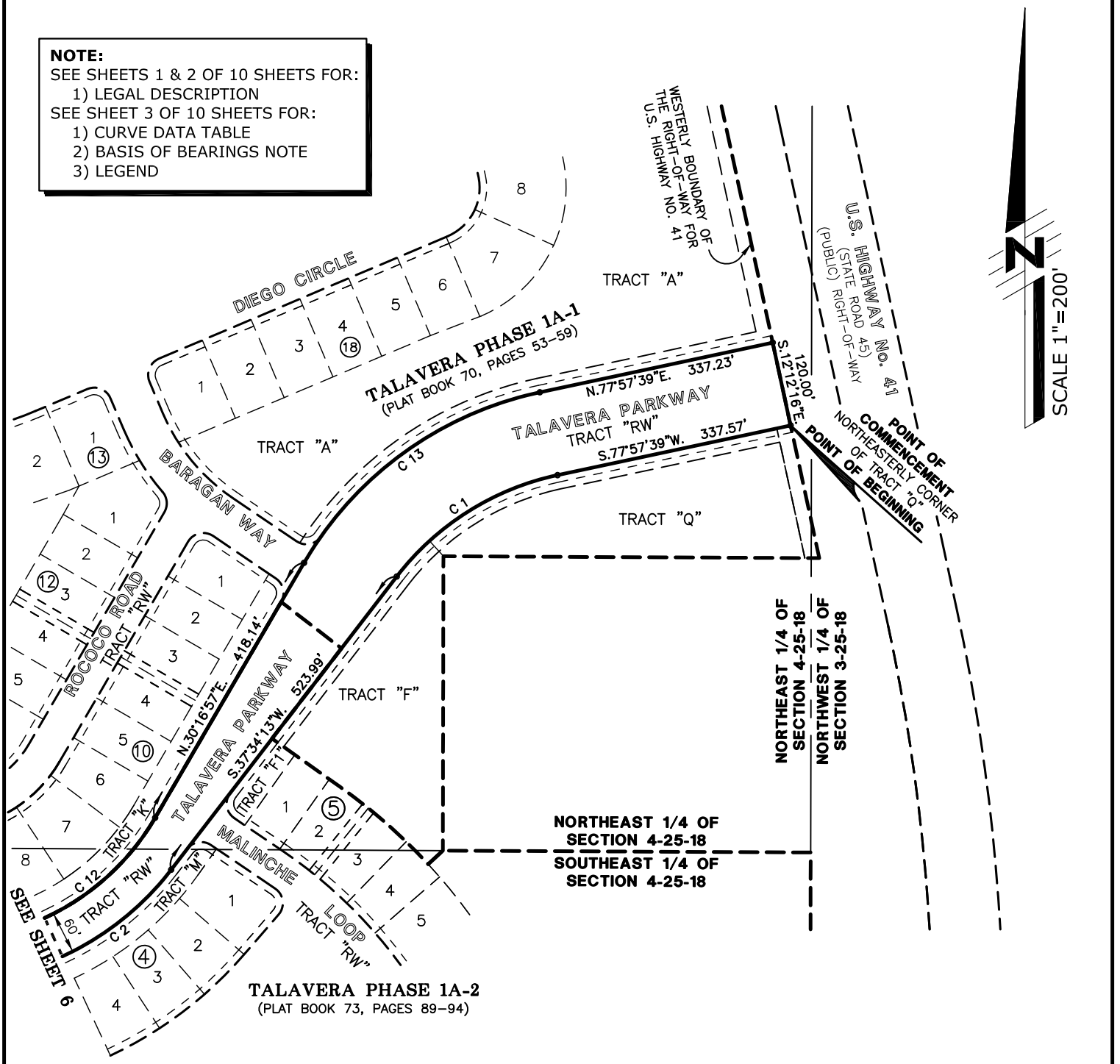
Drawn: WFS	Checked: JLS	Order No.: AMI–BLC–MP–001
Date: 02/12/26	Dwg: Mitras–Temp Const El–DS.dwg	

File Path: P:\Mitras Property (Banyan Pasco)\Master Plan\Description\Mitras Temp Const Esmt

SECTION 4, TOWNSHIP 25 SOUTH, RANGE 18 EAST

EXHIBIT "A"

