

## Exhibit "A"

Part of the Southeast  $\frac{1}{4}$  of Section 12, Township 4 South, Range 27 East, Duval County, Florida, being more particularly described as COMMENCING at the Southeast corner of said Section 12; thence North  $89^{\circ}50'50''$  West along the Southerly boundary of said Section 12, a distance of 1289.95 feet; thence North  $00^{\circ}37'$  West, 38.14 feet to a point in the Northerly right of way of Greenland Road for the POINT OF BEGINNING; thence along a curve in said right of way line, said curve being concave to the Northwest and having a radius of 1115.92 feet, a distance of 256.32 feet as measured along a chord bearing a North  $76^{\circ}37'58''$  East; thence North  $00^{\circ}37'$  West, 827.62 feet; thence South  $89^{\circ}23'$  West, 250 feet; thence South  $00^{\circ}37'$  East, 884.19 feet to the POINT OF BEGINNING.

**LESS AND EXCEPT** that portion lying within Greenland Road as now established by the City of Jacksonville and that portion lying within the Easement Parcel as hereafter defined; and together with an easement for ingress and egress on, over and across the Easement Parcel, being more particularly described as follows:

Part of the Southeast  $\frac{1}{4}$  of Section 12, Township 4 South, Range 27 East, Duval County, Florida, being more particularly described as COMMENCING at the Southeast corner of said Section 12; thence North  $89^{\circ}50'50''$  West along the Southerly boundary of said Section 12, a distance of 1289.95 feet; thence North  $00^{\circ}37'$  West, 38.14 feet to a point in the Northerly right of way of Greenland Road for the POINT OF BEGINNING; thence along a curve in said right of way line, said curve being concave to the Northwest and having a radius of 1115.92 feet, a distance of 256.32 feet as measured along a chord bearing a North  $76^{\circ}37'58''$  East; thence North  $00^{\circ}37'$  West, a distance of 32.85 feet to the proposed Northerly right of way line of Greenland Road, as established by the City of Jacksonville, Duval County, said proposed Northerly right of way line being a curve concave Northerly and having a radius of 1172.00 feet; thence Westerly along said proposed Northerly right of way line, and along the arc of said curve, a distance of 256.82 feet, said arc being subtended by a chord bearing and distance of South  $76^{\circ}38'54''$  West, 256.31 feet; thence South  $00^{\circ}37'00''$  East, 32.92 feet to the POINT OF BEGINNING (the "Easement Parcel").

June 5, 2023