

EXHIBIT "A"
Legal Description

A PORTION OF SECTION 7, TOWNSHIP 3 SOUTH, RANGE 28 EAST, JACKSONVILLE, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 7, THE SAME BEING IN THE CENTERLINE OF J. TURNER BUTLER BOULEVARD (STATE ROAD NO. 202, AS NOW ESTABLISHED AS A 300-FOOT RIGHT OF WAY); RUN THENCE N-00°46'43"W., ALONG THE WEST LINE OF SAID SECTION 7, A DISTANCE OF 175.20 FEET TO A POINT; RUN THENCE N-82°55'26"E. A DISTANCE OF 1127.28 FEET TO A POINT; RUN THENCE N-00°33'11"W. A DISTANCE OF 5.01 FEET TO THE SOUTHEASTERLY CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 8358, PAGE 1235, EXHIBIT "A", PUBLIC RECORDS OF SAID COUNTY AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE N-00°33'11"W., ALONG THE BOUNDARY OF SAID LANDS, A DISTANCE OF 493.22 FEET TO A POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF SKINNER LAKE DRIVE, A VARIABLE WIDTH RIGHT OF WAY, ACCORDING TO PLAT RECORDED IN THE CURRENT PUBLIC RECORDS OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, IN PLAT BOOK 50, PAGE 73 AND 73A; RUN THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, THE FOLLOWING COURSES: FIRST COURSE, N-79°19'46"E. A DISTANCE OF 21.70 FEET TO A POINT OF CURVATURE; SECOND COURSE, ALONG THE ARC OF A CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 464.73 FEET, AN ARC DISTANCE OF 75.44 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N-74°40'44"E., 75.36 FEET; THIRD COURSE, N-70°01'43"E. A DISTANCE OF 114.32 FEET TO A POINT OF CURVATURE; FOURTH COURSE, ALONG THE ARC OF A CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 215.00 FEET, AN ARC DISTANCE OF 69.81 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N-79°19'51"E., 69.51 FEET; FIFTH COURSE, N-88°38'00"E. A DISTANCE OF 344.69 FEET TO A POINT IN THE BOUNDARY OF THOSE LANDS DESCRIBED AS PARCEL 3 AND RECORDED IN OFFICIAL RECORDS VOLUME 8334, PAGE 23, AFOREMENTIONED PUBLIC RECORDS; RUN THENCE ALONG THE BOUNDARY OF SAID PARCEL 3, THE FOLLOWING COURSES: FIRST COURSE, S-01°22'00"E. A DISTANCE OF 35.00 FEET TO A POINT; SECOND COURSE, S-46°22'00"E. A DISTANCE OF 35.36 FEET TO A POINT IN THE BOUNDARY OF THOSE LANDS DESCRIBED AS PARCEL 1, SAID OFFICIAL RECORDS VOLUME 8334, PAGE 23; RUN THENCE ALONG THE BOUNDARY OF SAID PARCEL 1,

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THE FOLLOWING COURSES: FIRST COURSE, S-01°22'00"E. A DISTANCE OF 252.55 FEET TO A POINT; SECOND COURSE, S-33°03'20"W. A DISTANCE OF 241.03 FEET TO A POINT; THIRD COURSE, S-82°55'26"W. A DISTANCE OF 514.50 FEET TO THE POINT OF BEGINNING. THE LAND THUS DESCRIBED CONTAINS 7.31 ACRES, MORE OR LESS.

November 21, 2025