

July 1, 2024

EXHIBIT A

A PART OF LOT 1, BLOCK 15, DINSMORE, UNRECORDED, BEING A PORTION OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1, DINSMORE, UNRECORDED; THENCE RUN NORTH 27 DEGREES 30 MINUTES WEST ALONG THE WESTERLY RIGHT OF WAY LINE OF IOWA AVENUE, 165 FEET, MORE OR LESS, TO A POINT; THENCE RUN WESTERLY AT RIGHT ANGLES TO IOWA AVENUE, A DISTANCE OF 150 FEET, MORE OR LESS, TO A POINT; THENCE RUN SOUTHERLY ON A BEARING NORTH 27 DEGREES 30 MINUTES WEST, 100 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF LOT 1, THENCE RUN EASTERLY ALONG THE SOUTHERLY LINE OF LOT 1 AFORESAID, ON A BEARING NORTH 89 DEGREES 04 MINUTES EAST, 167.7 FEET TO THE POINT OF BEGINNING, TOGETHER WITH THE NORTH 1/2 OF THAT CLOSED RIGHT OF WAY THAT LIES BETWEEN THE WESTERLY LINE OF THE ABOVE DESCRIBED PARCEL AND EASTERLY LINE OF THE ABOVE DESCRIBED PARCEL WHEN SAID LINES ARE EXTENDED SOUTHERLY INTO THE RIGHT OF WAY, SAID RIGHT OF WAY HAVING BEEN CLOSED AND ABANDONED BY ORDINANCE 95-923-531.

BEING MORE ACCURATELY DESCRIBED, IN AGGREGATE, BY SURVEY AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT MARKING THE SOUTHEAST CORNER OF LOT 99, WATERBROOK FALLS UNIT TWO, A SUBDIVISION AS PER MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 58, PAGES 86 - 91, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, THENCE RUN SOUTH 26 DEGREES 10 MINUTES 16 SECONDS EAST ALONG THE WESTERLY RIGHT OF WAY BOUNDARY OF IOWA AVENUE (60' R/W) A DISTANCE OF 271.58 FEET TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING THENCE RUN SOUTH 26 DEGREES 10 MINUTES 16 SECONDS EAST A DISTANCE OF 194.89 FEET TO AN IRON ROD WITH CAP (#?), THENCE LEAVING SAID WESTERLY RIGHT OF WAY BOUNDARY, RUN SOUTH 89 DEGREES 16 MINUTES 27 SECONDS WEST A DISTANCE OF 166.43 FEET TO AN IRON ROD WITH CAP (#?), THENCE RUN NORTH 26 DEGREES 04 MINUTES 35 SECONDS WEST A DISTANCE OF 28.61 FEET TO AN IRON PIPE KNOWN TO BE ON THE SOUTHERLY LINE OF LOT 1, BLOCK 15, DINSMORE, AN UNRECORDED SUBDIVISION, THENCE RUN NORTH 25 DEGREES 43 MINUTES 34 SECONDS WEST A DISTANCE OF 100.31 FEET TO AN IRON PIPE, THENCE RUN NORTH 65 DEGREES 56 MINUTES 49 SECONDS EAST A DISTANCE OF 149.56 FEET TO THE POINT OF BEGINNING, CONTAINING 0.56 ACRES, MORE OR LESS.