

**EXHIBIT "A"**  
**Legal Description**

A portion of Section 23, Township 3 South, Range 27 East, Jacksonville, Duval County, Florida, being more particularly described as follows:

Beginning at the intersection of the Northerly right-of-way line of Baymeadows Road (formerly San Clara Road, a 100 foot right of way as now established) with the Easterly boundary of said Section 23, thence North 89°31'00" West, along said Northerly right-of-way line of Baymeadows Road, a distance of 459.68 feet; thence North 00°29'00" East departing from said Northerly right-of-way line, a distance of 150.00 feet; thence North 89°31'00" West parallel with said Northerly right-of-way line of Baymeadows Road, a distance of 205.00 feet to a point in the aforementioned Northerly right-of-way line of Baymeadows Road; thence North 89°31'00" West along said Northerly right-of-way line, a distance of 30.00 feet; thence North 00°29'00" East departing from said Northerly right-of-way line, a distance of 399.93 feet; thence South 89°31'00" East, a distance of 687.00 feet to a point in the aforementioned Easterly boundary of Section 23; thence South 00°37'00" East, 400.00 feet to the Point of Beginning.

August 12, 2024