NOTE:
SEE SHEETS 1 & 2 OF 10 SHEETS FOR:
1) LEGAL DESCRIPTION
SEE SHEET 3 OF 10 SHEETS FOR:
1) CURVE DATA TABLE
2) BASIS OF BEARINGS NOTE
3) LEGEND



TALAVERA PHASE 1A-2
(PLAT BOOK 73, PAGES 89-94)

MITRAS PROPERTY
TEMPORARY CONSTRUCTION EASEMENT

No.	Date	Description	Dwn.
REVISIONS			

SHEET NO. 5 OF 10 SHEETS

Prepared For: **BANYON LAND AND CAPITAL**

DESCRIPTION SKETCH
(Not a Survey)

SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.

Arthur W. Merritt
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR AN AUTHENTICATED DIGITAL SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER

AMERRITT, INC.
LAND SURVEYING AND MAPPING
LICENSED BUSINESS NUMBER LB7778
3010 W. Azeele Street, Suite 150
Tampa, FL 33609
PHONE (813) 221-5200

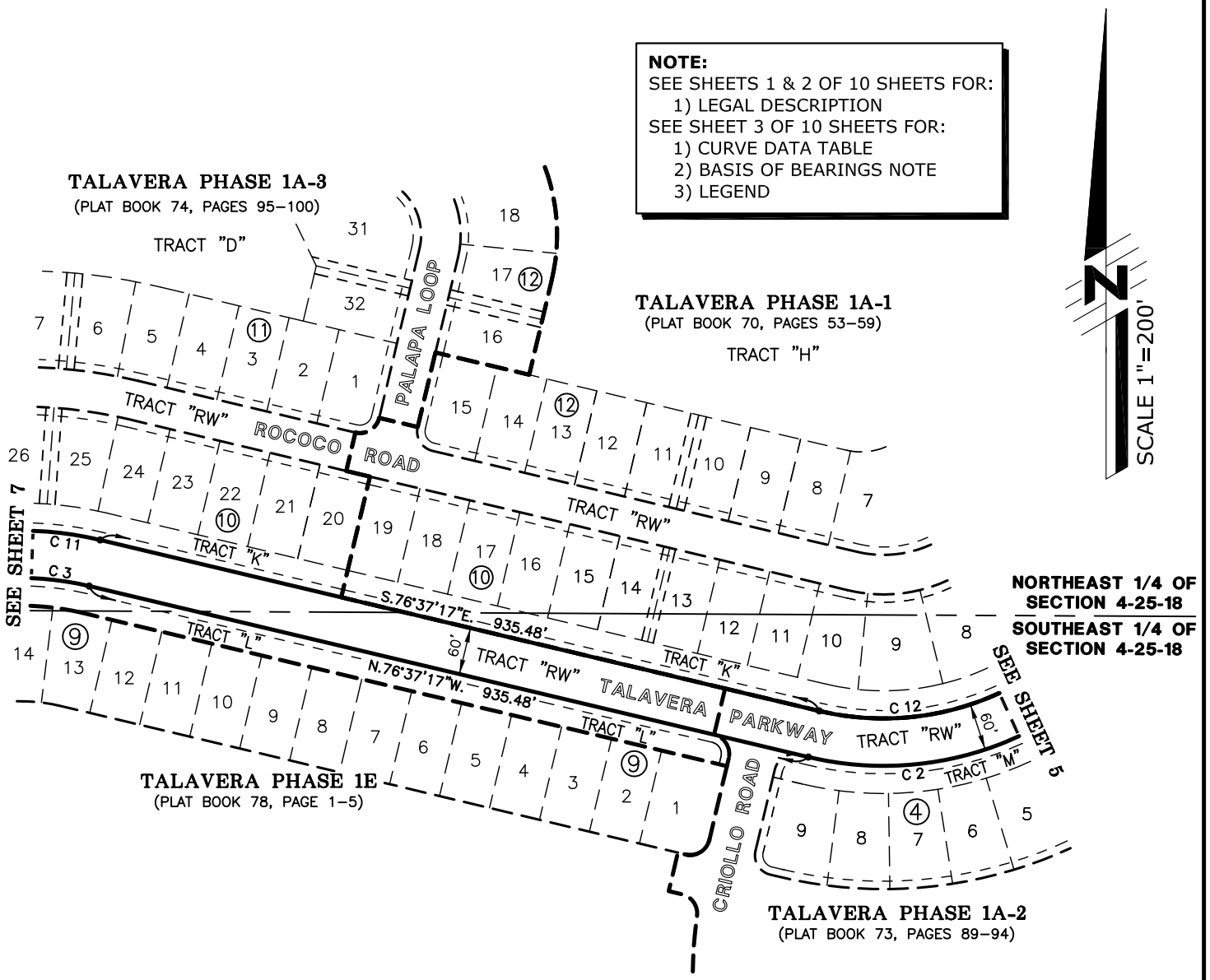
Drawn: WFS	Checked: JLS	Order No.: AMI-BLC-MP-001
Date: 02/12/26	Dwg: Mitras-Temp Const El-DS.dwg	

