

EXHIBIT A

Parcel B:

Part of the East 1/2 of the Northwest 1/4 and part of the West 1/2 of the Northeast 1/4 of Section 24, Township 2 South, Range 24 East, Duval County, Florida and being more particularly described as follows: For a point of reference commence at the intersection of the northerly right of way line of U.S. Highway 90 with the West line of the East 1/2 of the Northwest 1/4 of Section 24; Thence North 83 degrees 20'40" East along said northerly right of way line a distance of 156.05 Feet to the centerline of Hutchinson Road (A 60 foot right of way as now established); Thence North 00 degrees 00'32" East along said centerline and parallel to the said West line of the East 1/2 of the Northwest 1/4 a distance of 1426.00 feet; thence North 83 degrees 20'40" East parallel to U.S. Highway 90 a distance of 438.84 feet to the Point Of Beginning; thence continue North 83 degrees 20'40" East a distance of 438.84 feet; thence North 05 degrees 57'56" West a distance of 267.79 feet to the Southerly line of land as described in Official Records Book 4909, Page 503; thence South 83 degrees 20'40" West along said southerly line a distance of 424.81 feet; thence South 02 degrees 58'09" East a distance of 268.32 feet to the Point Of Beginning

Together with a 20 foot easement for Ingress and Egress along the northerly line as described in Official Records Book 4909, Page 501 of the current public records of Duval County, Florida.

Together with an Easement for Ingress and Egress as recorded in Official Records Book 10119, Page 1530 of the current public records of Duval County, Florida.

Parcel C:

Part of the East 1/2 of the Northwest 1/4 and part of the West 1/2 of the Northeast 1/4 of Section 24, Township 2 South, Range 24 East Duval County, Florida and being more particularly described as follows: For a point of reference commence at the intersection of the Northerly right of way line of U.S. Highway 90 with the West line of the East 1/2 of the Northwest 1/4 of Section 24; thence North 83 degrees 20'40" East along said northerly right of way line a distance of 156.05 feet to the centerline of Hutchinson Road (A 60 foot right of way as now established); thence North 00 degrees 00'32" East along said centerline and parallel to said West line of the East 1/2 of the Northwest 1/4 a distance of 1426.00 feet; thence North 83 degrees 20'40" East parallel to U.S. Highway 90 a distance of 877.68 feet to the Point Of Beginning; thence continue North 83 degrees 20'40" East a distance of 438.85 feet; thence North 00 degrees 01'50" West a distance of 67.12 feet to a set 1/2" LP (NO.LB5488) thence continue North 00 degrees 01'50" West 70 feet more or less to the centerline of McGirts Creek; thence return to the Point Of Beginning and run North 05 degrees 57'56" West a distance of 267.79 feet to the southerly line of land as described in Official Records Book 4909, Page 503; thence North 83 degrees 20'40" East along said southerly line a distance of 425.67 feet to a set 1/2" I.P. (No.LB5488); thence continue North 83 degrees 20'40" East 9 feet more or less to the centerline of McGirts Creek; thence Southeasterly along said centerline 135 feet more or less to close.

Together with a 20 foot easement for Ingress and Egress along the northerly line as described in. Official Records Book 4909, Page 501 of the current public records of Duval County, Florida.

Together with an easement for Ingress and Egress as recorded in Official Records Book 10119, Page 1530 of the current public records of Duval. County, Florida.

December 20, 2024