

OCTOBER 23,2025

EXHIBIT "A"

LEGAL DESCRIPTION

Lots 12,13,and 14, Block 20, Oklahoma, according to plat thereof recorded in Plat Book 1, Page 139, former public records of Duval County, Florida, excepting therefrom that part thereof more particularly described as follows:

Part of Lots 11, 12 and 13, Block 20, Oklahoma, South Jacksonville, as per plat of record to-wit: Beginning at a point in the East line of Marion Street 14 feet South and at right angles to the Westerly line of the right of way of the Florida East Coast Railway Co., run thence North along said East line of Marion Street to the point of intersection with the Westerly line said right of way; thence Southerly along said Westerly line to the point of intersection with the West line of a 20 foot alley running North and South in the center of said Block 20; thence South along the West line of said alley to a point 14 feet distance from and at right angles to the Westerly line of said right of way; thence Northerly parallel with and 14 feet distance from the Westerly line of said right of way to point of beginning.