File Path: P:\Mitras Property (Banyan Pasco)\Master Plan\Description\Mitras Temp Const Esmt

SECTION 4, TOWNSHIP 25 SOUTH, RANGE 18 EAST

EXHIBIT "A"

NOTE:
SEE SHEETS 1 & 2 OF 10 SHEETS FOR:
1) LEGAL DESCRIPTION
SEE SHEET 3 OF 10 SHEETS FOR:
1) CURVE DATA TABLE
2) BASIS OF BEARINGS NOTE
3) LEGEND



MITRAS PROPERTY
TEMPORARY CONSTRUCTION EASEMENT

No.	Date	Description	Dwn.

REVISIONS

SHEET NO. 6 OF 10 SHEETS

Prepared For: **BANYON LAND AND CAPITAL**

DESCRIPTION SKETCH
(Not a Survey)

SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.

Arthur W. Merritt
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR AN AUTHENTICATED DIGITAL SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER

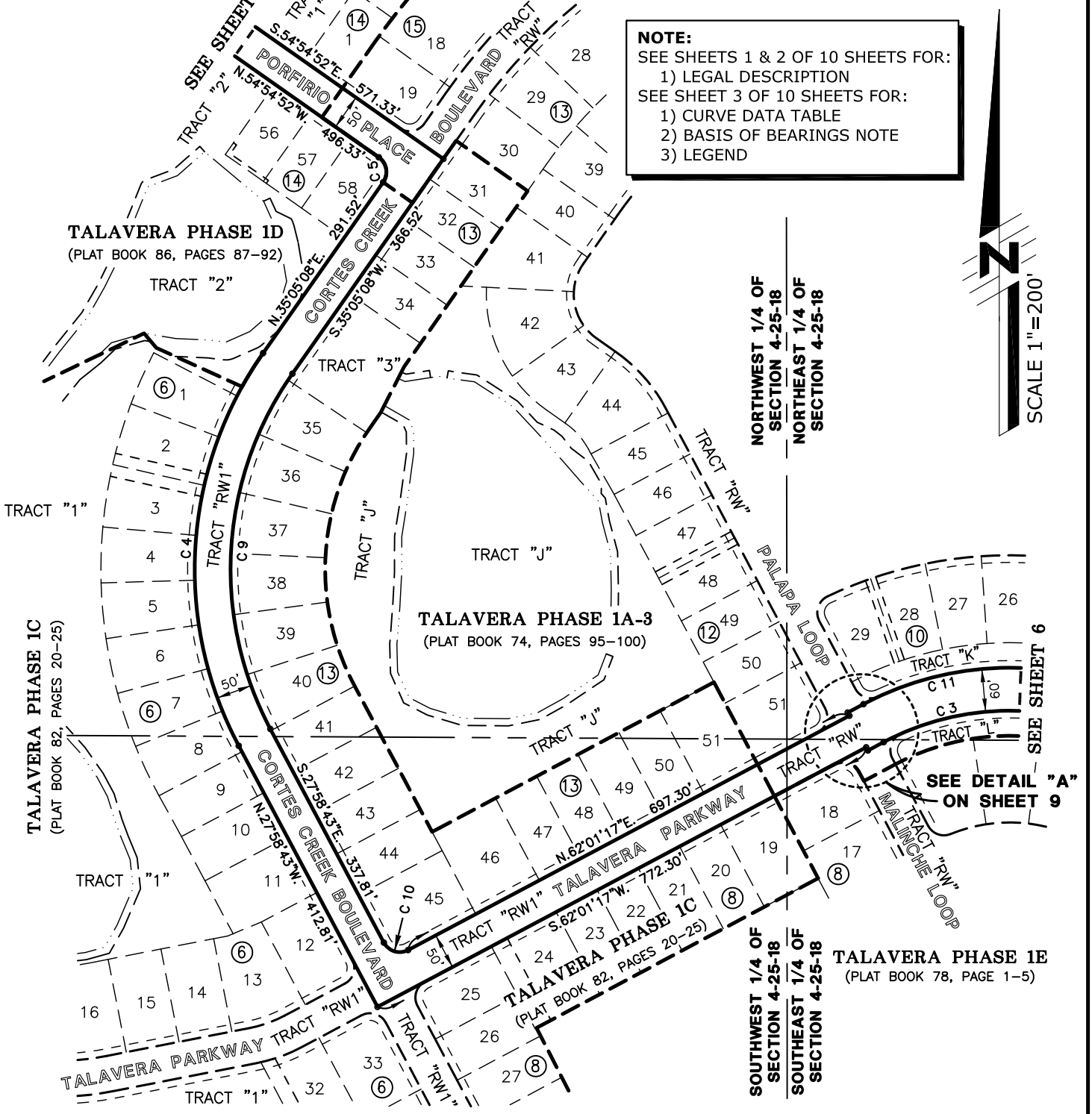
AMERRITT, INC.
LAND SURVEYING AND MAPPING
LICENSED BUSINESS NUMBER LB7778
3010 W. Azeele Street, Suite 150
Tampa, FL 33609
PHONE (813) 221-5200

Drawn: WFS	Checked: JLS	Order No.: AMI–BLC–MP–001
Date: 02/12/26	Dwg: Mitras–Temp Const El–DS.dwg	

File Path: P:\Mitras Property (Banyan Pasco)\Master Plan\Description\Mitras Temp Const Esmt

SECTION 4, TOWNSHIP 25 SOUTH, RANGE 18 EAST

EXHIBIT "A"



MITRAS PROPERTY
TEMPORARY CONSTRUCTION EASEMENT

No.	Date	Description	Dwn.

REVISIONS

SHEET NO. 7 OF 10 SHEETS

Prepared For: **BANYON LAND AND CAPITAL**

DESCRIPTION SKETCH
(Not a Survey)

SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.

Arthur W. Merritt
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR AN AUTHENTICATED DIGITAL SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER

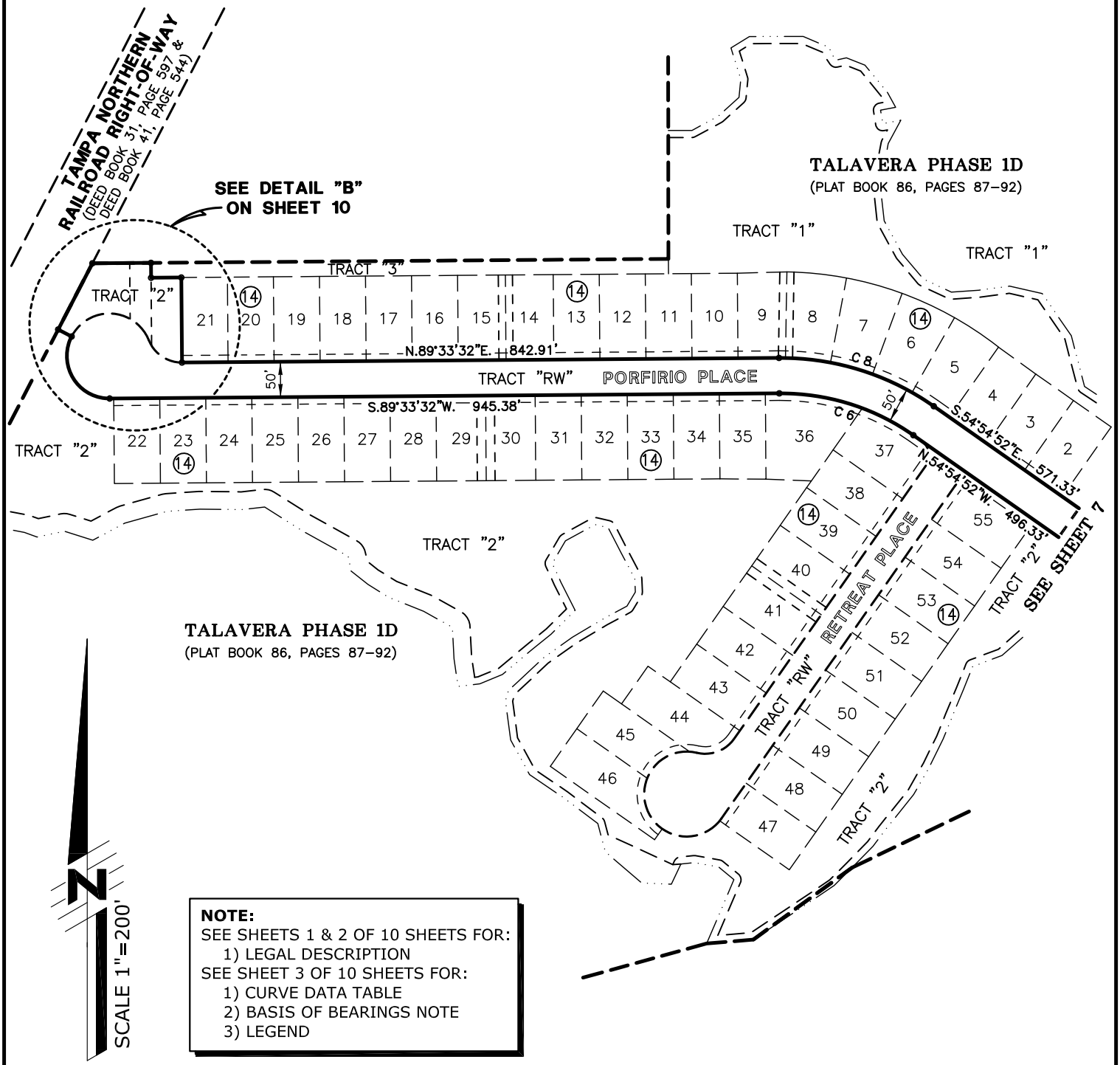
AMERRITT, INC.
LAND SURVEYING AND MAPPING
LICENSED BUSINESS NUMBER LB7778
3010 W. Azeele Street, Suite 150
Tampa, FL 33609
PHONE (813) 221-5200

Drawn: WFS	Checked: JLS	Order No.: AMI-BLC-MP-001
Date: 02/12/26	Dwg: Mitras-Temp Const El-DS.dwg	

File Path: P:\Mitras Property (Banyan Pasco)\Master Plan\Description\Mitras Temp Const Esmt

SECTION 4, TOWNSHIP 25 SOUTH, RANGE 18 EAST

EXHIBIT "A"



NOTE:
SEE SHEETS 1 & 2 OF 10 SHEETS FOR:
1) LEGAL DESCRIPTION
SEE SHEET 3 OF 10 SHEETS FOR:
1) CURVE DATA TABLE
2) BASIS OF BEARINGS NOTE
3) LEGEND

MITRAS PROPERTY
TEMPORARY CONSTRUCTION EASEMENT

No.	Date	Description	Dwn.
REVISIONS			

SHEET NO. 8 OF 10 SHEETS

Prepared For: **BANYON LAND AND CAPITAL**

DESCRIPTION SKETCH
(Not a Survey)

SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.

Arthur W. Merritt
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR AN AUTHENTICATED DIGITAL SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER

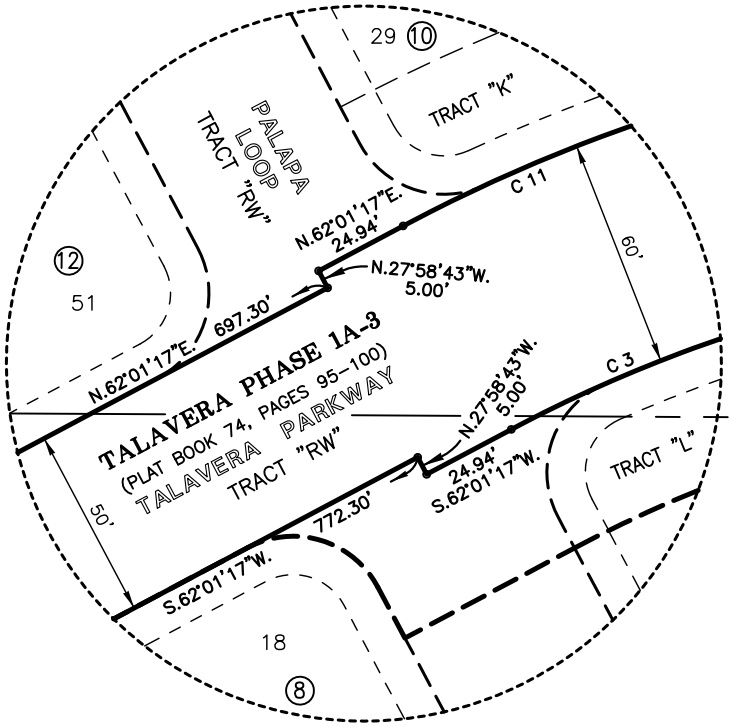
AMERRITT, INC.
LAND SURVEYING AND MAPPING
LICENSED BUSINESS NUMBER LB7778
3010 W. Azeele Street, Suite 150
Tampa, FL 33609
PHONE (813) 221-5200

Drawn: WFS	Checked: JLS	Order No.: AMI-BLC-MP-001
Date: 02/12/26	Dwg: Mitras-Temp Const El-DS.dwg	

File Path: P:\Mitras Property (Banyan Pasco)\Master Plan\Description\Mitras Temp Const Esmt

SECTION 4, TOWNSHIP 25 SOUTH, RANGE 18 EAST

EXHIBIT "A"



NORTHEAST 1/4 OF SECTION 4-25-18

SOUTHEAST 1/4 OF SECTION 4-25-18

DETAIL "A"
NOT TO SCALE
(SEE SHEET 7)



NOTE:
SEE SHEETS 1 & 2 OF 10 SHEETS FOR:
1) LEGAL DESCRIPTION
SEE SHEET 3 OF 10 SHEETS FOR:
1) CURVE DATA TABLE
2) BASIS OF BEARINGS NOTE
3) LEGEND

MITRAS PROPERTY
TEMPORARY CONSTRUCTION EASEMENT

No.	Date	Description	Dwn.

REVISIONS

SHEET NO. 9 OF 10 SHEETS

Prepared For: **BANYON LAND AND CAPITAL**

DESCRIPTION SKETCH
(Not a Survey)

SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.

Arthur W. Merritt
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR AN AUTHENTICATED DIGITAL SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER

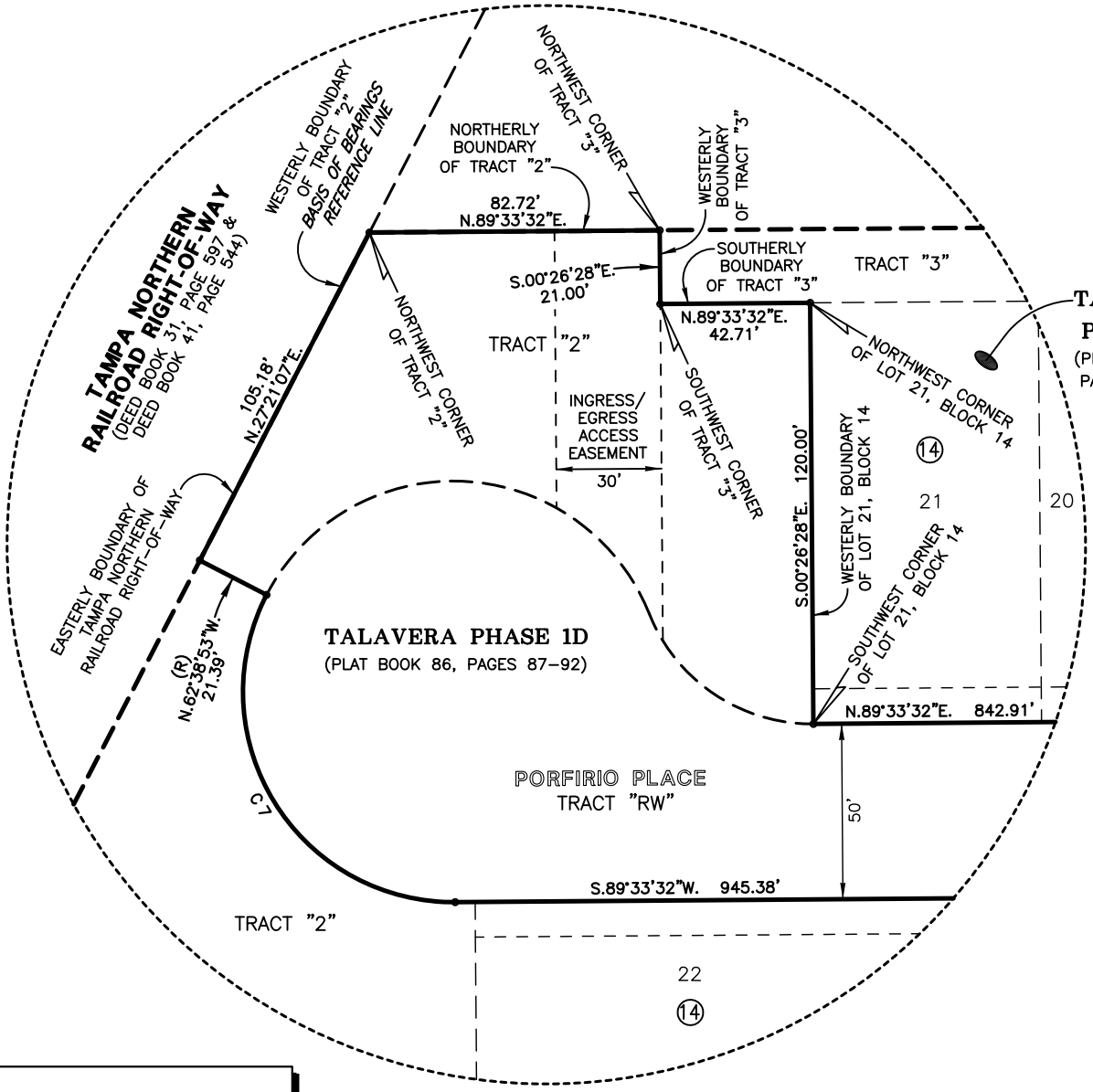
AMERRITT, INC.
LAND SURVEYING AND MAPPING
LICENSED BUSINESS NUMBER LB7778
3010 W. Azeele Street, Suite 150
Tampa, FL 33609
PHONE (813) 221-5200

Drawn: WFS	Checked: JLS	Order No.: AMI-BLC-MP-001
Date: 02/12/26	Dwg: Mitras-Temp Const Ell-DS.dwg	

File Path: P:\Mitras Property (Banyan Pasco)\Master Plan\Description\Mitras Temp Const Esmt

SECTION 4, TOWNSHIP 25 SOUTH, RANGE 18 EAST

EXHIBIT "A"



NOTE:
SEE SHEETS 1 & 2 OF 10 SHEETS FOR:
1) LEGAL DESCRIPTION
SEE SHEET 3 OF 10 SHEETS FOR:
1) CURVE DATA TABLE
2) BASIS OF BEARINGS NOTE
3) LEGEND

DETAIL "B"
NOT TO SCALE
(SEE SHEET 8)

MITRAS PROPERTY
TEMPORARY CONSTRUCTION EASEMENT

No.	Date	Description	Dwn.
		REVISIONS	

SHEET NO. 10 OF 10 SHEETS

Prepared For: **BANYON LAND AND CAPITAL**

DESCRIPTION SKETCH
(Not a Survey)

SEE SHEET 1 FOR ELECTRONIC SIGNATURE AND SEAL.

Arthur W. Merritt
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. 4498

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR AN AUTHENTICATED DIGITAL SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER

AMERRITT, INC.
LAND SURVEYING AND MAPPING
LICENSED BUSINESS NUMBER LB7778
3010 W. Azeele Street, Suite 150
Tampa, FL 33609
PHONE (813) 221-5200

Drawn: WFS	Checked: JLS	Order No.: AMI-BLC-MP-001
Date: 02/12/26	Dwg: Mitras-Temp Const El-DS.dwg	

File Path: P:\Mitras Property (Banyan Pasco)\Master Plan\Description\Mitras Temp Const Esmt

SECTION 4, TOWNSHIP 25 SOUTH, RANGE 18 EAST